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

Jordan Chroman, Erik Dyar, Esther Goodhue, Karyl Hall, Kathy Pomeroy

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

REGULAR MEETING
Monday, July 17, 2023

TOUR TIME 3:00 PM

MEETING 4:00 PM

THIS MEETING WILL BE HELD VIA TELECONFERENCE AND IN PERSON AT CITY HALL. The public is welcome to attend the meeting in person or remotely via Zoom; however, the meeting will proceed as normal even if there are technical difficulties accessing Zoom. The City will do its best to resolve any technical issues as quickly as possible.

To attend in person, visit the City Council Chambers at City Hall located on Monte Verde Street between Ocean and Seventh Avenues. To view or listen to the meeting remotely, you may access the YouTube Live Stream at: https://www.youtube.com/@CityofCarmelbytheSea/streams, or use the link below to view or listen to the meeting via Zoom teleconference:

https://ci-carmel-ca-us.zoom.us/j/88991263922?pwd=TFVQTUFVMjA5c1l2STdDQU94V1I0UT09. To listen to the Zoom meeting via telephone, dial +1 312 626 6799. Meeting ID: 889 9126 3922. Passcode: 930 359.

HOW TO OFFER PUBLIC COMMENT: Public comment may be given in person at the meeting, or using the Zoom teleconference module, provided that there is access to Zoom during the meeting. Zoom comments will be taken after the in-person comments. The public can also email comments to mwaffle@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 made part of the record.

The COVID-19 Community Level for Monterey County as of the date of this agenda posting on 7/14/2023 is LOW. Wearing a face mask to attend a meeting of a legislative body inside a City facility is optional when the Community Level is LOW or MEDIUM. Seating will be limited and available on a first-come, first-served basis.

TOUR OF INSPECTION

The Board will meet at the first location listed below for an on-site Tour of Inspection. The tour may include projects

previously approved by the City and not on this agenda. Prior to the beginning of the tour, the Board may eliminate one or more on-site visits. The public is welcome to join the Board on its tour. The Board will return to the Council Chambers at 4:00 p.m., or as soon thereafter as possible.

A. CALL TO ORDER AND ROLL CALL - TOUR

B. DR 23-091 (OWRF - Suite 115) - Southeast Corner Mission Street and Ocean Avenue, Carmel Plaza, Suite 115

C. DR 23-140 (Esperanza Carmel Commercial - JB Pastor Building) - Southeast Corner of Dolores Street and 7th Avenue

CALL TO ORDER AND ROLL CALL - CHAMBERS

PLEDGE OF ALLEGIANCE

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.

ANNOUNCEMENTS

CONSENT AGENDA

Items on the consent agenda are routine in nature and do not require discussion or independent action. Members of the Board or the public may ask that any items be considered individually for purposes of Board discussion and/ or for public comment. Unless that is done, one motion may be used to adopt all recommended actions.

1. **DR 23-091 (OWRF, STE 115)**: Consideration of a Track 1 Design Review referral for storefront modifications to an existing business space located at the exterior of Carmel Plaza located in the Central Commercial (CC) Zoning District and Downtown Conservation District (DC) Overlay. APN 010-086-006.

ORDERS OF BUSINESS

2. Revised proposal from Historic Resources Board Member Karyl Hall for a new City policy to incentivize the protection of non-historic but notable homes from demolition or extensive exterior remodeling.

PUBLIC HEARING

3. **DR 23-140 (Esperanza Carmel Commercial - JB Pastor Building)**: Consideration of a Determination of Consistency for the construction of a 15,351-square-foot mixed-use building with a 9,805-square-foot subterranean garage on a portion of the Northern California Savings & Loan Complex site. The project will be constructed on the lot containing the Community Room (APN 010-145-023) and the adjacent parking lot site to the south (APN 010-145-024), as well as a third lot to the south (APN 010-145-012) that is not part of the historic Northern California Savings & Loan Complex. The proposed design does not include construction on the lot containing the Bank Building (APN 010-145-022). The project is located at Dolores Street 2 southeast of 7th Avenue in the Service Commercial (SC) Zoning District. APNs 010-145-012, 010-

145-023, 010-145-024.

DIRECTOR'S REPORT

FUTURE AGENDA ITEMS

4. Next Regular Meeting: August 21, 2023

ADJOURNMENT

5. PUBLIC CORRESPONDENCE: Regarding Public Hearings on Agenda

6. PUBLIC CORRESPONDENCE: Additional items not associated with Public Hearings

This agenda was posted at City Hall, Monte Verde Street between Ocean Avenue and 7th Avenue, Harrison Memorial Library, located on the NE corner of Ocean Avenue and Lincoln Street, the Carmel-by-the-Sea Post Office, 5th Avenue between Dolores Street and San Carlos Street, and the City's webpagehttp://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 Historic Resources Board regarding any item on this agenda, received after the posting of the agenda will be available 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
HISTORIC RESOURCES BOARD
Staff Report

July 17, 2023
CONSENT AGENDA

TO:	Historic Resources Board Commissioners
SUBMITTED BY:	Evan Kort, Associate Planner
SUBJECT:	**DR 23-091 (OWRF, STE 115)**: Consideration of a Track 1 Design Review referral for storefront modifications to an existing business space located at the exterior of Carmel Plaza located in the Central Commercial (CC) Zoning District and Downtown Conservation District (DC) Overlay. APN 010-086-006.

RECOMMENDATION:

Staff recommends the Historic Resources Board adopt a resolution (Attachment 1) finding the proposed exterior storefront modifications to an existing business space located on the exterior of Carmel Plaza located in the Central Commercial (CC) Zoning District and Downtown Conservation District (DC) Overlay consistent with the established design context of the Downtown Conservation District; APN: 010-086-006.

BACKGROUND/SUMMARY:

Executive Summary:
The applicant is requesting the approval of storefront modifications to suite 115 located on the exterior ground floor of Carmel Plaza. While the site is not designated as a Historic Resource, the storefront is located with the Downtown Conservation District and therefore required to be reviewed by the Historic Resources Board.

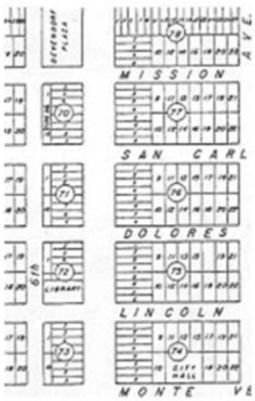
Background and Project Description:
The project site is located at the southeast corner of Mission Street and Ocean in a commercial office space located within Carmel Plaza. The space is approximately 3,108 square feet in size and is located on the ground floor of the plaza in suite 115. Suite 115 fronts both the interior of the plaza (referred to herein as "interior storefront") as well as maintains a frontage on the exterior of the plaza (referred to herein as "exterior storefront") along Mission Street.

The applicant submitted a Design Review Application (DR 23-091) for modifications to both the interior and exterior storefronts, as well as a tenant improvement to the interior of the space. The changes to the interior storefront are limited to the replacement of the storefront doors with a new transom window installed over each door. The exterior storefront will have the entire awning system removed, as well as two new doors installed; one with a sidelite.

The doors and sidelight throughout are proposed to be "Pinkys" steel doors each with two horizontal

divisions –the transom windows do not have divisions (refer to Attachment 4). To view an example from the manufacturers website click here.

While Carmel Plaza is not a designated Historic Resource the project is required to be evaluated by the Historic Resources Board pursuant to CMC 17.20.280.B due to the project's location within the Downtown Conservation District.



Downtown Conservation District: Those building sites that include all or portions of the following lots:

Block	Lots
54	17 – 20
55	19 – 22
56	19 – 22
57	17 – 20
58	18, 20, 25, 26
70	All lots
71	All lots
72	All lots
73	All lots
74	All lots
75	All lots
76	All lots
77	All lots
78	All (street frontages only)
Devendorf Park	All

Figure 1. Boundary of Downtown Conservation District from CMC 17.20.280. Subject property highlighted for reference.

While alterations are proposed to both the interior and exterior storefronts, only those alterations proposed to the exterior storefront require review by the Board (refer to Figure 1, above).

Additionally, all storefronts within Carmel Plaza are subject to the Carmel Plaza Specific Plan and the "Carmel Plaza Storefront Design Guidelines" (refer to Attachment 2). As outlined in the Design Guidelines, "*Conformance to the Tenant Storefront Design Guidelines is part of the tenant's lease agreement... A Submittal that is compliance with these guidelines will undergo planning staff (administrative) review. Submittals not in compliance will undergo a public review process before the Design Review Board or Planning Commission. The Planning Department reserves the right to refer applications that involve significant policy or design issues to the Planning Commission.*"

Staff has reviewed the project for consistency with the interior and exterior Carmel Plaza Storefront Design Guidelines and has found the project to be consistent with the guidelines. This review shall be limited to advising the decision making body on (1) the project's consistency with the established design context of Ocean Avenue and the surrounding commercial area, and (2) identifying any potential impacts on nearby historic resources. While planning Commission review will not be required, the project is required to be reviewed by the HRB for the exterior alterations as previously described.

Staff Analysis:
Per CMC 17.20.280.B "*Projects affecting properties determined not to be historic shall require a review and recommendation from the Historic Resources Board prior to review and final action by the Planning Commission or the Planning Director. The purpose of this review shall be limited to advising the decision-making body on (1) the project's consistency with the established design context of Ocean Avenue and the surrounding commercial area, and (2) identifying any potential impacts on nearby historic resources. The following findings shall be used by the Board in making its recommendations:*

1. All proposed new development shall not exceed the greater of the base floor area ratio requirements identified in CMC 17.14.140 or the existing floor area of the site.

Staff Response: No new floor area is proposed. This finding is not applicable to the proposed project.

2. *The proposed development is consistent with the established design context of the conservation district and will not adversely affect any historic resources on the project site or on adjacent sites.*

Staff Response: The nearest historic resource is located at the southwest corner of Mission and Ocean and is known as the "Doud Building" with the primary elevation fronting Ocean Avenue. From Suite 115 at Carmel Plaza, only the rear and a portion of the side elevation of the Doud Building are visible. There are no other historic resources located on Mission between Ocean Avenue and 7th Avenue.

Figure 2. Location of subject storefront (blue star) relative to nearby historic resources. Doud Building outlined in red. Carmel Plaza outlined in yellow.

The removal of the awning and changing door styles/materials will not have an adverse impact on the Doud Building.

While awnings are part of the context of the Downtown Conservation District, they are not required by either the Commercial Design Guidelines or the Carmel Plaza Storefront Design Guidelines and there are buildings with and without awnings in the conservation district. The removal of the awning does not diminish the character of the building.

Steel doors are also part of the established context of the Downtown Conservation District with a number of

historic and non-historic buildings within the District having metal doors and/or windows with divided light patterns, including already at the exterior of the Carmel Plaza near the southeast corner of Mission and Ocean.

The proposed exterior storefront alterations are consistent with the established Design Context of the Conservation District.

FISCAL IMPACT:

N/A

ATTACHMENTS:

Attachment 1 - Resolution
Attachment 2 - Carmel Plaza Design Guidelines
Attachment 3 - Carmel Plaza Site Plan
Attachment 4 - Project Plans

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

HISTORIC RESOURCES BOARD RESOLUTION NO. 2023-xxx-HRB

A RESOLUTION OF THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA FINDING THE PROPOSED EXTERIOR STOREFRONT MODIFICATIONS TO AN EXISTING BUSINESS SPACE LOCATED ON THE EXTERIOR OF CARMEL PLAZA LOCATED IN THE CENTRAL COMMERCIAL (CC) ZONING DISTRICT AND DOWNTOWN CONSERVATION DISTRICT (DC) OVERLAY CONSISTENT WITH THE ESTABLISHED DESIGN CONTEXT OF THE DOWNTOWN CONSERVATION DISTRICT; APN: 010-086-006.

WHEREAS, on April 7, 2023, Rudy Reate ("Applicant") submitted an application on behalf of OWRF Carmel LLC ("Owner") requesting approval of Track 1 Design Review application DR 23-091 (OWRF Carmel – Ste 115) described herein as ("Application"); and

WHEREAS, the subject site is located at the southeast corner of Mission Street and Ocean Avenue in the Central Commercial (CC) Zoning District and Downtown Conservation (DC) District Overlay in a commercial office space located within Carmel Plaza. The space is approximately 3,108 square feet in size and is located on the ground floor of the plaza in suite 115; and

WHEREAS, the applicant is proposing storefront modifications to suite 115 located on the exterior ground floor of Carmel Plaza fronting Mission Street including the removal of an existing awing and the installation of two new doors; one with a sidelite; and

Whereas, both historic and non-historic projects in the Downtown Conservation District require review by the Historic Resources Board; and

Whereas, the project site is not on the historic inventory, and

WHEREAS, pursuant to CMC 17.20.280.B, "Projects affecting properties determined not to be historic shall require a review and recommendation from the Historic Resources Board prior to review and final action by the Planning Commission or the Planning Director. The purpose of this review shall be limited to advising the decision-making body on (1) the project's consistency with the established design context of Ocean Avenue and the surrounding commercial area, and (2) identifying any potential impacts on nearby historic resources"; and

WHEREAS, the Board's recommendation on the consistency of the project with the Downtown Conservation District does not constitute a project approval and must be considered by the Planning Director prior to taking final action as outlined in CMC 17.20.280.B; and

WHEREAS, on July 7, 2023, a notice of the public hearing scheduled for July 17, 2023, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project, indicating the date and time of the public hearing; and

WHEREAS, on or before July 7, 2023, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before July 7, 2023, notice of the public hearing was mailed to each property owner within a 300-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on July 17, 2023, the Historic Resources Board held a public hearing to receive public testimony regarding the Track 1 Minor Design Study Referral, including without limitation, information provided to the Historic Resources Board by City staff and through public testimony on the application; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Board at the hearing including, without limitation, 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 California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.,* "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, *et seq.,* the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, adoption of a finding of consistency is "not a project" pursuant to section 15378 of the CEQA Guidelines. Adoption of a finding of consistency does not grant any permits or entitlements approving a project which would result in a direct or indirect physical change in the environment.; and

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

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.20.280.B, the Historic Resources Board of the City of Carmel-by-the-Sea finds that:

1. All proposed new development will not exceed the greater of the base floor area ratio requirements identified in CMC 17.14.140 or the existing floor area of the site, and

2. The proposed development is consistent with the established design context of the conservation district and will not adversely affect any historic resources on the project site or on adjacent sites.

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 recommend that the proposed exterior storefront alterations consisting of the removal of the existing awning and exterior door replacement be found **consistent with the established design context of the Downtown Conservation District** for the non-historic building located at the southwest corner of Mission Street and Ocean Avenue, in general conformance with the attached sketches and plans, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA this 17th day of July, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Jordan Chroman
Chair

Leah Young
Historic Resources Board Secretary

CARMEL PLAZA

CARMEL PLAZA

STOREFRONT DESIGN GUIDELINES

ADOPTED BY CITY COUNCIL

AUGUST 7, 2001 - RESOLUTION NO. 2001-110

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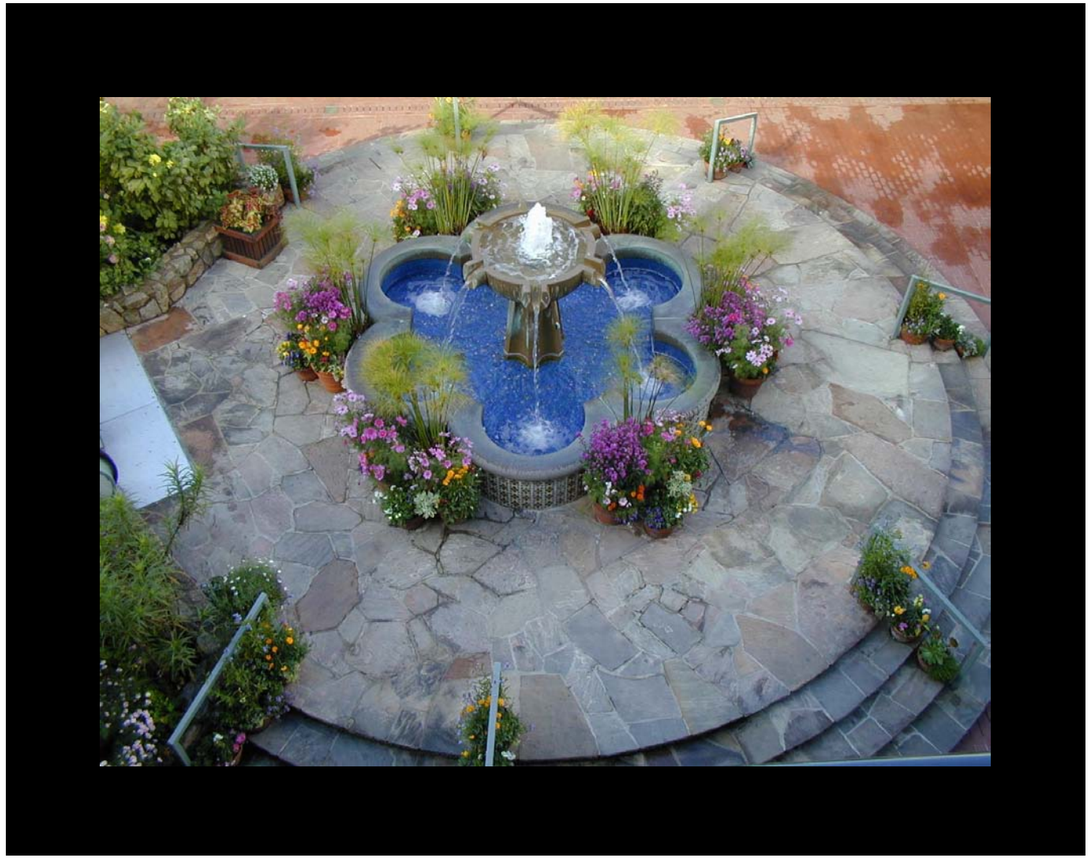

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1.0 INTRODUCTION

Carmel Plaza is a three-level, open-air specialty center situated at the easternmost major intersection in the commercial district of the City of Carmel-by-the Sea. The shopping district of Carmel has a distinctive design character and tenant mix. Its small-scaled buildings are a mixture of Tudor, Spanish Colonial Revival and turn-of-the-century "American Commercial" architecture. The Carmel commercial district is known for its art galleries, specialty stores and restaurants. It has the character of a village nestled within the natural landscape. Mature trees, planters, informal plazas and lush landscaping define the edges of the pedestrian experience. The buildings and storefronts are constructed of warm, natural materials. There is an informality to the site planning, with numerous nooks and crannies and many courtyards and passageways along the main streets.

Carmel Plaza invites tenants to be a part of the unique fabric of Carmel-by-the-Sea. Storefronts facing the city streets are required to fit in with the historic character of Carmel's commercial district. Original designs that conform to the spirit of the Carmel experience are highly encouraged. The shops within the interior courtyard are allowed more leeway in design, yet are required to be designed with elements that are compatible with Carmel's unique architectural heritage.

These guidelines are intended to encourage imaginative design and individuality of a tenant's storefront provided that a harmonious feeling is maintained within Carmel Plaza, and the larger context of Carmel. The city has consciously chosen architectural eclecticism and encourages originality and invention so long as the results encompass the unifying values of human scale and the use of natural materials and their role in preserving village character.

"AMERICAN COMMERCIAL" ARCHITECTURE

Storefront forms and landscaping materials should be natural and appropriate to Carmel. Each store's character will play a role in developing Carmel Plaza as a special setting responsive to Carmel's unique lifestyle. Visitors will enjoy a sense of discovery of exceptional places to eat, shop and spend time.

Carmel Plaza is an outdoor environment and tenants are encouraged to take a fresh and innovative approach to fitting their store into the special character of the outdoor experience. Carmel Plaza is within the Commercial District of the City of Carmel-by-the-Sea, and the "Commercial District Design Guidelines" are included for reference as a means to further the tenant's understanding of the spirit of Carmel Plaza.

The General Storefront Criteria applies to all storefronts at Carmel Plaza. The balance of the guidelines are divided into two sections. The first, the Exterior Street Facade section, addresses specific requirements for storefronts along street frontages. These storefronts are required to fit within the "Elegant Natural Tradition" theme. The Interior Courtyard Facade Section, the second section, addresses specific requirements for storefronts within the interior of Carmel Plaza. These storefronts are required to conform to the "Traditional Downtown" theme.

Conformance to the Tenant Storefront Design Guidelines is part of the tenant's lease agreement. The tenant is required to follow it subject to the lease terms and landlord approval.

The tenant is required to retain professional design firms for their storefront design as well as for the design of the mechanical, electrical and plumbing systems. The tenant is required to use licensed contractors for all storefront and interior work, including painting and signage.

TUDOR

SPANISH COLONIAL REVIVAL

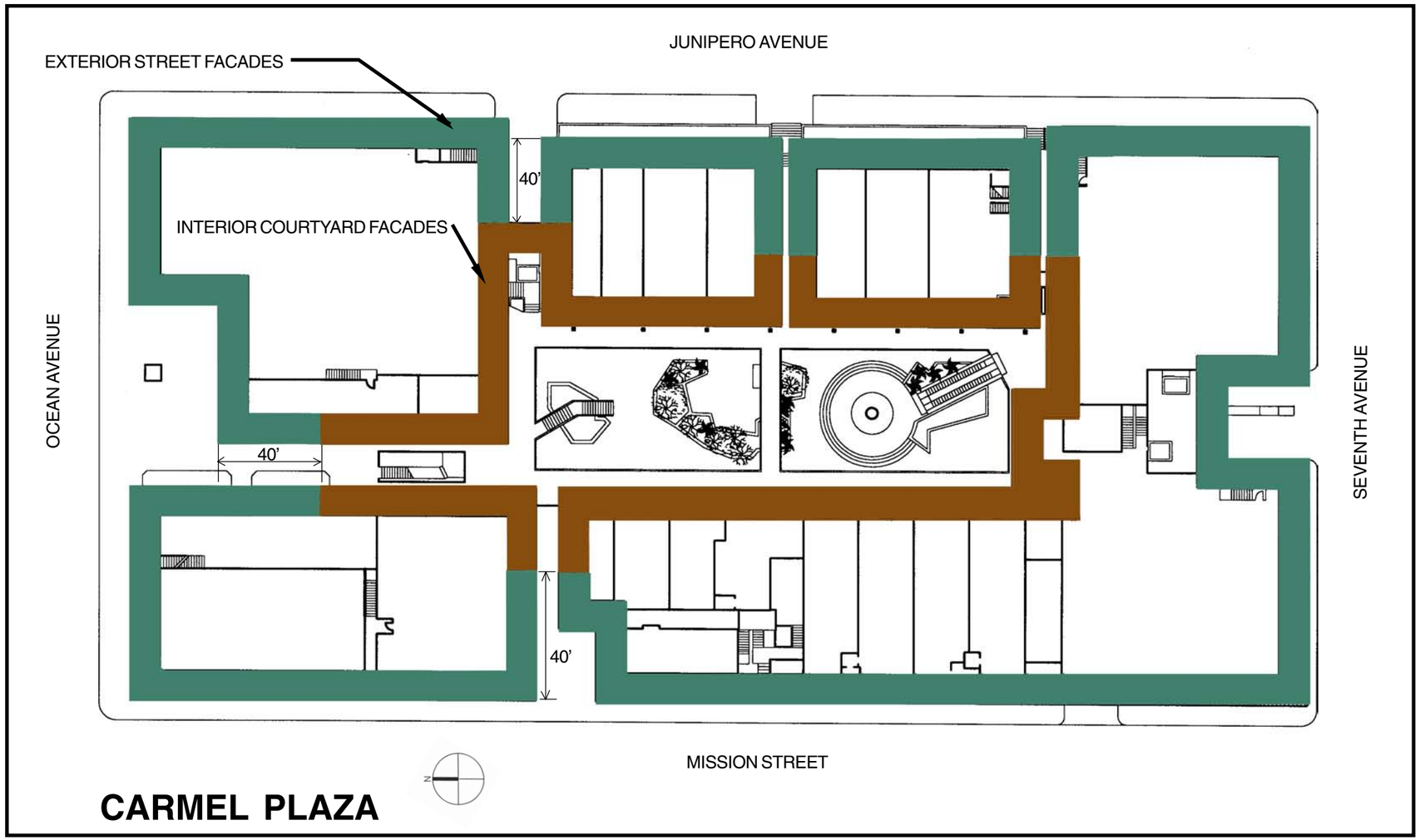
2.0 SITE PLAN

2.0 Site Plan

The guidelines for the Exterior Street Facades apply to all facades that front on Ocean Avenue, Mission Street, Seventh Avenue and Junipero Avenue. They extend a minimum of 40 feet down any pedestrian passage into the project's interior. The Interior Courtyard Facades apply to any storefront that faces the interior courtyard.

CARMEL PLAZA (Exterior)

CARMEL PLAZA (Interior)



KEY:

Exterior Facades

Interior Facades

3.0 GENERAL STOREFRONT CRITERIA

These Criteria are applicable to all storefronts (exterior and interior) at Carmel Plaza. Storefronts should not imitate historical styles, but should be designed to be compatible with styles of the past. Historical proportions should be respected and the storefronts should have a human scale. The materials should be natural. A high level of detailing is required.

A hodgepodge of design elements should be avoided. Storefronts should present a unified theme on their exterior and the theme should be continued into the store's interior. Each of the design elements: doors, windows, walls, roofs, colors, materials, awnings, signage and lighting should be considered as part of the whole and consistent with the overall design of the storefront. Standard Aluminum storefront systems are not allowed. True divided lite wood windows are encouraged. Where aluminum window systems are utilized, the window system shall be detailed in a manner consistent with traditional wood windows. Storefront signs must follow these guidelines and be unique to Carmel. In many cases a tenant's standard storefront sign might not be appropriate for Carmel Plaza. In keeping with the distinctive atmosphere of Carmel and Carmel Plaza, food service tenants will be required to have a name and menu that is unique, helping to foster the one-of-a-kind atmosphere of Carmel Plaza. The storefronts should reflect the quality of the merchandise within, yet fit within the context of Carmel and Carmel Plaza.

SMALL-SCALE BUILDINGS

3.1 Facade Proportions and Scale

As a point of reference, the scale of the Commercial District of Carmel-by-the-Sea is one of its defining characteristics. Only a few of the buildings are over two stories in height, and many are one level. The openings, including doors, windows and storefronts shall respect the human scale. Eaves are low, windows are typically small and there is a high level of detail at the pedestrian scale. The proportions of the buildings are based on the human form and each building or façade must be treated as a consistent whole. New storefronts must respect historical proportions and their scale must be consistent with historic patterns in the downtown.

The following specific guidelines must be followed to ensure that the storefronts at Carmel Plaza are compatible with the façade proportions and scale of the existing surroundings.

Proportions and Scale of Openings:
All openings must be vertically proportioned with a minimum ratio of 1.4/1 (vertical to horizontal), or broken down into vertically proportioned sections with a minimum ratio of 1.4/1 (vertical to horizontal).

The maximum height of ground level openings is eight feet (8'-0"). If a transom panel is included in the upper portion of the opening, this maximum height can be increased to nine feet (9'-0").

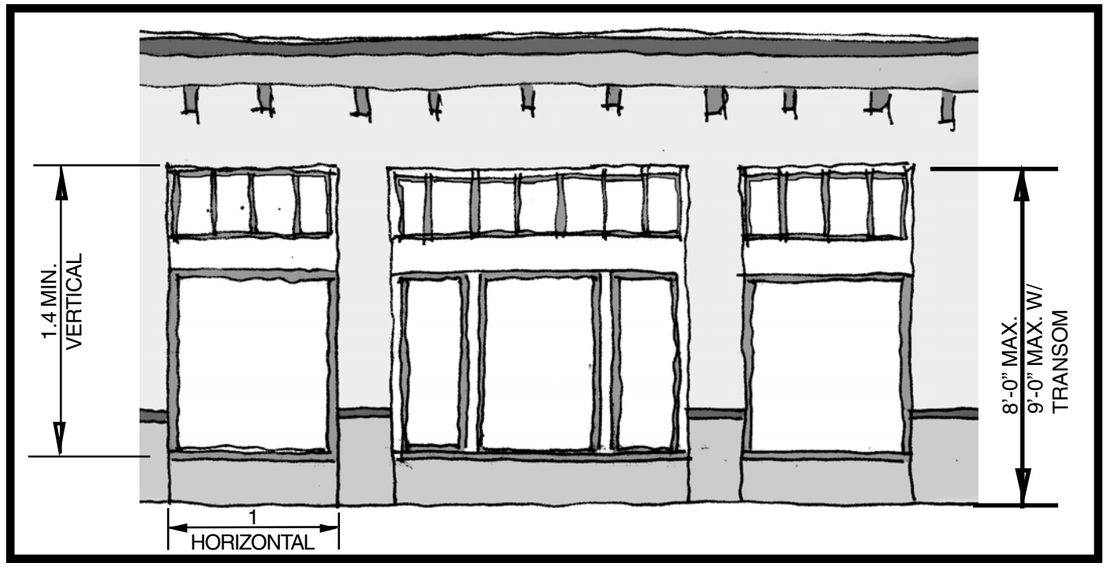


FIGURE 3.1 PROPORTION AND SCALE OF OPENINGS

VERTICAL PROPORTIONS

GENERAL STOREFRONT CRITERIA

3.2 Setbacks and Protrusions

Storefronts are required to have changes in plane from the lease line. The line of the storefront should not be built continuously along the lease line. The changes in plane should follow an informal composition. At a minimum, each storefront is required to have a recess for entry doors. The entry door recess is required to be paved in a different material than the exterior paving. Bay windows or protruding display windows are encouraged. Rigidly symmetrical storefronts are not allowed. The following specific guidelines must be followed to ensure that the storefronts are compatible with the setbacks and protrusions that are characteristic of the Commercial District of Carmel.

A minimum of 40% of the width of the storefront (maximum of 80%) must be recessed a minimum of one foot (1'-0") from the lease line.

Bay windows may project a maximum of two feet (2'-0") from the lease line, where they do not extend into the public right-of-way. Bay windows must maintain a minimum of two feet six inches (2'-6") clear from the underside of the projection to the ground plane. The total maximum width of bay windows is 40% of the storefront width.

CHANGES IN PLANE

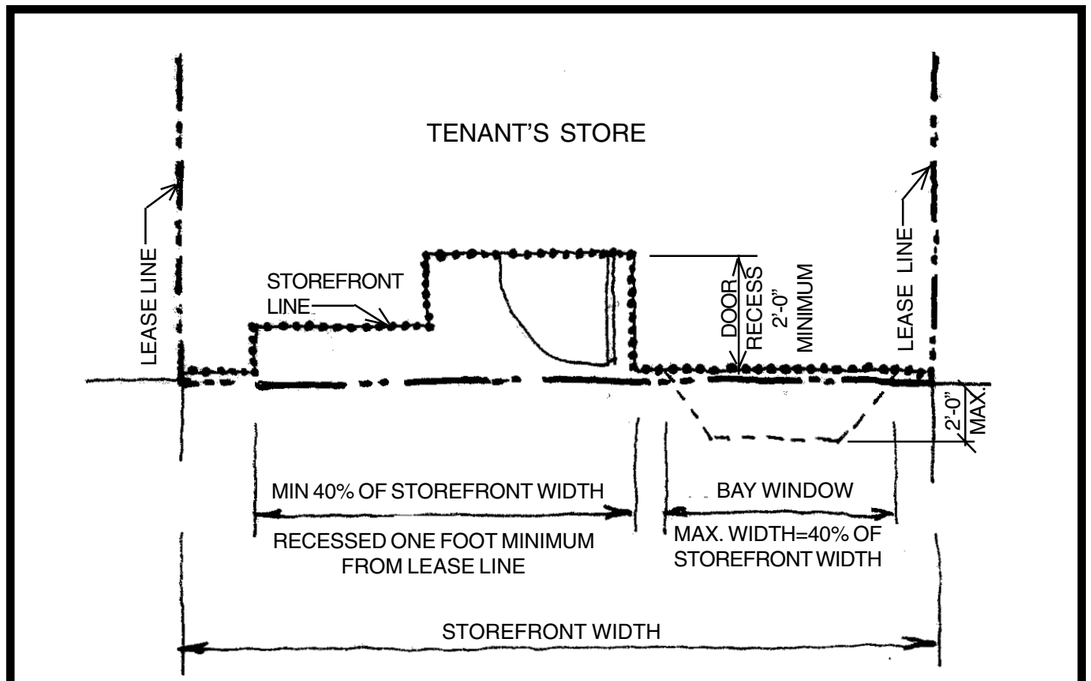


FIGURE 3.2 SETBACKS AND PROTRUSIONS

Required:

Changes in plane
Informal composition
Minimum two-foot recess at entry doors
40% of storefront recessed a minimum of one foot

If Bay Windows (optional):
2'-6" clear from ground

Not Permitted:

Symmetrical composition

Bay window projections beyond two feet
Bay windows more than 40% of storefront width

DUTCH DOORS

3.3 Doors

Single-leaf swinging doors are required unless exiting requirements necessitate the use of swinging double doors. Doors are required to be recessed a minimum of two feet (2'-0") from the lease line. The maximum height of doors is seven feet (7'-0"). Wood doors, wood and glass doors, steel and glass doors or steel doors are acceptable. Dutch doors are a Carmel tradition and are encouraged. Aluminum and glass doors are acceptable provided they have relief and articulation in the frame section. See Figure 3.4 for acceptable aluminum door sections. All-glass doors, automatic doors and standard aluminum storefront doors are prohibited. Security gates, grills, and sliding doors are not permitted. See the Materials section for allowed and prohibited materials.

GENERAL STOREFRONT CRITERIA

3.4 Windows

Wood, steel, and in some cases aluminum window frames are acceptable. Multi-lite, integral wood windows are encouraged. Aluminum window frames are acceptable only if they have relief and articulation in the frame section (See Figure 3.4). Large expanses of unbroken glazing are not permitted. The maximum square footage that is allowed per individual glazing panel is thirty square feet. Horizontal expanses of glass are not allowed. Each individual glazing panel must have vertical proportions with a minimum ratio of 1.4/1 (vertical to horizontal). Transom lights above the show windows and above doors are encouraged. A bulkhead wall or landscaped area under show windows, with a minimum vertical dimension of twelve inches, in a contrasting material to the storefront is strongly recommended. Frameless glazing, mitered corners, etched glass, beveled glass, glass block and standard aluminum storefront systems are prohibited. See Materials section for allowed and prohibited materials.

SMALL GLAZING PANELS

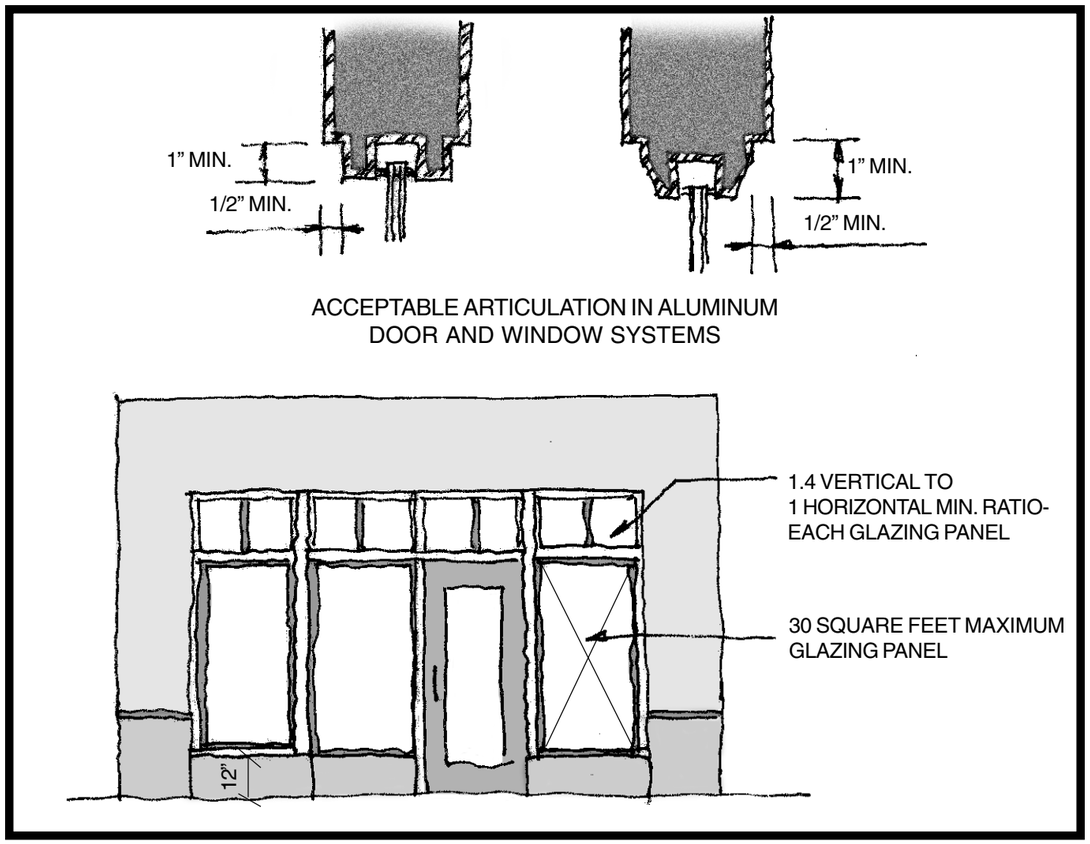


FIGURE 3.4 WINDOWS

Required:

Vertical proportions (1.4/1 min.)

Not Permitted:

Glazing panels over thirty square feet
Horizontal expanses of glazing
Frameless glazing
Mitered corners
Etched glass
Beveled glass
Glass block
Anodized aluminum
Standard aluminum storefront systems

VERTICAL PROPORTIONS

SMALL SCALE

GENERAL STOREFRONT CRITERIA

3.5 Storefront Walls

Storefront walls set the tone for the storefront and the public perception of the store. Walls should provide visual interest to pedestrians. Long blank walls should be avoided. Facades must provide variation in twenty to thirty-foot intervals to reflect the rhythm of historical building patterns of traditional storefronts. Variations in storefront walls, such as changes in plane, or in material, texture and color are required for walls over twenty feet (20'-0") long.

At each end of the storefront, the storefront walls must cleanly abut the adjacent storefront or neutral pier (where they occur). At each end of the storefront, the walls are required to meet the ground to provide a frame for the storefront opening. The minimum horizontal dimension of these end walls is one foot six inches (1'-6"). To reflect historical construction traditions, no single opening in the wall plane greater than twelve feet (12'-0") can occur. Each opening in the wall plane must be flanked by a portion of wall with a minimum horizontal dimension of one foot six inches (1'-6").

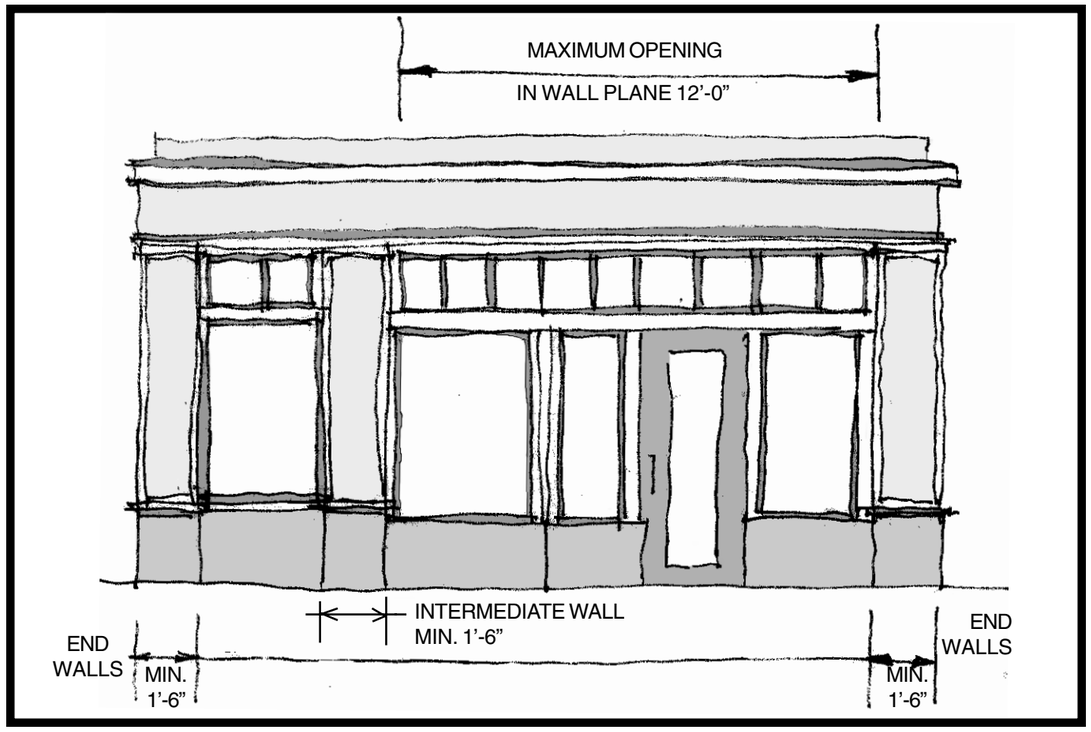


FIGURE 3.5 STOREFRONT WALLS

MATERIAL VARIATION

SUBSTANTIAL WALLS

COMPLETE ROOF FORMS

3.6 Roofs

Roof forms on storefronts must be complete. Mansard and partial roofs are not allowed. In general, pitched roof forms are not appropriate on the storefronts of Carmel Plaza, however, roofs are permitted at projecting bay windows. If roof forms are a part of the storefront design, they must come to a complete peak and should be expressed in the interior of the space. See the Materials section for allowed and prohibited roof materials.

COMPLETE ROOF FORMS

GENERAL STOREFRONT CRITERIA

3.7 Overhangs

Overhangs are permitted in storefronts provided that they are an integral part of the storefront design. Eaves should be kept low (7-1/2 feet to 9 feet) in keeping with the small scale of Carmel. The underside of overhangs must be articulated with architectural elements such as brackets, coffers or exposed beam-ends. False, purely decorative balconies and balustrades are not allowed.

3.8 Umbrellas

Umbrellas can add to the pedestrian scale and experience of the streetscape. Umbrellas are only allowed in the tenant's exterior leased premises and can not overhang into the public right-of-way. Umbrellas should be small in scale (maximum six feet in diameter) and no more that nine feet high (9'-0") at the peak. Wood or wrought iron are the only acceptable materials for the umbrella structure. No insignia, graphics or text is permitted on the umbrella fabric. The umbrella fabric must be flame retardant material in a color approved for awnings (see Section 4.2).

UMBRELLA

ARTICULATED EAVE

3.9 Stairs/Ramps/Railings

Stairs, slopes and railings must conform to California Title 24 and the Americans with Disabilities Act for accessibility. Stairs are required to use decorative, natural materials, such as brick treads and risers, or decorative tile risers. Ramps are similarly required to use natural materials such as brick pavers or stones.

Railings must be considered an integral part of the storefront design. Wrought iron or decorative wood railings are required. Standard, code-minimum steel railings are not acceptable.

DECORATIVE STAIR

3.10 Landscaping (at grade, in planters)

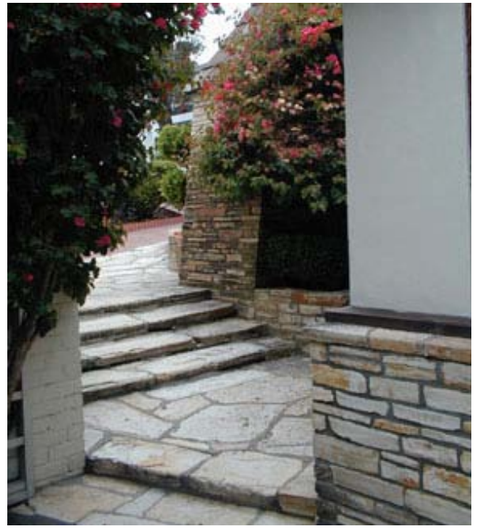
Carmel is seen as "a village in a forest," and landscaping plays a major role in the atmosphere of Carmel Plaza and the commercial district. Landscaping should generally be informal and naturalistic. Tenants may utilize built-in planters within their storefront design with the approval of Carmel Plaza Management. Built-in planters are required to be provided with a concealed irrigation system.

DECORATIVE STAIRS AND RAILINGS

In-ground planters are appropriate at storefront recesses or flanking a store entry. Planter boxes can be utilized under storefront display windows. Planter boxes should be detailed as an integral part of the storefront and constructed from natural materials that are compatible with the overall storefront design. Planter boxes may be constructed of any material that is acceptable for walls. See the Materials section of these design guidelines for acceptable materials.

Hanging planters can add pedestrian detail and color to a storefront and may be utilized with the approval of Carmel Plaza Management. Hanging planters must be integrated with the overall storefront design and are required to maintain seven feet (7'-0") clear between grade and any planter or plant material. Plant material can not protrude more than 12 inches (12") from the planter in any direction. All irrigation lines to planted areas must be concealed.

NATURAL PAVING



GENERAL STOREFRONT CRITERIA

3.11 Audio/Music/Speakers

Music can help to define the ambience, and set the tone for the merchandise of a tenant, however, it is necessary that all audio (speakers or sound) is confined within the tenant's leased premises so that pedestrians can enjoy the natural ambience of Carmel Plaza.

Exterior speakers are prohibited.

SHIELDED LIGHT FIXTURE

TRADITIONAL LIGHT FIXTURES

3.12 Exterior Lighting

True to the concept of a "village in a forest," the exterior lighting is required to be subtle. In general, the exterior lighting at Carmel Plaza is already in place and has been designed to be the minimum required for public safety. However, light fixtures can contribute to the human scale of the storefront and add detail to the facades. Light fixtures should be incorporated into the overall design of the facade and contribute to the natural village character of Carmel Plaza.

All light fixtures must be screened. No exposed light sources are allowed. Neon lighting, spotlights, flood lights, wall washers, landscape lighting and tree lighting are not allowed. See the Signage section of these design guidelines for lighting allowed for signage. See the Materials section for allowed and prohibited lighting materials.

3.13 Signage

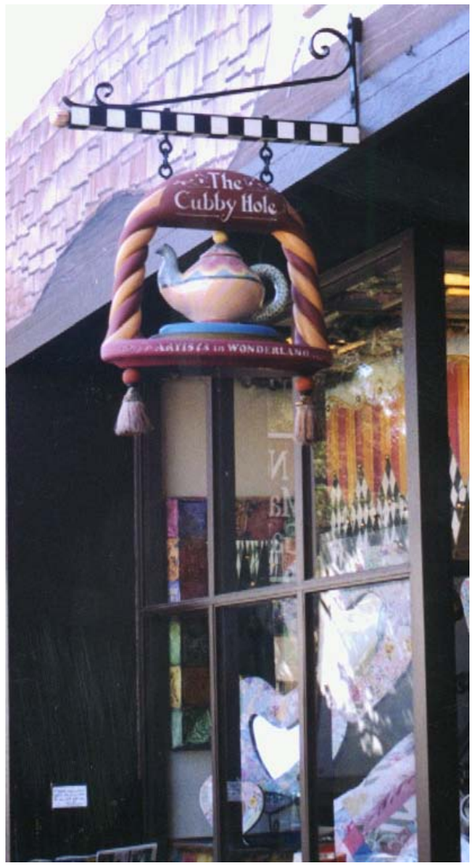
Signage is an integral part of the storefront design. Tenants must comply with both these guidelines and the City of Carmel's Sign Ordinance (Chapter 17.36). Where conflicts occur or any uncertainty exists between these guidelines and the Sign Ordinance, the most restrictive provisions shall apply.

Signs should be compatible with the design of the storefront and are meant primarily as identification, not as advertisement or an attention-grabbing device. Signs are typically made of wood and oriented to the pedestrian, not the automobile.

Signs should be informative of the business name, use and location. The business name should be the primary focal point of the sign and any logos or graphics should be visually subordinated relative to the business name. They should be simple in design; any creative graphic depictions should be related to the business use and shall be in scale with the sign text. Signs are required to be made of permanent and natural materials. See the Materials section for sign materials that are acceptable and unacceptable.

There are three types of signs governed by these guidelines: 1) exterior business signs (including wall signs and hanging signs), 2) interior business signs and 3) restaurant menu signs.

CARVED, PAINTED WOOD SIGN



GENERAL STOREFRONT CRITERIA

3.13.1 Exterior Business Signs

One (1) exterior business sign (wall sign or hanging sign) is allowed per tenant store. The following standards must be followed for exterior business signs.

1. The maximum area of a wall-mounted sign is six (6) square feet.

2. The maximum area of a hanging sign is three (3) square feet.

3. Calculation of sign area:

   All faces of multi-faced sign will be included in the calculation of area except for a double-faced hanging sign in which case only one (1) face will be included.

   For irregularly shaped signs, the calculated area is based on the smallest rectangle that wholly contains the sign.

   Brackets or other attachments incorporating design elements that are descriptive or informative of the business use will be included as a part of the sign area.

4. Signs must be located as close as possible to the business entrance and below the eave or parapet line of the building. Hanging signs must not project more than thirty inches (30") from the face of the storefront. Hanging signs are required to have a minimum thickness of one and one-half inches (1-1/2") and a maximum thickness of six inches (6"). Hanging signs are to have a minimum of seven feet (7'-0") and maximum of eight feet (8'-0") of vertical clearance from the sidewalk for pedestrian travel.

5. The design should be informative of the business name and use. Signs should be simple in graphic design; compatible with the design, color, size, and scale of the business storefront, adjoining structures and surroundings. Any graphic or pictorial representations must be in scale with the text on the sign.

6. See Section 3.13.4 for Sign Lighting.

EXTERIOR BUSINESS SIGNS

3.13.2 Interior Business Signs

Interior business signs are those signs that are visible from exterior areas. The following standards must be followed for interior business signs.

1. Signs affixed to a window:

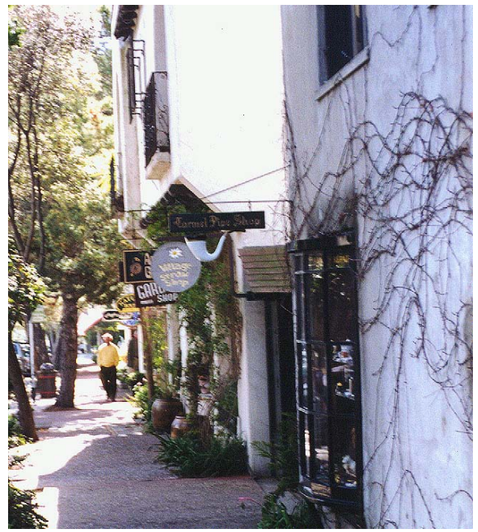
   Maximum number of signs affixed to windows is six (6) with a maximum aggregate area of 100 square inches. The maximum letter size is one inch (1"). Sign content is limited to "hours of operation," "will return," "alarm," "no food or drink," and/or "credit card."

2. Signs 0 feet to 5 feet back from the storefront:

   Signs can be unlimited in number with unlimited content. Maximum letter size is one inch (1"). The maximum size of a single sign is one (1) square foot, with a maximum aggregate area counting all signs of two (2) square feet. Business name or identifying part of business name is limited to ten percent (10%) or less of the area of each sign.

3. Signs 5 feet or more back from the storefront:

   Signs can be unlimited in number with unlimited content. Maximum letter size is three inches (3") with a maximum aggregate area counting all signs of six (6) square feet. Business name or identifying part of business name is limited to ten percent (10%) or less of area of each sign. Signs can not be lighted.



EXTERIOR BUSINESS SIGNS

GENERAL STOREFRONT CRITERIA

3.13.3 Restaurant Menu Signs

Restaurant Menu Signs are allowed in two forms: contained within menu boxes (for restaurants) and/or take-away menus (for all food uses). A menu box is a permanently mounted architectural element on, or immediately adjacent to the business for displaying menus, awards or daily food specials. A take-away menu holder is a small, temporary or permanent container holding take-away menus for free distribution to the public. The following standards must be followed for Restaurant Menu Signs.

1. Menu Box:

   Maximum number of Menu Boxes is one (1), with a maximum size of four (4) square feet. The Menu Box may not be affixed to a door or window and must be located at the entry. The contents can include a menu identical to that being used in the restaurant, special menus or awards. The design must be compatible in scale, colors and materials to the storefront. Menu Boxes may be internally illuminated. Each Menu Box is allowed a total maximum of fifteen (15) watts of interior lighting and can be lockable.

MENU BOX

MENU BOX

2. Take-Away Menu Holder:

   Maximum number of Take-Away Menu Holders is one (1),with a maximum size of one (1) square foot. The Take-Away Menu Holder may not be affixed to glass in a door or window and must be located at the entry. The contents are limited to take-away menus only. The Take-Away Menu Holder must be constructed of wood (painted or stained) or basketry. Lighting is not allowed on Take-Away Menu Holders.

3.13.4 Sign Lighting

Businesses open to the public during the hours of darkness shall be allowed limited exterior lighting to enable patrons to find and identify the business. The lights shall be turned off when the business is closed each evening. One (1) incandescent (25 watts) or halogen (20 watts) light is allowed per three (3) square feet of sign area or for each side of a double-faced hanging sign.

Each light source shall be a small, bullet-type fixture painted to match surroundings, mounted to a nearby building element or incorporated into a support bracket but not designed or mounted to become part of the sign. The lighting shall be architecturally compatible with the building or mounted to be recessed or shielded or otherwise not readily visible to pedestrians. It shall also be aimed directly toward the sign but not toward the eye level of pedestrians or vehicles.

BULLET-TYPE SIGN LIGHT FIXTURE

INTEGRATED SIGN LIGHTING

BULLET-TYPE SIGN LIGHT FIXTURE

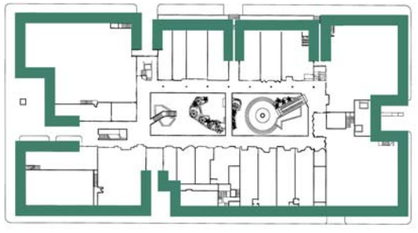
4.0 EXTERIOR STREET FACADES

The Elegant Natural Tradition

The exterior storefronts are part of the urban fabric of Carmel's commercial district. They must be designed to fit within the unique character of the city. Carmel is known as a "village in a forest" and can be described as following the "Elegant Natural Tradition" of Carmel. Storefronts in the Elegant Natural Tradition do not call undue attention to themselves, but fit into the context of the city. They respect the small-scale buildings in Carmel and are constructed of natural materials, with a high level of detail. Storefronts are not required to adhere to a specific style, but should be built with respect for traditional proportions and historical construction techniques. The vast majority of Carmel's buildings were built with load bearing masonry or frame walls. Because of the construction type, there are large areas of exterior walls. Walls adequate to carry the buildings' loads to the ground flanked the storefront openings. Pilasters were of significant width for the same reasons. Storefronts should respect the proportions that grew out of these structural necessities.

The tenant is encouraged to provide entries and display windows along the exterior street facades provided the buildings of Carmel Plaza retain their sence of continuity. New entries and display windows should be consistent with the prevalent architectural style of the adjacent buildings. Tenants are encouraged to provide pedestrian-scaled interest through the use of variations in color and surfaces of doors, windows and entry elements. Windows are required to have a twelve inch (12") minimum base below each sill in a material, texture or color that contrasts with the wall material above the base.

The materials of the exterior street facades must reflect the "Elegant Natural Tradition." The use of natural materials such as wood, brick and stone is encouraged. In any event, the materials must be durable and timeless. These design guidelines seek to specifically address the characteristics of the "Elegant Natural Tradition" that will ensure that exterior street facades reinforce the unique atmosphere of Carmel and Carmel Plaza.



EXTERIOR STREET FACADES

The Elegant Natural Tradition

CARMEL PLAZA

4.1 Awnings

Awnings must fit within the overall character of the storefront. The awnings must be detailed so that their shape, proportions and supporting members complement the storefront. Awnings are not allowed on north-facing facades. Awnings must be designed to be compatible in form and detail to any adjacent awnings. Long, continuous awnings, single awnings with irregular depths and awnings that extend more than four feet (4') from the storefront are not permitted.

Awnings must relate to storefront openings. A minimum four-inch (4") valance is required for awnings. The maximum length to height ratio for awnings is 2/1. Fabric is the only acceptable awning material. No insignia, graphics or text is permitted on awning fabric. Awning supports may be steel (painted to match the awning, or to match a storefront accent color) or wrought iron. See the Colors section of these guidelines for acceptable awning colors.

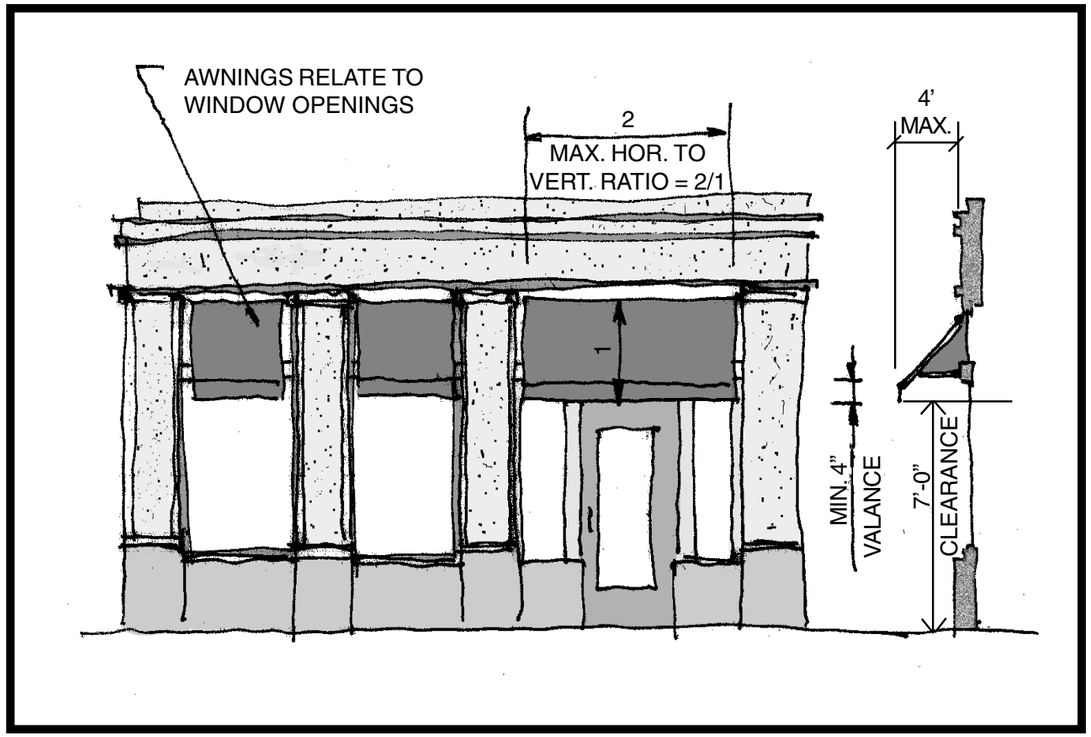


FIGURE 4.1 AWNINGS

AWNINGS RELATE TO OPENINGS

LONG, HORIZONTAL
AWNINGS NOT ALLOWED

AWNINGS FIT IN OPENING WITH VALANCE

4.2 Acceptable Colors

The storefront's colors are required to lend a feeling of subtle, naturalistic elegance. They must blend in with the natural surroundings, the base building and adjacent storefronts. Colors must respect the established traditions of the commercial neighborhood and blend harmoniously with the patterns of the street.

Base colors that are muted and blend with the natural surroundings are required. The tenant may choose a base color with any hue with saturation of 15% or less. See the color wheel for acceptable base colors.

Accent colors can be more saturated. Accent colors are limited to 15% of the storefront area, not including awnings. Brightness of accent colors must be 50% or less (0%=black, 100%=white). See the color wheel at right for acceptable accent colors. Awning colors can be any acceptable color.

Colors that vary from the standard palettes may require separate city planning commission approval.

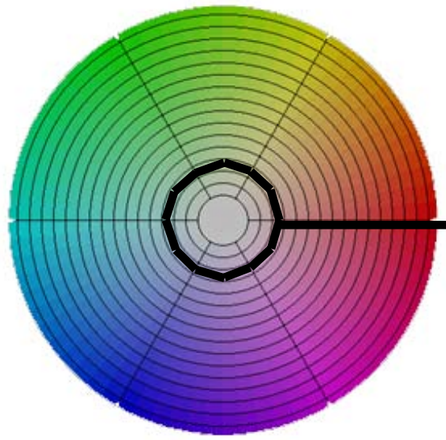
Mottling, antiquating and faux finishes are not allowed.

The colors in this manual are reproduced as accurately as possible; however, due to variations in printing processes, these colors may have some variation from actual acceptable colors. Refer to the Benjamin Moore colors listed below for examples of actual acceptable colors for use on the exterior street facades.

Base Colors:
Numbers 2088 through 2175 with a suffix of 70.

Accent Colors:
Historic Colors (Prefix of HC) with a base of 4B.

Standard Color Wheel



Base Colors
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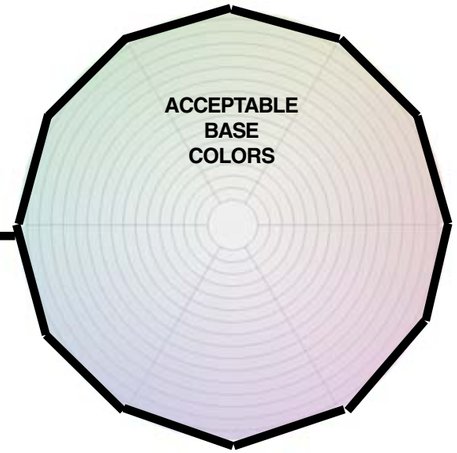
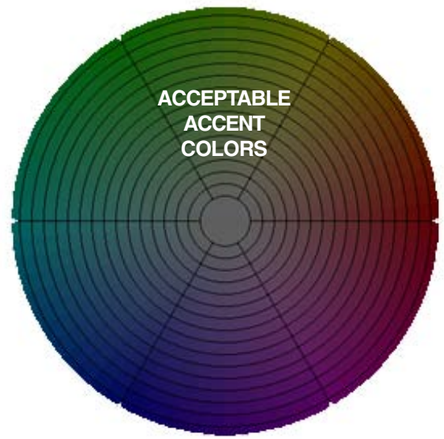


Accent Colors
(50% brightness maximum)



NATURAL COLORS

MUTED ACCENT COLORS

EXTERIOR STREET FACADES

The Elegant Natural Tradition

CARMEL PLAZA

4.3 Materials

Materials form the pedestrian's first impression of the storefront. They are required to have a natural appearance and a sense of warmth. Materials must blend in with the natural surroundings, the base building and adjacent storefronts. Natural materials such as wood, stone, brick and tile are required. A high level of detailing, including carved wood, moldings and architectural elements such as pilasters, eaves and cornices are encouraged.

Mottling, antiquating, faux finishes, plastic and imitation materials are not allowed. Polished materials, including polished stone and polished metal are not permitted.

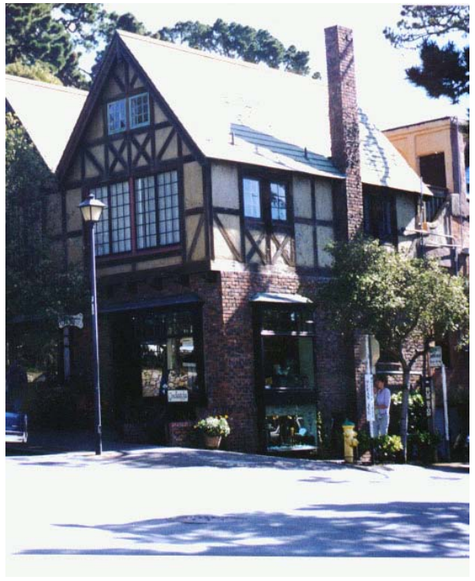
Any materials to which a color is applied must follow acceptable colors per Section 4.2. The following list outlines materials allowed and not permitted for a variety of uses including paving, wall materials, windows, doors, signs and lighting. In general, warm, natural materials are allowed while polished, cold materials are not allowed.

Paving Materials Allowed:	**Paving Materials Not Permitted:**
Brick (new or used)	Manufactured used brick
Natural un-gauged stone (slate, flagstone, etc.)	Polished stone
Unglazed terra cotta pavers	Glazed ceramic mosaic tile
Unglazed ceramic mosaic tile	Glass block
Stained wood	Concrete
Exposed aggregate concrete	Asphalt
Decorative glazed tile at stair risers	Terrazzo
	Untreated wood

Wall Materials Allowed:	**Wall Materials Not Permitted:**
Brick (new or used)	Manufactured used brick
Painted brick	Polished stone
Natural un-gauged stone (slate, flagstone, etc)	Exterior insulated finish system (EIFS)
Cement plaster (smooth steel trowel finish)	Glazed ceramic mosaic tile
Unglazed ceramic mosaic tile	Polished metal
Stained wood (shingles, board & batten, ship-lap, etc.)	Concrete block
Painted wood (shingles, board & batten, ship-lap, etc.)	Glass block
Wrought iron	Sheet wood products (T-111, etc.)
Decorative glazed accent tiles	

Window Materials Allowed:	**Window Materials Not Permitted:**
Wood windows	Standard aluminum storefront systems
Steel windows	Frameless glazing (butt-glazing)
Aluminum windows (if articulated) w/ industrial flouro-polymer coating or equal finish	Mitered corners
	Etched glass
	Beveled glass
	Glass block
	Anodized aluminum

Door Materials Allowed:	**Door Materials Not Permitted:**
Wood doors	Standard aluminum storefront doors
Wood and glass doors	All-glass doors
Dutch doors	Anodized aluminum
Steel doors	
Aluminum doors (if articulated) w/ industrial flouro-polymer coating or equal finish	



EXTERIOR STREET FACADES

The Elegant Natural Tradition

CARMEL PLAZA

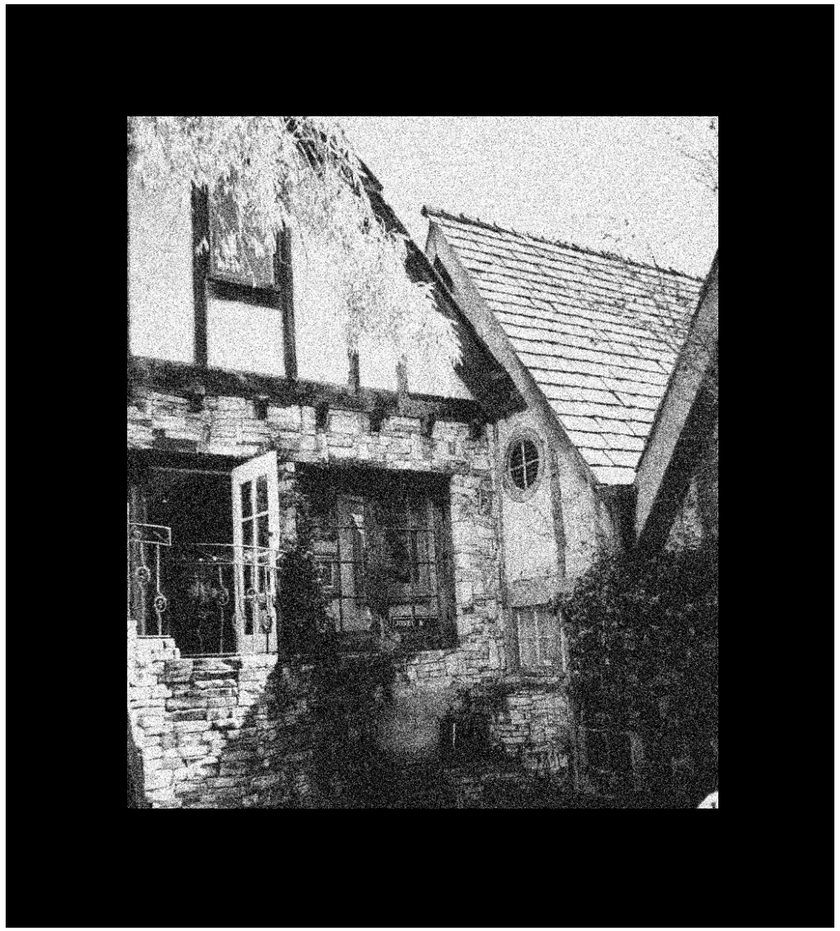
Roof Materials Allowed:	**Roof Materials Not Permitted:**
Wood shingles	Asphalt shingles
Clay tiles	Cement tiles
Natural metal (copper, zinc, etc.)	Manufactured imitation materials
Slate	Painted or coated metals
Gutters must be copper or painted metal	

Sign Materials Allowed:	**Sign Materials Not Permitted:**
Painted wood	Plastic
Natural or stained wood	Fabric
Carved wood	Imitation materials
Ceramic tile	Glass
Natural stone	Polished stone
Natural metals (cor-ten, iron, copper etc.)	Polished metal
Painted metal	

Sign Bracket Materials Allowed:	**Sign Bracket Materials Not Permitted:**
Wrought iron	Polished metal
Painted steel	Imitation materials
Painted wood	Plastic
Natural or stained wood	Aluminum
Aged metal	

Light Fixture Materials Allowed:	**Light Fixture Materials Not Permitted:**
Painted wood	Plastic
Natural or stained wood	Fabric
Carved wood	Imitation materials
Painted metal	Polished metal
Wrought iron	Polished stone
Natural metals (cor-ten, iron etc.)	Polished metal
Clear glass	
Beveled glass	
Frosted glass	

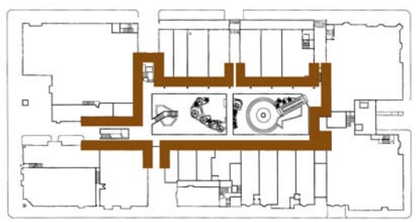
Hardware Allowed:	**Hardware Not Permitted:**
Wrought iron	Polished metal
Natural finished metal	Plastic
Natural finished wood (door pulls, etc.)	Imitation materials
	Painted metal



5.0 INTERIOR COURTYARD FACADES

The interior storefronts set the character for Carmel Plaza's courtyard. Courtyards are a tradition in Carmel's commercial district and contribute to the informal nature of the shopping experience. The storefronts in the courtyard of Carmel Plaza should be compatible with the "Elegant Natural Tradition" of the exterior facades, but designers are encouraged to be innovative in their approach to the facades in the courtyard. The "Downtown Tradition " is based upon each storefront having its own unique identity while maintaining compatibility with adjacent storefronts. The result is a richness of design and expression that is found in small downtown streets. Like the exterior street facades, the interior courtyard facades should respect the small scale of buildings in Carmel and are to be constructed of natural materials, with a high level of detail. Storefronts are not required to adhere to a specific style, but should respect the small scale of Carmel Plaza.

The acceptable colors and materials of the interior courtyard facades in the "Downtown Tradition" are less restrictive than those of the "Elegant Natural Tradition." The use of natural materials such as wood, brick and stone in an innovative way is encouraged. The colors are encouraged to be vibrant and lively. In any event, the materials must be durable and elegant. These design guidelines seek to outline the characteristics of the "Downtown Tradition" that will ensure that interior courtyard facades create a lively and festive environment for the courtyard of Carmel Plaza.



5.1 Awnings

In general, awnings are not appropriate on the interior courtyard facades of Carmel Plaza. Awnings are not allowed when the storefront is behind an arcade or under an overhang.

Where awnings are allowed, they must fit with the overall character of the storefront and must be designed to be compatible in form and detail to any adjacent awnings. Awnings are not appropriate on north-facing facades. Long, continuous awnings, single awnings with irregular depths and awnings that extend more than four feet (4') from the storefront are not permitted. No insignia, graphics or text are allowed on awning fabric. Where permitted, awnings must comply with the requirements of Section 4.1.

AWNINGS

THE COURTYARD AT CARMEL PLAZA

5.2 Acceptable Colors

The storefront's colors are required to lend a feeling of subtle, naturalistic elegance. They must blend in with the natural surroundings, the base building and adjacent storefronts.

Base colors that are muted and blend with the natural surroundings are preferred. The tenant may choose a base color with any hue with a saturation of 20% or less. See the color wheel for acceptable saturation.

Accent colors are encouraged for the interior courtyard facades to help create a lively atmosphere. Accent colors can be more saturated. Accent colors are limited to 20% of the storefront area. Brightness of accent colors must be 60% or less (0%=black, 100%=white). Accent colors for the interior courtyard facades are not limited in hue. See the color wheel at right for acceptable accent colors.

Colors that vary from the standard palettes may require separate city planning commission approval.

Paint must be applied as a solid color. Mottling, antiquating and faux finishes are not allowed.

The colors in this manual are reproduced as accurately as possible; however, due to variations in printing processes, these colors may have some variation from actual acceptable colors. Refer to the Benjamin Moore colors listed below for examples of actual acceptable colors for use on the interior courtyard facades.

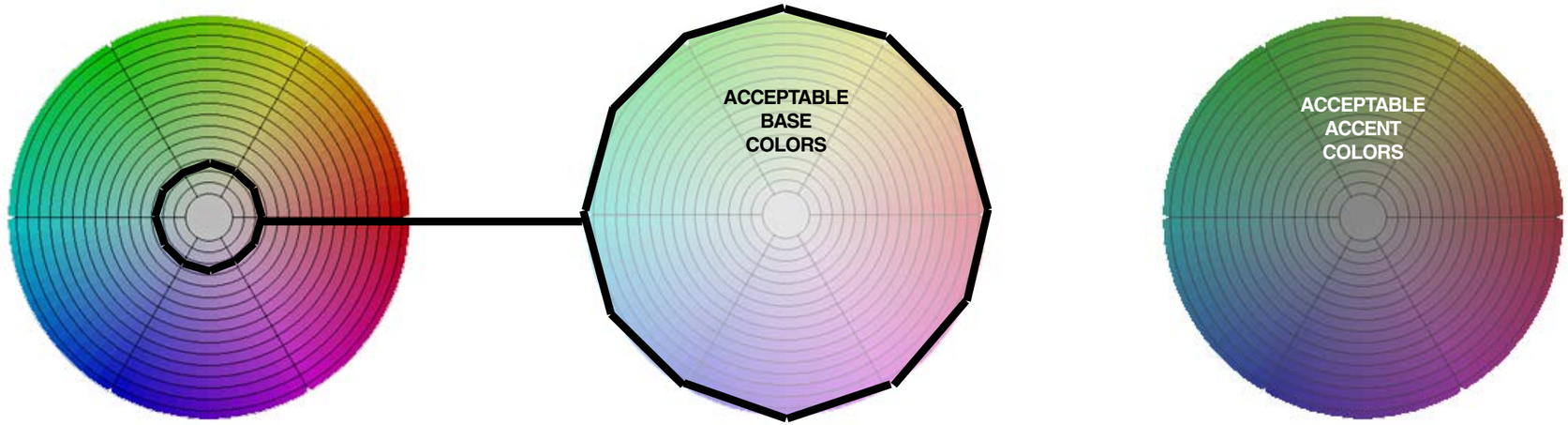
Base Colors:
Color numbers 2088 through 2175 with a suffix of 60 or 70.

Accent Colors:
Color numbers 2088 through 2175 and Historic Colors (Prefix of HC) with a base of 3B or 4B.

Standard Color Wheel

Base Colors
(Any Hue: Saturation 20% or Less)

Accent Colors
(60% brightness maximum, all hues)



NATURAL COLORS

INTERIOR COURTYARD FACADES

5.3 Materials

Materials form the pedestrian's first impression of the storefront. They are required to have a natural appearance, and a sense of warmth. They must blend in with the natural surroundings, the base building and adjacent storefronts. Natural materials such as wood, stone, brick and tile are required. A high level of detailing, including carved wood, moldings and architectural elements such as pilasters, eaves and cornices are encouraged.

Mottling, antiquating, faux finishes, plastic and imitation materials are not allowed.

The following list outlines materials allowed and not permitted for a variety of uses including paving, wall materials, windows, doors, signs and lighting. In general, warm, natural materials are allowed while polished, cold materials are not allowed.

NATURAL MATERIALS

Paving Materials Allowed:	**Paving Materials Not Permitted:**
Brick (new or used)	Manufacured used brick
Natural un-gauged stone (slate, flagstone, etc)	Terrazzo
Polished stone (with wet coefficient of friction >0.6)	Glazed ceramic mosaic tile
Unglazed terra cotta pavers	Glass block
Unglazed ceramic mosaic tile	Concrete
Stained wood	Untreated wood
Exposed aggregate concrete	
Decorative glazed tile at stair risers	
Modular Stone	

Wall Materials Allowed:	**Wall Materials Not Permitted:**
Brick (new or used)	
Painted brick	Manufactured used brick
Natural un-gauged stone (slate, flagstone, etc)	Exterior Insulated Finish System (EIFS)
Polished stone (as accents)	Glazed ceramic mosaic tile
Cement plaster (smooth steel trowel finish)	Polished metal
Unglazed ceramic mosaic tile	Concrete block
Stained wood (shingles, board & batten, ship-lap, etc.)	Glass block
Painted wood (Shingles, board & batten, ship-lap, etc.)	Sheet wood products (T-111, etc.)
Wrought iron	
Decorative glazed tile accents	

Window Materials Allowed:	**Window Materials Not Permitted:**
Wood windows	Standard aluminum storefront systems
Steel windows	Frameless glazing
Aluminum windows (if articulated) w/ industrial flouro-polymer coating or equal finish	Mitered corners
	Beveled glass
	Etched glass
	Glass block
	Anodized aluminum

Door Materials Allowed:	**Door Materials Not Permitted:**
Wood doors	Standard aluminum storefront doors
Wood and glass doors	All-glass doors
Dutch doors	Anodized aluminum
Steel doors	
Aluminum doors (if articulated) w/ industrial flouro-polymer coating or equal finish	

DECORATIVE TILE RISERS

INTERIOR COURTYARD FACADES

The Downtown Tradition

CARMEL PLAZA

Roof Materials Allowed:	**Roof Materials Not Permitted:**
Wood shingles	Cement tiles
Clay tiles	Manufactured imitation materials
Natural metal (copper, zinc, etc.)	Painted or coated metals
Slate	
Asphalt Shingles	

Sign Materials Allowed:	**Sign Materials Not Permitted:**
Painted wood	Plastic
Natural or stained wood	Fabric
Carved wood	Imitation materials
Ceramic tile	Glass
Natural stone	Polished stone
Natural metals (cor-ten, iron etc.)	Polished metal (on body of sign)
Painted metal	
Polished metal (for lettering only)	

Sign Bracket Materials Allowed:	**Sign Bracket Materials Not Permitted:**
Wrought iron	Polished metal
Painted steel	Imitation materials
Painted wood	Plastic
Natural or stained wood	
Aged metal	

Light Fixture Materials Allowed:	**Light Fixture Materials Not Permitted:**
Painted wood	Plastic
Natural or stained wood	Fabric
Carved wood	Imitation materials
Painted metal	Polished metal
Wrought iron	Polished stone
Natural metals (cor-ten, iron etc.)	
Clear glass	
Beveled glass	
Frosted glass	

Hardware Allowed:	**Hardware Not Permitted:**
Wrought iron	Plastic
Natural finished metal	Imitation materials
Polished metal	Painted metal
Natural finished wood (door pulls, etc.)	

COURTYARD FACADES AT CARMEL PLAZA

6.0 SUBMITTAL REQUIREMENTS

6.0 Submittal Requirements

A tenant design package will be issued by the landlord to new tenants entering the shopping center and to those tenants upgrading their premises. This package will include the Tenant Storefront Design Guidelines.

These documents are to be used by the tenant's architect in establishing aesthetic and technical parameters for the design of a proposed store.

The tenant is obligated to submit drawings and specifications to the Landlord, the Carmel Plaza tenant coordinator, and the Carmel Planning Department for review. Prior to Planning Department submittal, the documents must have received approval from the Landlord and the Carmel Plaza Tenant Coordinator. A Submittal that is compliance with these guidelines will undergo planning staff (administrative) review. Submittals not in compliance will undergo a public review process before the Design Review Board or Planning Commission. The Planning Department reserves the right to refer applications that involve significant policy or design issues to the Planning Commission.

Submittals to the Landlord are in two sequential phases: the Preliminary Submittal and the Final Submittal. A Conceptual Submittal is optional (see 6.1). The required deliverables for each phase of submittals is specified below.

All plans shall be submitted to:

- Tenant Coordinator and Carmel Plaza General Manager
- The Macerich Company

The landlord's design consultant is available for informal conversations with the tenant or his architect at any point in the design or submittal process, to assist them in streamlining their design approach and to gain compliance with the requirements of the Tenant Storefront Design Guidelines.

6.1 Conceptual Submittal (Optional)

Prior to any submittal, the tenant and /or tenant's architect may informally present to the landlord or the design review architect the design concepts and ideas proposed for any new work. This can take the form of a meeting or rough sketches and notes submitted by mail or fax. Although not required, it is highly recommended that the tenant present a conceptual submittal.

6.2 Preliminary Submittal

The tenant will, within twenty (20) days after receipt of the tenant package, be required to submit preliminary design drawings. The preliminary submittal is to include only those architectural documents which are designated below; additional submittal material will not be considered. Construction documents will not be accepted for the preliminary submittal.

NOTE: The preliminary design phase is mandatory. Complete final plans will not be reviewed until the basic storefront concept, including signage and basic layout of the space, is approved.

The requirements of the preliminary submittal follow:

1. A color rendered storefront elevation or perspective including signage and graphics. This drawing must include the storefronts immediately adjacent to the tenant's storefront.

2. 1/4" scale floor plan indicating the configuration of all storefront elements, basic fixture layout, stock areas, and toilet rooms. Overall dimensions should be included and structural grids delineated.

3. 1/2" scale storefront elevations (including the signage concept and clearly identified materials for the storefront).

4. Storefront sections to fully illustrate the concept and details for connections to the Plaza's elements.

5. A reflected ceiling plan.

6. Material and color samples for all storefront elements mounted on a board no larger than 11" x 17". Actual material samples are required. Samples that are not actual materials will be rejected.

7. One set of sepias and two (2) sets of prints shall be submitted for all preliminary drawings.

The preliminary design review process considers the three-dimensional form of the storefront, the materials, image, colors and signage integration to determine whether or not the criteria has been met. The Compliance Checklist (see 7.0) will be used to identify conformance and/or deviation from these design guidelines. One of two responses will generate from this process:

1. Approval as noted, with conditions to be addressed in the final submittal, or

2. Revise and re-submit, when the Tenant's basic design is unacceptable and needs to be revised. A re-submittal will then be required. Final submittals will not be reviewed until the preliminary re-submittal has been approved.

Photographs of tenant's existing stores that are similar in design intent are encouraged to be included in the preliminary submittal.

6.3 Final Submittal

When the tenant obtains preliminary design approval, he is able to proceed with the submittal of final construction documents for review. Like the preliminary review, the final submittal is either accepted or returned with conditions to be addressed.

Final approved plans must not have corrections or comments. Final plans must be re-submitted until approval is reached. Three (3) sets of bluelines and one (1) set of sepias will be required for all drawings in the final submittal. The final submittal blueline sets must be wet-stamped and signed by the appropriate design professionals prior to submittal to the landlord for final approval. The final submittal must contain the following:

1. Architectural Drawings
2. Electrical Drawings
3. Mechanical Drawings
4. Sign Fabrication Shop Drawings

Upon final plan approval, the tenant will be released to submit plans to the City of Carmel.

Architectural Drawings

1. Key plans showing the location of premises with the center
2. Floor plan at ¼" scale
3. Longitudinal section at ¼" scale
4. Interior elevations at ¼" scale
5. Reflected ceiling plan at ¼" scale
6. Storefront elevations at ½" scale
7. Storefront sections at ½" scale
8. Signage design and location, shown on the storefront plan, section, and elevation drawings.
9. Door, finish, and color schedules
10. Construction specifications

Electrical Drawings

1. Circuitry Plans
2. Panelboard schedules
3. Riser diagrams
4. Electrical load tabulations
5. Specifications
6. Any required energy calculations
7. Fixture catalog cuts for any exposed storefront lighting

Mechanical Drawings

1. HVAC equipment and distribution diagram
2. Mechanical/electrical data tabulations sheet
3. Plumbing plans
4. HVAC specifications/requirement sheet
5. Any required energy calculations

Sign Fabrication Shop Drawings

Shop drawings by the sign fabricator are to be submitted for approval along with the final submittal. All submissions are to include three (3) sets of original sign shop drawings.

Faxed submittals will not be permitted.

Shop drawings must be fully dimensioned (indicating sign panels, individual letter and overall sign lengths and heights) and include the following information:

1. Material designation and color sample
2. Lighting specifications
3. Actual letter style and type
4. Detail drawings of all ornamental hardware and metal
5. A drawing indicating the precise sign location on the storefront and the location of all concealed hardware and equipment including transformers and access panels.

7.0 COMPLIANCE CHECKLIST

7.1 STOREFRONT COMPLIANCE CHECKLIST: The following checklist summarizes the requirements of these guidelines and has been developed to assist the tenant in gaining storefront design approval.

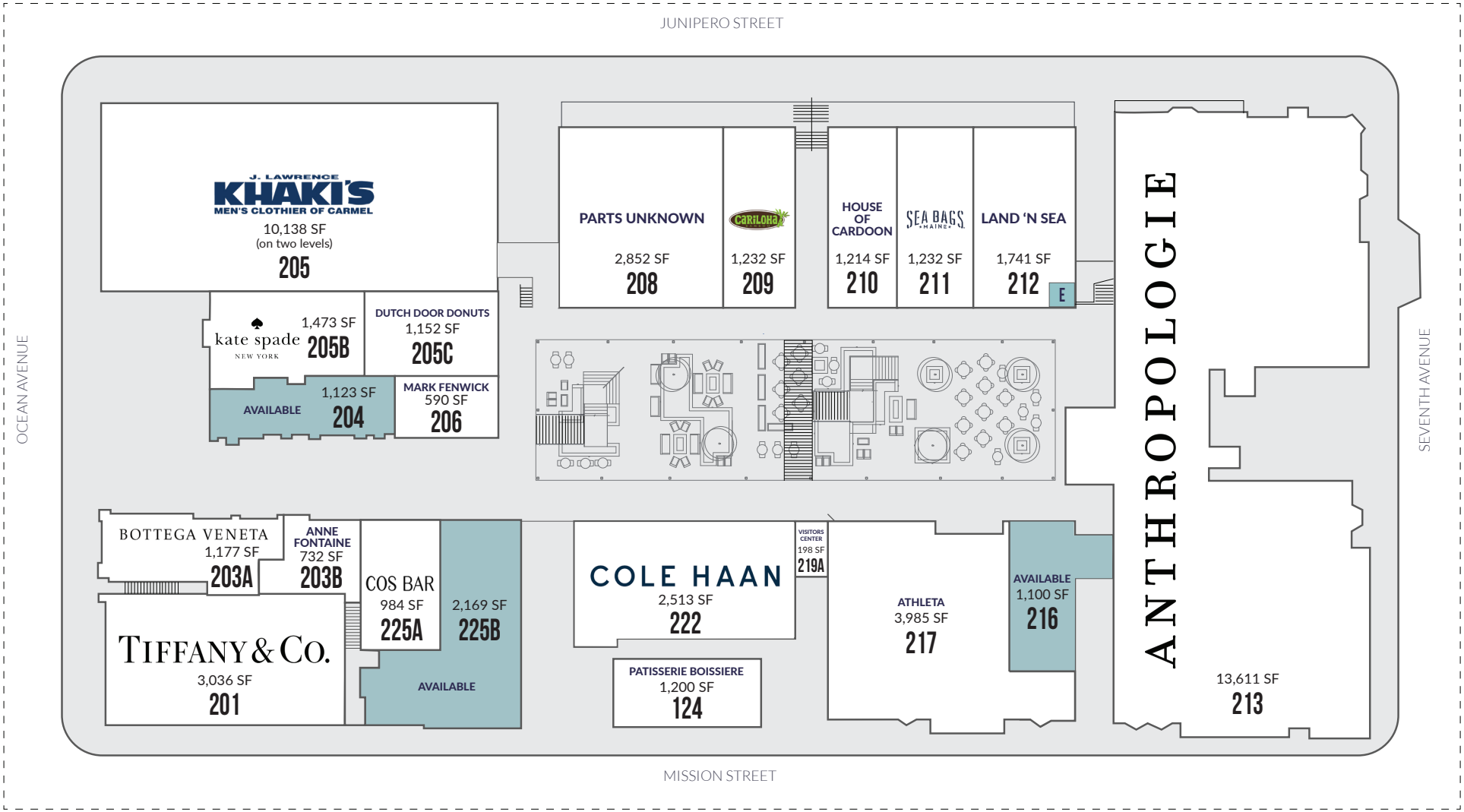
GENERAL STOREFRONT CRITERIA

	In Compliance	Not In Compliance
1) Façade Proportions and Scale		
a) Vertically Proportioned Openings	q	q
b) Eight foot (8'-0") Maximum Opening Height (9' w/ Transom)	q	q
2) Setbacks and Protrusions		
a) Changes in Plane	q	q
b) Informal Composition	q	q
c) Two Foot (2'-0") Recess at Entry	q	q
d) 40% of Storefront Recessed a Minimum of One Foot (1'-0")	q	q
e) Bay Windows 2'-6" Clear From Grade	q	q
3) Doors		
a) Single Leaf (Unless Double Doors Required for Exiting)	q	q
b) Maximum Door Height Seven Feet (7'-0")	q	q
c) Wood, Wood and Glass, Steel or Steel and Glass doors	q	q
d) If Aluminum and Glass, then Articulated	q	q
4) Windows		
a) Wood, Steel or Articulated Aluminum Sash	q	q
b) Maximum Glazing Panel of Thirty (30) Square Feet	q	q
c) Vertical Proportions (1.4/1 Min.)	q	q
5) Walls		
a) Maximum Opening Width of Twelve Feet (12'-0")	q	q
b) End Walls One Foot Six Inches (1'-6") Minimum	q	q
c) Variation in Plane, Texture or Materials for Walls Over Twenty Feet (20'-0") in Length	q	q
6) Roofs		
a) Complete Roof Forms	q	q
7) Overhangs		
a) Low Eaves-Nine Feet (9'-0") Maximum	q	q
b) Articulated Underside of Eaves	q	q

	In Compliance	Not In Compliance
8) Umbrellas		
a) Maximum Six Feet (6'-0") in Diameter	q	q
b) Wood or Wrought Iron Structure	q	q
c) Flame Retardant Fabric Without Text or Graphics	q	q
d) Maximum Nine Feet (9'-0") High at Peak	q	q
e) Within Tenant's Lease Premises	q	q
9) Stairs/Ramps/Railings		
a) Natural Materials on Stairs/Ramps	q	q
b) Wood or Wrought Iron Railings	q	q
10) Landscaping		
a) Informal Composition	q	q
b) Concealed Irrigation System	q	q
11) Audio/Music/Speakers		
a) Confined Within Leased Premises	q	q
12) Lighting		
a) Screened Fixtures	q	q
13) Signage		
a) Exterior Business Signs	q	q
b) Interior Business Signs	q	q
c) Restaurant Menu Signs	q	q
d) Sign Lighting	q	q
14) Awnings		
a) Relate to Window Openings	q	q
b) Maximum Length to Height Ratio of 2/1	q	q
c) Four Inch (4") Minimum Valance	q	q
d) Painted Steel or Wrought Iron Supports	q	q

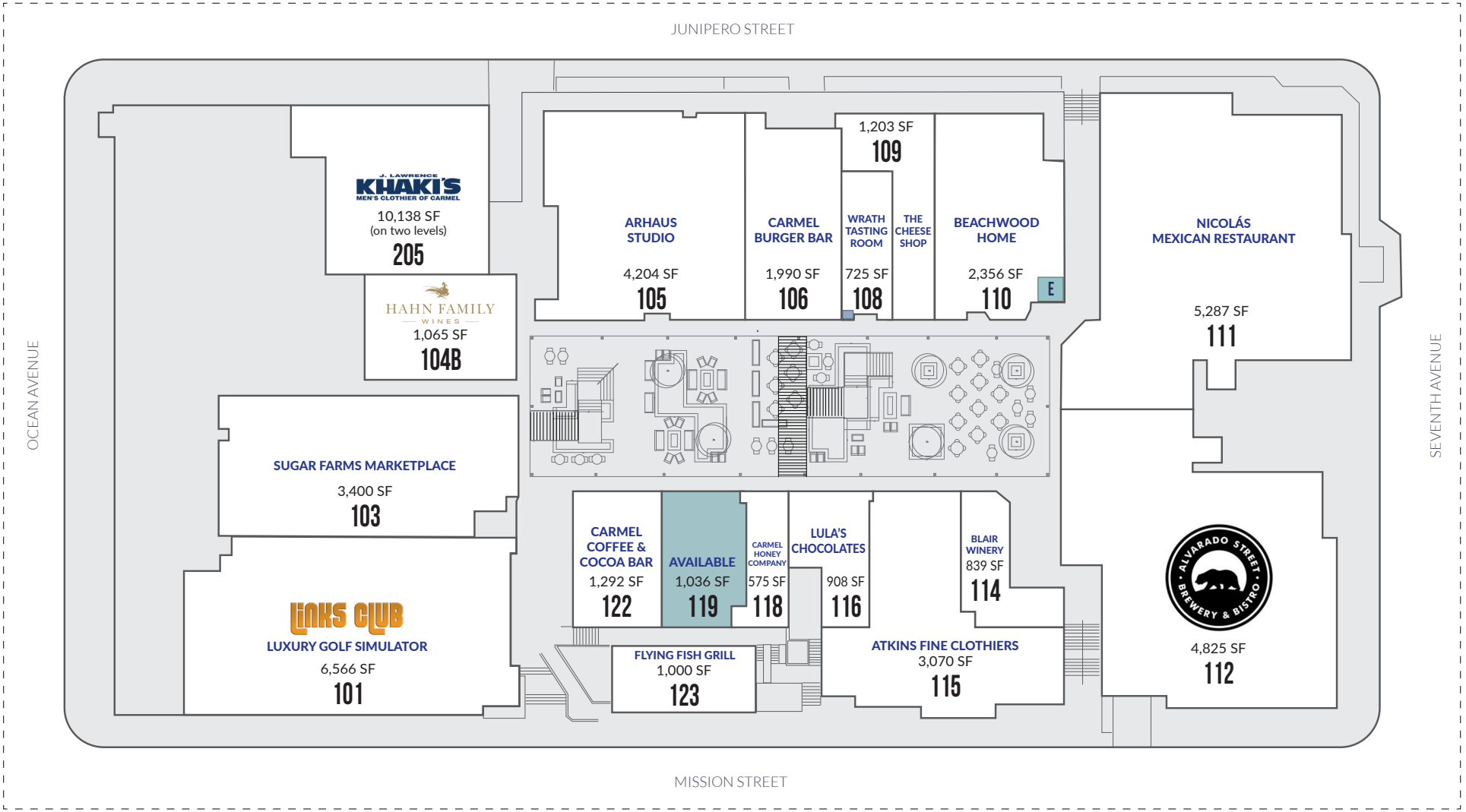
	In Compliance	Not In Compliance
EXTERIOR STREET FACADES The Elegant Natural Tradition		
1) Colors		
a) Acceptable Color Palette (Section 4)	q	q
2) Materials		
a) Complies with Section 4.3	q	q
INTERIOR COURTYARD FACADES The Downtown Tradition		
1) Awnings		
a) Awnings Not Allowed Under Arcade, Overhang or on South-facing Façade	q	q
2) Colors		
a) Acceptable Color Palette (Section 5)	q	q
3) Materials		
a) Complies with Section 5.3	q	q
STOREFRONT (Summary)	q	q

LEASE PLAN

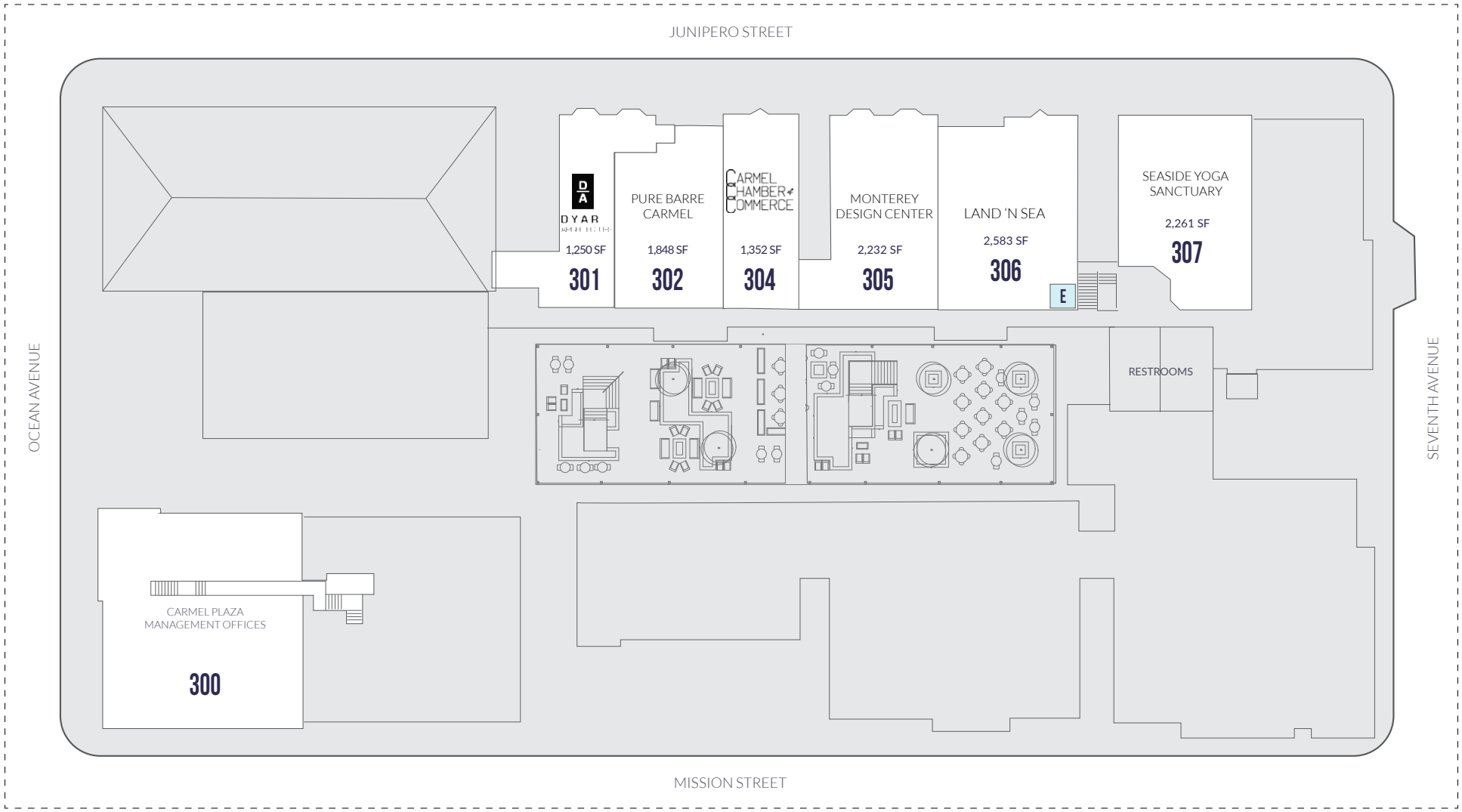


OCEAN LEVEL

LEASE PLAN



COURTYARD LEVEL


JUNIPERO STREET
OCEAN AVENUE
SEVENTH AVENUE
MISSION STREET
DYAR
1,250 SF
301
PURE BARRE CARMEL
1,848 SF
302
CARMEL CHAMBER of COMMERCE
1,352 SF
304
MONTEREY DESIGN CENTER
2,232 SF
305
LAND 'N SEA
2,583 SF
306
E
SEASIDE YOGA SANCTUARY
2,261 SF
307
RESTROOMS
CARMEL PLAZA MANAGEMENT OFFICES
300

ATKINS FINE CLOTHIERS LLC
TENANT IMPROVEMENTS TO SPACE 115 IN THE CARMEL PLAZA

OCEAN AVE. & MISSION STREET
CARMEL, CALIFORNIA 93923

PROJECT INFORMATION

PROJECT INFORMATION

ADDRESS: SPACE - 115 - (CARMEL PLAZA)
OCEAN AVENUE & MISSION STREET

PROJECT DESCRIPTION: REMODEL 3,108.00 S.F. OF COMMERCIAL SPACE 115 WITH-IN THE CARMEL PLAZA. NEW ENTRY DOORS, NEW INTERIOR STAIRS, ADA UPGRADES, NEW DRESSING AREA @ THE LOWER LEVEL, NEW SALES COUNTER, & NEW BEVERAGE BAR & COUNTER. BLACK & WHITE STRIPED AWNING TO REPLACE OLD OFF MISSION STREET.

ZONING:	CC
A.P.N.:	010-086-006
OCCUPANCY GROUP:	M
TYPE OF CONSTRUCTION:	VB
LOT SIZE:	80,000.00 S.F.

FLOOR AREA

EXISTING

FIRST FLOOR MAIN LEVEL	1,232.00 S.F.
FIRST FLOOR LOWER LEVEL	1,668.00 S.F.
SECOND FLOOR	208.00 S.F.
TOTAL =	3,108.00 S.F.

REMODELED

FIRST & SECOND FLOOR	3,108.00 S.F.

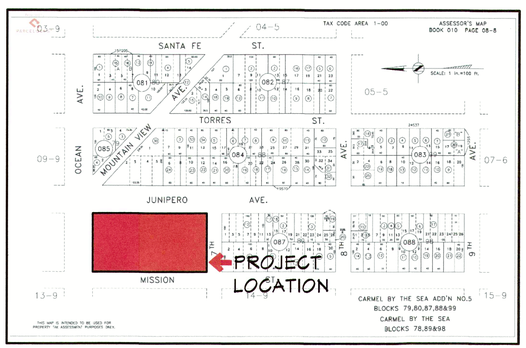
OCCUPANT LOAD

MERCANTILE AREA	2673 S.F. / 60	45-OCCUP.
STORAGE AREA	405 S.F. / 300	2-OCCUP.
RESTROOM AREA	30 S.F.	NA.
TOTAL:		47-OCCUP.

Attachment 4

STORE OWNER:	DANNY HALA --- ---	PROPERTY OWNER:	OWRF LLC 240 ROYAL PALM WAY PALM BEACH FL 33480
DESIGNER:	RUDY REATE P.O. BOX 22374 CARMEL, CA. 93922	BUSINESS OWNER:	ATKINS FINE CLOTHIERS LLC P.O. BOX 544 PEBBLE BEACH, CA. 93953

PARCEL MAP



SHEET INDEX

DESIGN PLANS

A 1.0	TITLE SHEET & SITE PLAN
A 2.0	DEMOLITION & EXISTING FLOOR PLAN
A 2.1	PROPOSED FLOOR PLAN
A 3.0	EXISTING ELEVATIONS
A 3.1	PROPOSED ELEVATIONS
A 3.2	PROPOSED STAIRS
A 3.3	PROPOSED SALES COUNTER

GENERAL NOTES:

THE PROJECT WILL COMPLY WITH THE FOLLOWING BUILDING CODES AND ASSOCIATED CITY OF CARMEL'S AMENDMENTS:

BUILDING CODES

2022 CALIFORNIA BUILDING CODE	(CBC)
2022 CALIFORNIA FIRE CODE	(CFC)
2022 CALIFORNIA MECHANICAL CODE	(CMC)
2022 CALIFORNIA ELECTRICAL CODE	(CEC)
2022 CALIFORNIA PLUMBING CODE	(CPC)
2022 CALIFORNIA ENERGY CODE	(CEC)
2022 CALGREEN BUILDING STANDARDS CODE	(CGBSC)

1. THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED TO BE IN FULL COMPLIANCE WITH THE LATEST EDITION OF THE CBC, CFC, CMC, CEC, CPC, CEC, CGBSC.

2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AND LABOR FOR A COMPLETE JOB, AND FOR ALL SAFETY MEASURES IN COMPLIANCE WITH APPLICABLE GOVERNING AGENCIES AND PROFESSIONAL PRACTICE.

3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING WORKMAN'S COMPENSATION AND GENERAL LIABILITY INSURANCE, NAMING THE OWNERS AS ADDITIONAL INSUREDS, AND PROVIDING PROOF OF INSURANCE TO THE OWNER.

4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ISSUANCE OF THE BUILDING PERMIT. POSTING THE PERMIT ON SITE, AND MAINTAINING THE APPROVAL DRAWINGS ONSITE WITH THE JOB CARD. HE IS REQUIRED TO HAVE A CURRENT CITY OF CARMEL BUSINESS LICENSE.

5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO SCHEDULING AND COMPLETING ALL INSPECTIONS REQUIRED BY THE CITY, AND STRUCTURAL ENGINEER OF RECORD,

6. THE GENERAL CONTRACTOR SHALL PROVIDE DESIGN FOR ALL TEMPORARY SHORING DEVICES FOR COMPLETION OF THE WORK.

7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL TRADES FOR COMPLETION OF THE PROJECT.

8. THE GENERAL CONTRACTOR SHALL PROVIDE A DUMPSTER ON SITE FOR CONTINUAL CONSTRUCTION DEBRIS REMOVAL ON A DAILY BASIS, AND MAINTAIN A CLEAN AND ORDERLY JOBSITE.THE GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS ON SITE, BRING ALL INCONSISTENCIES TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS, WHICH ARE TO FACE OF CONCRETE OR FACE OF STUD, UNLESS OTHERWISE NOTED.

9. THE GENERAL CONTRACTOR SHALL VERIFY PRECISE LOCATION OF PLUMBING AND PIPING WITH PLUMBING SUBCONTRACTOR PRIOR TO FRAMING.THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT TUB TO ENSURE A PROPER FIT. FIXTURES FOR TUB, SHOWER AND SINKS ARE INTENDED TO ALL BE WALL MOUNTED. CONFIRMATION OF A SPECIFIED MANUFACTURER AND DELIVERY ONSITE IS NEEDED AT ROUGH-IN UNLESS OTHERWISE DETERMINED BY THE OWNERS.

10. THE GENERAL CONTRACTOR SHALL PROVIDE 2X SOLID BLOCKING FOR ALL BATHROOM ACCESSORIES, CASEWORK, CLOSET SHELVES AND POLES, AND SHOWER ENCLOSURES. A SHOWER NICHE SIZE AND LOCATION NEEDS TO BE CONFIRMED AT FRAMING WITH THE OWNERS.

11. THE GENERAL CONTRACTOR SHALL ATTACH ALL PIPING TO STRUCTURE WITH VIBRATION ISOLATOR. PIPING SHALL NOT COME INTO DIRECT CONTACT WITH STRUCTURE AT ANY POINT.

12. PROVIDE A ELECTRONIC COPY OF THE APPROVED PLANS AT TIME OF PERMIT ISSUANCE AND AN AS-BUILT PLANS SHALL BE PROVIDED AT TIME OF ISSUANCE OF CERTIFICATE OF OCCUPANCY.

13. PER CGBC 301.3.1, EXISTING PLUMBING FIXTURES IN ENTIRE RESIDENCE THAT DO NOT MEET WATER FLOW RATES MUST BE UPGRADED TO MEET WATER-CONSERVING PLUMBING FIXTURE REQUIREMENTS".

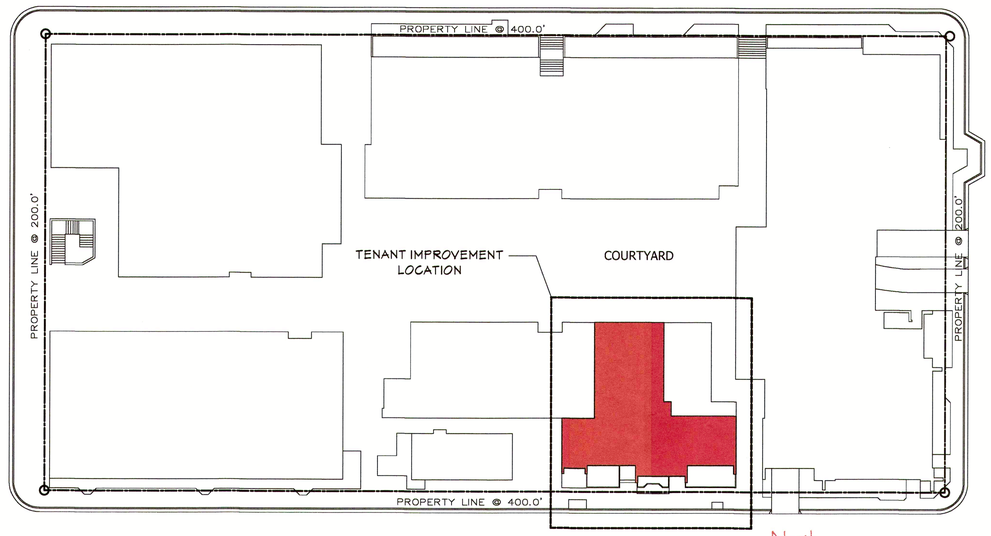
14. WATER EFFICIENCY STANDARDS OF THE CGBSC SECTION 4.303 REQUIRING THE FOLLOWING MAXIMUM FLOW RATES:

SHOWERHEADS ≤2 GALLON PER MINUTE (GPM) @ 80PSI.
LAVATORY FAUCET ≤1.2 GPM @ 60PSI
KITCHEN/UTILITY FAUCETS ≤1.8 GPM @ 60PSI
WATER CLOSET ≤1.28 GALLONS PER FLUSH

15. WATER EFFICIENCY STANDARDS OF THE CGBSC SECTION 5.303 REQUIRING THE FOLLOWING MAXIMUM FLOW RATES:

SHOWERHEADS ≤2 GALLON PER MINUTE (GPM) @ 80PSI.
NON-RESIDENTIAL LAVATORY FAUCET ≤.5 GPM @ 60PSI
NON-RESIDENTIAL KITCHEN/UTILITY FAUCETS ≤1.8 GPM @ 60PSI
WATER CLOSET ≤1.28 GALLONS PER FLUSH
WALL MOUNTED URINALS ≤ .0125 GPM
FLOOR URINALS ≤ .5 GPM

JUNIPERO STREET



MISSION STREET

North

SITE PLAN

SCALE: 1/32"= 1'-0"

0 2 4 8 16 32'

VICINITY MAP:

REATE DESIGN & ASSOCIATES
P.O. BOX 22374 CARMEL, CA. 93922
PHONE: 831 601-4654
EMAIL: REATEDESIGN@GMAIL.COM

DRAWN BY: MANDURRAGO

DRAWING DATE: 7-3-23

REVISIONS:

PROJECT:

ATKINS FINE CLOTHIERS LLC
TENANT IMPROVEMENTS
TO SPACE 115 IN THE
CARMEL PLAZA

OCEAN & MISSION STREET
CARMEL, CA. 93921
APN: 010-086-006

OWNER:

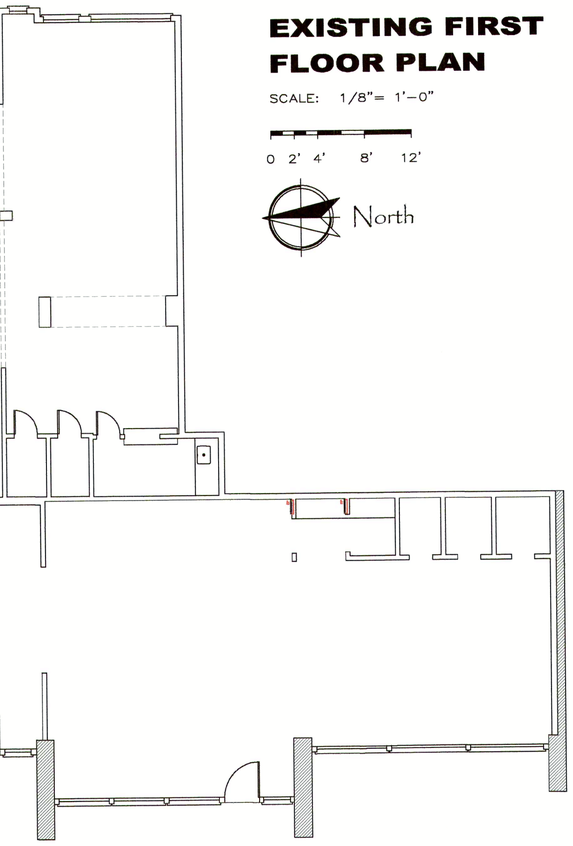
ATKINS FINE CLOTHIERS LLC
P.O. BOX 544
PEBBLE BEACH, CA. 93953

SHEET NUMBER:

A1.0

JUL 0 3 2023

REGISTERED PROFESSIONAL ENGINEER
ALEXANDER O'NEAL
NO. C 38567
EXP. 3-31-25
CIVIL
STATE OF CALIFORNIA

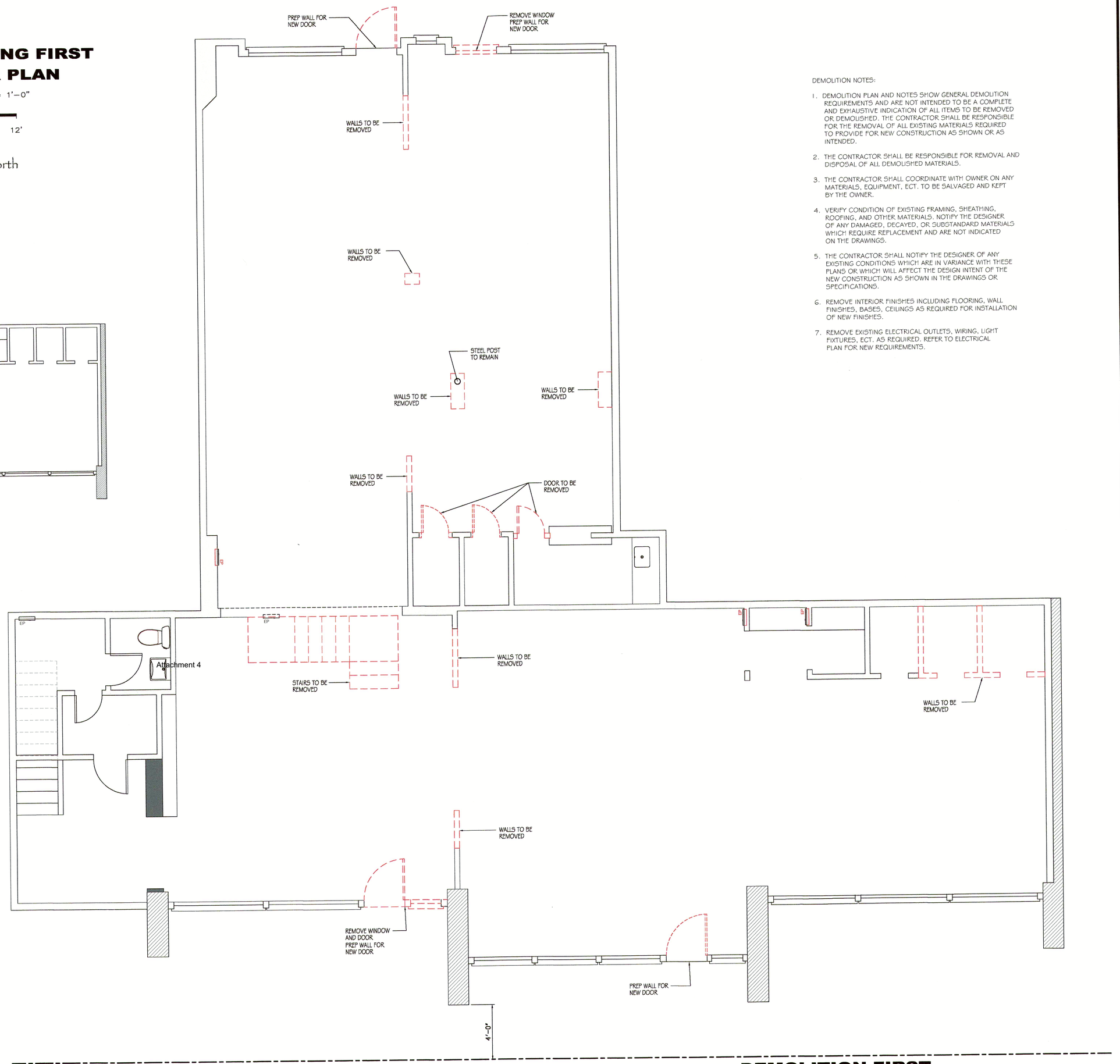


EXISTING FIRST FLOOR PLAN

SCALE: 1/8"= 1'-0"

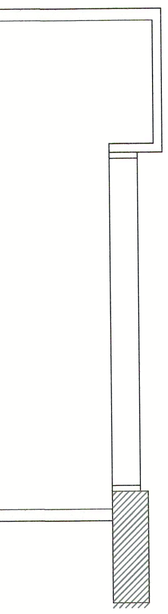
0 2' 4' 8' 12'

North



DEMOLITION NOTES:

1. DEMOLITION PLAN AND NOTES SHOW GENERAL DEMOLITION REQUIREMENTS AND ARE NOT INTENDED TO BE A COMPLETE AND EXHAUSTIVE INDICATION OF ALL ITEMS TO BE REMOVED OR DEMOLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING MATERIALS REQUIRED TO PROVIDE FOR NEW CONSTRUCTION AS SHOWN OR AS INTENDED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL DEMOLISHED MATERIALS.
3. THE CONTRACTOR SHALL COORDINATE WITH OWNER ON ANY MATERIALS, EQUIPMENT, ECT. TO BE SALVAGED AND KEPT BY THE OWNER.
4. VERIFY CONDITION OF EXISTING FRAMING, SHEATHING, ROOFING, AND OTHER MATERIALS. NOTIFY THE DESIGNER OF ANY DAMAGED, DECAYED, OR SUBSTANDARD MATERIALS WHICH REQUIRE REPLACEMENT AND ARE NOT INDICATED ON THE DRAWINGS.
5. THE CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY EXISTING CONDITIONS WHICH ARE IN VARIANCE WITH THESE PLANS OR WHICH WILL AFFECT THE DESIGN INTENT OF THE NEW CONSTRUCTION AS SHOWN IN THE DRAWINGS OR SPECIFICATIONS.
6. REMOVE INTERIOR FINISHES INCLUDING FLOORING, WALL FINISHES, BASES, CEILINGS AS REQUIRED FOR INSTALLATION OF NEW FINISHES.
7. REMOVE EXISTING ELECTRICAL OUTLETS, WIRING, LIGHT FIXTURES, ECT. AS REQUIRED. REFER TO ELECTRICAL PLAN FOR NEW REQUIREMENTS.



TION SECOND PLAN

'-0"

8' 12'

th

DEMOLITION FIRST FLOOR PLAN

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

0 2' 4' 8' 12'

North

WALL LEGEND

- EXISTING WALLS
- NEW 2x WALLS
- NEW 1/2 WALLS
- WALLS TO BE REMOVED

JUL 0 3 2023

REGISTERED PROFESSIONAL ENGINEER ALEXANDER O... MO C 38527 EXP 3-31-25 CIVIL STATE OF CALIFORNIA

REATE DESIGN & ASSOCIATES

P.O. BOX 22374 CARMEL, CA. 93922
PHONE: 831 601-4654
EMAIL: REATEDESIGN@GMAIL.COM

DRAWN BY: MANDURRAGO

DRAWING DATE: 7-3-23

REVISIONS:

PROJECT:

ATKINS FINE CLOTHIERS LLC TENANT IMPROVEMENTS TO SPACE 115 IN THE CARMEL PLAZA

OCEAN & MISSION STREET
CARMEL, CA. 93921
APN: 010-086-006

OWNER:

ATKINS FINE CLOTHIERS LLC
P.O. BOX 544
PEBBLE BEACH, CA. 93953

SHEET NUMBER:

Charles Mandurrago

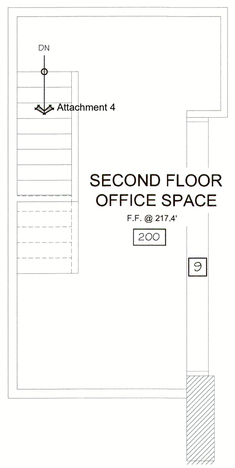
A2.0

ROOM SCHEDULE

100	FIRST FLOOR RETAIL SPACE
101	(E) CHANGING ROOM
102	(E) CHANGING ROOM
103	BAR / BEVERAGE COUNTER (WINE & NON ALCOHOLIC BEVERAGES) OFFERED NOT SOLD. NO SEPARATE ADVERTISEMENT
104	LOWER LEVEL ACCESSIBLE CHANGING ROOM
105	(E) CHANGING ROOM
106	STORAGE / COAT CHECK-IN
107	LOWER LEVEL RETAIL SPACE
108	(E) PRIVATE BATH
109	(E) UNDER STAIRS
110	(E) LOWER LEVEL STORAGE SPACE
111	LOWER LEVEL BREAK ROOM
	SECOND FLOOR
200	SECOND FLOOR OFFICE

NOTES

1	NEW STAND-OFF GLASS GUARD RAIL WITH ATTACHED HANDRAIL
2	NEW WOOD FRAMED STAIRS
3	NEW RETAIL COUNTER
4	NEW 3' DOOR -FULL LIGHT- METAL FRAMED DOOR
5	NEW 7 FOOT PARTITION WALL
6	NEW PR. 2/10 -FULL LIGHT- METAL DOOR "PINKYS DOORS"
7	NEW 3' DOOR -FULL LIGHT- METAL FRAMED DOOR WITH ADA ACCESS
8	ACCESSIBLE CHANGING ROOM
9	SECOND FLOOR GUARD RAIL
10	EXISTING STEEL POST
11	NEW CURTAINS

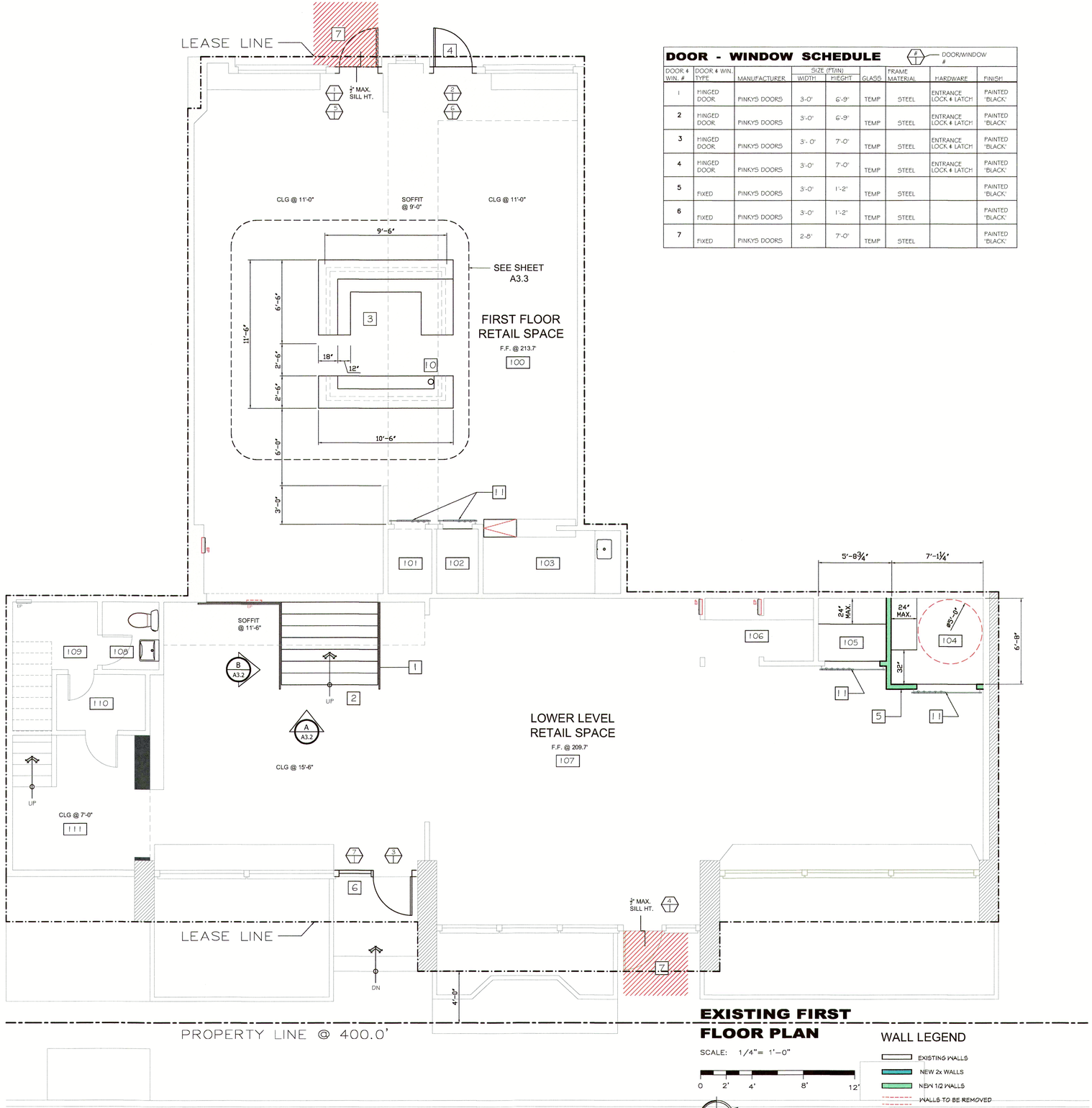


EXISTING SECOND FLOOR PLAN

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

0 2' 4' 8' 12'

North



EXISTING FIRST FLOOR PLAN

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

0 2' 4' 8' 12'

North

WALL LEGEND

- EXISTING WALLS
- NEW 2x WALLS
- NEW 1/2 WALLS
- WALLS TO BE REMOVED

DOOR - WINDOW SCHEDULE

(7/1 — DOOR/WINDOW #)

DOOR & WIN. #	DOOR & WIN. TYPE	MANUFACTURER	SIZE (FT/IN) WIDTH	SIZE (FT/IN) HIEGHT	GLASS	FRAME MATERIAL	HARDWARE	FINISH
1	HINGED DOOR	PINKYS DOORS	3'-0"	6'-9"	TEMP	STEEL	ENTRANCE LOCK & LATCH	PAINTED "BLACK"
2	HINGED DOOR	PINKYS DOORS	3'-0"	6'-9"	TEMP	STEEL	ENTRANCE LOCK & LATCH	PAINTED "BLACK"
3	HINGED DOOR	PINKYS DOORS	3'-0"	7'-0"	TEMP	STEEL	ENTRANCE LOCK & LATCH	PAINTED "BLACK"
4	HINGED DOOR	PINKYS DOORS	3'-0"	7'-0"	TEMP	STEEL	ENTRANCE LOCK & LATCH	PAINTED "BLACK"
5	FIXED	PINKYS DOORS	3'-0"	1'-2"	TEMP	STEEL		PAINTED "BLACK"
6	FIXED	PINKYS DOORS	3'-0"	1'-2"	TEMP	STEEL		PAINTED "BLACK"
7	FIXED	PINKYS DOORS	2'-8"	7'-0"	TEMP	STEEL		PAINTED "BLACK"

JUL 03 2023

REGISTERED PROFESSIONAL ENGINEER CHARLES ALEXANDER MANDURRAGO No. C 83571 EXP. 3-31-25 CIVIL STATE OF CALIFORNIA

REATE DESIGN & ASSOCIATES

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DRAWN BY: MANDURRAGO

DRAWING DATE: 7-3-23

REVISIONS:

PROJECT:

ATKINS FINE CLOTHIERS LLC
TENANT IMPROVEMENTS TO SPACE 115 IN THE CARMEL PLAZA

OCEAN & MISSION STREET
CARMEL, CA. 93921
APN: 010-086-006

OWNER:

ATKINS FINE CLOTHIERS LLC
P.O. BOX 544
PEBBLE BEACH, CA. 93953

SHEET NUMBER:

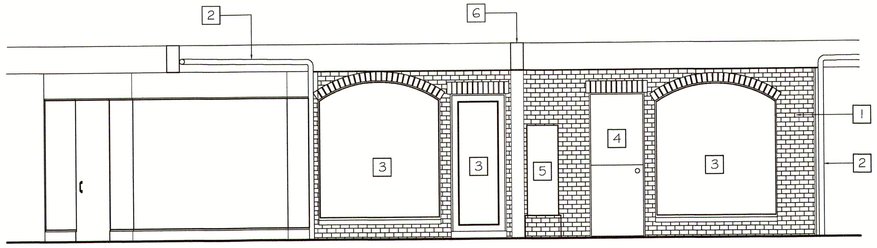
Charles Mandurrago

A2.1

Attachment 4

NOTES

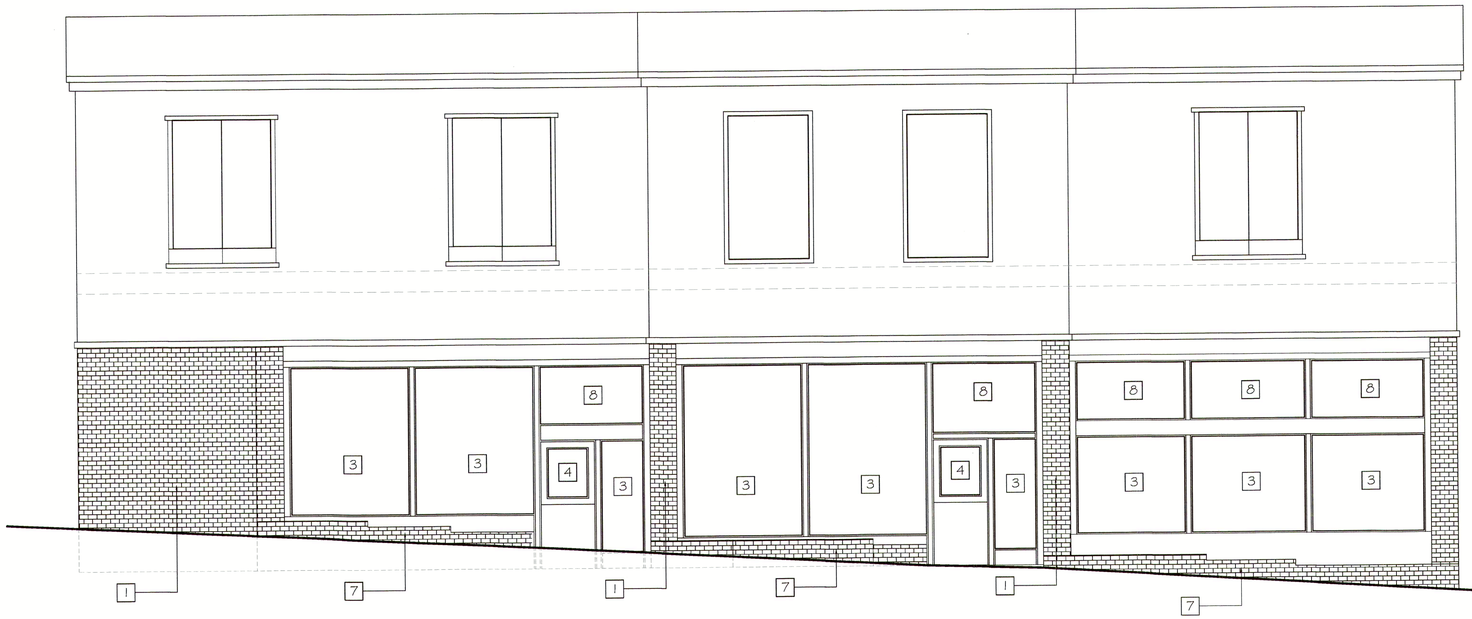
1. (E) BRICK VENEER
2. (E) DRAINAGE PIPE
3. (E) WINDOW
4. (E) DUTCH DOOR
5. (E) DISPLAY WINDOW
6. (E) BEAM
7. (E) BRICK PLANTER
8. (E) TRANSOM WINDOW



EXISTING STOREFRONT @ COURTYARD

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

0 2' 4' 8' 12'



EXISTING STOREFRONT @ MISSION ST.

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

0 2' 4' 8' 12'

JUL 03 2023

REGISTERED PROFESSIONAL ENGINEER
CHARLES MANDURRAGO
NO. C 38577
EXP. 3-31-25
CIVIL
STATE OF CALIFORNIA

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DRAWN BY: MANDURRAGO

DRAWING DATE: 7-3-23

REVISIONS:

PROJECT:

ATKINS FINE CLOTHIERS LLC
TENANT IMPROVEMENTS
TO SPACE 115 IN THE
CARMEL PLAZA

OCEAN & MISSION STREET
CARMEL, CA. 93921
APN: 010-086-006

OWNER:

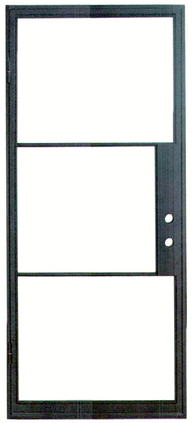
ATKINS FINE CLOTHIERS LLC
P.O. BOX 544
PEBBLE BEACH, CA. 93953

SHEET NUMBER:

Charles Mandurrago

A3.0

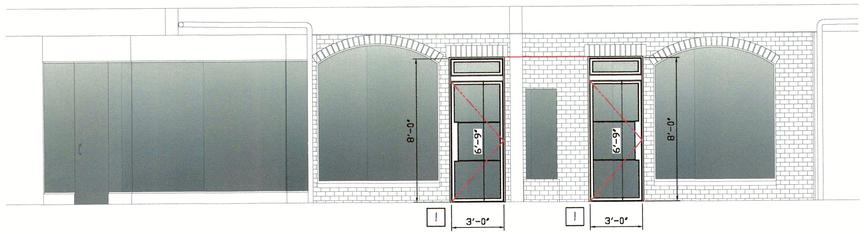
TRANSOM



SINGLE DOOR

DOOR WITH SIDELITE

"PINKYS" STEEL DOORS



PROPOSED STOREFRONT @ COURTYARD

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

0 2' 4' 8' 12'

NOTES

1 (N) SINGLE HINGED STEEL DOOR

2 (N) DOUBLE HINGED STEEL DOOR

Attachment 4

PROPOSED STOREFRONT @ MISSION ST.

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

0 2' 4' 8' 12'

JUL 03 2023

REGISTERED PROFESSIONAL ENGINEER
ALEXANDER OLIVER
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DRAWING DATE: 7-3-23

REVISIONS:

△
△
△
△

PROJECT:

ATKINS FINE CLOTHIERS LLC
TENANT IMPROVEMENTS
TO SPACE 115 IN THE
CARMEL PLAZA

OCEAN & MISSION STREET
CARMEL, CA. 93921
APN: 010-086-006

OWNER:

ATKINS FINE CLOTHIERS LLC
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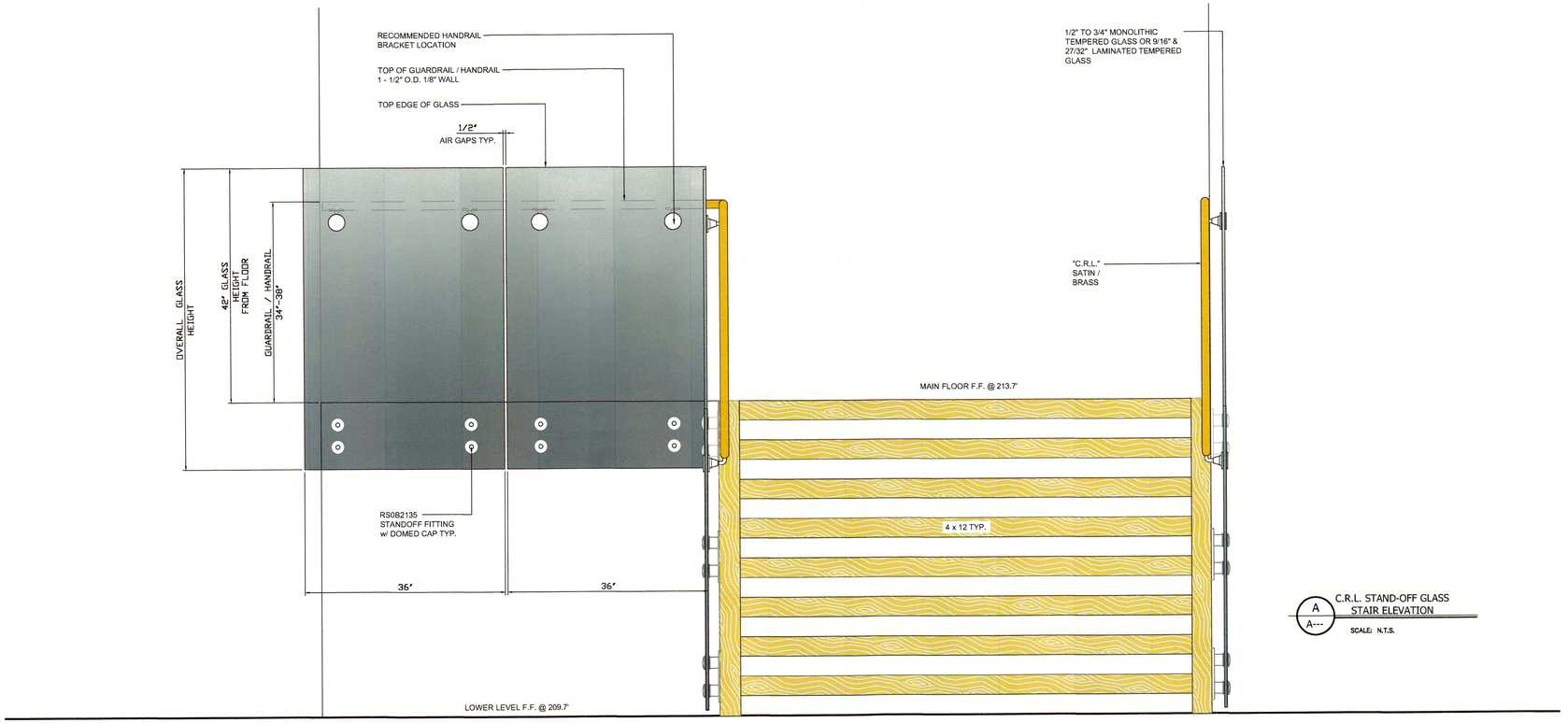
SHEET NUMBER:

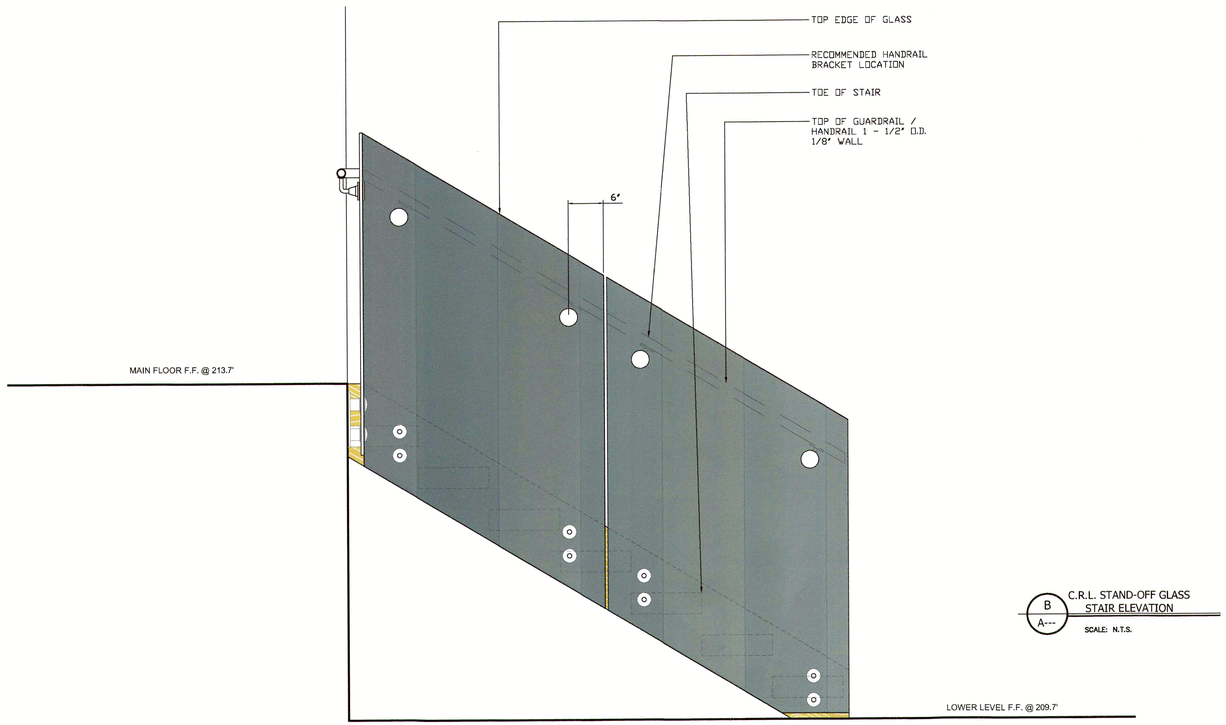
Charles Mandurrago

A3.1



A / A---
C.R.L. STAND-OFF GLASS STAIR ELEVATION
SCALE: N.T.S.

Attachment 4



B / A---
C.R.L. STAND-OFF GLASS STAIR ELEVATION
SCALE: N.T.S.

JUL 03 2023

REGISTERED PROFESSIONAL ENGINEER
KLEANDER
NO C 35577
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DRAWN BY: MANDURRAGO

DRAWING DATE: 7-3-23

REVISIONS:

PROJECT:

ATKINS FINE CLOTHIERS LLC
TENANT IMPROVEMENTS
TO SPACE 115 IN THE
CARMEL PLAZA

OCEAN & MISSION STREET
CARMEL, CA. 93921
APN: 010-086-006

OWNER:

ATKINS FINE CLOTHIERS LLC
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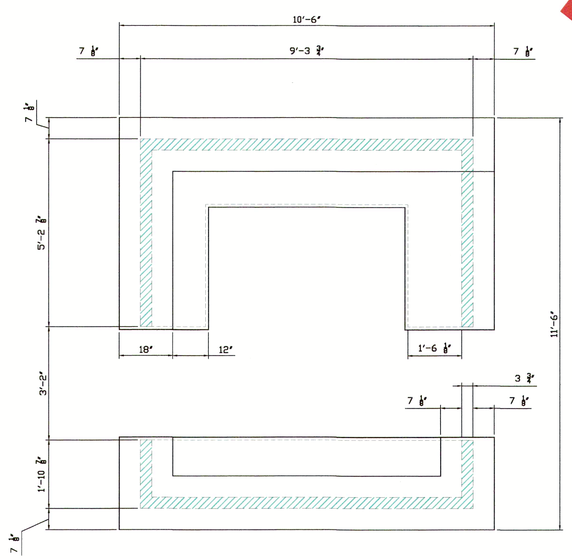
PEBBLE BEACH, CA. 93953

SHEET NUMBER:

Charles Mandurrago

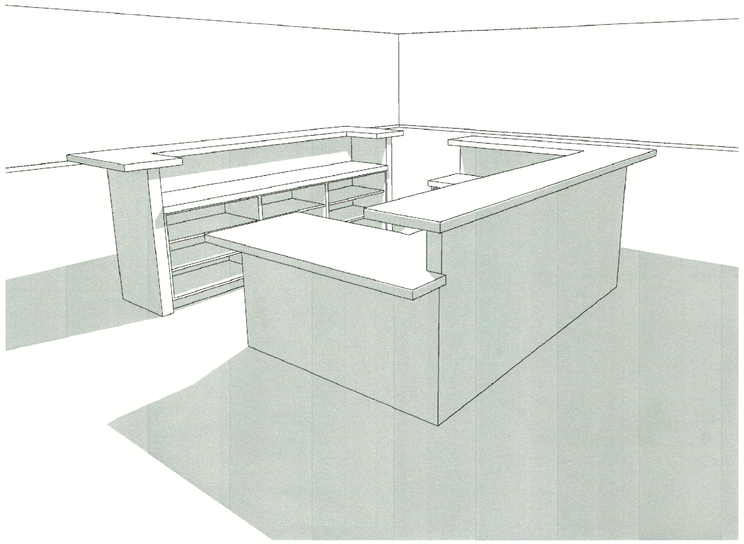
A3.2



SALES COUNTER

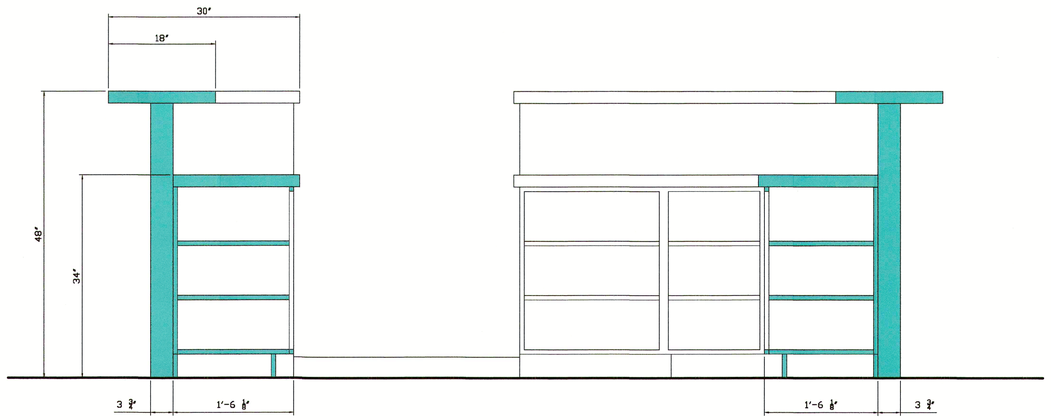
SCALE: 1/2"= 1'-0"

0 2' 4' 8' 12'



SALES COUNTER PICTURE "A"

Attachment 4



A
A---

SALES COUNTER SECTION

SCALE: 1/2" = 1'-0"

JUL 03 2023

REGISTERED PROFESSIONAL ENGINEER
ALEXANDER FO
No. C 58117
EXP 3-31-25
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STATE OF CALIFORNIA

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&
ASSOCIATES

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DRAWN BY: MANDURRAGO

DRAWING DATE: 7-3-23

REVISIONS:

PROJECT:

ATKINS FINE CLOTHIERS LLC
TENANT IMPROVEMENTS
TO SPACE 115 IN THE
CARMEL PLAZA

OCEAN & MISSION STREET
CARMEL, CA. 93921
APN: 010-086-006

OWNER:

ATKINS FINE CLOTHIERS LLC
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PEBBLE BEACH, CA. 93953

SHEET NUMBER:

Charles Mandurrago

A3.3

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

July 17, 2023
ORDERS OF BUSINESS

TO:	Historic Resources Board Commissioners
SUBMITTED BY:	Marnie R. Waffle, AICP, Principal Planner
SUBJECT:	Revised proposal from Historic Resources Board Member Karyl Hall for a new City policy to incentivize the protection of non-historic but notable homes from demolition or extensive exterior remodeling.

RECOMMENDATION:

Receive the report, discuss, and provide direction to staff.

BACKGROUND/SUMMARY:

At the December 19, 2022, Historic Resources Board meeting, the Board requested a future agenda item to discuss a proposal prepared by Board member Karyl Hall to save select non-historic Carmel homes from demolition/exterior remodeling.

At the January 23, 2023, meeting, the Board reviewed the proposal and directed staff to take the proposal to the City Council to request adding the project to the Community Planning & Building Department's work plan.

Following the meeting, Board member Hall felt it was prudent to clarify some key points of the proposal, and provided staff with a revised proposal for the Board's consideration at the March 20, 2023 meeting. A revised proposal was discussed at the May 15th and June 19th meetings, with the Board recommending additional refinements at each meeting. Board member Hall has prepared a revised proposal for discussion which can be found in Attachment 1.

FISCAL IMPACT:

N/A

ATTACHMENTS:

Attachment 1 - Level 2 Proposal rev. 7.8.23
Attachment 2 - Level 2 Presentation 7.9.23

INCENTIVE PROGRAM FOR SELECTED NON-HISTORIC CARMEL HOMES PROPOSED FOR DEMOLITION/EXTERIOR REMODELING

MISSION STATEMENT: To help preserve the unique residential architectural character of Carmel-By-The-Sea with an incentive program to save older homes that reflect that character.

The purpose of this proposal is to establish a new voluntary status for homes 70 years of age or older that do not qualify as "historic," but nevertheless are characteristic of our village in the forest, with the intent of protecting them from extensive alteration or demolition when possible. This designation would be less restrictive for the homeowner than the standard historic designation, both in qualifications and remodel requirements, should they choose to take advantage of the program. Incentives will be offered to encourage this "Notable Home" status.

IDEA STATEMENT: WHY WE NEED PROTECTIONS

Most Carmel homes of note do not qualify for historic status (see the criteria for historical register below, Table 1). This is for a variety of reasons, e.g., no record of who built it, the year built, etc. Many of these homes are being torn down, mostly to build larger structures, to utilize "highest and best use" for the owner/ investor.

This proposal is an incentive program to encourage homeowners to protect the special nature of Carmel-by-the-Sea. There is a range of architecture consistent with Carmel character.

Yes, there is some "judgment" in determining which houses qualify for being designated Notable Homes. That is why we have knowledgeable staff and committees to ascertain these decisions. There will always be gray areas requiring judgment calls. However, as the current General Plan states, "conservation allows change and new construction as long as it is consistent with established character." What is this established character? The General Plan defines it as follows: "In recognition of this close relationship between the natural and built environments, and perhaps intended to enhance this fit, many of the City's buildings have been designed with natural materials, pleasant open spaces and abundant landscaping with native plants. Carmel Stone, local granite and the frequent use of wood in hand carved doors, window frames, sills, moldings, roofing materials and signs are all design features that contribute

to the village character of the City. These form a contrast to the glass, steel, plastic and featureless gray concrete so often found in other, more urban cities

Attention to detail and emphasis on fine craftsmanship can be seen in the varied architecture of Carmel; local builders have embellished their work with detailing and individual style, which creates a unique and appealing building design. Most of Carmel- by-the-Sea's historic buildings exhibit myriad detailing, some of it intricate and some bold: surfaces are broken up by ridges, insets, decorative tiles, cavities, niches and abrupt changes of material; textures exhibit a great variety, from smooth-troweled plaster, brick, stone, rock or exposed aggregate to painted, carved or unfinished wood; corners often include bevels, bullnoses, cornices and moldings."(2003 General Plan: "Land Use and Community Character: Architecture and Community Character").

QUALIFYING CHARACTERISTICS FOR NOTABLE HOME PROTECTION

1. Homes typically built up through the 1940s (but generally restricted to 70 years of age or older). *Among the most noteworthy to Carmel in this period was the design of "Storybook" cottages that drew upon references of "Cotswold houses." The housing stock are generally considered old-world European or vernacular or traditional styles.
~~including Craftsman, Tudor Revival, English Revival, French Revival, Spanish and Italian Revival, American Colonial Revival, Monterey Revival, and Pueblo Revival~~

2. Homes built by Murphy, Comstock, Denny and Watrous, Hill, Morgan and others listed in the historic register that meet characteristics above. However, a home is not required to have proof/knowledge of builder or restricted to a listed builder/architect to qualify for Notable Home status.

3. Small homes—one and two bedrooms. Saving a small home does not preclude the possibility of adding on in the same vernacular if the addition is designed to be subservient to the original building, ideally hidden from street view if possible. Floor area ratio must still be no more than 45% of the lot.

The proposed Carmel city code changes are consistent with the Notable Home residence proposal (Proposed Zoning Code and Residential Design Guideline amendments, August 21, 2019). Particularly relevant statements from the amendments regarding designs follow:

"…standards have been added requiring that (the home) be sensitive to neighborhood context, incorporate natural finish materials, use earth-toned colors, and to consider using traditional roof forms such as gables."

ELIMINATED "POSSIBLE CHARACTERISTICS SECTION

The updated City Design Guidelines (draft) provide six overlying principles of acceptable designs that ALSO apply to Notable Homes:

1. PRESERVE, restore, and enhance the forest in all improvement projects: private, public, and otherwise.
2. SUBORDINATE every built structure to the character and continuity of the forest, natural environment, and to the natural features of its own site.
3. FIT every built structure within its neighborhood context.
4. RETAIN and build upon Carmel's architectural heritage.
5. DESIGN every built structure with modesty.
6. DETAIL every property authentically and consistently.

TABLE 1: HISTORIC REQUIREMENTS FOR LEVEL 1 HOMES JUXTAPOSED WITH PROPOSED REQUIREMENTS FOR NOTABLE HOMES

HISTORIC REQUIREMENTS (LEVEL 1)	NOTABLE HOMES
A. Representative of at least one theme included in the Historic Context Statement.	Same, needn't be an exact representation
B. Shall retain substantial integrity (association, feeling, setting, location, design, materials, and workmanship).	Not as restrictive, as long as the basic integrity of the house is maintained
C. Fifty years of age and older, and should meet at least one of the four criteria for listing in the CA Register at a national or statewide level of significance, or at a regional or local level of significance:	70 years of age or older
1. Is associated with events that have	Not necessary

made a significant contribution to the broad patterns of local or regional history or the cultural heritage of CA or the U.S.	
2. Is associated with the lives of persons important to local, CA or national history	Not necessary
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, an important creative individual, or possesses high artistic values, Or	Same
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, CA or the nation.	Not necessary
D. To qualify for the Carmel Inventory, an historic resource eligible under CA Register criteria no. 3 only, should:	
1. Have been designed and/or constructed by an architect, designer/builder or contractor whose work has contributed to the unique sense of time and place recognized as significant in the Historic Context Statement, or	Not necessary
2. Have been designed and/or constructed by a previously unrecognized architect, designer/builder, or contractor if there is substantial, factual evidence that the one or more of the historic contexts of the city to an extent consistent with other architects, etc. identified within the Historic Context Statement, or	Not necessary
3. Be a good example of an architectural style or type of construction recognized as significant in the Historic Context Statement, or	Not necessary
4. Display a rare style or type for which	Not necessary

special consideration should be given. Rare styles and types that contribute to Carmel's unique sense of time and place shall be deemed significant.

E., F, and G.
Not applicable

H. A resource less than 50 years old may be eligible if it is of exceptional importance

Same, but 70 years or older

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.

NOTE: only houses that reflect the established character of the village, as defined in the General Plan, but do not qualify as historic, are to be considered for Notable Home status.

PROPOSED INCENTIVES FOR NOTABLE HOMES

The Notable Home designation could be a badge of honor, further enhancing the value of the residence, if financial and/or code amendment incentives were provided. Indeed, incentives would be the motivation for participation in most cases. Possible incentives follow:

1. Allow additions to existing homes while keeping the original home intact, using the same style of construction as the original.
~~2. Allow upgrades inside the home while maintaining the exterior appearance.~~
~~3. Allow replacement of existing structure(s) where necessary (due to extensive wood rot, code compliance issues, etc.) in the same construction style/size as the original, using as many of the original home materials as possible.~~
2. Reduced planning and permit fees once the Notable Home designation is assigned.
~~5. Fast-track the permit process.~~

3. leniency regarding the following:

— flexibility in requirements for a home built before today's codes existed (illegal non-conforming issues)
  - Parking requirements relaxed
  - Basement allowed or expanded
  - Setback requirements reduced
  - Expeditious tree removal (if approved by City Forester)
  - Volumetrics or bulk plane
  - ~~Allow additional square footage without increasing site coverage~~
  - Allow variances for semi-permeable and impermeable landscaping site coverage
  - Drainage requirements reduced
  - Greater site coverage allowed

* Note: These would be mechanisms for the city planners to apply site-specific criteria with which the Notable Home owner could work. Any non-financial incentive would possibly require code amendments.

STEPS TO ESTABLISH NOTABLE HOMES

1. A project would only be referred to the HRB by the city planning staff if the applicant elects to participate in the program, and the checklist (Appendix A) indicates eligibility. The planning department staff would pass along to the HRB only cases for review for which the applicant desires to participate, and that alter the exterior of the home. This includes all homes for which permit applications for exterior remodels or demolition have been submitted that are not designated historic and are 70 or more years of age. Excluded are plans only for deck and patio additions/changes, landscaping changes, and roof or other repairs/ replacement, if replaced with like-kind materials (see Checklist, Appendix A).

2. Candidates identified who are interested in participating would have their homes reviewed by the Historic Resources Board (HRB). The HRB would then make the determination of qualification for a Notable Home designation, similar to the procedures for Level 1 (historic) homes. This could be completed via email with a 4 day turn around. If a majority of the HRB approves, the city planner proceeds with incentive(s) appropriate to the property.

3. If there is a majority "non-approval" by the HRB, staff would proceed as they have in the past, with "determination of ineligibility" established.

4. If a home is designated a Notable Home, the homeowner(s) could, if desired, meet with the HRB, to discuss their concerns/incentives with the designation and how it could impact their plans for the property. Otherwise, they would simply work with the planning department regarding incentives. The owner has the option of not accepting the designation before final plans are approved by the Design Review Board, Planning Department or Planning Commission, whichever apply.

5. It becomes the responsibility of the Staff/Planning Commission to enforce restrictions for homes designated as a Notable Home, should the owner take advantage of the program.

Notable Home designation would exist through the property to new owners via city records, but not through deed restrictions. A new owner of an already designated Notable Home could retain the designation/incentives that had been originally applied, but would not be able to utilize the designation for additional incentives, i.e., Notable Home incentives apply only once on a home. It is unlikely that a subsequent owner would demolish or extensively remodel a home that has a Notable Home qualified remodel or rebuild by the prior owner, because they are already enjoying the benefits of the incentives, and indeed might possibly lose prior incentives if rebuilding. Needless to say, designated historic homes do not qualify for incentives.

WAYS TO PROMOTE THE PROGRAM:

- Notable Home program listed/described in the Design Guidelines, with a link to this document
- Brochure for realtors, builders, public, at city hall – a method for notifying of the possibility of level two home designation*
- Slide show
- City website list of examples of Notable Homes and requirements

kh: revised 7.10.23

CHECKLIST: REQUIREMENTS FOR NOTABLE HOMES
APPLIED BY PLANNING DEPARTMENT

All five criteria must be met to qualify as a Notable Home:

____ A. Is seventy years of age or older

____ B. Plans for renovations/remodel must retain basic integrity
(association, feeling, setting, location,
design, materials, and/or workmanship)

____ C. Is representative of at least one traditional historic theme
(needn't be an exact representation)

____ D. Embodies the established character of a cottage in a village in
the forest

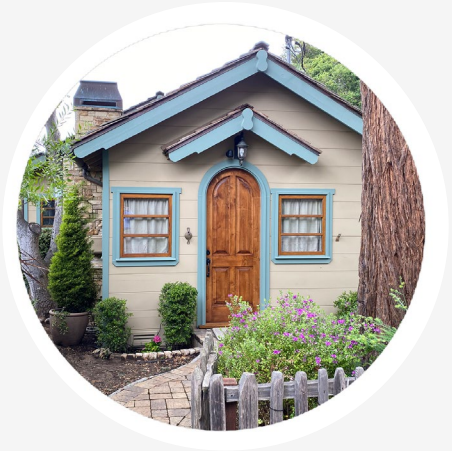
____ E. Renovations/remodel building plans involve changes beyond deck and patio additions, landscaping changes, and roof or other repairs or replacements in-kind

Incentive Program

SELECTED NON-HISTORIC CARMEL HOMES PROPOSED FOR DEMOLITION OR EXTERIOR REMODELING

Mission Statement:

To help preserve the unique residential architectural character of Carmel-By-The-Sea with an incentive program to save older homes that reflect that character.



WHY WE NEED PROTECTIONS:

Many older Carmel homes do not qualify for historic status. These homes are being torn down, typically to build larger homes to "max out" the lot.

Purpose of the Program

To save homes 70 years of age or older that do not qualify as "historic," but nevertheless are characteristic of our village in the forest, with the intent of protecting them from extensive alteration or demolition.

Qualifying Characteristics

- Architecture consistent with Carmel character as defined by the General Plan.
- Homes typically built up through the 1940s (but generally 70 years old or older. Generally considered old-world European or traditional styles.
- Sensitive to neighborhood context, incorporating natural finish materials, use of earth-toned colors, and traditional roof forms such as gables.
- Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, an important creative individual, or possesses high artistic values.

POSSIBLE INCENTIVES

- Allow additions in the same style
- Reduced planning and/or permit fees
- Flexibility in allowing illegal non-conforming issues to remain e.g. drainage requirements, parking requirements
- Basement allowed or enlarged
- Setback requirements reduced
- Expeditious code-qualified tree removal as determined by City Forester
- Volumetrics or bulk plane flexibility
- Greater site coverage allowed

Note: Possible site-specific incentives determined by city planners/Historic Resources Board.

STEPS TO ESTABLISH NOTABLE HOMES

A project would be referred to the HRB by the city planning staff if :

- ✓ The applicant elects to participate in the program
- ✓ The checklist indicates eligibility
- ✓ Alter home beyond deck and patio additions/changes, landscaping changes, and roof or other repairs/replacement, if replaced with like-kind materials

REVIEW BY:
HISTORIC RESOURCES BOARD

- Planners email HRB with potential candidates
- HRB votes by email
- If majority approval, candidates meet with HRB and planner

Meetings

The homeowner(s) of qualified homes could meet with the HRB, to discuss their concerns and incentives with the designation and how it could benefit their property. Otherwise, they would simply work with the planning department regarding incentives.

The owner has the option of not accepting the designation before final plans are approved.

Staff/Planning Commission to enforce restrictions and incentives as usual.

City Records

- Designation via city records, but not through deed restrictions

- Notable Home incentives apply only once on a home
  - No incentives for subsequent owners
  - Subsequent owners enjoy the benefits from previous changes, but do not receive additional benefits

Promotion

WAYS TO PROMOTE THE PROGRAM:

- Listed/described in the Design Guidelines
- Brochure for realtors, builders, public, at city hall
- City website list of examples of Notable Homes and requirements

CHECKLIST:

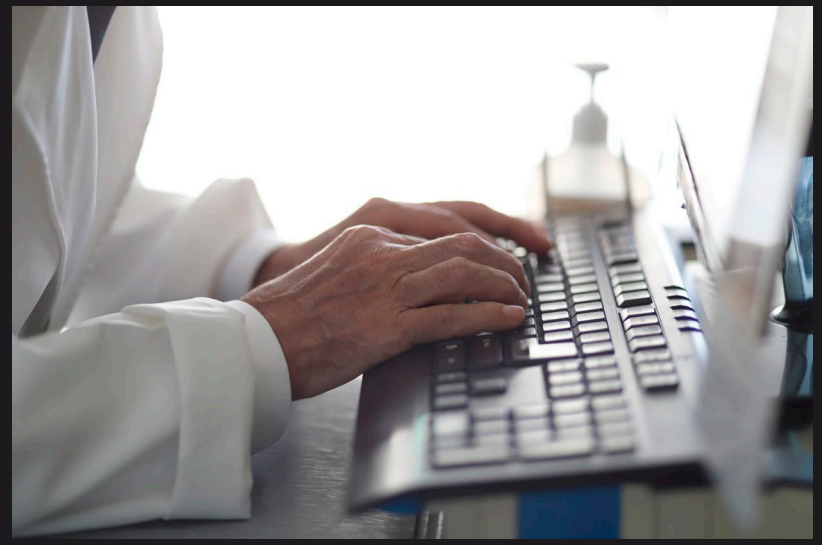
Requirements for notable homes applied by Planning Department

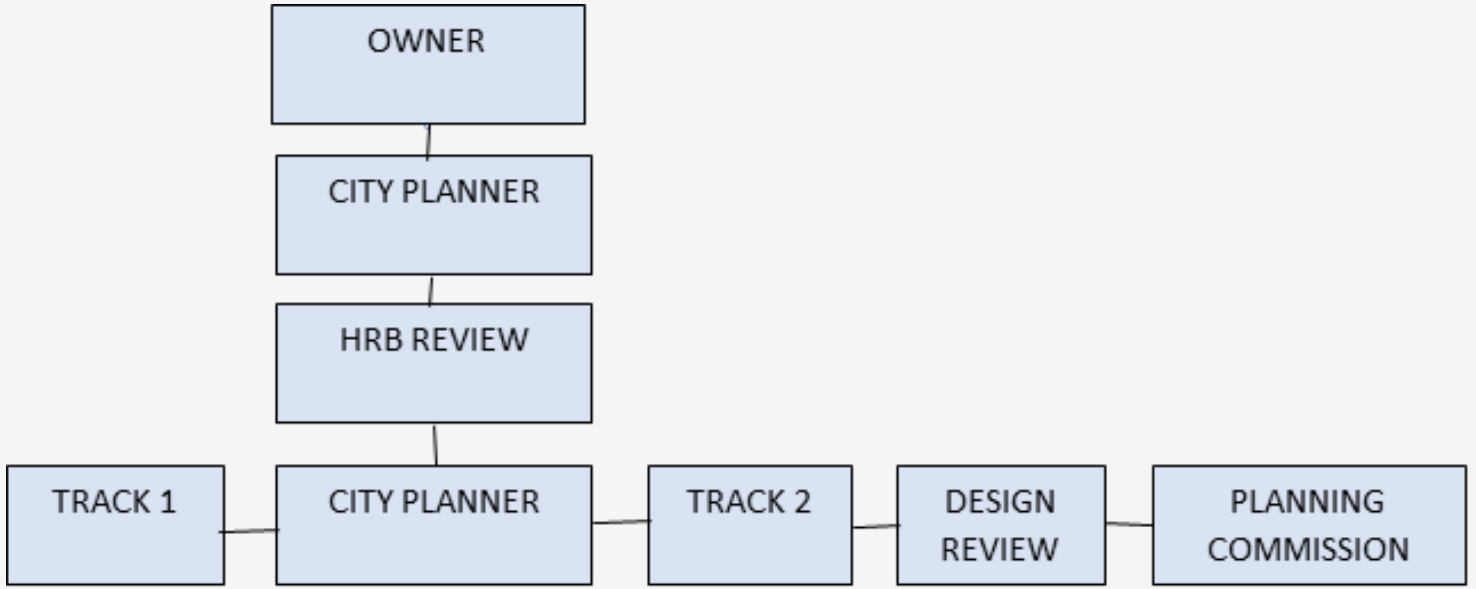
All five criteria must be met to qualify

- ✓ A. Is seventy years of age or older
- ✓ B. Plans for renovations/remodel must retain basic integrity of the existing home
  - ✓ Association, feeling, setting, location, design, materials, and/or workmanship)
- ✓ C. Is representative of at least one traditional historic theme (needn't be an exact representation)
- ✓ D. Embodies the established character of a cottage in a village in the forest
- ✓ E. Renovations/remodel building plans involve changes beyond deck and patio additions, landscaping changes, and roof or other repairs or replacements in-kind

Work Flow

HRB Review for Optional Program





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

July 17, 2023
PUBLIC HEARING

TO:	Historic Resources Board Commissioners
SUBMITTED BY:	Evan Kort, Associate Planner
SUBJECT:	**DR 23-140 (Esperanza Carmel Commercial - JB Pastor Building)**: Consideration of a Determination of Consistency for the construction of a 15,351-square-foot mixed-use building with a 9,805-square-foot subterranean garage on a portion of the Northern California Savings & Loan Complex site. The project will be constructed on the lot containing the Community Room (APN 010-145-023) and the adjacent parking lot site to the south (APN 010-145-024), as well as a third lot to the south (APN 010-145-012) that is not part of the historic Northern California Savings & Loan Complex. The proposed design does not include construction on the lot containing the Bank Building (APN 010-145-022). The project is located at Dolores Street 2 southeast of 7th Avenue in the Service Commercial (SC) Zoning District. APNs 010-145-012, 010-145-023, 010-145-024.

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 construction a 15,351-square-foot mixed-use building with a 9,805-square-foot subterranean garage on a portion of the Northern California Savings & Loan Complex site located at Dolores Street 2 southeast of 7th Avenue in the Service Commercial (SC) Zoning District. APNs 010-145-012, 010-145-023, 010-145-024

BACKGROUND/SUMMARY:

EXECUTIVE SUMMARY

The applicant is proposing to construct a 15,351-square-foot mixed-use building with a 9,805-square-foot subterranean garage on a portion of the Northern California Savings & Loan Complex site. This project has been considered multiple times before in other forms which have included the demolition or relocation of the Community Room. Those projects were not support by the Historic Resources Board nor City Council on appeal. The applicant is no longer proposing to move or alter the community room building but build around it.

While the Northern California Savings & Loan Bank Building and Community Room are proposed to be preserved, construction is proposed on the southern two lots of the complex site (lots 6 & 8) and therefore the Board is required to adopt a Determination of Consistency for the project.

BACKGROUND AND PROJECT DESCRIPTION

The Palo Alto Savings and Loan Complex ("complex"), consisting of Lots 2, 4, 6, and, 8, of Block 91 is

located at the southeast corner of 7th Avenue and Dolores Street. The complex was listed on the Carmel Inventory and Register on April 4, 2023 by the City Council, following the denial of an appeal (APP 23-031) by Esperanza Carmel Commercial appealing the HRB's January 23, 2023 decision to list the property on the Carmel Inventory and Register.

The complex, designed by noted architects Walter Burde and William Shaw, is representative of the Bay Region Modern Style and maintains the following character defining features:

- Building integrated with surrounding landscape;
- Horizontal or Vertical massing with shed roofs;
- Existing spatial relationship between the bank building and Community Room;
- Detached Community Room building connected by a wood-clad upper walkway;
- Projecting shed or boxy volumes;
- Exposed structural elements;
- Wide expanses of glass set within wood frames;
- Wood siding as exterior cladding; and
- Copper sheet roof cladding.

The applicant is proposing to construct a 15,351-square-foot mixed-use building with a 9,805-square-foot subterranean garage on a portion of the complex site. The project is proposed to be construction on lots 6 and 8, as well as lot 10 –lot 10 is not part of the complex site. While the community room is located on lot 6, the project is proposed to be built around the community room leaving the structure intact with no alteration proposed to the Bank Building or Community Room structures. However, the proposed project does require the ornamented concrete wall to the south of the Community Room will be removed. The potential for relocation of this wall to the Bank Building site is discussed later in this report.

STAFF ANALYSIS

Evaluation Process

Although the proposed project does not include any alterations to the Bank Building or Community Room structures, it still constitutes a major alteration to a historic resource as defined in CMC 17.32.160.A since the project is taking place on the overall Palo Alto Savings and Loan "Complex". In accordance with 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's Standards are applicable to the project, (2) reviews the proposed project, and (3) explains the basis of the determination. 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."*

The city contracted with qualified professional historian Seth Bergstein from PAST Consultants to prepare the Determination of Consistency (Phase II Evaluation; refer to Attachment 2). The evaluation concluded the project is consistent with the Secretary's Standards –evaluation provided below.

As prescribed in CMC 17.32.160.B.1, the board may take one of two actions:

1. *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.*

2. *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.

Staff recommends the board choose option 1, issue a determination of consistency as found in the attached Resolution (Attachment 1).

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.

Seth Bergstein of PAST Consultants evaluated the project for consistency with the Secretary of the Interior's Ten Standards for Rehabilitation (Attachment 2). Mr. Bergstein found that Standards #1, 2, 3, 5, 6, and 7 are applicable to the project. The evaluation concluded that the project as proposed is consistent with all applicable standards.

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: "Although the subject property has changed from a commercial bank to a commercial restaurant use, the subject building's current use has required minimal changes to its distinctive exterior materials, features, spaces, and spatial relationships in keeping with this Standard."
Staff Response: Staff concurs with the Phase II response.

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 original spatial relationship between the bank building and the Community Room is a primary character-defining feature of the site. The proposed project allows the spatial relationship between the Bank Building and the Community Room to remain, as well as the elevated walkway connecting the two buildings."

Staff Response: Staff concurs with the Phase II response.

Standard 3: 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 historic properties, will not be undertaken.

*Phase II Response: "*The proposed project does not add conjectural features or elements from other historic properties that would confuse the remaining character-defining features of the subject property. The project is consistent with this Standard."

Staff Response: Staff concurs with the Phase II response.

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

Phase II Response: "With the exception of the ornamented concrete wall, the original landscape and paving features of the 1972 Burde/Shaw design have been removed or obscured. Maintaining the entirety of the Bank Complex, including the Bank Building, the Community Room and the elevated walkway connecting the buildings, is in conformance with this Standard. A recommendation for the removed section of the ornamented concrete wall is included at the end of this document.

Staff Response: Staff concurs with the Phase II response. An analysis in respect to the concrete wall is provided below as well as an associated Condition of Approval for the recommended preservation of said wall included in the resolution. Moving and retaining the wall is not required for consistency with the secretary's standards -it is only a recommendation.

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: "It is recommended that any deteriorated exterior cladding and roof elements for the Community Room be repaired, rather than replaced, in conformance with this Standard."

Staff Response: Staff concurs with the Phase II response. Repairs or alterations have not been proposed to the exterior of the community room as part of this project. Should repairs be proposed in the future, staff has included Condition of Approval #1 stating the applicant shall submit in writing to the Community Planning and Building Department an application outlining the details of any proposed repairs for review and approval prior to commencement of work.

Standard 7: 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.

Phase II Response: "Physical treatments to repair exterior cladding for the Community Room shall use the safest methods for a given substrate, in conformance with this Standard."

Staff Response: Staff concurs with the Phase II response. As noted under Standard 6, repairs have not proposed to the exterior of the Community Room as part of this project. Should repairs be proposed in the future, staff has included Condition of Approval #1 stating the applicant shall submit in writing to the Community Planning and Building Department an application outlining the details of any proposed repairs for review and approval prior to commencement of work.

Concrete Wall: While the Phase I evaluation (Attachment 3) notes the site landscaping as a character defining feature of the site, the Phase II report (Attachment 2) describes numerous alterations to the site and the original Burde/Shaw landscape design. The Phase II report concludes that the original landscape design south and east of the Community Room has lost substantial historic integrity with the exception of the south portion of the ornamented concrete wall remains intact enough to reveal the original stone pattern.

According to the Phase II report, *the concrete wall was designed and built by Ornamented Concrete, Incorporated,* [which] *was founded by Brad Bowman of Carmel Valley. The company specialized in handmade site alterations rendered in concrete and stucco. Bowman pioneered a process for using exposed aggregate concrete in construction projects, developing a methodology for using various aggregate combinations to create artistic compositions that were used as building walls, concrete paving or landscape walls. Bowman used a simple technique: a V-shaped blade stamped patterns within the concrete, a term he labeled "Ornamented Concrete." Exposed aggregate, rocks or pebbles were inserted into the wet concrete in various patterns. This revolutionary process labeled Bowman the "father of stamped concrete."*

At the subject site, a 1972 photograph of the wall's installation appeared in local newspapers.
While Brad Bowman designed these site features, his daughter, Tani Bowman assisted in design and application. Local newspapers indicate that the selection and placement of each rounded stone was meticulous, with each stone's size and shape being important to the overall pattern (refer to Attachment 4, page 6).

As noted in the Phase II report, a remaining intact section of the Bowman-designed ornamented concrete wall is located on the south side of the community room. This section still reveals its original stone pattern and sand finish. The report prepared by PAST recommends that the original intact section of the wall proposed for removal be preserved and replaced at another location on the site. A potential location would be in the parking lot within proximity of the ornamented concrete wall on the east elevation of the Bank Building. This location would allow interpretation of the removed feature on the original site and provide a link to the original Burde/Shaw design. This recommendation has been included as Condition of Approval #2. Moving and retaining the wall is not required for consistency with the secretary's standards -it is only a recommendation.
The applicant does not have control of the bank building site (lots 2 and 4), so the exact location of the wall cannot be conditioned or guaranteed. The locations identified below (refer to Figure 1-3, below) are just two of many options, and would be subject to the two property owners working together at a civil level.

Figure 1. Example wall locations. Blue and red lines in figure above denote approximate possible location for the relocation of the concrete wall. The wall is not limited to these locations but should be within preserved and replaced on the site.

Figure 2. Approximate location of blue line shown in Figure 1, above. Location related to adjacent pebbled concrete wall on adjacent building. Blue wall in Figure 2 is not to scale –for illustrative purposes only.

Figure 3. Approximate location of red line shown in Figure 1, above.
Red wall in Figure 3 is not to scale –for illustrative purposes only.

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 alterations to the Northern California Savings and Loan Complex were reviewed by the City's Historic Preservation Consultant and a Phase II Historic Assessment was prepared for the project (refer to Attachment 2). 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 alterations to the Northern California Savings and Loan Complex do not impact the character-defining features or overall historic integrity of the complex.

FISCAL IMPACT:

N/A

ATTACHMENTS:

Attachment 1 - Resolution
Attachment 2- Phase II Evaluation
Attachment 3 - DPR 523
Attachment 4 - Project Plans
Attachment 5 - Project Renderings
Attachment 6 - Story Pole Plan

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

HISTORIC RESOURCES BOARD RESOLUTION NO. 2023-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 ADOPT A RESOLUTION ISSUING A DETERMINATION OF CONSISTENCY WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE CONSTRUCTION A 15,351-SQUARE-FOOT MIXED-USE BUILDING WITH A 9,805-SQUARE-FOOT SUBTERRANEAN GARAGE ON A PORTION OF THE NORTHERN CALIFORNIA SAVINGS & LOAN COMPLEX SITE LOCATED AT DOLORES STREET 2 SOUTHEAST OF 7TH AVENUE IN THE SERVICE COMMERCIAL (SC) ZONING DISTRICT. APNS 010-145-012, 010-145-023, 010-145-024

WHEREAS, on May 11, 2023, Jason Diaz of International Design Group (IDG), ("Applicant") submitted an application (DR 23-140) on behalf of Esperanza Carmel, on May 24, 2022 requesting the construction of a mixed use building located on Lots 6, 8, and 10 of Block 91; and

WHEREAS, the project is partially location on a historic property is known as the Northern California Savings and Loan Complex ("Complex"); and; and

WHEREAS, the Complex consists of Lots 2, 4, 6, and 8 located on Block 91 and is currently comprised of Assessor Parcel Numbers (APNs: 010-145-002, 010-145-023, 010-145-024); and

WHEREAS, APN 010-145-002 is comprised of lots 2 & 4 and is owned by D&K Dolores, LLC ("D&K Dolores"). APN 010-145-023 and 010-145-024 are comprised of lot 6 and 8 respectively. Both lots 6 & 8 are owned by Esperanza Carmel Commercial LLC ("Esperanza Carmel"); and

WHEREAS, the applicant is proposing to construct a portion of a 15,351-square-foot mixed-use building with a 9,805-square-foot subterranean garage on lots 6 and 8 of the Northern California Savings & Loan Complex site; 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, Seth Bergstein of PAST Consultants, dated June 30, 2023, 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, on July 7, 2023, a notice of the public hearing scheduled for July 17, 2023, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before July 7, 2023, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on July 17, 2023, the Historic Resources Board held a public hearing to receive public testimony regarding the Determination of Consistency for the application, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the application; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Board at the hearing including, without limitation, 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 California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, et seq., the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, adoption of a finding of consistency is "not a project" pursuant to section 15378 of the CEQA Guidelines. Adoption of a finding of consistency does not grant any permits or entitlements approving a project which would result in a direct or indirect physical change in the environment; and

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

NOW THEREFORE, LET IT BE 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 construction a 15,351-square-foot mixed-use building with a 9,805-square-foot subterranean garage on a portion of the Northern California Savings & Loan Complex site being 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.	**Community Room Repairs.** If repairs or alteration of any nature are proposed for the Community Room, the applicant shall submit in writing to the Community Planning and Building Department an application outlining the details of any proposed work for review and approval prior to commencement of work. Any deteriorated exterior elements for the Community Room should be repaired, rather than replaced.	✓
2.	**Concrete Wall.** Prior to issuance of a demolition permit, the applicant shall seek options to preserve the remaining original intact section of the concrete wall on the south end of the Community Room as detailed in the Historic Resources Board staff report dated July 17th, 2023 ("Wall"). Options for preservation shall be explored in the following order: 1) Make a good faith effort to work with the adjacent property owner (D&K Dolores, LLC, or owner at the time) to find an option for moving the Wall to the 7th & Dolores Restaurant site as detailed in the Historic Resources Board staff report dated July 17th, 2023. This relocation is subject to all separate required City approvals and permits. 2) Make a good faith effort to find an off-site location to place the Wall that is acceptable to the Community Planning and Building Department. This relocation is subject to all separate required City approvals and permits. Prior to exploring this option, the applicant will provide the Community Planning and Building Department with a signed written explanation of the efforts taken to satisfy Option 1, and the reason why an agreement could not be reached with the adjacent property owner. 3) If the applicant is unable to find a suitable location for placement of the Wall after the good faith efforts listed in options 1 and 2 above, the applicant will provide the Community Planning and Building Department with a signed written	✓

	explanation of the efforts taken to satisfy both Options 1 and 2, and the reasons why the wall could not be relocated. The subject wall shall not be demolished or relocated prior to issuance of a demolition permit by the City.	
3.	**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 17th day of July, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Jordan Chroman
Chair

Leah Young
Historic Resources Board Secretary

PAST
CONSULTANTS LLC

Seth A. Bergstein
415.515.6224
seth@pastconsultants.com

June 30, 2023

Evan Kort, Associate Planner
City of Carmel-by-the-Sea
PO Box CC
Carmel, CA 93921

Re: SE Corner Dolores St. and 7th Ave., Carmel-by-the-Sea, CA
APN 010-145-022/023/024; DR 23-140: Northern California Savings & Loan

Dear Mr. Kort:

This letter evaluates the proposed alterations to the property located at the SE corner of Dolores Street and 7th Avenue, in Carmel-by-the-Sea, CA. PAST Consultants, LLC (PAST) completed a site visit to the property on June 20, 2023 to view the property's existing conditions and to evaluate project drawings for proposed alterations to the subject property.

The subject property contains the Northern California Savings & Loan Complex, constructed in 1972 in the Bay Region Modern style. Designed and executed by prominent local architects Walter Burde & Associates and Will Shaw & Associates, the building complex consists of a primary bank building located on the southeast corner of Dolores Street and 7th Avenue and a detached Community Room, whose shed-roofed design complements the larger bank building. An elevated walkway connects the bank building to the Community Room, creating a complex of two buildings integrated within the site. In 2023, the building was listed on the Carmel Historic Resources Inventory as an outstanding example of Modernist design by a prominent architectural team.

Previously, the Northern California Savings & Loan project has been featured in numerous publications, including:

- *Architecture of the Monterey Peninsula*, a book/exhibit at the Monterey Peninsula of Art, 1976;
- *Documentation and Conservation of the Modern Movement – Monterey*: A tour of the Monterey Region's iconic Modernist buildings conducted by DOCOMOMO, 2003;
- *Carmel, A History in Architecture,* Kent Seavey, 2007; and
- *Carmel Modernism:* A museum exhibit by the Monterey Area Architectural Resources Archive (MAARA) held at the Carl Cherry Center for the Arts, Carmel, 2016.

Proposed project

The property owner proposes the construction a mixed-use, commercial and residential project on the lot containing the Community Room (APN 010-145-023) and the adjacent lot to the south (APN 010-145-024). The proposed design does not include construction on the lot containing the Bank Building (APN 010-145-022). Design drawings by Jun A. Sillano, AIA, of International Design Group and dated 5/11/2023, were the documents reviewed for this historic assessment.

The project will allow retention of the Bank Complex, which includes the Bank Building, the Community Room and the Elevated Walkway connecting the two building masses. However, to facilitate the proposed project, the ornamented concrete wall to the south of the Community Room will be removed.

The following Historic Assessment Report provides a methodology, summarizes the historic status of the subject property, provides a property description and building chronology and an evaluation of the proposed alterations for conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

Project Methodology

PAST reviewed all relevant project files located at the City of Carmel-by-the-Sea planning and building departments as part of the project. A review of the relevant sections of the Carmel by-the-Sea Historic Context Statement (Carmel Historic Context Statement) was also conducted. A site visit was completed on June 20, 2023 to assess the building's existing conditions and to understand the proposed building alterations.

In addition, PAST performed research in local and regional repositories to determine the history of the ornamented concrete wall to the south and west of the Community Room.

Summary Property History

The subject property contains the Northern California Savings & Loan building complex. Completed in 1972 by Walter Burde and Associates and Will Shaw and Associates, the subject property was listed on the Carmel Historic Resources Inventory in 2023 under the Historic Context Statement's theme of Architectural Development in Carmel as a rare commercial example of the Bay Region Modern style. All relevant project data, property history and an evaluation of historic significance are presented on the DPR523 forms completed in January 2023.[1]

[1] PAST Consultants, LLC. *Northern California Savings and Loan* (DPR523 forms), 1/3/2023. These forms update and replace the DPR523 forms prepared by Richard N. Janick, architectural historian in 2001.

Property Description

The DPR523 forms provide a comprehensive set of photographs of the bank building and the Community Room. The following description focuses on the Community Room, and its surrounding ornamented concrete wall as the project proposes to remove one of the remaining site features dating to the building's period of significance.

The ornamented concrete wall frames the Community Room and runs in an El-shaped pattern along Dolores Street and turns to the east within the lot. Designed by Brad Bowman and completed in 1972 by Ornamented Concrete, Inc. of Carmel-by-the-Sea, the wall was commissioned by Burde and Shaw as part of the overall project. Originally, the south section of the wall returned toward the Community Room. In 2014, the Dolores Street section of the ornamented concrete wall was cut down and the portion of the southern wall that returned toward the building was removed. A small stucco wall was also constructed (**Figures 1 - 3**).

Figures 1 and 2. Left image looks north at the site. Constructed in 2014, the wall in the foreground is not a historic addition to the site. The original ornamented concrete wall is shown with an arrow. Right image details the Community Room looking northwest, with the 2014 stucco wall shown.

Figure 3. View of Community Room taken from Dolores Street, showing the wall cut down (arrow). The southern section retains its original height.

Community Room and Site Landscape: Building Chronology

1. Permit # 72-80, 10/26/1972: $250,000 for construction of bank and Community Room. Will Shaw and Associates and Walter Burde, architects; Carl Swenson, Inc., contractor. Landscape walls designed and constructed by Ornamental; Concrete, Inc. of Carmel
2. Permit # 78-132, 8/4/1978: $30,000 for interior remodel. Holowinski & Blevins, planning architect; Hampshire Construction, contractor.
3. Permit #13-170C, 9/5/2013: Interior remodel. Adam Jeselnick, architect; Hare Construction, contractor. Design review for this permit completed in 2014.
7. Permit #DR 14-23C. As built drawings submitted and design review approved for interior remodel of Community Room and site landscape modifications:
- Site: Install new asphalt overlay, install two freestanding trellises between Bank Building and Community Room. Remove original wall at southwest corner of site and install new concrete planter. Remove existing wood fence at south property line and install new stucco wall. Install small concrete wall and planter southeast of Community Room. Install new trash bin enclosure at southeast corner of site.
- Ornamented Concrete Wall: Modify original ornamented concrete wall: cut down section running along Dolores Street; removes section of ornamented concrete wall south of the Community Room where it returns to the building. Construct new stucco wall to the east (**Figure 4**).

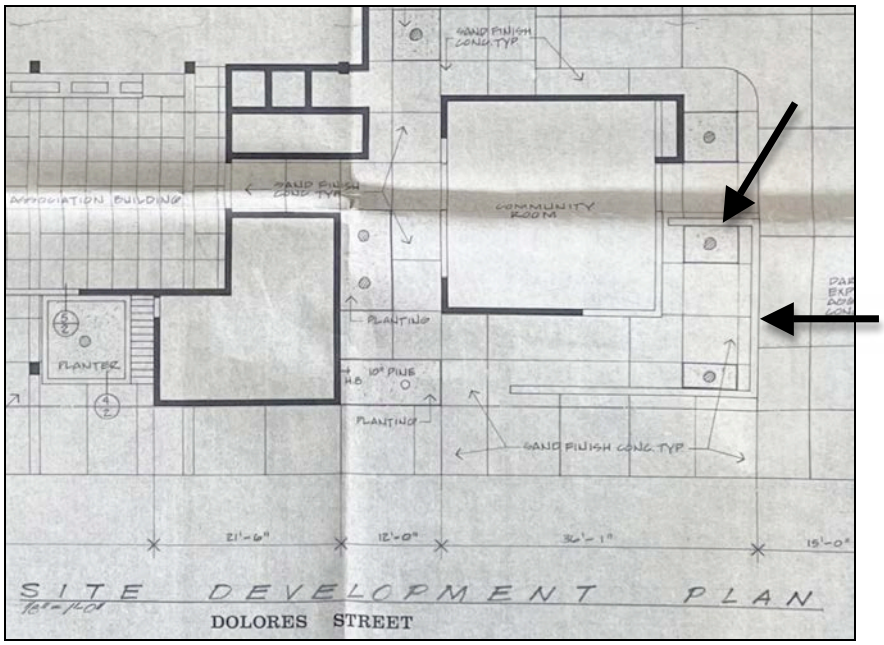


Figure 4. Detail of March 15, 1972 Site Plan showing the original layout of the ornamented concrete wall. The top arrow indicates the section of wall that was removed. Bottom arrow indicates the remaining intact wall section.

Ornamented Concrete Wall: History

Ornamented Concrete, Incorporated was founded by Brad Bowman of Carmel Valley. The company specialized in handmade site alterations rendered in concrete and stucco. Ornamented concrete became popular with Mid-Century architects as Brad Bowman perfected his process in the late 1950s. On the Northern California Savings and Loan complex, the method was applied to the landscape walls framing the Community Room, and to the east wall of the Bank Building. The use of the ornamented concrete method on both the Bank Building and the site originally linked the building to its surroundings (**Figure 5**).

Figure 5. Looking northwest at the east elevation of the Bank Building, the ornamented concrete wall shown.

The Ornamented Concrete firm's work also includes site work and fountains for Edward Durell Stone's Community Hospital of the Monterey Peninsula, as well as ornamented concrete site features and the decorative shell motifs installed on the Shell Gas Station on San Carlos Street and Fifth Avenue, designed by Burde and Shaw and listed on the Carmel-by-the-Sea Historic Resources Inventory.[2]

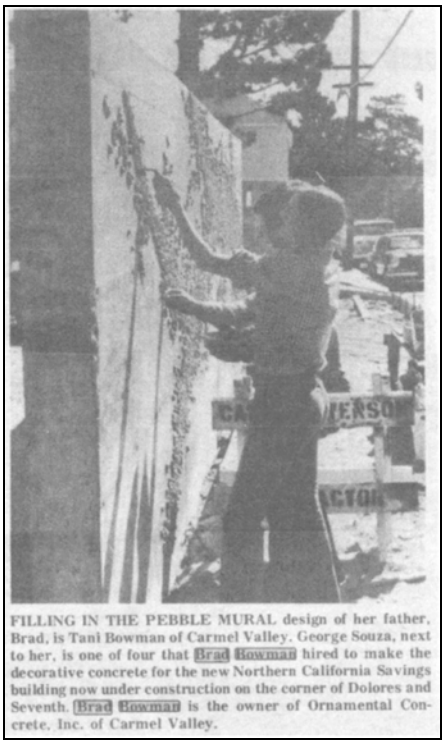
A camouflage expert during World War II, Brad Bowman pioneered a process for using exposed aggregate concrete in construction projects, developing a methodology for using various aggregate combinations to create artistic compositions that were used as building walls, concrete paving or landscape walls. Brad Bowman used a simple technique: a V-shaped blade stamped patterns within the concrete, a term he labeled "Ornamented Concrete." Exposed aggregate, rocks or pebbles were inserted into the wet concrete in various patterns. This revolutionary process labeled Brad Bowman the "father of stamped concrete."

Bowman formulated his stamped-concrete idea when he practiced imprinting patterns in wet sand on the beach at the end of Ocean Avenue in Carmel. Early commissions included ornamented concrete driveways for luxury homes in Carmel and Pebble Beach. In 1970 Brad Bowman founded the Bomanite Corporation in Madera, California. He patented his early ornamented concrete process

[2] See *Carmel Pine Cone*, 4/19/1962, p4; "Brad Bowman," *Carmel Valley Outlook*, 10/18/1962, p8 and "Rustic Atmosphere," *Carmel Pine Cone*, 5/12/1966, p20, courtesy Harrison Memorial Library, Carmel.

as "Bomanite" and developed international licenses in the 1980s and 1990s. The Bomanite Corporation remains in business today. In 2012, Brad Bowman was honored with induction into the Decorative Concrete Hall of Fame.[3]

For the subject building, a 1972 photograph of the wall's installation appeared in local newspapers. While Brad Bowman designed these site features, his daughter, Tani Bowman assisted in design and application. Local newspapers indicate that the selection and placement of each rounded stone was meticulous, with each stone's size and shape being important to the overall pattern (**Figure 6**).



FILLING IN THE PEBBLE MURAL design of her father, Brad, is Tani Bowman of Carmel Valley. George Souza, next to her, is one of four that Brad Bowman hired to make the decorative concrete for the new Northern California Savings building now under construction on the corner of Dolores and Seventh. Brad Bowman is the owner of Ornamental Concrete, Inc. of Carmel Valley.

Figure 6. Image of Tani Bowman adding stones to the ornamented concrete wall during project construction in 1972 (*Courtesy: Harrison Memorial Library, Carmel)*[4]

Historic Integrity of the Site Features

The original parking lot paving, including the indication of individual parking stalls, both of which used contrasting exposed aggregate concrete, has been removed and/or covered with asphalt paving as part of the 2014 site improvements. Sand finish concrete also served as paving around the Bank Building and between the Bank Building and the Community Room. This finish was also replaced in 2014. Original fencing on the south and east property lines and most original tree plantings have been removed.

[3] *Polk's City Directories*: 1958 – 1970; "Bowmanite's Culture of Invention with Concrete," Joe Maty, *Concrete Décor*, Vol. 16, No. 1, January 2016.
[4] Image from the *Carmel Valley Outlook*, 10/19/1972, p15, courtesy Harrison Memorial Library, Carmel.

In 2014, the ornamented concrete wall around the Community Room's southeast corner was altered with the Dolores Street-facing wall cut down and the south section removed where it returned toward the Community Room building. A poorly designed stucco wall was placed to the east of the original wall at this time (**Figures 1 and 2**).

Based on the numerous alterations to the site and the original Burde/Shaw landscape design, this report concludes that the original landscape design south and east of the Community Room has lost substantial historic integrity. However the south portion of the ornamented concrete wall remains intact enough to reveal the original stone pattern.

Evaluation of Proposed Alterations

The 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. The *Standards* describe rehabilitation as:

> In *Rehabilitation*, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation; however, an assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in the Standards for Rehabilitation and Guidelines for Rehabilitation to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions.[5]

The ten *Standards* for rehabilitation are:

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 a property will be avoided.
3. 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 historic properties, will not be undertaken.

[5] *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (accessed via http://www.nps.gov/hps/tps/standguide/).

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
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.
7. 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.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
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.
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.

Evaluation of Proposed Alterations

Comments on Design Drawings

Based on a review of the design drawings, the following is recommended:

- Sheet A1.0, Site Plan: Elevated walkway between Community Room and Bank Building is not shown. Please indicate the elevated walkway clearly.
- Sheet A1.1, Site Demolition Plan: Elevated walkway appears to be shown as dashed lines. Please add note that the elevated walkway is to remain. Add to note in middle of drawing: “All structures & pavement inside property lines shall be demolished U.O.N. except for existing Community Room Building and Elevated Walkway.
- Sheet A6.0, West Elevation. Recommend the removal of decorative ceramic tile from the west elevation of Building 2 and replace it with the same stucco finish as Building 1. This will allow the proposed west elevation to read like an arcaded block and will allow the Community Room building to stand out.

Evaluation of Proposed Project

The proposed building alterations do not include construction on the lot containing the Bank Building (APN 010-145-022). Proposed alterations to the adjacent southern lot containing the Community Room (APN 010-145-023) include the removal of the ornamented concrete wall south of the Community Room and the proposed project to the south and east of the Community Room.

The following lists the ten *Standards* for rehabilitation in italics, with an evaluation given below each *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*.

Although the subject property has changed from a commercial bank to a commercial restaurant use, the subject building's current use has required minimal changes to its distinctive exterior materials, features, spaces, and spatial relationships in keeping with this *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 a property will be avoided.*

The original spatial relationship between the bank building and the Community Room is a primary character-defining feature of the site. The proposed project allows the spatial relationship between the Bank Building and the Community Room to remain, as well as the elevated walkway connecting the two buildings.

The distinctive concrete site features, original paving and fencing have been removed to the south and east of the Community Room, with the exception of the ornamented concrete wall. A recommendation for the ornamented concrete wall's removal is proposed and included at the end of this document.

The proposed project is in conformance with this *Standard*.

3. *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 historic properties, will not be undertaken*.

The proposed project does not add conjectural features or elements from other historic properties that would confuse the remaining character-defining features of the subject property. The project is consistent with this *Standard*.

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

This *Standard* does not apply because no changes to the property have acquired historic significance.

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

With the exception of the ornamented concrete wall, the original landscape and paving features of the 1972 Burde/Shaw design have been removed or obscured. Maintaining the entirety of the Bank Complex, including the Bank Building, the Community Room and the elevated walkway connecting the buildings, is in conformance with this *Standard*. A recommendation for the removed section of the ornamented concrete wall is included at the end of this document.

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.*

It is recommended that any deteriorated exterior cladding and roof elements for the Community Room be repaired, rather than replaced, in conformance with this *Standard*.

7. *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*.

Physical treatments to repair exterior cladding for the Community Room shall use the safest methods for a given substrate, in conformance with this *Standard*.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

This *Standard* does not apply, as the identification of archaeological features is not within the scope of work for this Phase Two historical report.

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.*

This *Standard* does not apply as no alterations are proposed for the Bank Complex, with the exception of the removal of the ornamented concrete wall.

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.*

This *Standard* does not apply as no alterations are proposed for the Bank Complex, with the exception of the ornamented concrete wall.

Conclusions on Proposed Project

The proposed project is in conformance with the *Standards* because they allow Bank Complex, including the Bank Building, the Community Room and the elevated walkway connecting the buildings to remain. This will retain the original spatial relationships between the separate building masses and provide sufficient historic integrity for the Building Complex to maintain listing on the Carmel Historic Resources Inventory.

However, the proposed project removes the remaining intact section of the ornamented concrete wall south of the Community Room. A recommendation for this loss is proposed below.

Ornamented Concrete Wall: Proposed Recommendation for Project Consistency

Figure 7. Remaining intact section of the ornamented concrete wall.

The remaining intact section of the Bowman-designed ornamented concrete wall is shown above (**Figure 7**). This section still reveals its original stone pattern and sand finish. This report recommends that the removed section of the wall be preserved and replaced at another location on the site. A potential location would be in the parking lot within proximity of the ornamented concrete wall on the east elevation of the Bank Building. This location would allow interpretation of the removed feature on the original site and provide a link to the original Burde/Shaw design.

Conclusion

In conclusion, the proposed project is consistent with the *Secretary of the Interior's Rehabilitation Standards*.

Please contact me if you have any questions about this evaluation.

Sincerely,

Seth Bergstein

Seth A. Bergstein, Principal

PAST
CONSULTANTS LLC

Seth A. Bergstein
415.515.6224
seth@pastconsultants.com

January 3, 2023

Evan Kort, Associate Planner
City of Carmel-by-the-Sea
PO Box CC
Carmel, CA 93921

Re: Phase One Historic Assessment, SE Corner Dolores St. and 7th Ave., Carmel-by-the-Sea
APN. 010-145-022/023/024

Dear Mr. Kort:

This letter presents the results of our historic assessment of the property located at the SE Corner of Dolores Street and 7th Avenue, in Carmel-by-the-Sea, California. PAST Consultants, LLC (PAST) completed the site visit, conditions assessment, historic research and report preparation during December 2022. The attached DPR523 forms provide the formal assessment of the subject property and conclusions of historic significance.

The subject property encompasses Block 91, Lots 2,4,6 and 8. The lots contain the following:

- Lot 2, APN 010-145-022: Contains northern portions of the bank building and east portions of the parking lot.
- Lot 4, APN 010-145-022: Contains southern portions of the bank building and east portions of the parking lot.
- Lot 6, APN 010-145-023: Contains the southern edge of the bank building, the Community Room, the elevated walkway connecting the bank building with the Community Room, and east portions of the parking lot.
- Lot 8, APN 010-145-024: Contains the south portions of the parking lot.

The bank building, Community Room and associated parking lot contain the Northern California Savings and Loan Bank Complex (formerly the Palo Alto Savings and Loan) designed and executed by the prominent regional architectural team of Walter Burde & Associates/Will Shaw and Associates in 1972. The site contains a bank building and detached Community Room – the complex being an intact and outstanding example of the Bay Region Modern style in downtown Carmel-by-the-Sea.

The buildings' significant Modernist design has been featured in various architectural exhibits and/or journals, including:

- *Architecture of the Monterey Peninsula*, a book/exhibit at the Monterey Peninsula of Art, 1976;
- *Documentation and Conservation of the Modern Movement – Monterey*: A tour of the Monterey Region's iconic Modernist buildings conducted by DOCOMOMO, 2003;
- *Carmel, A History in Architecture,* Kent Seavey, 2007; and
- *Carmel Modernism:* A museum exhibit by the Monterey Area Architectural Resources Archive (MAARA) held at the Carl Cherry Center for the Arts, Carmel, 2016.

In 2006, State of California Historic Preservation Officer Milfred Wayne Donaldson, FAIA, wrote a letter to Carmel Mayor Sue McCloud and the Carmel City Council advocating for the building. His letter states:

> The former Palo Alto Savings Building, designed by noted architect Walter Burde at the southeast corner of Dolores and Seventh in Carmel, represents an important period in the City of Carmel's and the State of California's architectural heritage. The sixties and seventies formed a period when many financial institutions hired prominent architects to design buildings intended as iconic architectural statements. The Palo Alto Savings Building was one of only two such buildings to be built in the City of Carmel by the Sea; the second, designed by Olaf Dahlstrand and built in the sixties, was the Wells Fargo Building on San Carlos Street (*Letter from Milford Wayne Donaldson, FAIA, State Historic Preservation Officer to Mayor Sue McCloud*, April 28, 2006, Carmel Planning Department Files).

The subject bank complex is in largely unaltered condition and possesses all seven aspects of historic integrity. Our historic assessment concludes that the subject property is eligible under the California Register of Historical Resources under Criterion 3 in the area of architecture and eligible for listing on the Carmel-by-the-Sea Historic Resources Inventory (HRI) supporting the theme, "Architectural Development in Carmel." Please see the attached DPR523 forms for detailed property description, list of character defining features and evaluation of historic significance.

Please contact me if you have any questions about this evaluation.

Sincerely,

Seth Bergstein

Seth A. Bergstein, Principal

State of California — The Resources Agency **Primary #**
DEPARTMENT OF PARKS AND RECREATION **HRI #**
PRIMARY RECORD
Trinomial
NRHP Status Code
Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** (assigned by recorder) Northern California Savings & Loan Complex

P1. Other Identifier:

***P2. Location:** ■ **Not for Publication** ☐ **Unrestricted** ***a. County:** Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** N/A **Date:** N/A **T** ; **R** ; **¼ of** **¼ of Sec** ; M.D. **B.M.**

c. Address: SE Corner Dolores St. and 7th Ave. City: Carmel-by-the-Sea Zip: 93923

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN. 010-145-022 (Lots 2 & 4); APN. 010-145-023 (Lot 6); APN. 010-145-024 (Lot 8)

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject property contains a one-and one-half story, steel and wood framed commercial building constructed in the Bay Region Modern style. The building features a primary gable roof, with a large, east-facing shed-roofed dormer. Building walls consist of alternating stucco blocks and full-height glass walls framed with Redwood and steel. The roof contains wide overhangs with exposed beams. The Dolores Street elevation contains the primary entrance, sheltered by a deep overhang supported by dramatic Redwood rafters and columns. Walls consist of alternating blocks of stucco, steel-framed glass curtain walls and expanses of vertical Redwood siding boards. An elevated, Redwood-clad walkway leads to the stucco-clad, shed-roofed Community Room south of the bank building and facing Dolores Street. See continuation sheets, pages 3 - 5, for copies of plans and current photographs (Figures 1 - 8).

***P3b. Resource Attributes:** (List attributes and codes) HP13: Community Center

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #)
North and West Elevations, 2022

***P6. Date Constructed/Age and Sources:**
■Historic ☐Prehistoric ☐Both
1972

***P7. Owner and Address:**
APN 010-145-022
D & K Dolores, LLC
1777 S. Bascom Ave.
Campbell, CA 95008

APN 010-145-023/024
Esperanza Carmel
P.O. Box 134
Carmel, CA 93921

***P8. Recorded by:** (Name, affiliation, and address)
Seth A. Bergstein, Principal
PAST Consultants, LLC
P.O. Box 721
Pacific Grove, CA 93950

***P9. Date Recorded:** 12/30/22

***P10. Survey Type:** (Describe)
Owner-requested

***P11. Report Citation:** None

***Attachments:** ☐NONE ☐Location Map ☐Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 5S1

***Resource Name or #** (Assigned by recorder) Northern California Savings & Loan Complex

B1. Historic Name: Palo Alto Savings & Loan Complex
B2. Common Name:
B3. Original Use: Commercial Bank B4. Present Use: Commercial Restaurant

***B5. Architectural Style:** Bay Region Modern

***B6. Construction History:** (Construction date, alterations, and date of alterations)
The Permit Record is: 1. Permit #72-80, October 26, 1972: Construction of bank building and Community Room. See continuation sheet, page 6, for the complete construction history.

***B7. Moved?** ■No ☐Yes ☐Unknown **Date:** **Original Location:** Same

***B8. Related Features:** N/A

B9a. Architect: Walter Burde & Associates/Will Shaw & Associates b. Builder: Carl Swenson, Inc.

***B10. Significance: Theme:** Architectural Development **Area:** Carmel-by-the-Sea
Period of Significance: 1972 **Property Type:** Commercial: Bank **Applicable Criteria:** CR#3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
See continuation sheets, pages 7-11.

B11. Additional Resource Attributes: (List attributes and codes) HP13: Community Center

***B12. References:**

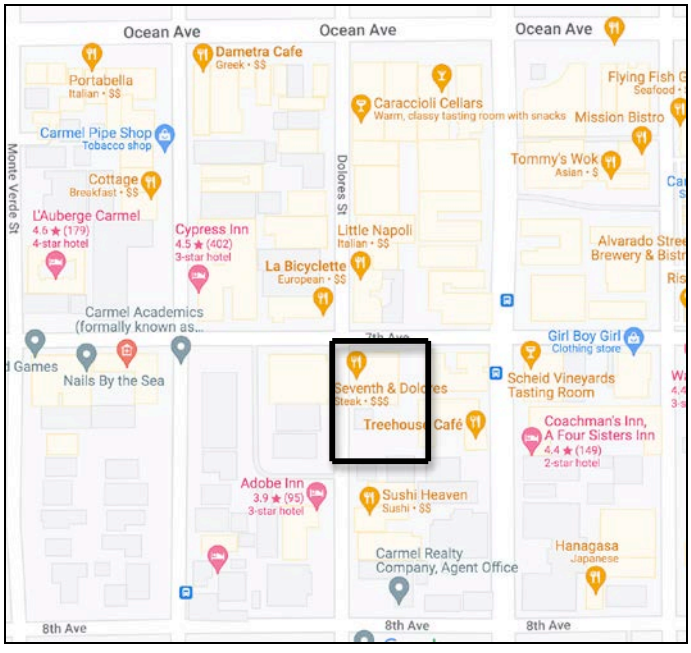
- *Architecture of the Monterey Peninsula*, Monterey Peninsula Museum of Art, 1976.
- AIA, Monterey Bay, *A Guide to Contemporary Architecture of the Monterey Bay Region 1947-2008*, 2008.
- Carmel-by-the-Sea Planning Department Files (original building and landscape specifications present).
- *Carmel Modernism: A Retrospective*, Carl Cherry Center for the Arts, 2016.
- *Carmel Pine Cone*: 3/23/1972; 8/10/1972.
- Grimes, Teresa, Leslie Heumann, Architectural Resources Group, PAST Consultants, LLC. *Historic Context Statement Carmel-by-the-Sea*, 1994, 1997, 1998, 2022.
- Janick, Richard N., *Northern California Savings and Loan (DPR523 Forms)*, 2001.
- Seavey, Kent, *Carmel, A History in Architecture*, 2007.

B13. Remarks::

***B14. Evaluator:** Seth A. Bergstein, Principal
PAST Consultants, LLC

***Date of Evaluation:** 12/30/22

(This space reserved for official comments.)



*Required information

P3a. Description: Historic Drawings

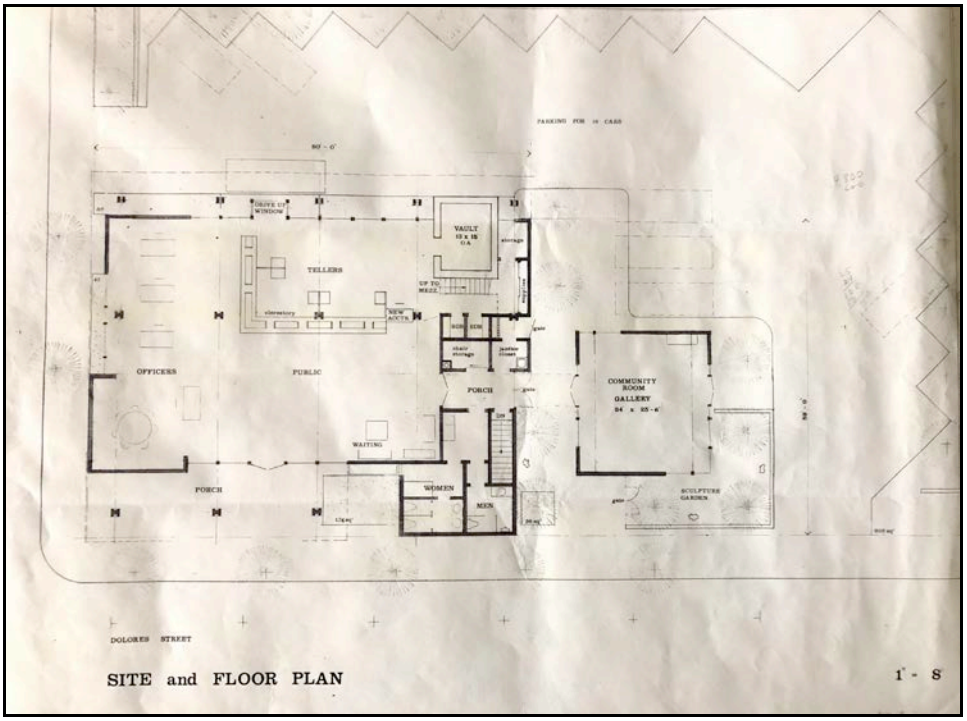


Figure 1. 1972 Site and Floor Plan.

Figure 2. 1972 Rendering of Dolores Street (West) elevation.

P3a. Description: Site Description and Photographs

The subject property encompasses Block 91, Lots 2,4,6 and 8. The lots contain the following:

- Lot 2, APN 010-145-022: Contains northern portions of the bank building and east portions of the parking lot.
- Lot 4, APN 010-145-022: Contains southern portions of the bank building and east portions of the parking lot.
- Lot 6, APN 010-145-023: Contains the southern edge of the bank building, the Community Room, the elevated walkway connecting the bank building with the Community Room, and east portions of the parking lot.
- Lot 8, APN 010-145-024: Contains the south portions of the parking lot.

Figure 3. North and west elevations.

Figure 4. North (7th Ave.) elevation.

P3a. Description: Current Photographs

Figure 5. North and east elevations.

Figure 6. South elevation, with Community Room.

Figure 7. South and east elevations of Community Room.

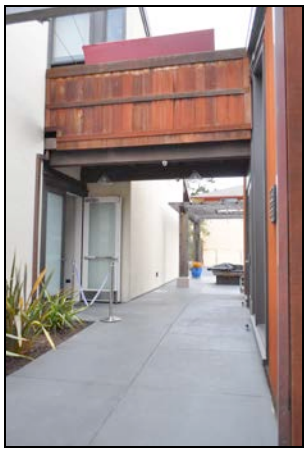


Figure 8. Walkway connecting bank to Community Room.

B6. Construction History:

1. Permit # 72-80, 10/26/1972: $250,000 for construction of bank and community room. Will Shaw and Associates, architects; Carl Swenson, Inc., contractor.
2. Permit # 78-132, 8/4/1978: $30,000 for interior remodel. Holowinski & Blevins, planning architect; Hampshire Construction, contractor.
3. Permit #83-103, 7/27/1983: $15,500 for installation of ATM machines.
4. Permit #86-9, 1/8/1986: $3,700 for repair of roof beams.
5. Permit #11-232C, 12/2/2011: $5,000 for repair to beams due to truck collision.
6. Permit #13-170C, 9/5/2013: Interior remodel. Adam Jeselnick, architect; Hare Construction, contractor. Design review for this permit completed in 2014.
7. Permit #DR 14-23C. As built drawings submitted and design review approved for interior remodel and site modifications:
- Site: Install new asphalt overlay, install two freestanding trellises between bank building and community room. Remove original wall at southwest corner of site and install new concrete planter. Remove existing wood fence at south property line and install new concrete wall. Modify original site wall and install small concrete wall and planter southeast of Community Room. Install new trash bin enclosure at southeast corner of site.
- Bank Building West Elevation: Install new-paired entrance doors; install new sconces on exterior columns; install exhaust kitchen vents on upper part of elevation.
- Bank Building East Elevation: Replace ATM openings with windows for menus; install new four-panel door for entrance to raised outdoor seating area; install exhaust kitchen vents.
- Bank Building North Elevation: Install restaurant signage.
- Community Room: Install fireplace vent on east elevation; replace entrance doors on north and south elevations.
8. Permit #UP16-191, 10/12/2016. Use permit granted for "Seventh and Dolores Steakhouse."

Character Defining Features:

The *Carmel-by-the-Sea Historic Context Statement* lists the following character defining features of the Bay Region Modern style (page 59), with an evaluation in italics:

- Building integrated with surrounding landscape. *Yes.*
- Horizontal or Vertical massing with shed roofs. *Horizontal massing with dramatic shed roofs present. Community Room serves as an additional shed-roofed mass, integrated with the bank building through its volume, massing and connection to the bank building with an elevated, wood-clad walkway.*
- Existing spatial relationship between the bank building and Community Room.
- Detached Community Room building connected by a wood-clad upper walkway.
- Projecting shed or boxy volumes. *Present.*
- Exposed structural elements. *Present, particularly with the dramatic expression of structural elements on the northwest building envelope.*
- Wide expanses of glass set within wood frames. *Present, integrating the building and its landscape.*
- Wood siding as exterior cladding. *Present.*
- Copper sheet roof cladding.

***B10. Significance**:

The present bank building complex replaced the first Palo Alto Savings and Loan building constructed on the same lot, as shown on the 1962 Sanborn map (**Figure 9**).

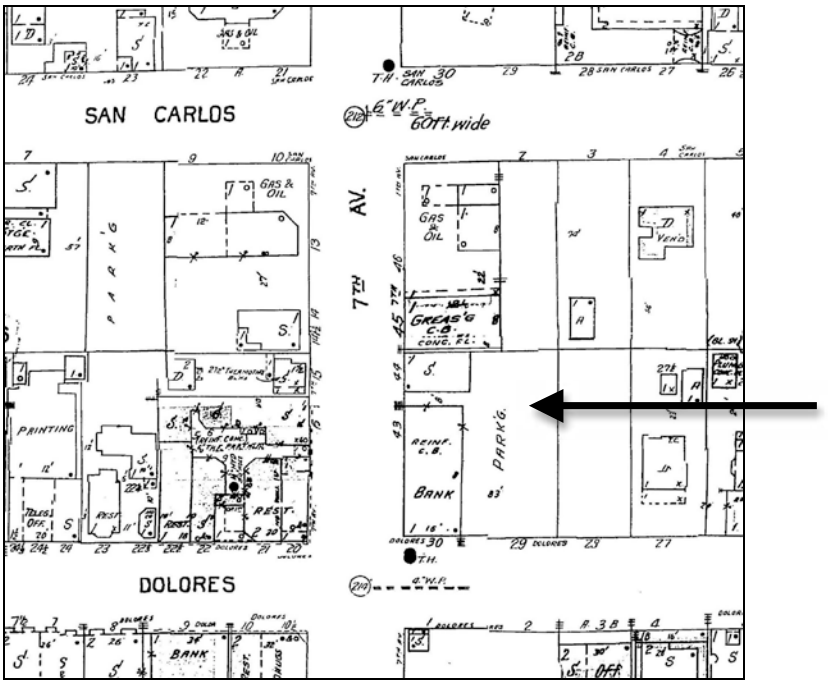


Figure 9. 1962 Sanborn map, showing the previous bank on the subject property (arrow).

The *Carmel Pine Cone* covered the demolition of the building and construction of the present bank complex consistently beginning in November of 1971, when the plans for the Burde/Shaw complex were presented formerly to the Planning Commission. The *Carmel Pine Cone* noted the demolition of the former and aesthetically unpopular bank building in March of 1972, stating, "Hard to believe anyone could be nostalgic about a hulking building, which back in 1957, created rage and outcry among the Carmel citizenry." ("Notes on the Yellow Brick Wall," *Carmel Pine Cone*, 3/23/1972, p.4) Disdainful comments about the former structure's boxy appearance, clad with yellow clay tile and often compared to a shower stall, were common as the former building's appearance was not popular, particularly given its prominent location on Dolores Street and 7th Avenue.

Carmel would receive one of its more significant Modernist buildings shortly thereafter. Designed by the local architectural team of Walter Burde and Will Shaw, a partnership that contributed numerous buildings in the region, the duo envisioned a commercial example of the Second Bay Region style, one that embraced the surrounding street views of the Carmel landscape; and designed two-building complex – a bank building and detached Community Room – with soaring vertical spaces, wide expanses of glass and an elevated walkway connecting the bank to the Community Room. Charles Lent, Jr., the bank's new manager noted: "Heavy beams, 24 new trees in a landscaping package, much more Carmelish style, that will fit in with what is already here." ("Notes on the Yellow Brick Wall," *Carmel Pine Cone*, 3/23/1972, p.4).

***B10. Significance**:

Copies of original plans in the Carmel-by-the-Sea Planning Department files include a site plan and colored renderings of the elevations (**see Figures 1 and 2**). The Dolores Street elevation shows the building set within the numerous trees designed for the surrounding landscape. Copies of circa-1970s photographs of the building show the building was painted with a much more active color palette than seen today. Walter Burde's design included the painting of the roof beams a bright orange color, an homage to Burde's ongoing interest in Japanese design. Other aspects of Japanese design include the detached Community Room building, whose shed-roofed massing integrates seamlessly with the larger bank building. The Community Room serves as a Japanese pavilion, a detached public space that connects to the bank building via an elevated walkway, a feature that allows patrons to take in views of the Carmel streetscape.

Construction of the bank complex was completed in September 1972. A photograph of the Community Room under construction appeared in the *Carmel Pine Cone* on August 10, 1972. The caption states: "The Community Room is a daytime reading room, with free coffee, cookies, magazines and The Wall St. Journal provided. The room will be available in the evening for the use of groups in the community, without charge (*Carmel Pine Cone*, 8/10/1972, p.30). The caption also notes the contributions of the architects, Walter Burde & Associates the primary designer; and Will Shaw & Associates, design and execution of the bank complex.

Walter Burde and Will Shaw, Architects

Walter Burde (FAIA) graduated from the Miami University (Ohio) School of Architecture in 1934 and began his career locally designing hospitals and residences in the Toledo, Ohio area. Following World War II, he began his private practice in 1950, as chief designer for Robert Jones, AIA, aiding design in the award winning Monterey Airport. Walter Burde has won numerous architectural awards, including the American Institute of Architects (AIA) National Honor Award (1969), the Governor's Design Award (1966), the Monterey Bay Chapter Awards of Merit (1959 and 1976), and became a Fellow at the American Institute of Architects in 1987. His work has been published in numerous architectural journals. Walter Burde was active in the local community and held every office in the Monterey Bay Chapter of the AIA, receiving the Robert Stanton, FAIA award in recognition of his outstanding service. He designed numerous commercial, civic and residential buildings in the region and collaborated with fellow architect Will Shaw under the firm name Burde Shaw Associates.

Born in Los Angeles in 1924, William Vaughn Shaw (FAIA) received his Bachelor of Architecture at the University of California, Berkeley in 1950. Shortly thereafter, he moved to Carmel, where he established his own firm. Will Shaw was admitted to the American Institute of Architects in 1957, served as president of the local Monterey Chapter in 1964 and was awarded his fellowship to the AIA in 1984. Will Shaw was active in local community development and served in various civic capacities. In 1978 Will Shaw, along with Ansel Adams and Fred Farr, founded the Big Sur Foundation, dedicated to the preservation of the Big Sur coastal environment.

***B10. Significance**:

Walter Burde joined Will Shaw's practice in Carmel, California in 1953 when the latter renamed the firm Burde, Shaw and Kearns, Associates (later Burde Shaw Associates). The partners developed a symbiotic partnership, with Walter Burde reportedly being the more artistic of the two partners and Will Shaw the pragmatist. The firm designed numerous successful and significant commercial, civic and residential projects in the greater Monterey Peninsula area. In Carmel, significant commercial buildings include the Palo Alto-Salinas Savings and Loan Association building (the building's original name) on the corner of Dolores Street and Seventh Avenue (1972); and the Shell Oil Gas Station on the corner of San Carlos Street and Fourth Avenue (1963). The latter project received a Governor's Design Award in 1966 for its outstanding design. In 1969, the partners split the two firm offices, with Walter Burde retaining the Carmel office; and Will Shaw retaining the Monterey office. However, the two continued to collaborate both professionally and in their various civic endeavors (Grimes, Teresa, Leslie Heumann, Architectural Resources Group, PAST Consultants, LLC, *Historic Context Statement Carmel-by-the-Sea*, 1994, 1997, 1998, 2022, p.116).

Historic Integrity

With the exception of entrance-door modifications and selective window glazing replacement, the exterior of the bank complex is essentially intact, with no square footage additions to the original footprints of both the bank building and the Community Room. Interior alterations in 1978, 2013 and 2018 have removed the original bank infrastructure and finishes. The following is the historic integrity assessment:

1. *Location*. The bank complex is in its original location and maintains integrity of location.
2. *Design*. The bank complex maintains integrity of design with the presence of all of its exterior character-defining features.
3. *Setting.* The setting within the shopping district of downtown Carmel-by-the-Sea remains intact.
4. *Workmanship.* Integrity of workmanship is retained and highlighted by the dramatic expression of structural elements, the exterior wall cladding and the wide expanses of glass of the bank building and Community Room.
5. *Materials.* Original materials of steel, glass, wood structural elements and wood wall cladding remain on the building, giving it integrity of materials.
6. *Feeling.* The building complex maintains integrity of feeling as a commercial building complex designed in the Bay Region Modern style, as reflected by its intact design elements and retention of character defining features.
7. *Association.* The building complex maintains integrity of association as a commercial building complex designed in the Bay Region Modern style, as reflected by its intact design elements and retention of character defining features

***B10. Significance**:

California Register of Historical Resources (CR) Significance

Criterion 1. *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.*
The subject property is not eligible under this Criterion, as no specific event led to the development of the bank complex. The subject bank complex was designed to replace the first Palo Alto Savings & Loan building at the same location and not because of a specific historic event.

Criterion 2. *Associated with the lives of persons important to local, California or national history.*
The subject property is associated with significant local architects Walter Burde and Will Shaw who designed the building in 1971 and supervised its construction in 1972. According to California Register criteria, associations with significant architects, landscape architects, or builders should be under Criterion 3.

Criterion 3. *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*.
The building complex on the subject property is significant under this Criterion as an example of the Bay Region Modern style in Carmel-by-the-Sea, designed by the prominent architectural partnership of Walter Burde, AIA and Will Shaw, AIA. The partners worked together in a combined practice before forming separate architectural firms in 1969. In 1971, the two partners combined for the design and execution of the buildings on the subject property.

The building complex's soaring roof forms, dramatic expression of structure, wide expanses of glass, use of native Redwood for structural framing and exterior wall cladding and the integration of the structures within the landscape are all character defining features of the Bay Region Modern style in Carmel. The two buildings are nearly intact on the exterior and retain all seven aspects of historic integrity.

Criterion 4. *Has yielded, or has potential to yield, information important to the prehistory or history of the local area, California or the nation*.
Referred to as the archeological criterion, the subject property does not have the potential to yield any important prehistorical information.

California Register Significance Conclusion

The subject property is eligible for the California Register under Criterion 3, in the area of architecture, for its intact Bay Region Modern-stylistic elements designed by prominent local architects Walter Burde & Associates and Will Shaw & Associates. The building complex, consisting of a bank building and detached Community Room connected by an elevated walkway, maintains all of its character defining features and possesses all seven aspects of historic integrity.

B10. Significance:

Carmel-by-the-Sea HRI Significance

The subject property satisfies all four aspects of the Carmel-by-the-Sea Historic Resources Inventory (HRI):

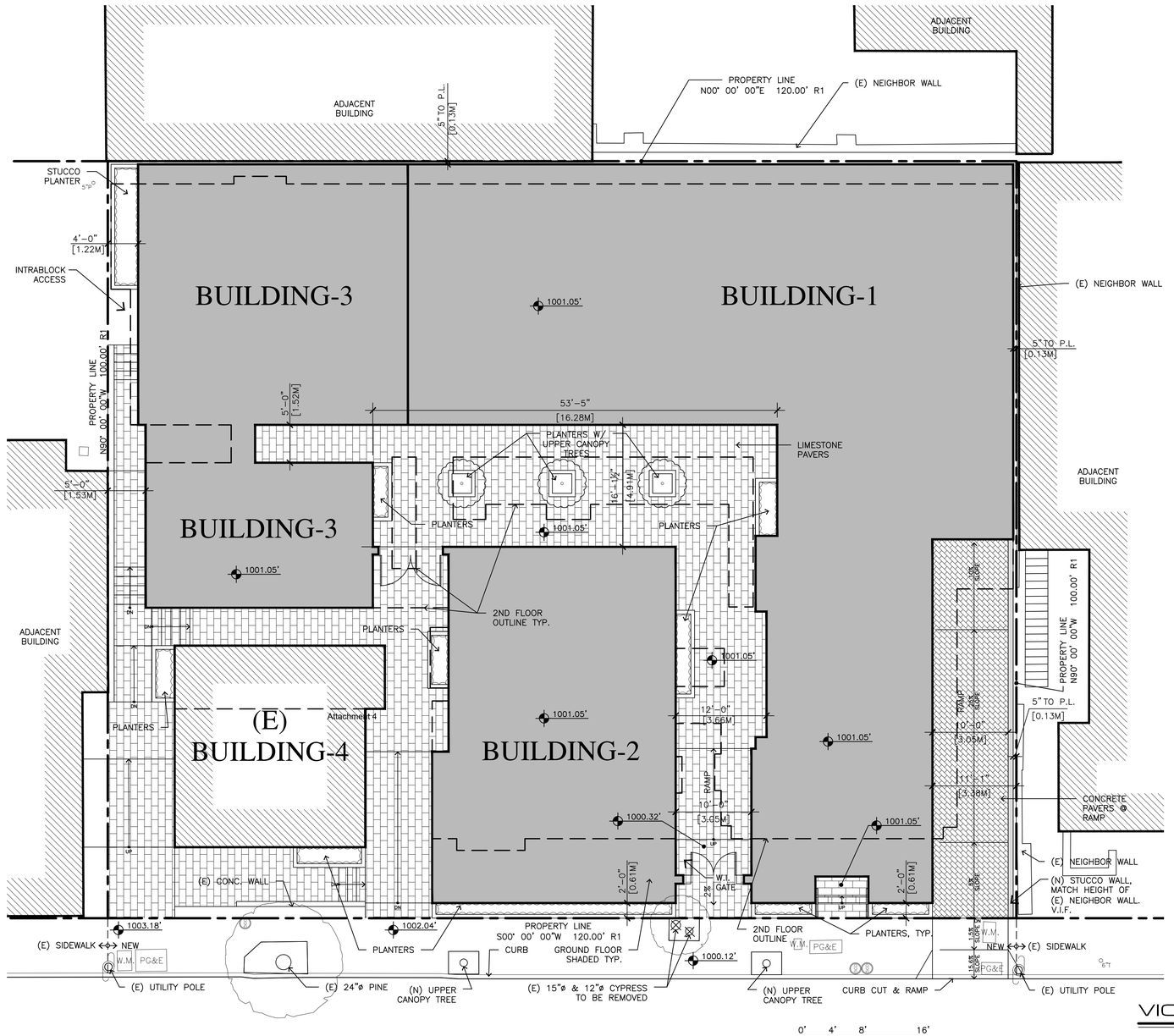
A. *Should be representative of at least one theme included in the Historic Context Statement.*
Completed in 1972, the subject bank complex supports the theme, Architectural Development in Carmel, as a commercial property type constructed in the Bay Region Modern style, a significant architectural style noted in the Carmel Historic Context Statement.

B. *Shall retain substantial integrity according to the Federal definition and evaluation methodology for historic integrity as detailed in National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*.
The bank complex maintains all seven aspects of historic integrity, as described previously on Page 9.

C. *Should be a minimum of 50 years of age and shall meet at least one of the four criteria for listing on the California Register at a national or statewide level of significance (primary resource) or at a regional or local level of significance (local resource) per CEQA Guidelines Section 15064.5(a)(3).*
The bank complex on the subject property is greater than 50 years old and is California-Register eligible.

D. *To qualify for the Carmel Inventory, an historic resource eligible under California Register Criterion No. 3 (subsection (C)(3) of this section) only, should have been designed and/or constructed by an architect, designer/builder or contractor whose work has contributed to the unique sense of time and place recognized as significant in the Historic Context Statement*.

The bank complex was designed and executed by the partnership of Walter Burde, AIA and Will Shaw, AIA, listed as significant architects in the Carmel Historic Context Statement. The bank complex represents one of the few intact examples of a commercial building complex constructed in downtown Carmel-by-the-Sea in the Bay Region Modern style. It is eligible under California Register Criterion 3, in the area of architecture, as an outstanding example of Modernist design by a significant team of California architects.



SITE PLAN

SHEET INDEX

ARCHITECTURAL

A1.0	SITE PLAN
1	TOPOGRAPHICAL SURVEY
A1.1	SITE DEMO & HISTORIC BLDG. PROTECTION PLAN
A1.2	EXITING, F.A.R. & BUILDING COVERAGE DIAGRAMS
A2.0	BASEMENT PLAN
A3.0	GROUND FLOOR PLAN
A4.0	2ND FLOOR PLAN
A5.0	ROOF PLAN
A6.0	ELEVATIONS
A6.1	ELEVATIONS
A6.2	ELEVATIONS & SECTIONS
A6.3	ELEVATIONS & SECTIONS
A6.4	ELEVATIONS & SECTIONS
A6.5	SECTIONS
A6.7	TERRACE DETAILS
A6.8	TERRACE DETAILS
A8.1	JB-PASTOR STREETSCAPES
A8.2	ADJACENT BUILDING ELEVATIONS
A9.2	COLOR & MATERIAL BOARD

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/ 25% PLANT ALTERNATIVES:

720 S.F.

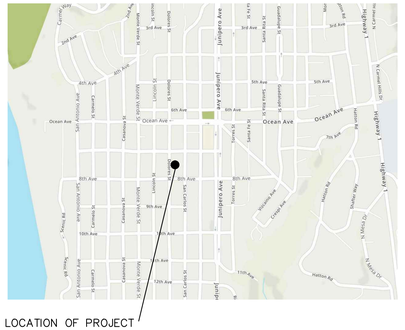
LANDSCAPE AREAS PROVIDED:
GROUND FLOOR: 176 S.F.
GREEN ROOF: 1,026 S.F.
TOTAL: 1,202 S.F.

NEW TREE SUMMARY:
UPPER CANOPY ON PRIVATE PROPERTY: 3
UPPER CANOPY ON PUBLIC PROPERTY: 2
TOTAL: 5

LOWER CANOPY TREES ON ROOF: 3
(SEE SHEET A5.0)

NOTE:
SEE SECTION D/A6.3 FOR TYPICAL EXCAVATION CUT

VICINITY MAP



LOCATION OF PROJECT

PLANNING INFO.

- PROPERTY OWNER:
  ESPERANZA CARMEL COMMERCIAL, LLC
  ATTN: RYAN AESCHLIMAN
  C/O INTERNATIONAL DESIGN GROUP, INC.
  721 LIGHTHOUSE AVENUE
  PACIFIC GROVE, CA 93950
- ARCHITECT
  INTERNATIONAL DESIGN GROUP LLC
  JUN A. SILLANO, AIA
  JUN@IDG-INC.NET
  PHONE: (831) 646-1261
- PROJECT ADDRESS:
  DOLORES ST.
  2 SE OF 7TH AVE,
  CARMEL-BY-THE-SEA, CA 93921
- PROJECT SCOPE:
  DEMOLITION OF 2 EXISTING BUILDINGS. NEW CONSTRUCTION FOR PARKING GARAGE, COMMERCIAL SPACES ON GROUND 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, 8, & 10 BLOCK: 91
- ZONE: SC (SERVICE COMMERCIAL)
- STORIES: 2 + UNDERGROUND GARAGE
- MAX BLDG. HT: 30 FT ALLOWED
- CUT/FILL: 5,368 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 9,805 = 144,946 C.F. = 5,368 C.Y.
- TREE REMOVAL: SEE A1.1
- TOPOGRAPHY: SEE TOPOGRAPHIC MAP, SHEET 1 OF 1
- PROJECT CODE COMPLIANCE:
  2023 CBC, CMC, CPC, CFC, CEC, CALIFORNIA GREEN BUILDING CODE & 2023 CALIFORNIA ENERGY CODE
- LOT AREA: 12,000 S.F. (0.276 AC.)
- BUILDING COVERAGE ALLOWED:
  17.14.130
  A. EXCEPTIONS MAY BE GRANTED UP TO A MAXIMUM BUILDING COVERAGE OF 95 PERCENT = 95% (11,400 SF)
- BUILDING COVERAGE CALCULATIONS

	EXISTING TO BE REMOVED	EXISTING TO REMAIN	PROPOSED
	-2,269 S.F.	692 S.F.	8,930 S.F.
TOTAL	-18.9%	5.77%	74.42%

TOTAL: EXISTING TO REMAIN + PROPOSED = 9,622 SF (80.18%)

- FLOOR AREA RATIO (FAR) ALLOWED:
  FOR 2 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	EXISTING TO REMAIN	PROPOSED
GROUND FLOOR	-2,269 S.F.	692 S.F.	7,620 S.F.
SECOND FLOOR	-1,597 S.F.		7,731 S.F.
TOTAL	-3,866 S.F.	692 S.F.	15,351 S.F.

TOTAL: EXISTING TO REMAIN + PROPOSED = 16,043 (133.7%)

- NOT INCLUDED IN FAR CALCULATIONS

	EXISTING	PROPOSED
BASEMENT (GARAGE)	0	9805 S.F.

- PARKING REQUIREMENTS
  COMMERCIAL RETAIL REQ. 1 PER 600 SQ. FT.
  7476 / 600 S.F. = 12.46 = 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
  10 STANDARD PARKING SPACES
  1 ACCESSIBLE VAN PARKING SPACES
  21 SPACES

  TOTAL PROVIDED = 10 COMPACT PARKING SPACES
  10 STANDARD PARKING SPACES
  1 ACCESSIBLE VAN PARKING SPACES
  21 SPACES

JUN A. SILLANO, AIA
IDG
ARCHITECTURE • PLANNING • INTERIOR DESIGN
721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950
PH (831) 646-1261
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EMAIL idg@idg-inc.net
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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: MAY 11, 2023
HRB SUBMITTAL

REVISIONS:

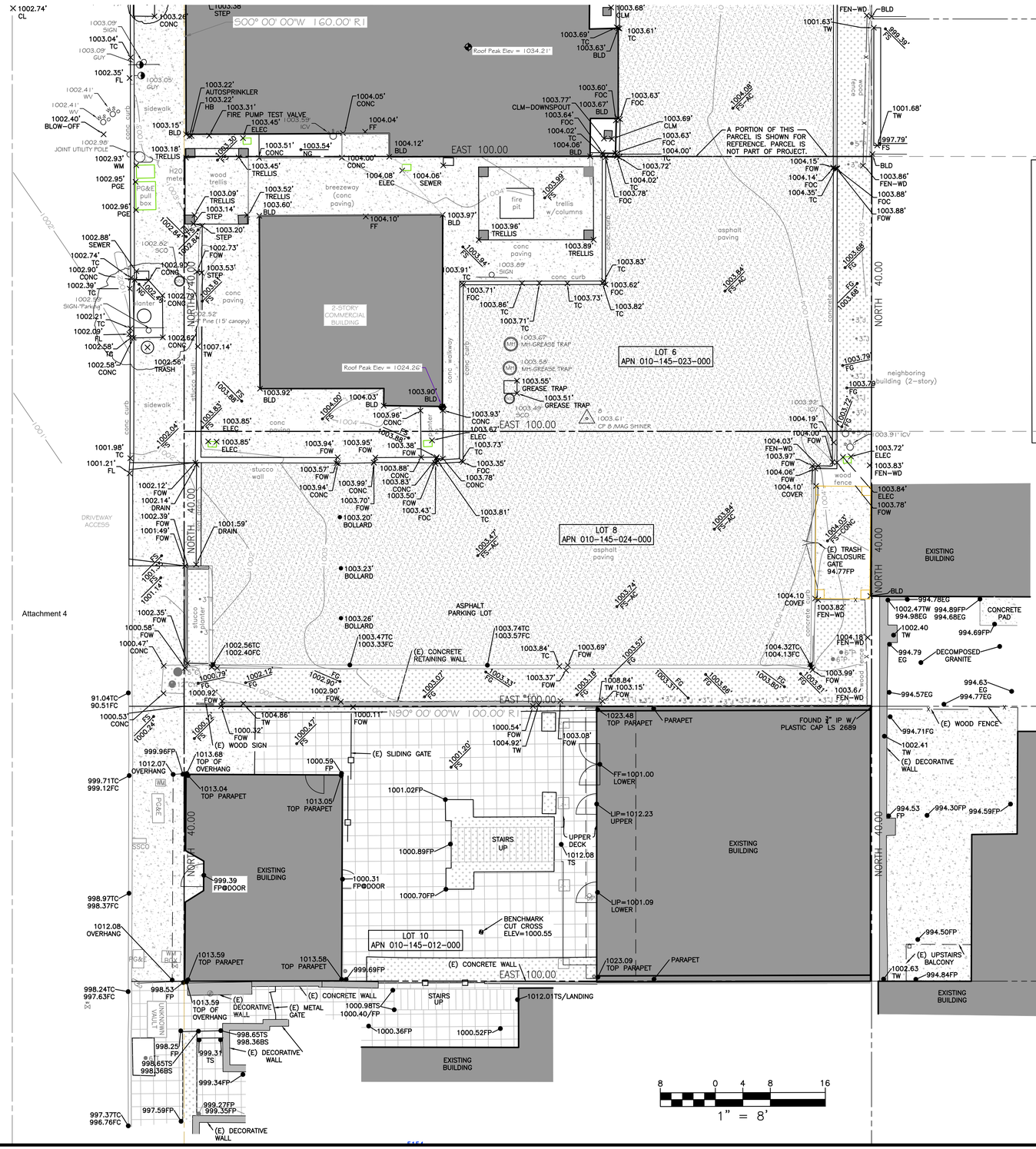
1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

SITE PLAN

SHEET NO.

A1.0

Attachment 4



DOLORES STREET

LEGEND

- PROPERTY BOUNDARY LINE
- BUILDING OVERHANG
- METAL FENCE
- CONCRETE CURB
- CONCRETE
- PAVERS
- PLANTER
- ASPHALT
- WATER METER
- WATER VALVE
- HOSE BIB
- FIRE DEPARTMENT CONNECTION
- IRRIGATION CONTROL VALVE
- JOINT POLE
- ELECTRICAL METER
- DOWNSPOUT
- CLEANOUT
- CONTROL POINT
- FIRE HYDRANT
- LIGHT STANDARD
- MANHOLE
- SEWER CLEAN OUT
- SIGN(POLE)
- SEWER MANHOLE
- TELEPHONE MANHOLE
- WATER SHUTOFF

ABBREVIATIONS

CLM	COLUMN
E	EXISTING
EG	EXISTING GRADE
FF	FINISH FLOOR
FOC	FACE OF CURB
FOW	FACE OF WALL
FP	FINISH PAVEMENT
J	JUNIPER TREE/BUSH
TS	TOP OF STAIR
TW	TOP OF WALL

NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS.

2. THIS TOPOGRAPHIC SURVEY HAS BEEN COMBINED WITH A PREVIOUSLY MAPPED RASMUSSEN LAND SURVEYING INC TOPOGRAPHIC SURVEY MAP (LOT 6 AND 8) TO PROVIDED AN OVERALL PROJECT BASEMAP. L&S ENGINEERING AND SURVEYING INC IS NOT RESPONSIBLE FOR THE TOPOGRAPHIC MAPPING ACCURACY FROM THE RASMUSSEN MAPPING, HOWEVER AN EFFORT HAS BEEN MADE TO COMBINE MAPS AND REVIEW FOR COMPLETENESS.

3. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

4. TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST. TREES SMALLER THAN 6" ARE NOT NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.

5. ELEVATION SHOWN ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK ELEVATION – CUT CROSS – ON PAVERS BETWEEN PLANTERS AS SHOWN ABOVE. ELEV=1000.55

6. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC.

7. ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.

L&S ENGINEERING AND SURVEYING, INC
2460 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2723 F: 831.655.3425
LandSengineers.com

DRAWN BY:	PJM
DESIGNED BY:	N/A
DATE:	12/21/18
SCALE:	1" = 8'
JOB NUMBER:	19-47
LAST REVISED:	7/27/20
REVISED BY:	CJS

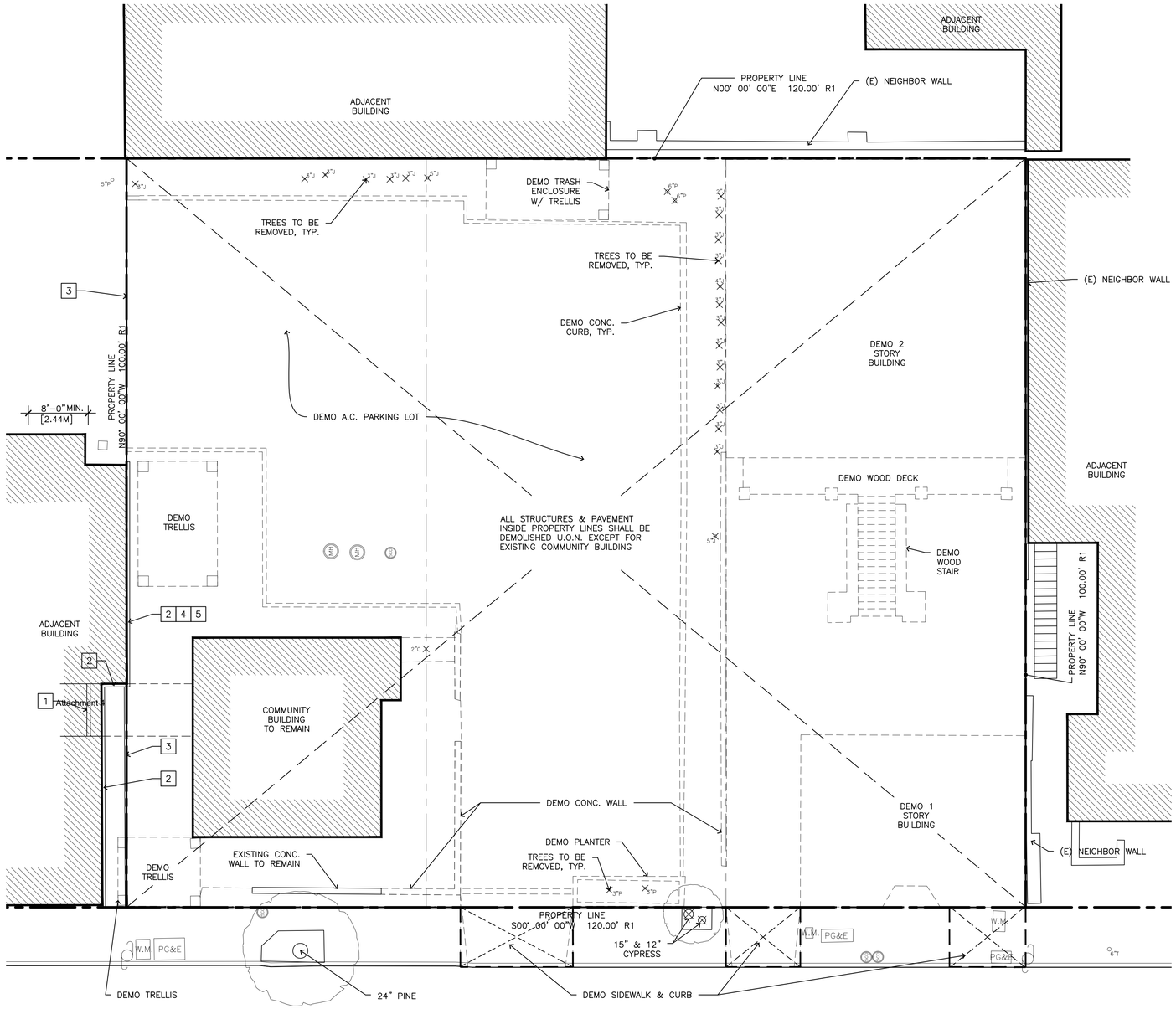
PREPARED FOR:
INTERNATIONAL DESIGN GROUP, INC.
721 LIGHTHOUSE AVE
PACIFIC GROVE, CA

TOPOGRAPHIC SURVEY
DOLORES, 2SE OF 7TH
LOTS 6, 8, & 10
CARMEL-BY-THE-SEA

SHEET 1
OF
1 SHEET

PROFESSIONAL LAND SURVEYOR — FRANK LUCIDO JR — No. 8368 — STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER — CHRISTOPHER J. DUTRA — No. 59685 — EXP. 12-31-21 — CIVIL — STATE OF CALIFORNIA



SITE DEMOLITION PLAN

1/8"=1'-0"

0' 4' 8' 16'

0 1.25M 2.5M 5M

N

TREE REMOVAL

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

26 PRIVATE + 2 PUBLIC

TOTAL TO BE REMOVED: 28

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.

JUN A. SILLANO, AIA

IDG

ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

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DOLORES, 2ND SE OF 7TH
CARMEL, CA
93921

APN: 010–145–012
022, & 023

DATE: MAY 11, 2023
HRB SUBMITTAL

REVISIONS:

1 _____
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3 _____
4 _____
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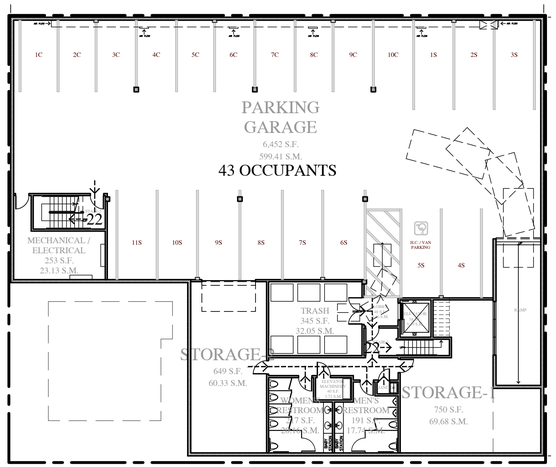
6 _____

SITE DEMO & HISTORIC BLDG. PROTECTION PLAN

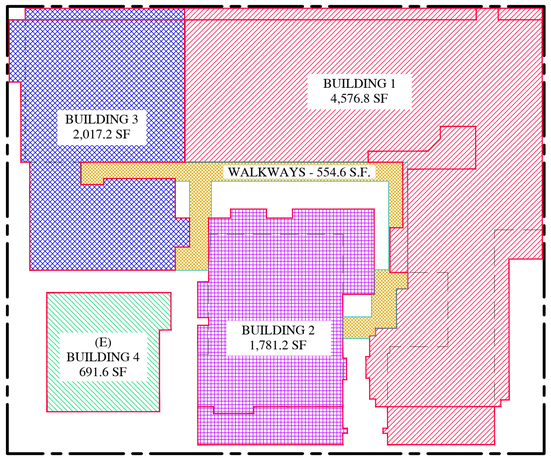
SHEET NO.

A1.1



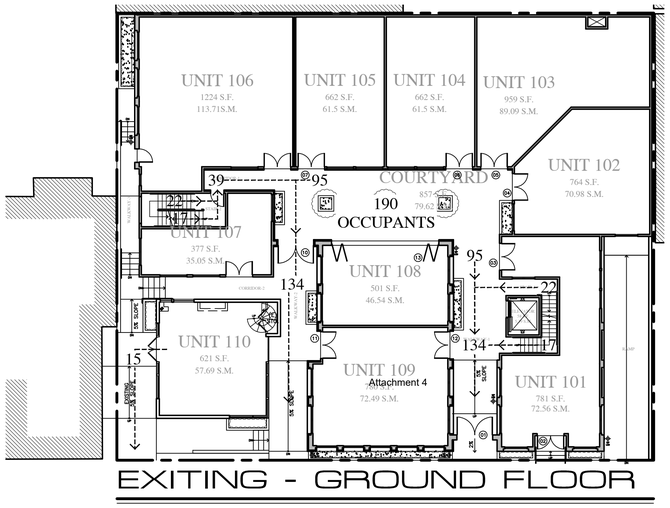
EXITING - BASEMENT PLAN

1/16"=1'-0"



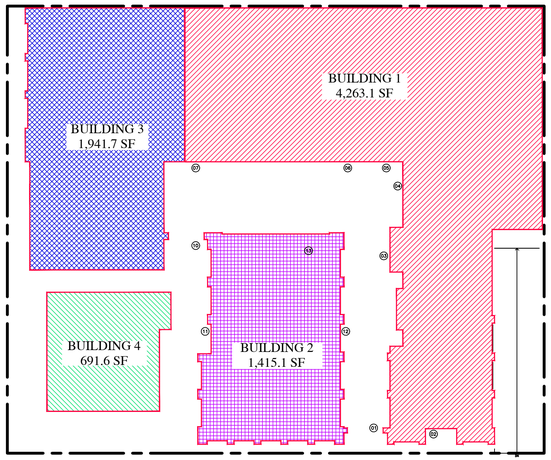
BUILDING COVERAGE

1/16"=1'-0"



EXITING - GROUND FLOOR

1/16"=1'-0"



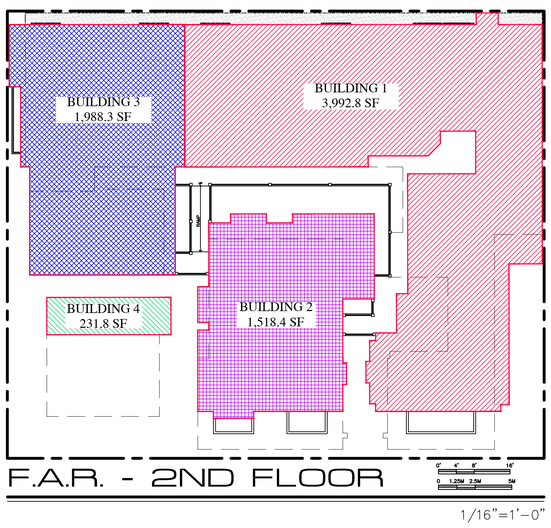
F.A.R. - GROUND FLOOR

1/16"=1'-0"

EXITING - 2ND FLOOR

1/16"=1'-0"

N



F.A.R. - 2ND FLOOR

1/16"=1'-0"

EXIT ANALYSIS

BASEMENT

TYPE S-2 OCCUPANCY
PARKING GARAGE = 6,452/200 GROSS = 32.26 = 33 OCCUPANTS

TYPE S-3 OCCUPANCY
STORAGE-1 = 750 SF
STORAGE-2 = 649 SF
MECHANICAL/ELECTRICAL = 253 SF
STAIR-1 = 89 SF
STAIR-2 = 121 SF
TRASH = 345 SF
ELEVATOR = 58 SF
LOBBY = 48 SF
MEN'S RESTROOM = 191 SF
WOMEN'S RESTROOM = 217 SF
ELEVATOR MECHANICAL = 40 SF
JANITOR = 12 SF
TOTAL = 2,773 SF/300 GROSS = 9.24 = 10 OCCUPANTS

S-2, & S-3 OCCUPANT LOAD = 43 OCCUPANTS > 2 EXITS REQUIRED > 22 OCCUPANTS EACH

EXIT WIDTH REQUIRED:
48 X 0.2" = 9.6" @ DOOR > 72" PROVIDED
48 X 0.3" = 14.4" @ STAIR > 88" PROVIDED

GROUND FLOOR

TYPE A-2 OCCUPANCY (ASSEMBLY)
UNIT-108 = 501 SF/15 NET = 33.4 = 34 OCCUPANTS
UNIT-109 = 780 SF/15 NET = 52 = 52 OCCUPANTS

TYPE B OCCUPANCY (BUSINESS) 100 SF GROSS = OCCUPANTS
TYPE M OCCUPANCY (MERCANTILE) 60 SF GROSS = OCCUPANTS

CALCULATED FOR TYPE M
UNIT-101 = 781 SF
UNIT-102 = 764 SF
UNIT-103 = 959 SF
UNIT-104 = 662 SF
UNIT-105 = 662 SF
UNIT-106 = 1,224 SF
UNIT-107 = 377 SF
UNIT-110 = 766 SF
TOTAL = 6,195 SF/60 GROSS = 103.25 = 104 OCCUPANTS

A-2 + M(B) OCCUPANT LOAD = 190 OCCUPANTS > 2 EXITS REQUIRED > 95 OCCUPANTS EACH

EXIT WIDTH REQUIRED:
95 X 0.2" = 19" @ DOOR > 72" PROVIDED
95 X 0.3" = 28.5" @ STAIR > 88" PROVIDED

2ND FLOOR

TYPE R-2 OCCUPANCY
APARTMENT-2A = 1,308 SF
APARTMENT-2B = 821 SF
APARTMENT-2C = 589 SF
APARTMENT-2D = 1,139 SF
APARTMENT-2E = 608 SF
APARTMENT-2F = 608 SF
APARTMENT-2G = 1,200 SF
APARTMENT-2H = 466 SF
TOTAL = 6,739 SF/200 GROSS = 33.7 = 34 OCCUPANTS

R-2 OCCUPANT LOAD = 34 OCCUPANTS > 2 EXITS REQUIRED > 17 OCCUPANTS EACH

EXIT WIDTH REQUIRED:
17 X 0.2" = 3.4" @ DOOR > 72" PROVIDED
17 X 0.3" = 5.1" @ STAIR > 88" PROVIDED

F.A.R. CALCULATIONS

GROUND FLOOR
BUILDING 1 = 4,263 SF
BUILDING 2 = 1,415 SF
BUILDING 3 = 1,942 SF
BUILDING 4 = 692 SF
TOTAL = 8,312 SF

2ND FLOOR
BUILDING 1 = 3,993 SF
BUILDING 2 = 1,518 SF
BUILDING 3 = 1,988 SF
BUILDING 4 = 232 SF
TOTAL = 7,731 SF

FAR BY BUILDING:
BUILDING 1: 8,256 SF
BUILDING 2: 2,933 SF
BUILDING 3: 3,930 SF
BUILDING 4: 924 SF

GROUND FLOOR + 2ND FLOOR (8,312 + 7,731) = 16,043 SF

16,043 / 12,000 = 133.7%

BUILDING COVERAGE SUMMARY

BUILDING COVERAGE
BUILDING 1 = 4,577 SF
BUILDING 2 = 1,781 SF
BUILDING 3 = 2,017 SF
BUILDING 4 (EXISTING) = 692 SF
WALKWAYS = 555 SF
TOTAL = 9,622 SF

9,622 / 12,000 = 80.18%

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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: MAY 11, 2023
HRB SUBMITTAL

REVISIONS:
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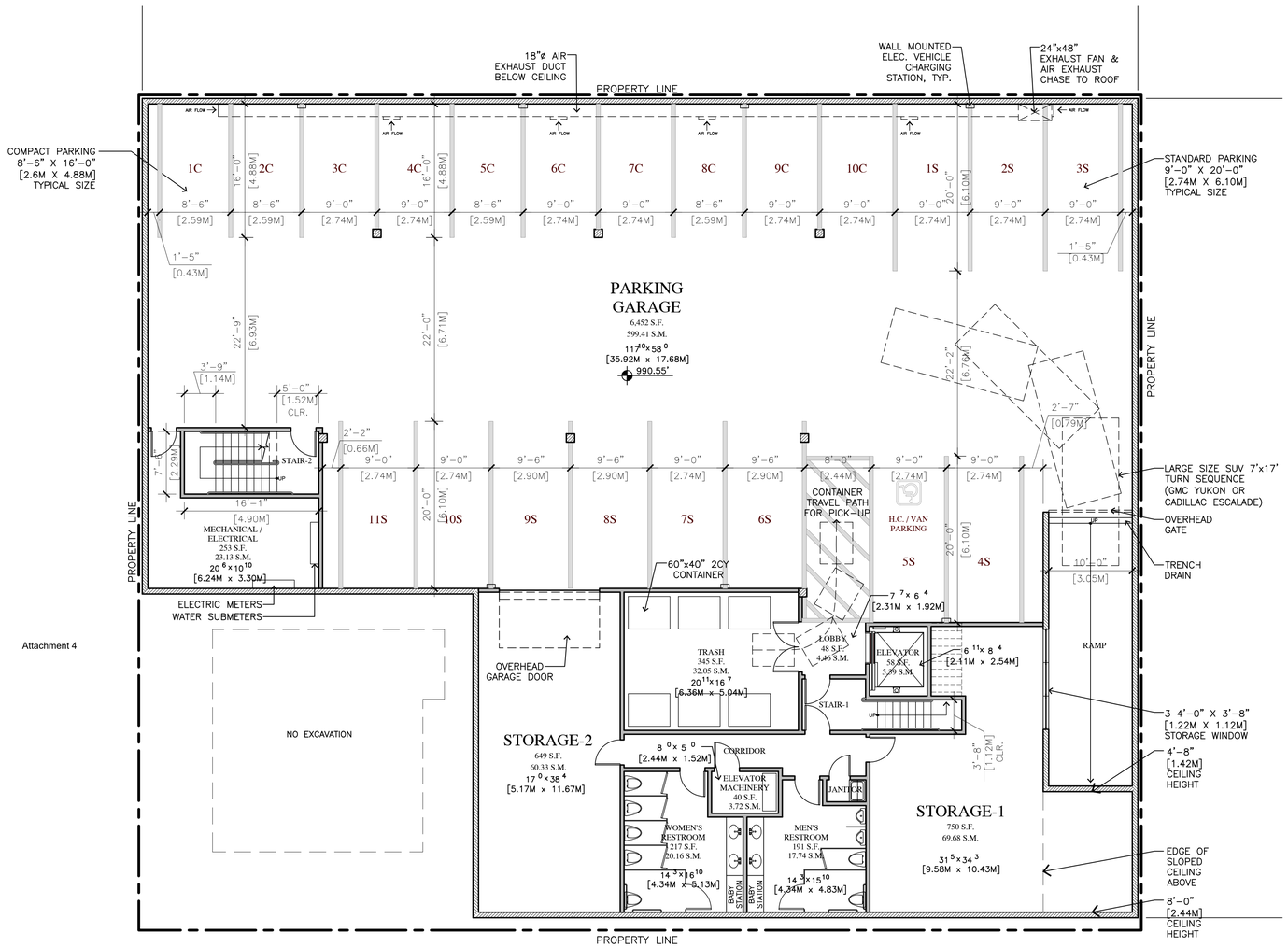
EXITING, F.A.R. &
BUILDING COVERAGE
DIAGRAMS

SHEET NO.

A1.2



Attachment 4

BASEMENT PLAN

0' 4' 8' 16'
0 1.25M 2.5M 5M
1/8"=1'-0"

WALL LEGEND

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

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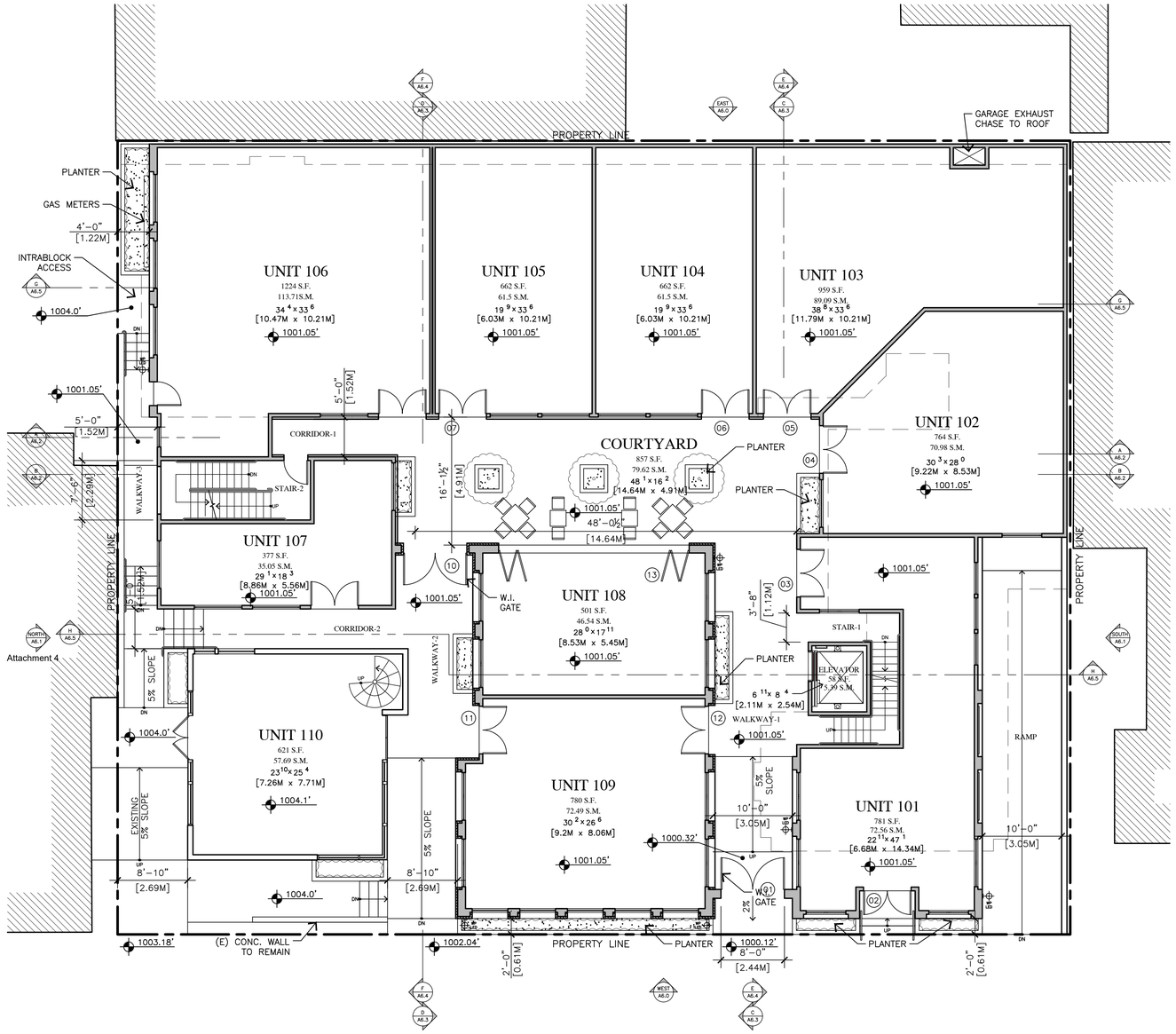
BASEMENT PLAN

SHEET NO.

A2.0



GROUND FLOOR PLAN

0' 4' 8' 16'
0 1.25M 2.5M 5M
1/8"=1'-0"

WALL LEGEND

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

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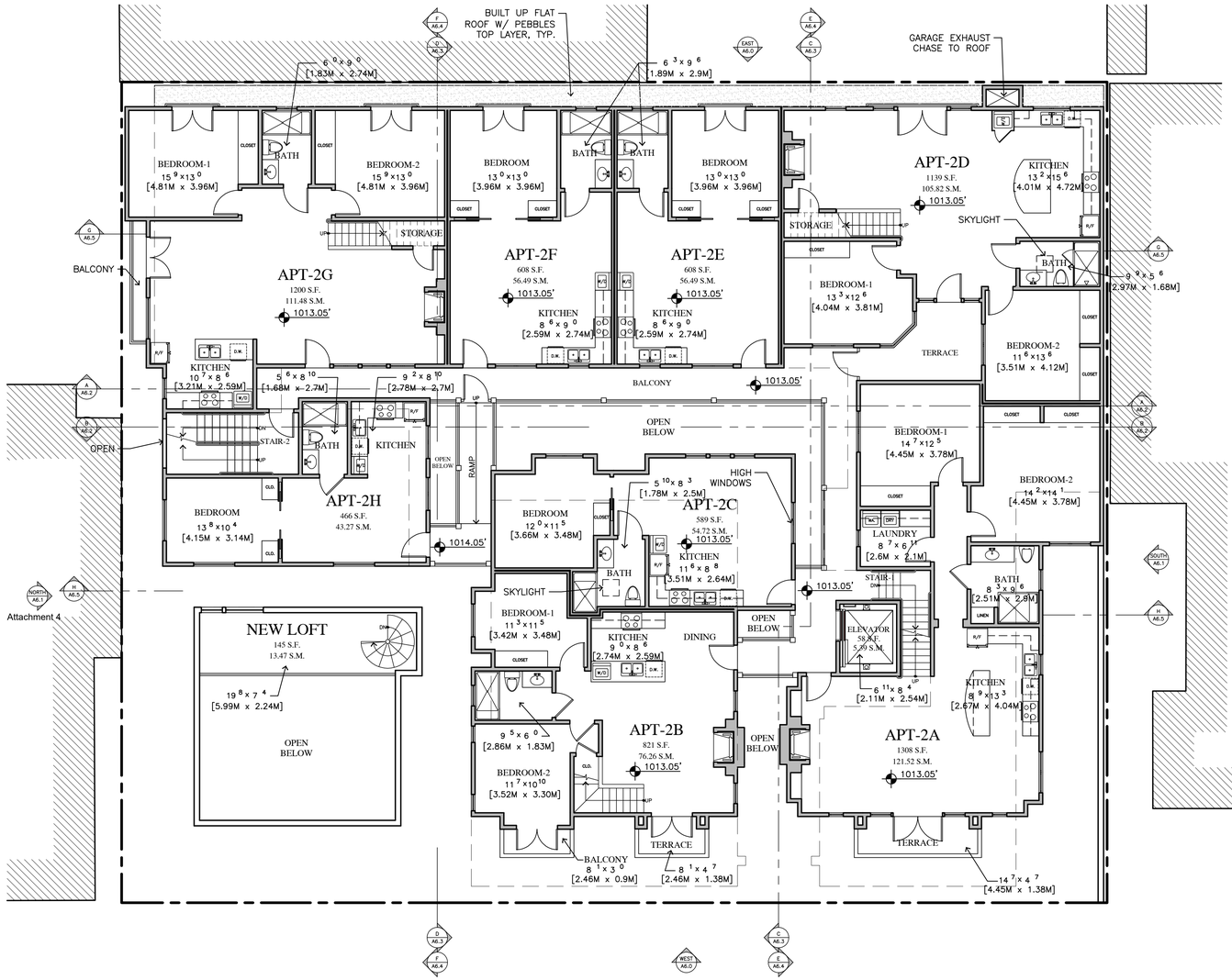
GROUND FLOOR PLAN

SHEET NO.

A3.0



SECOND FLOOR PLAN

0' 4' 8' 16'

0 1.25M 2.5M 5M

N

1/8"=1'-0"

WALL LEGEND

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

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SECOND FLOOR PLAN

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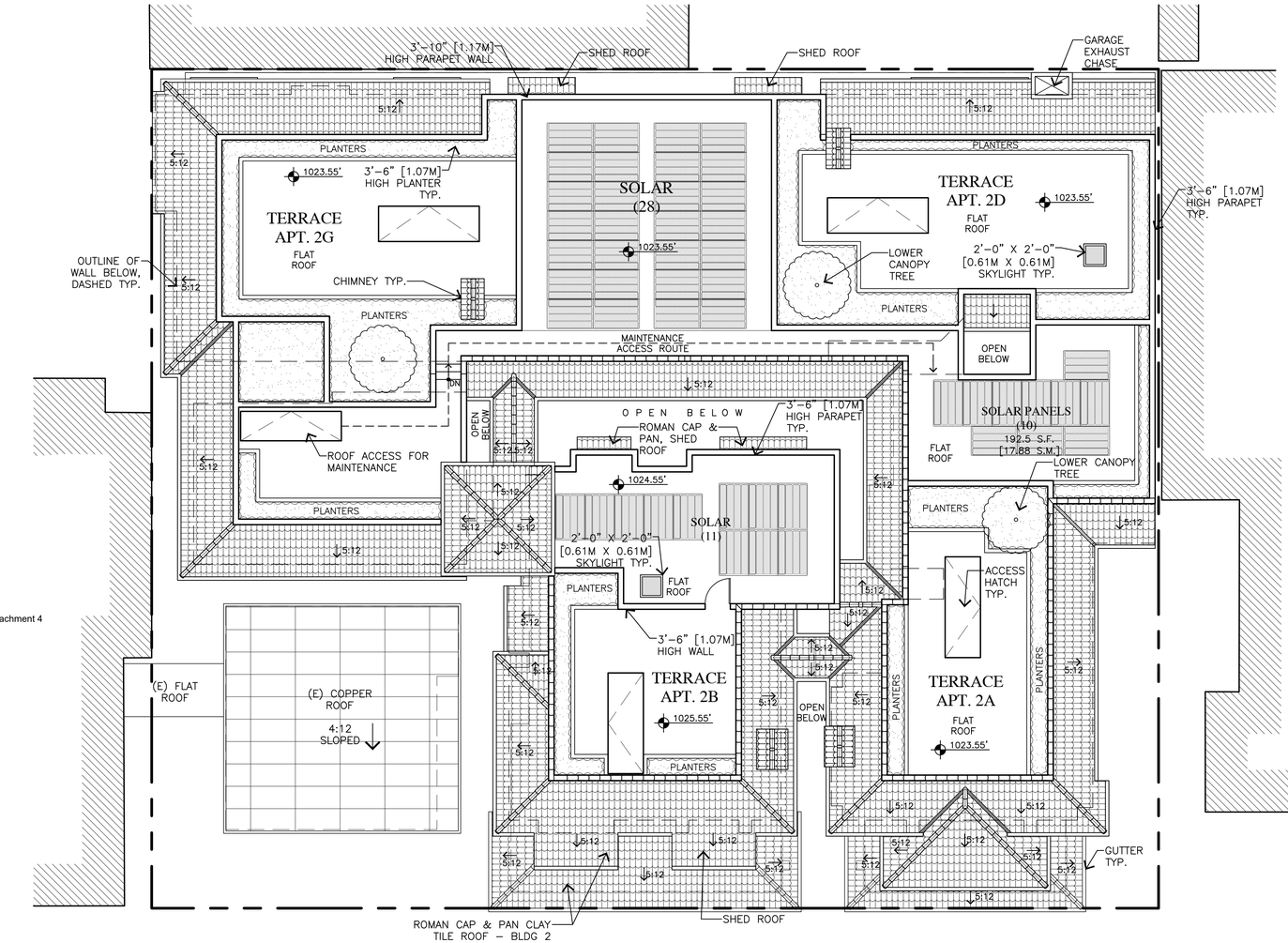
A4.0



Attachment 4

ROOF PLAN

0' 4' 8' 16'

0 1.25M 2.5M 5M

1/8"=1'-0"

N

DOOR/WINDOW LEGEND

XX
X'-X" x X'-X"
DENOTES A WINDOW

XX
DENOTES A DOOR

NOTE:
SEE DOOR & WINDOW SCHEDULE FOR CORRESPONDING DOOR & WINDOW INFORMATION

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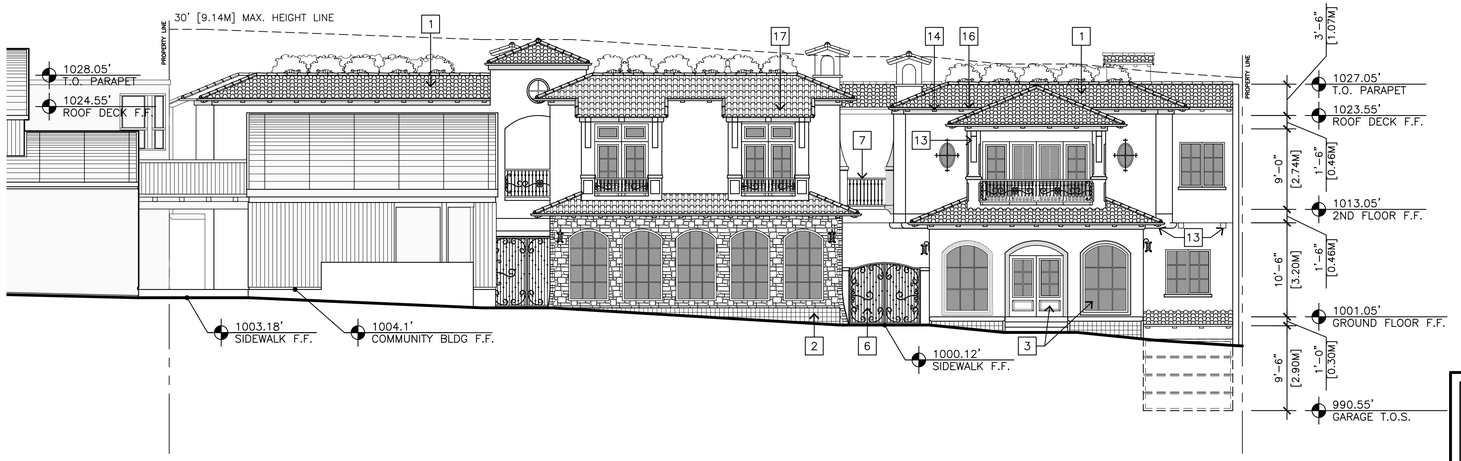
ROOF PLAN

SHEET NO.

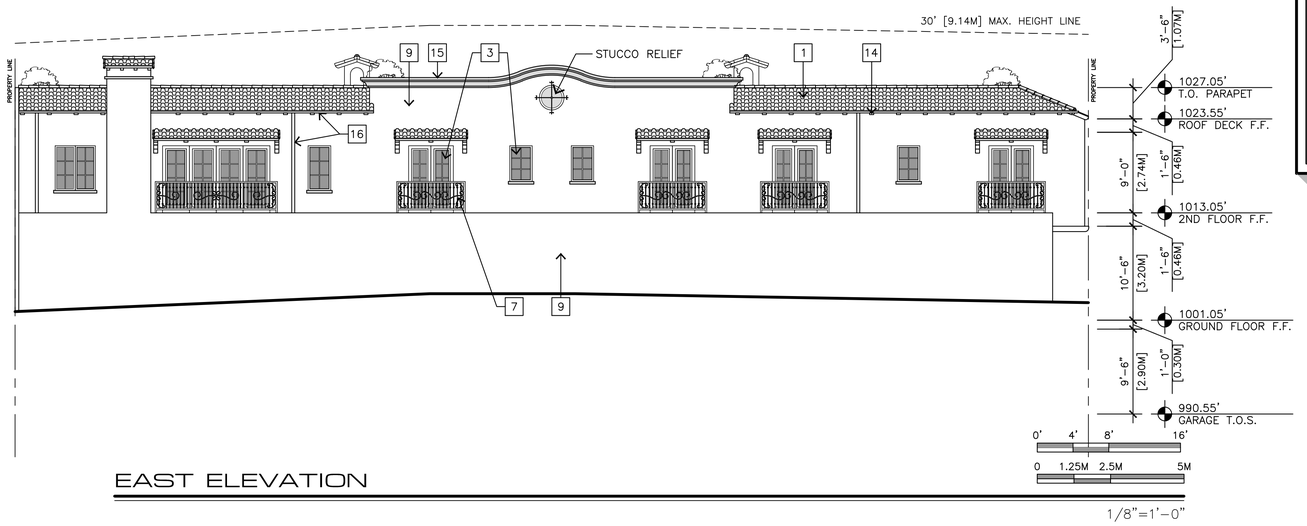
A5.0



WEST ELEVATION

1/8"=1'-0"

Attachment 4



EAST ELEVATION

1/8"=1'-0"

EXTERIOR FINISH LEGEND

1	MISSION STYLE CLAY TILE ROOF
2	DECORATIVE CERAMIC TILE
3	METAL CLAD WOOD 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	SIMULATED LIMESTONE SILL, SURROUND & HORIZONTAL BAND
12	REDWOOD POST
13	REDWOOD BEAMS & CORBELS
14	REDWOOD RAFTER TAILS
15	SIMULATED LIMESTONE PARAPET CAP
16	PAINTED GALVANIZED GUTTERS & DOWNSPOUTS
17	ROMAN STYLE CAP & PAN CLAY TILE ROOF

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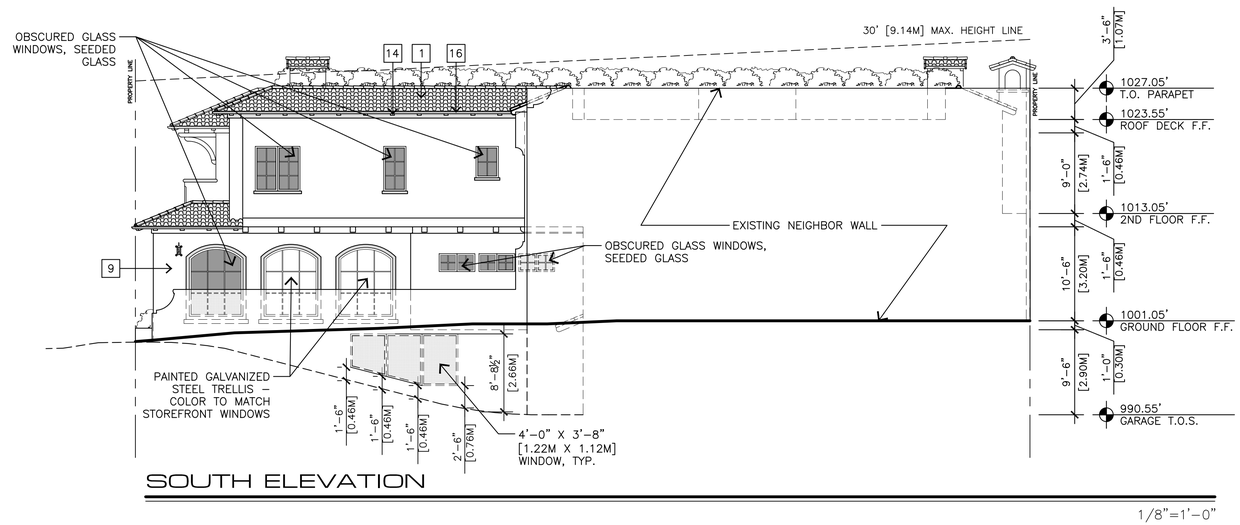
ELEVATIONS

SHEET NO.

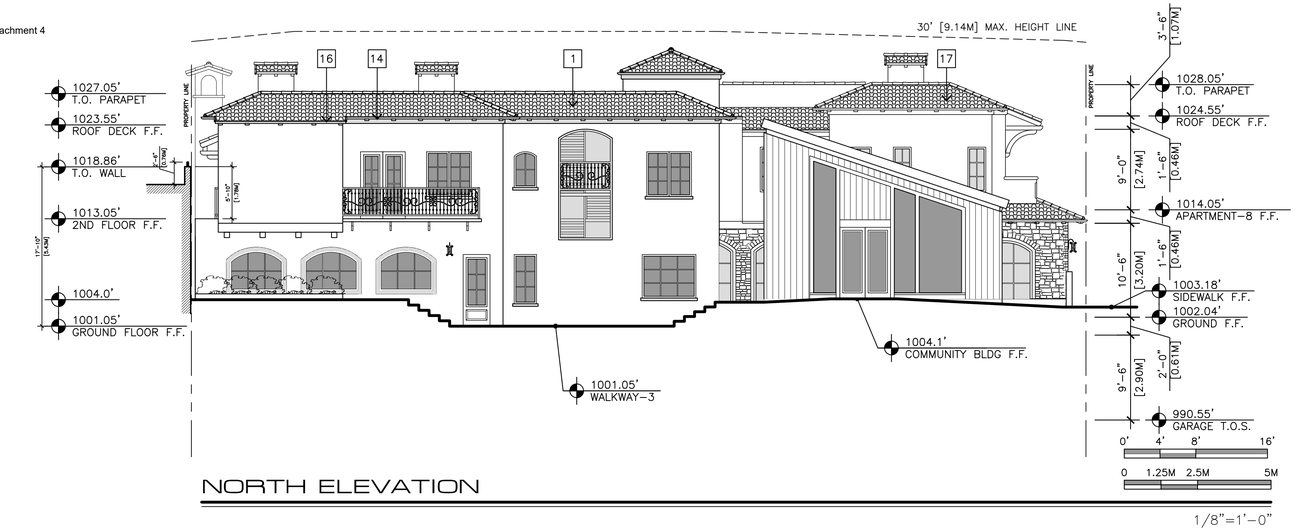
A6.0



SOUTH ELEVATION

1/8"=1'-0"

Attachment 4



NORTH ELEVATION

1/8"=1'-0"

EXTERIOR FINISH LEGEND

1	MISSION STYLE CLAY TILE ROOF
2	DECORATIVE CERAMIC TILE
3	METAL CLAD WOOD 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	SIMULATED LIMESTONE SILL, SURROUND & HORIZONTAL BAND
12	REDWOOD POST
13	REDWOOD BEAMS & CORBELS
14	REDWOOD RAFTER TAILS
15	SIMULATED LIMESTONE PARAPET CAP
16	PAINTED GALVANIZED GUTTERS & DOWNSPOUTS
17	ROMAN STYLE CAP & PAN CLAY TILE ROOF

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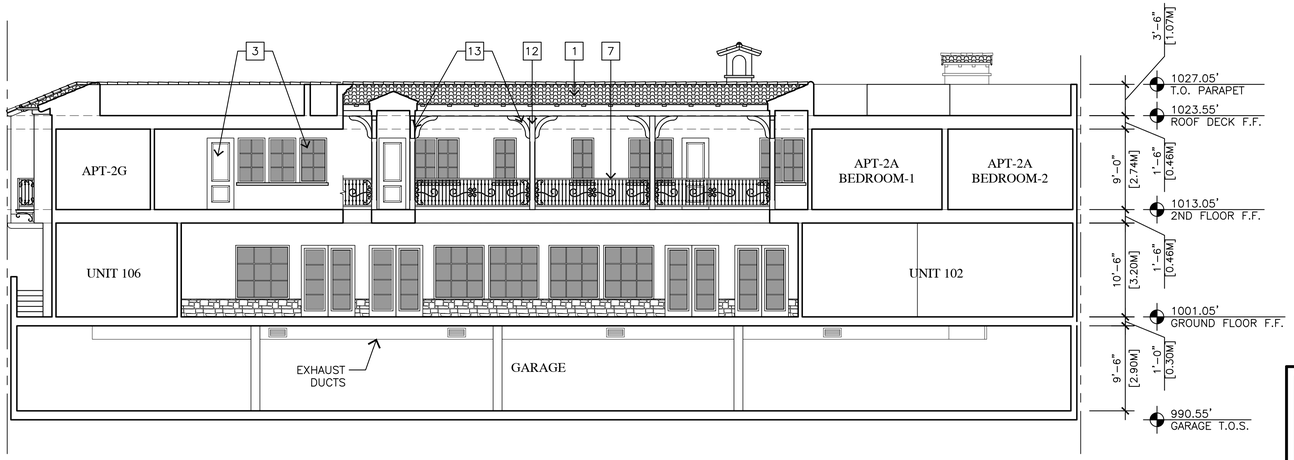
ELEVATIONS

SHEET NO.

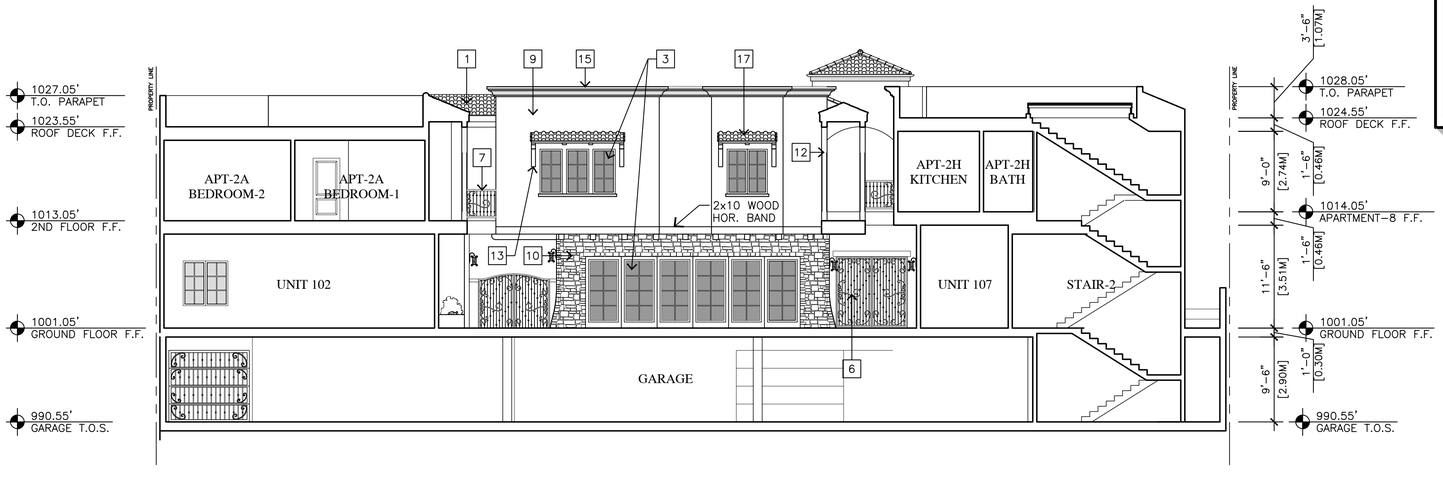
A6.1



EAST COURTYARD / SECTION A

1/8"=1'-0"

Attachment 4



WEST COURTYARD / SECTION B

1/8"=1'-0"

EXTERIOR FINISH LEGEND

1	MISSION STYLE CLAY TILE ROOF
2	DECORATIVE CERAMIC TILE
3	METAL CLAD WOOD 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	SIMULATED LIMESTONE SILL, SURROUND & HORIZONTAL BAND
12	REDWOOD POST
13	REDWOOD BEAMS & CORBELS
14	REDWOOD RAFTER TAILS
15	SIMULATED LIMESTONE PARAPET CAP
16	PAINTED GALVANIZED GUTTERS & DOWNSPOUTS
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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: MAY 11, 2023
HRB SUBMITTAL

REVISIONS:

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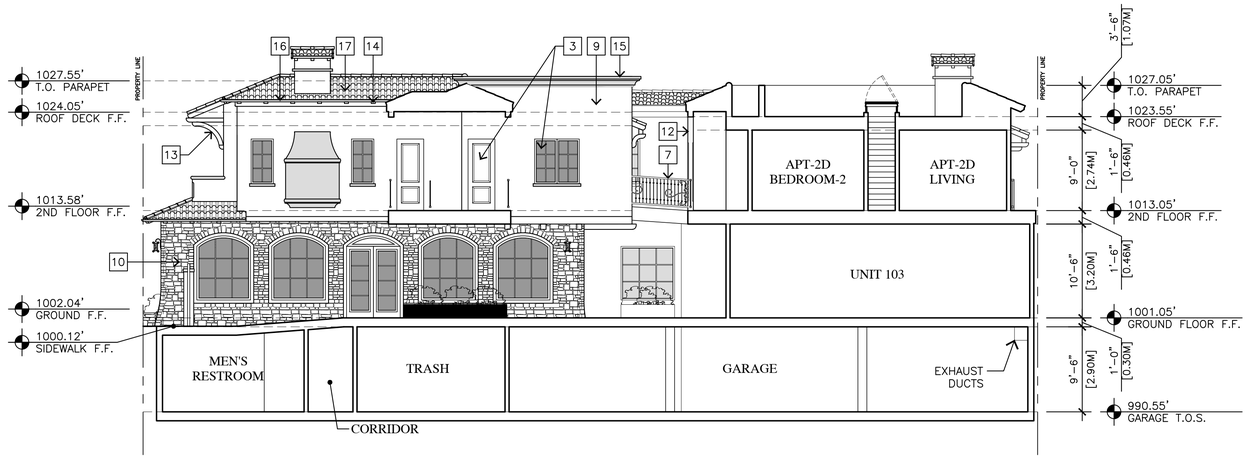
ELEVATIONS
& SECTIONS

SHEET NO.

A6.2



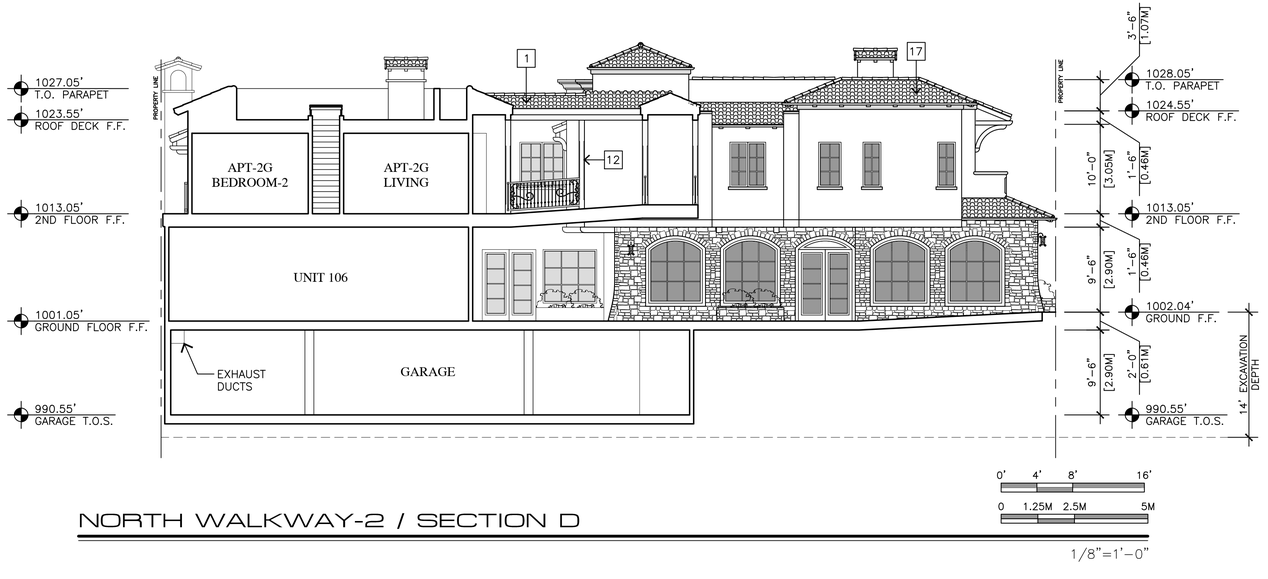
SOUTH WALKWAY-1 / SECTION C

1/8"=1'-0"

EXTERIOR FINISH LEGEND

1	MISSION STYLE CLAY TILE ROOF
2	DECORATIVE CERAMIC TILE
3	METAL CLAD WOOD 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	SIMULATED LIMESTONE SILL, SURROUND & HORIZONTAL BAND
12	REDWOOD POST
13	REDWOOD BEAMS & CORBELS
14	REDWOOD RAFTER TAILS
15	SIMULATED LIMESTONE PARAPET CAP
16	PAINTED GALVANIZED GUTTERS & DOWNSPOUTS
17	ROMAN STYLE CAP & PAN CLAY TILE ROOF

Attachment 4



NORTH WALKWAY-2 / SECTION D

1/8"=1'-0"

JUN A. SILLANO, AIA

IDG

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ELEVATIONS & SECTIONS

SHEET NO.

A6.3

NORTH WALKWAY-1/ SECTION E

1/8"=1'-0"

EXTERIOR FINISH LEGEND

1	MISSION STYLE CLAY TILE ROOF
2	DECORATIVE CERAMIC TILE
3	METAL CLAD WOOD 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
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14	REDWOOD RAFTER TAILS
15	SIMULATED LIMESTONE PARAPET CAP
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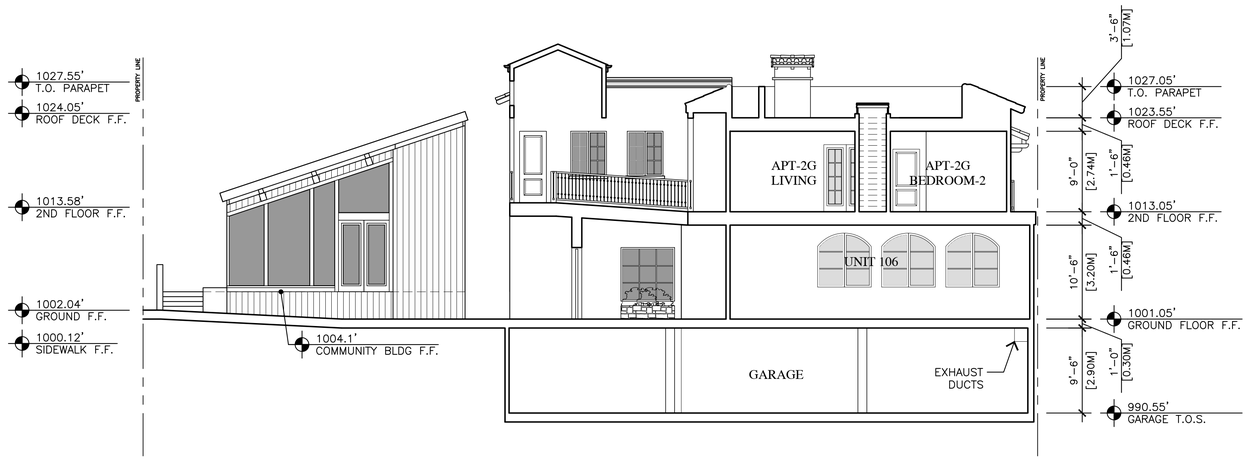
17	ROMAN STYLE CAP & PAN CLAY TILE ROOF

Attachment 4



SOUTH COMMUNITY BUILDING / SECTION F

1/8"=1'-0"

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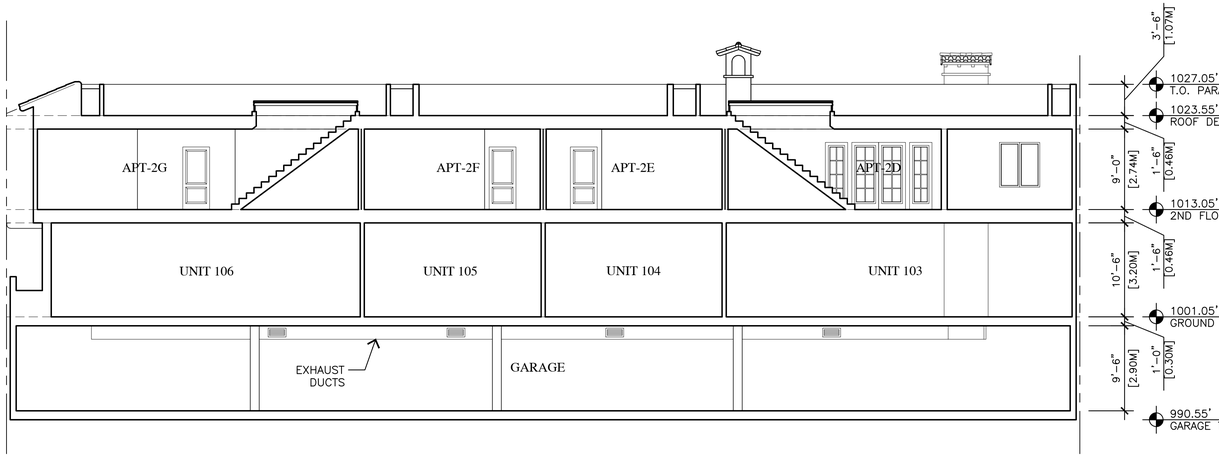
ELEVATIONS & SECTIONS

SHEET NO.

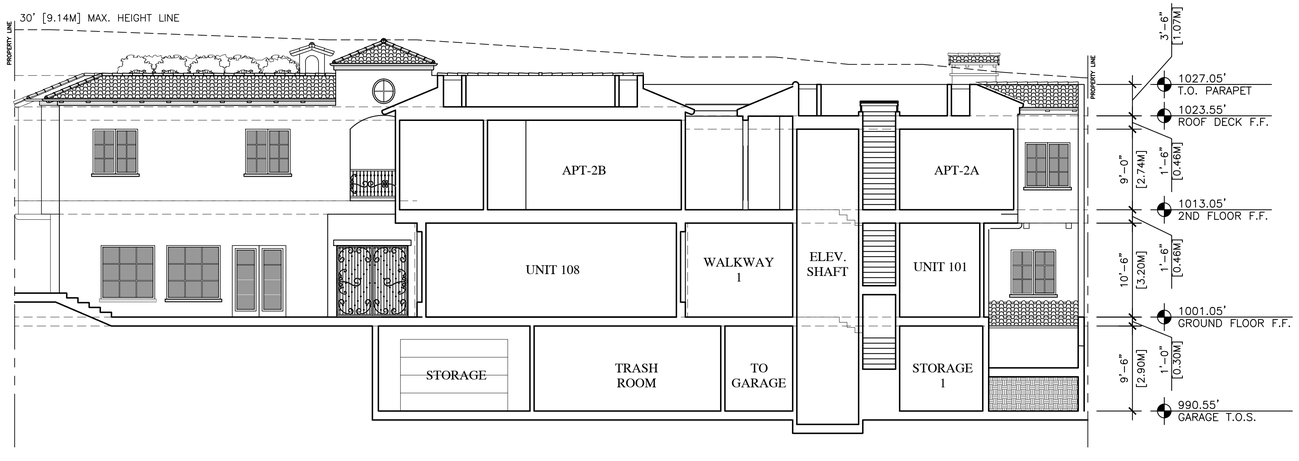
A6.4



WEST - SECTION G

1/8"=1'-0"

Attachment 4



WEST - SECTION H

1/8"=1'-0"

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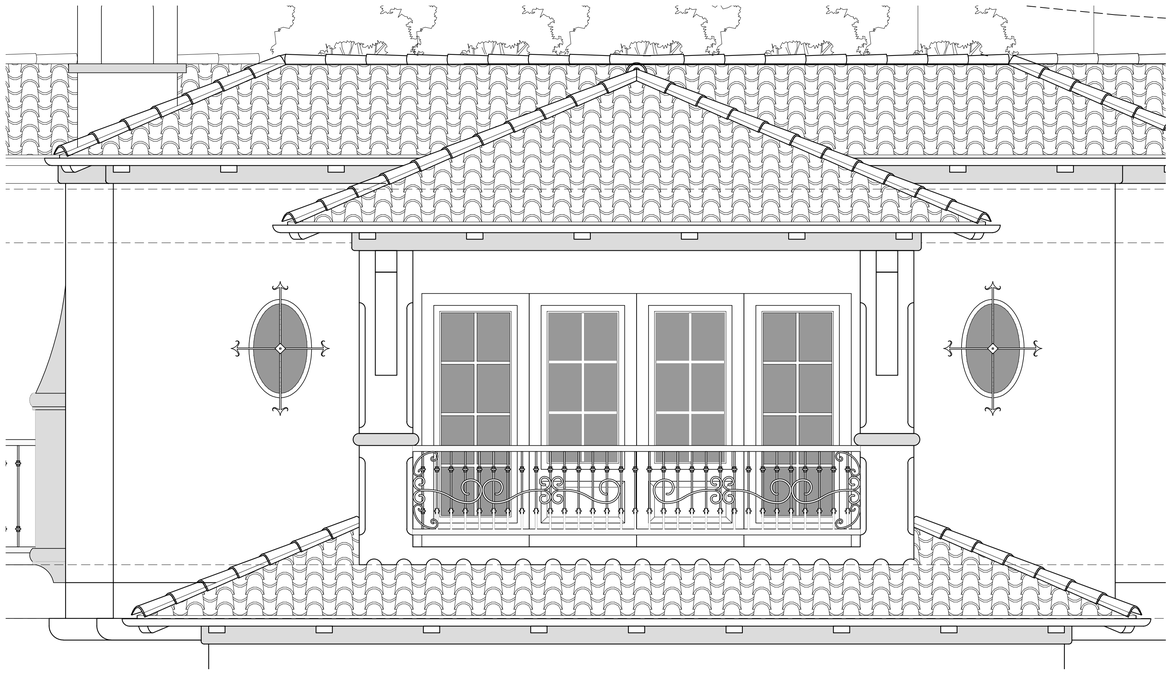
SECTIONS

SHEET NO.

A6.5



APARTMENT-2A TERRACE

1/2"=1'-0"

APARTMENT-2B TERRACES

1/2"=1'-0"

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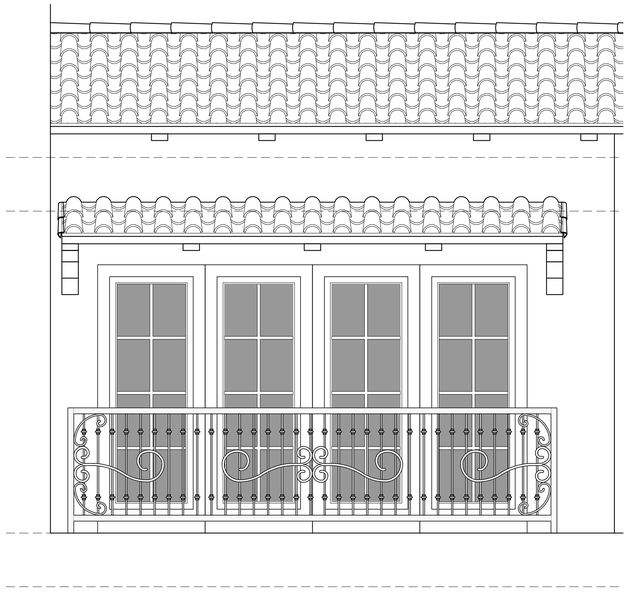
TERRACE DETAILS

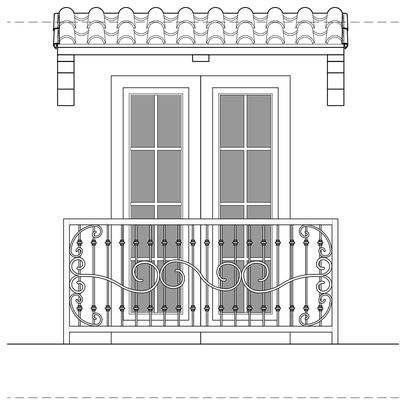
SHEET NO.

A6.7



APARTMENT-2D BALCONY

1/2"=1'-0"



TYP. BALCONY (APT. 2E, 2F, 2G)

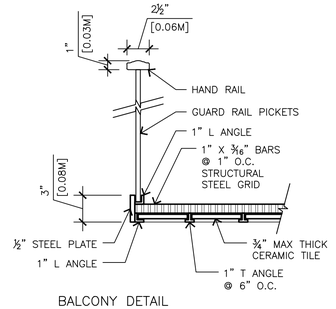
1/2"=1'-0"

APARTMENT-2G BALCONY

1/2"=1'-0"

STAIR OPENING

1/2"=1'-0"



BALCONY DETAIL

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

BALCONY PROFILE TYP.

1/2"=1'-0"

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TERRACE
DETAILS

SHEET NO.

A6.8

DOLORES STREETSCAPE - EAST SIDE

0' 10' 21' 32'

Attachment 4

DOLORES STREETSCAPE - WEST SIDE

0' 10' 21' 32'

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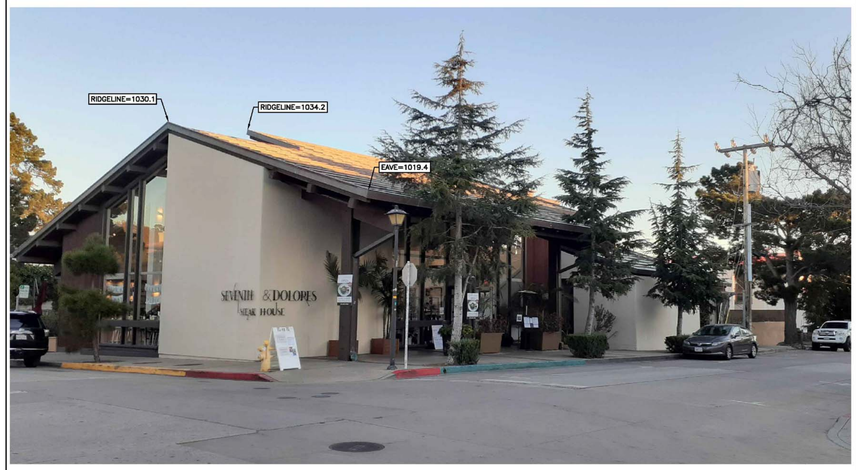
STREETSCAPE
ELEVATIONS

SHEET NO.

A8.1



NOTE: A LOCAL BENCHMARK FOR THIS PROJECT IS A CUT CROSS ON PAVERS IN COURTYARD LOCATED AT DOLORES 2SE OF 7TH AVENUE, HAVING AN ELEVATION OF 1000.55, BASED ON ASSUMED DATUM.

LS ENGINEERING AND SURVEYING, INC.

PREPARED FOR: INTERNATIONAL DESIGN GROUP 721 LIGHTHOUSE AVENUE PACIFIC GROVE, CA 93950

DOLORES STREET ELEVATIONS EXHIBIT

SHEET 2 OF 3 SHEETS

ADJACENT BUILDING

N.T.S.

DOLORES STREETSCAPE - EAST SIDE

DOLORES STREETSCAPE - WEST SIDE

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DOLORES STREET ELEVATIONS EXHIBIT

SHEET 1 OF 3 SHEETS

ADJACENT BUILDING

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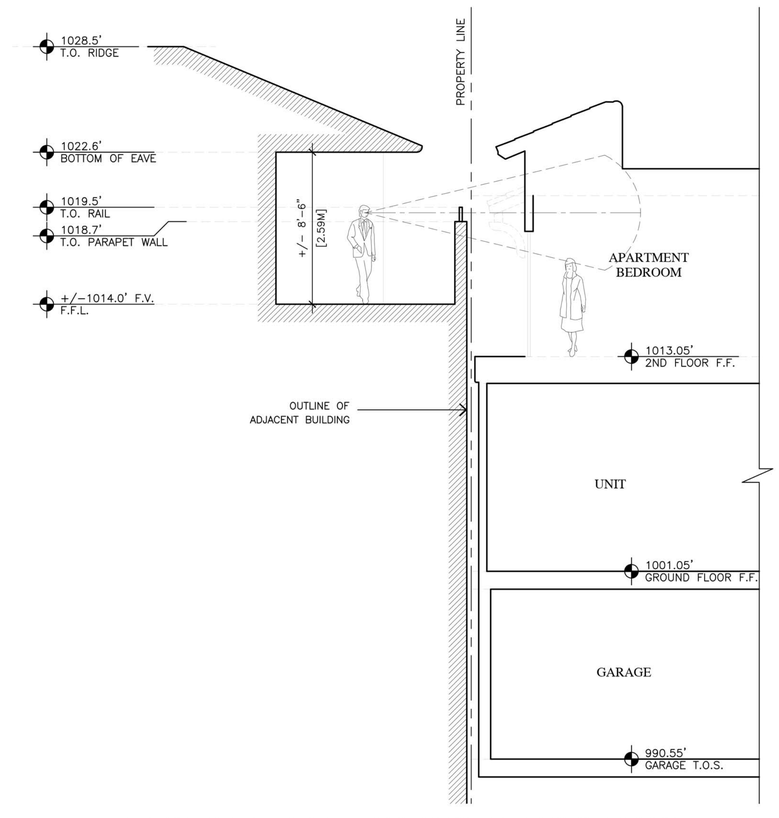
DOLORES STREET ELEVATIONS EXHIBIT

SHEET 3 OF 3 SHEETS

ADJACENT BUILDING

N.T.S.



SECTION THRU ADJACENT BUILDING

1/4"=1'-0"

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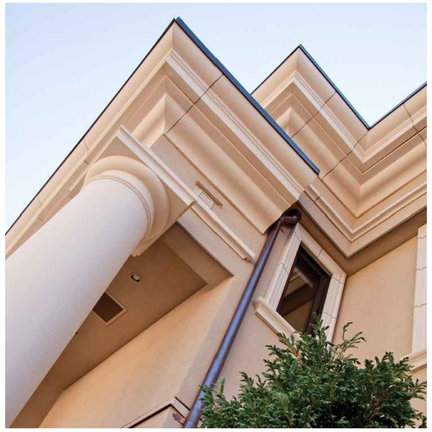
ADJACENT BUILDING ELEVATIONS

SHEET NO.

A8.2

MISSION STYLE CAP & PAN CLAY TILE ROOF, TYP.

PAINTED IRON RAILINGS BRONZE COLOR - TYP.



SIMULATED LIMESTONE SURROUNDS & ACCENTS

LIGHT FIXTURES - TYP.

PAINT SWATCH - TYP.

DOOR & WINDOW COLOR - TYP.

OBSCURED GLASS

METAL CLAD EXTERIOR DOORS & WINDOWS -TYP.

LIMESTONE TILE

DRIVEWAY PAVERS

PLANTER CERAMIC TILE

PAINTED GALVANIZED
GUTTERS & DOWNSPOUTS

BUILDING-2 ACCENTS

ROMAN STYLE CAP & PAN CLAY TILE ROOF, BUILDING-2

EXTERIOR RANDOM
STONE VENEER
BUILDING-2

PAINT SWATCH - BUILDING-2

DOOR & WINDOW COLOR - BUILDING-2

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COLOR & MATERIAL
SAMPLES

SHEET NO.

A9.2

PROPOSED STREETSCAPE RENDER

N.T.S.

Attachment 5

EXISTING STREETSCAPE PHOTO

N.T.S.

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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: MAY 11, 2023
HRB SUBMITTAL

REVISIONS:

1 JUNE 6, 2023
STREETSCAPE RENDERS
2
3
4
5
6

STREETSCAPE
RENDERINGS

SHEET NO.

A8.3

PROPOSED STREETSCAPE RENDER

N.T.S.

Attachment 5

EXISTING STREETSCAPE PHOTO

N.T.S.

JUN A. SILLANO, AIA

IDG

ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE
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DATE: MAY 11, 2023
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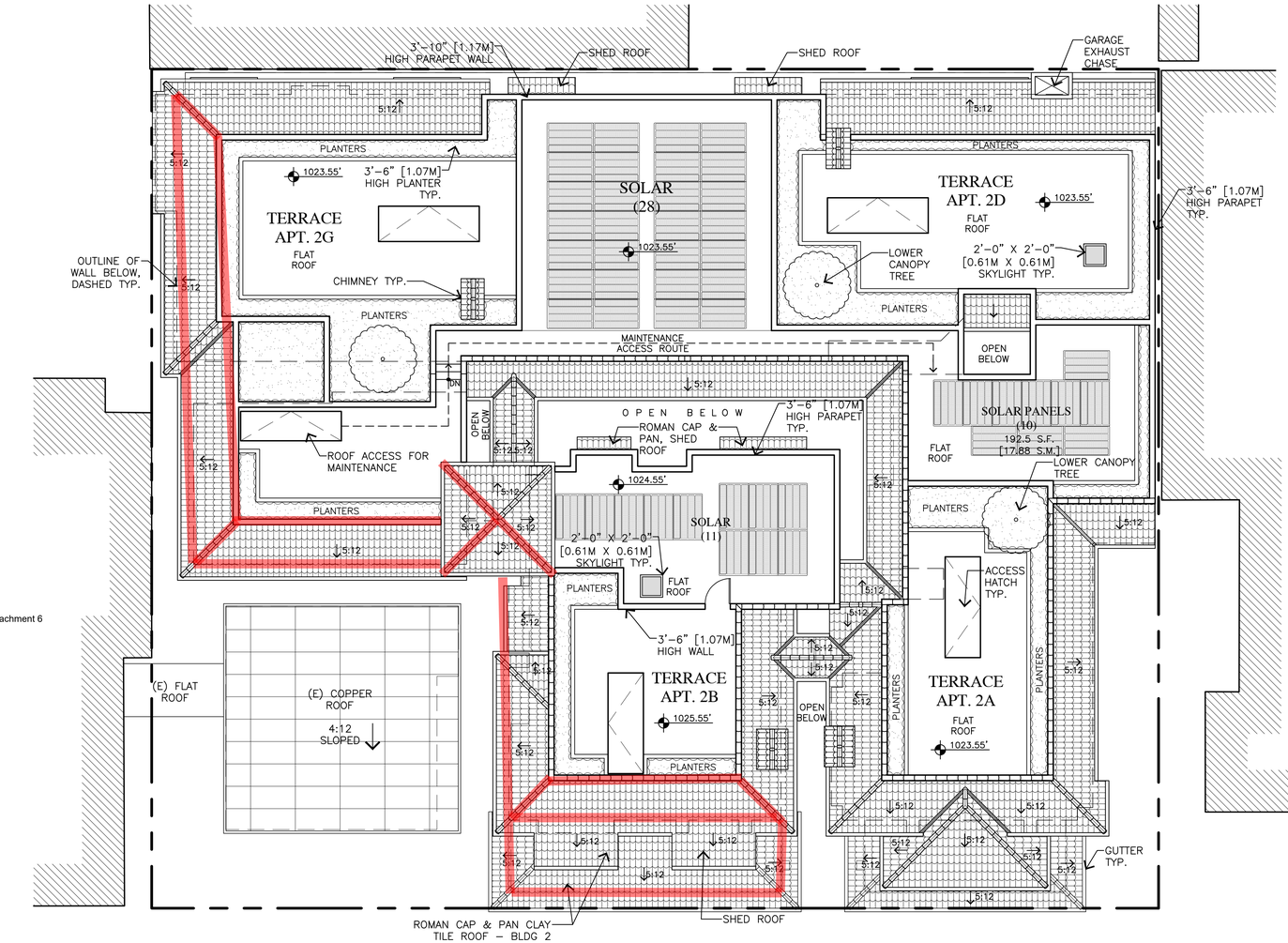
REVISIONS:

1 JUNE 6, 2023 STREETSCAPE RENDERS
2
3
4
5
6

STREETSCAPE
RENDERINGS

SHEET NO.

A8.4



Attachment 6

ROOF PLAN

0' 4' 8' 16'

0 1.25M 2.5M 5M

1/8"=1'-0"

N

DOOR/WINDOW LEGEND

XX
X'-X" x X'-X"
DENOTES A WINDOW

XX
DENOTES A DOOR

NOTE:
SEE DOOR & WINDOW SCHEDULE FOR CORRESPONDING DOOR & WINDOW INFORMATION

JUN A. SILLANO, AIA

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JB PASTOR BUILDING

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CARMEL, CA
93921

APN: 010-145-012
022, & 023

DATE: MAY 11, 2023
HRB SUBMITTAL

REVISIONS:

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

ROOF PLAN

SHEET NO.

A5.0

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

July 17, 2023
ADJOURNMENT

TO:	Historic Resources Board Commissioners
SUBMITTED BY:	Leah R. Young, Administrative Coordinator
SUBJECT:	PUBLIC CORRESPONDENCE: Regarding Public Hearings on Agenda

RECOMMENDATION:

BACKGROUND/SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:

Attachment 1: DR 23-140 (Esperanza Carmel Commercial - JB Pastor Building) - Email dated 07-16-2023 from L. LLoyd
Attachment 2: DR 23-140 (Esperanza Carmel Commercial - JB Pastor Building) - Email dated 07-17-2023 from K. Reimers

---------- Forwarded message ---------
From: **Lucinda Lloyd** <REDACTED>
Date: Sun, Jul 16, 2023 at 12:43 PM
Subject: Brad Bowman's Decorative Concrete Wall at 7th & Dolores, Carmel, CA.
To: City Clerk Carmel-by-the-Sea, CA <cityclerk@ci.carmel.ca.us>

To the Members of the Historic Resources Board,

Brad Bowman's decorative concrete designs for the Burde-Shaw bank building at Dolores & 7th started with pebble inlay on the sidewalk.

Exposed aggregate and inlaid pebbles.

The wall proposed to be moved faces Dolores Street south of 7th.

It is a long wall that would not, in my opinion, withstand being moved.

A spike was put into it by the installers of the story poles.

The wall on Dolores turns the corner facing the driveway. It is a corner wall with decorative inlay on both sides, exterior and interior.

The building plan is not under consideration by the HRB. This photo is informational only.

* * *

On Saturday, July 15, 2023, I went to the proposed Pastor project at Dolores & 7th to view the wall that is being requested to be moved. What I saw both inspired and astounded me. Brad Bowman's decorative concrete starts on the sidewalk on 7th, east of Dolores, extending around the corner onto Dolores and south to the border of the property! The sidewalk inlay in front of the building entrance to 7th and Dolores is beautiful. It is punctuated by three "columns" of exposed aggregate from the base of the building to the edge of the sidewalk. That artistic creativity begins before the gorgeous walls. Brad Bowman's artwork is not limited to the exterior of the wall facing Dolores, it extends around the corner bordering the driveway, both inside and outside of the wall.

Frankly, as I've lived with the Burde & Shaw bank complex ever since it was built, I'm ashamed to admit that I had taken it for granted. I've loved the pebbles inlaid on the

exterior wall on Dolores, but had not fully appreciated the extent of Brad Bowman's art and the genius of Walter Burde and Will Shaw incorporating Bowman's creativity on sidewalks and walls. If art in public places is to be appreciated, this is an extraordinary example of public art incorporated into a functional building. Wow! We in Carmel are so lucky to have talented architects creating artistic buildings.

The decorative concrete walls cannot, and should not, be separated from the historic and artistic whole. The idea that one wall could be moved is folly. It would, in my opinion, fall apart.

One thing I saw really bothered me. When the story poles were installed, a very large nail was driven into the exterior of the wall on Dolores! That is a violation of an historic Carmel property!

I urge you to deny the applicant's request to move the historic decorative concrete wall on Dolores Street.

Thank you,

Cindy Lloyd

Sent from my iPhone

From: **kristi ecocarmel.com** <REDACTED>
Date: Mon, Jul 17, 2023 at 11:22 AM
Subject: Letter to the Historic Resource Board 7D
To: Evan Kort
<ekort@ci.carmel.ca.us>, bswanson@ci.carmel.ca.us <bswanson@ci.carmel.ca.us>

To the Members of the Carmel Historic Resource Board,

I am writing on the topic of the proposed building next to our newly named historic resource, the 7th and Dolores building.

Firstly, the wall on the south side with the pebble work on it is a wonderful piece of art. It matches the stone work on the east side, as well as the continuance of it on the side walk. It is a very unique feature of the building. The proposed building has this wall completely removed.

Secondly, I am deeply concerned about how much the size of the proposed building dwarves the 7D building, and also how much it takes away from the entire beauty of the building from the South East side.

I am attaching a photo from the back. This interplay of the two buildings would be completely lost from view.

This is why the previous board members of the historic resource board in 2020 deemed the parking lot (the space around the building) also part of the historic nature of the building. This building is its most beautiful when seen from all sides. Cramming another building around it will take that away.

Pine Cone Feb 7 2020:
…Marc Wiener recommended that the historic resources board issue "a determination of ineligibility" for listing in the city's historic inventory, but also require the buildings to undergo review again when they turn 50 years old (in 2022).
But the board disagreed, citing the buildings' architecture, and decided to put the whole property, *including the parking lot,* on the historic list. In late November, Kern filed an appeal asking the city council to overrule the historic resources board. At the Feb. 4 meeting, acting planning director Marnie Waffle recommended that the council uphold the board's decision and let the historic designation stand.

I ask that the decisions of previous board members be upheld to preserve the beauty of these two buildings and that the proposed building be situated in a way to not take away from any part of our newly designated historic resource. Our historic buildings are a large part of what makes Carmel special, and new buildings should not take that away.

Thank you again, for all that you do to preserve Carmel. I am so proud to be a third generation Carmel resident. Keeping Carmel's historic nature is what makes it such a unique place to live and visit.

Sincerely,
Kristi Reimers

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

July 17, 2023
ADJOURNMENT

TO:	Historic Resources Board Commissioners
SUBMITTED BY:	Leah R. Young, Administrative Coordinator
SUBJECT:	PUBLIC CORRESPONDENCE: Additional items not associated with Public Hearings

RECOMMENDATION:

BACKGROUND/SUMMARY:

FISCAL IMPACT:

ATTACHMENTS: