



CITY OF CARMEL-BY-THE-SEA CITY COUNCIL AGENDA

Mayor Dave Potter, Council Members Jeff Baron,
Karen Ferlito, Bobby Richards, and Carrie Theis
Contact: 831.620.2000 www.ci.carmel.ca.us

All meetings are held in the City Council Chambers
East Side of Monte Verde Street
Between Ocean and 7th Avenues

REGULAR MEETING Tuesday, August 3, 2021

Governor Newsom's Executive Order N-29-20 has allowed local legislative bodies to hold public meetings via teleconference and to make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to observe and to address the local legislative body. Also, see the Order by the Monterey County Public Health Officer issued March 17, 2020. The health and well-being of our residents is the top priority for the City of Carmel-by-the-Sea. To that end, this meeting will be held via teleconference and web-streamed on the City's website ONLY.

Click the following link to attend via Zoom (or copy and paste the link into your browser); <https://zoom.us/j/95806441379?>; Meeting ID (if needed): 958 0644 1379; Passcode (if needed): 173007; or to attend via telephone, dial 1-669-900-9128

The public can also email comments to cityclerk@ci.carmel.ca.us. Comments must be received 2 hours before the meeting in order to be provided to the legislative body. Comments received after that time and up to the beginning of the meeting will be added to the agenda and made part of the record.

OPEN SESSION 4:30 PM

CALL TO ORDER AND ROLL CALL

PUBLIC APPEARANCES

Members of the public are entitled to speak on matters of municipal concern not on the agenda during Public Appearances. Each person's comments shall be limited to 3 minutes, or as otherwise established by the Chair. Matters not appearing on the agenda will not receive action at this meeting and may be referred to staff. Persons are not required to provide their names, and it is helpful for speakers to state their names so they may be identified in the minutes of the meeting.

ORDERS OF BUSINESS

Orders of Business are agenda items that require City Council, Board or Commission discussion, debate, direction to staff, and/or action.

1. Receive a report and provide direction to staff on generating a request for proposals (RFP) for a public/private partnership to build a parking structure and mixed-use

development at the north lot of the Sunset Center

2. Receive a report and provide direction to staff on whether to pursue creation of a contractor parking fee program in the residential zoning districts
3. Consideration of a resolution confirming the existence of a Local Emergency related to increased risks associated with Covid-19 variant infection rates

PUBLIC HEARINGS

4. Consideration of an Appeal by Christopher Mitchell (APP 21-197), on behalf of Esperanza Carmel Commercial LLC, of the Historic Resources Board decision to issue a Finding of Noncompliance with the Secretary of the Interior's Standards for the demolition of the Palo Alto Savings and Loan Bank Community Room located at Dolores 2 southeast of 7th Avenue, in the Service Commercial (SC) Zoning District

ADJOURNMENT

This agenda was posted at City Hall, Monte Verde Street between Ocean Avenue and 7th Avenue, outside the Park Branch Library, NE corner of Mission Street and 6th Avenue, the Carmel-by-the-Sea Post Office, 5th Avenue between Dolores Street and San Carlos Street, and the City's webpage <http://www.ci.carmel.ca.us> in accordance with applicable legal requirements.

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

Any supplemental writings or documents distributed to a majority of the City Council regarding any item on this agenda, received after the posting of the agenda will be available for public review at City Hall located on Monte Verde Street between Ocean and Seventh Avenues during regular business hours.

SPECIAL NOTICES TO PUBLIC

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at 831-620-2000 at least 48 hours prior to the meeting to ensure that reasonable arrangements can be made to provide accessibility to the meeting (28CFR 35.102-35.104 ADA Title II).



CITY OF CARMEL-BY-THE-SEA CITY COUNCIL Staff Report

**August 3, 2021
ORDERS OF BUSINESS**

TO:	Honorable Mayor and City Council Members
SUBMITTED BY:	Brandon Swanson, Community Planning & Building Director
APPROVED BY:	Chip Rerig, City Administrator
SUBJECT:	Receive a report and provide direction to staff on generating a request for proposals (RFP) for a public/private partnership to build a parking structure and mixed-use development at the north lot of the Sunset Center

RECOMMENDATION:

Receive a report and provide direction to staff on generating a request for proposals (RFP) for a public/private partnership to build a parking structure and mixed-use development at the north lot of the Sunset Center.

BACKGROUND/SUMMARY:

Executive Summary:

Recently, the City has again begun to explore ways to improve parking throughout town. This effort has included conversations about the construction of a two-level parking structure at the north lot of the Sunset Center, with mixed-use development on top. If the City is interested in pursuing this construction project right now, the first step in the process would be to craft a request for proposals (RFP) to find a private developer to partner with. This report is intended to provide a brief overview of what a project could look like, potential benefits and challenges, and most importantly facilitate a “yes” or “no” direction from Council as to whether staff should further pursue developing an RFP for a parking structure at the north lot of the Sunset Center at this time.

Discussion:

The number of visitors to Carmel-by-the-Sea increases each year, and will likely continue to do so as the world emerges from the global pandemic. Although these guests are vital to the prosperity of the village, there are also impacts which come during peak times like weekends and holidays. One of the most notable impacts is parking availability in the commercial districts of the City, which in turn impacts parking in the adjacent residential neighborhoods. Recently, the City Council directed staff to once again begin exploring a paid parking program as a means to help manage transportation and parking in and around town, and also as a way to generate additional revenue for the City. As part of early conversations regarding this program, the idea of a parking structure at the north lot of the Sunset Center was re-introduced as part of the overall solution. The concept discussed briefly by Council included two levels of parking, with a portion of the construction sunk into the ground. The top level of the structure would provide an opportunity for a mixed-

use building(s) that would include commercial spaces at the street level and residences on the second story. Given the scope of a project like this, a public/private partnership could provide an efficient and effective way to maximize the potential of the site. If the City Council is inclined to pursue the concept of a parking structure at this time, the next step in the process would be to prepare and release an RFP to find a private partner.

At this point in time, staff is only seeking a “yes” or “no” direction from the City Council as to whether to draft and launch a request for proposals. Although very early in the process, there are still several things for the Council to consider when deciding whether to begin the RFP process for a parking structure. These considerations include, but are not limited to:

- Scope of project – Early conversations with City Council yielded the scope that was outlined earlier in the report (2-level, mixed use). If the Council chooses to pursue an RFP, and also wishes to modify the parameters of the project, specific direction should be given to staff at this point so that the RFP can be appropriately crafted.
- Increased parking capacity – Currently, the north lot at the Sunset Center contains approximately 135 parking spaces. Therefore, a two-story structure could double that to 270, or possibly even more. This increased capacity would not only help relieve parking stress on the surrounding residential neighborhoods during large events at the Sunset Center, but could also play a role in the City’s paid parking program. The additional spaces could be utilized for things like daytime employee-only parking to free up prime commercial spaces for downtown patrons. This additional parking resource could play a key role in a successful paid parking program, where other attempts have failed in the past due to no solution for downtown employees.
- Increased housing – A mixed use development at the north lot could provide badly needed apartment-style housing on the second floor of the development. Although these units may not be able to be required to be “affordable” depending on the size/density of the project, they could still help to increase the overall housing stock in the village. Apartments by nature are typically more affordable than single family residences just given their size and configuration, or what is known as “affordable by design.”
- Public/private partnership – Development of a multi-level parking structure with a mixed-use element on top would be a major project in the City of Carmel-by-the-Sea. If the council wishes to move forward with an RFP, it could be crafted to seek out a public/private partnership for construction of the project. These types of partnerships include advantages like: reduced financial and legal risk to the City, direct contractual control over project delivery, and expanded access to private capital and resources/technology. It is worth noting though, that partnering with a private entity does require diligent oversight of contract obligations, managing cost-overruns, and careful consideration during the award process since the pool of qualified candidates can sometimes be very small.
- Staff time/Council priorities – Although still a somewhat involved process, the writing and release of an RFP for this project would be a relatively simple endeavor. However, once responses were received, and the process for selecting a developer and finalizing contracts began, the staff workload associated with this project would increase significantly. In addition, processing permits through public outreach meetings/hearings and coordinating the actual construction project itself would also be a large undertaking. At the May 12, 2021 strategic planning retreat, the City Council discussed the five (5) major priority areas (financial stability, community engagement, etc.) as well as a number of “added priorities” (outdoor dining, forest management plan, affordable housing plan, paid parking program, etc.). As part of considering whether to proceed with an RFP at this point, the Council should weigh this project along with these other previously discussed priorities, which are currently slated to be reported on at the September 7 City Council Agenda.
- CEQA/environmental review - At this stage, since a project scope has not been defined, it is not possible to know the level of environmental review and the type of CEQA documentation that will need to be prepared (Exemption, Initial Study, EIR, etc.). However, given the potential for new residential and commercial development where there previously was none, it is likely that there will need to be a

higher level of environmental analysis.

- Construction impacts to surrounding area - Although entirely controllable through a construction management plan, the Council should be aware that a project of this scope would have construction impacts to the surrounding area including displacement of cars deeper into residential neighborhoods from events at the Sunset Center, noise, dust, and traffic flow. These impacts are inherent with any project, but they are worth noting given the scale of this project and with other major development projects planned around town in the near future.

Direction:

Staff is seeking the following direction:

1. Is the City Council interested (Yes/No) in producing an RFP for a public/private partnership to construct a parking structure and mixed use development at the north lot of the Sunset Center?
2. If “yes”, does the Council have any guidance related to the content of the RFP based on the information presented in this staff report?

Environmental Review:

Not Applicable. As a report and request for direction only, this action will not result in a direct or indirect physical change in the environment. Nothing is being approved by the City Council at this point. Therefore, the action does not qualify as a “project” as defined in section 15378 of the CEQA Guidelines, and is not subject to environmental review.

FISCAL IMPACT:

Direction from Council on whether to produce an RFP for a public/private partnership to construct a parking structure and mixed use development at the north lot of the Sunset Center at this time has no fiscal impacts on the City. Any staff time associated with this work would be part of the adopted City Budget. Once a recommended private partner was identified through the RFP process, a draft contract would be presented to the City Council for approval. Any fiscal impacts associated with this agreement would be discussed in future reports when a contract was being considered for approval.

PRIOR CITY COUNCIL ACTION:

ATTACHMENTS:



CITY OF CARMEL-BY-THE-SEA CITY COUNCIL Staff Report

August 3, 2021
ORDERS OF BUSINESS

TO:	Honorable Mayor and City Council Members
SUBMITTED BY:	Brandon Swanson, Community Planning & Building Director
APPROVED BY:	Chip Rerig, City Administrator
SUBJECT:	Receive a report and provide direction to staff on whether to pursue creation of a contractor parking fee program in the residential zoning districts

RECOMMENDATION:

Receive a report and provide direction to staff on whether to pursue creation of a contractor parking fee program in the residential zoning districts.

BACKGROUND/SUMMARY:

Executive Summary:

Recently, the City has again begun to explore ways to improve parking in both the commercial and residential zoning districts of the village. This has included conversations about implementing a fee for contractor parking in the residential areas. This report is intended to provide a brief overview of what a contractor parking fee program could look like, potential benefits and challenges, and most importantly facilitate a “yes” or “no” direction from Council as to whether staff should further pursue developing a program and fee at this time.

Discussion:

New construction and the remodel of existing homes has continued to increase over the past few years. Despite the pandemic in 2020, approximately 450 building permits were issued, with approximately 280 being issued by mid-year of 2021. This puts the city ahead of last year’s number and on track to issue approximately 560 building permits in 2021. While not all of these building permits are for work that requires multiple contractors to park at a jobsite, many still do, which can cause several potentially serious issues in the City’s residential neighborhoods. During conversations with City Council regarding a larger paid parking program, the concept of a parking fee for contractor vehicles in the residential zone was discussed. The goal of a contractor parking fee would be to incentivize fewer vehicles on project sites, thereby reducing the impact of construction projects on parking in neighborhoods. Specifics of a contractor parking fee were not discussed by the Council, but general concept was that at some point early in the process, contractors would be responsible for paying a fee to obtain a parking permit for one or more vehicles that would be on site during construction.

At this point in time, staff is only seeking a formal “yes” or “no” direction from the City Council as to whether to develop a parking permit program for contractors and determine a fee which would need to be approved by Council. Although very early in the process, there are still several things for the Council to consider when

deciding whether to create a contractor parking fee program. These considerations include, but are not limited to: -

- Impacts – The largest and most obvious impact of multiple contractor vehicles being parked in residential zones is associated with village's very narrow streets. Multiple jobsite vehicles can block the roadway, preventing access for emergency vehicles, creating unsafe passing conditions for general motorists, and taking parking away from residents in the affected neighborhood. A fee program could encourage contractors to require more carpooling from workers to avoid the cost associated with parking multiple vehicles at a site. Secondary impacts from multiple large vehicles driving to a single site each day include things like greenhouse gas emissions, and additional traffic on city streets which create congestion during peak hours and also contribute to the degradation of asphalt. It should be noted that an unintended consequence of a program like this could be to displace contractor vehicles somewhere else in the city, which will need to be analyzed by staff if the Council chooses to move forward.
- Compliance – The success of any program like this relies heavily on a city's ability to gain compliance and ultimately enforce permit requirements if needed. With limited compliance resources, it may be a challenge to continue all other compliance efforts at the same level if a new program is created. If the Council wishes to pursue a parking fee, consideration should be given to the city's ability to actively monitor and enforce contractor parking. If a program is developed, staff will analyze and present options for the Council to consider such as which department(s) should lead the effort, and the possibility of using contract support to ensure compliance.
- Program structure – As previously mentioned, specifics of a contractor parking fee program were not discussed by the Council, only the general concept. If the Council wishes to move forward, staff will work to develop more specifics including but not limited to: 1) When in the process a parking permit fee will be charged, 2) How permits will be displayed, 3) Permit costs, 4) Total number of permits allowed per site, and 5) How long permits are valid for. Council may choose to provide additional considerations to staff for crafting the parameters of a contractor parking fee program.
- Staff time/Council priorities – Although a relatively focused exercise, development of a contractor parking fee will still require staff time and resources. If the Council chooses to move forward, a program will need to be developed and brought back to the Council for discussion at a future meeting along with adoption of a fee by ordinance which would become effective 30 days later. In addition, implementation of the program will include tasks such as outreach to contractors, creation of application forms, updating the city's website and online permit portal, sourcing and printing the physical parking passes/stickers, and ultimately compliance efforts as previously discussed in this report. At the May 12th, 2021 strategic retreat, the City Council discussed the city's five (5) major priority areas (financial stability, community engagement, etc.) as well as a number of "added priorities" (outdoor dining, forest management plan, affordable housing plan, paid parking program, etc.). As part of considering whether to proceed with development of a contractor parking fee program, the Council should weigh this project along with these other previously discussed priorities, which are currently slated to be reported on at the September 7th City Council Agenda.

Direction:

Staff is seeking the following direction:

1. Is the City Council interested (Yes/No) in pursuing creation of a contractor parking fee program in the residential zoning districts?
2. If "yes", does the Council have any guidance related to development of the program based on the information presented in this staff report?

ENVIRONMENTAL REVIEW:

Not Applicable. As a report and request for direction only, this action will not result in a direct or indirect physical change in the environment. Nothing is being approved by the City Council at this point. Therefore, the action does not qualify as a "project" as defined in section 15378 of the CEQA Guidelines, and is not

subject to environmental review.

FISCAL IMPACT:

Direction from Council on whether to pursue creation of a contractor parking fee program in the residential zoning districts has no fiscal impacts on the City. Any staff time associated with this work would be part of the adopted City Budget. Once a program is developed, staff will return to Council for adoption of an associated fee. Any fiscal impacts associated with this new fee would be discussed in future reports.

PRIOR CITY COUNCIL ACTION:

None for this action.

ATTACHMENTS:



CITY OF CARMEL-BY-THE-SEA CITY COUNCIL Staff Report

August 3, 2021
ORDERS OF BUSINESS

TO:	Honorable Mayor and City Council Members
SUBMITTED BY:	Brandon Swanson, Community Planning & Building Director
APPROVED BY:	Chip Rerig, City Administrator
SUBJECT:	Consideration of a resolution confirming the existence of a Local Emergency related to increased risks associated with Covid-19 variant infection rates

RECOMMENDATION:

Consider draft Resolution 2021-042 confirming the existence of a Local Emergency due to the recent increased spread of the Coronavirus (COVID-19) and COVID-19 variants and/or provide direction to staff.

BACKGROUND/SUMMARY:

At the request of the Mayor and Vice Mayor, this item has been brought before the City Council for consideration. Recently, there has been an increased spread of more infections Covid-19 variants such as the "Delta" strain. In addition, updated guidance has been received from the County of Monterey Health Department regarding indoor mask usage for vaccinated individuals. Council is being asked to consider adoption of a resolution to confirm the existence of a local emergency, in line with Resolution No. 2020-021 that was adopted on March 13th, 2020 (**Attachment 2**). This resolution would not replace Resolution No. 2020-021. It would affirm that the local emergency remains in place, and has increased in severity over recent weeks, which could warrant additional measures to protect the life, health, safety, and welfare of residents of Carmel-by-the-Sea.

Pursuant to CMC Section 2.64.060, this resolution, as with Resolution No. 2020-0021, would continue to give the City Administrator (Emergency Services Director) the following authority for the duration of the proclamation:

1. To make and issue rules and regulations on matters reasonably related to the protection of life and property as affected by such emergency; provided, however, such rules and regulations must be confirmed at the earliest practicable time by the City Council;
2. To obtain vital supplies, equipment, and such other properties found lacking and needed for the protection of life and property and to bind the City for the fair value thereof and, if required immediately, to commandeer the same for public use;
3. To require emergency services of any City officer or employee and, in the event of the proclamation of a state of emergency in the County in which this City is located or the existence of a state of war emergency, to command the aid of as many citizens of this community as s/he deems necessary in the execution of the Director's duties; such persons shall be entitled to all privileges, benefits, and

immunities as are provided by State law for registered disaster service workers;

4. To requisition necessary personnel or material of any City department or agency; and
5. To execute all the ordinary power as the Director of Emergency Services, all of the special powers conferred upon the Director by this chapter or by resolutions or emergency plan pursuant hereto adopted by the City Council, all powers conferred by any statute, by any agreement approved by the City Council, and by other lawful authority.

On June 15, 2021, the Governor's Declaration of a State of Emergency was withdrawn, and restrictions related to the Blueprint for a Safer Economy was removed. Around the same time, the City Council acted to return the City to "business as usual" and in effect lifted most restrictions associated with the local proclamation made by Resolution No. 2002-021. However, this original local proclamation was not officially terminated. Ultimately, at the time when City Council wishes to formally remove the proclamation of a local state of emergency enacted by Resolution No. 2020-021, a new resolution will need to be adopted proclaiming its termination pursuant to California Government Code section 8630. The attached draft resolution (Attachment 1) would only confirm the existence of a local emergency, and affirm that the City should continue to make and issue rules for the protection of the life, health, safety, and welfare of residents of Carmel-by-the-Sea. This new resolution would not supersede, terminate, modify or replace Resolution No. 2020-21 in any way.

Staff will be prepared at the August 3rd meeting to respond to any City Council questions regarding the implications of this resolution including, but not limited to: local mask requirements, in-person public meetings, new outdoor seating allowances for wine tasting and restaurants, impacts to beach usage, and upcoming public events.

FISCAL IMPACT:

None for this action.

PRIOR CITY COUNCIL ACTION:

None for this action.

ATTACHMENTS:

Attachment #1 - Draft Resolution 2021-042 Confirming Local Emergency

Attachment #2 - Previously adopted City Council Resolution Declaring Local Emergency

**CITY OF CARMEL-BY-THE-SEA
CITY COUNCIL**

RESOLUTION NO. 2021-042

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA
CONFIRMING THE EXISTENCE OF A LOCAL EMERGENCY DUE TO THE RECENT
INCREASED SPREAD OF THE CORONAVIRUS (“COVID-19”) AND COVID-19 VARIANTS**

WHEREAS, the California Emergency Services Act (California Government Code sections 8639, 8550, et. seq.) defines a local emergency as the existence of conditions of disaster or of extreme peril to the safety of persons and property within the territorial limits of a city, caused by conditions such as an epidemic, which are or are likely to be beyond the control of the services, personnel, equipment, and facilities of a city, and require the combined forces of other political subdivisions to combat; and

WHEREAS, Chapter 2, section 2.64.020 of the City of Carmel-by-the-Sea (“City”) Municipal Code defines emergency as the actual or threatened existence of conditions of disaster or of extreme peril to the safety of persons and property within this City, including conditions such as an epidemic, which are or are likely to be beyond the control of the services, personnel, equipment, and facilities of this City, requiring the combined forces of other political subdivisions to combat; and

WHEREAS, Chapter 2, section 2.64.060 empowers the City Council, to proclaim the existence or threatened existence of a local emergency when the City Council is in session; and

WHEREAS, Chapter 2, section 2.64.050 of the City Municipal Code designates the City Administrator as the Director of Emergency Services (“Director”) for the City; and

WHEREAS, The Director is empowered with certain duties outlined in Chapter section 2.64.060 of the City Municipal Code when the City Council proclaims a local emergency; and

WHEREAS, since December 2019, a flu-like virus has been spreading worldwide that is more deadly than the flu generally, known as the Coronavirus (“COVID-19”); and

WHEREAS, on March 12, 2020, the City Administrator signed a proclamation declaring a local emergency, which was transmitted to the City Council for ratification, and

WHEREAS, on March 13, 2020, the City Council adopted Resolution 2020-021 ratifying the City Administrator’s Proclamation of the existence of a local emergency, and

WHEREAS, between March and June, 2021, cases of new Covid-19 infections significantly decreased around the State of California; and

WHEREAS, on June 15, 2021, Governor Gavin Newsom removed his declaration of a State of Emergency, and associated restrictions on social distancing under the State’s Blueprint for a Safer Economy; and

WHEREAS, in the month of June, 2021, the number of new Covid-19 infections around the State has sharply increased based on Monterey County Health Department data due to more contagious variants such as the "Delta" strain; and

WHEREAS, on July 19, 2021, The Monterey County Health Department announced that Health Officer Edward Moreno joined the health officers of Napa, San Benito and Santa Cruz counties in recommending that people wear a mask inside public settings and in crowded outdoor situations, even for those who are fully vaccinated;

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA DOES HEREBY, confirm the Existence of a Local Emergency due to the recent increased spread of the Coronavirus ("COVID-19") and COVID-19 Variants; and

BE IT FURTHER RESOLVED, that said local emergency shall be deemed to continue to exist until its termination is proclaimed by the City Council of the City of Carmel-by-the-Sea per California Government Code section 8630; and

BE IT FURTHER RESOLVED, that the City Administrator or his designee is authorized to take whatever other action is authorized under the Carmel-by-the-Sea Municipal Code and state and federal law, subject to any required authorization from the City Council, consistent with this Resolution and its basic purposes.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA this 3rd day of August 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Dave Potter
Mayor

Britt Avrit, MMC
City Clerk

**CITY OF CARMEL-BY-THE-SEA
CITY COUNCIL**

RESOLUTION NO. 2020-021

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA
RATIFYING THE CITY ADMINISTRATOR'S PROCLAMATION OF THE EXISTENCE OF A
LOCAL EMERGENCY DUE TO THE WORLDWIDE SPREAD OF THE CORONAVIRUS
("COVID-19")**

WHEREAS, the California Emergency Services Act (California Government Code sections 8639, 8550, et. seq.) defines a local emergency as the existence of conditions of disaster or of extreme peril to the safety of persons and property within the territorial limits of a city, caused by conditions such as an epidemic, which are or are likely to be beyond the control of the services, personnel, equipment, and facilities of a city, and require the combined forces of other political subdivisions to combat; and

WHEREAS, Chapter 2, section 2.64.020 of the City of Carmel-by-the-Sea ("City") Municipal Code defines emergency as the actual or threatened existence of conditions of disaster or of extreme peril to the safety of persons and property within this City, including conditions such as an epidemic, which are or are likely to be beyond the control of the services, personnel, equipment, and facilities of this City, requiring the combined forces of other political subdivisions to combat; and

WHEREAS, Chapter 2, section 2.64.050 of the City of Carmel-by-the-Sea ("City") Municipal Code designates the City Administrator as the Director of Emergency Services for the City; and

WHEREAS, Chapter 2, section 2.64.060 empowers the City Administrator, as the Director of Emergency Services, to proclaim the existence or threatened existence of a local emergency when the City Council is not in session so long as such proclamation is ratified by the City Council within seven (7) days; and

WHEREAS, in December 2019 and January 2020, reports began spreading worldwide of a flu-like virus first found in China, that was more deadly than the flu generally, with the virus becoming known as the Coronavirus ("COVID-19"); and

WHEREAS, from January 2020 to March 2020, COVID-19 spread throughout the world, with over 114,000 confirmed cases of individuals contracting COVID-19, and over 4,000 confirmed cases of individuals dying from COVID-19; and

WHEREAS, on or about March 4, 2020, as part of the State of California's response to address the global COVID-19 outbreak, Governor Gavin Newsom declared a State of Emergency to make additional resources available, formalize emergency actions already underway across multiple state agencies and departments, and help the state prepare for broader spread of COVID-19 following one official COVID-19 death;

WHEREAS, on March 6, 2020, the County Administrative Officer of Monterey County ("County CAO") proclaimed a Local Emergency due to the threat of COVID-19 in the County; and

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WHEREAS, on March 10, 2020, the Governor's Office of Emergency Services quarantined in Monterey County up to 24 cruise ship passengers who recently disembarked from the Grand Princess cruise ship in Oakland, California, which had over 20 confirmed cases of COVID-19 onboard; and

WHEREAS, as of March 11, 2020, the Centers for Disease Control and Prevention ("CDC") has confirmed 938 cases of COVID-19 in the United States, with 29 cases resulting in death, with thirty-nine (39) jurisdictions reporting cases, including California; and

WHEREAS, on March 11, 2020, the World Health Organization ("WHO") classified the spread of COVID-19 internationally as a global pandemic; and

WHEREAS, based on said events, the City Administrator of the City of Carmel-by-the-Sea declared the existence of a local emergency within the City at 10:26 am on Thursday, March 12, 2020.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COOUNCIL FO THE CITY OF CARMEL-BY-THE-SEA, that the Proclamation of the Existence of a Local Emergency issued by the City Administrator acting as the Director of Emergency Services is hereby confirmed and ratified by the City Council of the City of Carmel-by-the-Sea; and

BE IT FURTHER RESOLVED, that said local emergency shall be deemed to continue to exist and shall be reviewed at least once every 60 days until its termination is proclaimed by the City Council of the City of Carmel-by-the-Sea per California Government Code section 8630; and

BE IT FURTHER RESOLVED, that the City Administrator or his designee is authorized to take whatever other action is authorized under the Carmel-by-the-Sea Municipal Code and state and federal law, subject to any required authorization from the City Council, consistent with this Resolution and its basic purposes.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA this 13th day of March 2020, by the following vote:

AYES: COUNCIL MEMBERS BARON, THEIS; MAYOR PRO TEM RICHARDS; MAYOR POTTER

NOES: NONE

ABSENT: COUNCIL MEMBER REIMERS

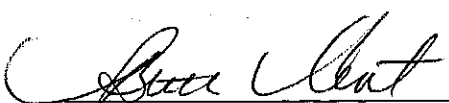
ABSTAIN: NONE

APPROVED:

ATTEST:



Dave Potter
Mayor



Britt Avrit, MMC
City Clerk



CITY OF CARMEL-BY-THE-SEA CITY COUNCIL Staff Report

August 3, 2021
PUBLIC HEARINGS

TO: Honorable Mayor and City Council Members

SUBMITTED BY: Evan Kort, Associate Planner

APPROVED BY: Chip Rerig, City Administrator

SUBJECT: Consideration of an Appeal by Christopher Mitchell (APP 21-197), on behalf of Esperanza Carmel Commercial LLC, of the Historic Resources Board decision to issue a Finding of Noncompliance with the Secretary of the Interior's Standards for the demolition of the Palo Alto Savings and Loan Bank Community Room located at Dolores 2 southeast of 7th Avenue, in the Service Commercial (SC) Zoning District

RECOMMENDATION:

Adopt Resolution 2021-043 denying the appeal by Christopher Mitchell (APP 21-197) and upholding the Historic Resources Board's decision to issue a Finding of Noncompliance with the Secretary of the Interior's Standards for the demolition of the Palo Alto Savings and Loan Bank Community Room located at Dolores 2 southeast of 7th Avenue, in the Service Commercial (SC) Zoning District, APN: 010-101-017.

BACKGROUND/SUMMARY:

EXECUTIVE SUMMARY

The applicant, Christopher Mitchell, has appealed the Historic Resources Board (HRB) decision to issue a Finding of Noncompliance with the Secretary of the Interior's Standards for a project to demolish a building on the Palo Alto Savings and Loan Bank Complex. While the site is not eligible for listing on the national or local inventory because it is less than 50 years old, it was determined in 2001 by Architectural Historian, Richard Janick, that the site is eligible for listing on the California Register of Historic Resources (CRHR) under Criterion 3 (architecture), "as a significant example of Second Bay Region Style by local architect Will Shaw and Associates with design assistance by former partner Walter Burde" and the complex, as a whole, is a historic resource for the purposes of the California Environmental Quality Act (CEQA) (the CRHR does not have a 50 year old requirement). Therefore any associated project is subject to review by the HRB for a determination of "consistency" or "inconsistency" with State standards. Staff initially presented a recommendation of project consistency to the HRB based on technical reports prepared for the City. After consideration, the HRB found the proposed demolition of the Community Room to be inconsistent with the Secretary of the Interior's Standards and thus issued a Finding of Noncompliance.

BACKGROUND/ PROJECT DESCRIPTION

The project site is located on Dolores 2 southeast of 7th on a 12,000 square foot lot comprised of three lots of record (Block: 91, Lots: 6, 8, 10). The applicant is proposing to demolish all improvements across

the three lots and construct a 16,898 square foot two-story mixed-use development with an 11,371 square foot basement garage. Two-thirds of the project site (lots 6 & 8) are located on part of the Palo Alto Savings and Loan Bank complex which currently occupies Lots 2, 4, 6, and 8 of Block 91.

The Palo Alto Savings and Loan Bank complex, consisting of a bank building (currently the 7th and Dolores Restaurant) and detached community room building, was constructed in 1972 and was designed by noted architects, Walter Burde and William Shaw, both of whom are listed in the City's Historic Context Statement. While the Palo Alto Savings and Loan buildings are characteristic of the Second Bay Region Tradition of architecture, and designed by noted architects, the complex was deemed ineligible for listing on the City's Historic Inventory as well as the National Register by the City Council in 2019. This determination of Ineligibility was issued for the property following an appeal of the HRB decision at the time to add the property to the City's Historic Inventory; the current Determination of Ineligibility will expire on October 26, 2022. This original determination did not distinguish between the bank building and the community room, but rather analyzed the complex as a whole. While the complex is not eligible for listing on the nation or local inventory, it was previously determined that the site is eligible for listing on the California Register of Historic Resources (CRHR) and the complex, as a whole, is a historic resource for the purposes of the California Environmental Quality Act (CEQA).

On January 8, 2021, an application for a Design Review Application was submitted to the Community Planning and Building Department that proposed the demolition of the community room as part of the subject Esperanza Carmel project. As part of the project review, a Phase II Report was prepared by historian Margaret Clovis, one of the City's historic consultants, evaluating the project's consistency with the Secretary of the Interior's Standards and Guidelines based on the preliminary project plans. The Phase II Report concludes the project, consisting of the demolition of the community room, would not have a significant impact on the bank building (which would remain) provided the project meets the applicable Secretary's Standards for Rehabilitation and that the recommended conditions identified in the report are followed.

Staff recommended the HRB approve a determination of consistency based on the technical report prepared by Margaret Clovis. A Resolution was prepared for the issuance of a Determination of Consistency for the project which was considered at the April 19, 2021 HRB meeting. In accordance with CMC 17.32.160.B.1, *"If the Board concurs with the evaluation [prepared by the qualified professional], the Board shall issue a determination of consistency and adopt any appropriate conditions of approval. Any finding of compliance by the Board shall be supported by substantial evidence. If the Board does not concur, the Board may request additional information prior to issuance of a determination of consistency, or may issue a finding of noncompliance with the Secretary's Standards. Any finding of noncompliance by the Board shall be supported by substantial evidence."*

After consideration of the materials provided and public testimony, the Board voted 2-1 (with 1 member absent, 1 vacant seat) to continue the application to the following hearing with direction to staff to return with a revised resolution for adoption with a Finding of Noncompliance. Staff returned at the following hearing with an amended resolution for adoption based on the findings made by the HRB. The Board voted 3-1 (1 vacant seat) to adopt a resolution with amended findings made at the hearing and issued a Finding of Noncompliance with the Secretary of the Interior's Standards (Attachment 5).

On May 19, 2021, the appellant, Christopher Mitchell, submitted a timely appeal of the HRB's decision. The applicant's appeal documents have been included as Attachment 2.

Of important note: the scope of the HRB review (as is the scope of this appeal) was to determine whether the proposed demolition of the community room is consistent with the Secretary of the Interior's Standards

and to determine if the proposed demolition would have an adverse impact to the overall resource, which includes the Bank Building that would remain. The preliminary project plans were included in the HRB staff report as the Phase II Evaluation made specific recommendations regarding setbacks from the Bank Building to maintain an important spatial relationship, as well as to show the protection plan as required by the Phase II Evaluation (refer to Attachment 3). The merits of the proposed development are not part of this review—the scope of this review is limited to the evaluating whether the demolition of the community room is consistent with the Secretary of the Interior’s Standards.

STAFF ANALYSIS

The applicant has filed an appeal of the Historic Resources Board’s decision to issue a Finding of Noncompliance with the Secretary of the Interior’s Standards for the demolition of the Palo Alto Savings and Loan Bank Community Room. As part of the appeal documents, the applicant submitted the April 19, 2021 staff report, an addendum to a historic evaluation (prepared by Margret Clovis for the City) and the Phase II Historic Evaluation (prepared by Margret Clovis) as the grounds for the appeal (Attachment 2); the original staff report recommended the HRB adopt a Determination of Consistency and the Phase II Evaluation concluded the proposed demolition was consistent with the Secretary’s Standards on the condition that the recommendations in the Phase II evaluation were carried out.

CMC 17.32.160 sets out the process for evaluating alterations to historic resources as follows:

B. Determinations of consistency for major alterations shall be prepared by a qualified professional and shall be supported by written documentation that (1) identifies which of the Secretary’s Standards are applicable to the project, (2) reviews the proposed project, and (3) explains the basis of the determination.

1. If a proposed major alteration is found by the qualified professional to be consistent with the Secretary’s Standards, the project shall be presumed to be consistent for purposes of making a preliminary determination regarding any required environmental documentation and staff shall forward the application and evaluation to the Board for action.

a. If the Board concurs with the evaluation, the Board shall issue a determination of consistency and adopt any appropriate conditions of approval. Any finding of compliance by the Board shall be supported by substantial evidence.

b. If the Board does not concur, the Board may request additional information prior to issuance of a determination of consistency, or may issue a finding of noncompliance with the Secretary’s Standards. Any finding of noncompliance by the Board shall be supported by substantial evidence.

As required by CMC 17.32.160.B.1, a qualified professional (Margaret Clovis) prepared a Phase II Historic Evaluation and found that Standards 1, 2, 5, 6, 8, 9, and 10 of the Secretary of the Interior’s Standards are applicable to the proposed demolition of the community room and concluded that the project meets said standards provided the recommendations outlined in the Phase II report are carried out. As such, staff prepared a Resolution for the adoption of a Determination of Consistency which included conditions of approval to ensure recommendations from the Phase II report were implemented pursuant to CMC 17.32.160.B.1 (refer to Attachment 3).

The Phase II Evaluation concluded that: *“The primary building within the complex is the bank, and the property’s architectural significance is predicated on the bank, not the community room which is simply*

an ancillary structure. The community room has been evaluated for eligibility for listing in the California Register based on its merits alone and it does not meet the criteria for listing as an individual resource.” As the report concluded that the primary building within the complex is the bank building, it was found that demolition of the ancillary community room would not have a significant impact on the historic resource provided the recommendations of the Phase II evaluation were carried out.

The HRB deliberated the findings of the Phase II evaluation, and ultimately did not concur with the conclusion of the report. The HRB determined the proposed demolition of the Community Room would have an adverse impact on the overall historic resource and made the finding that, *“The Bank building and the Community Room are a historically related unit [and though the community] room is subordinate to the Bank, it has retained its historic integrity and is an integral component of the original design as approved by the architects’ client, the owners of the Palo Alto Savings and Loan Bank. The HRB also found that: 1) “despite being an auxiliary use it was still part of the original concept of the building from the beginning,” and 2) “Simply because an element of a building is smaller or “subordinate” to other parts does not make them less important to the whole as a piece of architecture.”* The HRB continued to make an additional 15 findings to support their position that the community room is an equally important portion of the fabric of the historic resource and the demolition of the Community Room would have an adverse impact to the resource and therefore is not compliance with the Secretary’s Standards (refer to Attachment 5).

As such, the project was continued to the following hearing with direction to staff to prepare a resolution for adoption of a Finding of Noncompliance based on the verbal findings made by the HRB members, as well as written comments provided by the Board to staff following the hearing. The Finding of Noncompliance was adopted by the HRB at the following hearing (Attachments 4 & 5).

Based on the findings made by the Historic Resources Board, Staff recommends the City Council adopt a Resolution (Attachment 1) denying the appeal by Christopher Mitchell and uphold the Historic Resources Board’s decision to issue a Finding of Noncompliance with the Secretary of the Interior’s Standards for the demolition of the Palo Alto Savings and Loan Bank Community Room as adopted in Planning Commission Resolution 2021-03-HRB.

In accordance with CMC 17.32.170, Projects that Adversely Impact Historic Resources: *“No permit authorizing significant adverse impacts to an historic resource inconsistent with the Secretary’s Standards shall be issued unless necessary to address a public health and safety emergency as provided in CMC 17.30.010 or until completion of the environmental impact report (EIR) process and adoption of one or more of the findings in CMC 17.64.050. Preparation of an EIR for such projects shall include a review of project alternatives and/or mitigation measures that would achieve consistency with the Secretary’s Standards, including consideration of the “no project” alternative. The EIR also shall include an analysis of the feasibility of each alternative.”*

Alternatives: Should the City Council determine that the proposed project would not adversely impact a historic resource, and wish grant the appeal and issue a Determination of Consistency, staff recommends the Council adopt a resolution containing the original Findings and Conditions of Approval prepared by Staff and presented at the April 19, 2021 Historic Resources Board hearing (Attachment 3).

Since the hearing on this matter is de novo, the Council could also provide direction to staff to prepare a resolution with additional Recommended Conditions of Approval and/or findings which the Council deems more appropriate.

FISCAL IMPACT:

None for this action.

PRIOR CITY COUNCIL ACTION:

In 2019, the City Council made the determination that that a property does not qualify for the Carmel Inventory and issued a "Determination of Ineligibility" for the property. The item was brought before the City Council following the appeal of the Historic Resources Board's decision to add the property to the City's Historic Inventory. When the associated Determination of Ineligibility expires on October 26, 2022 and the property will be eligible to revaluation for listing on the local inventory.

ATTACHMENTS:

Attachment #1 - Resolution 2021-043 Esperanza Carmel Appeal

Attachment #2 - Appeal Documents

Attachment #3a - Historic Resources Board Staff Report and Attachments 1-3 (April 19, 2021)

Attachment #3b - Historic Resources Board Attachments 4-9 (April 19, 2021)

Attachment #4 - Historic Resourced Board Staff Report and Attachments (May 17, 2021)

Attachment #5 - Adopted Historic Resources Board Resolution (Reso. 2021-03-HRB)

**CITY OF CARMEL-BY-THE-SEA
CITY COUNCIL**

RESOLUTION NO. 2021-043

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA DENYING THE APPEAL BY CHRISTOPHER MITCHELL (APP 21-197) AND UPHOLDING THE HISTORIC RESOURCES BOARD'S DECISION TO ISSUE A FINDING OF NONCOMPLIANCE WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE DEMOLITION OF THE PALO ALTO SAVINGS AND LOAN BANK COMMUNITY ROOM LOCATED AT DOLORES 2 SOUTHEAST OF 7TH AVENUE, IN THE SERVICE COMMERCIAL (SC) ZONING DISTRICT, APN: 010-101-017.

WHEREAS, the owner of the subject property is Esperanza Carmel Commercial, LLC ("Owner"); and

WHEREAS, Alem Dermicek of International Design Group, submitted an application on behalf of the owner requesting the approval of a Design Review "DR 20-395" ("project"); and

WHEREAS, the project is proposed to be located on a 12,000 square foot site located at Dolores 2 SE 7th , in the Service Commercial (SC) Zoning District (Block 91, Lot 6, 8, 10); and

WHEREAS, the project consists of the demolition of all improvements across the three lots and construction of a 16,898 square foot two story mixed-use development with a 11,371 square foot basement garage. Two-thirds of the project site (lots 6 & 8) are located on part of the Palo Alto Savings and Loan Bank complex (comprised of a bank building and a community room) which currently occupies Lots 2, 4, 6, and 8 of Block 91; and

WHEREAS, on April 19, 2021, the Historic Resources Board held a duly noticed public hearing to receive public testimony regarding the project, including without limitation, information provided to the Historic Resources Board by City staff and through public testimony on the proposed use; and

WHEREAS, the complex is not eligible for listing on the nation or local inventory as it fails to meet the 50-year old age requirement, however, the complex is eligible for listing on the California Register of Historic Resources (CRHR); and

WHEREAS, in 2019, a Determination of Ineligibility for listing on the City's Historic Inventory was issued for the complex and will expire on October 26, 2022; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) Guideline §15064.5(a)(1), a structure must be treated as a historic resource if it is listed in, or determined to be eligible for listing in, the California Register of Historic Resources; and

WHEREAS, the project qualifies as a Major Alteration to a Historic Resource pursuant to CMC 17.32.160; and

WHEREAS, pursuant to CMC 17.32.120 (Alteration of Historic Resources), a determination of consistency with the Secretary's Standards shall be obtained prior to altering, remodeling, demolishing, grading, relocating, reconstructing or restoring any historic resource; and

WHEREAS, pursuant to CMC 17.32.160.B, determinations of consistency for major alterations shall be prepared by a qualified professional and shall be supported by written documentation that (1) identifies which of the Secretary of the Interior's Standards for Rehabilitation are applicable to the project, (2) reviews the proposed project, and (3) explains the basis of the determination; and

WHEREAS, pursuant to CMC 17.32.160.B.1.b, if the Board does not concur, the Board may request additional information prior to issuance of a determination of consistency, or may issue a finding of noncompliance with the Secretary's Standards. Any finding of noncompliance by the Board shall be supported by substantial evidence; and

WHEREAS, the project was considered by the Historic Resources Board at the April 19, 2021 hearing and the board voted to continue the item with direction to Staff to prepare a resolution for adoption for the issuance of a Finding on Noncompliance; and

WHEREAS, on May 17, 2021, the Historic Resources Board adopted Resolution 2021-03-HRB, issuing a Finding of Noncompliance; and

WHEREAS, on May 19, 2021, a timely appeal (APP 21-179) of the Finding of Noncompliance of DR 20-395 was filed with the City Clerk by Christopher Mitchell ("Applicant"); and

WHEREAS, on August 3, 2021, the City Council held a duly noticed public hearing to receive public testimony regarding the appeal, including without limitation, information provided to the City Council by City staff and through public testimony on the proposed project; and

WHEREAS, on August 3, 2021, the City Council held a de novo hearing to consider the appeal; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Council at the August 3, 2021 hearing including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, notice of the public hearing was published on July 23, 2021, in compliance with State law (California Government Code 65090) indicating the date and time of the public hearing; and

WHEREAS, the City Council did hear and consider all said reports, attachments, recommendations and testimony herein above set forth and used their independent judgement to evaluate the project; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

NOW THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA DOES HEREBY:

Deny the appeal by Christopher Mitchell, on behalf of Esperanza Carmel Commercial, LLC, (APP 21-184) and uphold the Historic Resources Board's decision to issue a Finding of Noncompliance with the Secretary of the Interior's Standards for the demolition of the Palo Alto Savings and Loan Bank Community Room located at Dolores 2 southeast of 7th Avenue, in the Service Commercial (SC) Zoning District, APN: 010-101-017, as found in Historic Resources Board Resolution: Resolution 2021-03-HRB adopted on May 17, 2021.

Findings for Denial of Appeal	
No.	
1.	The purposes of historic preservation and the city's historic preservation ordinance is to preserve the best pieces of the historic development of a place/city through its significant architecture to preserve these buildings which represent important periods in a City's heritage. The Palo Alto Savings and Loan building can be considered one of the most exceptional and significant buildings to be constructed in the commercial district of Carmel during the entire decade of the 1970's.
2.	The City's Historic Context Statement identifies the Bay Region style and/or Second Bay Region Style as important substyle within the larger theme of Modern architecture -the building is "representative of at least one theme" in the existing Historic Context Statement.
3.	The building is acknowledged as exceptionally significant and is 49 years old. In less than one year, it will only need to be of normal significance for inclusion on the inventory.
4.	Together, the bank building and community room creates a spatial relationships on the property which are in themselves character defining, uses the same character defining elements of construction and detail, are built at the same time, designed and built by the same master architects.
5.	Pertinent testimony from a number of respected architects who opined that the former Palo Alto Savings and Loan Bank was an exceptional example of its architectural style, the work of master architects, retained a high level of integrity and embodied the distinctive characteristics of its type and period. Their professional opinions confirmed that sufficient time had elapsed since the construction of the Bank complex to allow for a scholarly perspective on its significance and its place in Carmel's architectural history.
6.	Following the Bank president's mandate, bank staff in each city where a branch was to be located, were directed to become more involved in local improvement projects and to provide meeting space for the community as part of the Bank's public relations strategy. Burde and Shaw, the architects of the Bank complex, were tasked to design a small building separated from the Bank that would be used for this express purpose. The view contained in the Phase II Report for this project that the Community Room was simply "a postscript to the architects' intentions" is false.
7.	The Community Room is not required to become significant in its own right. There are no historic preservation rules that would force it to stand on its individual merit in order to qualify for historic status. The Community Room remains a vital part of the architects' original design. While it is subordinate to the former Bank building, it continues to have an important spatial relationship to it.
8.	The Bank building and the Community Room are a historically related unit. Though the room is subordinate to the Bank, it has retained its historic integrity and is an integral component of the original design as approved by the architects' client, the owners of the Palo Alto Savings and Loan Bank.
9.	In the case of the Community Room, despite being an auxiliary use it was still part of the original concept of the building from the beginning.
10.	Simply because an element of a building is smaller or "subordinate" to other parts does not make them less important to the whole as a piece of architecture.

11.	The Bank complex is eligible for listing on the California Register of Historic Resources for purposes of the California Environmental Quality Act (CEQA).
12.	Both buildings are the work of two master architects, Walter Burde and Will Shaw, who are listed in the Carmel Historic Context Statement, whose office was located in downtown Carmel, and whose other individual works include the Christian Science Church in Carmel, the original Monterey Airport Terminal and Tower, the Custom House renovation in Monterey and the Highlands Inn reconstruction. Shaw also collaborated with renowned photographer, Ansel Adams, to create the Foundation for Environmental Design, a group that supported worthy projects that blended into the natural environment.
13.	A new construction project on the site of a demolished Community Room would constitute an adverse effect on the Bank complex and destroy the original concept as designed by two of Monterey County's most respected master architects.
14.	The community room section of the building was designed right along with the rest of the building and contains all the character defining features of the main bank building: shed roof and copper roofing, angular forms and irregular massing, plate glass window walls, traditional materials used within a Modern architecture vocabulary, Integration of the building with its setting, Integration of the outdoors with interior spaces, Redwood siding and beams.
15.	The community room was constructed at the same time by the same builder. It's materials, detailing, composition are all at the same level of quality as the main bank building.
16.	The Community Room element of the building adds to the complexity and richness of the overall resource which, if taken away, would significantly negatively impact the quality of architecture of the bank building.
17.	The structural connection in the design of this building was very intentional and strong, and is all part of one piece of significant architecture—one historic resource.
18.	By removing the community room the south elevation of the resource is completely changed and is not the intended design from the public right-of-way on the south side.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA this 3rd day of August, 2021, by the following vote:

AYES:

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

APPROVED:

ATTEST:

Dave Potter
Mayor

Britt Avrit, MMC
City Clerk



CITY OF CARMEL-BY-THE-SEA APPEAL FORM

Appeals to a Board or Commission must be made by completing and submitting an Appeal Form with the City Clerk. Appeals shall be filed **within 10 calendar days following the date of action** and paying the required filing fee as established by City Council resolution.

Appeals to the City Council must be made by completing and submitting an Appeal Form with the City Clerk. Appeals shall be filed **within 10 working days following the date of action** and paying the required filing fee as established by City Council resolution.

Esperanza Carmel Commercial LLC

Name of Appellant

P.O. Box 134 Carmel-By-The-Sea, CA 93921

Mailing Address of Appellant

(831) 250-7669

christopher.mitchell@pastor-realestate.com

Phone Number

Email address

Send correspondence to the following party (if different than Appellant):

Name

Mailing Address

Phone Number

Email address

City of Carmel Historical Resources Board

Commission, Board, Official or Department whose action is being appealed

Physical location of property involved (street location or address): **Dolores 2 SE of 7th, Carmel-By-The-Sea, CA 93921**

6

91

010-145-023

Lot

Block

APN

Date of decision being appealed: **May 17, 2021**

Specific action or decision being appealed: **The resolution of a Finding of Noncompliance with the Secretary of the Interior's Standards for the demolition of the Palo Alto Savings and Loan Bank Community Room.**

Grounds for appeal (attach additional pages if necessary): **See attachments A, B and C.**

Signature of Appellant



CITY OF CARMEL-BY-THE-SEA HISTORIC RESOURCES BOARD Staff Report

April 19, 2021
ORDERS OF BUSINESS

TO:	Historic Resources Board Commissioners
SUBMITTED BY:	Evan Kort, Associate Planner
SUBJECT:	Consideration of a Determination of Consistency for a Design Review Application (DR 20-395) for demolition of the Palo Alto Savings and Loan Community Room (Block: 91; Lot 6) and construction of a 16,898 square foot two story mixed-use development with a 11,371 square foot basement garage (Block 91; Lots 6, 8, & 10) in the Service Commercial (SC) Zoning District at Dolores 2 SE 7th; APN: 010-145-012.

RECOMMENDATION

Staff recommends that the Historic Resources Board adopt a resolution issuing a Determination of Consistency with the Secretary of the Interior's Standards for the demolition of the Palo Alto Savings and Loan Bank Community Room. APN: 010-101-017 (Attachment 1)

BACKGROUND/SUMMARY

The project site is located on Dolores 2 southeast of 7th on a 12,000 square foot lot comprised of three lots of record (Block: 91, Lots: 6, 8, 10). The applicant is proposing to demolish all improvements across the three lots and construct a 16,898 square foot two story mixed-use development with a 11,371 square foot basement garage. Two-thirds of the project site (lots 6 & 8) are located on part of the Palo Alto Savings and Loan Bank complex which currently occupies Lots 2, 4, 6, and 8 of Block 91.

The Palo Alto Savings and Loan Bank complex, consisting of a bank building and detached community room building, was constructed in 1972 and was designed by noted architects, Walter Burde and William Shaw, both of whom are listed in the City's Historic Context Statement. While the Palo Alto Savings and Loan buildings are characteristic of the Second Bay Region Tradition of architecture, and designed by noted architects, the complex was deemed ineligible for listing on the City's Historic Inventory as well as the National Register. In 2019, a Determination of Ineligibility (Attachment 3) was issued for the property by the City Council following the appeal of the Historic Resources Board's decision to add the property to the City's Historic Inventory; the Determination of Ineligibility will expire on October 26, 2022. The associated Determination of Ineligibility (Attachment 3) included a Phase II Report for an unrelated project that was previously submitted and withdrawn on May 1, 2020, although the report does provide background and history relevant to the project site. This original determination did not distinguish between the bank building and the community room, but rather analyzed the complex as a whole. While the complex is not eligible for listing on the nation or local inventory, it was previously determined that the site is eligible for listing on the California Register of Historic Resources (CRHR) and the complex, as a whole, is a historic resource for the purposes of the California Environmental Quality Act (CEQA).

According to the Phase II Evaluation attached to the Determination of Ineligibility for the site (Attachment 3), "In November 2001 Richard Janick assessed the building again using California Office of Historic Preservation DPR 523a and b forms. This second evaluation was no doubt initiated by a proposal filed in September 2001 to demolish the Palo Alto Savings and Loan complex and construct a new commercial property. Janick's evaluation of the building concluded that it was eligible for listing on the California Register under Criterion 3 (architecture), "as a significant example of Second Bay Region Style by local architect Will Shaw and Associates with design assistance by former partner Walter Burde." In accordance with CEQA Guideline §15064.5(a)(1), a structure must be treated as a historic resource if it is listed in, or determined to be eligible for listing in, the California Register of Historic Resources.

While the complex is eligible for listing on the CRHR, an Addendum to the Evaluation of Historical Significance for Palo Alto-Salinas Savings and Loan Complex was prepared by a Qualified Professional Historian, Margaret Clovis, evaluating the significance of the community room as an individual resource (Attachment 4). The evaluation concluded:

The Palo Alto-Salinas Savings and Loan complex consists of two buildings, a bank building and a community room. By definition they are a historically related unit and as a unit they have been determined eligible for listing on the California Register of Historic Resources. The primary building within the complex is the bank, and the property's historical significance is predicated on the bank. The community room is an ancillary structure that does not contribute to the overall significance of the complex. In addition, the community room was evaluated for eligibility for listing in the California Register of Historic Resources based on its merits alone. The community room does not meet the criteria for listing as an individual resource.

In other words, while the bank building and the community room are historically related, the bank building is the primary significant structure on site, and the community room is an ancillary structure that on its own is not historically significant. An illustrative

ATTACHMENT A

comparison may be, for example, a historic home with a detached garage. While the site may be historically significant, the primary residence would typically be the historically significant structure on site and the garage would be a related accessory building that on its own would not be historically significant.

On January 8, 2021, an application for a Design Review was submitted to the Community Planning and Building Department that proposed the demolition of the community room as part of the subject Esperanza Carmel project. As part of the project review, a Phase II Report (Attachment 4) was prepared by Margaret Clovis evaluating the project's consistency with the Secretary of the Interior's Standards and Guidelines based on preliminary plans. The Phase II Report concludes the project will not have a significant impact on the historic bank building provided the project meets the applicable Secretary's Standards for Rehabilitation and that the recommended conditions identified in the report are followed (discussed below).

In accordance with CMC 17.32.160.B.1, "If the Board concurs with the evaluation [prepared by the qualified professional], the Board shall issue a determination of consistency and adopt any appropriate conditions of approval. Any finding of compliance by the Board shall be supported by substantial evidence. If the Board does not concur, the Board may request additional information prior to issuance of a determination of consistency, or may issue a finding of noncompliance with the Secretary's Standards. Any finding of noncompliance by the Board shall be supported by substantial evidence."

The scope of this review shall be limited to the discussion regarding the proposed demolition of the community room and determining whether the demolition is consistent with the applicable Secretary of the Interior's Standards.

STAFF ANALYSIS

Secretary of the Interior's Standards: The Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards) provides the framework for evaluating the impacts of additions and alterations to historic buildings. The Standards describe four treatment approaches: preservation, rehabilitation, restoration and reconstruction. The Standards require that the treatment approach be determined first, as a different set of standards apply to each approach. For the proposed project, the treatment approach is rehabilitation.

Margaret Clovis evaluated the project for consistency with the Secretary of the Interior's Ten Standards for Rehabilitation (Attachment 4). Ms. Clovis found that Standards #1, 2, 5, 6, 8, 9 and 10 are applicable to the project. The evaluation concluded that the project as proposed is consistent with the applicable standards on the condition that recommendations in this report are carried out.

Standard 1: *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

Phase II Response: "The bank building has been used as a bank, retail store and most recently as a restaurant. These different uses have required minimal change to its distinctive materials, features, spaces, and spatial relationships. The community room is separated from the main bank building by a walkway. Sheet A1.0 indicates that the proposed adjacent construction will be separated from the bank building by a new walkway. The new walkway will help to maintain spatial relationships between the buildings however that spatial relationship should be maintained from the ground level to the roof by a setback of the north elevation from the bank building. It is also recommended that the proposed walkway be the same width as the current walkway."

Staff Response: Following completion of the Phase II Report, Staff met with Ms. Clovis, and the applicant to discuss the spatial relationship between the bank building and proposed development. It was discussed at the meeting that the proposed development may be located closer to the adjacent bank building than initially outlined in the report provided the spatial relationship be maintained. While the recommendation outlined in the Phase II report states the northern wall of the community room should be used as the setback line, Staff is in agreement that a lesser setback could be considered provided adequate separation between the buildings is maintained.

The existing separation between the bank building and community room is 8'4" at the nearest point, as dimensioned in the field by staff. As shown on the preliminary project plans (Attachment 8, Sheet A1.0), the proposed closest setback between the buildings is 7'. While Staff is supportive of allowing for some relief from the initially recommended setback line (northern building wall of the community room), Staff recommends the proposed building not be permitted to extend more than one foot beyond the existing northern wall of the community room.

In the same meeting referenced above with the applicant and Ms. Clovis, the applicant has requested a small portion of the of the building to further encroach into this setback area to accommodate a staircase –in its current configuration, this project would be setback 5 feet from the bank building. Staff is supportive of this projection as it is relatively minor and setback approximately 51'7" from the property line fronting Dolores Street, therefore does not impact the feeling of separation when viewed from the street.

Staff has included Recommended Condition of Approval #1 stating, "to maintain the spatial relationship between buildings, the proposed building shall not extend more than one foot beyond the existing northern wall of the community room with the exception of a stairway project which shall be located no closer than 5' from the bank building."

Standard 2: *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.*

Phase II Response: "The historic character of the bank building will not be altered. No distinctive materials will be removed. Features, and spaces will not be altered. The spatial relationship between the bank and the community room which has been established by the walkway separating the two should be maintained as part of the new construction."

ATTACHMENT A

Attachment 2

The Secretary of the Interior's Guidelines for Rehabilitation recommend that any new construction adjacent to a historic structure should be placed away from or at the side or rear of a historic building and must avoid obscuring, damaging, or destroying character-defining features of the building. It appears from the Site Plan that the bulk of the new building will be located behind the bank and set back from Seventh Street. The proposed work appears to be consistent with Standard Two."

Staff Response: See Staff Response under Standard 1 for discussion regarding maintaining the separation between the two buildings. In the Service Commercial (SC) Zoning District, buildings are required to be constructed to within 2'6" of the front property line for at least 70% of the street frontage (CMC 17.14.130). As viewed from Dolores Street, the project would be constructed to the required "build-to" line however would be slightly setback from the bank building along Dolores. As viewed from 7th Avenue, the building would be setback over 80' from the 7th Avenue sidewalk. Staff concurs that the proposed work appears to be consistent with Standard 2.

Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Phase II Response: "The community room will be demolished as part of this project. It is connected to the main bank building at the second-floor level by an elevated walkway. When the community room is demolished a gap will be created in the exterior wall of the bank building. The wall should be repaired by matching the original wall in design, color, texture, and if possible, materials. If this is clearly indicated on the construction plans, then the work will be consistent with Standard Five.

It is important that a historic structure be protected during adjacent construction. Demolition activities and construction on neighboring sites can cause immediate harm to the physical integrity of a historic building through concentrations of dust, fire, vibration, and more. The National Park Service provides guidance for the temporary protection of historic structures in Preservation Tech Note Number 35 [Refer to Attachment 5]. Providing adequate protection involves the following steps:

1. Consultation between the historic building owner and development team to identify potential risks, negotiate changes and agree upon protective measures.
2. Documentation of the condition of the historic building prior to adjacent work.
3. Implementation of protective measures at both the construction site and the historic site.
4. Regular monitoring during construction to identify damage, to evaluate the efficacy of protective measures already in place, and to identify and implement additional corrective steps.

Work will be consistent with Standard Five if a protection plan is submitted to the HRB for review and approval prior to the commencement of any work on the proposed project."

Staff Response: The applicant has submitted a written Protection and Monitoring Plan (Attachment 6) outlining the steps proposed to be taken to protect the adjacent bank building during the proposed demolition of the community room and during the proposed construction of the subject project. In addition to the written plan, the applicant has also provided a protection plan included in the preliminary project plans (Attachment 8, Sheet A1.1) that identify the proposed protection measures during construction, and are outlined in the "Historic Building Protection Plan Key Notes."

Staff has included Recommended Condition of Approval #2 stating, "The written Protection and Monitoring Plan and Historic Building Protection Plan indicated in the project plans, collectively known as the "Protection Plan," (Attachment 6) shall be adhered to prior to and during construction. Protective measures installed on-site or on the adjacent site shall be inspected by the Planning Department and Building Inspector prior to the issuance of a demolition or building permit. Modifications to the Protection Plan shall require approval by the Historic Resources Board."

Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Phase II Response: "No work will be done on the historic bank building except for the repair of the wall juncture between the community room and bank. As stated in Standard Five, the repair of the bank wall should match the original wall in design, color, texture, and where possible, materials. Construction plans should clearly indicate how the wall will be repaired in order to be consistent with Standards Five and Six."

Staff Response: An application for repairs to the bank building necessitated as a result of the portion of wall being removed by the proposed project is forthcoming. To ensure the associated repairs to the bank building are addressed, Staff has included Recommended Condition of Approval #3 stating, "Prior to the issuance of a demolition or building permit, an application for repairs to the bank building necessitated by the removal of the wall juncture between the community room and bank shall be submitted to the Community Planning and Building Department."

Standard 8: Archeological resources will be protected and preserved in place.

Phase II Response: The current parking lot will be demolished, and a [11,371] square foot basement area will be excavated which will serve as a parking garage, gym, and support services for the new building. Because there will be major ground disturbance, an archeological report should be prepared to evaluate whether any resources are present. If resources are discovered, appropriate mitigation measures should be implemented. The proposed work will be consistent with Standard Eight once an archaeological report is completed.

ATTACHMENT A

Attachment 2

Staff Response: An Archaeological Report was previously prepared for Lot 10 in 2019 and an additional Archaeological Report was prepared for Lots 6 and 8 in 2021 following the submittal of the subject application (refer to Attachment 7); both reports were prepared by Susan Morley, M.A.

Both reports maintain the same conclusion that state, "Archaeological reconnaissance did not reveal any of the indicators expected of a prehistoric archaeological or historical resource in this region; there are no culturally modified soils present; no shell fragments, bone fragments, or culturally modified lithic materials were noted in the soils of the project parcel. No granitic or other bedrock outcrops were present that may possibly have contained bedrock mortars or cupules... Based upon these negative findings, there is no reason to delay the project parcel due to archaeological concerns."

However, staff included Recommended Condition of Approval #4 and #5 stating, "In the event that unexpected traces of historic or prehistoric materials, i.e., human remains, concentrations of shell or heat altered rock or historic trash pits are encountered during grading or other future development all construction activity shall immediately cease, and the applicant shall notified the Community Planning and Building Department within 24 hours and a qualified archaeologist shall be retained for appropriate archaeological mitigation," and "If any human remains are exposed, the Health and Safety Code § 7050.5 requires that no further excavation or disturbance occurs in the area and that the county coroner is called so that the coroner can verify that the remains are not subject to medical jurisprudence. Within 24 hours of notification, the coroner calls the Native American Heritage Commission if the remains are known or thought to be Native American."

Standard 9: *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*

Phase II Response: The new construction will demolish the parking lot, community room, and garden wall which are part of the bank complex however they are not significant in their own right. These features supported the bank's former function but do not support its eligibility under Criterion Three (Architecture). They are not considered character-defining features. The pathway separating the community room and the bank creates an important spatial relationship that should be preserved, as discussed under Standards One and Two. The proposed work appears to be consistent with Standard Nine.

Staff Response: Staff concurs with the Phase II Response, above.

Standard 10: *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Phase II Response: If removed in the future, the proposed new construction adjacent to the historic bank building will not impair the historic property and environment only if care is taken to remove the building following the guidance provided in Preservation Tech Note Number 3 and described under Standard Five.

Staff Response: Staff concurs with the Phase II Response, above.

Historic Evaluation Summary: The California Environmental Quality Act (CEQA) requires environmental review for alterations to historic resources that are not consistent with the Secretary of the Interior's Standards. The proposed demolition of the Palo Alto Savings and Loan Community Room was reviewed by the City's Historic Preservation Consultant and a Phase II Historic Assessment was prepared for the project (refer to Attachment 4). The Assessment includes an analysis of the proposed changes based on the Secretary of the Interior's Standards for the Treatment of Historic Properties. The Assessment concludes that the project meets the Secretary of the Interior's Standards for rehabilitation. The proposed demolition of the Palo Alto Savings and Loan Community Room does not impact the remaining character-defining features or overall historic integrity of the Palo Alto Savings and Loan Bank Building.

FISCAL IMPACT

N/A

ATTACHMENTS:

[Attachment 1 - Resolution](#)
[Attachment 2 - Site Photographs](#)
[Attachment 3 - Determination of Ineligibility](#)
[Attachment 4 - Historic Evaluation Addendum](#)
[Attachment 5 - Phase II Evaluation](#)
[Attachment 6 - Preservation Tech Note Number 35](#)
[Attachment 7 - Protection Plan](#)
[Attachment 8 - Archeological Reports](#)
[Attachment 9 - Preliminary Project Plans](#)

June 17, 2020

**Addendum to Evaluation of Historical Significance for 7th & Dolores
(formerly the Palo Alto-Salinas Savings and Loan Complex)
APN 010-145-020, Carmel-by-the-Sea, CA.**

Executive Summary

Constructed in 1972, the buildings historically known as the Palo Alto-Salinas Savings and Loan complex are located on the southeast corner of Seventh and Dolores Streets in downtown Carmel. The complex consists of two buildings; the former bank and a separate community room.

An evaluation of significance dated October 3, 2019 determined that the complex was not eligible for listing on the National Register of Historic Places due to Criterion G which requires that buildings less than 50 years old be exceptionally important to be listed. In addition, the report concluded that the building did not meet all the eligibility requirements for inclusion in the Carmel Inventory. Specifically, it does not currently represent a theme in the Historic Context Statement¹ and it is not 50 years old. It was determined however, that the building complex is eligible for the California Register of Historic Resources because there is no listing requirement regarding exceptional importance for a building that is less than 50 years old.

This report serves as an addendum to the previous report and specifically focuses on the eligibility for the individual listing of the community room on the California Register of Historic Resources and on its importance within the Palo Alto-Salinas Savings and Loan complex.

Building Description

The community room fronts Dolores Street and is located directly to the south of the former bank building. Measuring just over 600 square feet, the one-room building utilizes the same materials used in the main building, most notably the copper roofing and vertical heart redwood siding. Identical design elements include a shed roof and large plate glass windows on each elevation. Like the main building, the overall effect is a design of clean simplicity. A pergola-covered walkway separates the two buildings while an elevated walkway connects them.

A 1971 article in the *Pine Cone* describes plans for the community room:

“In addition to the main building facility, plans call for a separate community room for public use which will be enclosed by a walled garden including trees and plants.”² The walled garden area is still extant, featuring potted plants and a couple of trees at the rear of the property.

¹ At this time Carmel’s Context Statement only includes themes up to 1965. The City is in the process of updating the Context Statement to reflect themes between 1966 – 1990.

² *The Carmel Pine Cone*. September 30, 1971, p. 19.



Front Elevation Facing Dolores Street, 2020



Looking towards Dolores Street, 2020

The first remodel of the building took place in 1978³ and included the removal of the interior chair rails to accommodate plantation blinds. Eventually the exterior rails were removed from the upper and lower windows on the west and south elevations. Single panes of plate glass replaced the original windows. The wall surrounding the community room obscured much of the building but in 2013 a portion of the wall on the south elevation was removed and the entire wall was shortened by twelve inches. That same year new pergolas were added to the front and rear of the walkway.

Building History

Plans got underway for the construction of a new Palo Alto-Salinas Savings and Loan Company building in 1971. The bank was occupying a 1950s building on the corner of 7th and Dolores. By the time the bank opened in November, 1972, Palo Alto-Salinas Savings and Loan had acquired Carmel Savings Bank, changed their name to Northern California Savings and Loan, and were operating 23 branches throughout northern California. The company was rapidly expanding in 1972. The new Carmel branch was the third of four new branches planned for that year.

Company President Firmin A. Gryp insisted “that the Northern California Savings staff in each community becomes involved in community improvement projects.”⁴ Providing a community

³ 7th & Dolores Building Files. Carmel-by-the-Sea Planning Department.

⁴ *The Carmel Pine Cone*. November 8, 1972.

room at each branch was part of the bank's public relations strategy. The company sent their Community Relations Director to Carmel to work with bank manager Charles Lunt to make sure he got off on the right foot with residents. The bank opened with a full week of festivities, drawing on the popular local themes of dogs and trees.



Views showing original window design, 1999.



During the 1970s a variety of lectures, benefits, and meetings were hosted at the community room, ranging from the Carmel River Steelhead Association's monthly meetings to transcendental meditation classes. The community room's proposed use as a gallery never came to pass, and during that decade only one photography exhibit was featured.

Although the 1970s started off as an optimistic period of growth for the bank, storm clouds were on the horizon. On the national front, slow economic growth and high interest rates created a recession by 1980. Fewer families were applying for home loans, leaving the Savings and Loan banks with dwindling portfolios of low interest mortgages as their only source of income. By 1989 more than 1000 of the nation's Savings and Loans had failed. The crisis is now recognized as the most significant bank collapse since the Great Depression. The Northern California Savings and Loan bank was one of the first to fail. In 1982 it was merged into Great Western Bank. The former focus on community relations dropped by the wayside as well. Use of the community room slowed dramatically and by the mid-1980s there is no mention of its use by local groups.

Analysis of Significance

As previously stated, the Palo Alto-Salinas Savings and Loan complex does not meet the criteria for listing in the National Register of Historic Places and in Carmel's Inventory of Historic Resources.

The complex was determined eligible under Criterion 3 (Architecture) in the California Register of Historic Resources (CRHR).⁵ Following is an analysis of the community room's individual eligibility based on the CRHR designation criteria.

▪ ***Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States (Criterion 1)***

None of the events that took place at the community room made a significant contribution to the broad patterns of local and regional history or the cultural heritage of California or the United States, therefore it does not meet Criterion 1.

▪ ***Associated with the lives of persons important to local, California or national history (Criterion 2)***

The community room did not play a significant role in the lives of any people important to local, California, or national history and does not meet Criterion 2.

▪ ***Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values (Criterion 3)***

The bank complex was found eligible for listing under Criterion 3 because it embodies the distinctive characteristics of a type (Bay Region Style) and period. In addition, it represents the

⁵ The applicability of the 50-Year Rule was explained in the previous report.

work of two masters, Will Shaw and Walter Burde, who combined their creative energies to create a unified vision.

Several testimonies supporting the architectural significance of the bank building were cited in the previous report⁶. The community room is not included in any of these statements. The bank building was always the design team's focal point and they took great care to make the new building compatible with the character of Carmel.⁷ The community room was simply a postscript to their design intentions, tacked on primarily to satisfy the bank's commitment to forging community connections. The remodel of the windows to single-pane plate glass diminished the Bay Region character of the community room, reducing its design to a watered-down version of the bank building. The Community Room features the same materials, nods to the Bay Region design vocabulary, but does not rise to the same level of design acumen reflected in the bank building. It does not contain enough distinctive characteristics to be considered a true representative of the Bay Region style and therefore does not meet this section of Criterion 3.

The bank complex was designed and executed by two master architects and the community room was incorporated into their plans. A property is not eligible as the work of a master simply because it was designed and executed by a prominent architect, and in this case, two prominent architects. Rather, it must exemplify the master's work. The bank building is a vastly superior example of both architect's work on many different levels. They created the illusion of spaciousness through a variety of design techniques and fine materials. They utilized the tenants of the Bay Region Style by successfully blending exterior with interior spaces and the bank building reflects Burde's interest in Japanese design as well. The community room was a minor part of the overall project, and as a stand-alone building, does not realize any of the same intentions reflected in the bank building's design. The community room does not meet this section of Criterion 3.

The third section of Criterion 3, high artistic values, is applicable if a property so fully articulates a particular concept of design that it expresses an aesthetic ideal. Typically, high artistic values relate to community design and planning, engineering, or sculpture. It is not applicable in this case.

• Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation (Criterion 4)

Criterion 4 is typically associated with archeological resources and is not applicable to this evaluation.

⁶ Clovis, Margaret. *Evaluation of Significance and Phase Two Report for Seventh & Dolores (formerly the Palo Alto Savings and Loan Complex)* (APN 010 145 020) Carmel-by-the-Sea, CA. October 3, 2019.

⁷ *The Carmel Pine Cone*. September 30, 1971. p. 19.

Definitions

The California Register of Historic Resources provides definitions of terms in the California Code of Regulations (Title 14, Chapter 11.5, Appendix A). A **Building** is defined as follows:

A resource such as a house, barn, church, factory, hotel, or similar structure, created principally to shelter or assist in carrying out any form of human activity. Also, used to refer to an historically and functionally related unit, such as a courthouse and jail or a house and barn.

Based on this definition, the bank building and community room are a historically related unit but clearly the community room is the subordinate building in the complex. The community room is not an essential component of the bank design; it is not physically integrated into the bank building; it does not add to the bank's integrity; and it does not amplify the bank's architectural qualities. The bank retains its significance with or without the community room, yet the community room, without the bank, would not retain significance.

Summary

The Palo Alto-Salinas Savings and Loan complex consists of two buildings, a bank building and a community room. By definition they are a historically related unit and as a unit they have been determined eligible for listing on the California Register of Historic Resources. The primary building within the complex is the bank, and the property's historical significance is predicated on the bank. The community room is an ancillary structure that does not contribute to the overall significance of the complex. In addition, the community room was evaluated for eligibility for listing in the California Register of Historic Resources based on its merits alone. The community room does not meet the criteria for listing as an individual resource.

Respectfully submitted,



Margaret Clovis

March 1, 2021

Preliminary Phase Two Report for the Palo Alto - Salinas Savings and Loan Bank, Community Room, Parking Lot, and Garden Wall (APN 010-145-020), Carmel-by-the-Sea, CA.

Executive Summary

The Palo Alto-Salinas Savings and Loan community room, parking lot, and garden wall are part of a larger complex that features the original main bank building as its focal point. All elements in the complex are located on the corner of Dolores and Seventh Streets in downtown Carmel. The bank building has been evaluated for historical significance multiple times. In October 2019¹ the bank building was found eligible for listing in the California Register for Historic Resources (CRHR) under Criterion Three (Architecture) but is currently not eligible for listing on the Carmel Historic Resources Inventory or the National Register of Historic Places due to the Fifty-Year Rule. Nonetheless, it is considered a significant resource for the purposes of CEQA with a period of significance of 1972.

In June 2020² the bank's companion community room was evaluated for historical significance under the California Register for Historic Resources criteria and was found ineligible for listing as an individual resource. The garden wall and parking lot have not been evaluated for their individual merit within the complex, however their history and a determination of eligibility will be included as part of this report.

An application has been submitted to the Carmel Planning Department proposing the demolition of the community room, parking lot and garden wall to allow for the construction of an underground parking garage and a two-story building with a combined use of second floor residential apartments and ground floor commercial space. This Phase Two report examines the project's consistency with the *Secretary of the Interior's Standards and Guidelines*³ based on preliminary plans and makes recommendations which will help guide final plans.

Parking Lot & Garden Wall: Historical Background and Significance

The Palo Alto-Salinas Savings and Loan complex was constructed in 1972 on the corner of Dolores and 7th streets in the same location as its former building. The former building (originally the telephone company) fronted on Seventh Street. An eighteen-space parking lot was located behind the building and was entered and exited via Dolores Street. Plans for the new bank building reconfigured the space, so most of the bank's facade and the community room fronted on Dolores Street. The parking lot, again with eighteen spaces, wrapped around the rear of the new building and was entered on Dolores Street and exited on Seventh. An article in the *Carmel Pine Cone* stated that, "parking facilities are less visually

¹ Clovis, Meg. *Evaluation of Significance and Phase Two Report for Seventh & Dolores (formerly the Palo Alto Savings and Loan complex)*, October 3, 2019.

² Clovis, Meg. *Addendum to Evaluation of Historical Significance for Seventh & Dolores (formerly the Palo Alto Savings and Loan Complex)*, June 17, 2020.

³ *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*. U.S. Department of the Interior. National Park Service. Technical Preservation Services, Washington D.C., 2017.

obtrusive than they are now, stretching around behind the buildings”.⁴ A drive-up teller window could be accessed from the Seventh Street side of the parking lot and was included in the original construction.

The same *Pine Cone* article that described the future parking facilities also described the garden wall that would partially surround the community room. Originally, a small sculpture garden was planned for the walled space but it never came to fruition. In 2013 a portion of the wall on the south elevation was removed and the entire wall was shortened by twelve inches.

When it was constructed in 1972, the Palo Alto-Salinas Savings and Loan complex included a bank building, a community room, a parking lot, and a wall which surrounded the community room. Historical evaluations have concluded that the bank building is eligible for listing on the California Register of Historic Resources on the local level under Criterion Three (Architecture) because it embodies the distinctive characteristics of a type and period, and it represents the work of two Masters. The community room is not eligible for individual listing on the California Register on its own merit because it does not meet Criterion One (Events), Criterion Two (People), or Criterion Three (Architecture).

Like the Community Room, the parking lot and garden wall are not individually eligible for listing in the California Register. Following is an analysis of their eligibility based on CRHR designation criteria:

- ***Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States (Criterion One)***

There were no events in the parking lot or in the space enclosed by the garden wall that made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. The parking lot and garden wall are not eligible for listing under Criterion One.

- ***Associated with the lives of persons important to local, California or national history (Criterion Two)***

The parking lot and garden wall did not play a significant role in the lives of any people important to local, California, or national history and they are not eligible for listing under Criterion Two.

- ***Embodies the distinctive characteristics of a type, period, region, or method of construction or represents the work of a master or possesses high artistic values (Criterion Three)***

The parking lot and garden wall are generic in design and do not exhibit the distinctive characteristics of a type, period, region, or method of construction. The parking lot in particular was designed to be unobtrusive and not to detract from the main bank building. Although the parking lot and community room were included in the Shaw and Burde plans for the complex, their creative energies were focused on the main bank building. The parking lot supported the bank's functions by offering customers convenient access. The garden wall never enclosed a sculpture court and in 2013 a portion of the wall was removed plus the entire wall was lowered by a foot, thus diminishing its original design and purpose. At one time, both the parking lot and

⁴ *Carmel Pine Cone*. September 30, 1971, p. 19.

wall supported the bank's function but they do not contribute to the bank's distinction as a significant local representative of the Bay Region style of architecture. Neither can be considered a historic resource on their own merit and they are not eligible for listing under Criterion Three.

The Secretary of the Interior's Standards for Rehabilitation

Compliance Evaluation

As a historical resource, the Palo Alto-Salinas Savings and Loan Bank building is subject to review under the California Environmental Quality Act (CEQA). The parking lot, community room, and wall are not historic resources and are not individually subject to CEQA, however the impact of their proposed demolition on the historic resource is relevant under several of the Standards. Generally, under CEQA, a project that follows the *Standards for Rehabilitation* contained within *The Secretary of the Interior's Standards for the Treatment of Historic Properties* is considered to have mitigated impacts to a historical resource to a less-than-significant level (CEQA Guidelines 15064.5).

The impact of the proposed demolition of site features within the Palo Alto-Salinas Savings and Loan Bank complex are reviewed below with respect to the *Rehabilitation Standards*. The Standards are indicated in italics, followed by a discussion regarding the project's consistency or inconsistency with each Standard.

Standard One

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The bank building has been used as a bank, retail store and most recently as a restaurant. These different uses have required minimal change to its distinctive materials, features, spaces, and spatial relationships. The community room is separated from the main bank building by a walkway. Sheet A1.0 indicates that the proposed adjacent construction will be separated from the bank building by a new walkway. The new walkway will help to maintain spatial relationships between the buildings however that spatial relationship should be maintained from the ground level to the roof by a setback of the north elevation from the bank building. It is also recommended that the proposed walkway be the same width as the current walkway.

Standard Two

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.

The historic character of the bank building will not be altered. No distinctive materials will be removed. Features, and spaces will not be altered. The spatial relationship between the bank and the community room which has been established by the walkway separating the two should be maintained as part of the new construction. *The Secretary of the Interior's Guidelines for Rehabilitation* recommend that any new construction adjacent to a historic structure should be placed away from or at the side or rear of a historic building and must avoid obscuring, damaging, or destroying character-defining features of the building. It appears from the Site Plan that the bulk of the new building will be located behind the bank and set back from Seventh Street. The proposed work appears to be consistent with Standard Two.

Standard Three

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.

No conjectural features or architectural elements that would create a false sense of history will be added to the historic resource. This Standard is not applicable.

Standard Four

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The bank building has changed very little over time and there are no features that have achieved significance in their own right. This Standard is not applicable.

Standard Five

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.



The community room will be demolished as part of this project. It is connected to the main bank building at the second-floor level by an elevated walkway. When the community room is demolished a gap will be created in the exterior wall of the bank building. The wall should be repaired by matching the original wall in design, color, texture, and if possible, materials. If this is clearly indicated on the construction plans, then the work will be consistent with Standard Five.

It is important that a historic structure be protected during adjacent construction. Demolition activities and construction on neighboring sites can cause immediate harm to the physical integrity of a historic building through concentrations of dust, fire, vibration, and more. The National Park Service provides guidance for the temporary protection of historic structures in Preservation Tech Note Number 3⁵ (attached to this report).

Providing adequate protection involves the following steps:

1. Consultation between the historic building owner and development team to identify potential risks, negotiate changes and agree upon protective measures.

⁵ Preservation Tech Notes, *Protecting a Historic Structure during Adjacent Construction*. Technical Preservation Services, National Park Service, 2001.

2. Documentation of the condition of the historic building prior to adjacent work.
3. Implementation of protective measures at both the construction site and the historic site.
4. Regular monitoring during construction to identify damage, to evaluate the efficacy of protective measures already in place, and to identify and implement additional corrective steps.

Work will be consistent with Standard Five if a protection plan is submitted to the HRB for review and approval prior to the commencement of any work on the proposed project.

Standard Six

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

No work will be done on the historic bank building except for the repair of the wall juncture between the community room and bank. As stated in Standard Five, the repair of the bank wall should match the original wall in design, color, texture, and where possible, materials. Construction plans should clearly indicate how the wall will be repaired in order to be consistent with Standards Five and Six.

Standard Seven

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Surface cleaning is not proposed for the historic resource. This Standard is not applicable.

Standard Eight

Archeological resources will be protected and preserved in place.

The current parking lot will be demolished, and a 10,746 square foot basement area will be excavated which will serve as a parking garage, gym, and support services for the new building. Because there will be major ground disturbance, an archeological report should be prepared to evaluate whether any resources are present. If resources are discovered, appropriate mitigation measures should be implemented. The proposed work will be consistent with Standard Eight once an archaeological report is completed.

Standard Nine

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

The new construction will demolish the parking lot, community room, and garden wall which are part of the bank complex however they are not significant in their own right. These features supported the bank's former function but do not support its eligibility under Criterion Three (Architecture). They are

not considered character-defining features. The pathway separating the community room and the bank creates an important spatial relationship that should be preserved, as discussed under Standards One and Two. The proposed work appears to be consistent with Standard Nine.

Standard Ten

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

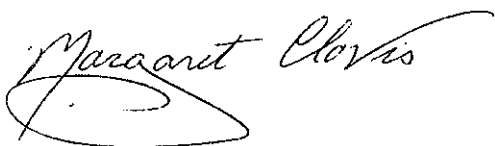
If removed in the future, the proposed new construction adjacent to the historic bank building will not impair the historic property and environment only if care is taken to remove the building following the guidance provided in Preservation Tech Note Number 3 and described under Standard Five.

Conclusion

The former Palo Alto-Salinas Savings and Loan complex consists of the historic bank building, a community room, a parking lot and garden wall. The primary building within the complex is the bank, and the property's architectural significance is predicated on the bank, not the community room which is simply an ancillary structure. The community room has been evaluated for eligibility for listing in the California Register based on its merits alone and it does not meet the criteria for listing as an individual resource.

The proposed project will meet Standards One, Two, Five, Six, Eight, Nine, and Ten of the Secretary of the Interior's Standards and Guidelines for Rehabilitation on the condition that recommendations in this report are carried out. Standards Three, Four, and Seven are not applicable to this project. If the proposed project meets the aforementioned Standards then the project will not have a significant impact on the historic bank building.

Respectfully Submitted,

A handwritten signature in black ink, reading "Margaret Clovis". The signature is fluid and cursive, with a large loop at the end of the last name.

Margaret Clovis



CITY OF CARMEL-BY-THE-SEA HISTORIC RESOURCES BOARD Staff Report

April 19, 2021
ORDERS OF BUSINESS

TO: Historic Resources Board Commissioners

SUBMITTED BY: Evan Kort, Associate Planner

BY:

SUBJECT: Consideration of a Determination of Consistency for a Design Review Application (DR 20-395) for demolition of the Palo Alto Saving and Loan Community Room (Block: 91; Lot 6) and construction of a 16,898 square foot two story mixed-use development with a 11,371 square foot basement garage (Block 91; Lots 6, 8, & 10) in the Service Commercial (SC) Zoning District at Dolores 2 SE 7th; APN: 010-145-012.

RECOMMENDATION:

Staff recommends that the Historic Resources Board adopt a resolution issuing a Determination of Consistency with the Secretary of the Interior's Standards for the demolition of the Palo Alto Savings and Loan Bank Community Room. APN: 010-101-017 (Attachment 1)

BACKGROUND/SUMMARY:

The project site is located on Dolores 2 southeast of 7th on a 12,000 square foot lot comprised of three lots of record (Block: 91, Lots: 6, 8, 10). The applicant is proposing to demolish all improvements across the three lots and construct a 16,898 square foot two story mixed-use development with a 11,371 square foot basement garage. Two-thirds of the project site (lots 6 & 8) are located on part of the Palo Alto Savings and Loan Bank complex which currently occupies Lots 2, 4, 6, and 8 of Block 91.

The Palo Alto Savings and Loan Bank complex, consisting of a bank building and detached community room building, was constructed in 1972 and was designed by noted architects, Walter Burde and William Shaw, both of whom are listed in the City's Historic Context Statement. While the Palo Alto Savings and Loan buildings are characteristic of the Second Bay Region Tradition of architecture, and designed by noted architects, the complex was deemed ineligible for listing on the City's Historic Inventory as well as the National Register. In 2019, a Determination of Ineligibility (Attachment 3) was issued for the property by the City Council following the appeal of the Historic Resources Board's decision to add the property to the City's Historic Inventory; the Determination of Ineligibility will expire on October 26, 2022. The associated Determination of Ineligibility (Attachment 3) included a Phase II Report for an unrelated project that was previously submitted and withdrawn on May 1, 2020, although the report does provide background and history relevant to the project site. This original determination did not distinguish between the bank building and the community room, but rather analyzed the complex as a whole. While the complex is not eligible for listing on the nation or local inventory, it was previously determined that the site is eligible for listing on the California Register of Historic Resources (CRHR) and the complex, as a whole, is a historic resource for the purposes of the California Environmental Quality Act (CEQA).

According to the Phase II Evaluation attached to the Determination of Ineligibility for the site (Attachment 3), "In November 2001 Richard Janick assessed the building again using California Office of Historic Preservation DPR 523a and b forms. This second evaluation was no doubt initiated by a proposal filed in September 2001 to demolish the Palo Alto Savings and Loan complex and construct a new commercial property. Janick's evaluation of the building concluded that it was eligible for listing on the California Register under Criterion 3 (architecture), "as a significant example of Second Bay Region Style by local architect Will Shaw and Associates with design assistance by former partner Walter Burde." In accordance with CEQA Guideline §15064.5(a)(1), a structure must be treated as a historic resource if it is listed in, or determined to be eligible for listing in, the California Register of Historic Resources.

While the complex is eligible for listing on the CRHR, an Addendum to the Evaluation of Historical Significance for Palo Alto-Salinas Savings and Loan Complex was prepared by a Qualified Professional Historian, Margaret Clovis, evaluating the significance of the community room as an individual resource (Attachment 4). The evaluation concluded:

The Palo Alto-Salinas Savings and Loan complex consists of two buildings, a bank building and a community room. By definition they are a historically related unit and as a unit they have been determined eligible for listing on the California Register of Historic Resources. The primary building within the complex is the bank, and the property's historical significance is predicated on the bank. The community room is an ancillary structure that does not contribute to the overall significance of the complex. In addition, the community room was evaluated for eligibility for listing in the California Register of Historic Resources based on its merits alone. The community room does not meet the criteria for listing as an individual resource.

In other words, while the bank building and the community room are historically related, the bank building is the primary significant structure on site, and the community room is an ancillary structure that on its own is not historically significant. An illustrative comparison may be, for example, a historic home with a detached garage. While the site may be historically significant, the primary residence would typically be the historically significant structure on site and the garage would be a related accessory building that on its own would not be historically significant.

On January 8, 2021, an application for a Design Review was submitted to the Community Planning and Building Department that proposed the demolition of the community room as part of the subject Esperanza Carmel project. As part of the project review, a Phase II Report (Attachment 4) was prepared by Margaret Clovis evaluating the project's consistency with the Secretary of the Interior's Standards and Guidelines based on preliminary plans. The Phase II Report concludes the project will not have a significant impact on the historic bank building provided the project meets the applicable Secretary's Standards for Rehabilitation and that the recommended conditions identified in the report are followed (discussed below).

In accordance with CMC 17.32.160.B.1, "If the Board concurs with the evaluation [prepared by the qualified professional], the Board shall issue a determination of consistency and adopt any appropriate conditions of approval. Any finding of compliance by the Board shall be supported by substantial evidence. If the Board does not concur, the Board may request additional information prior to issuance of a determination of consistency, or may issue a finding of noncompliance with the Secretary's Standards. Any finding of noncompliance by the Board shall be supported by substantial evidence."

The scope of this review shall be limited to the discussion regarding the proposed demolition of the

community room and determining whether the demolition is consistent with the applicable Secretary of the Interior's Standards.

STAFF ANALYSIS

Secretary of the Interior's Standards: The Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards) provides the framework for evaluating the impacts of additions and alterations to historic buildings. The Standards describe four treatment approaches: preservation, rehabilitation, restoration and reconstruction. The Standards require that the treatment approach be determined first, as a different set of standards apply to each approach. For the proposed project, the treatment approach is rehabilitation.

Margaret Clovis evaluated the project for consistency with the Secretary of the Interior's Ten Standards for Rehabilitation (Attachment 4). Ms. Clovis found that Standards #1, 2, 5, 6, 8, 9 and 10 are applicable to the project. The evaluation concluded that the project as proposed is consistent with the applicable standards on the condition that recommendations in this report are carried out.

Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

Phase II Response: "The bank building has been used as a bank, retail store and most recently as a restaurant. These different uses have required minimal change to its distinctive materials, features, spaces, and spatial relationships. The community room is separated from the main bank building by a walkway. Sheet A1.0 indicates that the proposed adjacent construction will be separated from the bank building by a new walkway. The new walkway will help to maintain spatial relationships between the buildings however that spatial relationship should be maintained from the ground level to the roof by a setback of the north elevation from the bank building. It is also recommended that the proposed walkway be the same width as the current walkway."

Staff Response: Following completion of the Phase II Report, Staff met with Ms. Clovis, and the applicant to discuss the spatial relationship between the bank building and proposed development. It was discussed at the meeting that the proposed development may be located closer to the adjacent bank building than initially outlined in the report provided the spatial relationship be maintained. While the recommendation outlined in the Phase II report states the northern wall of the community room should be used as the setback line, Staff is in agreement that a lesser setback could be considered provided adequate separation between the buildings is maintained.

The existing separation between the bank building and community room is 8'4" at the nearest point, as dimensioned in the field by staff. As shown on the preliminary project plans (Attachment 8, Sheet A1.0), the proposed closest setback between the buildings is 7'. While Staff is supportive of allowing for some relief from the initially recommended setback line (northern building wall of the community room), Staff recommends the proposed building not be permitted to extend more than one foot beyond the existing northern wall of the community room.

In the same meeting referenced above with the applicant and Ms. Clovis, the applicant has requested a small portion of the of the building to further encroach into this setback area to accommodate a staircase –in its current configuration, this project would be setback 5 feet from the bank building. Staff is supportive of this projection as it is relatively minor and

setback approximately 51'7" from the property line fronting Dolores Street, therefore does not impact the feeling of separation when viewed from the street.

Staff has included Recommended Condition of Approval #1 stating, "to maintain the spatial relationship between buildings, the proposed building shall not extend more than one foot beyond the existing northern wall of the community room with the exception of a stairway project which shall be located no closer than 5' from the bank building."

Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.

Phase II Response: "The historic character of the bank building will not be altered. No distinctive materials will be removed. Features, and spaces will not be altered. The spatial relationship between the bank and the community room which has been established by the walkway separating the two should be maintained as part of the new construction. The Secretary of the Interior's Guidelines for Rehabilitation recommend that any new construction adjacent to a historic structure should be placed away from or at the side or rear of a historic building and must avoid obscuring, damaging, or destroying character-defining features of the building. It appears from the Site Plan that the bulk of the new building will be located behind the bank and set back from Seventh Street. The proposed work appears to be consistent with Standard Two."

Staff Response: See Staff Response under Standard 1 for discussion regarding maintaining the separation between the two buildings. In the Service Commercial (SC) Zoning District, buildings are required to be constructed to within 2'6" of the front property line for at least 70% of the street frontage (CMC 17.14.130). As viewed from Dolores Street, the project would be constructed to the required "build-to" line however would be slightly setback from the bank building along Dolores. As viewed from 7th Avenue, the building would be setback over 80' from the 7th Avenue sidewalk. Staff concurs that the proposed work appears to be consistent with Standard 2.

Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Phase II Response: "The community room will be demolished as part of this project. It is connected to the main bank building at the second-floor level by an elevated walkway. When the community room is demolished a gap will be created in the exterior wall of the bank building. The wall should be repaired by matching the original wall in design, color, texture, and if possible, materials. If this is clearly indicated on the construction plans, then the work will be consistent with Standard Five.

It is important that a historic structure be protected during adjacent construction. Demolition activities and construction on neighboring sites can cause immediate harm to the physical integrity of a historic building through concentrations of dust, fire, vibration, and more. The National Park Service provides guidance for the temporary protection of historic structures in Preservation Tech Note Number 35 [Refer to Attachment 5]. Providing adequate protection involves the following steps:

1. Consultation between the historic building owner and development team to identify potential risks, negotiate changes and agree upon protective measures.

2. Documentation of the condition of the historic building prior to adjacent work.
3. Implementation of protective measures at both the construction site and the historic site.
4. Regular monitoring during construction to identify damage, to evaluate the efficacy of protective measures already in place, and to identify and implement additional corrective steps.

Work will be consistent with Standard Five if a protection plan is submitted to the HRB for review and approval prior to the commencement of any work on the proposed project.”

Staff Response: The applicant has submitted a written Protection and Monitoring Plan (Attachment 6) outlining the steps proposed to be taken to protect the adjacent bank building during the proposed demolition of the community room and during the proposed construction of the subject project. In addition to the written plan, the applicant has also provided a protection plan included in the preliminary project plans (Attachment 8, Sheet A1.1) that identify the proposed protection measures during construction, and are outlined in the “Historic Building Protection Plan Key Notes.”

Staff has included Recommended Condition of Approval #2 stating, “The written Protection and Monitoring Plan and Historic Building Protection Plan indicated in the project plans, collectively known as the “Protection Plan,” (Attachment 6) shall be adhered to prior to and during construction. Protective measures installed on-site or on the adjacent site shall be inspected by the Planning Department and Building Inspector prior to the issuance of a demolition or building permit. Modifications to the Protection Plan shall require approval by the Historic Resources Board.”

Standard 6: *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

Phase II Response: “No work will be done on the historic bank building except for the repair of the wall juncture between the community room and bank. As stated in Standard Five, the repair of the bank wall should match the original wall in design, color, texture, and where possible, materials. Construction plans should clearly indicate how the wall will be repaired in order to be consistent with Standards Five and Six.”

Staff Response: An application for repairs to the bank building necessitated as a result of the portion of wall being removed by the proposed project is forthcoming. To ensure the associated repairs to the bank building are addressed, Staff has included Recommended Condition of Approval #3 stating, “Prior to the issuance of a demolition or building permit, an application for repairs to the bank building necessitated by the removal of the wall juncture between the community room and bank shall be submitted to the Community Planning and Building Department.”

Standard 8: *Archeological resources will be protected and preserved in place.*

Phase II Response: The current parking lot will be demolished, and a [11,371] square foot basement area will be excavated which will serve as a parking garage, gym, and support services for the new building. Because there will be major ground disturbance, an archeological report should be prepared to evaluate whether any resources are present. If

resources are discovered, appropriate mitigation measures should be implemented. The proposed work will be consistent with Standard Eight once an archaeological report is completed.

Staff Response: An Archaeological Report was previously prepared for Lot 10 in 2019 and an additional Archaeological Report was prepared for Lots 6 and 8 in 2021 following the submittal of the subject application (refer to Attachment 7); both reports were prepared by Susan Morley, M.A.

Both reports maintain the same conclusion that state, “Archaeological reconnaissance did not reveal any of the indicators expected of a prehistoric archaeological or historical resource in this region; there are no culturally modified soils present; no shell fragments, bone fragments, or culturally modified lithic materials were noted in the soils of the project parcel. No granitic or other bedrock outcrops were present that may possibly have contained bedrock mortars or cupules... Based upon these negative findings, there is no reason to delay the project parcel due to archaeological concerns.”

However, staff included Recommended Condition of Approval #4 and #5 stating, “In the event that unexpected traces of historic or prehistoric materials, i.e., human remains, concentrations of shell or heat altered rock or historic trash pits are encountered during grading or other future development all construction activity shall immediately cease, and the applicant shall notified the Community Planning and Building Department within 24 hours and a qualified archaeologist shall be retained for appropriate archaeological mitigation,” and “If any human remains are exposed, the Health and Safety Code § 7050.5 requires that no further excavation or disturbance occurs in the area and that the county coroner is called so that the coroner can verify that the remains are not subject to medical jurisprudence. Within 24 hours of notification, the coroner calls the Native American Heritage Commission if the remains are known or thought to be Native American.”

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

Phase II Response: The new construction will demolish the parking lot, community room, and garden wall which are part of the bank complex however they are not significant in their own right. These features supported the bank’s former function but do not support its eligibility under Criterion Three (Architecture). They are not considered character-defining features. The pathway separating the community room and the bank creates an important spatial relationship that should be preserved, as discussed under Standards One and Two. The proposed work appears to be consistent with Standard Nine.

Staff Response: Staff concurs with the Phase II Response, above.

Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Phase II Response: If removed in the future, the proposed new construction adjacent to the

historic bank building will not impair the historic property and environment only if care is taken to remove the building following the guidance provided in Preservation Tech Note Number 3 and described under Standard Five.

Staff Response: Staff concurs with the Phase II Response, above.

Historic Evaluation Summary: The California Environmental Quality Act (CEQA) requires environmental review for alterations to historic resources that are not consistent with the Secretary of the Interior's Standards. The proposed demolition of the Palo Alto Savings and Loan Community Room was reviewed by the City's Historic Preservation Consultant and a Phase II Historic Assessment was prepared for the project (refer to Attachment 4). The Assessment includes an analysis of the proposed changes based on the Secretary of the Interior's Standards for the Treatment of Historic Properties. The Assessment concludes that the project meets the Secretary of the Interior's Standards for rehabilitation. The proposed demolition of the Palo Alto Savings and Loan Community Room does not impact the remaining character-defining features or overall historic integrity of the Palo Alto Savings and Loan Bank Building.

FISCAL IMPACT:

N/A

ATTACHMENTS:

Attachment 1 - Resolution
 Attachment 2 - Site Photographs
 Attachment 3 - Determination of Ineligibility
 Attachment 4 - Historic Evaluation Addendum
 Attachment 5 - Phase II Evaluation
 Attachment 6 - Preservation Tech Note Number 35
 Attachment 7 - Protection Plan
 Attachment 8 - Archeological Reports
 Attachment 9 - Preliminary Project Plans

Historic Resources Board

April 19, 2021

Attachment 1

Resolution

**CITY OF CARMEL-BY-THE-SEA
HISTORIC RESOURCES BOARD**

HISTORIC RESOURCES BOARD RESOLUTION NO. 2021-XXX-HRB

A RESOLUTION OF THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA ISSUING A DETERMINATION OF CONSISTENCY WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE DEMOLITION OF THE PALO ALTO SAVINGS AND LOAN BANK COMMUNITY ROOM. APN: 010-101-017

WHEREAS, Alem Dermicek, on behalf of International Design Group, ("Applicant") submitted an application requesting the approval of a Design Review "DR 20-395" described herein ("Application"); and

WHEREAS, the application has been submitted for the 12,000 square foot property located at Dolores 2 SE 7th, in the Service Commercial (SC) Zoning District (Block 91, Lot 6, 8, 10); and

WHEREAS, the applicant is proposing to demolish all improvements across the three lots and construct a 16,898 square foot two story mixed-use development with a 11,371 square foot basement garage. Two-thirds of the project site (lots 6 & 8) are located on part of the Palo Alto Savings and Loan Bank complex (comprised of a bank building and a community room) which currently occupies Lots 2, 4, 6, and 8 of Block 91; and

WHEREAS, the complex is not eligible for listing on the nation or local inventory as it fails to meet the 50-year old age requirement, however, the complex is eligible for listing on the California Register of Historic Resources (CRHR); and

WHEREAS, in 2019, a Determination of Ineligibility for listing on the City's Historic Inventory was issued for the complex and will expire on October 26, 2022; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) Guideline §15064.5(a)(1), a structure must be treated as a historic resource if it is listed in, or determined to be eligible for listing in, the California Register of Historic Resources; and

WHEREAS, the project qualifies as a Major Alteration to a Historic Resource pursuant to CMC 17.32.160; and

WHEREAS, pursuant to CMC 17.32.120 (Alteration of Historic Resources), a determination of consistency with the Secretary's Standards shall be obtained prior to altering, remodeling, demolishing, grading, relocating, reconstructing or restoring any historic resource; and

WHEREAS, pursuant to CMC 17.32.120.B, determinations of consistency for major alterations shall be prepared by a qualified professional and shall be supported by written documentation that (1) identifies which of the Secretary of the Interior's Standards for Rehabilitation are applicable to the project, (2) reviews the proposed project, and (3) explains the basis of the determination; and

WHEREAS, a Phase II report was prepared by a qualified professional, Margaret Clovis, dated March 1, 2021, and found the proposed amendments to be consistent with the Secretary of the Interior's Standards for Rehabilitation provided the recommendations outlined in the report were carried out; and

WHEREAS, notice of the public hearing was published in compliance with State law (California Government Code 54954.2.); and

WHEREAS, on April 19, 2021, the Historic Resources Board held a public hearing to receive public testimony regarding the Application, including without limitation, information provided to the Historic Resources Board by City staff and public testimony on the project; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Historic Resources Board at its April 19, 2021 hearing including but not limited to, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Historic Resources Board did hear and consider all said reports, attachments, recommendations and testimony herein above set forth and used their independent judgement to evaluate the project; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference; and

WHEREAS the Historic Resources Board of the City of Carmel-by-the-Sea finds that pursuant to Carmel Municipal Code (CMC) Section 17.32.140, the following required findings for issuance of a Determination of Consistency with the Secretary of the Interior Standards can be made in this case:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships;
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided;
3. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved;
4. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence;*
5. *Archeological resources will be protected and preserved in place;*
6. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment; and*
7. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

NOW THEREFORE, BE IT RESOLVED, based on the above findings and evidence, that the Historic Resources Board of the City of Carmel-By-The-Sea does hereby **issue a Determination of Consistency with the Secretary of the Interior's Standards** for the demolition of the Palo Alto Savings and Loan Bank Community Room, in general conformance with the attached sketches and plans, all being attached hereto and incorporated herein by reference. This Determination of Consistency is further predicated on

the following Recommended Condition(s) of Approval being accepted and approved by the City of Carmel-by-the-sea Planning Commission as part of the discretionary permit for this project:

Recommended Conditions of Approval		
No.		
1.	Spatial Relationship. To maintain the spatial relationship between buildings, the proposed building shall not extend more than one foot beyond the existing northern wall of the community room with the exception of a stairway project which shall be located no closer than 5' from the bank building.	✓
2.	Protection Plan. The written Protection and Monitoring Plan and Historic Building Protection Plan indicated in the project plans, collectively known as the "Protection Plan," (Attachment 7) shall be adhered to prior to and during construction. Protective measures installed on-site or on the adjacent site shall be inspected by the Planning Department and Building Inspector prior to the issuance of a demolition or building permit. Modifications to the Protection Plan shall require approval by the Historic Resources Board.	✓
3.	Bank Building Repairs. Prior to the issuance of a demolition or building permit, an application for repairs to the bank building necessitated by the removal of the wall juncture between the community room and bank shall be submitted to the Community Planning and Building Department.	✓
4.	Cultural Resources. In the event that unexpected traces of historic or prehistoric materials, i.e., human remains, concentrations of shell or heat altered rock or historic trash pits are encountered during grading or other future development all construction activity shall immediately cease, and the applicant shall notified the Community Planning and Building Department within 24 hours and a qualified archaeologist shall be retained for appropriate archaeological mitigation	✓
6.	Human Remains. If any human remains are exposed, the Health and Safety Code § 7050.5 requires that no further excavation or disturbance occurs in the area and that the county coroner is called so that the coroner can verify that the remains are not subject to medical jurisprudence. Within 24 hours of notification, the coroner calls the Native American Heritage Commission if the remains are known or thought to be Native American.	✓
6.	Conditions of Approval. The Conditions of Approval listed above (HRB Conditions of Approval) shall be incorporated into the Design Review Conditions of Approval and any action taken by the Planning Department or Planning Commission, as necessary.	✓

PASSED AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA this 19th day of April, 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Thomas Hood
Chair

Margi Perotti
Historic Resources Board Secretary

Historic Resources Board

April 19, 2021

Attachment 2

Site Photographs













Historic Resources Board

April 19, 2021

Attachment 3

Determination of Ineligibility



CARMEL-BY-THE-SEA

NOTICE OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On February 4, 2020 the City Council determined that the property identified below does not constitute an historic resource.

Assessor's Parcel Number:	010-145-020
Current Owner:	CPines 7, LLC c/o Jeff Peterson
Block/Lot:	91/2, 4, 6, 8
Street Location:	SE Corner Dolores & 7th
Lot size:	16,000 square feet
Original Date of Construction:	1972

The basis for this determination is:

- ☒ The property lacks sufficient age to be considered historic.
- ☐ The property has substantially lost its historic integrity through alterations, additions, deterioration, changes in the surrounding environment or other causes.
- ☒ The property does not relate to historic themes or property types established in the Historic Context Statement for Carmel-by-the-Sea.
- ☒ The property has no association with important events, people or architecture that are identified in the Historic Context Statement or that represent the historical/cultural evolution of Carmel-by-the-Sea.
- ☐ There are other better examples of the builder's work in the city.

Pursuant to CMC Section 17.32.060.D.4, properties developed less than 50 years prior to the issuance of a determination of ineligibility, but more than 45 years prior to the determination, shall only be valid until the building, structure or objects reaches the age of 50 years. Therefore, this determination shall expire on October 26, 2022.

Marnie R Waffle

Marnie R. Waffle, AICP
Acting Community Planning & Building Director

October 3, 2019

Evaluation of Significance and Phase Two Report for Seventh & Dolores (formerly the Palo Alto Savings and Loan complex) (APN 010-145-020), Carmel-by-the-Sea, CA.

Executive Summary

The building historically known as the Palo Alto Savings and Loan, located on the corner of Seventh and Dolores Streets in downtown Carmel, was constructed in 1972. Architectural historian, Richard Janick described the building just six years after its construction for Carmel's Historic Resources Inventory. He noted that the building was designed by Will Shaw and Associates and it was "indicative of the continuous evolution of the Bay Area Tradition that began at the turn-of-the-century in the San Francisco bay area." He did not formally assess the building for significance for the local, state or national registers.

In November 2001 Richard Janick assessed the building again using California Office of Historic Preservation DPR 523a and b forms. This second evaluation was no doubt initiated by a proposal filed in September 2001 to demolish the Palo Alto Savings and Loan complex and construct a new commercial property. Janick's evaluation of the building concluded that it was eligible for listing on the California Register under Criterion 3 (architecture), "as a significant example of Second Bay Region Style by local architect Will Shaw and Associates with design assistance by former partner Walter Burde."

The Palo Alto Savings and Loan complex has been included in publications and one exhibit, including:

- *Architecture of the Monterey Peninsula*, Monterey Peninsula Museum of Art, 1976
- *Documentation and Conservation of the Modern Movement*, Monterey, 2003
- *Carmel, A History in Architecture* by Kent Seavey, 2007
- *Carmel Modernism: A Retrospective*, Photography Exhibit at the Carl Cherry Center, 2016

An EIR was prepared for the proposed new building that would replace the Palo Alto Savings and Loan complex and architectural historian Sheila McElroy concluded that the Palo Alto Savings and Loan complex was not historic. The historic status of the Palo Alto Savings and Loan complex was appealed. Carmel's Historic Resources Board found that the Palo Alto Savings and Loan complex was an exceptional example of the Second Bay Region Style in Carmel and was significant under Criterion 3 of the California Register. The HRB upheld the appeal and voted to place the Palo Alto Savings and Loan complex on the local inventory.

The HRB's decision was appealed to the City Council. The Council determined that the Palo Alto Savings and Loan complex was not significant for its association with a person (Criterion 2) or architecturally significant (Criterion 3), and therefore would not be listed on the Carmel Inventory of Historic Resources. During the Council's deliberations, there was no mention of Will Shaw's association with the building, rather only Walter Burde was credited with the design of the building.

The current owners of the building have applied to build a small addition to the rear of the community building, a small structure that was built at the same time as the Palo Alto Savings and Loan's main building. This 608 square foot building is adjacent to the bank building and faces Dolores Street. It was

designed by Burde and Shaw using the same design vocabulary as the main bank building. In addition, the community building will be deconstructed and stored during the construction of an underground parking lot, and then reconstructed in the same location. This request has once again triggered an inquiry into the significance of the bank building and associated community room, now that 47 years have passed since construction and the fifty-year threshold for historic resources is looming.

This report evaluates previous reports and findings regarding the historical significance of the property, which will be referred to as the Palo Alto Savings and Loan complex. In addition, proposed changes to the community room are evaluated for consistency with the Secretary of the Interior's Standards for Rehabilitation.

Historical Background

The Palo Alto Savings and Loan complex, located at Seventh and Dolores, was constructed in 1972. Overtime other businesses have occupied the site including Northern California Savings and Loan, a furniture design store, and currently a restaurant. The building was a cooperative venture between former partners Walter Burde and Will Shaw. Burde designed the building while Will Shaw Associates executed the building. Burde and Shaw met while working for Carmel architect Robert Jones. Both men were proponents of Second Bay Area Regionalism, and the Palo Alto Savings and Loan complex reflects this interest.

The *Carmel Pine Cone* followed the construction of the building, starting with a hearing before the Planning Commission in November, 1971, where the plans for the building were presented. During the presentation Burde described their goals of integrating the building into its environment, including preserving the view of the distant Fish Ranch by "sloping the roof back to form a trough for the view down the street." Burde's plans called for painting the building's beams orange, a nod to his interest in Japanese design.

The demolition of the first Palo Alto Savings and Loan building, located on the same lot, commenced in March, 1971. The bank's former offices were known as "Barney's Golden Castle", a reference to Barnet Segal. The building was described as "a hulking building, which, back in 1957, created rage and outcry among the Carmel citizenry." It was often compared to a shower stall as it was built entirely of yellow tile. After the building was torn down, the *Carmel Pine Cone* noted that the proposed new building would be a "much more Carmelish style."¹ Groundbreaking took place in May, 1972 and construction was completed in September.

The building has changed very little over time. There were interior remodels in 1978, 2013 and 2018. There was a structural repair to a roof beam in 1986 and in 1999 Burde's signature orange beams were painted brown.

The Architects

Will Shaw (1924 – 1997) was born in Los Angeles. He attended UCLA and took graduate courses at UC Berkeley. While at Berkeley he was influenced by William Wurster and his non-doctrinaire approach to architecture. In Shaw's own designs he emphasized a building's compatibility with the natural environment and structural expressiveness. In 1955 he partnered with Walter Burde and Glenn Kearns

¹ *Carmel Pine Cone*, March 23, 1972, p. 24.

in their own architectural firm, located on Monte Verde, between Ocean and Seventh. In 1969 they opened a second office in Monterey.

Shaw designed a number of homes and businesses on the Monterey Peninsula, including the Buddhist Temple in Seaside. He also designed the school of architecture at Cal Poly in San Luis Obispo, reconstructed the Highlands Inn, and was the project architect for the Custom House urban renewal area in the 1970s.

In 1964 Shaw co-founded with Ansel Adams the Foundation for Environmental Design, an organization that promoted architectural design that blended with the environment. He was a fellow in the American Institute of Architects and American Academy in Rome. He was awarded the Prix de Rome in 1967 for environmental design.

Walter Burde (1912 – 1997) was born in Toledo, Ohio and entered Miami University in Oxford, Ohio, in 1934. He was inspired by Wright, Neutra, and west coast architecture designed to fit into natural environments. After graduation he joined an architectural firm in Toledo but in 1947 made the move to Pasadena, California, where he worked for the Lockheed Aircraft Corporation. The following year he moved to Carmel, joining Robert Jones' architectural firm as Chief Designer. It was here that he met Will Shaw. In 1972 Burde opened a new firm, partnering with Eugene W. Bayol. Burde became an American Institute of Architects Fellow in 1969, received the Monterey Bay Chapter AIA Award of Merit in 1959 and 1973, and received the Governor's design award in 1966 for the Shell Gas Station located on the corner of San Carlos and Fifth. He is known for several buildings in Monterey County most notably the Christian Science Church in Carmel, the original Monterey Airport Terminal and Tower, and Saint Paul's Episcopal Church in Salinas.

Both Will Shaw and Walter Burde are listed in the Carmel Context Statement as prominent architects.

Building Description

The Palo Alto Savings and Loan complex is described as follows in *The Architecture of the Monterey Peninsula*:

"The Northern California Savings and Loan building, on Dolores and Seventh Avenue, illustrates Shaw's ability to artistically fit this building into its environment and effectively and functionally use space. Shaw had a small lot to work with, but he used the space to its best advantage, by putting the rectangular building on the front corner of the lot and wrapping the parking area around the rear of the building. He effectively created the illusion of spaciousness with the building by using a steep, high, shed-type roof, redwood, mosaic stones, and glass gives the building a natural feeling compatible with the environment."

The description in *Carmel, A History in Architecture* reiterates these observations:

"The Northern California Savings and Loan building is an excellent example of Second Bay Area Regionalist design by Walter Burde and Will Shaw. It exhibits the use of natural materials, exposed roof framing, dramatic structural innovation, and the simple open plan characteristic of the style. Burde's work combines tradition and the elements of industry seeking to unite formal, technical, and social ideas."

In a letter dated April 26, 2006, State Historic Preservation Officer Milford Wayne Donaldson stated that the Palo Alto Savings and Loan complex represents an important period in the City's architectural heritage, writing:

"The Palo Alto Savings Building is one of a handful of buildings built in the Carmel commercial district in the latter half of the 20th century of architectural merit.

It is also of special architectural importance as an example of the Bay Area Style, which only a few examples can be found in Carmel. Among the style's prominent features, rooted in Craftsman Style, were the expressive use of natural woods color, the blending of the exterior with the interior, and structural modularity. This building not only exemplifies the Bay Area Style, but also shows Burde's interest in Japanese design, evident in much of the architect's work."

Following is a final description from an unknown publication²:

"Walter Burde, the architect of the Palo Alto Savings and Loan building, has melded definitive conceptual styles to form a significant building which admirably expresses the essence of Carmel architecture at mid-century. It sets back from the street just enough to make a welcoming gesture to those walking by. The building is beautifully detailed and composed of fine materials of great quality. There is clean simplicity in the vertical heart redwood on the walls which contrasts admirably with the large beams and rafters which give the interior a feeling of soaring space. These beams, painted orange, have been likened to similar beams in the Maybeck designed Carmel library, by Burde himself. Large portions of all four walls are glass from floor to ceiling and relate the building significantly to the environment. Its verticality connects the building effectively with the modern movement, which is then modified by Craftsman-like, medium pitched, end gable roof with generous overhangs. The rear roof plane is pierced with a ribbon of windows in a high dormer, then descends over a low exterior wall, forming a long porch."

Today the Palo Alto Savings and Loan complex retains a high level of integrity.

The Historic Context

The *Carmel Historic Context Statement* identifies the Bay Region style as important substyle within the larger theme of Modern architecture, stating:

"The Bay Region style became somewhat formalized when this loosely-knit group of architects in California's San Francisco Bay Area redefined Modern designs to include natural, local materials. The plentiful stock of redwood in Northern California made this an obvious choice for structural and aesthetic elements. The result was a softer expression of Modernism that was sensitive to California's unique setting, yet still incorporated key principles of the Modern movement, such as clean lines, strong horizontals, and open and airy designs. For proponents of Bay Regionalism, the site – topography, vegetation, viewshed – drove both the form and materials of the building. A Bay Region building was viewed as an organic extension of nature. Large expanses of glass window walls, sliding doors and partitions, and lofty ceilings allowed the outdoors to flow flawlessly into interior living spaces. In a place like Carmel where the natural environment reigned supreme, the Bay Region was a perfect fit."

² This unreferenced description was found in the 7th and Dolores building file at the Carmel Planning Department.

The Palo Alto Savings and Loan complex is clearly an example of the Bay Region style and includes the following **Character Defining Features**:

- Shed roof and copper roofing
- Angular forms and irregular massing
- Plate glass window walls
- Traditional materials used within a Modern architecture vocabulary
- Integration of the building within its setting
- Integration of the outdoors with interior spaces
- Redwood siding and beams

Historical Evaluation

National Register Criterion C, California Register Criterion 3 and Carmel Register Criterion 3 state that properties eligible under these criteria must meet at least one of the following requirements:

- They embody the distinctive characteristics of a type, period, or method of construction, or
- They represent the work of a Master, or
- They possess high artistic values

The Palo Alto Savings and Loan complex, embodies the distinctive characteristics of a type and period, as evidenced by the building descriptions. In addition, the building represents the work of two Masters, who combined their creative energies to create a unified vision. The Palo Alto Savings and Loan complex is eligible for listing under National Register Criterion C and California Register Criterion 3.

Eligibility for the Carmel Inventory prescribes additional requirements, specifically that a potential resource:

- Represents at least one theme in the Historic Context Statement
Carmel's Context Statement includes the theme of architectural development through 1965 and the bank building postdates this theme and therefore is not a representative.
- Shall retain substantial integrity
The building retains substantial integrity.
- Should be a minimum of 50 years of age
The building is 47 years old.
- Shall meet at least one of the four criteria for listing in the California Register
The building meets Criterion 3 of the California Register.

The Palo Alto Savings and Loan complex meets some of the Carmel Inventory requirements but does not meet all of them, therefore it is not eligible for listing in the Carmel Inventory.

The Fifty-Year Rule

The Palo Alto Savings and Loan complex is 47 years old. National Register Criterion G states that, "A property achieving significance within the last fifty years is eligible if it is of exceptional importance."

National Register Bulletin 15 and National Register Bulletin 22³ do not define “exceptional importance”, however both emphasize that a context must be established in order to evaluate a potential resource. Bulletin 22 states:

“A thorough understanding of historic contexts for resources that have achieved significance in the past 50 years is essential for their evaluation. In evaluating and justifying exceptional importance, it is especially critical to identify the properties in a geographical area that portray the same values or associations and determine those that best illustrate or represent the architectural, cultural, or historical values being considered. Thus, the first step in evaluating properties of recent significance is to establish and describe the historic context applicable to the resource.”

Carmel’s Historic Preservation Ordinance was modeled on the National Register Criteria and states that to be eligible for the Carmel Inventory, a historic resource should be a minimum of 50 years of age. The current Carmel Context Statement covers the decades from Carmel’s earliest development through 1965. The theme of the Bay Region Style is mentioned but not expanded upon. The Context Statement does not identify the buildings that best exemplify this type of architecture in Carmel nor does it establish the necessary perspective to evaluate buildings from subsequent decades. The City of Carmel is in the process of updating the current Context Statement to include resources dating between 1966 – 1990, and undoubtedly the Palo Alto Savings and Loan complex will be found to be a strong representative of its context within the theme of architectural development.

The California Register does not require a resource to be “exceptionally important” to be eligible for listing. Rather, if it can be demonstrated that sufficient time has passed to obtain a scholarly perspective about the resource, it can be considered for listing. In addition, it does not need to be exceptionally important [CCR 4852 (d)(2)].⁴

In the case of the Palo Alto Savings and Loan complex, sufficient time has passed to understand its historical importance. This is demonstrated by the descriptions of the building in scholarly publications, a letter from a recognized expert, and its inclusion in a museum respective on modern architecture in Carmel.

Due to National Register Criterion G and regulations in the Carmel Historic Preservation Ordinance, the Palo Alto Savings and Loan complex is currently **not** eligible for the National Register or Carmel Inventory. Nonetheless, the building **is eligible for the California Register**. The Palo Alto Savings and Loan complex is a historic resource for the purposes of CEQA.

³ *Guidelines for Evaluating and Nominating Properties that Have Achieved Significance within the Past 50 Years*. National Park Service, 1998.

⁴ CEQA Case Studies. *CEQA and the California Register: Understanding the 50-Year Threshold*. California Office of Historic Preservation. September, 2015.

The Secretary of the Interior's Standards for Rehabilitation

Compliance Evaluation

Historic resources are subject to review under the California Environmental Quality Act (CEQA). Generally, under CEQA, a project that follows the *Standards for Rehabilitation* contained within *The Secretary of the Interior's Standards for the Treatment of Historic Properties* is considered to have mitigated impacts to a historical resource to a less-than-significant level (CEQA Guidelines §15064.5).

The compliance of the proposed work at the Palo Alto Savings and Loan complex is reviewed below with respect to the *Rehabilitation Standards*. The Standards are listed in italics, with a response providing a discussion regarding the project's consistency or inconsistency with each Standard, and recommended changes if necessary.

Rehabilitation is defined as "the process of returning a building or buildings to a state of utility through repair or alteration, which makes possible an efficient use while preserving those portions of the building and its site and environment which are significant to its historic, architectural, or cultural values." (§36 CFR 67.2(b)).

The Project

The proposed project includes the construction of a new, two story apartment building on the adjacent lot which is currently a vacant parking lot. A 452 square foot addition would be constructed at the rear of the former Palo Alto Savings and Loan community room, which is considered a secondary building within the complex. The shed-roof building was constructed at the same time as the Seventh and Dolores bank building using the same copper roofing and redwood siding found in the main building. When constructed, the *Carmel Pine Cone* reported that the community room "would be open as a daytime reading room, with free coffee, cookies, magazines and the *Wall Street Journal*." ⁵ The room was available in the evenings for the use of community groups free of charge. It currently is used in conjunction with the restaurant in the main building.

The proposal includes the construction of a parking garage under the new apartment building, necessitating the deconstruction of the community room. Existing exterior finishes and all structural elements of the building's walls and roof will be deconstructed and then reconstructed in the same location. Code required changes during the reconstruction will include additional tie-downs, the addition of structural steel, a new fire sprinkler system, and the use of dual glazed windows for energy efficiency.

Standard One

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The community room is now part of the Seventh and Dolores restaurant. When the apartment complex is completed, it will be converted into a grocery store. There will be no change to the copper roof and

⁵ *The Carmel Pine Cone*. August 10, 1972.

redwood siding, both distinctive materials. The rear addition will not change features, spaces, or spatial relationships. The proposed work is consistent with Standard One.

Standard Two

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.

The proposed addition to the community room will retain and preserve the historic character of both the main bank building and community room. Distinctive materials will not be removed. No features, spaces, or spatial relationships will be affected by the new addition. The proposed work is consistent with Standard Two.

Standard Three

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.

No changes will be made to the community room that will create a false sense of historical development. The proposed work is consistent with Standard Three.

Standard Four

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

There have been no changes over time to the community room, therefore Standard four is not applicable.

Standard Five

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The community room will be deconstructed by hand, photographed, categorized, and numbered to track exact placement and location of building elements. These elements will be transferred to a local storage area, cleaned, and protected for the duration of the parking garage construction. Once the parking garage is complete, the community room will be reassembled in its entirety on-site to meet current building and seismic code requirements. The exterior materials, including the redwood siding and trim, and the copper roofing – all character defining features – will be re-used.

The addition will be constructed on the rear elevation of the community room which is a non-character-defining elevation. The proposed work is consistent with Standard Five.

Standard Six

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The community room does not have any deteriorated features that require repair or replacement. The proposed work is consistent with Standard Six.

Standard Seven

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

The plans do not call for any chemical or physical treatments. The proposed work is consistent with Standard Seven.

Standard Eight

Archeological resources will be protected and preserved in place.

No archeological resources have been located on the site. Standard Eight is not applicable.

Standard Nine

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

Preservation Brief 14⁶ provides guidance for the application of Standard Nine with the following points:

- *A new addition should be simple and unobtrusive in design, and should be distinguished from the historic building.*
The proposed addition is simple and unobtrusive in design. It is distinguished from the community room through the use of formed in place concrete walls.
- *A new addition should not be highly visible from the public right of way; a rear or secondary elevation is usually the best location for a new addition.*
The new addition is not visible from Dolores Street, as it is located at the rear of the community room.
- *The construction materials and the color of the new addition should be harmonious with the historic building materials.*
Contemporary design and materials are not precluded from an addition to a historic building. Although the new addition is sided with concrete, the walls are not visible from the public right of way and do not detract from the primary elevation.
- *The new addition should be smaller than the historic building – it should be subordinate in both size and design to the historic building.*
The new addition is subordinate to the community room.

⁶ Preservation Brief 14. *New Exterior Additions to Historic Buildings: Preservation Concerns*. National Park Service. 2010.

- *The new addition should preserve significant historic materials, features, and form.*

The proposed work includes changing the facade fenestration. The fenestration is currently located to one side of the facade and consists of one plate glass window flanked by a sidelight. Plans call for centering the windows which will be changed to two plate glass windows. Unlike the main bank building, the community room windows are not character defining features as they do not fulfill the design function of integrating the outdoors with interior spaces.

The proposed work is consistent with Standard Nine.

Standard Ten

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The new addition acts as a “hyphen” connection between the community room and the proposed new apartment building. If removed in the future the essential form and integrity of the historic property would be unimpaired. The proposed work is consistent with Standard Ten.

Summary

The Palo Alto Savings and Loan complex is currently eligible for listing on the California Register of Historic Resources and is a historic resource for the purposes of CEQA. In 2022, the complex will be eligible for listing in the Carmel Inventory.

The proposed project meets the Secretary of the Interior’s Standards for Rehabilitation. As a result, the project can be considered as having less than a significant level of impact on the historic resource.

Respectfully Submitted,

Margaret E. Clovis

Margaret Clovis

Historic Resources Board

April 19, 2021

Attachment 4

Historic Evaluation

Addendum

June 17, 2020

Addendum to Evaluation of Historical Significance for 7th & Dolores (formerly the Palo Alto-Salinas Savings and Loan Complex) APN 010-145-020, Carmel-by-the-Sea, CA.

Executive Summary

Constructed in 1972, the buildings historically known as the Palo Alto-Salinas Savings and Loan complex are located on the southeast corner of Seventh and Dolores Streets in downtown Carmel. The complex consists of two buildings; the former bank and a separate community room.

An evaluation of significance dated October 3, 2019 determined that the complex was not eligible for listing on the National Register of Historic Places due to Criterion G which requires that buildings less than 50 years old be exceptionally important to be listed. In addition, the report concluded that the building did not meet all the eligibility requirements for inclusion in the Carmel Inventory. Specifically, it does not currently represent a theme in the Historic Context Statement¹ and it is not 50 years old. It was determined however, that the building complex is eligible for the California Register of Historic Resources because there is no listing requirement regarding exceptional importance for a building that is less than 50 years old.

This report serves as an addendum to the previous report and specifically focuses on the eligibility for the individual listing of the community room on the California Register of Historic Resources and on its importance within the Palo Alto-Salinas Savings and Loan complex.

Building Description

The community room fronts Dolores Street and is located directly to the south of the former bank building. Measuring just over 600 square feet, the one-room building utilizes the same materials used in the main building, most notably the copper roofing and vertical heart redwood siding. Identical design elements include a shed roof and large plate glass windows on each elevation. Like the main building, the overall effect is a design of clean simplicity. A pergola-covered walkway separates the two buildings while an elevated walkway connects them.

A 1971 article in the *Pine Cone* describes plans for the community room:

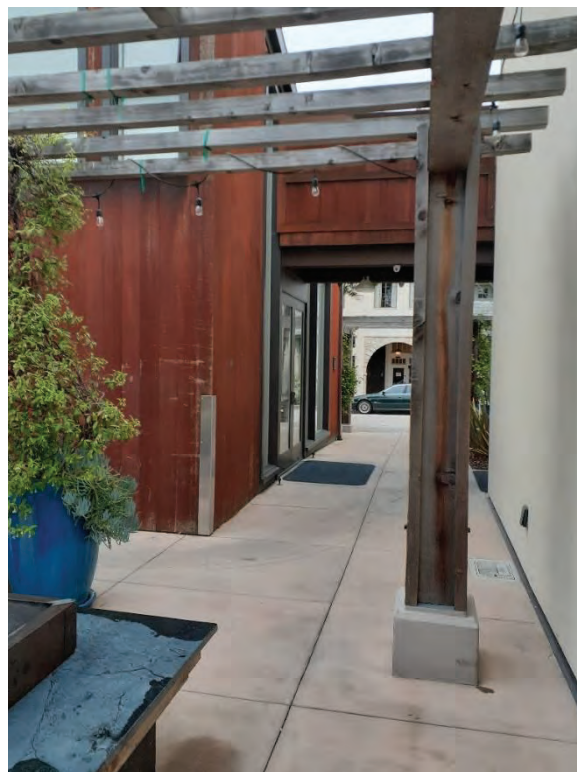
“In addition to the main building facility, plans call for a separate community room for public use which will be enclosed by a walled garden including trees and plants.”² The walled garden area is still extant, featuring potted plants and a couple of trees at the rear of the property.

¹ At this time Carmel’s Context Statement only includes themes up to 1965. The City is in the process of updating the Context Statement to reflect themes between 1966 – 1990.

² *The Carmel Pine Cone*. September 30, 1971, p. 19.



Front Elevation Facing Dolores Street, 2020



Looking towards Dolores Street, 2020

The first remodel of the building took place in 1978³ and included the removal of the interior chair rails to accommodate plantation blinds. Eventually the exterior rails were removed from the upper and lower windows on the west and south elevations. Single panes of plate glass replaced the original windows. The wall surrounding the community room obscured much of the building but in 2013 a portion of the wall on the south elevation was removed and the entire wall was shortened by twelve inches. That same year new pergolas were added to the front and rear of the walkway.

Building History

Plans got underway for the construction of a new Palo Alto-Salinas Savings and Loan Company building in 1971. The bank was occupying a 1950s building on the corner of 7th and Dolores. By the time the bank opened in November, 1972, Palo Alto-Salinas Savings and Loan had acquired Carmel Savings Bank, changed their name to Northern California Savings and Loan, and were operating 23 branches throughout northern California. The company was rapidly expanding in 1972. The new Carmel branch was third of four new branches planned for that year.

Company President Firmin A. Gryp insisted “that the Northern California Savings staff in each community becomes involved in community improvement projects.”⁴ Providing a community

³ 7th & Dolores Building Files. Carmel-by-the-Sea Planning Department.

⁴ *The Carmel Pine Cone*. November 8, 1972.

room at each branch was part of the bank's public relations strategy. The company sent their Community Relations Director to Carmel to work with bank manager Charles Lunt to make sure he got off on the right foot with residents. The bank opened with a full week of festivities, drawing on the popular local themes of dogs and trees.



Views showing original window design, 1999.



During the 1970s a variety of lectures, benefits, and meetings were hosted at the community room, ranging from the Carmel River Steelhead Association's monthly meetings to transcendental meditation classes. The community room's proposed use as a gallery never came to pass, and during that decade only one photography exhibit was featured.

Although the 1970s started off as an optimistic period of growth for the bank, storm clouds were on the horizon. On the national front, slow economic growth and high interest rates created a recession by 1980. Fewer families were applying for home loans, leaving the Savings and Loan banks with dwindling portfolios of low interest mortgages as their only source of income. By 1989 more than 1000 of the nation's Savings and Loans had failed. The crisis is now recognized as the most significant bank collapse since the Great Depression. The Northern California Savings and Loan bank was one of the first to fail. In 1982 it was merged into Great Western Bank. The former focus on community relations dropped by the wayside as well. Use of the community room slowed dramatically and by the mid-1980s there is no mention of its use by local groups.

Analysis of Significance

As previously stated, the Palo Alto-Salinas Savings and Loan complex does not meet the criteria for listing in the National Register of Historic Places and in Carmel's Inventory of Historic Resources.

The complex was determined eligible under Criterion 3 (Architecture) in the California Register of Historic Resources (CRHR).⁵ Following is an analysis of the community room's individual eligibility based on the CRHR designation criteria.

▪ ***Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States (Criterion 1)***

None of the events that took place at the community room made a significant contribution to the broad patterns of local and regional history or the cultural heritage of California or the United States, therefore it does not meet Criterion 1.

▪ ***Associated with the lives of persons important to local, California or national history (Criterion 2)***

The community room did not play a significant role in the lives of any people important to local, California, or national history and does not meet Criterion 2.

▪ ***Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values (Criterion 3)***

The bank complex was found eligible for listing under Criterion 3 because it embodies the distinctive characteristics of a type (Bay Region Style) and period. In addition, it represents the

⁵ The applicability of the 50-Year Rule was explained in the previous report.

work of two masters, Will Shaw and Walter Burde, who combined their creative energies to create a unified vision.

Several testimonies supporting the architectural significance of the bank building were cited in the previous report. The community room is not included in any of these statements. The bank building was always the design team's focal point and they took great care to make the new building compatible with the character of Carmel.⁶ The community room was simply a postscript to their design intentions, tacked on primarily to satisfy the bank's commitment to forging community connections. The remodel of the windows to single-pane plate glass diminished the Bay Region character of the community room, reducing its design to a watered-down version of the bank building. The Community Room features the same materials, nods to the Bay Region design vocabulary, but does not rise to the same level of design acumen reflected in the bank building. It does not contain enough distinctive characteristics to be considered a true representative of the Bay Region style and therefore does not meet this section of Criterion 3.

The bank complex was designed and executed by two master architects and the community room was incorporated into their plans. A property is not eligible as the work of a master simply because it was designed and executed by a prominent architect, and in this case, two prominent architects. Rather, it must exemplify the master's work. The bank building is a vastly superior example of both architect's work on many different levels. They created the illusion of spaciousness through a variety of design techniques and fine materials. They utilized the tenants of the Bay Region Style by successfully blending exterior with interior spaces and the bank building reflects Burde's interest in Japanese design as well. The community room was a minor part of the overall project, and as a stand-alone building, does not realize any of the same intentions reflected in the bank building's design. The community room does not meet this section of Criterion 3.

The third section of Criterion 3, high artistic values, is applicable if a property so fully articulates a particular concept of design that it expresses an aesthetic ideal. Typically, high artistic values relate to community design and planning, engineering, or sculpture. It is not applicable in this case.

▪ ***Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation (Criterion 4)***

Criterion 4 is typically associated with archeological resources and is not applicable to this evaluation.

Definitions

The California Register of Historic Resources provides definitions of terms in the California Code of Regulations (Title 14, Chapter 11.5, Appendix A). A **Building** is defined as follows:

⁶ *The Carmel Pine Cone*. September 30, 1971. p. 19.

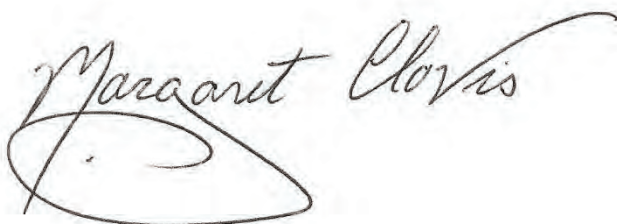
A resource such as a house, barn, church, factory, hotel, or similar structure, created principally to shelter or assist in carrying out any form of human activity. Also, used to refer to an historically and functionally related unit, such as a courthouse and jail or a house and barn.

Based on this definition, the bank building and community room are a historically related unit but clearly the community room is the subordinate building in the complex. The community room is not an essential component of the bank design; it is not physically integrated into the bank building; it does not add to the bank's integrity; and it does not amplify the bank's architectural qualities. The bank retains its significance with or without the community room, yet the community room, without the bank, would not retain significance.

Summary

The Palo Alto-Salinas Savings and Loan complex consists of two buildings, a bank building and a community room. By definition they are a historically related unit and as a unit they have been determined eligible for listing on the California Register of Historic Resources. The primary building within the complex is the bank, and the property's historical significance is predicated on the bank. The community room is an ancillary structure that does not contribute to the overall significance of the complex. In addition, the community room was evaluated for eligibility for listing in the California Register of Historic Resources based on its merits alone. The community room does not meet the criteria for listing as an individual resource.

Respectfully submitted,

A handwritten signature in dark ink, reading "Margaret Clovis". The signature is written in a cursive style with a large, looping initial "M" and a long, sweeping underline that extends under the rest of the name.

Margaret Clovis

Historic Resources Board

April 19, 2021

Attachment 5

Phase II Evaluation

March 1, 2021

Preliminary Phase Two Report for the Palo Alto - Salinas Savings and Loan Bank, Community Room, Parking Lot, and Garden Wall (APN 010-145-020), Carmel-by-the-Sea, CA.

Executive Summary

The Palo Alto-Salinas Savings and Loan community room, parking lot, and garden wall are part of a larger complex that features the original main bank building as its focal point. All elements in the complex are located on the corner of Dolores and Seventh Streets in downtown Carmel. The bank building has been evaluated for historical significance multiple times. In October 2019¹ the bank building was found eligible for listing in the California Register for Historic Resources (CRHR) under Criterion Three (Architecture) but is currently not eligible for listing on the Carmel Historic Resources Inventory or the National Register of Historic Places due to the Fifty-Year Rule. Nonetheless, it is considered a significant resource for the purposes of CEQA with a period of significance of 1972.

In June 2020² the bank's companion community room was evaluated for historical significance under the California Register for Historic Resources criteria and was found ineligible for listing as an individual resource. The garden wall and parking lot have not been evaluated for their individual merit within the complex, however their history and a determination of eligibility will be included as part of this report.

An application has been submitted to the Carmel Planning Department proposing the demolition of the community room, parking lot and garden wall to allow for the construction of an underground parking garage and a two-story building with a combined use of second floor residential apartments and ground floor commercial space. This Phase Two report examines the project's consistency with the *Secretary of the Interior's Standards and Guidelines*³ based on preliminary plans and makes recommendations which will help guide final plans.

Parking Lot & Garden Wall: Historical Background and Significance

The Palo Alto-Salinas Savings and Loan complex was constructed in 1972 on the corner of Dolores and 7th streets in the same location as its former building. The former building (originally the telephone company) fronted on Seventh Street. An eighteen-space parking lot was located behind the building and was entered and exited via Dolores Street. Plans for the new bank building reconfigured the space, so most of the bank's facade and the community room fronted on Dolores Street. The parking lot, again with eighteen spaces, wrapped around the rear of the new building and was entered on Dolores Street and exited on Seventh. An article in the *Carmel Pine Cone* stated that, "parking facilities are less visually

¹ Clovis, Meg. *Evaluation of Significance and Phase Two Report for Seventh & Dolores (formerly the Palo Alto Savings and Loan complex)*, October 3, 2019.

² Clovis, Meg. *Addendum to Evaluation of Historical Significance for Seventh & Dolores (formerly the Palo Alto Savings and Loan Complex)*, June 17, 2020.

³ *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*. U.S. Department of the Interior. National Park Service. Technical Preservation Services, Washington D.C., 2017.

obtrusive than they are now, stretching around behind the buildings”.⁴ A drive-up teller window could be accessed from the Seventh Street side of the parking lot and was included in the original construction.

The same *Pine Cone* article that described the future parking facilities also described the garden wall that would partially surround the community room. Originally, a small sculpture garden was planned for the walled space but it never came to fruition. In 2013 a portion of the wall on the south elevation was removed and the entire wall was shortened by twelve inches.

When it was constructed in 1972, the Palo Alto-Salinas Savings and Loan complex included a bank building, a community room, a parking lot, and a wall which surrounded the community room. Historical evaluations have concluded that the bank building is eligible for listing on the California Register of Historic Resources on the local level under Criterion Three (Architecture) because it embodies the distinctive characteristics of a type and period, and it represents the work of two Masters. The community room is not eligible for individual listing on the California Register on its own merit because it does not meet Criterion One (Events), Criterion Two (People), or Criterion Three (Architecture).

Like the Community Room, the parking lot and garden wall are not individually eligible for listing in the California Register. Following is an analysis of their eligibility based on CRHR designation criteria:

- ***Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States (Criterion One)***

There were no events in the parking lot or in the space enclosed by the garden wall that made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. The parking lot and garden wall are not eligible for listing under Criterion One.

- ***Associated with the lives of persons important to local, California or national history (Criterion Two)***

The parking lot and garden wall did not play a significant role in the lives of any people important to local, California, or national history and they are not eligible for listing under Criterion Two.

- ***Embodies the distinctive characteristics of a type, period, region, or method of construction or represents the work of a master or possesses high artistic values (Criterion Three)***

The parking lot and garden wall are generic in design and do not exhibit the distinctive characteristics of a type, period, region, or method of construction. The parking lot in particular was designed to be unobtrusive and not to detract from the main bank building. Although the parking lot and community room were included in the Shaw and Burde plans for the complex, their creative energies were focused on the main bank building. The parking lot supported the bank's functions by offering customers convenient access. The garden wall never enclosed a sculpture court and in 2013 a portion of the wall was removed plus the entire wall was lowered by a foot, thus diminishing its original design and purpose. At one time, both the parking lot and

⁴ *Carmel Pine Cone*. September 30, 1971, p. 19.

wall supported the bank's function but they do not contribute to the bank's distinction as a significant local representative of the Bay Region style of architecture. Neither can be considered a historic resource on their own merit and they are not eligible for listing under Criterion Three.

The Secretary of the Interior's Standards for Rehabilitation

Compliance Evaluation

As a historical resource, the Palo Alto-Salinas Savings and Loan Bank building is subject to review under the California Environmental Quality Act (CEQA). The parking lot, community room, and wall are not historic resources and are not individually subject to CEQA, however the impact of their proposed demolition on the historic resource is relevant under several of the Standards. Generally, under CEQA, a project that follows the *Standards for Rehabilitation* contained within *The Secretary of the Interior's Standards for the Treatment of Historic Properties* is considered to have mitigated impacts to a historical resource to a less-than-significant level (CEQA Guidelines 15064.5).

The impact of the proposed demolition of site features within the Palo Alto-Salinas Savings and Loan Bank complex are reviewed below with respect to the *Rehabilitation Standards*. The Standards are indicated in italics, followed by a discussion regarding the project's consistency or inconsistency with each Standard.

Standard One

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The bank building has been used as a bank, retail store and most recently as a restaurant. These different uses have required minimal change to its distinctive materials, features, spaces, and spatial relationships. The community room is separated from the main bank building by a walkway. Sheet A1.0 indicates that the proposed adjacent construction will be separated from the bank building by a new walkway. The new walkway will help to maintain spatial relationships between the buildings however that spatial relationship should be maintained from the ground level to the roof by a setback of the north elevation from the bank building. It is also recommended that the proposed walkway be the same width as the current walkway.

Standard Two

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.

The historic character of the bank building will not be altered. No distinctive materials will be removed. Features, and spaces will not be altered. The spatial relationship between the bank and the community room which has been established by the walkway separating the two should be maintained as part of the new construction. *The Secretary of the Interior's Guidelines for Rehabilitation* recommend that any new construction adjacent to a historic structure should be placed away from or at the side or rear of a historic building and must avoid obscuring, damaging, or destroying character-defining features of the building. It appears from the Site Plan that the bulk of the new building will be located behind the bank and set back from Seventh Street. The proposed work appears to be consistent with Standard Two.

Standard Three

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.

No conjectural features or architectural elements that would create a false sense of history will be added to the historic resource. This Standard is not applicable.

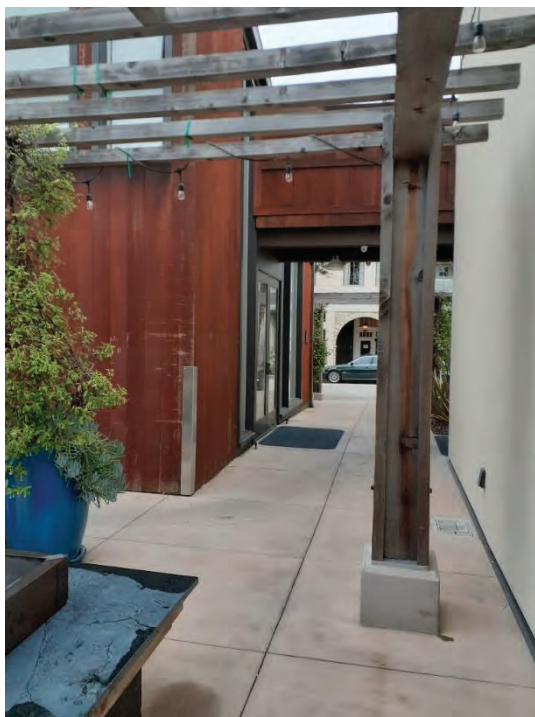
Standard Four

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The bank building has changed very little over time and there are no features that have achieved significance in their own right. This Standard is not applicable.

Standard Five

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.



The community room will be demolished as part of this project. It is connected to the main bank building at the second-floor level by an elevated walkway. When the community room is demolished a gap will be created in the exterior wall of the bank building. The wall should be repaired by matching the original wall in design, color, texture, and if possible, materials. If this is clearly indicated on the construction plans, then the work will be consistent with Standard Five.

It is important that a historic structure be protected during adjacent construction. Demolition activities and construction on neighboring sites can cause immediate harm to the physical integrity of a historic building through concentrations of dust, fire, vibration, and more. The National Park Service provides guidance for the temporary protection of historic structures in Preservation Tech Note Number 3⁵ (attached to this report).

Providing adequate protection involves the following steps:

1. Consultation between the historic building owner and development team to identify potential risks, negotiate changes and agree upon protective measures.

⁵ Preservation Tech Notes, *Protecting a Historic Structure during Adjacent Construction*. Technical Preservation Services, National Park Service, 2001.

2. Documentation of the condition of the historic building prior to adjacent work.
3. Implementation of protective measures at both the construction site and the historic site.
4. Regular monitoring during construction to identify damage, to evaluate the efficacy of protective measures already in place, and to identify and implement additional corrective steps.

Work will be consistent with Standard Five if a protection plan is submitted to the HRB for review and approval prior to the commencement of any work on the proposed project.

Standard Six

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

No work will be done on the historic bank building except for the repair of the wall juncture between the community room and bank. As stated in Standard Five, the repair of the bank wall should match the original wall in design, color, texture, and where possible, materials. Construction plans should clearly indicate how the wall will be repaired in order to be consistent with Standards Five and Six.

Standard Seven

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Surface cleaning is not proposed for the historic resource. This Standard is not applicable.

Standard Eight

Archeological resources will be protected and preserved in place.

The current parking lot will be demolished, and a 10,746 square foot basement area will be excavated which will serve as a parking garage, gym, and support services for the new building. Because there will be major ground disturbance, an archeological report should be prepared to evaluate whether any resources are present. If resources are discovered, appropriate mitigation measures should be implemented. The proposed work will be consistent with Standard Eight once an archaeological report is completed.

Standard Nine

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

The new construction will demolish the parking lot, community room, and garden wall which are part of the bank complex however they are not significant in their own right. These features supported the bank's former function but do not support its eligibility under Criterion Three (Architecture). They are

not considered character-defining features. The pathway separating the community room and the bank creates an important spatial relationship that should be preserved, as discussed under Standards One and Two. The proposed work appears to be consistent with Standard Nine.

Standard Ten

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

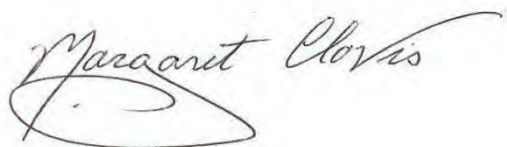
If removed in the future, the proposed new construction adjacent to the historic bank building will not impair the historic property and environment only if care is taken to remove the building following the guidance provided in Preservation Tech Note Number 3 and described under Standard Five.

Conclusion

The former Palo Alto-Salinas Savings and Loan complex consists of the historic bank building, a community room, a parking lot and garden wall. The primary building within the complex is the bank, and the property's architectural significance is predicated on the bank, not the community room which is simply an ancillary structure. The community room has been evaluated for eligibility for listing in the California Register based on its merits alone and it does not meet the criteria for listing as an individual resource.

The proposed project will meet Standards One, Two, Five, Six, Eight, Nine, and Ten of the Secretary of the Interior's Standards and Guidelines for Rehabilitation on the condition that recommendations in this report are carried out. Standards Three, Four, and Seven are not applicable to this project. If the proposed project meets the aforementioned Standards then the project will not have a significant impact on the historic bank building.

Respectfully Submitted,



Margaret Clovis

Historic Resources Board

April 19, 2021

Attachment 6

Preservation Tech

Note Number 35



TEMPORARY PROTECTION

NUMBER 3

Protecting a Historic Structure during Adjacent Construction

Chad Randl

Technical Preservation Services
National Park Service

IDENTIFYING AND AVOIDING RISKS FROM ADJACENT CONSTRUCTION

Valued for their ability to convey the past through existing materials and features, historic buildings must also survive in an ever-changing present. That change is often characterized by new building construction and demolition activities on neighboring sites. Whether it is the modest renovation of an existing building or the demolition of an existing structure and construction of a new high rise, physical damage to an adjacent historic building may occur. It is important for both the historic property owner and those responsible for the neighboring work to give careful consideration to the potential risks. Early planning offers the opportunity to identify these risks and to determine successful ways to avoid them.

Problem

The forces that contribute to the deterioration of a historic building, from atmospheric pollutants to the footsteps of visitors, often take decades and even centuries to exact their toll. Demolition activities and new construction on neighboring sites, however, can cause immediate harm to the physical integrity of a historic structure. In the instant it takes an improperly planned excavation blast to crack the foundation of an adjacent historic structure, or for a

steel beam to be dropped from a construction crane onto its roof, significant damage may occur. Additionally, adjacent construction work can expose the neighboring historic building to concentrations of dust, vibration and fire hazards that would normally be experienced only over the course of many years.

These concerns are often overlooked when a project is undertaken next to historic resources. In some situations, the historic property manager may be unaware of the nature and extent of work at an neighboring site. In other cases, the new construction team is not familiar with the particularly fragile character of the neighboring historic structure or decides to repair any damage after the fact rather than avoiding it from the beginning.

Solution

Effective planning and protective measures initiated before construction takes place can prevent most of the damage that may occur to adjacent historic buildings. Depending upon the nature of the project, protective measures may be limited to documenting and monitoring the historic structure or may encompass a broader plan that includes encasing windows, indepen-

When historic structures are exposed to adjacent construction or demolition work, a protective plan including documentation, monitoring and specific safeguards should be implemented to prevent damage and loss of historic fabric.

dent review of excavation procedures and a range of other precautions. Cooperation between all parties can help to ensure that construction activity continues without interruption and that the neighboring historic building is preserved unharmed.

The information provided in this *Tech Note* can serve as a basis for discussions between the historic property manager and the developer of the adjacent site aimed at ensuring the protection of the historic building in a cost-effective manner. This guidance is also applicable where new construction is undertaken on the same site as the historic structure.

Although adjacent construction work often poses a more immediate threat than the incremental impacts of weather or pollution, the best defense for both situations is that buildings be in good condition. A well maintained structure with tight mortar joints, strong connections between interior and exterior walls, solid foundations and sound plaster is at less risk from neighboring activity than a neglected structure.

Providing adequate protection involves the following steps: 1. consultation between the historic building owner and development team to identify potential risks, negotiate changes and agree upon protective measures; 2. documentation of the condition of the historic building prior to adjacent work; 3. implementation of protective measures at both the construction site and the historic site; and 4. regular monitoring during construction to identify damage, to evaluate the efficacy of protective measures already in place, and to identify and implement additional corrective steps.

Consultation

Early consultation between the historic property owner and the developer of the neighboring construction site is the first and often most important step. Establishing such contact has many advantages. Consultation provides the foundation for a mutually beneficial relationship that is cooperative rather than adversarial. The process gives the historic site owner an opportunity to become familiar with the scope of the impending project and for the development team to understand the historic structure's vulnerabilities. Consultation permits all parties a chance to propose, discuss, and negotiate changes to the construction plan that reduce the risk of damaging adjacent historic

resources. The ultimate goal is to draft a protection plan acceptable to both parties.

Resolving concerns before construction is underway can save time and money, as well as the need to repair damaged historic fabric. It is crucial that such discussions take place during the paper stage of the project, before final decisions are made. If not, the developer may conclude that changes would be cost prohibitive and that it is preferable to repair damage after it takes place. Early consultation also provides information that can be used to assess whether the level of insurance coverage is sufficient to meet the specific project risks.

The owner of a historic property cannot in most cases compel the support and cooperation of the development team. If, after consultation has been attempted, the level of protection provided is not sufficient, the aid of local building officials should be sought. Local building officials, through the permitting process, can often insist that changes be made to development plans to ensure that adjacent properties are protected. Local building codes may also provide safeguards by establishing certain conditions such as maximum vibration levels.

Other parties can also participate in and contribute to the consultation

process. The support of neighborhood committees, local non-profit preservation organizations, independent engineers and the historic district commission (if applicable) may be enlisted to ensure that protection concerns are fully addressed. The developer will benefit from the assembly of a team, including or representing the general contractor, architect, structural engineer, construction manager, and subcontractors, who can be present at consultation meetings and play a continuing role in balancing protection efforts with development interests.

Preconstruction meetings should address several issues. Most important, the parties should reach an understanding about what steps will be taken to protect the historic structure (*see figure 1*). Responsibility for implementing the agreed upon protections should be established among the developer, the general contractor and relevant subcontractors, and the historic property owner. Such decisions should be listed in performance specifications that accompany agreements between the contractor and the developer. A walk-through of the historic building by the development team is also advisable. Finally, schedules for major work such as excavation, and requirements for materials delivery, site storage, and other use of the premises by the con-

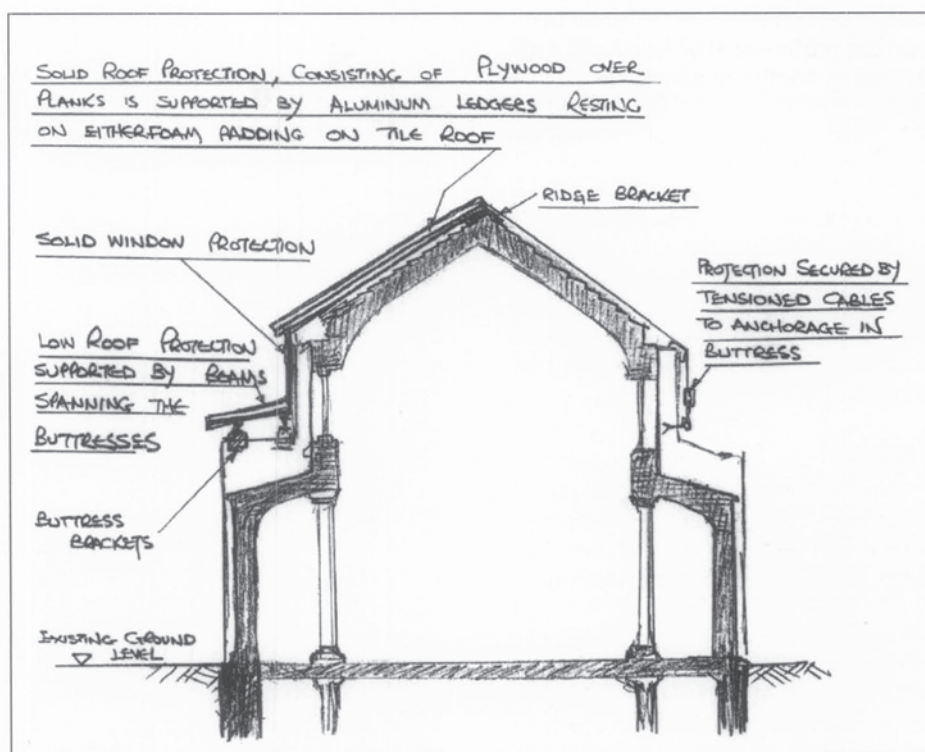


Figure 1. Before new construction was undertaken to the left of this church, a subcontractor was hired to design a protective system for the tile roof and clerestory windows. Drawing: Alan Shalders, Universal Builders Supply, Inc.

tractor should be discussed and arranged to minimize disruptions to the historic site.

Documentation

A crucial step following consultation with the developer is to document the existing condition of the historic structure. Such an investigation provides a "baseline" from which changes to the building during the adjacent construction can be identified, monitored and assessed. Like the consultation process, thorough documentation benefits both the historic property owner and the developer. For the former, it may be used to substantiate claims that damage occurred as a result of the neighboring construction work by illustrating the previously sound condition of the historic building. If the damage existed prior to construction work, the record can show that it was not caused by the developer's negligence. In the case of future litigation, the documentation record can serve as evidence along with the testimony of the professional who undertook the assessment.

Both parties should ensure that the documentation is objective and accurate. Joint surveys, in which both the developer and the historic property owner participate or sign off on noted conditions, are most likely to ensure that the resulting data are not in dispute. When the developer pays for the assessment, it is advisable that an independent professional be hired and that the survey results be accessible.

Information obtained through documentation can also be used in formulating a protection plan for the historic building. By characterizing existing damage and exposing potential weaknesses, the documentation process identifies areas of the structure that may require additional protection as well as appropriate locations for monitoring equipment. Features that should receive particular attention during visual inspections would also be highlighted. Although a formal building condition survey including analysis, repair proposals and cost estimates is not necessary, the property owner may find that the disruptive period during adjacent work provides an opportune time for a thorough survey program.

Documentation of existing conditions should take the form of written descriptions, 35mm color photographs and/or a videotape recording. Photographs should show both the interior and exterior of the building, with

close-up images of cracks, staining, indications of settlement or other fragile conditions. A complete interior and exterior crack survey should be undertaken to identify and characterize existing cracks (see figure 2). Their locations can then be plotted on a drawing of each wall or ceiling surface. While identifying every hairline crack may be impractical in a large building or one that exhibits a great deal of preexisting damage, the more thorough the documented record, the better. The condition of features such as arches, chimney stacks and parapet walls determined by the engineer to be particularly susceptible to distress should also be recorded even when no damage is apparent.

Common Risks and Protective Measures

Each instance of new construction or demolition next to an existing historic structure will involve varying risks to that structure. The proximity of the historic site to the project and the scope of the project are two of the most significant variables. Construction of a high rise building with deep foundations is more likely to affect a neighboring structure than the rehabilitation of a nearby rowhouse. However, the converse may be true if the rowhouse is

directly adjacent to and sharing a wall with the historic structure. Other factors influencing the degree of likely impact include the age, construction type and structural integrity of the historic building, as well as the depth and makeup of its foundation and its surrounding soil types.

Owners should also anticipate the effect increased dust, vibration and fire risk will have upon interior architectural features and furnishings. For the most sensitive objects, such as chandeliers, paintings and glassware, temporary removal to an off-site location may be the safest course. Those features that cannot be easily removed, including plaster ceiling medallions and cornices, can be cushioned and buttressed by padded wood supports. Additional information concerning the safeguarding of interior features can be found in the preceding *Tech Note* in this series, "Temporary Protection, Number 2. Specifying Temporary Protection of Historic Interiors During Construction and Repair."

The remainder of this section addresses some of the more common dangers to historic structures when new construction or demolition activities occur nearby. The description of each potential impact is accompanied by suggested approaches for reducing or eliminating those risks.

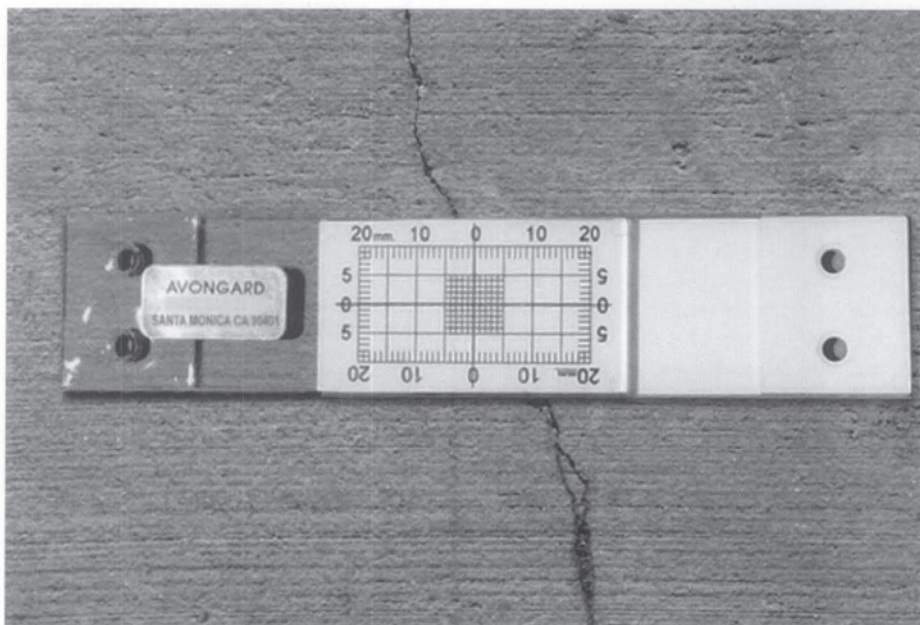


Figure 2. With advanced notice of adjacent construction activity, a crack monitor can be used to determine whether existing cracks in the historic building are stable or still experiencing movement. Compared with measurements taken during the monitoring phase, such information can help determine if subsequent movement resulted from work on the neighboring site. Photo: Avongard Products U.S.A., Ltd.

Vibration

Demolition and new foundation work are common sources of vibrations that can affect adjacent structures. The tools and methods used in demolition, such as impact hammers, wrecking balls, pavement breakers and implosion blasting, produce vibrations that may be transmitted to the historic structure. Similarly, techniques used to prepare new foundations (pile driving and blasting) create potentially dangerous vibrations. Vibrations may also be caused by increased truck traffic accompanying new construction or demolition work. In all cases, the force of the vibrations reaching the adjacent historic structure depends upon the activity generating the vibrations, the distance between the source and the existing structure, and the type of soil or pavement found between the two.

Historic structures may be particularly vulnerable to the effects of vibrations generated at an adjacent site. Deferred maintenance and past alterations may have produced structural weak points that are susceptible to damage. Historic finishes, such as plaster walls and ceilings, lack the flexibility to accommodate abnormal movement, while shallow foundations (common in historic buildings) may lack the rigidity to resist vibration induced movement.

Mitigating the effects of vibrations should begin during the consultation process when acceptable levels can be set and alternative processes explored. Hand demolition is an appropriate substitute when conventional demolition activities may cause excessive vibrations. If pile driving is likely to damage adjacent structures, the contractor may be able to employ non-displacement piles that are inserted in bored holes rather than driven. Lower vibration levels can also be achieved by "jacking-in" or pressing the piles into the ground. Locating delivery entry and exit points farther from the historic site may reduce vibrations caused by increased vehicular traffic. Once construction is under way, continual crack and vibration monitoring provides an effective warning system, indicating that established safe thresholds have been crossed.

Movement

Excavation and foundation work can also cause ground displacement and movement of an adjacent historic

building. New construction almost invariably calls for digging a foundation that is much deeper than the foundations of neighboring historic buildings. This is especially true for projects that include underground parking facilities. A historic structure, with a shallow masonry or stone foundation and wall footings, may experience corresponding displacement that can result in major structural damage.

Efforts to control movement should begin during the consultation phase. Whether the developer's engineer selects underpinning or strengthened excavation walls with tie backs as the means to resist movement of the adjacent structure, the historic building team should retain its own engineer to review the plans (*see figure 3*). The consulting engineer should ensure that the selected approach addresses the unique characteristics and vulnerabilities of the historic structure and that even incidental movement is restricted.

Water

A well functioning water drainage system is essential to the protection of any historic structure. This system can easily be rendered ineffective by neighboring construction or demolition work. Debris originating at the construction site often finds its way to the gutters, downspouts and drains of an

adjacent building. Drainage mechanisms may also become inoperable when excavation workers inadvertently seal off or collapse old pipes running from neighboring buildings. If blocked pipes cannot remove water from both above and below the surface of an historic site, excessive moisture levels or flooding may result.

Regular visual inspections (part of the monitoring program described later) are one of the best means of thwarting increased moisture levels. The inspection procedure should include checking gutters, valleys and exposed drains for any obstructions. Also, indications of dampness or water damage in the basement and where gutters and downspouts meet other building surfaces should be noted.

Construction site runoff from cement mixing and cleaning and dust suppression activities should not flow toward the historic property. Although placing screens and wire cages over exposed areas of the drainage system may provide some protection from obstructions, such installations need to be inspected just as frequently. Low-pressure water washes can occasionally be used to flush the system of dirt and debris. To reduce the possibility that drainpipes will be blocked at the adjacent construction site, all concealed pipes should be traced from their origins at the historic structure and the



Figure 3. Concrete pier underpinning to an existing building may be necessary when adjacent construction occurs. In this example, pits are hand dug beneath the foundation of the historic building to provide space for wood forms. After concrete is poured into the forms, the space between the top of the pier and the bottom of the original foundation is packed with a quicksetting grout. The historic building owner should retain an independent engineer to ensure that the underpinning plan adequately protects the historic structure. Photo: Professor Arpad Horvath, Department of Civil and Environmental Engineering, University of California, Berkeley.

information passed on to the appropriate contractors. Final landscaping and grading patterns on adjacent construction sites should be examined to ensure that rainwater is not routed towards the historic building.

In some cases, the lack of water beneath an historic structure can lead to damage. Buildings located in areas with a high water table were often constructed upon timber piles. When groundwater or storm water is removed from a neighboring site during foundation excavations (a process known as "dewatering"), the groundwater level beneath the historic site may also drop. Previously submerged timber piles that are exposed to air can quickly begin to undergo dryrot. If there is reason to suspect that the structure was built on such a foundation, the property manager should work with the neighboring construction team to maintain the existing water table. This can be done using watertight excavation support systems such as slurry walls which ensure that most of the water pumped out of the construction site does not come from adjacent properties. Dewatering of soft clay ground may also result in settlement of a neighboring building, as ground water pressure is reduced and the soil consolidates.

Fire and Security Concerns

The heightened possibility of fire accompanies many demolition and new construction activities. Temporary heating devices, torches, sparks, molten metal and undersized electrical utility panels are some of the most common sources of fire at construction sites. Additionally, the improper storage of fuels, cloth rags and brushes also presents opportunities for fire to ignite and spread. The *Tech Note*, "Specifying Temporary Protection of Historic Interiors during Construction and Repair," provides detailed information on reducing the likelihood of fire in situations involving work near historic structures.

The security of a historic building can be threatened when adjacent construction provides opportunities for illegal entry. Newly constructed floor levels at the building site may make the neighboring historic structure's ledges, windows and rooftops accessible to trespassers. Window openings on the historic building should be fastened and all doors from the roof to the interior should be locked. Where a historic structure is protected by an intruder

alarm system, that system should be upgraded to protect rooms that are rendered accessible from the outside. In cases where the historic structure does not directly abut new construction or demolition activity, attention should still be paid to the possibility that incidents of vandalism and theft will carry over to the historic site.

Physical Impact

Construction or demolition can cause direct physical damage to neighboring historic features and materials. Cranes, hoists and workers on upper floors of a construction site can drop building supplies and tools onto an adjacent historic structure. Misdirected debris chutes and backing vehicles may also leave their mark.

Generally, to counter these occurrences, protective barriers are placed over any area of the historic structure deemed at risk. If the new construction will rise above the historic building, plywood sheets should be placed over the roof to distribute the force of dropped materials (*see figure 4*). Plywood covers should also be placed over decorative roof embellishments such as finials and balustrades. Alternately, horizontal netting can be rigged to shield vulnerable rooftop features.

Facades that are directly exposed to adjacent construction sites should receive close attention. To avoid dam-

age, windows should be covered with plywood. Layers of cushioning materials can be placed between the plywood covering and particularly fragile windows, such as stained glass. If entire wall surfaces are vulnerable, scaffolding should be erected against the facade and debris netting placed on the outside of the scaffolding. Plastic sheeting can provide added protection in areas where acidic cleaning solutions may splash onto historic facades, windows and other surfaces.

The best means of protecting a historic structure from physical impact, however, is often to have adequate horizontal and vertical netting and barriers in place at the construction site. When adjacent buildings are adequately considered in the construction site netting and scaffolding plans, protective measures at the historic site can be less intrusive, and the likelihood of damage reduced even further.

Additional Dangers

Other byproducts of new construction and demolition, such as dirt and dust, can also pose threats to an adjacent historic structure. Dust suppression measures including the installation of fabric enclosure systems should first be employed at the building site (*see figure 5*). Despite these efforts, historic building owners will undoubtedly have to deal with raised levels of dust infiltration. Accordingly, vulnerable interi-

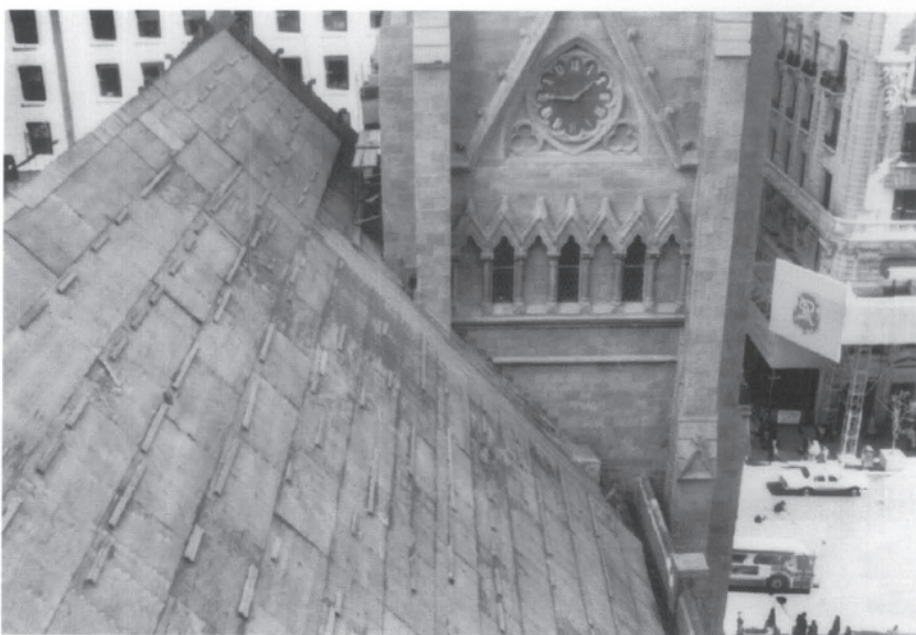


Figure 4. Dropped equipment, tools, and materials all present risks when new construction rises above neighboring historic structures. In this case, the historic slate roof was completely covered with sheets of exterior grade plywood. Photo: National Park Service files.



Figure 5. The historic building on the left is partially protected from debris and dust generated by the renovation of the structure to the right. Such temporary enclosure systems consist of a polyethylene or other fabric shell stretched between an aluminum frame. Photo: Walton Technology, Inc.

or objects and artifacts should be covered or temporarily moved to another location. Windows can be taped shut or temporarily sealed with clear polyethylene sheets. Additional mats or carpets near entrances can help reduce the amount of dirt tracked inside. An accelerated maintenance program that includes thorough and frequent cleaning and HVAC filter replacement, is an effective means of addressing the degraded environment surrounding a construction site. To lessen the chance of airborne asbestos infiltration, the exhaust from sealed work areas must be properly filtered and vented away from historic buildings.

The owner of a historic property should anticipate the increased rodent and pest presence that accompanies major demolition activity. Newly opened holes in old foundations are easy escape routes that should be promptly sealed. The construction or demolition site rodent control plan should include provisions for protecting adjacent historic resources. Concurrently, the historic property owner should consider securing a contract with an independent extermination company. Plans should include both preventive measures to reduce conditions favorable to infestation as well as a system of eradication such as rodenticide and traps.

Monitoring

A monitoring program should be established during the consultation and documentation phases and continued until adjacent work is finished. It is undertaken to detect, gauge, record and interpret structural movement, the effects of vibration and other changes to the historic building that result from neighboring construction or demolition work. Data collected during the monitoring program can serve as a baseline for any subsequent movement or changes to site drainage patterns that arise within the first years after construction is completed. Ultimately, monitoring shows the degree to which steps taken to protect an historic structure from adjacent construction are sufficient and successful.

Because of liability concerns, those responsible for a new development will often arrange to monitor an adjacent structure. As with a documentation program, the historic property owner may want to hire an independent engineer to review both the monitoring process and the measurements that result.

The extent of the monitoring program and the tools used will depend upon the scope of the adjacent activity. A basic plan to address concerns over vibration levels may include a single seismograph placed on the structure's

basement floor. More comprehensive measurements can be obtained by locating sensors at several points throughout the structure and the ground immediately adjacent to the historic building foundation (*see figure 6*).

Whether acceptable vibration levels are mandated by law or left to the discretion of a project engineer, thresholds should take into account surrounding soils, the makeup and condition of the adjacent foundation and the particular vulnerabilities of the historic resource. Construction projects that involve major excavation work next to historic structures should include a program of test blasting before work begins. Testing various charges, delays and blast design configurations will aid in developing a controlled program that limits blast induced damage to a neighboring property.

Structural movement as described in the preceding section is detected and recorded using a number of different tools. Electronic monitors that feed precise movement measurements to laptop computers can be placed across existing cracks (*see figure 7*). When budgets are tight or a large number of cracks are involved, inexpensive tell-tales made from two sheets of overlaid plastic with a grid can be used to track changes.

Optical survey instruments provide another means of detecting vertical and lateral movement within a historic building. Control points are established and marked by targets or reflectors on the historic structure facade and interior walls before adjacent construction begins. The location of each of these markers is precisely measured at regular intervals. Engineers then use the resulting information to determine whether the markers have shifted from their original positions and, if so, the rate and direction of movement.

A program of visual inspections undertaken by a qualified conservator or engineer is an important adjunct to technical monitoring procedures. Inspectors should look for newly opened cracks, other signs of settlement and movement, and evidence of increased dampness or water infiltration. Additionally, visual inspections should ensure that temporary protective coverings are secure, that dust and dirt are not accumulating in the historic building, and that fire and hazardous material protection provisions are being upheld. A checklist can be drawn up during the consulting and documentation phases for use during

each visual inspection. Such a systematic written record may also prove useful if disputes arise over the timing of and responsibility for damage.

Conclusion

Protecting a historic building from adjacent construction or demolition activity requires thoughtful planning and cooperation between the developer and the historic property owner. Thorough pre-construction documentation of the historic structure ensures a common understanding of present conditions and suggests appropriate damage prevention measures that can be taken at both the historic site and the construction site. A routine program of visual inspection and vibration and movement monitoring helps insure early detection of the effects neighboring construction work is having on the historic building. Early consideration of these issues, before damage takes place or worsens, can allow for the adoption of safeguards that protect the developer's schedule and budget and the physical integrity of the historic structure.

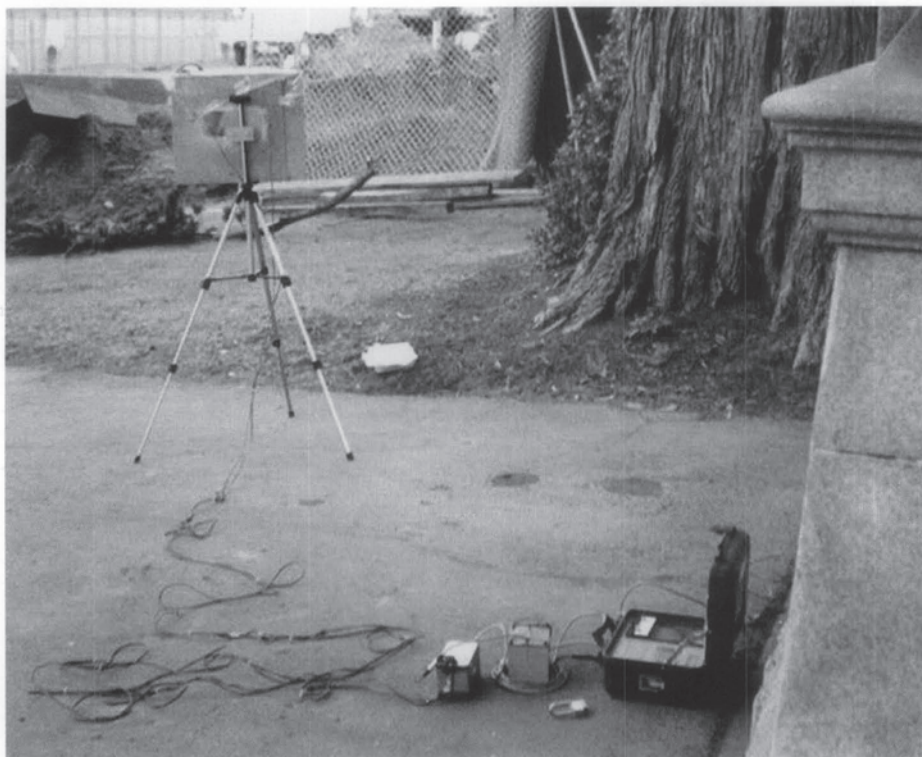


Figure 6. A seismograph records vibrations transmitted at the ground level of an historic building. The instrument is wired to a light and siren designed to warn the excavation crew that vibration levels are approaching preset limits. Additional sensors are often installed in the basement and on sensitive features such as stained glass windows. Photo: Wilson, Ihrig & Associates, Inc.

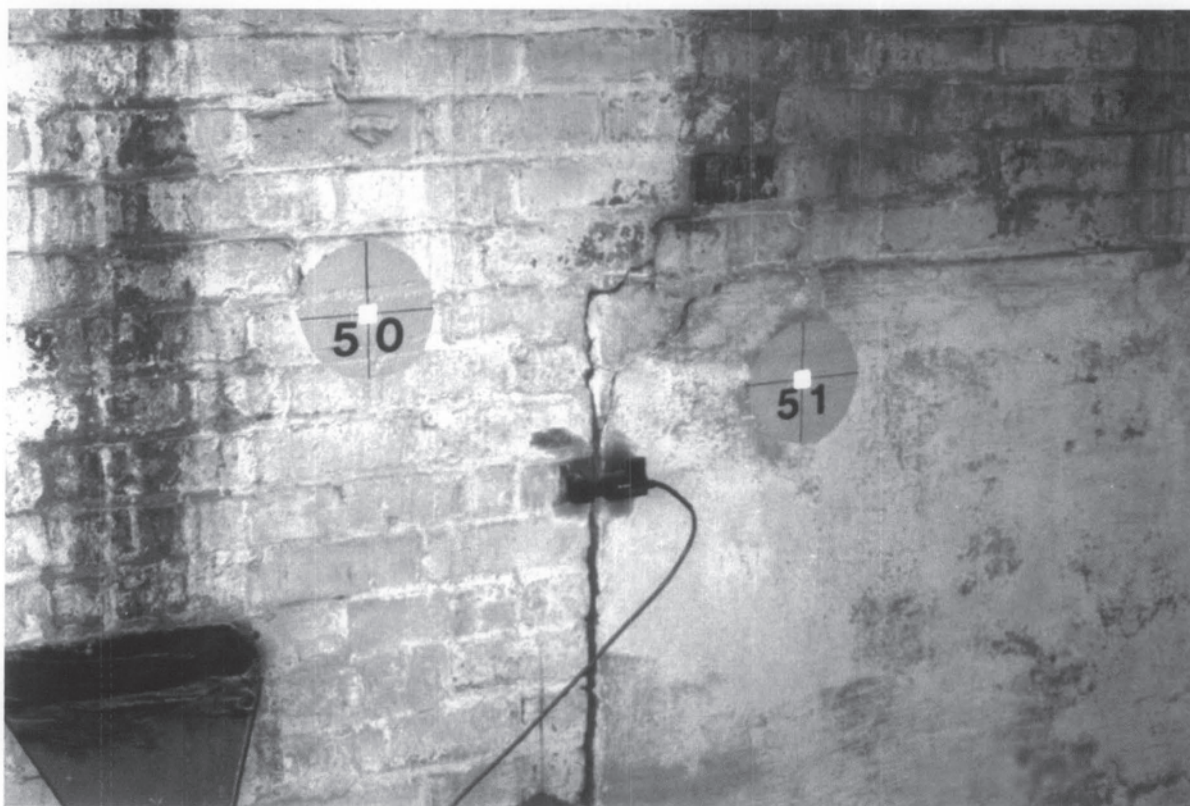


Figure 7. Electronic crack monitor and survey targets are shown installed on an existing wall. The crack monitor feeds movement data to a laptop computer. The targets are aligned and measured with optical survey equipment to determine the degree and direction of movement. Photo: McMullan and Associates, Inc.

Checklist for Historic Property Owner and Historic Site

- ☐ Consult with developer, and other parties to determine extent of work and identify necessary protective measures
- ☐ Conduct survey of existing conditions, including 35 mm photographs, crack inventory and description of other damage
- ☐ Include historic building in construction site fire plan
- ☐ Secure windows and rooftop doors that are made accessible by new construction
- ☐ Remove particularly fragile interior objects and furnishings from site
- ☐ Install temporary supports beneath fragile features that are not moved
- ☐ Place plywood coverings on openings that face construction area
- ☐ If adjacent construction rises above historic site, protect roof with plywood covering, encase rooftop embellishments
- ☐ If construction is directly adjacent, cover historic facade to protect against mortar and acidic cleaning solution
- ☐ Install temporary floor coverings at entrance and seal windows facing construction site to limit dust infiltration
- ☐ Remove dust from interior surfaces on accelerated schedule
- ☐ Clean HVAC system & filters on accelerated schedule
- ☐ Clear obstructions from gutters and drainage system regularly
- ☐ Establish monitoring program, including:
 - 1) Seismographs to ensure that effects of blasting, pile driving and other work are at acceptable levels
 - 2) Crack monitors and optical survey methods to detect movement
 - 3) Schedule of regular visual inspection

Checklist for Development Team and Construction Site

- ☐ Consult with historic property owner and other relevant parties to identify necessary protective measures
- ☐ Review and sign off on pre-construction condition survey of adjacent property
- ☐ Arrange delivery locations and times to limit disruption and possible damage to neighboring historic structure
- ☐ Explore excavation and demolition methods that produce low vibration levels
- ☐ Limit movement of adjacent building with sufficient underpinning or reinforced excavation walls
- ☐ Reduce changes to adjacent ground water level during dewatering
- ☐ Ensure water runoff is not directed toward historic structure
- ☐ Install appropriate debris nets to prevent dropped materials from impacting historic building
- ☐ Direct debris chutes away from historic structure
- ☐ Install fabric enclosure system to reduce spread of construction dust
- ☐ Include adjacent historic building fire plan and ensure fuels, rags and brushes are stored appropriately and not directly adjacent to historic site
- ☐ If asbestos or lead remediation is involved, ensure exhaust from sealed building is filtered and vented away from historic site and that lead chips are gathered and removed
- ☐ Include adjacent historic structure in rodent control program and seal openings in demolished foundation
- ☐ Participate in monitoring program at historic site to ensure that vibration levels or indications of movement are within established thresholds

This PRESERVATION TECH NOTE was prepared by the National Park Service. Charles E. Fisher, Heritage Preservation Services, serves as the Technical Editor. Special thanks go to Deborah Slaton and Michael J. Scheffler, P.E., of Wiss, Janney, Elstner Associates, Inc., Sharon Park, Kay Weeks and Michael Auer of the National Park Service's Heritage Preservation Services, and Marie Ennis of Einhorn Yaffee Prescott for their review and comments. Thanks also go to Denis McMullan, McMullan and Associates; Richard Ortega, PE, Ortega Consulting; Dorothy Richter, Hager-Richter Geoscience, Inc.; George Siekkinen and Gregory Mixon, National Trust for Historic Preservation; Suzanne Pentz, Keast & Hood Co.; Mark Richards, Moretrench American Corporation; Dr. Edward J. Cording, Department of Civil and Environmental Engineering, University of Illinois; Mark Gaudschaal, Schnabel Foundation Co.; William Stivale; Robert M. Powers, Powers and Associates; Martin P. Azola, Azola and Associates; and Margaret Gardiner and Mary Knapp at Merchant's House Museum, for their assistance. Tim Buehner, National Park Service, and Camille Martone provided initial research for this publication.

PRESERVATION TECH NOTES are designed to provide practical information on traditional practices and innovative techniques for successfully maintaining and preserving cultural resources. All techniques and practices described herein conform to established National Park Service policies, procedures and standards. This Tech Note was prepared pursuant to the National Historic Preservation Act which direct the Secretary of the Interior to develop and make available to government agencies and individuals information concerning professional methods and techniques for the preservation of historic properties.

Comments on the usefulness of this information are welcomed and should be addressed to PRESERVATION TECH NOTES, Technical Preservation Services NC200, National Center for Cultural Resources, National Park Service, 1849 C Street, NW, Washington, DC 20240.

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July 2001

Historic Resources Board

April 19, 2021

Attachment 7 Protection Plan



J.B. PASTOR BUILDING-DOLORES HISTORIC BUILDING PROTECTION & MONITORING PLAN

March 26, 2001

This plan shall satisfy the recommendation of the Preliminary Phase Two Report by Meg Clovis dated March 1, 2021 and Preservation Tech Notes by Chad Randl, see drawing pages A1.3 and A1.4.

Refer to page A1.1 for the Protection Key Notes on the site Demolition & Historic Building Protection Plan.

The last page of the Tech Notes (see attached) includes Checklists for the historic property owner and the development team. All check marks are noted for the items that apply to this project.

PROPOSED MONITORING PLAN

1. Monthly meetings with historic property owner and development team prior to construction start. The purpose is to discuss and develop all details for the protection plan to satisfaction of the owner. Also included shall be coordination of construction hours of operation and the historic building functions.
2. Developer shall create detailed photographic record of the exterior walls facing construction site. Any damage to these walls prior to construction shall be noted in this record. The report shall be reviewed and approved by the owner.
3. Weekly monitoring schedule of the construction impact to historic building by the owner's and developer's representative, which shall identify any damage, evaluate efficacy of protective measures already in place and to identify and implement additional corrective steps.

4. Development, owner and City approvals and construction of the repairs to historic building due to demolition work of the community building. This shall include the following:
 - a) New fire exit plan from the historic building due to demolition of bridge-walkway.
 - b) Proposed repair of any exterior finishes due to demolition using finishes matching existing ones.
 - c) Proposed replacement of bridge-walk removal by new wall or window which shall match the existing ones.
5. Schedule of historic building HVAC system filter cleaning or replacements.

The following check lists shall be used to finalize the Historic Building Protection Plan:

Checklist for Historic Property Owner and Historic Site

- o Consult with developer, and other parties to determine extent of work and identify necessary proactive measures
- o Conduct survey of existing conditions, including photographs, crack inventory, and description of other damage
- o Include historic building in construction site fire plan
- o Place plywood coverings on openings that face construction area
- o If construction is directly adjacent, cover historic façade to protect against mortar and acidic cleaning solution
- o Install temporary floor coverings at entrance and seal windows facing construction site to limit dust infiltration
- o Clean HVAC system & filters on accelerated schedule
- o Establish monitoring program, including:
 - 1) Seismograph to ensure that effects of blasting, pile driving, and other work are at acceptable levels
 - 2) Crack monitors and optical survey methods to detect movement
 - 3) Schedule of regular visual inspection

Checklist for Development Team and Construction Site

- o Consult with historic property owner and other relevant parties to identify necessary proactive measures
- o Review and sign off on pre-construction condition survey of adjacent property
- o Arrange delivery locations and times to limit disruption and possible damage to neighboring historic structure
- o Explore excavation and demolition methods that produce low vibration levels
- o Limit movement of adjacent building with sufficient underpinning or reinforced excavation walls
- o Reduce changes to adjacent ground water level during dewatering
- o Ensure water runoff is not directed towards historic structure
- o Install fabric encloser system to reduce spread of construction dust
- o Include adjacent historic building fire plan and ensure fuels, rags, and brushes are stored appropriately and not directly adjacent to historic site
- o If asbestos or lead remediation is involved, ensure exhaust from sealed building is filtered and vented away from historic site and lead chips are gathered and removed
- o Participate in monitoring program at historic site to ensure that vibration levels or indications of movement are within established thresholds

Attachments: HBC application architectural plans dated 3/26/21
 Email copy of meeting request with historic building owner

Alem Dermicek

From: Christopher Mitchell <christopher.mitchell@pastor-realestate.com>
Sent: Friday, March 26, 2021 11:08 AM
To: Jeffrey Peterson
Subject: JB Pastor Project, Carmel
Attachments: Tech-notes-protection03.pdf; Seventh & Dolores_PhaseTwo (Community Room)[3025].pdf

Jeff

I hope you are well?

We are now progressing with our planning process for the JB Pastor Project. Next to your building.

For the historic review board we are obliged to develop a plan with you to make sure that we protect your building. Which will include provisions monitoring during construction to ensure the building is not damaged. Please find attached the two documents which outline the requirements for the protection plan.

We would like to set up a meeting with you in the near future to review and agreed this plan with you.

Our architects are currently drafting the plan. Which should be ready early next week. I will send this to you in advance of any meeting.

Would you be available for a Zoom call next week with myself and our project team so we can explain everything?

Have good weekend.

Kind regards

Chris

Christopher Mitchell
 BSc (Hons) MRICS

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 London W1J 7UL

T. +44 (0) 203 195 9595

M. +44 (0) 7776 173 448

[Zoom link](#)



www.pastor-realestate.com www.esperanzacarmel.com



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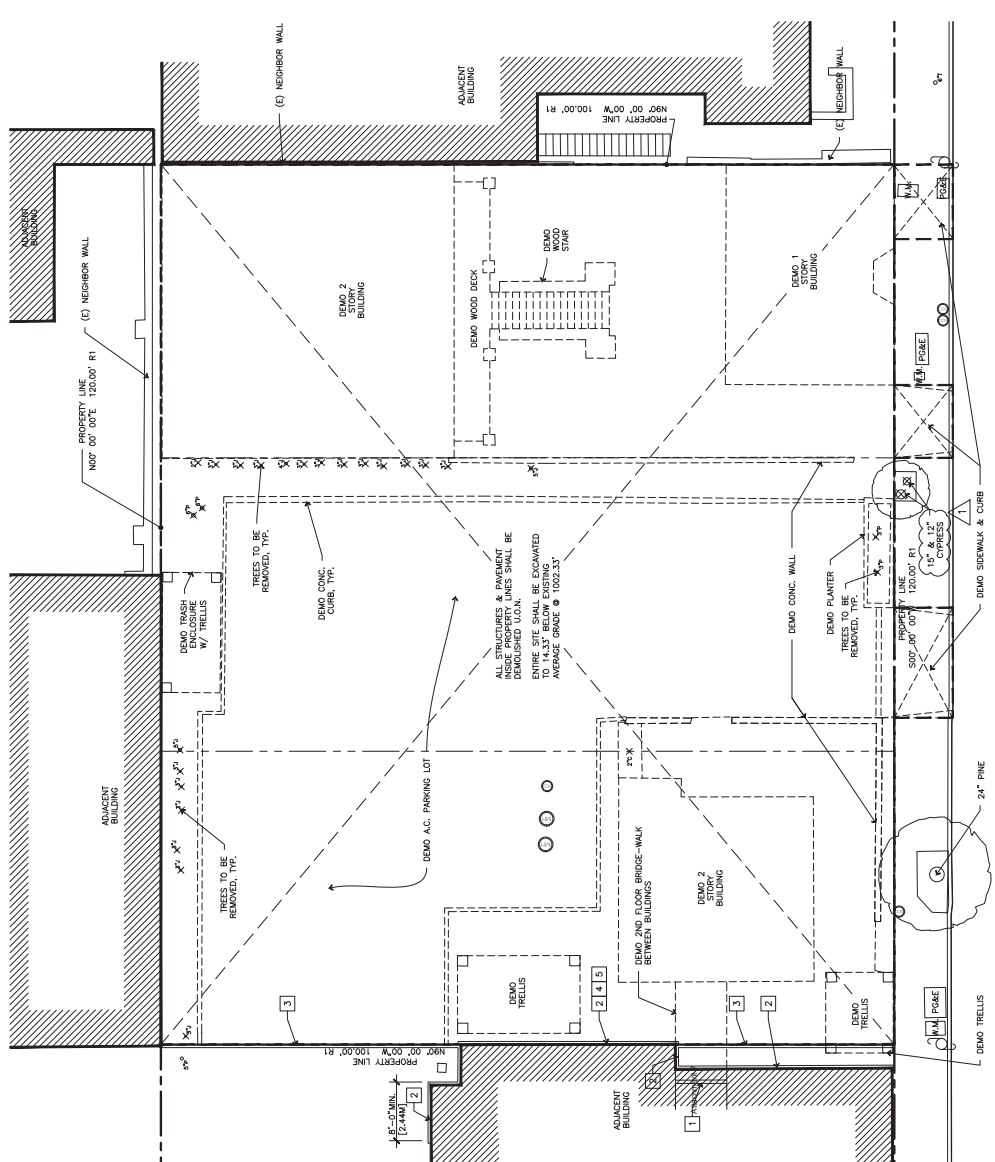
Attachment 7

TREE REMOVAL

TREE	SIZE	QUANTITY
JUNIPER	5"	2
JUNIPER	4"	1
JUNIPER	3"	17
PINE	6"	2
PINE	3"	2
CYPRESS	2"	2
TOTAL TO BE REMOVED: 26 - PRIVATE PROPERTY		
CYPRESS	15"	1
CYPRESS	12"	1
TOTAL TO BE REMOVED: 2 - PUBLIC PROPERTY		
26 PRIVATE + 2 PUBLIC		
TOTAL TO BE REMOVED: 28		

HISTORIC BUILDING PROTECTION PLAN KEY NOTES

- CONSTRUCT BARRICADE WALL TO CLOSE OPENING TO BRIDGE-WALK INSIDE OF (E) BUILDING PRIOR TO ANY DEMOLITION WORK.
- REMOVE ALL EXISTING ANY SILENT TO WALL FOR RUST PROTECTION. ALSO IT SHALL SEAL DOORS, WINDOWS & OTHER OPENINGS PRIOR TO ANY DEMOLITION WORK.
- CONSTRUCT 8" HIGH SELF-SUPPORTING PLYWOOD BARRICADE WALL.
- REMOVE ALL EXISTING 1" OVERLAP 2" DESIGNATION FROM SHALL DESIGN AND 1" OVERLAP 2" DESIGNATION TO 1" BUILDING UNDERPINNING OF (E) BUILDING, FOOTING AS REQUIRED BY THE CONSTRUCTION OF BASEMENT GARAGE.



DOLORES STREET

1/8"=1'-0"

0' 4' 8' 16'

0 1.25M 2.5M 5M

SITE DEMOLITION PLAN

Historic Resources Board

April 19, 2021

Attachment 8

Archaeological Reports

Preliminary Cultural Resources Reconnaissance
of Assessor's Parcel Numbers 010-145-023 & 010-145-024 in the City of Carmel-By-the-Sea
County of Monterey, California

Prepared for
Esperanza Carmel Commercial, LLC
Magasinn & Feldman
4640 Admiralty Way, STE 402
Marina Del Rey, California 90292



By
Susan Morley M.A.
Register of Professional Archaeologists
3059 Bostick Avenue Marina, California 93955-3727
Home (831) 645-9162 o Mobile (831) 262-2300
achasta@gmail.com

February 2021

Evidence of Native American Remains on Site?	Yes__ No <u>x</u>
Evidence of Anything of Archaeological Significance?	Yes__ No <u>x</u>
Positive Findings of Historical Significance?	Yes__ No <u>x</u>

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Introduction

In February 2021 Mr. Alem Dermicek authorized me to conduct a preliminary cultural resources reconnaissance for two parcels in downtown Carmel-By-The-Sea, Assessor's Parcel Numbers (APNs) 010-145-023 & 010-145-024 in Carmel-By-The-Sea (**Figure 3**), County of Monterey, California (**Figure 2**). Plans are proposed to demolish the existing structures on these parcels and to construct a new commercial building. Because these plans include subsurface disturbance of soils, and because the project parcel is located in an area of archaeological sensitivity, the Carmel-By-The-Sea Community Development Department has required an archaeological survey for the permitting process.

In 2019 the author conducted a preliminary archaeological survey for the parcel, APN 010-145-012, to the south of the two project parcels surveyed for this report (Morley 2019). No cultural resources were observed during that survey.

In accordance with the California Environmental Quality Act (1970), site record searches have been conducted through the Northwest Information Center at Sonoma State University in Rohnert Park (File numbers 18-1641, F/X-127, 03-568, 02-344, 03-442). A subsequent archaeological reconnaissance was conducted on February 25, 2021. This report presents the results of the archaeological site record searches, subsequent archaeological reconnaissance, and professional recommendations.

Project Location and Description

The project parcels are both 4,000 square feet in area located on, Dolores Street, 2 SE of 7th, south of Ocean Avenue, north of 8th Avenue, between San Carlos Street and Dolores Street. The parcels may also be located on the Monterey United States Geological Survey 7.5 minute series [1997] Quadrangle, Zone 10 (**Figure 2**). The Universal Transmercator Grid coordinates calculated for the center of these parcels are approximately 596482.1metersE/4045866metersN. The project parcels are approximately one-half mile east of Carmel Bay. Elevation of the parcels is approximately 200 feet above mean. The nearest reliable source of fresh water is the Carmel River, about one third mile to the south.

These two project parcels surveyed for this report are APN 010-145-023 and APN 010-145-024. APN 010-145-023 has existing structures as two-story community room building and two trellises. APN 010-145-024 is an asphalt parking area. As mentioned above the author conducted a preliminary archaeological survey for APN 010-145-012, which adjoins the two parcels (the subject APNS of this report) on the south of APN 010-145-024. Therefore, the project includes a lot merger of three lots, APNs 010-145-012, 010-145-023 and 010-145-024. By this merger the total project lot size would be 12,000 square feet. Existing development on all three APNS are proposed.

Plans proposed for the project parcels include a new commercial building with an underground garage and storage area with mechanical equipment serving the upper two floors (**Figure 5**). The proposed garage ceiling/floor structure are planned to be post tensioned concrete slab. The proposed

upper two floors are planned to be wood structure. The proposed ground floor would house eleven (11) commercial tenants and the second-floor proposal is for eight (8) apartments. The sizes for each floor are as follows: basement is proposed to be 11,371 square feet in area; the ground floor is proposed to be 8,614 square feet in area, and second floor is proposed to be 8,521 square feet in area for total of 28,506 square feet of developed interior spaces. The proposed project also includes yards, courtyards, second floor balconies and roof top terraces for four apartments with landscape and trees in raised planters.

There is little vegetation on the project parcels surveyed for this report. There is a large Monterey Pine (*Pinus radiata*) on the west (street) side of APN 010-145-023 and a small cypress on the west corner of 010-145-024. Although visual inspection of the soils on the project parcel is obscured by the structures and the asphalt, soils are adequately exposed along three sides of these parcel (Figures 7, & 8).

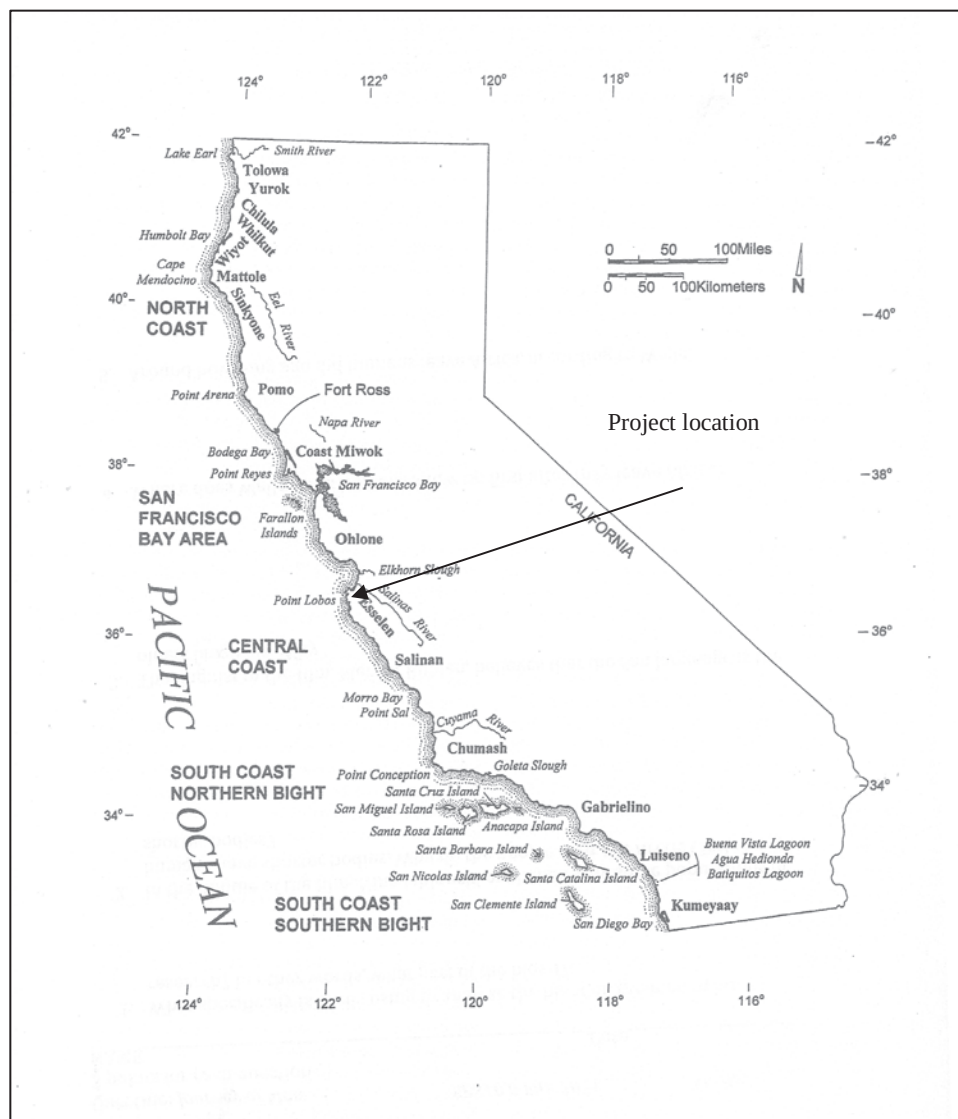


Figure 1: Regional Location Map for City of Carmel-By-The-Sea, (Erlandson and Jones 2002).

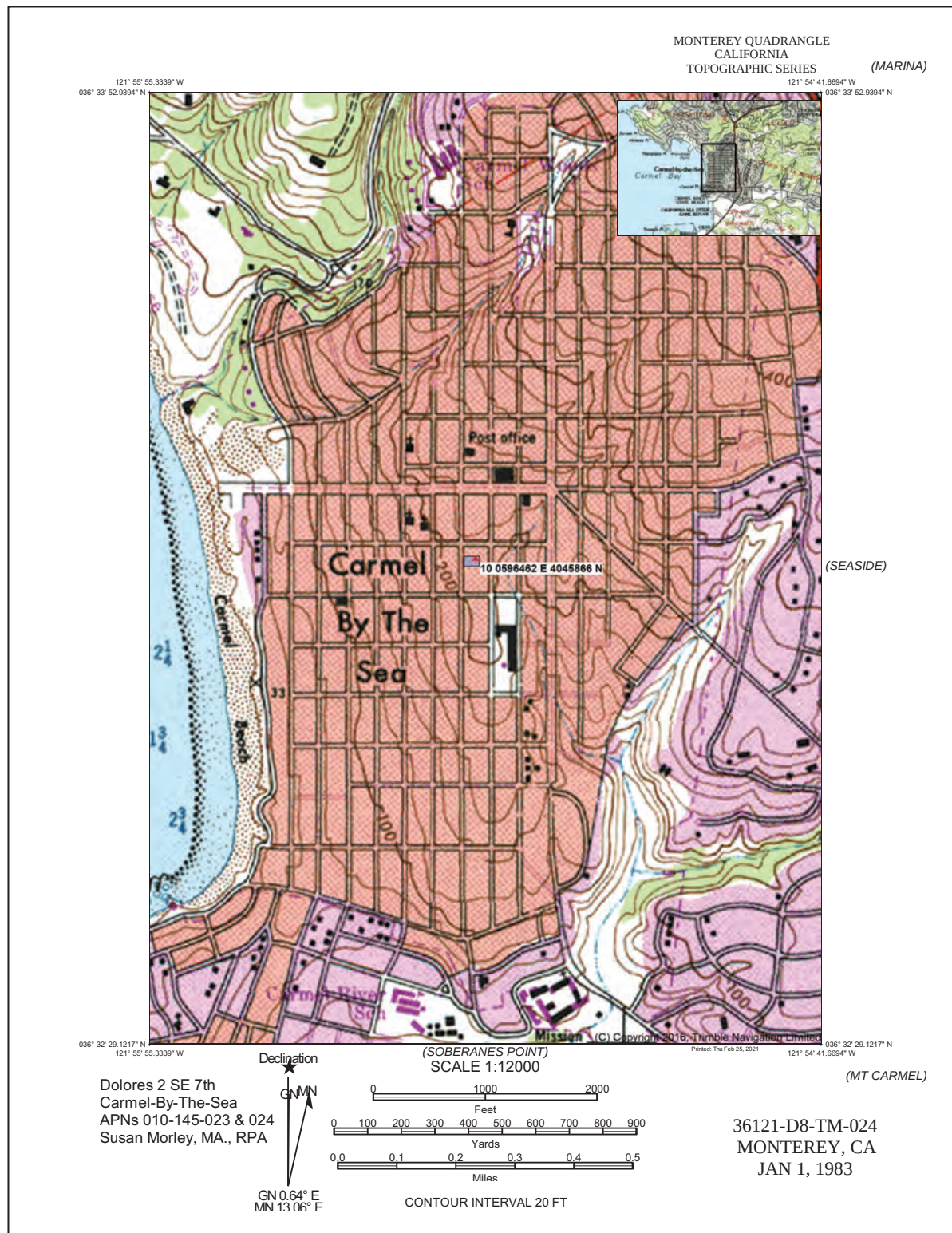


Figure 2: The project parcel is located on a portion of the United States Geological Survey Monterey Quadrangle (1983).

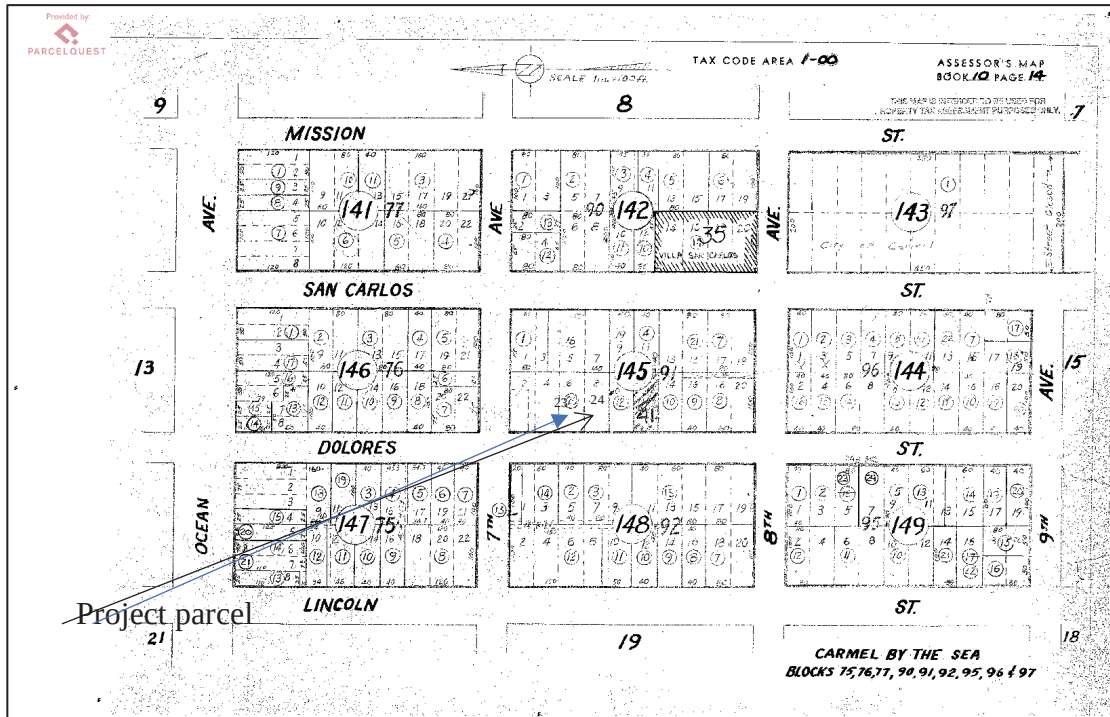
23
23

Figure 3: Monterey County Assessor's Parcel map for the project parcels, APNs 010-145-023 & 010-145-024.



Figure 4: Monterey County Assessor's aerial map for the project parcels, APNs 010-145-023 & 010-145-024.

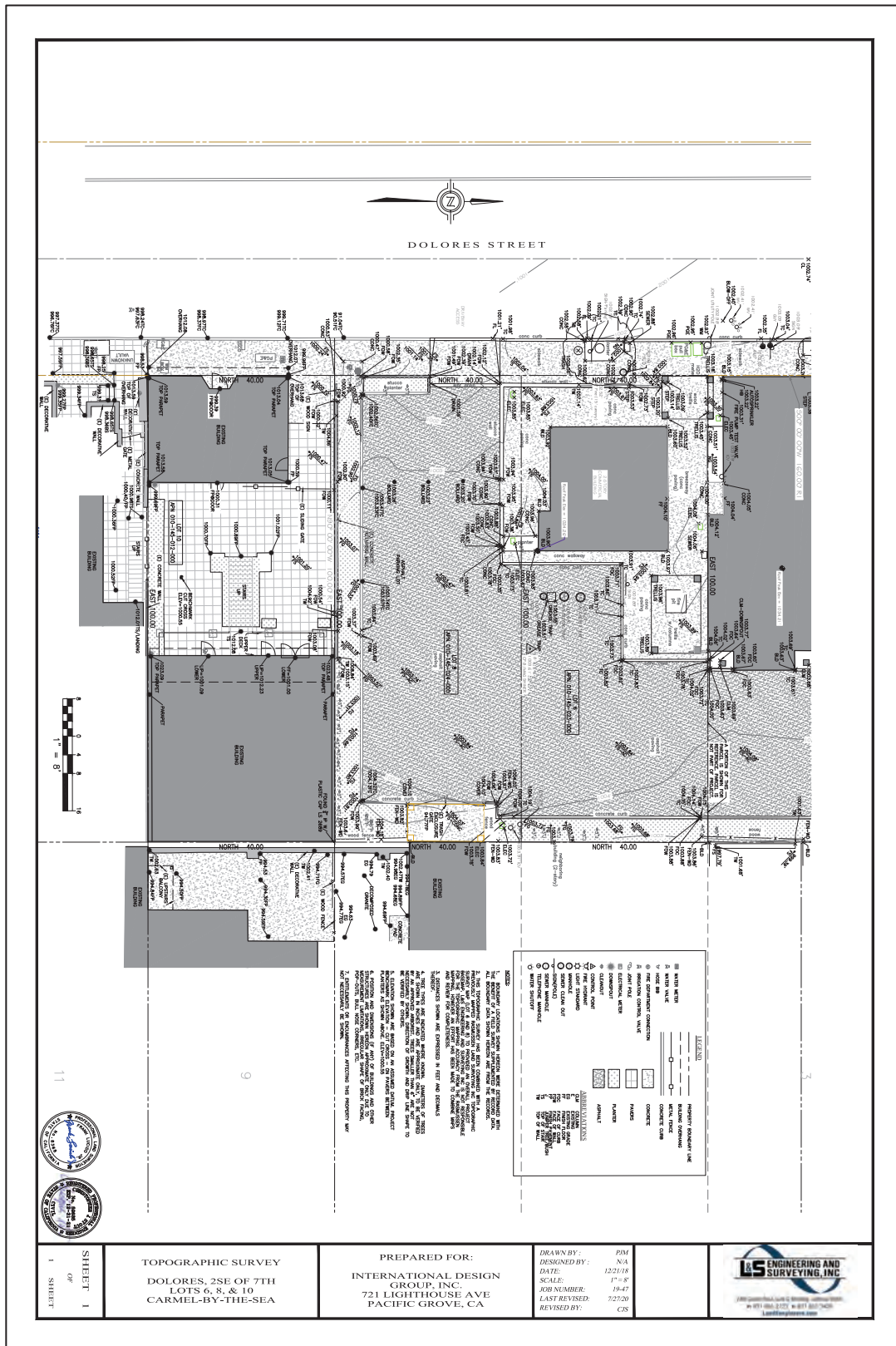


Figure 5: Project site plans

Regional Studies

There are thousands of archaeological sites in Monterey County that are categorized most often as historic or prehistoric. Recently Panich and Schneider, focusing on sites from Marin County, suggested that the use of a “triad”—the conventional use of prehistoric, protohistoric, and historic, is no longer useful. “Not only do recording systems that rely on the prehistoric, protohistoric, and historic triads perpetuate outdated assumptions about the disappearance of Indigenous societies, but they also obscure the realities of lived experience and the element of power inherent in the process of colonialism (Panich & Schneider 2019, 664).

As of this date CA-MNT-17C on Carmel Point has yielded the earliest date for a habitation site on the central coast. The late Dr. Gary Breschini, and Lynn Mounday, obtained a radiocarbon date of 9,400 YBP (Breschini, 2012) for CA-MNT-17C, the most studied archaeology site on Carmel Point. Earlier archaeologists documented an early occupation site along the central coast of California dating to 8,350 BC, the Cross Creek site, in San Luis Obispo County (Jones *et. al.* 2002), evidence for human occupation on the California coast to the terminal Pleistocene. These studies provide evidence that a separate migration of people may have initially populated the central coast. Today early inhabitants are considered as having practiced a different subsistence technology from the inland groups. This has been determined by the recovery of milling stones and crude core and flake lithic technologies that do not appear in association with inland sites.

When the Spanish arrived in Monterey the Esselen and Costanoan societies subsisted as hunter-gatherers. They crafted mortars and pestles, and manos and metates from local granite, mudstone, and sandstone with which they processed vegetable foods. They cultivated and utilized tobacco (Eerkens *et al.* 2018) and that is perhaps the only plant they did cultivate. They also practiced controlled burning to manage the land (Lewis 1978). Amah Mutsun Tribal Band of San Juan Bautista (Costanoan) are reviving such practices at Quiroste near Año Nuevo.

Costanoan and Esselen societies are considered to have been semisedentary with a partial dependence on acorn crops. Their habitation sites are most often found at the confluence of streams or along streams, and in the vicinity of natural springs and seeps; however, the original location of these drainages may have been altered. Esselen sites are found on the north and south banks of almost every drainage that empties into the Pacific Ocean. Gathering and processing sites are found on the shoreline.

In the early 1900s California’s first anthropologist, Alfred Kroeber, conducted what he called salvage anthropology on tribes whose culture had been seriously disrupted by missionization. Kroeber formulated his idea of ‘tribelets’ from groups that were already missionized. Bean with Lawton (1973) and Bean with Blackburn (1976) understood that the prehistoric societies of the region we now call California were more connected and complex than Kroeber had initially made them out to be. Bean wrote that the people living in villages of close proximity intermarried and were thus related families. Milliken’s ethnographies of the regions prehistoric tribes provided evidence that elite people from the various villages of the Monterey Bay region intermarried to form political alliances (1995 & 1987).

Studies based upon mission records have provided the names and locations of the many villages of the Monterey region (**Figure 5**). Groups of Esselen speakers and those now referred to as Southern Costanoan or “rumsien”-speakers intermarried before missionization, at the missions where they were forced to convert to Catholicism (that is the San Carlos, Soledad, and San Antonio Missions) and after missionization. Beginning in 1770, Esselen and Costanoan converts and other Native American people were taken into the mission system and called “neophytes”, from the Spanish, *neofitas*, derived from the Latin for “newly planted”.

Ethnographic Background

The people indigenous to the Monterey Bay Region were known as *Rumsen, Esselen, Guacharonnes, Ecclemachs, Sakhones, Sureños, and Carmeleños*. “*The Indian clans were known as Ensenes, Excelenes, Achistas, Runsenes, Sakhones, and were considered as belonging to one nation*” (Salvador Mucjai quoted in Taylor 1856: 5).

When the Spanish missionaries arrived in the late 18th century, they immediately began to evangelize the indigenous people, taking them into the missions where they labored for the Spanish padres who called them *Costaños*, or coast dwellers. This name was anglicized to Costanoan, for all of the tribes already inhabiting the region between the San Francisco and Monterey Bays, even though the aboriginal people of the present day region comprised many more distinct language groups and tribes (Milliken 1995) and were multilingual peoples.

The indigenous peoples of the central coast today are identified according to linguistic groups, Esselen and Costanoan, aka Rumsen, aka Ohlone speakers. It is theorized by Breschini (2004) and others that the Esselen societies were the first to occupy the region of the Central Coast, for close to or more than 10,000 years BP. The root language of Esselen is Hokan (*Hulele*) the same as for the Pomo to the north. Dr. Breschini hypothesized that circa 3,000 years ago the Penutian speakers, or the Costanoan, intruded into the Esselen homelands and pushed Hokan speakers south and north. Several modern day tribes are composed of both Costanoan/Rumsien/Ohlone and Esselen lineages, and their membership is derived from the mission records.

The Southern Costanoan (*Rumsen, Rumsien, or Ohlone*) aboriginal territory extended from the Pajaro River south to either Palo Colorado Canyon (according to Breschini) or Big Sur (the Little Sur River according to Milliken) and east into the lower Carmel Valley. More commonly, people refer to them as Ohlone, though this would be incorrect technically for Monterey (Escobar *et al.*, 1998). Only those taken into Mission San Jose referred to themselves as Ohlone in the 1906 and 1928 census records.

Breschini also theorized that upper eastern Carmel Valley and Cachagua were a refuge for Costanoan and Esselen people seeking to escape the missions. Historically, the Costanoan speakers occupied the Monterey Peninsula and the Santa Lucia Mountains from Carmel Valley to the somewhere between Palo Colorado Canyon or Point Sur and inland to Salinas, Spreckles, and south to Soledad (**Figure 5**). There is a considerable body of data suggesting the Esselen or an Esselen-like language was spoken as far north as the San Francisco Bay area, and that gradually that area was lost to intruding Penutian (Costanoan or Ohlone) speakers (Breschini 2004, 58).

“The Esselen lived in the rugged and densely-forested Santa Lucia Mountains. Much of this land is now part of the Los Padres National Forest. In addition to the high mountains, they

also occupied the upper Carmel Valley. The coastal plain in the Little Sur and Big Sur river areas, and an unknown area of the Salinas Valley around Soledad. The heartland of the Esselen appears to have been the upper Carmel River and adjacent areas, including the drainages of Cachagua and Tularcitos Creeks and the adjacent areas of the lower Arroyo Seco River drainage. Much of Esselen territory is now included within the Ventana Wilderness Area (Breschini and Haversat 2004, 17).

Both Esselen speakers and Costanoan (Ohlone or Rumsen) speakers were taken into the mission by the Spanish Padres where they lived together at the Carmel Mission, Soledad Mission, and San Antonio Mission. Some of these *rancherías* have come to be known by several different names, due to variability in the transcription of these village and district locations by different priests as recorded in the Mission records. Some of the important *rancherías*/districts are shown in the **Figure 6** map.



Figure 6: Map of districts and villages of Rumsen (Costanoan) and Esselen (after Breschini 2004)

Wacharon (*Guachirron*)/*Calendaruc* (Moss Landing, Castroville, Watsonville area)

Ensen (interior side of Fort Ord and Salinas Valley)

Achasta (near Monterey)

Tucutnut/Capanay (middle reaches Carmel River drainage)

Soccoronda/Jummis/Sepponet (upper Carmel River drainage)

Echilat/Ixchenta/Tebityilat (upper San Jose and Las Garzas Creek drainages)

Excelen/Excelemach (Santa Lucia Mountains/Ventana Wilderness)
Sargentaruc/Jojoban/Pixchi (Carmel River south to Sur)
Eslanajan/Imunahan/Aspasniahan (Soledad/Arroyo Seco)

Spanish Mission Period (1770-1834)

The Carmel/Monterey region has a distinguished history. Don Sebastian Vizcaino bestowed the place name Carmel in 1602. Vizcaino is thought to be the first European to set foot on the Monterey Peninsula. Carmelite friars were aboard ship on that expedition intending to establish a mission in the area that would be backed by the Spanish military. On June 3, 1770 Junipero Serra founded the mission San Carlos de Borromeo de Monterey. A year later Serra wrote for permission to move the mission to the banks of the Carmel River. Mission San Carlos De Borromeo de Carmelo was founded in 1771.

When the Spanish missionaries arrived in the late 18th century, they applied the name *Costaños* to all of the tribes already inhabiting the region between the San Francisco and Monterey Bays, even though the aboriginal people of the present-day region comprised many more distinct language groups and tribes (Milliken 1995) and were multilingual peoples. *Costaños* was anglicized to *Costanoan*. The Esselen village of Achasta may have been located on the Monterey Peninsula near the Presidio, though Milliken suggests Carmel Point (1987).

The Mission San Carlos Borromeo was founded at Monterey in May 1770. Shortly after, Costanoan and Esselen people were taken into the mission. As the Spanish padres and military men were establishing a foothold for the northernmost frontier of the Spanish Empire, the baptized and converted Esselen Indians, working as indentured laborers, built and supported several of the northern Franciscan missions (San Carlos and Soledad), military posts and settlements. Many fled the missions to the interior while others died under harsh and restrictive treatment by the missionaries and settlers.

The American Flag was raised in Monterey in 1846 by U.S. forces, which claimed formal possession of California. Admiral Sloat gave a speech on the "Color of Right" about legal entitlements to be honored by the US Government. In 1848, the Treaty of Hildalgo, ending the Mexican War, also guaranteed protection of Indian rights (Escobar et al. 1998).

After California statehood in 1850, Congress and the President of the United States authorized Special Agents McKee, Barbour and Wozencraft to treat with California Indians in 1851. Eighteen treaties were negotiated between the California tribes and these special agents. These treaties were established to accomplish two basic goals: 1) to cede the majority of aboriginal lands of California to the United States Government; and 2) to reserve 8.5 million acres of land in the interior of the state to be used by the California tribes as reservation lands. These 18 treaties were never ratified, but suppressed by the United States Senate until their rediscovery in 1905. These treaties remain unhonored by the Federal Government Indian lands due to the refusal of the Senate in ratifying the 18 treaties (Lipps, 1932).

Methodology

Results of Site Record Search

There are thousands of archaeology sites in Monterey County and hundreds of sites on the coastline of the Monterey Peninsula. According to the Northwest Information Center there are no prehistoric or historic sites within the boundaries of the project parcel. There are two historic sites, P-2156, the Pacific Telephone Building at San Carlos between Seventh and Eighth Avenues and P-2575 another historic site on Junipero between Seventh and Eighth Avenues.

P-27-002156 is an historic site known as the Hitchcock House recorded by Susan Lassell, working for Jones and Stokes (NWIC 1998). This historic site is approximately 1,600 feet from the project parcel. It is a Craftsman style house built in 1907. This site is about 650 feet from the project parcel.

P-27-002575 is the historic two-story, wood frame 1951 Spanish colonial building once occupied by Pacific Telephone and Telegraph. It was recorded by Ward Hill (NWIC 2002). P-27-002175 is on the parcel adjacent to the east of the project parcel on San Carlos.

The nearest prehistoric site is CA-MNT-1035 (P-001088), which is approximately 1,900 feet west of the project parcel.

Field Survey

In Central California, archaeologists are alerted to prehistoric sites by the presence of midden soils darkened from accumulation of organic remains. In addition, the presence of various shell remnants from either the bay or littoral may indicate a site. Archaeologists also look for flaked stone artifacts and ground stone that is either complete or in fragments representing mortars and pestles or manos and metates. Sites are usually located near a source of fresh water. Some prehistoric sites are occupational sites while others may be quarries, workstations, milling stations, hunting stations, or ideological sites that exhibit rock art or petroglyphs.

Archaeological reconnaissance followed standard methods of procedure. The entire project parcel was physically and methodically inspected for indicators of cultural resources on November 29, 2019 utilizing standard methods of a pedestrian survey for evidence of historic and prehistoric cultural materials.

Project soils

The soils of the project parcel are exposed in numerous locations around the parcel. **Figure 7** is a close up of a handful of soils from the northern parcel, APN 010-145-023. The USDA Web Soil Survey classifies soils in this neighborhood as OaD--Oceano loamy sand, 2 to 15 percent slopes. Oceano loamy sands are stabilized eolian soils (<https://websoilsurvey.sc.egov.usda.gov>). These soils are found on marine terraces. The soil of the project parcel is dark brown to dark yellowish brown, 10YR 3/3 to 3/4, sandy loam, darkened by recent rains. There are no marine shell fragments, there are no cobbles or cobble fragments (burnt or unburnt), bone or flaked stone on the project parcel that would indicate a prehistoric site, nor are there traces of these materials. There are no fragments of old glass, or ceramics, or metal that would represent an historic site.



Figure 7: Soils along the eastern perimeter of the parking lot are sandy loam with no cultural materials observed.



Figure 8: Soils near the eastern margins of the project parcels are exposed. The photo on the left is the northern parcel APN 010-145-023. The photo on the right is the southern of the two parcels, APN 010-145-023.

Figure 8 shows the eastern margin of the both parcels. On all three sides of these two parcels the soils are clearly exposed and more than adequate for determining the presence of cultural materials. **Figure 9** shows the soils exposed along the south margin of APN 010-145-024.



Figure 9: Soils exposed on the south side of the project parcel APN 010-145-024.

Conclusion and Recommendations

The project parcel was methodically inspected for evidence of prehistoric or historic material remains. Archaeological reconnaissance did not reveal any of the indicators expected of a prehistoric archaeological or historical resource in this region; there are no culturally modified soils present; no shell fragments, bone fragments, or culturally modified lithic materials were noted in the soils of the project parcel. No granitic or other bedrock outcrops were present that may possibly have contained bedrock mortars or cupules.

No evidence of historic or prehistoric cultural activity was observed during the archaeological reconnaissance. The nearest cultural resource, P-27-002575, is an historic building adjacent to the project parcel on the east. The nearest prehistoric site is over 1,900 feet to the west. It is the professional opinion of this writer that this parcel does not contain cultural resources, either historic or prehistoric in nature. Based upon these negative findings, there is no reason to delay the project parcel due to archaeological concerns.

However, it must be recommended that in the event that unexpected traces of historic or prehistoric materials, i.e., human remains, concentrations of shell or heat altered rock or historic trash pits are encountered during grading or other future development, a qualified archaeologist should be retained for appropriate archaeological mitigation.

Health and Safety Code § 7050.5

If any human remains are exposed, the Health and Safety Code § 7050.5 requires that no further excavation or disturbance occurs in the area and that the county coroner is called so that the coroner can verify that the remains are not subject to medical jurisprudence. Within 24 hours of notification, the coroner calls the Native American Heritage Commission if the remains are known or thought to be Native American.

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Preliminary Cultural Resources Reconnaissance
of Assessor's Parcel Number 010-145-012, the City of Carmel-By-the-Sea
County of Monterey, California

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December 2019

Evidence of Sacred/Religious Site?	Yes__ No <u>x</u>
Evidence of Native American Remains on Site?	Yes__ No <u>x</u>
Evidence of Anything of Archaeological Significance?	Yes__ No <u>x</u>
Positive Findings of Historical Significance?	Yes__ No <u>x</u>

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Introduction

In November 2019 Mr. Justin Velasquez authorized me to conduct a preliminary cultural resources reconnaissance for Assessor's Parcel Number 010-145-012 in Carmel-By-The-Sea (Figure 1, p.4), County of Monterey. Plans are proposed to demolish the existing structures on the parcel and to construct a new commercial building. Because these plans include subsurface disturbance of soils, and because the project parcel is located in an area of archaeological sensitivity, the Carmel-By-The-Sea Community Development Department has required an archaeological survey for the permitting process.

In accordance with the California Environmental Quality Act (1970), site record searches have been conducted through the Northwest Information Center at Sonoma State University in Rohnert Park (File numbers 18-1641, F/X-127, 03-568, 02-344, 03-442). A subsequent archaeological reconnaissance was conducted on November 29, 2019. This report presents the results of the archaeological site record searches, subsequent archaeological reconnaissance, and professional recommendations.

Project Location and Description

The project parcel is 0.92 acres, or 4000 square feet in area located on, Dolores St, 2 SE of 7th in downtown Carmel-By-The-Sea. The parcel may also be located on the Monterey United States Geological Survey 7.5 minute series [1997] Quadrangle, Zone 10 (Figure 2, p.5). The Universal Transmercator Grid coordinates calculated for the parcel are approximately 596826.1metersE/4055407metersN. The project parcel is approximately one-half mile east of Carmel Bay. Elevation of the parcel is approximately 200 feet above mean. The nearest reliable source of fresh water is the Carmel River, about one third mile to the south.

There are two existing structures on the project parcel constructed in 1972. One structure is a single story that abuts Dolores St. and the other is a two-story mixed use structure located at the rear of lot. The proposed project is to demolish these two structures. Everything on the project parcel would be demolished to build a new three-story mixed use commercial and residential building with underground parking. The excavation for the structure would be around 11feet deep and include the entire perimeter of the property. The underground garage portion would have a footprint of 2544 square feet and would be built as a post tension concrete structure. The ground floor would be erected on the post tension ceiling of the garage below with traditional wood framed construction. The ground level would have a footprint of 2,544 square feet of commercial space and a 2nd floor with two residential units at 2628.8 square feet with a third floor garden deck.

There is little vegetation on the project parcel other than a few ornamentals. Although visual inspection of the soils on the project parcel is obscured by the structures and the brick patio, soils are adequately exposed at the margins of the parcel and in the center of the courtyard (**Figures 6, 7, & 8**).

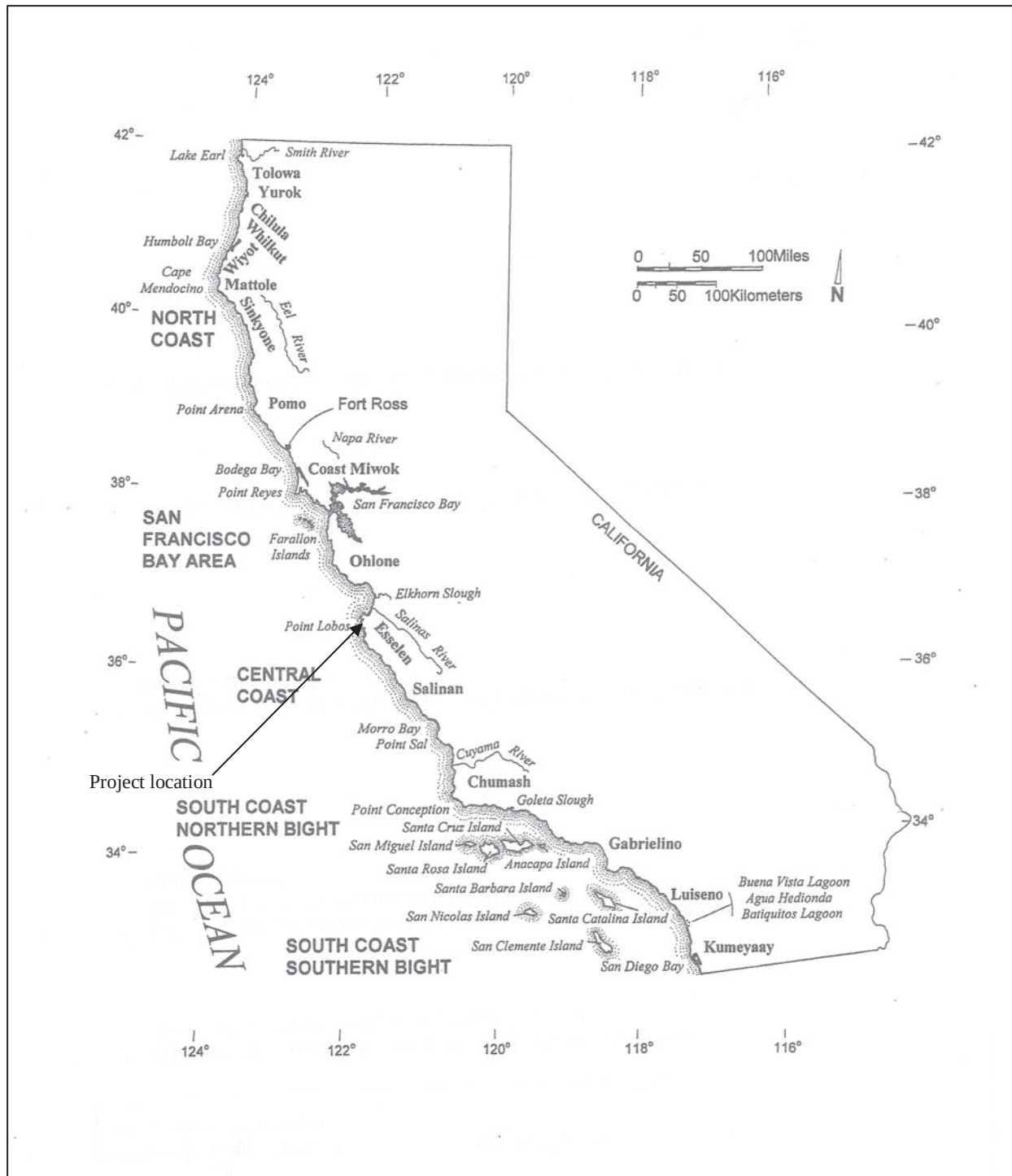


Figure 1: Regional Location Map for City of Carmel-By-The-Sea, County of Monterey (after Erlandson and Jones 2002).

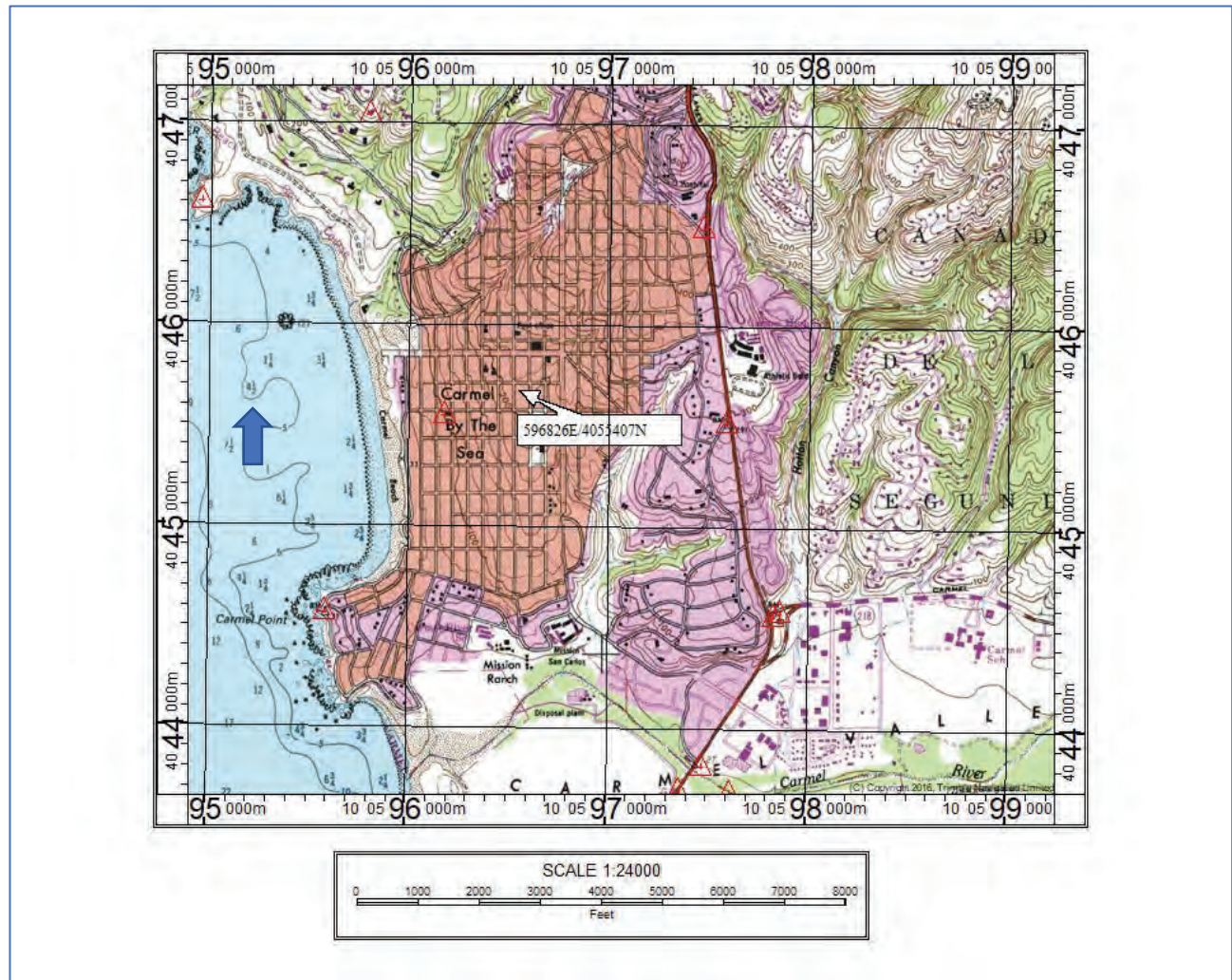


Figure 2: The project parcel is located on a portion of the United States Geological Survey Monterey Quadrangle (1997).

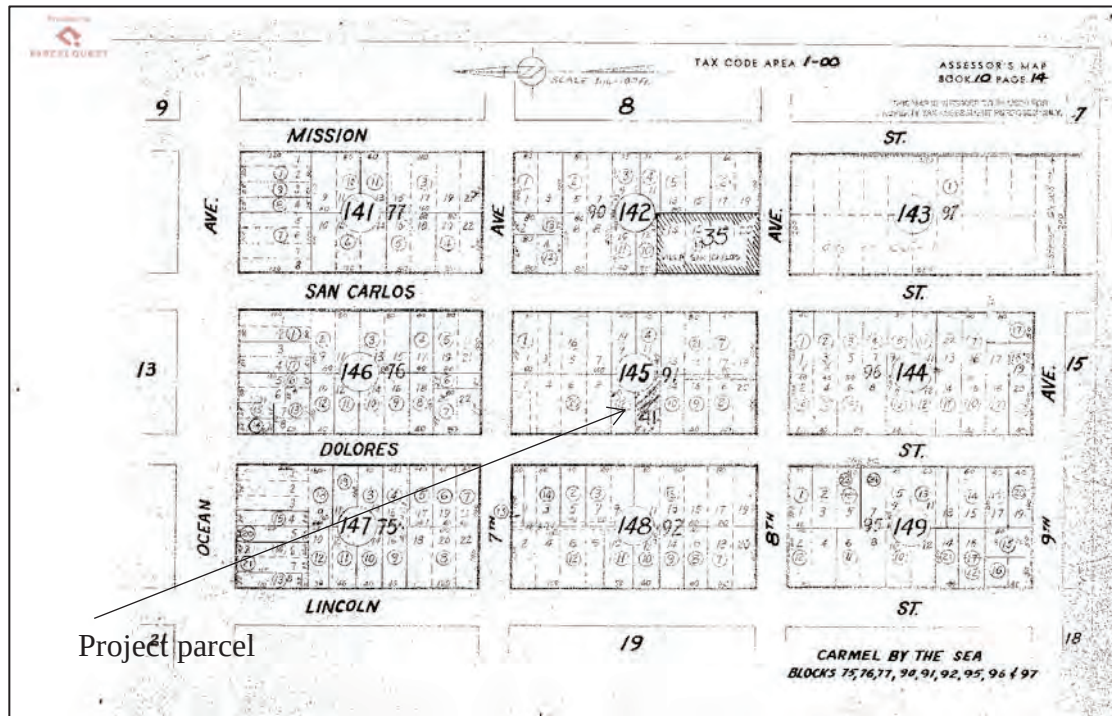


Figure 3: Monterey County Assessor's Parcel map for the project parcel, APN 010-145-012.

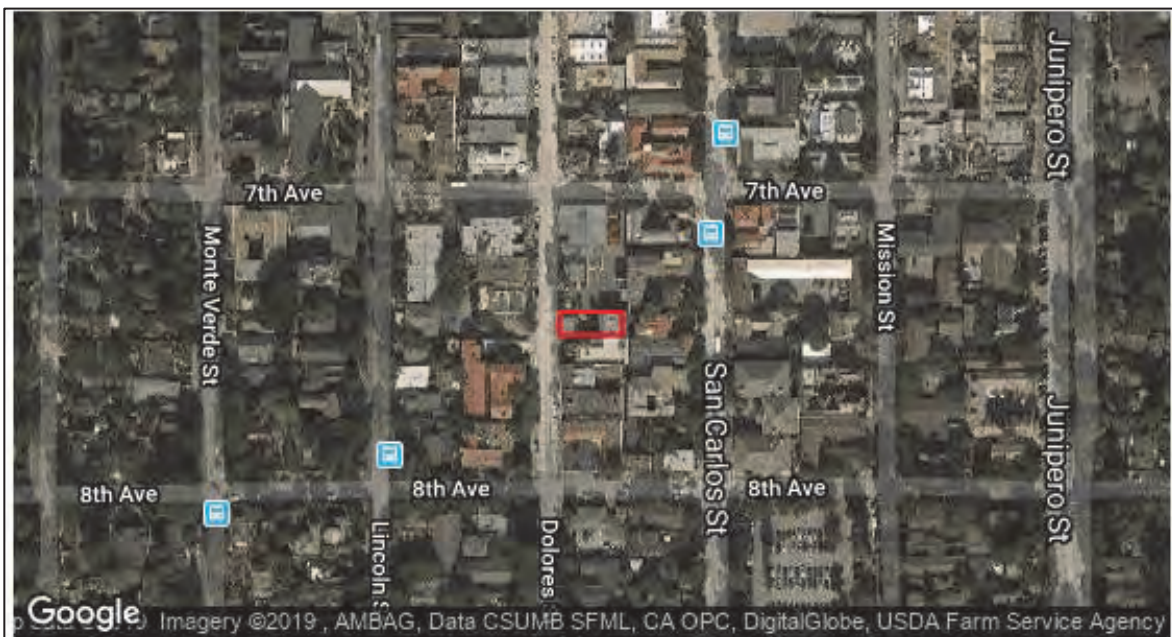


Figure 4: Monterey County Assessor's aerial map for the project parcel, APN 010-145-012.

Regional Studies

There are thousands of archaeological sites in Monterey County, both historic and prehistoric. As of this date CA-MNT-17C on Carmel Point has yielded the earliest date of habitation on the central coast. The late Dr. Gary Breschini, working with Lynn Mounday, obtained a carbon date of 9,300 YBP (Breschini, 2012) for CA-MNT-17C, the most studied archaeology site on Carmel Point. Earlier archaeologists documented an early occupation site along the central coast of California

dating to 8,350 BC, the Cross Creek site, in San Luis Obispo County (Jones *et. al.* 2002), evidence for human occupation on the California coast to the terminal Pleistocene. These studies provide evidence that a separate migration of people may have initially populated the central coast. These early inhabitants are now considered as having practiced a different subsistence technology from the inland groups. This has been determined by the recovery of milling stones and crude core and flake lithic technologies that do not appear in association with inland sites.

At the time of Contact the Esselen and Costanoan societies subsisted as hunter-gatherers with intimate knowledge of the land. They crafted mortars and pestles, and manos and metates from local granite and sandstone with which they processed vegetable foods. They cultivated and utilized tobacco (Eerkens *et al.* 2018) and that is perhaps the only plant they did cultivate. They also practiced controlled burning to manage the land (Lewis 1978). Amah Mutsun Tribal Band of San Juan Bautista (Costanoan) are reviving such practices at Quiroste near Anõ Nuevo.

Precontact Costanoan and Esselen societies are considered to have been semisedentary with a partial dependence on acorn crops. Their habitation sites are most often found at the confluence of streams or along streams, and in the vicinity of natural springs; however, the original location of these drainages may have been altered. Esselen sites are found on the north and south banks of almost every drainage that empties into the Pacific Ocean. Gathering and processing sites are found near the shoreline.

In the early 1900s California's first anthropologist, Alfred Kroeber, conducted what he called salvage anthropology on tribes whose culture had been seriously disrupted by missionization. Kroeber formulated his idea of 'tribelets' from groups that were already missionized. Bean with Lawton (1973) and Bean with Blackburn (1976) understood that the prehistoric societies of the region we now call California were more connected and complex than Kroeber had initially made them out to be. Bean wrote that the people living in villages of close proximity intermarried and were thus related families. Milliken's ethnographies of the regions prehistoric tribes provided evidence that elite people from the various villages of the Monterey Bay region intermarried to form political alliances (1995 & 1987).

Studies based upon mission records have provided the names and locations of the many villages of the Monterey region. Groups of Esselen speakers and those now referred to as Southern Costanoan or "rumsien"-speakers intermarried before missionization, at the missions where they were forced to convert to Catholicism (that is the San Carlos, Soledad, and San Antonio Missions) and after missionization. Beginning in 1770, these Esselen converts and other Native American people taken into the mission system as converts were called "neophytes", from the Spanish, *neofitas*, derived from the Latin for "newly planted".

Ethnographic Background

The people indigenous to the Monterey Bay Region were known as *Rumsen*, *Esselen*, *Guacharonnes*, *Ecclemachs*, *Sakhones*, *Sureños*, and *Carmeleños*. When the Spanish missionaries arrived in the late 18th century, they immediately began to evangelize the indigenous people, taking them into the missions where they labored for the Spanish Padres who called them *Costaños*, or coast dwellers. This name was anglicized to Costanoan, for all of the tribes already inhabiting the region between the San Francisco and Monterey Bays, even though the aboriginal people of the present day region comprised many more distinct language groups and tribes (Milliken 1995) and were multilingual peoples.

The indigenous peoples of the central coast today are identified according to linguistic groups, Esselen and Costanoan aka Rumsen aka Ohlone speakers. It is theorized by Breschini (2004) and others that the Esselen societies were the first to occupy the region of the Central Coast. The root language of Esselen is Hokan (*Hulele*) and the same for the Pomo to the north. Dr. Breschini hypothesized that circa 2,000 years ago the Penutian speakers, or the Costanoan intruded into the Esselen homelands and pushed them south and north. Several modern day tribes are composed of both Costanoan/Rumsien/Ohlone and Esselen lineages, as derived from the mission records.

The Southern Costanoan (*Rumsen*, *Rumsien*, or *Ohlone*) aboriginal territory extended from the Pajaro River south to either Palo Colorado Canyon (according to Breschini) or Big Sur (the Little Sur River according to Milliken) and east into the lower Carmel Valley. More commonly, people refer to them as Ohlone, though this would be incorrect technically for Monterey (Escobar *et al.*, 1998). Only those taken into Mission San Jose referred to themselves as Ohlone in the 1906 and 1928 census records.

Breschini also theorized that upper eastern Carmel Valley and Cachagua were a refuge for Costanoan and Esselen people seeking to escape the missions. Historically, the Costanoan speakers occupied the Monterey Peninsula and the Santa Lucia Mountains from Carmel Valley to the somewhere between Palo Colorado Canyon or Point Sur and inland to Salinas, Spreckles, and south to Soledad (**Figure 5**). There is a considerable body of data suggesting the Esselen or an Esselen-like language was spoken as far north as the San Francisco Bay area, and that gradually that area was lost to intruding Penutian Speakers (Breschini 2004, p. 58).

“The Esselen lived in the rugged and densely-forested Santa Lucia Mountains. Much of this land is now part of the Los Padres National Forest. In addition to the high mountains, they also occupied the upper Carmel Valley. The coastal plain in the Little Sur and Big Sur river areas, and an unknown area of the Salinas Valley around Soledad. The heartland of the Esselen appears to have been the upper Carmel River and adjacent areas, including the drainages of Cachagua and Tularcitos Creeks and the adjacent areas of the lower Arroyo Seco River drainage. Much of Esselen territory is now included within the Ventana Wilderness Area (Breschini and Haversat 2004, 17).

Both Esselen speakers and Costanoan (Ohlone or Rumsen) speakers were taken into the mission by the Spanish Padres where they lived together at the Carmel Mission, Soledad Mission, and San Antonio Mission. Some of these *rancherias*, or *villages*, have come to be known by different names, due to variability in the transcription of these village and district locations by different priests as recorded in the Mission records. Some of the important *rancherias*/districts are shown in the **Figure 5** map.



Eslanajan/Imunahan/Aspasniahan (Soledad/Arroyo Seco)

After California statehood in 1850, Congress and the President of the United States authorized Special Agents McKee, Barbour and Wozencraft to treat with California Indians in 1851. Eighteen treaties were negotiated between the California tribes and these special agents. These treaties were established to accomplish two basic goals: 1) to cede the majority of aboriginal lands of California to the United States Government; and 2) to reserve 8.5 million acres of land in the interior of the state to be used by the California tribes as reservation lands. These 18 treaties were never ratified but were suppressed in secrecy by the United States Senate until their rediscovery in 1905 (Lipps, 1932).

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The soils of the project parcel are exposed in numerous locations around the parcel. **Figure 6** is a photo of the central courtyard, **Figure 7** is the west, or street side. The USDA Web Soil Survey classifies soils in this neighborhood as OaD--Oceano loamy sand, 2 to 15 percent slopes. Oceano loamy sands are stabilized eolian soils

(<https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>). These soils are found on marine terraces. The soil of the project parcel is dark brown to dark yellowish brown, 10YR 3/3 to 3/4, sandy loam, darkened by recent rains. There are no marine shell fragments, there are no cobbles or cobble fragments (burnt or unburnt), there is no bone or flaked stone on the project parcel that would indicate a prehistoric site, nor are there traces of these materials. There are no fragments of old glass, or ceramics, or metal that would represent an historic site.



Figure 6: Soils of the central courtyard are exposed.



Figure 7: Soils near the west edge of the project parcel on Dolores are exposed and contain no cultural resources.



Figure 8: Soils exposed on the northwest corner of the project parcel.

Conclusion and Recommendations

The project parcel was methodically inspected for evidence of prehistoric or historic material remains. Archaeological reconnaissance did not reveal any of the indicators expected of a prehistoric archaeological or historical resource in this region; there are no culturally modified soils present; no shell fragments, bone fragments, or culturally modified lithic materials were noted in the soils of the project parcel. No granitic or other bedrock outcrops were present that may possibly have contained bedrock mortars or cupules.

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NWIC

2002 *Primary record for site P-27-002175*. On file with Regional Information Center of the California Archaeological Inventory: Sonoma State University, Rohnert Park, CA.

NWIC

1998 *Primary record for site P-27-002156*. On file with Regional Information Center of the California Archaeological Inventory: Sonoma State University, Rohnert Park, CA.

Historic Resources Board

April 19, 2021

Attachment 9

Preliminary Project Plans

PLANNING INFO.

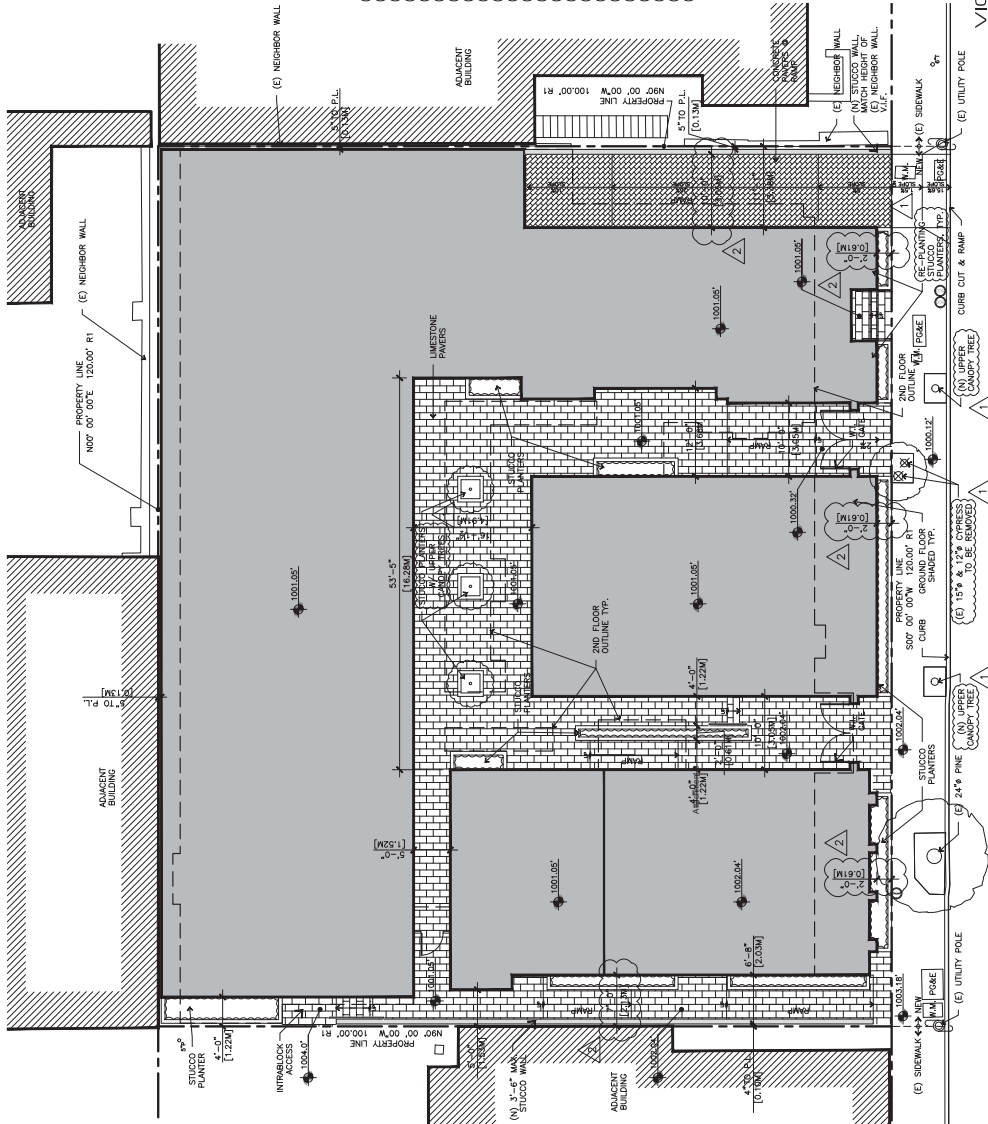
- PROPERTY OWNER:
ESPANZA CARMEL COMMERCIAL, LLC
ATTN: CHRISTOPHER MITCHELL
770 LUTHERAN AVENUE, SUITE 200
PACIFIC GROVE, CA 93950
- ARCHITECT:
INTERNATIONAL DESIGN GROUP LLC
ALEXANDER, INC.
ALEXANDER, INC.
PHONE: (831) 646-1261 #209
- PROJECT ADDRESS:
2 SE OF 7TH AVE.
CARMEL-87-HE-SEA, CA 93921
- PROPOSED CONSTRUCTION OF EXISTING BUILDING.
NEW CONSTRUCTION FOR PARKING GARAGE, COMMERCIAL SPACES
ON SECOND FLOOR, & 8 RESIDENTIAL APARTMENTS ON 2ND
FLOOR.
- OCCUPANCY: A-2, B, M, R-2, S-2
- CONST. TYPE: V-B, TYPE I-GARAGE
- A.P.N.: 010-145-012, 023, & 024
- LEGAL DESC.: LOTS: 6, & 10 BLOCK: 91
- ZONE: SC (SERVICE COMMERCIAL)
- STORIES: 2 + UNDERGROUND GARAGE
- MAX BLDG. HT: 30 FT ALLOWED
- CUT/FILL: 6,999 C.Y. CUT / 0 C.Y. FILL
- CUT / FILL CALCULATIONS
1002.33' = AVERAGE GRADE
988' = B.O. GARAGE SLAB & SUBSTRATE (SAND, ROCK)
1002.33' - 988' = 14.33 X 12,000 C.F. = 6,999 C.Y.
- TREE REMOVAL: SEE A11
- TOPOGRAPHY: SEE TOPOGRAPHIC MAP, SHEET 1 OF 1
- PROJECT CODE COMPLIANCE: RES. CALIFORNIA GREEN BUILDING CODE
2019 CALIFORNIA ENERGY CODE
ALTERNATIVE:
LOT AREA: 12,000 S.F. (0.276 AC.)
- BUILDING COVERAGE ALLOWED:
7.14% EXCEPTIONS MAY BE GRANTED UP TO A MAXIMUM BUILDING
COVERAGE OF 95 PERCENT = 95% (11,400 SF)
- BUILDING COVERAGE CALCULATIONS
EXISTING TO BE REMOVED 2,862 S.F.
PROPOSED 8,531 S.F.
TOTAL 11,393 S.F.
FLOOR AREA RATIO (FAR) ALLOWED:
FOR 9 STORIES = 135% (16,200 S.F.)
+ INTRABLOCK ACCESS = 10% (1,200 S.F.)
TOTAL = 145% (17,400 S.F.)
- FAR CALCULATIONS
EXISTING TO BE REMOVED 2,862 S.F.
PROPOSED 8,531 S.F.
SECOND FLOOR 1,597 S.F.
TOTAL 4,559 S.F.
16,891 S.F. (140,764)
- NOT INCLUDED IN FAR CALCULATIONS
BASEMENT (GARAGE) 0 11,371 S.F.
- PARKING REQUIREMENTS
COMMERCIAL RETAIL REQ. 1 PER 600 SQ. FT.
7718 / 600 S.F. = 12.86 = 13 SPACES
RESIDENTIAL REQUIRES 1 PER UNIT
8 UNITS = 8 SPACES
TOTAL REQ. = 21 SPACES
- ACCESSIBILITY REQ.
VAN PARKING REQ. = 1 PER 25 SPACES
TOTAL REQ. = 10 COMPACT PARKING SPACES
1 ACCESSIBLE VAN PARKING SPACES
21 SPACES
TOTAL PROVIDED = 10 COMPACT PARKING SPACES
1 ACCESSIBLE VAN PARKING SPACES
21 SPACES

SHEET INDEX

- ARCHITECTURAL
A1.0 SITE PLAN
A1.1 SITE DEMO & HISTORIC BLDG. PROTECTION PLAN
A1.2 EXISTING & PROPOSED BUILDING COVERAGE DIAGRAMS
A1.3 HISTORIC PRESERVATION CONDITIONS
A1.4 HISTORIC PRESERVATION CONDITIONS
A1.5 GROUND FLOOR PLAN
A1.6 2ND FLOOR PLAN
A1.7 ELEVATIONS
A1.8 ELEVATIONS & SECTIONS
A1.9 ELEVATIONS & SECTIONS
A1.10 TERRACE DETAILS
A1.11 GATE DETAILS
A1.12 87-PASTOR STREETSAPES
A1.13 87-PASTOR STREETSAPES
A1.14 DOOR SCHEDULE
A1.15 WINDOW SCHEDULE
CIVIL
C1.1 OFFSITE IMPROVEMENT PLAN
LANDSCAPE
L1.0 SHEET LEVEL LANDSCAPE PLAN
L1.1 ROOF LANDSCAPE PLAN
L1.2 LANDSCAPE DETAILS & PLANT PICTURES
L1.3 LANDSCAPE DETAILS & PLANT PICTURES

FOREST & BEACH COMMISSION NOTES

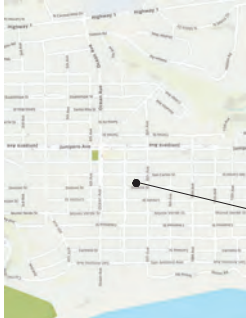
- TOTAL SIZE OF OPEN SPACE:
AREA: 1,920 S.F.
LANDSCAPING AREA REQUIRED:
1,920 / 2 = 960 S.F.
PLANT ALTERNATIVES ALLOWED:
960 X 0.25 = 240 S.F.
LANDSCAPE AREA REQUIRED W/ 24% PLANT
ALTERNATIVE:
720 S.F.
- LANDSCAPE AREAS PROVIDED:
GROUND FLOOR: 484 S.F.
TOTAL: 2,421 S.F.
- NEW TREE SUMMARY:
UPPER CANOPY ON PRIVATE PROPERTY: 3
TOTAL CANOPY ON PUBLIC PROPERTY: 2
TOTAL LOWER CANOPY TREES ON ROOF: 4
(SEE SHEET A5.0)
- NOTE:
SEE SECTION D/A6.3 FOR TYPICAL EXCAVATION CUT



1/8"=1'-0"

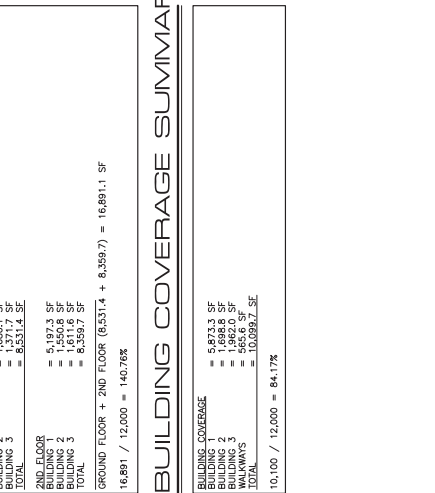
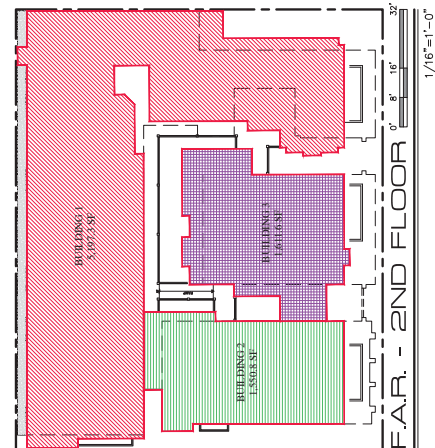
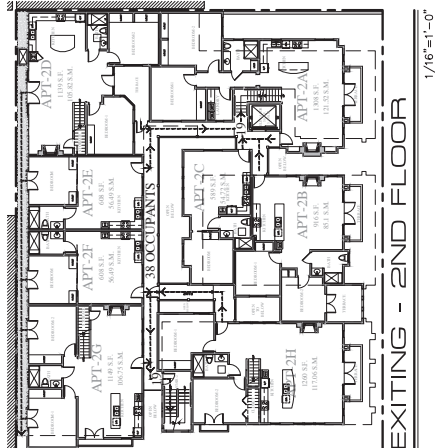
SITE PLAN

VICINITY MAP



LOCATION OF PROJECT





March 4, 2021

Preliminary Phase Two Report for the Palo Alto - Salinas Savings and Loan Bank, Community Room, Parking Lot, and Garden Wall (APN 010-145-020), Carmel-by-the-Sea, CA.

Executive Summary

The Palo Alto-Salinas Savings and Loan community room, parking lot, and garden wall are part of a larger historic resource known as the Palo Alto-Salinas Savings and Loan Bank. The bank building has been evaluated for historical significance multiple times. In October 2017 the bank building was found eligible for listing in the California Register for Historic Resources (CRHR) under Criterion Three (Architecture). The bank building is located at 700 South Bascom Avenue, Suite 100, in the City of Palo Alto. The National Register of Historic Places due to the Fifty Year Rule. Nevertheless, it is considered a significant resource for the purposes of CEQA with a period of significance of 1972.

In June 2020 the bank's companion community room was evaluated for historical significance under the California Register for Historic Resources criteria and was found ineligible for listing as an individual historic resource. However, the community room is located on the same lot as the bank building and the companion historic building and is determined of eligibility will be included as part of this report.

An application has been submitted to the Carmel Planning Department proposing the demolition of the community room, parking lot and garden wall to allow for the construction of an underground parking garage and a three-story building with a combined use of second floor residential apartments and ground floor commercial space. This Phase Two report examines the project's consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties and the National Park Service's Technical Preservation Guidelines. The project will help guide final plans.

Parking Lot and Garden Wall: Historical Background and Significance

The Palo Alto-Salinas Savings and Loan complex was constructed in 1972 on the corner of Dolores and Seventh Streets in the same location as the former building. The former building (originally the bank and company) located on Seventh Street. An eight-space parking lot was located behind the building and was owned and existed on Dolores Street. Plans for the new building included the parking lot, so the parking lot was included in the project. The parking lot was located behind the building and was owned and existed on Dolores Street. Plans for the new building included the parking lot, so the parking lot was included in the project. The parking lot was located behind the building and was owned and existed on Dolores Street. Plans for the new building included the parking lot, so the parking lot was included in the project.

¹Chen, May. *Evolution of Significance and Phase Two Report for Seventh & Dolores (Formerly the Palo Alto Savings and Loan complex)*. October 3, 2018.
²Chen, May. *Evolution of Significance and Phase Two Report for Seventh & Dolores (Formerly the Palo Alto Savings and Loan complex)*. June 17, 2020.
³The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. U.S. Department of the Interior, National Park Service, Technical Preservation Services, Washington D.C., 2017.

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obscure than they are now, stretching around behind the building". A drive-up teller window could have been located on the Seventh Street side of the parking lot and was included in the original design.

The same Phase One article that described the future parking facilities also described the garden wall that would partially surround the community room. Originally, a small sculpture garden was planned for the wall space but it never came to fruition. In 2013 a portion of the wall on the south elevation was removed and the entire wall was shortened by twelve inches.

When it was constructed in 1972, the Palo Alto-Salinas Savings and Loan complex included a bank building, a parking lot, and a garden wall. The bank building was located on the corner of Dolores and Seventh Streets. The parking lot was located behind the bank building. The garden wall was located behind the parking lot. The bank building was located on the corner of Dolores and Seventh Streets. The parking lot was located behind the bank building. The garden wall was located behind the parking lot. The bank building was located on the corner of Dolores and Seventh Streets. The parking lot was located behind the bank building. The garden wall was located behind the parking lot.

- **Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States**
(Criterion One)
(Criterion One)
The parking lot and garden wall did not play a significant role in the lives of any people. The parking lot and garden wall did not play a significant role in the lives of any people. The parking lot and garden wall did not play a significant role in the lives of any people. The parking lot and garden wall did not play a significant role in the lives of any people. The parking lot and garden wall did not play a significant role in the lives of any people.

- **Associated with the lives of persons important to local, California or national history**
(Criterion Two)
(Criterion Two)
The parking lot and garden wall did not play a significant role in the lives of any people. The parking lot and garden wall did not play a significant role in the lives of any people. The parking lot and garden wall did not play a significant role in the lives of any people. The parking lot and garden wall did not play a significant role in the lives of any people. The parking lot and garden wall did not play a significant role in the lives of any people.

- **Embodies the distinctive characteristics of a type, period, region, or method of construction or represents the work of a master or possesses significance at the level of a building or structure**
(Criterion Three)
(Criterion Three)
The parking lot and garden wall did not play a significant role in the lives of any people. The parking lot and garden wall did not play a significant role in the lives of any people. The parking lot and garden wall did not play a significant role in the lives of any people. The parking lot and garden wall did not play a significant role in the lives of any people. The parking lot and garden wall did not play a significant role in the lives of any people.

⁴Carmel First Civic Center, September 30, 1971, p. 15.

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will support the bank's function but they do not contribute to the bank's distinction as a significant local representative of the Bay Region style of architecture. Neither can be considered a historic resource on their own merit and they are not eligible for listing under Criterion Three.

The Secretary of the Interior's Standards for Rehabilitation

Compliance Evaluation

As a historical resource, the Palo Alto-Salinas Savings and Loan bank building is subject to review under the California Environmental Quality Act (CEQA). The parking lot, community room, and wall are not historic resources and are not individually subject to CEQA, however, the impact of their proposed demolition on the historic resource is subject to CEQA. The impact of their proposed demolition on the historic resource is subject to CEQA. The impact of their proposed demolition on the historic resource is subject to CEQA. The impact of their proposed demolition on the historic resource is subject to CEQA.

The impact of the proposed demolition of the features within the Palo Alto-Salinas Savings and Loan Bank building is subject to review under the California Environmental Quality Act (CEQA). The parking lot, community room, and wall are not historic resources and are not individually subject to CEQA, however, the impact of their proposed demolition on the historic resource is subject to CEQA. The impact of their proposed demolition on the historic resource is subject to CEQA. The impact of their proposed demolition on the historic resource is subject to CEQA.

Standard One

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The bank building has been used as a bank, retail store and most recently as a restaurant. These different uses have required minimal change to its distinctive materials, features, spaces, and spatial relationships. The community room is separated from the main bank building by a walkway. Sheet A.D. shows the community room is separated from the main bank building by a walkway. Sheet A.D. shows the community room is separated from the main bank building by a walkway. Sheet A.D. shows the community room is separated from the main bank building by a walkway.

Standard Two

The historic character of a property will be retained or preserved. The removal of distinctive materials or the alteration of the building's exterior features will not be allowed. The distinctive materials, features, spaces, and spatial relationships will be retained or preserved.

The historic character of the bank building will not be altered. The distinctive materials, features, spaces, and spatial relationships will be retained or preserved. The historic character of the bank building will not be altered. The distinctive materials, features, spaces, and spatial relationships will be retained or preserved. The historic character of the bank building will not be altered. The distinctive materials, features, spaces, and spatial relationships will be retained or preserved.

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Standard Three
Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of history will be avoided. The historic character of the property will be retained or preserved. The removal of distinctive materials or the alteration of the building's exterior features will not be allowed. The distinctive materials, features, spaces, and spatial relationships will be retained or preserved.

Standard Four

Changes to a property that are required for historic significance or that are required for the preservation of the property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of history will be avoided. The historic character of the property will be retained or preserved. The removal of distinctive materials or the alteration of the building's exterior features will not be allowed. The distinctive materials, features, spaces, and spatial relationships will be retained or preserved.

Standard Five

Changes to a property that are required for historic significance or that are required for the preservation of the property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of history will be avoided. The historic character of the property will be retained or preserved. The removal of distinctive materials or the alteration of the building's exterior features will not be allowed. The distinctive materials, features, spaces, and spatial relationships will be retained or preserved.

The community room will be demolished as part of the project. It is connected to the main bank building at the second floor level by an elevated walkway. When the community room is demolished a gap will be created in the physical integrity of the historic building. The gap will be filled by matching the original wall in design, color, texture, and if possible, materials. If this is clearly indicated on the construction plans, then the wall will be reconstructed as a historic resource.

It is important that a historic resource be preserved during adjacent construction. Demolition activities and construction on neighboring sites can cause immediate harm to the physical integrity of a historic building. The National Park Service provides guidance for the temporary protection of historic structures for preservation Tech Note Number 3⁴ (attached to this report).

Preserving adequate protection involves the following steps:

1. Consultation between the Historic Building owner and development team to identify potential risks, negotiate changes and agree upon protective measures.

⁴Preservation Tech Note Number 3: Guidelines for the Temporary Protection of Historic Structures during Adjacent Construction. National Park Service, National Park Service, 2007.

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2. Documentation of the condition of the historic building prior to adjacent work.
3. Regular monitoring during construction to identify damage. To evaluate the efficacy of protective measures already in place, and to identify and implement additional corrective steps.

Work will be consistent with Standard Five if a protection plan is submitted to the HBB for review and approval prior to the commencement of any work on the proposed project.

Standard Six

Demolition of historic features will be required unless they are of historic significance. Where the integrity of a historic resource is not compromised by the removal of a feature, the removal of a feature will be required unless it is of historic significance. Where the integrity of a historic resource is not compromised by the removal of a feature, the removal of a feature will be required unless it is of historic significance.

No work will be done on the historic bank building except for the repair of the wall structure between the community room and the main bank building. The wall structure between the community room and the main bank building will be repaired. The wall structure between the community room and the main bank building will be repaired. The wall structure between the community room and the main bank building will be repaired.

Standard Seven

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Surface cleaning is not proposed for the historic resources. This Standard is not applicable.

Standard Eight

Archaeological resources will be protected and preserved in place. The parking lot will be demolished and a 131,145 square foot historic resource will be incorporated into the new building. The parking lot will be demolished and a 131,145 square foot historic resource will be incorporated into the new building. The parking lot will be demolished and a 131,145 square foot historic resource will be incorporated into the new building.

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Standard Nine

New additions, exterior alterations, or related new construction will not destroy historic materials, features, or spaces. New additions, exterior alterations, or related new construction will not destroy historic materials, features, or spaces. New additions, exterior alterations, or related new construction will not destroy historic materials, features, or spaces.

The new construction will demolish the parking lot, community room, and garden wall which are part of the bank complex however they are not significant in their own right. These features supported the bank's former function but do not support its eligibility under Criterion Three (Architecture). They are not considered character-defining features. The pathway separating the community room and the bank complex is an important spatial relationship that should be preserved, as discussed under Standard One.

The proposed new construction adjacent to the historic bank building will not impact the historic property and environment only if care is taken to remove the building following the guidance provided in Preservation Tech Note Number 3 and described under Standard Five.

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not considered character-defining features. The pathway separating the community room and the bank complex is an important spatial relationship that should be preserved, as discussed under Standard One. The proposed new construction adjacent to the historic bank building will not impact the historic property and environment only if care is taken to remove the building following the guidance provided in Preservation Tech Note Number 3 and described under Standard Five.

Standard Ten

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the proposed new construction adjacent to the historic bank building will not impact the historic property and environment only if care is taken to remove the building following the guidance provided in Preservation Tech Note Number 3 and described under Standard Five.

Conclusion

The former Palo Alto-Salinas Savings and Loan complex consists of the historic bank building, a community room, a parking lot and garden wall. The primary building within the complex is the bank building, which is a historic resource. The community room is a historic resource. The parking lot and garden wall are not historic resources. The community room is a historic resource. The parking lot and garden wall are not historic resources.

The proposed project will meet Standard One, Two, Three, Six, Eight, Nine, and Ten of the Secretary of the Interior's Standards for Rehabilitation. The project will not meet Standard Four, Five, and Seven. The project will not meet Standard Four, Five, and Seven. The project will not meet Standard Four, Five, and Seven. The project will not meet Standard Four, Five, and Seven.

The proposed project will meet Standard One, Two, Three, Six, Eight, Nine, and Ten of the Secretary of the Interior's Standards for Rehabilitation. The project will not meet Standard Four, Five, and Seven. The project will not meet Standard Four, Five, and Seven. The project will not meet Standard Four, Five, and Seven. The project will not meet Standard Four, Five, and Seven.

Respectfully submitted,



Margaret Chow

HISTORIC PRESERVATION CONDITIONS

SHEET NO. **A13** **Attachment 4**

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RESTORATION **Tech Notes**

TEMPORARY PROTECTION **NUMBER 3**

Protecting a Historic Adjacent Construction **Chad Reed** National Park Service



IDENTIFYING AND ADDRESSING RISKS
UNDERSTANDING THE CONSTRUCTION
The first step in protecting a historic structure from damage during construction is to identify and understand the risks. This involves a thorough review of the project plans, specifications, and construction methods. It also includes a site inspection to identify potential hazards and areas of concern. The goal is to anticipate problems before they occur and develop strategies to prevent or minimize damage.

Problem
The first step in protecting a historic structure from damage during construction is to identify and understand the risks. This involves a thorough review of the project plans, specifications, and construction methods. It also includes a site inspection to identify potential hazards and areas of concern. The goal is to anticipate problems before they occur and develop strategies to prevent or minimize damage.

Solution
Effective protection and protection plans must be developed for each project. This involves a thorough review of the project plans, specifications, and construction methods. It also includes a site inspection to identify potential hazards and areas of concern. The goal is to anticipate problems before they occur and develop strategies to prevent or minimize damage.

When historic preservation work is required to protect adjacent construction, a protective structure should be installed to prevent damage and specific safeguards should be implemented to prevent damage and loss of historic fabric.

Verification

The purpose of verification is to ensure that the protective structure is installed and maintained in accordance with the project plans and specifications. This involves regular inspections and monitoring of the structure and the construction site. The goal is to ensure that the structure is effective in protecting the historic structure and that any damage is identified and addressed promptly.

Approved

The purpose of the approved structure is to provide a secure and stable environment for the historic structure during construction. This involves ensuring that the structure is properly anchored and supported, and that it is able to withstand the forces of wind, rain, and other environmental factors. The goal is to ensure that the structure is effective in protecting the historic structure and that any damage is identified and addressed promptly.

Conclusion

The purpose of the conclusion is to summarize the key findings and recommendations of the project. This involves a review of the project goals, objectives, and outcomes, and a discussion of the lessons learned and areas for improvement. The goal is to provide a clear and concise summary of the project and to ensure that the findings and recommendations are effectively communicated to the relevant stakeholders.

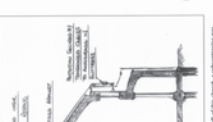


Figure 1: Cross-section of a building showing the placement of a protective structure.

Directly adjacent to and sharing a wall with the historic structure. Other than the historic structure, the protective structure should be constructed of materials that are compatible with the historic structure. The protective structure should be designed to provide adequate support and protection for the historic structure during construction. The goal is to ensure that the structure is effective in protecting the historic structure and that any damage is identified and addressed promptly.

Protective Measures
The purpose of protective measures is to ensure that the historic structure is protected from damage during construction. This involves implementing a series of safeguards and controls to prevent damage to the historic structure. The goal is to ensure that the historic structure is protected and that any damage is identified and addressed promptly.

Water
The purpose of water management is to ensure that the historic structure is protected from water damage during construction. This involves implementing a series of safeguards and controls to prevent water from entering the historic structure. The goal is to ensure that the historic structure is protected and that any damage is identified and addressed promptly.

Wind
The purpose of wind management is to ensure that the historic structure is protected from wind damage during construction. This involves implementing a series of safeguards and controls to prevent wind from entering the historic structure. The goal is to ensure that the historic structure is protected and that any damage is identified and addressed promptly.

Adjacent Building
The purpose of adjacent building protection is to ensure that the historic structure is protected from damage caused by adjacent buildings during construction. This involves implementing a series of safeguards and controls to prevent damage to the historic structure from adjacent buildings. The goal is to ensure that the historic structure is protected and that any damage is identified and addressed promptly.

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Adjacent Building
The purpose of adjacent building protection is to ensure that the historic structure is protected from damage caused by adjacent buildings during construction. This involves implementing a series of safeguards and controls to prevent damage to the historic structure from adjacent buildings. The goal is to ensure that the historic structure is protected and that any damage is identified and addressed promptly.

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STAMPS:
PROJECT/CLIENT:
JB PASTOR BUILDING
PROJECT ADDRESS:
DOLORES, 2ND SE OF 7TH CARMEL, CA 93921
APN: 010-145-012 022, & 023

REVISIONS:
MARCH 4, 2021
FORSETT & BEACH COMMISSION
HISTORIC COMMISSION
APRIL 15, 2021
REVISOR: TRACK-2 APPLICATION

HISTORIC PRESERVATION CONDITIONS
SHEET NO. A1114

DATE: DECEMBER 18, 2020
TRACK-2 SUBMITTAL

Checklist for Historic Property Owner and Historic Site
Consult with historic preservation officer and other relevant parties to identify necessary protective measures.
Obtain necessary permits and approvals from the appropriate agencies.
Implement necessary protective measures to prevent damage to the historic structure during construction.
Monitor the construction process to ensure that the protective measures are effective and that any damage is identified and addressed promptly.

Checklist for Development Team and Construction Site
Consult with historic preservation officer and other relevant parties to identify necessary protective measures.
Obtain necessary permits and approvals from the appropriate agencies.
Implement necessary protective measures to prevent damage to the historic structure during construction.
Monitor the construction process to ensure that the protective measures are effective and that any damage is identified and addressed promptly.



	2X6 EXTERIOR STUD FRAMED WALL
	2X4 INTERIOR STUD FRAMED WALL, U.O.N.
	2X4 INTERIOR STUD FRAMED WALL, U.O.N.

DOOR/WINDOW LEGEND

- △ DENOTES A WINDOW
 △ DENOTES A DOOR

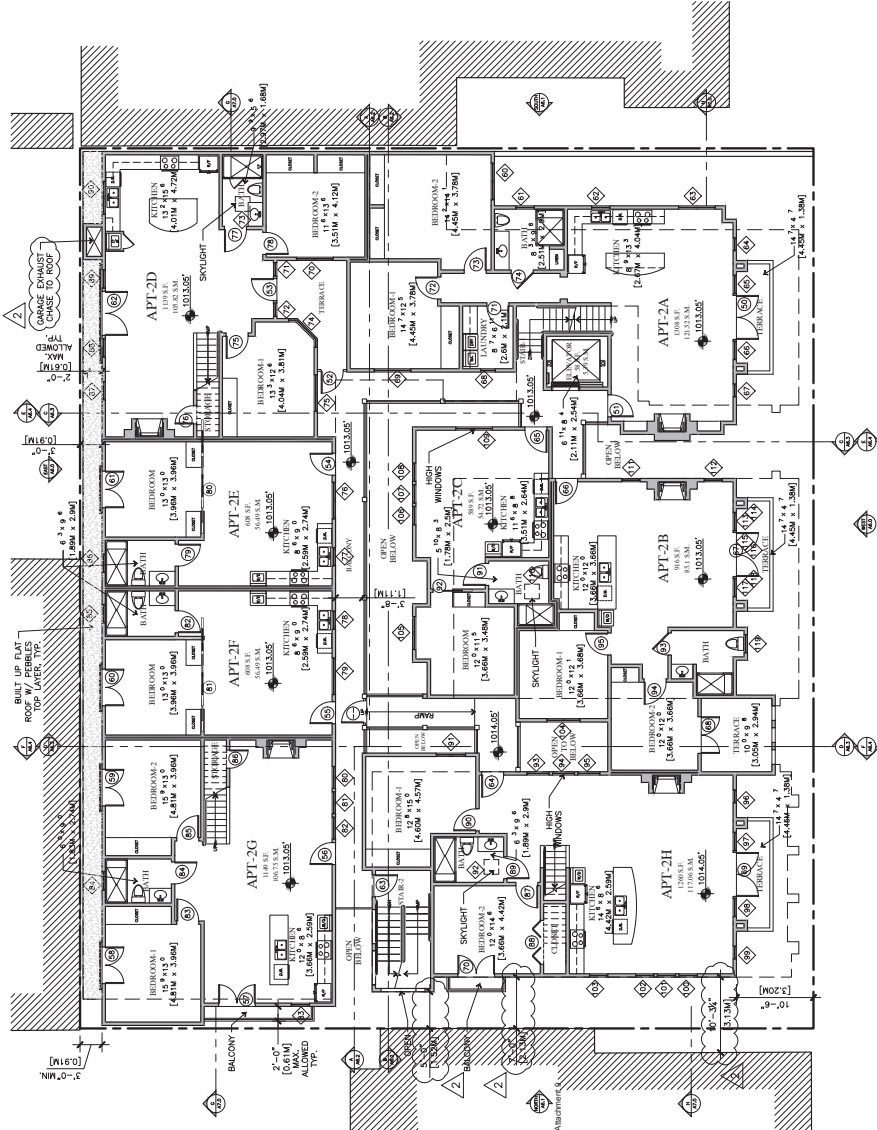
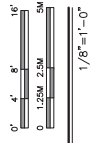
NOTE: SEE TRACK-2 APPLICATION SCHEDULE FOR CORRESPONDING DOOR & WINDOW INFORMATION

WALL LEGEND

- 206 EXTERIOR STUD FRAMED WALL
 204 INTERIOR STUD FRAMED WALL U.O.N.
 204 INTERIOR STUD FRAMED WALL U.O.N.

SECOND FLOOR PLAN

8354 SQUARE FEET / 776.11 SQUARE METERS



JUN A. SELLAND, AIA



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PACIFIC UNION, CA 94026

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STAMPS:

PROJECT/CLIENT:
JB PASTOR
BUILDING

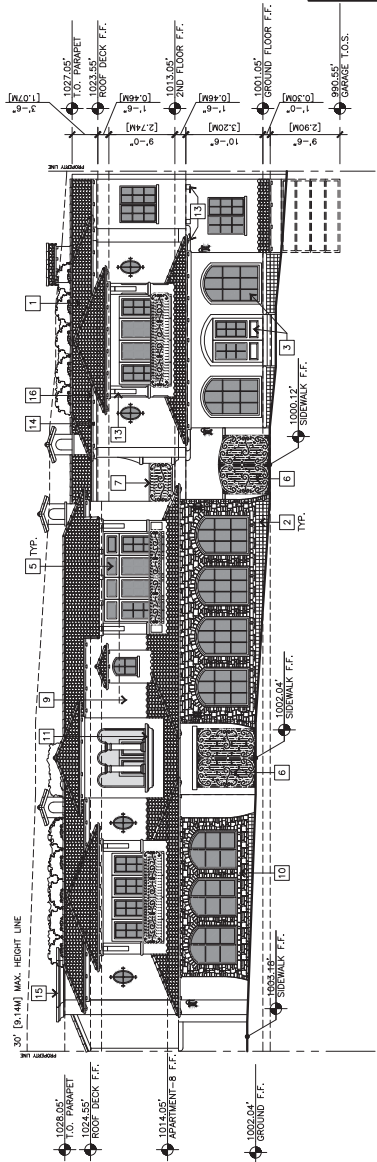
PROJECT ADDRESS:
DOLORES, 2ND SE
OF 7TH
CARMEL, CA
93921
APN: 010-145-012
022, & 023

DATE: DECEMBER 18, 2020
TRACK-2 SUBMITTAL

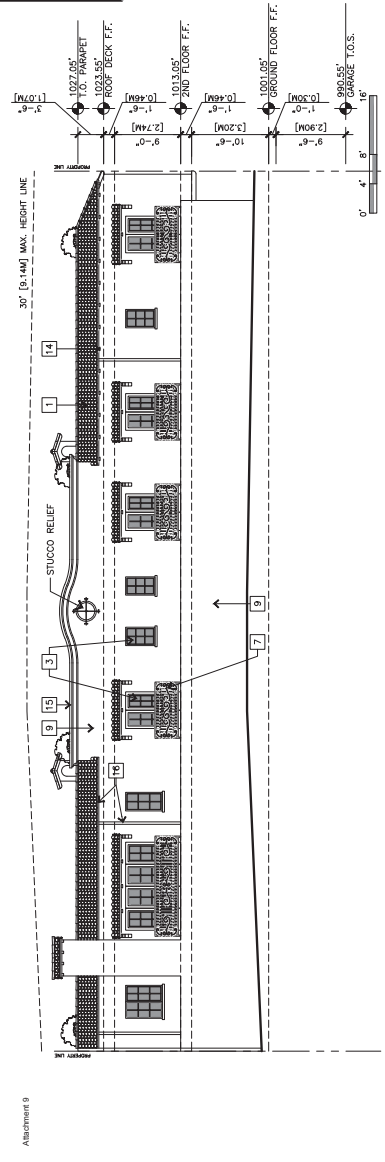
REVISIONS:
MARCH 4, 2021
FOREST & BEACH COMMISSION
APRIL 15, 2021
HISTORIC BOARD COMMISSION
APRIL 15, 2021
REVISOR TRACK-2 APPLICATION

ELEVATIONS

SHEET NO. A60



WEST ELEVATION



EAST ELEVATION

EXTERIOR FINISH LEGEND

1 MISSION STYLE CLAY TILE ROOF

2 DECORATIVE CERAMIC TILE

3 ALUMINUM CLAD DOORS & WINDOWS

4 PAINTED WOOD DOORS & WINDOWS

5 TRANSOM WINDOW

6 WROUGHT IRON GATE

7 WROUGHT IRON RAILING

8 STUCCO FINISH

9 RANDOM EXTERIOR STONE

10 SHAPED STUCCO SILL

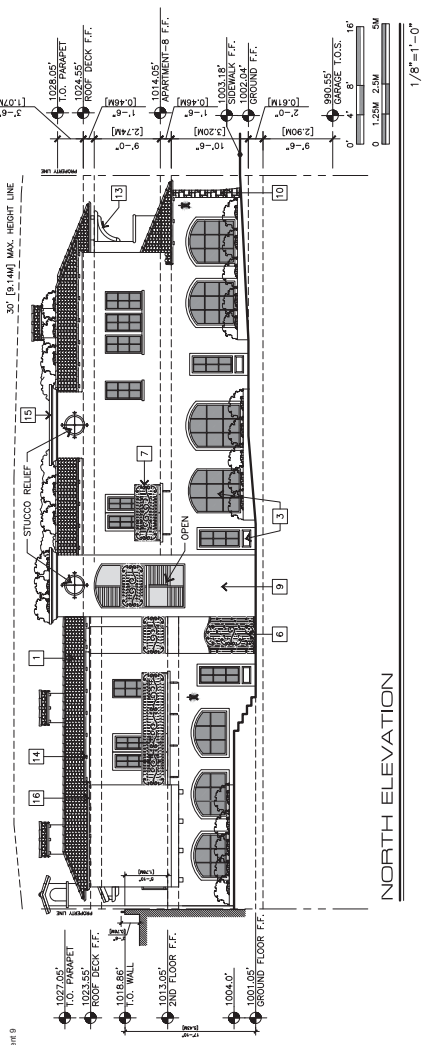
11 REDWOOD POST

12 REDWOOD BEAMS & CORBELS

13 REDWOOD RAFTER TAILS

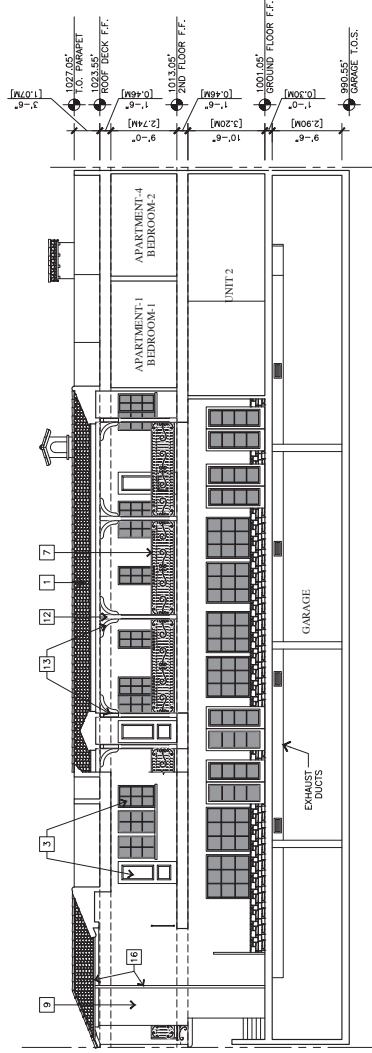
14 PRECAST CONCRETE PARAPET CAP

15 COPPER GUTTERS & DOWNSPOUT



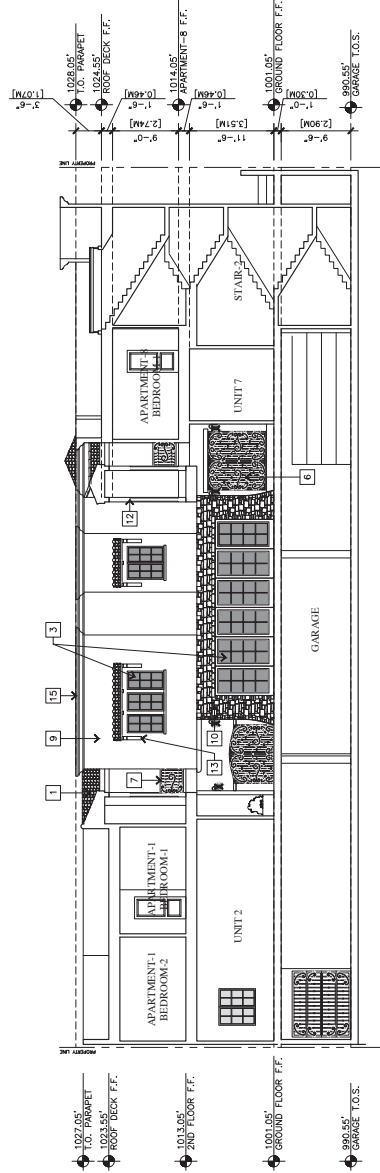
EXTERIOR FINISH LEGEND

- 1 MISSION STYLE CLAY TILE ROOF
- 2 DECORATIVE CERAMIC TILE
- 3 ALUMINUM CLAD DOORS & WINDOWS
- 4 PAINTED WOOD DOORS & WINDOWS
- 5 TRANSOM WINDOW
- 6 WROUGHT IRON GATE
- 7 WROUGHT IRON RAILING
- 8 STUCCO FINISH
- 9 RANDOM EXTERIOR STONE
- 10 SHAPED STUCCO SILL
- 11 REDWOOD POST
- 12 REDWOOD BEAMS & CORBELS
- 13 REDWOOD RAFTER TAILS
- 14 PRECAST CONCRETE PARAPET CAP
- 15 COPPER GUTTERS & DOWNSPOUT
- 16



EAST COURTYARD / SECTION A

1/8"=1'-0"

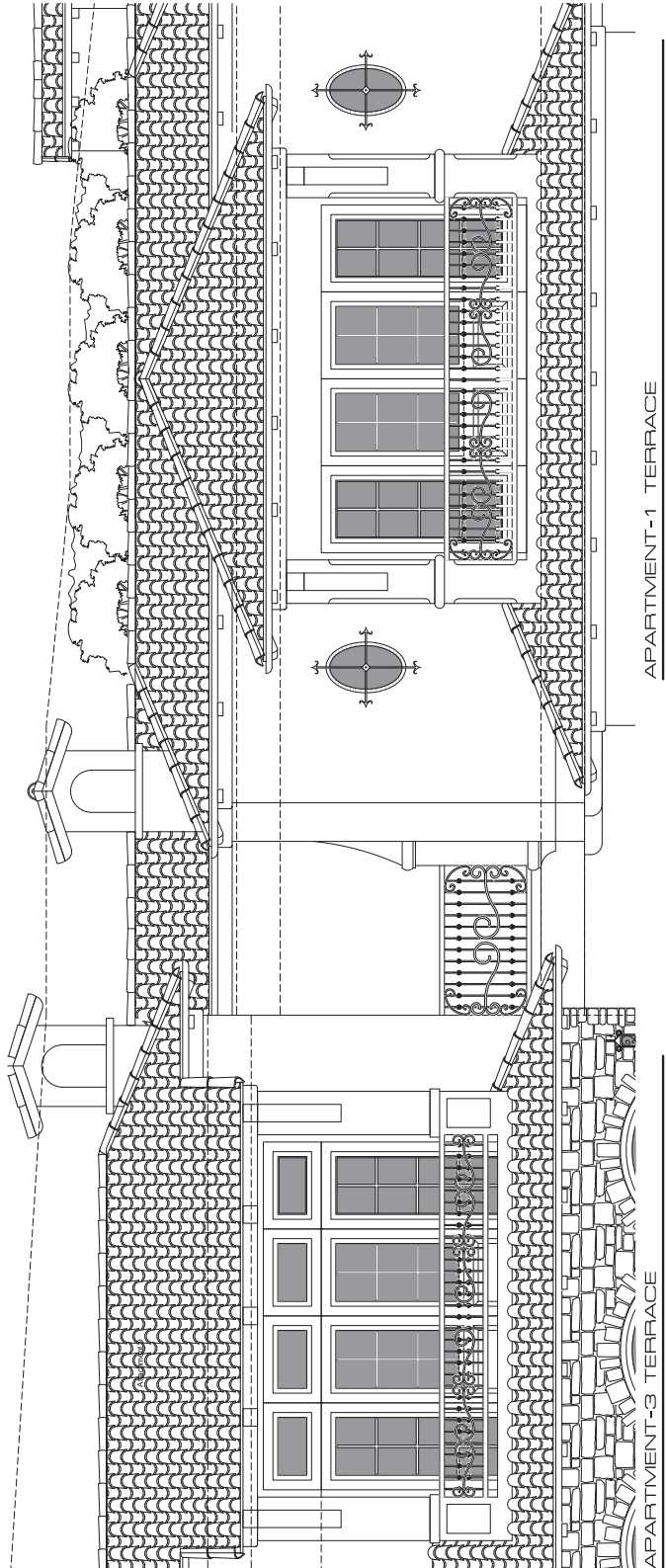
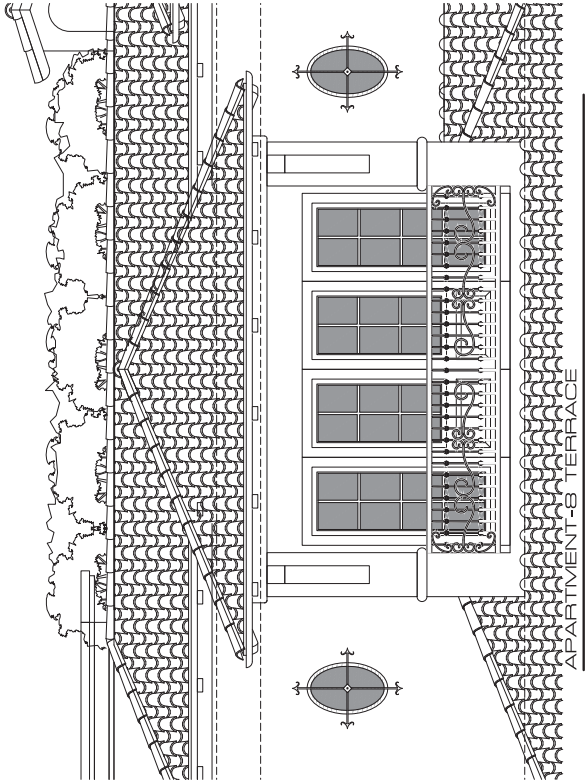


WEST COURTYARD / SECTION B

1/8"=1'-0"

Attachment 9









ARCHITECTURE • PLANNING • INTERIOR DESIGN

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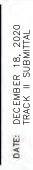
[illegible]

STAMPS:

PROJECT ADDRESS: _____

DOLORES ST
2 SE of 7th Ave,
CARMEL, CA 93921

www.dig-idc.com



REVISIONS:

1. MARCH 4, 2021
 FOREST & BEACH COMMISSION
 2. MARCH 26, 2021
 HISTORIC BOARD COMMISSION
 3. APRIL 14, 2021
 REVISED TRACK-2 APPLICATION

Attac

SHEET NO. _____

A8ent 4



DOLORES STREETSCAPE - EAST SIDE



DOLORES STREETSCAPE - WEST SIDE





ADJACENT BUILDING

N.T.S.



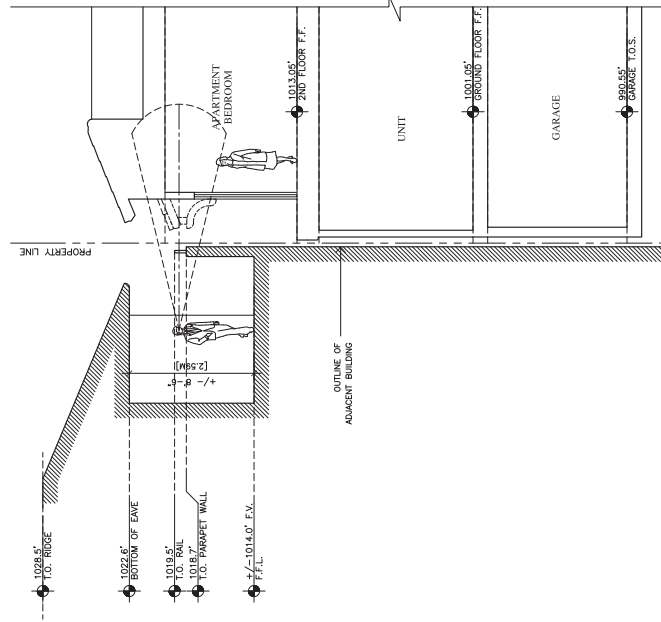
ADJACENT BUILDING

N.T.S.



ADJACENT BUILDING

N.T.S.



SECTION THRU ADJACENT BUILDING

$$\underline{\underline{1/4^n = 1'-0''}}$$

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STAMPS:

PROJECT/CLIENT:

JB PASTOR

BUILDING

PROJECT ADDRESS:

DOLORES, 2ND SE

OF 7TH

CARMEL, CA

93921

APN: 010-145-012

022, & 023

DATE: DECEMBER 18, 2020

TRACK-2 SUBMITAL

REVISIONS:

△

MARCH 4, 2021

FOREST & BEACH COMMISSION

△

APRIL 14, 2021

HISTORIC BOARD COMMISSION

△

APRIL 14, 2021

RECEIVED INFO-CZ APPLICATION

△

△

ADJACENT BUILDING

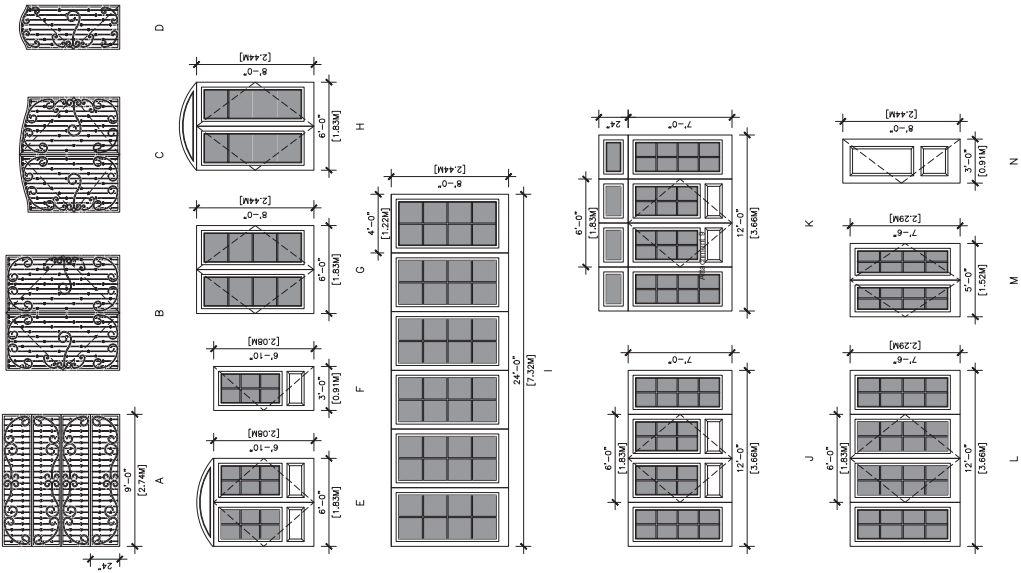
ELEVATIONS

SHEET NO.

Attachment 4

A824

DOOR TYPES
SCALE: 1/4" = 1'-0"



EXTERIOR DOOR SCHEDULE

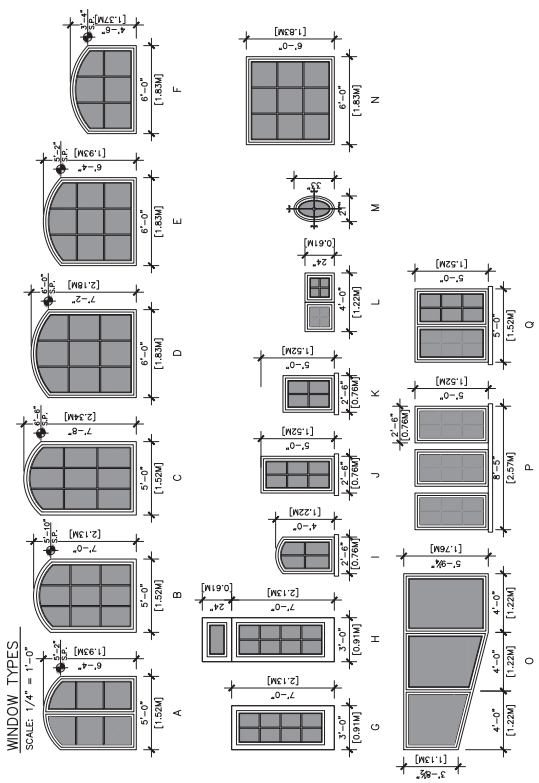
Door No.	Door Size (Finished)			Style	Material	Core	Glass Type	Tempered	Finish		Action	Remarks
	Width	Height	Thick						Exterior	Interior		
BASEMENT												
1	8'-0"	8'-0"	1-3/4"	A	WR. IRON	----	DBL-PANE	YES	----	----	ROLL-UP	●
2	3'-0"	7'-0"	1-3/4"	----	----	----	----	----	----	----	SWING	●
3	PAIR 3'-0"	7'-0"	1-3/4"	----	----	----	----	----	----	----	SWING	●
4	18'-0"	8'-0"	1-3/4"	----	----	----	----	----	----	----	ROLL-UP	●
5	3'-0"	7'-0"	1-3/4"	----	----	----	----	----	----	----	SWING	●
6	3'-0"	7'-0"	1-3/4"	----	----	----	----	----	----	----	SWING	●
7	3'-0"	7'-0"	1-3/4"	----	----	----	----	----	----	----	SWING	●
8	3'-0"	7'-0"	1-3/4"	----	----	----	----	----	----	----	SWING	●
9	3'-0"	7'-0"	1-3/4"	----	----	----	----	----	----	----	SWING	●
10	3'-0"	7'-0"	1-3/4"	----	----	----	----	----	----	----	SWING	●
11	2'-6"	7'-0"	1-3/4"	----	----	----	----	----	----	----	SWING	●
12	3'-0"	7'-0"	1-3/4"	----	----	----	----	----	----	----	SWING	●
13	3'-0"	7'-0"	1-3/4"	----	----	----	----	----	----	----	SWING	●
GROUND FLOOR												
20	PAIR 3'-0"	7'-0"	1-3/4"	E	----	----	DBL-PANE	YES	----	----	SWING	●
21	PAIR 4'-0"	7'-0"	1-3/4"	B	WR. IRON	----	DBL-PANE	YES	----	----	SWING	SOUTHWEST GATE ● COURTYARD
22	PAIR 4'-0"	8'-0"	1-3/4"	C	WR. IRON	----	DBL-PANE	YES	----	----	SWING	NORTHWEST GATE ● COURTYARD
23	3'-0"	8'-0"	1-3/4"	F	----	----	DBL-PANE	YES	----	----	SWING	●
24	3'-0"	8'-0"	1-3/4"	F	D	WR. IRON	----	DBL-PANE	YES	----	SWING	●
25	3'-0"	8'-0"	1-3/4"	F	----	----	DBL-PANE	YES	----	----	SWING	NORTH GATE ● COURTYARD
26	3'-0"	8'-0"	1-3/4"	F	----	----	DBL-PANE	YES	----	----	SWING	●
27	PAIR 3'-0"	8'-0"	1-3/4"	G	----	----	DBL-PANE	YES	----	----	SWING	●
28	PAIR 3'-0"	8'-0"	1-3/4"	G	----	----	DBL-PANE	YES	----	----	SWING	●
29	PAIR 3'-0"	8'-0"	1-3/4"	G	----	----	DBL-PANE	YES	----	----	SWING	●
30	PAIR 3'-0"	8'-0"	1-3/4"	G	----	----	DBL-PANE	YES	----	----	SWING	●
31	PAIR 3'-0"	8'-0"	1-3/4"	G	----	----	DBL-PANE	YES	----	----	SWING	●
32	PAIR 3'-0"	8'-0"	1-3/4"	G	----	----	DBL-PANE	YES	----	----	SWING	●
33	PAIR 3'-0"	8'-0"	1-3/4"	H	----	----	DBL-PANE	YES	----	----	SWING	●
34	SIX 4'-0"	8'-0"	1-3/4"	I	----	----	DBL-PANE	YES	----	----	BI-FOLD	●
35	PAIR 3'-0"	8'-0"	1-3/4"	H	----	----	DBL-PANE	YES	----	----	SWING	●
36	PAIR 3'-0"	8'-0"	1-3/4"	H	----	----	DBL-PANE	YES	----	----	SWING	●
37	PAIR 3'-0"	8'-0"	1-3/4"	H	----	----	DBL-PANE	YES	----	----	SWING	●
38	PAIR 3'-0"	8'-0"	1-3/4"	----	----	----	DBL-PANE	YES	----	----	SWING	●
39	3'-0"	8'-0"	1-3/4"	----	----	----	DBL-PANE	YES	----	----	SWING	GATE ● STAIR 2
2ND FLOOR												
50	PAIR 3'-0"	7'-8"	1-3/4"	J	----	----	DBL-PANE	YES	----	----	SWING	●
51	3'-0"	7'-8"	1-3/4"	N	----	----	DBL-PANE	YES	----	----	SWING	●
52	3'-0"	7'-0"	1-3/4"	D	WR. IRON	----	DBL-PANE	YES	----	----	SWING	GATE ● APT. 4
53	3'-0"	7'-8"	1-3/4"	N	----	----	DBL-PANE	YES	----	----	SWING	●
54	3'-0"	7'-8"	1-3/4"	N	----	----	DBL-PANE	YES	----	----	SWING	APT. 5
55	3'-0"	7'-8"	1-3/4"	N	----	----	DBL-PANE	YES	----	----	SWING	APT. 6
56	3'-0"	7'-8"	1-3/4"	N	----	----	DBL-PANE	YES	----	----	SWING	APT. 7
57	PAIR 2'-6"	7'-8"	1-3/4"	M	----	----	DBL-PANE	YES	----	----	SWING	●
58	PAIR 2'-6"	7'-8"	1-3/4"	M	----	----	DBL-PANE	YES	----	----	SWING	BALCONY, APT. 7
59	PAIR 2'-6"	7'-8"	1-3/4"	M	----	----	DBL-PANE	YES	----	----	SWING	BALCONY, APT. 7
60	PAIR 2'-6"	7'-8"	1-3/4"	M	----	----	DBL-PANE	YES	----	----	SWING	BALCONY, APT. 6
61	PAIR 2'-6"	7'-8"	1-3/4"	M	----	----	DBL-PANE	YES	----	----	SWING	BALCONY, APT. 5
62	PAIR 3'-0"	7'-8"	1-3/4"	L	----	----	DBL-PANE	YES	----	----	SWING	BALCONY, APT. 4
63	PAIR 3'-0"	7'-8"	1-3/4"	L	----	----	DBL-PANE	YES	----	----	SWING	GATE ● STAIR-2
64	3'-0"	7'-8"	1-3/4"	----	----	----	DBL-PANE	YES	----	----	SWING	●
65	3'-0"	7'-8"	1-3/4"	N	----	----	DBL-PANE	YES	----	----	SWING	APT. 8
66	3'-0"	7'-8"	1-3/4"	N	----	----	DBL-PANE	YES	----	----	SWING	APT. 2
67	PAIR 3'-0"	7'-8"	1-3/4"	K	----	----	DBL-PANE	YES	----	----	SWING	TERRACE, APT. 2
68	PAIR 3'-0"	7'-8"	1-3/4"	M	----	----	DBL-PANE	YES	----	----	SWING	TERRACE, APT. 2
69	PAIR 3'-0"	7'-8"	1-3/4"	J	----	----	DBL-PANE	YES	----	----	SWING	TERRACE, APT. 8
70	PAIR 2'-6"	7'-8"	1-3/4"	M	----	----	DBL-PANE	YES	----	----	SWING	●
ROOF												
110	4'-3"	12'-0"	1-3/4"	----	METAL	----	----	----	----	----	SWING-UP	ROOF HATCH ● APT. 1
111	4'-3"	12'-0"	1-3/4"	----	METAL	----	----	----	----	----	SWING-UP	ROOF HATCH ● APT. 4
112	4'-3"	12'-0"	1-3/4"	----	METAL	----	----	----	----	----	SWING-UP	ROOF HATCH ● APT. 7
113	3'-6"	12'-0"	1-3/4"	----	METAL	----	----	----	----	----	SWING-UP	ROOF HATCH ● STAIR-2
114	4'-3"	12'-0"	1-3/4"	----	METAL	----	----	----	----	----	SWING-UP	ROOF HATCH ● APT. 8

DOOR NOTES:

ALL GLAZING IN DOORS SHALL BE TEMP. GLASS.
DOOR SIZES SHOWN ARE PROPOSED DOOR LEAF SIZES. GENERAL CONTRACTOR TO VERIFY MANUFACTURER'S NEAREST STOCK SIZES FOR DESIGNER/OWNER TO REVIEW AND APPROVE.
SPECIALTY DOORS SHALL BE COORDINATED WITH GENERAL CONTRACTOR FOR SITE VERIFICATION AND INSTALLATION.
ALL EXTERIOR DOORS SHALL HAVE A COPPER PAN, 1/2" MAX THRESHOLD, & BRASS HINGES. OUTSWING DOORS SHALL HAVE A 1-1/2" MAX CHANGE IN ELEVATION TO THE EXTERIOR.
ALL EXPOSED EDGES TO BE SEALED TO PREVENT MOISTURE PENETRATION AND WARPING.
ALL FRENCH DOORS ARE TO HAVE DEAD BOLTS.
CONTRACTOR TO VERIFY ALL ASPECTS OF DOORS WITH OWNER PRIOR TO ORDERING
EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR UNION-RESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4 INCHES THICK. SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR MEET THE REQUIREMENTS OF SNW-7A-1. [BR327&3]
ALL EXTERIOR GLAZED DOORS ARE TO BE DOUBLE GLAZED, WITH A MINIMUM OF ONE TEMPERED PANE, GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SNW 12-7A-2. [BR327&2.1]

WINDOW SCHEDULE									
Window No.	Window Name	Window Size (Finished)	Style	Type	Material	Glass Type	Finish Exterior	Finish Interior	Remarks
BASEMENT									
1	4'-0" V.I.F.	9'-0"	0	FIXED	WOOD	DBL--PANE	YES	METAL-CLAD	---
2	4'-0" V.I.F.	9'-0"	0	FIXED	WOOD	DBL--PANE	YES	METAL-CLAD	---
3	4'-0" V.I.F.	9'-0"	0	FIXED	WOOD	DBL--PANE	YES	METAL-CLAD	---

GROUND FLOOR									
10	5'-0"	5'-0"	7'-6"	Q	FIXED	WOOD	DBL--PANE	---	METAL-CLAD
11	4'-0"	2'-0"	7'-6"	L	FIXED	WOOD	DBL--PANE	---	METAL-CLAD
12	4'-0"	2'-0"	7'-6"	L	FIXED	WOOD	DBL--PANE	---	METAL-CLAD
13	4'-0"	2'-0"	7'-6"	L	FIXED	WOOD	DBL--PANE	---	METAL-CLAD
14	6'-0"	7'-8"	8'-2"	C	FIXED	WOOD	DBL--PANE	---	METAL-CLAD
15	5'-0"	7'-8"	8'-2"	C	FIXED	WOOD	DBL--PANE	---	METAL-CLAD
16	5'-0"	7'-8"	8'-2"	C	FIXED	WOOD	DBL--PANE	---	METAL-CLAD
17	6'-0"	7'-2"	9'-2"	D	FIXED	WOOD	DBL--PANE	---	METAL-CLAD
18	6'-0"	7'-2"	9'-2"	D	FIXED	WOOD	DBL--PANE	---	METAL-CLAD
19	5'-0"	6'-0"	8'-0"	N	FIXED	WOOD	DBL--PANE	---	METAL-CLAD
20	6'-0"	6'-0"	8'-0"	N	FIXED	WOOD	DBL--PANE	---	METAL-CLAD
21	6'-0"	6'-0"	8'-0"	N	FIXED	WOOD	DBL--PANE	---	METAL-CLAD
22	6'-0"	6'-0"	8'-0"	N	FIXED	WOOD	DBL--PANE	---	METAL-CLAD
23	6'-0"	6'-0"	8'-0"	N	FIXED	WOOD	DBL--PANE	---	METAL-CLAD
24	6'-0"	6'-0"	8'-0"	N	FIXED	WOOD	DBL--PANE	---	METAL-CLAD
25	6'-0"	6'-0"	8'-0"	N	FIXED	WOOD	DBL--PANE	---	METAL-CLAD
26	6'-0"	6'-0"	8'-0"	N	FIXED	WOOD	DBL--PANE	---	METAL-CLAD
27	6'-0"	4'-6"	8'-6"	F	FIXED	WOOD	DBL--PANE	---	METAL-CLAD
28	6'-0"	4'-6"	8'-6"	F	FIXED	WOOD	DBL--PANE	---	METAL-CLAD
29	6'-0"	4'-6"	8'-6"	F	FIXED	WOOD	DBL--PANE	---	METAL-CLAD
30	6'-0"	6'-0"	8'-0"	N	FIXED	WOOD	DBL--PANE	---	METAL-CLAD
31	6'-0"	6'-0"	8'-0"	N	FIXED	WOOD	DBL--PANE	---	METAL-CLAD
32	6'-0"	6'-0"	8'-0"	N	FIXED	WOOD	DBL--PANE	---	METAL-CLAD
33	6'-0"	7'-2"	8'-2"	D	FIXED	WOOD	DBL--PANE	---	METAL-CLAD
34	6'-0"	7'-2"	8'-2"	D	FIXED	WOOD	DBL--PANE	---	METAL-CLAD
35	5'-0"	6'-4"	8'-7"	A	FIXED	WOOD	DBL--PANE	---	METAL-CLAD
36	5'-0"	6'-4"	8'-7"	A	FIXED	WOOD	DBL--PANE	---	METAL-CLAD
37	5'-0"	6'-4"	8'-7"	A	FIXED	WOOD	DBL--PANE	---	METAL-CLAD
38	6'-0"	6'-4"	8'-7"	E	FIXED	WOOD	DBL--PANE	---	METAL-CLAD
39	6'-0"	6'-4"	8'-7"	E	FIXED	WOOD	DBL--PANE	---	METAL-CLAD
40	6'-0"	7'-2"	9'-2"	D	FIXED	WOOD	DBL--PANE	---	METAL-CLAD
41	6'-0"	7'-2"	9'-2"	D	FIXED	WOOD	DBL--PANE	---	METAL-CLAD
42	6'-0"	7'-2"	9'-2"	D	FIXED	WOOD	DBL--PANE	---	METAL-CLAD
43	4'-0"	7'-0"	9'-0"	B	FIXED	WOOD	DBL--PANE	---	METAL-CLAD
44	5'-0"	7'-0"	9'-0"	B	FIXED	WOOD	DBL--PANE	---	METAL-CLAD
45	5'-0"	7'-0"	9'-0"	B	FIXED	WOOD	DBL--PANE	---	METAL-CLAD
46	5'-0"	7'-0"	9'-0"	B	FIXED	WOOD	DBL--PANE	---	METAL-CLAD
47	5'-0"	7'-0"	9'-0"	B	FIXED	WOOD	DBL--PANE	---	METAL-CLAD
48	6'-0"	7'-2"	9'-2"	D	FIXED	WOOD	DBL--PANE	---	METAL-CLAD
49	6'-0"	7'-2"	9'-2"	D	FIXED	WOOD	DBL--PANE	---	METAL-CLAD
50	6'-0"	7'-2"	9'-2"	D	FIXED	WOOD	DBL--PANE	---	METAL-CLAD
51	6'-0"	7'-2"	9'-2"	D	FIXED	WOOD	DBL--PANE	---	METAL-CLAD



WINDOW SCHEDULE									
Window No.	Window Name	Window Size (Finished)	Style	Type	Material	Glass Type	Finish Exterior	Finish Interior	Remarks
2ND FLOOR									
61	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
62	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
63	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
64	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
65	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
66	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
67	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
68	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
69	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
70	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
71	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
72	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
73	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
74	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
75	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
76	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
77	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
78	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
79	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
80	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
81	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
82	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
83	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
84	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
85	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
86	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
87	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
88	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
89	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
90	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
91	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
92	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
93	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
94	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
95	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
96	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
97	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
98	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
99	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
100	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
101	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
102	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
103	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
104	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
105	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
106	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
107	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
108	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
109	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
110	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
111	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
112	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
113	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
114	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
115	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
116	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
117	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
118	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---
119	5'-0"	5'-0"	7'-6"	Q	WOOD	DBL--PANE	---	METAL-CLAD	---

WINDOW NOTES:

- ALL CASEMENT WINDOWS USED IN BEDROOMS AS EMERGENCY EGRESS MUST BE "BREAK AWAY" TYPE TO ENSURE COMPLETE OPENABLE AREA FOR ACCESS.
- WINDOW DIMENSIONS ARE PROPOSED FINISHED OPENING SIZES. GENERAL CONTRACTOR IS TO VERIFY MANUFACTURER'S NEAREST STOCK SIZES. ALL WINDOW SIZES, SHAPES, COLORS, HARDWARE, SCREENS, GLAZING, ETC. MUST BE APPROVED BY OWNER PRIOR TO ORDERING.
- SPECIALTY WINDOWS SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR FOR SITE VERIFICATION AND INSTALLATION.
- ALL WINDOWS ARE TO BE DOUBLE GLAZED WITH A MINIMUM OF ONE TEMPERED PANE GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SM 12-74-2. [B307B.2.1]
- OWNERS TO SPECIFY WHICH WINDOW ARE TO BE LOW "E".
- FOR WINDOWS THAT SERVE AS EMERGENCY EGRESS FROM SLEEPING AREAS:
 - MINIMUM NET CLEAR OPENABLE DIMENSION OF 20 INCHES IN WIDTH.
 - MINIMUM NET CLEAR OPENABLE DIMENSION OF 5.7 SQUARE FEET IN AREA.
 - SILL HEIGHTS OF SUCH OPENINGS SHALL NOT EXCEED 44 INCHES ABOVE FLOOR.
- ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED TO COMPLY WITH HUMAN IMPACT LOADS PER IRC SECTIONS R308.3 & R308.4 AND LISTED BELOW:
 - FIXED AND OPENABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOOR ASSEMBLIES.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPENABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARCH OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPENABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
 - * GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRPOOLS, SAUNAS, STEAM BATHS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.

JUN A MILLER, AIA
PACIFIC UNION & CO.
7251 LESTER AVE
SUITE 100
BIRMINGHAM,



CITY OF CARMEL-BY-THE-SEA HISTORIC RESOURCES BOARD Staff Report

May 17, 2021
ORDERS OF BUSINESS

TO:	Historic Resources Board Commissioners
SUBMITTED BY:	Evan Kort, Associate Planner
SUBJECT:	Consideration of a Finding of Noncompliance with the Secretary of the Interior's Standards for the demolition of the Palo Alto Savings and Loan Bank Community Room. APN: 010-101-017

RECOMMENDATION:

Adopt a Resolution (Attachment 1) issuing a Finding of Noncompliance with the Secretary of the Interior's Standards for the demolition of the Palo Alto Savings and Loan Bank Community Room.

BACKGROUND/SUMMARY:

The project site is located on Dolores 2 southeast of 7th on a 12,000 square foot lot comprised of three lots of record (Block: 91, Lots: 6, 8, 10). The applicant is proposing to demolish all improvements across the three lots and construct a 16,898 square foot two story mixed-use development with a 11,371 square foot basement garage. Two-thirds of the project site (lots 6 & 8) are located on part of the Palo Alto Savings and Loan Bank complex which currently occupies Lots 2, 4, 6, and 8 of Block 91.

The Palo Alto Savings and Loan Bank complex, consisting of a bank building and detached community room building, was constructed in 1972 and was designed by noted architects, Walter Burde and William Shaw, both of whom are listed in the City's Historic Context Statement. While the Palo Alto Savings and Loan buildings are characteristic of the Second Bay Region Tradition of architecture, and designed by noted architects, the complex was deemed ineligible for listing on the City's Historic Inventory as well as the National Register. In 2019, a Determination of Ineligibility was issued for the property by the City Council following the appeal of the Historic Resources Board's decision to add the property to the City's Historic Inventory; the Determination of Ineligibility will expire on October 26, 2022. While the complex is not eligible for listing on the nation or local inventory, it was previously determined that the site is eligible for listing on the California Register of Historic Resources (CRHR) and the complex, as a whole, is a historic resource for the purposes of the California Environmental Quality Act (CEQA).

At the April 19, 2021 Historic Resources Board Meeting, the Board considered a Determination of Consistency for the demolition of the Palo Alto Saving and Loan Community Room. At the April 19th hearing, Staff had prepared a Resolution (Attachment 2) issuing a Determination of Consistency with the Secretary's Standards for the demolition of the Community Room, however, the Board voted 2-1 (2 members absent) to continue the item with direction to Staff to prepare a Resolution issuing a Finding of Noncompliance for the proposed demolition of the Community Room.

Staff has prepared a Resolution issuing a Finding of Noncompliance for consideration and adoption by the Historic Resources Board as directed at the April 19th hearing (Attachment 1).

FISCAL IMPACT:

N/A

ATTACHMENTS:

Attachment 1 - Resolution - Finding of Noncompliance

Attachment 2 - Resolution from April 19th hearing - Not Adopted

Attachment 3 - HRB Comments and Findings

Attachment 4 - Preliminary Project Plans

Historic Resources Board

May 17, 2021

Attachment 1

Resolution - Finding of Noncompliance

**CITY OF CARMEL-BY-THE-SEA
HISTORIC RESOURCES BOARD**

HISTORIC RESOURCES BOARD RESOLUTION NO. 2021-XXX-HRB

A RESOLUTION OF THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA ISSUING A FINDING OF NONCOMPLIANCE WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE DEMOLITION OF THE PALO ALTO SAVINGS AND LOAN BANK COMMUNITY ROOM. APN: 010-101-017

WHEREAS, Alem Dermicek, on behalf of International Design Group, ("Applicant") submitted an application requesting the approval of a Design Review "DR 20-395" described herein ("Application"); and

WHEREAS, the application has been submitted for the 12,000 square foot property located at Dolores 2 southeast of 7th Avenue, in the Service Commercial (SC) Zoning District (Block 91, Lot 6, 8, 10, APN 010-101-017-000); and

WHEREAS, the applicant is proposing to demolish all improvements across the three lots and construct a 16,898 square foot two story mixed-use development with a 11,371 square foot basement garage. Two-thirds of the project site (lots 6 & 8) are located on part of the Palo Alto Savings and Loan Bank complex (comprised of a bank building and a community room) which currently occupies Lots 2, 4, 6, and 8 of Block 91; and

WHEREAS, the complex is not eligible for listing on the national or local inventory as it fails to meet the 50-year old age requirement, however, the complex is eligible for listing on the California Register of Historic Resources (CRHR); and

WHEREAS, in 2019, a Determination of Ineligibility for listing on the City's Historic Inventory was issued for the complex and will expire on October 26, 2022; and

WHEREAS, on April 19, 2021, the Historic Resources Board reviewed the project, DR 20-395, and considered the issuance a Determination of Consistency with the Secretary of the Interior's Standards for the demolition of the Palo Alto Savings and Loan Bank Community Room; and

WHEREAS, pursuant to CMC 17.32.160.B, determinations of consistency for major alterations shall be prepared by a qualified professional and shall be supported by written documentation that (1) identifies which of the Secretary of the Interior's Standards for Rehabilitation are applicable to the project, (2) reviews the proposed project, and (3) explains the basis of the determination; and

WHEREAS, a Phase II report was prepared by a qualified professional, Margaret Clovis, dated March 1, 2021, and found the proposed amendments to be consistent with the Secretary of the Interior's Standards for Rehabilitation provided the recommendations outlined in the report were carried out; and

WHEREAS, pursuant to CMC 17.32.160.B.1.a, if the Board concurs with the evaluation, the Board shall issue a determination of consistency and adopt any appropriate conditions of approval. Any finding of compliance by the Board shall be supported by substantial evidence.; and

WHEREAS, pursuant to CMC 17.32.160.B.1.b, if the Board does not concur, the Board may request additional information prior to issuance of a determination of consistency, or may issue a finding of

noncompliance with the Secretary's Standards. Any finding of noncompliance by the Board shall be supported by substantial evidence; and

WHEREAS, at the April 19, 2021 hearing, the Historic Resources Board voted 2-1 (2 board members absent) to continue the application with direction to staff to return with a resolution issuing a Finding of Noncompliance with the Secretary of the Interior's Standards; and

WHEREAS, notice of the public hearing was published in compliance with State law (California Government Code 54954.2.); and

WHEREAS, on May 17, 2021, the Historic Resources Board held a public hearing to receive public testimony regarding the Application, including without limitation, information provided to the Historic Resources Board by City staff and public testimony on the project; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Historic Resources Board at its May 17, 2021 hearing including but not limited to, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Historic Resources Board did hear and consider all said reports, attachments, recommendations and testimony herein above set forth and used their independent judgement to evaluate the project; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference; and

NOW THEREFORE, BE IT RESOLVED, based on the findings and evidence contained in this resolution, that the Historic Resources Board of the City of Carmel-By-The-Sea does hereby issue a **Finding of Noncompliance with the Secretary of the Interior's Standards** for the proposed demolition of the Palo Alto Savings and Loan Bank Community Room (Design Review DR 20-395) located at Dolores 2 southeast of 7th Avenue, in the Service Commercial (SC) Zoning District (Block 91, Lot 6, 8, 10, APN 010-101-017-000).

Findings of Noncompliance	
No.	
1.	The purposes of historic preservation and the city's historic preservation ordinance is to preserve the best pieces of the historic development of a place/city through its significant architecture to preserve these buildings which represent important periods in a City's heritage. The Palo Alto Savings and Loan building can be considered one of the most exceptional and significant buildings to be constructed in the commercial district of Carmel during the entire decade of the 1970's.
2.	The City's Historic Context Statement identifies the Bay Region style and/or Second Bay Region Style as important substyle within the larger theme of Modern architecture -the building is "representative of at least one theme" in the existing Historic Context Statement.
3.	The building is acknowledged as exceptionally significant and is 49 years old. In less than one year, it will only need to be of normal significance for inclusion on the inventory.

4.	Together, the bank building and community room creates a spatial relationships on the property which are in themselves character defining, uses the same character defining elements of construction and detail, are built at the same time, designed and built by the same master architects.
5.	Pertinent testimony from a number of respected architects who opined that the former Palo Alto Savings and Loan Bank was an exceptional example of its architectural style, the work of master architects, retained a high level of integrity and embodied the distinctive characteristics of its type and period. Their professional opinions confirmed that sufficient time had elapsed since the construction of the Bank complex to allow for a scholarly perspective on its significance and its place in Carmel's architectural history.
6.	Following the Bank president's mandate, bank staff in each city where a branch was to be located, were directed to become more involved in local improvement projects and to provide meeting space for the community as part of the Bank's public relations strategy. Burde and Shaw, the architects of the Bank complex, were tasked to design a small building separated from the Bank that would be used for this express purpose. The view contained in the Phase II Report for this project that the Community Room was simply "a postscript to the architects' intentions" is false.
7.	The Community Room is not required to become significant in its own right. There are no historic preservation rules that would force it to stand on its individual merit in order to qualify for historic status. The Community Room remains a vital part of the architects' original design. While it is subordinate to the former Bank building, it continues to have an important spatial relationship to it.
8.	The Bank building and the Community Room are a historically related unit. Though the room is subordinate to the Bank, it has retained its historic integrity and is an integral component of the original design as approved by the architects' client, the owners of the Palo Alto Savings and Loan Bank.
9.	In the case of the Community Room, despite being an auxiliary use it was still part of the original concept of the building from the beginning.
10.	Simply because an element of a building is smaller or "subordinate" to other parts does not make them less important to the whole as a piece of architecture.
11.	The Bank complex is eligible for listing on the California Register of Historic Resources for purposes of the California Environmental Quality Act (CEQA).
12.	Both buildings are the work of two master architects, Walter Burde and Will Shaw, who are listed in the Carmel Historic Context Statement, whose office was located in downtown Carmel, and whose other individual works include the Christian Science Church in Carmel, the original Monterey Airport Terminal and Tower, the Custom House renovation in Monterey and the Highlands Inn reconstruction. Shaw also collaborated with renowned photographer, Ansel Adams, to create the Foundation for Environmental Design, a group that supported worthy projects that blended into the natural environment.
13.	A new construction project on the site of a demolished Community Room would constitute an adverse effect on the Bank complex and destroy the original concept as designed by two of Monterey County's most respected master architects.
14.	The community room section of the building was designed right along with the rest of the building and contains all the character defining features of the main bank building: shed roof and copper roofing, angular forms and irregular massing, plate glass window walls, traditional

	materials used within a Modern architecture vocabulary, Integration of the building with its setting, Integration of the outdoors with interior spaces, Redwood siding and beams.
15.	The community room was constructed at the same time by the same builder. It's materials, detailing, composition are all at the same level of quality as the main bank building.
16.	The Community Room element of the building adds to the complexity and richness of the overall resource which, if taken away, would significantly negatively impact the quality of architecture of the bank building.
17.	The structural connection in the design of this building was very intentional and strong, and is all part of one piece of significant architecture—one historic resource.

PASSED AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA this 17th day of May, 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Erik Dyar
Vice-Chair

Margi Perotti
Historic Resources Board Secretary

Historic Resources Board

May 17, 2021

Attachment 2

**Resolution from April 19th
hearing - Not Adopted**

**CITY OF CARMEL-BY-THE-SEA
HISTORIC RESOURCES BOARD**

HISTORIC RESOURCES BOARD RESOLUTION NO. 2021-XXX-HRB

A RESOLUTION OF THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA ISSUING A DETERMINATION OF CONSISTENCY WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE DEMOLITION OF THE PALO ALTO SAVINGS AND LOAN BANK COMMUNITY ROOM. APN: 010-101-017

WHEREAS, Alem Dermicek, on behalf of International Design Group, ("Applicant") submitted an application requesting the approval of a Design Review "DR 20-395" described herein ("Application"); and

WHEREAS, the application has been submitted for the 12,000 square foot property located at Dolores 2 SE 7th, in the Service Commercial (SC) Zoning District (Block 91, Lot 6, 8, 10); and

WHEREAS, the applicant is proposing to demolish all improvements across the three lots and construct a 16,898 square foot two story mixed-use development with a 11,371 square foot basement garage. Two-thirds of the project site (lots 6 & 8) are located on part of the Palo Alto Savings and Loan Bank complex (comprised of a bank building and a community room) which currently occupies Lots 2, 4, 6, and 8 of Block 91; and

WHEREAS, the complex is not eligible for listing on the nation or local inventory as it fails to meet the 50-year old age requirement, however, the complex is eligible for listing on the California Register of Historic Resources (CRHR); and

WHEREAS, in 2019, a Determination of Ineligibility for listing on the City's Historic Inventory was issued for the complex and will expire on October 26, 2022; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) Guideline §15064.5(a)(1), a structure must be treated as a historic resource if it is listed in, or determined to be eligible for listing in, the California Register of Historic Resources; and

WHEREAS, the project qualifies as a Major Alteration to a Historic Resource pursuant to CMC 17.32.160; and

WHEREAS, pursuant to CMC 17.32.120 (Alteration of Historic Resources), a determination of consistency with the Secretary's Standards shall be obtained prior to altering, remodeling, demolishing, grading, relocating, reconstructing or restoring any historic resource; and

WHEREAS, pursuant to CMC 17.32.120.B, determinations of consistency for major alterations shall be prepared by a qualified professional and shall be supported by written documentation that (1) identifies which of the Secretary of the Interior's Standards for Rehabilitation are applicable to the project, (2) reviews the proposed project, and (3) explains the basis of the determination; and

WHEREAS, a Phase II report was prepared by a qualified professional, Margaret Clovis, dated March 1, 2021, and found the proposed amendments to be consistent with the Secretary of the Interior's Standards for Rehabilitation provided the recommendations outlined in the report were carried out; and

WHEREAS, notice of the public hearing was published in compliance with State law (California Government Code 54954.2.); and

WHEREAS, on April 19, 2021, the Historic Resources Board held a public hearing to receive public testimony regarding the Application, including without limitation, information provided to the Historic Resources Board by City staff and public testimony on the project; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Historic Resources Board at its April 19, 2021 hearing including but not limited to, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Historic Resources Board did hear and consider all said reports, attachments, recommendations and testimony herein above set forth and used their independent judgement to evaluate the project; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference; and

WHEREAS the Historic Resources Board of the City of Carmel-by-the-Sea finds that pursuant to Carmel Municipal Code (CMC) Section 17.32.140, the following required findings for issuance of a Determination of Consistency with the Secretary of the Interior Standards can be made in this case:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships;
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided;
3. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved;
4. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence;*
5. *Archeological resources will be protected and preserved in place;*
6. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment; and*
7. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

NOW THEREFORE, BE IT RESOLVED, based on the above findings and evidence, that the Historic Resources Board of the City of Carmel-By-The-Sea does hereby **issue a Determination of Consistency with the Secretary of the Interior's Standards** for the demolition of the Palo Alto Savings and Loan Bank Community Room, in general conformance with the attached sketches and plans, all being attached hereto and incorporated herein by reference. This Determination of Consistency is further predicated on

the following Recommended Condition(s) of Approval being accepted and approved by the City of Carmel-by-the-sea Planning Commission as part of the discretionary permit for this project:

Recommended Conditions of Approval		
No.		
1.	Spatial Relationship. To maintain the spatial relationship between buildings, the proposed building shall not extend more than one foot beyond the existing northern wall of the community room with the exception of a stairway project which shall be located no closer than 5' from the bank building.	✓
2.	Protection Plan. The written Protection and Monitoring Plan and Historic Building Protection Plan indicated in the project plans, collectively known as the "Protection Plan," (Attachment 7) shall be adhered to prior to and during construction. Protective measures installed on-site or on the adjacent site shall be inspected by the Planning Department and Building Inspector prior to the issuance of a demolition or building permit. Modifications to the Protection Plan shall require approval by the Historic Resources Board.	✓
3.	Bank Building Repairs. Prior to the issuance of a demolition or building permit, an application for repairs to the bank building necessitated by the removal of the wall juncture between the community room and bank shall be submitted to the Community Planning and Building Department.	✓
4.	Cultural Resources. In the event that unexpected traces of historic or prehistoric materials, i.e., human remains, concentrations of shell or heat altered rock or historic trash pits are encountered during grading or other future development all construction activity shall immediately cease, and the applicant shall notified the Community Planning and Building Department within 24 hours and a qualified archaeologist shall be retained for appropriate archaeological mitigation	✓
6.	Human Remains. If any human remains are exposed, the Health and Safety Code § 7050.5 requires that no further excavation or disturbance occurs in the area and that the county coroner is called so that the coroner can verify that the remains are not subject to medical jurisprudence. Within 24 hours of notification, the coroner calls the Native American Heritage Commission if the remains are known or thought to be Native American.	✓
6.	Conditions of Approval. The Conditions of Approval listed above (HRB Conditions of Approval) shall be incorporated into the Design Review Conditions of Approval and any action taken by the Planning Department or Planning Commission, as necessary.	✓

PASSED AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA this 19th day of April, 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Thomas Hood
Chair

Margi Perotti
Historic Resources Board Secretary

Historic Resources Board

May 17, 2021

Attachment 3

HRB Comments & Findings

My Comments on 7th and Dolores Building for HRB resolution

Erik Dyar <erik@dyararchitecture.com>

Mon, Apr 26, 2021 at 7:01 PM

To: Evan Kort <ekort@ci.carmel.ca.us>, Brandon Swanson <bswanson@ci.carmel.ca.us>

Hi Evan and Brandon,

Redacted due to confidential employee information

I promised some comments to help Staff prepare a resolution of non-compliance for the next HRB meeting on the 7th and Dolores building (Palo Alto Savings and Loan) and its component, the Community Room, so here they are below:

The argument for significance includes two major points: 1. The significance of the Palo Alto Savings and Loan Building, and 2. Whether its component, the Community Room can be correctly evaluated apart from the attached Main bank building.

1. Building's Significance

Meg Clovis in all her historic evaluations of the bank property has always considered the bank as eligible for listing in the California Register for Historic Resources under Criterion Three Architecture. The only disagreement with the previous decisions by the HRB seems to be whether the building has "Exceptional" significance per City of Carmel Municipal Code Section 17.32.040.H and the National Criterion G. allowing listing for buildings under 50 years of age. She basically acknowledges that the building would meet the exceptional level under National Criteria G (which emphasizes the understanding the historic contexts of an area to determine exceptional significance) by writing, "...undoubtedly the Palo Alto Savings and Loan complex will be found to be a strong representative of its context within the theme of architectural development." Ms. Clovis only disagreement seems to be in how the Historic Context Statement is written in that it has a period of significance on the document through 1965. Yet she acknowledges, the Context Statement DOES identify the Bay Region style and/or Second Bay Region Style as important substyle within the larger THEME of Modern architecture. So Carmel's existing Historic Context Statement DOES include this theme of architectural development in Carmel and therefore, the building is "representative of at least one theme" in the existing Historic Context Statement. Ms. Clovis seems to just want the theme to be more thoroughly discussed and additionally acknowledges that it most certainly would be in the Historic Context Statement update currently underway. In fact, I believe it certainly is the case in the draft Historic Context Statement update which also mentions the Palo Alto Savings and Loan as an exceptional example of the masters Will Shaw and Walter Burde.

I would like to add that one of the prime purposes of historic preservation and our historic preservation ordinance is to preserve the best pieces of the historic development of a place/city through its significant architecture--to preserve these buildings which represent important periods in a City's heritage. The Palo Alto Savings and Loan building can be considered the most exceptional and significant building to be constructed in the commercial district of Carmel during the entire decade of the 1970's, perhaps (as the Ms. Clovis quotes the State Historic Preservation Officer) in the latter half of the 20th century.

As a member of the HRB, I believe it is our responsibility to make determinations which sometimes fall into this sort of grey area, although the grey area here is virtually non-existent. The building is acknowledged as exceptionally significant and is 49 years -- in less than one year, it will only need to be of normal significance for inclusion on the inventory.

Furthermore, the "exceptional significance" clause for inclusion of resources under 50 years old on the Historic Inventory (17.32.040.H) simply states this: "A resource less than 50 years old may be eligible if it is of exceptional importance to the City... based on its unusually strong contribution to history, architecture, engineering or culture..." I would argue the intent of this section is not to quibble with technicalities, but if there is manifest evidence of exceptional significance then that is enough--not whether the City hasn't updated its Context Statement as it was required to. In fact, if the 1965 date on the existing Context Statement is the only argument for not including the building on Carmel's inventory, and Carmel was required to update it every 5 years, then this non-compliance with Carmel's LCP I would think could trigger a valid standing for appeal to the Coastal Commission.

So, I wanted to express the above to have staff understand why the HRB (or at least this voting member) consistently has ruled the building should be added to the Carmel Historic Inventory. I want to make sure the City Council understands our position.

All this being said I do have a basic question of Staff, which is if the building is significant per CEQA vs. being on the inventory, is there a difference between how we deal with it in terms of the Secretary's standards? I assume it is at least protected against demolition.

2. The Community Room: A part not separate from the Historic Resource

The second main topic is how the Community Room can be viewed as somehow not a part of the historic resource. Let's first take the example used in the staff report of the detached garage. Yes, sometimes a detached garage can be deemed not significant while the main house is considered significant. This can be the case when (as is not unusual) the detached structure is built at a different time than the main structure, not part of the original design or designer's conception for the property, not contained in the original design documents, not designed or constructed by the same significant designer or builder, or not having similar character defining elements done with the same quality of the main house. But if a garage is part of the original design, creates spatial relationships on the property which are in themselves character defining, uses the same character defining elements of construction and detail as the main house, are built at the same time, designed and built by the same Masters---then YES, of course, a detached garage would be historically significant. I certainly know of Comstock's and a Thodos where this would be undeniably the case. So, I find the garage analogy not appropriate.

In the case of the Community Room, despite being an auxiliary use it was still part of the original concept of the building from the beginning. There's main and auxiliary uses in almost every building. This doesn't make the architecture enveloping one use less significant than the other. It is included and part of the original design/construction documents for the building, including importantly the West street elevation, which shows how it is integral to the design composition of this facade of the building. The community room section of the building was designed right along with the rest of the building and contains **ALL** the character defining features called out in Ms. Clovis Oct. 3, 2019 evaluation:

shed roof and copper roofing
angular forms and irregular massing
plate glass window walls
traditional materials used within a Modern architecture vocabulary
Integration of the building with its setting
Integration of the outdoors with interior spaces
Redwood siding and beams

Therefore, Ms. Clovis' statement that the Community room section "does not contain enough distinctive characteristics to be considered a true representative of the Bay Region style and therefore does not meet this section of Criterion 3" is wrong on its face. The Community Room is built with the same character defining features as the rest of the building with the same quality.

The community room was constructed at the same time by the same builder. It's materials, detailing, composition are ALL at the same level of quality as the rest of the building. I would additionally argue that the South Elevation of the Community Room is an exceptional composition itself which deserves to be given some space to be seen from the new construction to be built. Especially when approaching the building from the South, the Community Room form is the passersby' introduction to the historic resource and is an obvious part of it. I would strongly argue that the Community Room element of the building adds to the complexity and richness of the resource which, if taken away, would significantly negatively impact the quality of architecture of the building. Additionally, I don't think you could argue that the two master architects, Will Shaw and Walter Burde, did not consider the South Elevation of the Community Room as the South Elevation of their building--it was and is. If taken away it presents a part of the building that was not meant to be the first thing you look at on the South side.

It seems to me a very specious argument to say the Community Room was a "postscript" and was "tacked on". The manifest design intention of how this section of the building is integrated with the rest is powerful. Whatever quote she seems to be referring to in the Pine Cone is irrelevant compared to the master architects' obvious care and taken and evidenced in its design, the design documents and the built work.

I can really not think of any historically significant piece of architecture where an element so integrally a part of the design and built work, if removed, would not negatively impact the resource or would be questioned as not being part of the resource. Simply because an element of a building is smaller or "subordinate" to other parts does NOT make them less important to the whole as a piece of architecture.

I would also like to address this common refrain that the Community is a separate building I guess because there is no interior circulation. As Brandon is aware, other jurisdictions view a structural connection between building sections as evidence that they are one building and are treated as such. For example, in Monterey County, if there is a structural

connection, like a covered walkway, the two sections that are connected by it are considered the Main structure, with main structure height limits and setback regulations. Attachment 5

This structural connection in the design of this building was very intentional and strong--not to mention the very intentional and strong spatial connection that the two elements create. This is all part of one piece of significant architecture--one historic resource.

Please let me know if you have any questions, comments, clarifications...

Thanks to you both,

Erik.

Historic Resources Board (HRB) Meeting, April 19, 2021

Subject: Design Review Application DR 20-395

Demolition of Palo Alto Savings and Loan Community Room

Comments Made by HRB Member, historian Kathryn Gualtieri

Numerous reports and evaluations from a city consultant and staff were received by the Board in preparation for the meeting.

#1) **October 3, 2019 Report** was prepared for a proposed demolition of the Community Room that was subsequently withdrawn. The Report referred to pertinent testimony from a number of respected architects who opined that the former Palo Alto Savings and Loan Bank was an exceptional example of its architectural style, the work of master architects, retained a high level of integrity and embodied the distinctive characteristics of its type and period. Their professional opinions confirmed that sufficient time had elapsed since the construction of the Bank complex to allow for a scholarly perspective on its significance and its place in Carmel's architectural history.

#2) **June 2020 Evaluation** provided the specific reason for the existence of the Community Room. Following the Bank president's mandate, staff in each city where a branch was to be located, was directed to become more involved in local improvement projects and to provide meeting space for the community as part of the Bank's public relations strategy. Burde and Shaw, the architects of the Bank complex, were tasked to design a small building separated from the Bank that would be used for this express purpose. The consultant's view that the Community Room was simply "a postscript to the architects' intentions" is in error. There is additional proof from *The Carmel Pine Cone* that the room was requested by the client to help the Bank forge good community relations. Equally important, the Community Room's design mirrors the Bank building's character defining features: a shed roof covered with copper, vertical heart redwood siding, large plate glass window walls, and a walkway connecting the room to the main structure.

#3) **Mar. 1, 2021 Report** reviewed a second demolition proposal and evaluated the Community Room solely on its individual merit. This approach does not conform to historic preservation principles. The consultant's view

that the architects' creative energies were solely focused on the main Bank building and nothing else is questionable. The Community Room is not required to become significant in its own right. There are no historic preservation rules that would force it to stand on its individual merit in order to qualify for historic status. The Community Room remains a vital part of the architects' original design. While it is subordinate to the former Bank building, it continues to have an important spatial relationship to it.

#4) **April 19, 2021 Staff Report** examined the consultant's opinion and agreed that an ancillary structure might be evaluated on its individual merit. Using the example of a historic home with a detached garage, staff reasoned that if a garage were removed, it wouldn't damage the house's historic integrity. On the contrary, a garage is a related feature of a house, is part of an architect's design, and is included in the plans for the site. Some years ago, the HRB considered a homeowner's request to demolish a historic garage designed by renowned Carmel master builder, Hugh Comstock. The owner of the Birthday House at the SW corner of Sixth and Santa Rita expressed a desire to demolish a dilapidated detached garage, but the HRB voiced its strong concerns about destroying an important part of Comstock's original design. The Board voted to repair and renovate the garage, which exists on the site today. As with the Comstock house, the Bank building and the Community Room are a historically related unit. Though the room is subordinate to the Bank, it has retained its historic integrity and is an integral component of the original design as approved by the architects' client, the owners of the Palo Alto Savings and Loan Bank.

The four Reports agree that the Bank complex is eligible for listing on the California Register of Historic Resources for purposes of CEQA. Both buildings are the work of two master architects, Walter Burde and Will Shaw, who are listed in the Carmel Historic Context Statement, whose office was located in downtown Carmel, and whose other individual works include the Christian Science Church in Carmel, the original Monterey Airport Terminal and Tower, the Custom House renovation in Monterey and the Highlands Inn reconstruction. Shaw also collaborated with renowned photographer, Ansel Adams, to create the Foundation for Environmental Design, a group that supported worthy projects that blended into the natural environment.

Earlier, when the Carmel City Council considered the HRB's decision to add the Bank complex to the city's historic inventory, the argument centered on

the issue that the Bank wasn't 50 years old, despite the fact that many architects and other respected professionals provided expert evidence that the Bank complex was of exceptional significance and was eligible for listing.

There is sufficient substantial evidence that would allow the HRB and the City Council to make the finding of non-compliance with the Secretary of the Interior's Standards for the proposed demolition project. A new construction project on the site of a demolished Community Room would constitute an adverse effect on the Bank complex and destroy the original concept as designed by two of Monterey County's most respected master architects.

Carmel is a Certified Local Government and recognized as such by the State of California. The City is a partner with the State in historic preservation matters. Why would the City choose to disregard historic preservation principles, while at the same time, apply for a state grant to fund a desired preservation project? That seems an unnecessary risk for the City to take.

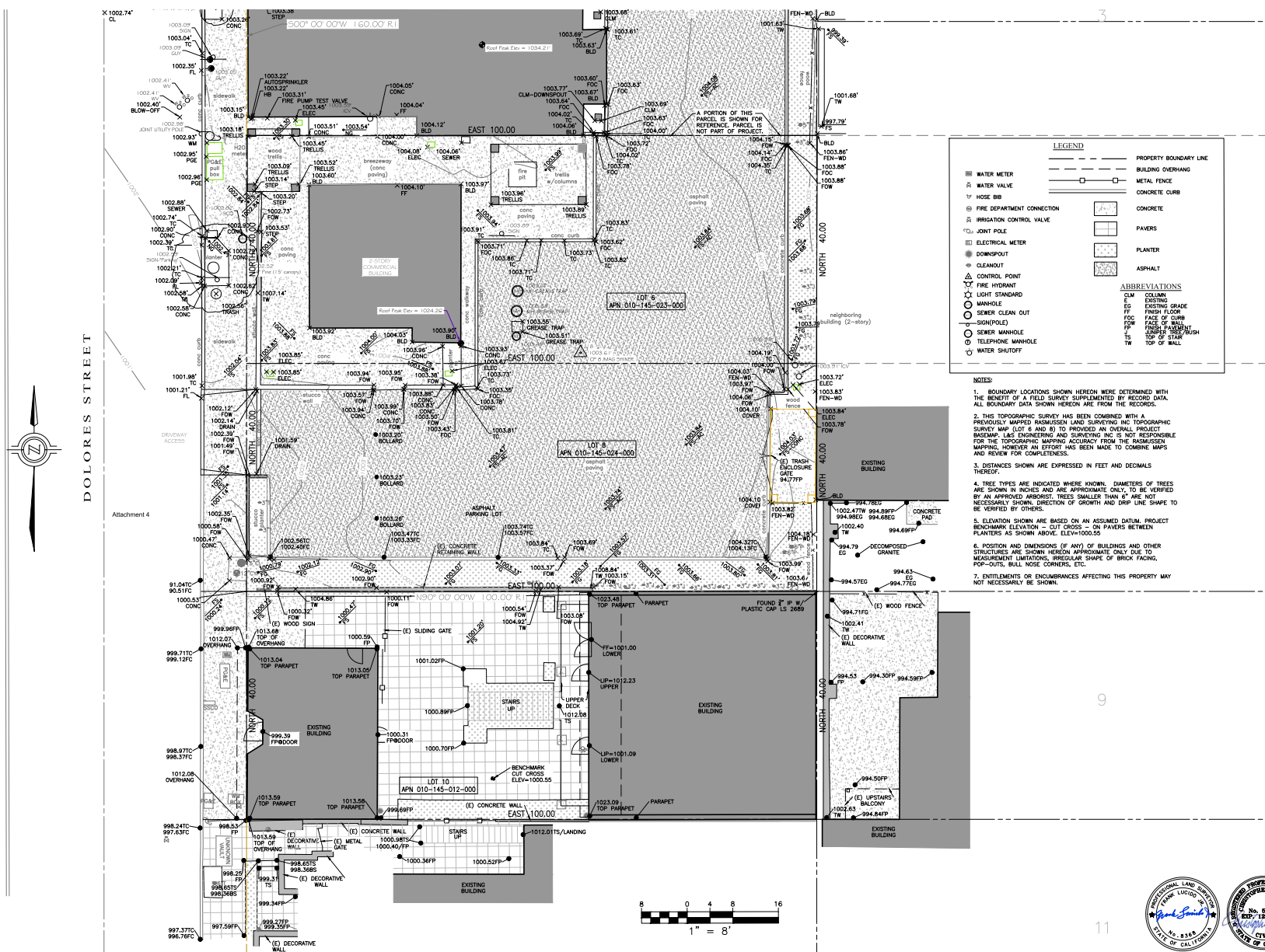
Historic Resources Board

May 17, 2021

Attachment 4

Preliminary Project Plans

A1.0



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STAMPS

PROJECT/CLIENT:

JB PASTOR
BUILDING

PROJECT ADDRESS:
DOLORES, 2ND SE
OF 7TH
CARMEL, CA
93921

APN: 010-145-012
022, & 023

DATE: DECEMBER 18, 2020
TRACK-2 SUBMITTAL

REVISIONS:

1	MARCH 4, 2021
2	FOREST & BEACH COMMISSION
3	MARCH 26, 2021
4	HISTORIC BOARD COMMISSION
5	APRIL 14, 2021
6	REVISED TRACK-2 APPLICATION
7	
8	
9	

SITE DEMO & HISTORIC BLDG. PROTECTION PLAN

SHEET NO.

A1.1



TREE	SIZE	QUANTITY
JUNIPER	5"Ø	2
JUNIPER	4"Ø	1
JUNIPER	3"Ø	17
JUNIPER	2"Ø	1
PINE	6"Ø	2
PINE	3"Ø	2
CHERRY	2"Ø	1

TOTAL TO BE REMOVED: 26 - PRIVATE PROPERTY

CYPRESS	15"Ø	1
CYPRESS	12"Ø	1

TOTAL TO BE REMOVED: 2 - PUBLIC PROPERTY

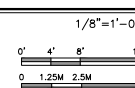
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26 PRIVATE + 2 PUBLIC

HISTORIC BUILDING PROTECTION PLAN KEY NOTES

1. CONSTRUCT BARRICADE WALL TO CLOSE OPENING TO BRIDGE-WALK INSIDE OF (E) BUILDING PRIOR TO ANY DEMOLITION WORK.
2. PROVIDE FULL HEIGHT VINYL SHEET TO WALL FOR DUST PROTECTION. ALSO IT SHALL SEAL DOORS, WINDOWS & OTHER OPENINGS PRIOR TO ANY DEMOLITION WORK.
3. CONSTRUCT 6' HIGH SELF-SUPPORTING PLYWOOD BARRICADE WALL.
4. ITEM [3] OVER ITEM [2] . DEVELOPMENT TEAM SHALL DESIGN THIS WALL W/O ANY ATTACHMENTS TO (E) BUILDING.
5. DEVELOPMENT TEAM TO DESIGN & PROVIDE UNDERPINNING OF (E) BUILDING. FOOTING AS REQUIRED BY THE CONSTRUCTION OF BASEMENT GARAGE.

SITE DEMOLITION PLAN




$$10.100 / 12.000 = 84,17\%$$

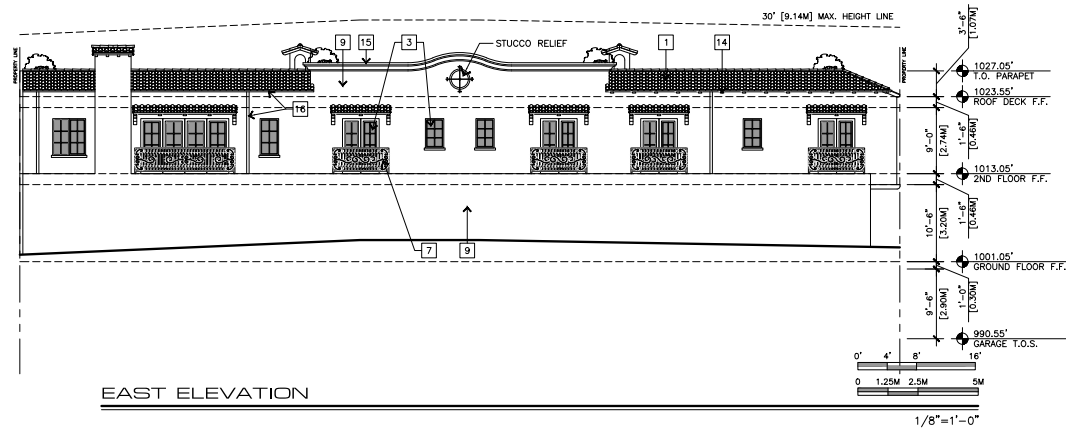
STAMPS

SHEET NO.

A1.2



Attachment 4



EXTERIOR FINISH LEGEND

- 1 MISSION STYLE CLAY TILE ROOF
- 2 DECORATIVE CERAMIC TILE
- 3 ALUMINUM CLAD DOORS & WINDOWS
- 4 PAINTED WOOD DOORS & WINDOWS
- 5 TRANSOM WINDOW
- 6 WROUGHT IRON GATE
- 7 WROUGHT IRON RAILING
- 9 STUCCO FINISH
- 10 RANDOM EXTERIOR STONE
- 11 SHAPED STUCCO SILL
- 12 REDWOOD POST
- 13 REDWOOD BEAMS & CORBELS
- 14 REDWOOD RAFTER TAILS
- 15 PRECAST CONCRETE PARAPET CAP
- 16 COPPER GUTTERS & DOWNSPOUT

JUN A. BILLAND, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

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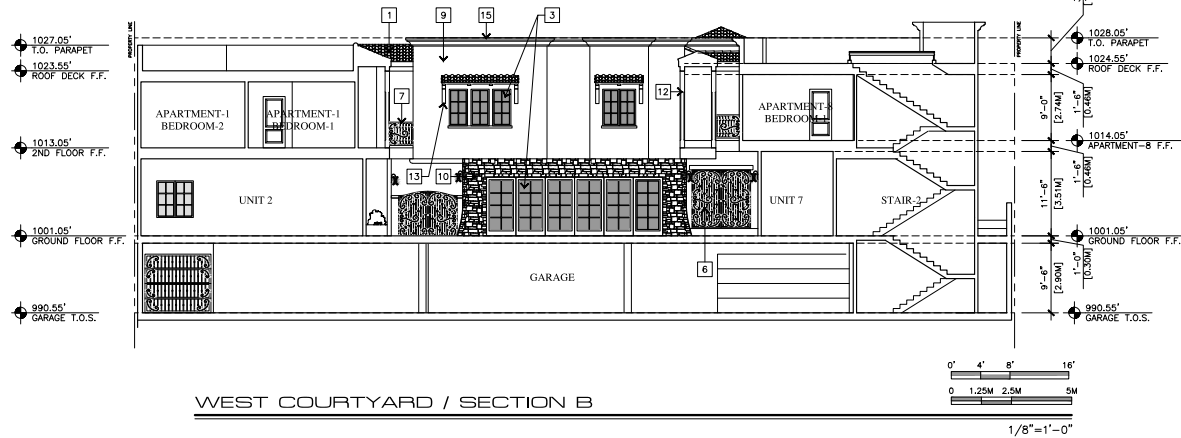
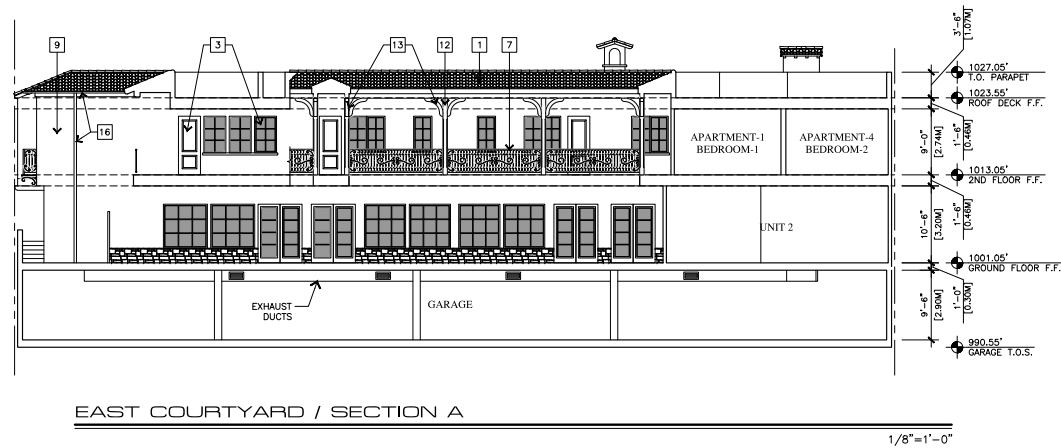
REVISIONS:

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- △ MARCH 26, 2021
HISTORIC BOARD COMMISSION
- △ APRIL 14, 2021
REVISED TRACK-2 APPLICATION
- △
- △
- △

ELEVATIONS

SHEET NO.

A6.0



EXTERIOR FINISH LEGEND

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- △
- △

ELEVATIONS
& SECTIONS

SHEET NO.

A6.2

Attachment 4

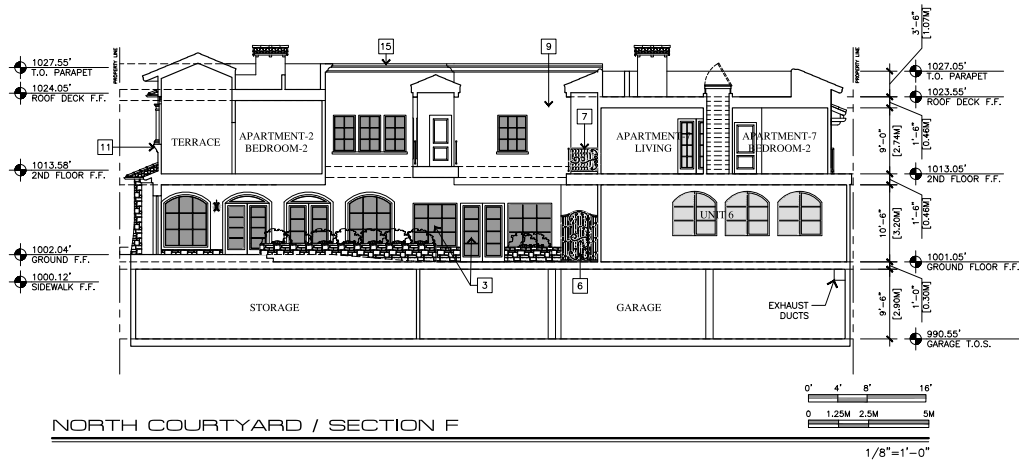


SOUTH COURTYARD / SECTION E

1/8"=1'-0"

EXTERIOR FINISH LEGEND

- 1 MISSION STYLE CLAY TILE ROOF
- 2 DECORATIVE CERAMIC TILE
- 3 ALUMINUM CLAD DOORS & WINDOWS
- 4 PAINTED WOOD DOORS & WINDOWS
- 5 TRANSOM WINDOW
- 6 WROUGHT IRON GATE
- 7 WROUGHT IRON RAILING
- 9 STUCCO FINISH
- 10 RANDOM EXTERIOR STONE
- 11 SHAPED STUCCO SILL
- 12 REDWOOD POST
- 13 REDWOOD BEAMS & CORBELS
- 14 REDWOOD RAFTER TAILS
- 15 PRECAST CONCRETE PARAPET CAP
- 16 COPPER GUTTERS & DOWNSPOUT



NORTH COURTYARD / SECTION F

1/8"=1'-0"

DISCLAIMER:
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STAMPS:

PROJECT/CLIENT:

JB PASTOR
 BUILDING

PROJECT ADDRESS:

DOLORES, 2ND SE
 OF 7TH
 CARMEL, CA
 93921

APN: 010-145-012
 022, & 023

DATE: DECEMBER 18, 2020

TRACK-2 SUBMITTAL

REVISIONS:

- △ MARCH 4, 2021
- △ FOREST & BEACH COMMISSION
- △ MARCH 25, 2021
- △ HISTORIC BOARD COMMISSION
- △ APRIL 14, 2021
- △ REVISED TRACK-2 APPLICATION
- △
- △
- △

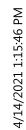
ELEVATIONS
 & SECTIONS

SHEET NO.

A6.4



SCALE: 1/4" = 1'-0"



Door No.	Door Size (Finished)				Material	Core	Glass		Finish		Action	Remarks
	Width	Height	Thick	Style			Type	Tempered	Exterior	Interior		
BASEMENT												
1	9'-0"	8'-0"	1-3/4"	A	WR. IRON	----	----	----	----	----	ROLL-UP	● ----
2	3'-0"	7'-0"	1-3/4"	----	----	----	----	----	----	----	SWING	● ----
3	PAIR 3'-0"	7'-0"	1-3/4"	----	----	----	----	----	----	----	SWING	● ----
4	18'-0"	8'-0"	1-3/4"	----	----	----	----	----	----	----	ROLL-UP	● ----
5	3'-0"	7'-0"	1-3/4"	----	----	----	----	----	----	----	SWING	● ----
6	3'-0"	7'-0"	1-3/4"	----	----	----	----	----	----	----	SWING	● ----
7	3'-0"	7'-0"	1-3/4"	----	----	----	----	----	----	----	SWING	● ----
8	3'-0"	7'-0"	1-3/4"	----	----	----	----	----	----	----	SWING	● ----
9	3'-0"	7'-0"	1-3/4"	----	----	----	----	----	----	----	SWING	● ----
10	3'-0"	7'-0"	1-3/4"	----	----	----	----	----	----	----	SWING	● ----
11	2'-6"	7'-0"	1-3/4"	----	----	----	----	----	----	----	SWING	● ----
12	3'-0"	7'-0"	1-3/4"	----	----	----	----	----	----	----	SWING	● ----
13	3'-0"	7'-0"	1-3/4"	----	----	----	----	----	----	----	SWING	● ----
GROUND FLOOR												
20	PAIR 3'-0"	7'-0"	1-3/4"	E	----	----	DBL-PANE	YES	----	----	SWING	● ----
21	PAIR 4'-0"	8'-0"	1-3/4"	B	WR. IRON	----	----	----	----	----	SWING	SOUTHWEST GATE ● COURTYARD
22	PAIR 4'-0"	8'-0"	1-3/4"	C	WR. IRON	----	----	----	----	----	SWING	NORTHWEST GATE ● COURTYARD
23	3'-0"	8'-0"	1-3/4"	F	----	----	DBL-PANE	YES	----	----	SWING	● ----
24	3'-0"	8'-0"	1-3/4"	F	----	----	DBL-PANE	YES	----	----	SWING	● ----
25	3'-0"	8'-0"	1-3/4"	D	WR. IRON	----	----	----	----	----	SWING	NORTH GATE ● COURTYARD
26	3'-0"	8'-0"	1-3/4"	F	----	----	DBL-PANE	YES	----	----	SWING	● ----
27	PAIR 3'-0"	8'-0"	1-3/4"	G	----	----	DBL-PANE	YES	----	----	SWING	● ----
28	PAIR 3'-0"	8'-0"	1-3/4"	G	----	----	DBL-PANE	YES	----	----	SWING	● ----
29	PAIR 3'-0"	8'-0"	1-3/4"	G	----	----	DBL-PANE	YES	----	----	SWING	● ----
30	PAIR 3'-0"	8'-0"	1-3/4"	G	----	----	DBL-PANE	YES	----	----	SWING	● ----
31	PAIR 3'-0"	8'-0"	1-3/4"	G	----	----	DBL-PANE	YES	----	----	SWING	● ----
32	PAIR 3'-0"	8'-0"	1-3/4"	G	----	----	DBL-PANE	YES	----	----	SWING	● ----
33	PAIR 3'-0"	8'-0"	1-3/4"	I	----	----	DBL-PANE	YES	----	----	SWING	● ----
34	SIX 4'-0"	8'-0"	1-3/4"	I	----	----	DBL-PANE	YES	----	----	BI-FOLD	● ----
35	PAIR 3'-0"	8'-0"	1-3/4"	H	----	----	DBL-PANE	YES	----	----	SWING	● ----
36	PAIR 3'-0"	8'-0"	1-3/4"	H	----	----	DBL-PANE	YES	----	----	SWING	● ----
37	PAIR 3'-0"	8'-0"	1-3/4"	H	----	----	DBL-PANE	YES	----	----	SWING	● ----
38	PAIR 3'-0"	8'-0"	1-3/4"	G	----	----	DBL-PANE	YES	----	----	SWING	● ----
39	3'-0"	8'-0"	1-3/4"	----	----	----	----	----	----	----	SWING	GATE ● STAIR 2
2ND FLOOR												
50	PAIR 3'-0"	7'-8"	1-3/4"	J	----	----	DBL-PANE	YES	----	----	SWING	● TERRACE, APT. 1
51	3'-0"	7'-8"	1-3/4"	N	----	----	----	----	----	----	SWING	● APT. 1
52	3'-0"	7'-0"	1-3/4"	D	WR. IRON	----	----	----	----	----	SWING	GATE ● APT. 4
53	3'-0"	7'-4"	1-3/4"	N	----	----	----	----	----	----	SWING	● APT. 4
54	3'-0"	7'-8"	1-3/4"	N	----	----	----	----	----	----	SWING	● APT. 5
55	3'-0"	7'-8"	1-3/4"	N	----	----	----	----	----	----	SWING	● APT. 6
56	3'-0"	7'-8"	1-3/4"	N	----	----	----	----	----	----	SWING	● APT. 7
57	PAIR 2'-6"	7'-8"	1-3/4"	M	----	----	DBL-PANE	YES	----	----	SWING	● BALCONY, APT. 7
58	PAIR 2'-6"	7'-8"	1-3/4"	M	----	----	DBL-PANE	YES				

ALL GLAZING IN DOORS SHALL BE TEMP. GLASS.

DOOR SIZES SHOWN ARE PROPOSED DOOR LEAF SIZES. GENERAL CONTRACTOR TO VERIFY MANUFACTURER'S NEAREST STOCK SIZES FOR DESIGNER/OWNER TO REVIEW AND APPROVE.

SPECIALTY DOORS SHALL BE COORDINATED WITH GENERAL CONTRACTOR FOR SITE VERIFICATION AND INSTALLATION.

ALL EXTERIOR DOORS SHALL HAVE A COPPER PAN, $\frac{3}{4}$ " MAX THRESHOLD, & BRASS HINGES. OUTSWING DOORS SHALL HAVE A 1- $\frac{1}{2}$ " MAX CHANGE IN ELEVATION TO THE EXTERIOR.

ALL EXPOSED EDGES TO BE SEALED TO PREVENT MOISTURE PENETRATION AND WARPING.

ALL FRENCH DOORS ARE TO HAVE DEAD BOLTS.

CONTRACTOR TO VERIFY ALL ASPECTS OF DOORS WITH OWNER PRIOR TO ORDERING

EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITION-RESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4 INCHES THICK, SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR MEET THE REQUIREMENTS OF SFM-7A-1. [§327.8.3]

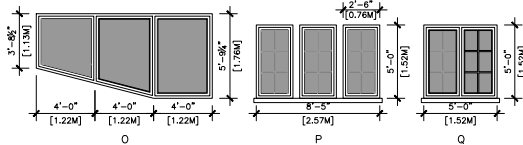
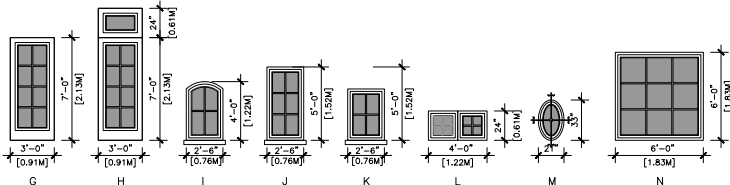
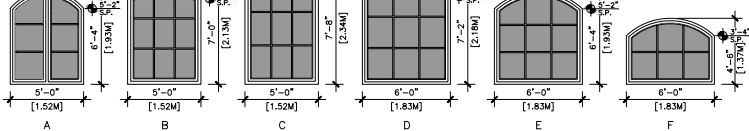
ALL EXTERIOR GLAZED DOORS ARE TO BE DOUBLE GLAZED, WITH A MINIMUM OF ONE TEMPERED PANE, GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2, [§8327.8.2.1]

[illegible]

WINDOW SCHEDULE											
Window No.	Window Size (Finished)			Style	Type	Material	Glass		Finish		Remarks
	Width	Height	Head Height				Type	Tempered	Exterior	Interior	
BASEMENT											
1	4'-0"	V.I.F.	9'-0"	0	FIXED	WOOD	DBL--PANE	YES	METAL--CLAD	----	⊗ ----
2	4'-0"	V.I.F.	9'-0"	0	FIXED	WOOD	DBL--PANE	YES	METAL--CLAD	----	⊗ ----
3	4'-0"	V.I.F.	9'-0"	0	FIXED	WOOD	DBL--PANE	YES	METAL--CLAD	----	⊗ ----

GROUND FLOOR								
	10	5'-0"	5'-0"	7'-6"	Q	FIXED	WOOD DBL-PANE	METAL-CLAD
	11	4'-0"	2'-0"	7'-6"	L	FIXED	WOOD DBL-PANE	METAL-CLAD
	12	4'-0"	2'-0"	7'-6"	L	FIXED	WOOD DBL-PANE	METAL-CLAD
	13	4'-0"	2'-0"	7'-6"	L	FIXED	WOOD DBL-PANE	METAL-CLAD
	14	6'-0"	7'-8"	8'-2"	C	FIXED	WOOD DBL-PANE	METAL-CLAD
	15	5'-0"	7'-8"	8'-2"	C	FIXED	WOOD DBL-PANE	METAL-CLAD
	16	5'-0"	7'-8"	8'-2"	C	FIXED	WOOD DBL-PANE	METAL-CLAD
	17	6'-0"	7'-2"	9'-2"	D	FIXED	WOOD DBL-PANE	METAL-CLAD
	18	6'-0"	7'-2"	9'-2"	D	FIXED	WOOD DBL-PANE	METAL-CLAD
	19	5'-0"	6'-0"	8'-0"	Q	FIXED	WOOD DBL-PANE	METAL-CLAD
	20	6'-0"	6'-0"	8'-0"	N	FIXED	WOOD DBL-PANE	METAL-CLAD
	21	6'-0"	6'-0"	8'-0"	N	FIXED	WOOD DBL-PANE	METAL-CLAD
	22	6'-0"	6'-0"	8'-0"	N	FIXED	WOOD DBL-PANE	METAL-CLAD
	23	6'-0"	6'-0"	8'-0"	N	FIXED	WOOD DBL-PANE	METAL-CLAD
	24	6'-0"	6'-0"	8'-0"	N	FIXED	WOOD DBL-PANE	METAL-CLAD
	25	6'-0"	6'-0"	8'-0"	N	FIXED	WOOD DBL-PANE	METAL-CLAD
	26	6'-0"	6'-0"	8'-0"	N	FIXED	WOOD DBL-PANE	METAL-CLAD
	27	6'-0"	4'-6"	8'-6"	F	FIXED	WOOD DBL-PANE	METAL-CLAD
	28	6'-0"	4'-6"	8'-6"	F	FIXED	WOOD DBL-PANE	METAL-CLAD
	29	6'-0"	4'-6"	8'-6"	F	FIXED	WOOD DBL-PANE	METAL-CLAD
	30	6'-0"	6'-0"	8'-0"	N	FIXED	WOOD DBL-PANE	METAL-CLAD
	31	6'-0"	6'-0"	8'-0"	N	FIXED	WOOD DBL-PANE	METAL-CLAD
	32	6'-0"	6'-0"	8'-0"	N	FIXED	WOOD DBL-PANE	METAL-CLAD
	33	6'-0"	7'-2"	8'-2"	D	FIXED	WOOD DBL-PANE	METAL-CLAD
	34	6'-0"	7'-2"	9'-2"	D	FIXED	WOOD DBL-PANE	METAL-CLAD
	35	5'-0"	6'-4"	8'-7"	A	FIXED	WOOD DBL-PANE	METAL-CLAD
	36	5'-0"	6'-4"	8'-7"	A	FIXED	WOOD DBL-PANE	METAL-CLAD
	37	5'-0"	6'-4"	8'-7"	A	FIXED	WOOD DBL-PANE	METAL-CLAD
	38	6'-0"	6'-4"	8'-2"	E	FIXED	WOOD DBL-PANE	METAL-CLAD
	39	6'-0"	6'-4"	8'-2"	E	FIXED	WOOD DBL-PANE	METAL-CLAD
	40	6'-0"	7'-2"	9'-2"	D	FIXED	WOOD DBL-PANE	METAL-CLAD
	41	6'-0"	7'-2"	9'-2"	D	FIXED	WOOD DBL-PANE	METAL-CLAD
	42	6'-0"	7'-2"	9'-2"	D	FIXED	WOOD DBL-PANE	METAL-CLAD
	43	6'-0"	7'-2"	9'-2"	D	FIXED	WOOD DBL-PANE	METAL-CLAD
	44	5'-0"	7'-0"	9'-0"	B	FIXED	WOOD DBL-PANE	METAL-CLAD
	45	5'-0"	7'-0"	9'-0"	B	FIXED	WOOD DBL-PANE	METAL-CLAD
	46	5'-0"	7'-0"	9'-0"	B	FIXED	WOOD DBL-PANE	METAL-CLAD
	47	5'-0"	7'-0"	9'-0"	B	FIXED	WOOD DBL-PANE	METAL-CLAD
	48	6'-0"	7'-2"	9'-2"	D	FIXED	WOOD DBL-PANE	METAL-CLAD
	49	6'-0"	7'-2"	9'-2"	D	FIXED	WOOD DBL-PANE	METAL-CLAD
	50	6'-0"	7'-2"	9'-2"	D	FIXED	WOOD DBL-PANE	METAL-CLAD
	51	6'-0"	7'-2"	9'-2"	D	FIXED	WOOD DBL-PANE	METAL-CLAD

SCALE: 1/4" = 1'-0"



WINDOW SCHEDULE												
Window No.	Window Size (Finished)			Style	Type	Material	Glass		Finish		Remarks	
	Width	Height	Head Height				Type	Tempered	Exterior	Interior		
2ND FLOOR												
60	5'-0"	5'-0"	7'-6"	Q	----	WOOD	DBL--PANE	----	METAL--CLAS	----	Ø ----	
61	2'-6"	5'-0"	7'-6"	K	----	WOOD	DBL--PANE	----	METAL--CLAS	----	Ø ----	
62	6'-0"	5'-0"	7'-6"	J	----	WOOD	DBL--PANE	----	METAL--CLAS	----	Ø ----	
63	5'-0"	5'-0"	7'-6"	Q	----	WOOD	DBL--PANE	----	METAL--CLAS	----	Ø ----	

65	2'-6"	7'-6"	7'-6"	G	FIXED	WOOD	DBL--PANE	YES	METAL-CLAD	----	0	----
66	2'-6"	7'-6"	7'-6"	G	FIXED	WOOD	DBL--PANE	YES	METAL-CLAD	----	0	----
67	1'-9"	2'-9"	7'-6"	M	FIXED	WOOD	DBL--PANE	----	METAL-CLAD	----	0	----
68	2'-0"	5'-0"	7'-6"	J	----	WOOD	DBL--PANE	----	METAL-CLAD	----	0	----
69	5'-0"	5'-0"	7'-6"	Q	----	WOOD	DBL--PANE	----	METAL-CLAD	----	0	----
70	5'-0"	5'-0"	7'-6"	Q	----	WOOD	DBL--PANE	----	METAL-CLAD	----	0	----
71	2'-10"	7'-6"	7'-6"	G	----	WOOD	DBL--PANE	----	METAL-CLAD	----	0	----
72	1'-10"	5'-0"	7'-6"	G	----	WOOD	DBL--PANE	----	METAL-CLAD	----	0	----
73	2'-0"	2'-0"	7'-6"	--	SKYLIGHT	WOOD	DBL--PANE	YES	METAL-CLAD	----	0	----
74	4'-0"	4'-0"	7'-6"	--	----	WOOD	DBL--PANE	----	METAL-CLAD	----	0	----
75	5'-0"	5'-0"	7'-6"	Q	----	WOOD	DBL--PANE	----	METAL-CLAD	----	0	----
76	5'-0"	5'-0"	7'-6"	Q	----	WOOD	DBL--PANE	----	METAL-CLAD	----	0	----
77	2'-6"	5'-0"	7'-6"	J	----	WOOD	DBL--PANE	----	METAL-CLAD	----	0	----
78	2'-6"	5'-0"	7'-6"	J	----	WOOD	DBL--PANE	----	METAL-CLAD	----	0	----
79	5'-0"	5'-0"	7'-6"	Q	----	WOOD	DBL--PANE	----	METAL-CLAD	----	0	----
80	2'-6"	7'-6"	7'-6"	G	----	WOOD	DBL--PANE	----	METAL-CLAD	----	0	----
81	2'-6"	5'-0"	7'-6"	P	----	WOOD	DBL--PANE	----	METAL-CLAD	----	0	----
82	2'-6"	5'-0"	7'-6"	P	----	WOOD	DBL--PANE	----	METAL-CLAD	----	0	----
83	2'-6"	5'-0"	7'-6"	J	----	WOOD	DBL--PANE	----	METAL-CLAD	----	0	----
84	2'-6"	4'-0"	7'-6"	J	----	WOOD	DBL--PANE	----	METAL-CLAD	----	0	----
85	2'-6"	4'-0"	7'-6"	J	----	WOOD	DBL--PANE	----	METAL-CLAD	----	0	----
86	2'-6"	4'-0"	7'-6"	J	----	WOOD	DBL--PANE	----	METAL-CLAD	----	0	----
87	2'-6"	7'-6"	7'-6"	J	----	WOOD	DBL--PANE	----	METAL-CLAD	----	0	----
88	2'-6"	7'-6"	7'-6"	G	FIXED	WOOD	DBL--PANE	YES	METAL-CLAD	----	0	----
89	2'-6"	7'-6"	7'-6"	G	FIXED	WOOD	DBL--PANE	YES	METAL-CLAD	----	0	----
90	5'-0"	5'-0"	7'-6"	Q	----	WOOD	DBL--PANE	----	METAL-CLAD	----	0	----
91	5'-0"	5'-0"	7'-6"	Q	----	WOOD	DBL--PANE	----	METAL-CLAD	----	0	----
92	2'-0"	2'-0"	7'-6"	--	SKYLIGHT	WOOD	DBL--PANE	YES	METAL-CLAD	----	0	----
93	3'-0"	5'-0"	7'-6"	P	----	WOOD	DBL--PANE	----	METAL-CLAD	----	0	----
94	3'-0"	5'-0"	7'-6"	P	----	WOOD	DBL--PANE	----	METAL-CLAD	----	0	----
95	3'-0"	5'-0"	7'-6"	P	----	WOOD	DBL--PANE	----	METAL-CLAD	----	0	----
96	1'-9"	2'-9"	7'-6"	M	FIXED	WOOD	DBL--PANE	----	METAL-CLAD	----	0	----
97	2'-6"	7'-6"	7'-6"	G	FIXED	WOOD	DBL--PANE	YES	METAL-CLAD	----	0	----
98	2'-6"	7'-6"	7'-6"	G	FIXED	WOOD	DBL--PANE	YES	METAL-CLAD	----	0	----
99	1'-0"	2'-9"	7'-6"	M	FIXED	WOOD	DBL--PANE	----	METAL-CLAD	----	0	----
100	2'-6"	5'-0"	7'-6"	P	----	WOOD	DBL--PANE	----	METAL-CLAD	----	0	----
101	2'-6"	5'-0"	7'-6"	P	----	WOOD	DBL--PANE	----	METAL-CLAD	----	0	----
102	2'-6"	5'-0"	7'-6"	P	----	WOOD	DBL--PANE	----	METAL-CLAD	----	0	----
103	2'-6"	5'-0"	7'-6"	J	----	WOOD	DBL--PANE	----	METAL-CLAD	----	0	----
104	4'-6"	5'-0"	7'-6"	J	----	WOOD	DBL--PANE	----	METAL-CLAD	----	0	----
105	4'-6"	5'-0"	7'-6"	Q	----	WOOD	DBL--PANE	----	METAL-CLAD	----	0	----
106	2'-6"	5'-0"	7'-6"	P	----	WOOD	DBL--PANE	----	METAL-CLAD	----	0	----
107	2'-6"	5'-0"	7'-6"	P	----	WOOD	DBL--PANE	----	METAL-CLAD	----	0	----
108	5'-0"	7'-6"	7'-6"	G		WOOD	DBL--PANE	----	METAL-CLAD	----	0	----
109	5'-0"	5'-0"	7'-6"	J	----	WOOD	DBL--PANE	----	METAL-CLAD	----	0	----
110	2'-0"	5'-0"	7'-6"	--	SKYLIGHT	WOOD	DBL--PANE	YES	METAL-CLAD	----	0	----
111	2'-6"	5'-0"	7'-6"	J	----	WOOD	DBL--PANE	----	METAL-CLAD	----	0	----
112	2'-6"	5'-0"	7'-6"	J	----	WOOD	DBL--PANE	----	METAL-CLAD	----	0	----
113	2'-6"	7'-6"	7'-6"	H	FIXED	WOOD	DBL--PANE	YES	METAL-CLAD	----	0	----
114	2'-6"	2'-0"	9'-6"	H	HOPPER	WOOD	DBL--PANE	YES	METAL-CLAD	----	0	----
115	2'-6"	2'-0"	9'-6"	H	HOPPER	WOOD	DBL--PANE	YES	METAL-CLAD	----	0	----
116	2'-6"	2'-0"	9'-6"	H	HOPPER	WOOD	DBL--PANE	YES	METAL-CLAD	----	0	----
117	2'-6"	7'-6"	7'-6"	G	FIXED	WOOD	DBL--PANE	YES	METAL-CLAD	----	0	----
118	2'-6"	2'-0"	9'-6"	H	HOPPER	WOOD	DBL--PANE	YES	METAL-CLAD	----	0	----
119	2'-6"	4'-0"	7'-6"	I	CASEMENT/TILT	WOOD	DBL--PANE	----	METAL-CLAD	----	0	----

ALL CASEMENT WINDOWS USED IN BEDROOMS AS EMERGENCY EGRESS MUST BE "BREAK AWAY" TYPE TO ENSURE COMPLETE OPENABLE AREA FOR ACCESS.

WINDOW DIMENSIONS ARE PROPOSED FINISHED OPENING SIZES. GENERAL CONTRACTOR IS TO VERIFY MANUFACTURER'S NEAREST STOCK SIZES. ALL WINDOW SIZES, SHAPES, COLORS, HARDWARE, SCREENS, GLAZING, ETC. MUST BE APPROVED BY OWNER PRIOR TO ORDERING.

SPECIALTY WINDOWS SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR FOR SITE VERIFICATION AND INSTALLATION.

ALL WINDOWS ARE TO BE DOUBLE GLAZED, WITH A MINIMUM OF ONE TEMPERED PANE, GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2. [§R327.8.2.1]

OWNERS TO SPECIFY WHICH WINDOW ARE TO BE LOW "E".

FOR WINDOWS THAT SERVE AS EMERGENCY EGRESS FROM SLEEPING AREAS:

- MINIMUM NET CLEAR OPENABLE DIMENSION OF 24 INCHES IN HEIGHT.
- MINIMUM NET CLEAR OPENABLE DIMENSION OF 20 INCHES IN WIDTH.
- MINIMUM NET CLEAR OPENABLE DIMENSION OF 5.7 SQUARE FEET IN AREA.
- SILL HEIGHTS OF SUCH OPENINGS SHALL NOT EXCEED 44 INCHES ABOVE FLOOR.

ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED TO COMPLY WITH HUMAN IMPACT LOADS PER CRC SECTIONS R308.3 & R308.4 AND LISTED BELOW:

1. FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOOR ASSEMBLIES.
2. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARCH OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
3. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
 - * GLAZING IN ENCLOSURES OR WALLS FACING HOT TUBS, HOT SAUNAS, JACUZZIS, BATHROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.

JUN A. SILLARD, AIA

IDG

DESIGN • CONSTRUCTION • INTERIORS • EXTERIORS • LANDSCAPE ARCHITECTURE

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DISCLAIMER:

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, THE DESIGNER AND HIS ASSOCIATES. THE SAME ARE NOT TO BE USED OR REPRODUCED IN ANY MANNER OR FOR ANY PURPOSE FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT, NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY ANY OTHER INDIVIDUAL, PERSON, FIRM OR CORPORATION FOR ANY PURPOSE, WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. DESIGN GROUP, WRITTEN OR OTHERWISE, OF THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE (DIMENSIONS), CONTRACTORS' SHALL VERIFY AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB AND ANY OTHER INFORMATION OR VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL, BEFORE PROCEEDINGS WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

JB PASTOR
BUILDING

PROJECT ADDRESS:

DOLORES, 2ND SE
OF 7TH
CARMEL, CA
93921

APN: 010-145-012
022, & 023

DATE: DECEMBER 18, 2020

TRACK-2 SUBMITTAL

REVISIONS:

1	MARCH 4, 2021
2	FOREST & BEACH COMMISSION
3	MARCH 26, 2021
4	HISTORIC BOARD COMMISSION
5	APRIL 14, 2021
6	REVISED TRACK-2 APPLICATION
7	
8	
9	
10	

WINDOW SCHEDULE

SHEET NO.

A9.1

**CITY OF CARMEL-BY-THE-SEA
HISTORIC RESOURCES BOARD**

HISTORIC RESOURCES BOARD RESOLUTION NO. 2021-03-HRB

A RESOLUTION OF THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA ISSUING A FINDING OF NONCOMPLIANCE WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE DEMOLITION OF THE PALO ALTO SAVINGS AND LOAN BANK COMMUNITY ROOM. APN: 010-101-017

WHEREAS, Alem Dermicek, on behalf of International Design Group, ("Applicant") submitted an application requesting the approval of a Design Review "DR 20-395" described herein ("Application"); and

WHEREAS, the application has been submitted for the 12,000 square foot property located at Dolores 2 southeast of 7th Avenue, in the Service Commercial (SC) Zoning District (Block 91, Lot 6, 8, 10, APN 010-101-017-000); and

WHEREAS, the applicant is proposing to demolish all improvements across the three lots and construct a 16,898 square foot two story mixed-use development with a 11,371 square foot basement garage. Two-thirds of the project site (lots 6 & 8) are located on part of the Palo Alto Savings and Loan Bank complex (comprised of a bank building and a community room) which currently occupies Lots 2, 4, 6, and 8 of Block 91; and

WHEREAS, the Historic Resources Board determined on November 18, 2019 the resource is eligible for listing on the City's Historic Inventory in accordance with CMC 17.32.040.H which states, "A resource less than 50 years old may be eligible if it is of exceptional importance to the City, State, or nation based on its unusually strong contribution to history, architecture, engineering or culture, or because it is an integral part of an historic district"; and

WHEREAS, the complex is not eligible for listing on the national or local inventory as it fails to meet the 50-year old age requirement, however, the complex is eligible for listing on the California Register of Historic Resources (CRHR); and

WHEREAS, in 2019, a Determination of Ineligibility for listing on the City's Historic Inventory was issued for the complex and will expire on October 26, 2022; and

WHEREAS, on April 19, 2021, the Historic Resources Board reviewed the project, DR 20-395, and considered the issuance a Determination of Consistency with the Secretary of the Interior's Standards for the demolition of the Palo Alto Savings and Loan Bank Community Room; and

WHEREAS, pursuant to CMC 17.32.160.B, determinations of consistency for major alterations shall be prepared by a qualified professional and shall be supported by written documentation that (1) identifies which of the Secretary of the Interior's Standards for Rehabilitation are applicable to the project, (2) reviews the proposed project, and (3) explains the basis of the determination; and

WHEREAS, a Phase II report was prepared by a qualified professional, Margaret Clovis, dated March 1, 2021, and found the proposed amendments to be consistent with the Secretary of the Interior's Standards for Rehabilitation provided the recommendations outlined in the report were carried out; and

WHEREAS, pursuant to CMC 17.32.160.B.1.a, if the Board concurs with the evaluation, the Board shall issue a determination of consistency and adopt any appropriate conditions of approval. Any finding of compliance by the Board shall be supported by substantial evidence.; and

WHEREAS, pursuant to CMC 17.32.160.B.1.b, if the Board does not concur, the Board may request additional information prior to issuance of a determination of consistency, or may issue a finding of noncompliance with the Secretary's Standards. Any finding of noncompliance by the Board shall be supported by substantial evidence; and

WHEREAS, at the April 19, 2021 hearing, the Historic Resources Board voted 2-1 (2 board members absent) to continue the application with direction to staff to return with a resolution issuing a Finding of Noncompliance with the Secretary of the Interior's Standards; and

WHEREAS, notice of the public hearing was published in compliance with State law (California Government Code 54954.2.); and

WHEREAS, on May 17, 2021, the Historic Resources Board held a public hearing to receive public testimony regarding the Application, including without limitation, information provided to the Historic Resources Board by City staff and public testimony on the project; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Historic Resources Board at its May 17, 2021 hearing including but not limited to, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Historic Resources Board did hear and consider all said reports, attachments, recommendations and testimony herein above set forth and used their independent judgement to evaluate the project; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference; and

NOW THEREFORE, BE IT RESOLVED, based on the findings and evidence contained in this resolution, that the Historic Resources Board of the City of Carmel-By-The-Sea does hereby issue **a Finding of Noncompliance with the Secretary of the Interior's Standards** for the proposed demolition of the Palo Alto Savings and Loan Bank Community Room (Design Review DR 20-395) located at Dolores 2 southeast of 7th Avenue, in the Service Commercial (SC) Zoning District (Block 91, Lot 6, 8, 10, APN 010-101-017-000).

Findings of Noncompliance	
No.	
1.	The purposes of historic preservation and the city's historic preservation ordinance is to preserve the best pieces of the historic development of a place/city through its significant architecture to preserve these buildings which represent important periods in a City's heritage. The Palo Alto Savings and Loan building can be considered one of the most exceptional and significant buildings to be constructed in the commercial district of Carmel during the entire decade of the 1970's.

2.	The City's Historic Context Statement identifies the Bay Region style and/or Second Bay Region Style as important substyle within the larger theme of Modern architecture -the building is "representative of at least one theme" in the existing Historic Context Statement.
3.	The building is acknowledged as exceptionally significant and is 49 years old. In less than one year, it will only need to be of normal significance for inclusion on the inventory.
4.	Together, the bank building and community room creates a spatial relationships on the property which are in themselves character defining, uses the same character defining elements of construction and detail, are built at the same time, designed and built by the same master architects.
5.	Pertinent testimony from a number of respected architects who opined that the former Palo Alto Savings and Loan Bank was an exceptional example of its architectural style, the work of master architects, retained a high level of integrity and embodied the distinctive characteristics of its type and period. Their professional opinions confirmed that sufficient time had elapsed since the construction of the Bank complex to allow for a scholarly perspective on its significance and its place in Carmel's architectural history.
6.	Following the Bank president's mandate, bank staff in each city where a branch was to be located, were directed to become more involved in local improvement projects and to provide meeting space for the community as part of the Bank's public relations strategy. Burde and Shaw, the architects of the Bank complex, were tasked to design a small building separated from the Bank that would be used for this express purpose. The view contained in the Phase II Report for this project that the Community Room was simply "a postscript to the architects' intentions" is false.
7.	The Community Room is not required to become significant in its own right. There are no historic preservation rules that would force it to stand on its individual merit in order to qualify for historic status. The Community Room remains a vital part of the architects' original design. While it is subordinate to the former Bank building, it continues to have an important spatial relationship to it.
8.	The Bank building and the Community Room are a historically related unit. Though the room is subordinate to the Bank, it has retained its historic integrity and is an integral component of the original design as approved by the architects' client, the owners of the Palo Alto Savings and Loan Bank.
9.	In the case of the Community Room, despite being an auxiliary use it was still part of the original concept of the building from the beginning.
10.	Simply because an element of a building is smaller or "subordinate" to other parts does not make them less important to the whole as a piece of architecture.
11.	The Bank complex is eligible for listing on the California Register of Historic Resources for purposes of the California Environmental Quality Act (CEQA).
12.	Both buildings are the work of two master architects, Walter Burde and Will Shaw, who are listed in the Carmel Historic Context Statement, whose office was located in downtown Carmel, and whose other individual works include the Christian Science Church in Carmel, the original Monterey Airport Terminal and Tower, the Custom House renovation in Monterey and the Highlands Inn reconstruction. Shaw also collaborated with renowned photographer, Ansel Adams, to create the Foundation for Environmental Design, a group that supported worthy projects that blended into the natural environment.

13.	A new construction project on the site of a demolished Community Room would constitute an adverse effect on the Bank complex and destroy the original concept as designed by two of Monterey County's most respected master architects.
14.	The community room section of the building was designed right along with the rest of the building and contains all the character defining features of the main bank building: shed roof and copper roofing, angular forms and irregular massing, plate glass window walls, traditional materials used within a Modern architecture vocabulary, Integration of the building with its setting, Integration of the outdoors with interior spaces, Redwood siding and beams.
15.	The community room was constructed at the same time by the same builder. It's materials, detailing, composition are all at the same level of quality as the main bank building.
16.	The Community Room element of the building adds to the complexity and richness of the overall resource which, if taken away, would significantly negatively impact the quality of architecture of the bank building.
17.	The structural connection in the design of this building was very intentional and strong, and is all part of one piece of significant architecture—one historic resource.
18.	By removing the community room the south elevation of the resource is completely changed and is not the intended design from the public right-of-way on the south side.

PASSED AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA this 17th day of May, 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Erik Dyar
Vice-Chair

Margi Perotti
Historic Resources Board Secretary