



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

Jordan Chroman, 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

SPECIAL MEETING **Monday, January 23, 2023**

TOUR 3:00 PM

MEETING 4:00 PM

THIS MEETING WILL BE HELD VIA TELECONFERENCE AND IN PERSON AT CITY HALL.

Governor Newsom's Executive Order N-29-20 has allowed local legislative bodies to hold public meetings via teleconference and to make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to observe and to address the local legislative body.

To that end, this meeting will be held via teleconference and in person in the City Council Chambers at City Hall located on Monte Verde Street between Ocean and Seventh Avenues. To participate via teleconference, click the following link to attend via Zoom (or copy and paste link into your browser): <https://ci-carmel-ca-us.zoom.us/j/88991263922?pwd=TFVQTUFVMjA5c1I2STdDQU94V1I0UT09>. To attend Zoom via telephone, dial +1 312 626 6799?. Meeting ID (if needed) is 889 9126 3922, and Passcode (if needed) is 930 359.

The COVID-19 Community Level for Monterey County as of the date of this agenda posting on 1/20/2023 is LOW. Per Urgency Ordinance 2022-006, wearing a face mask to attend a meeting of a legislative body inside a City facility is optional when the Community Level is LOW. Seating will be limited and available on a first-come, first-served basis.

TOUR OF INSPECTION

The Board will leave the Council chamber for an on-site Tour of Inspection of all properties listed on the agenda (including those on the Consent Agenda). 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 chamber at 4:00 p.m. or as soon thereafter as possible.

- A. 1. **HE 22-294 (Schneider)**: Southwest Corner of Mission Street and 12th Avenue
- 2. **Nielsen Market Map Board**: Northeast Corner of San Carlos Street and 7th

Avenue

3. DR 22-310 (D&K Dolores, LLC) & DR 22-157 (JB Pastor Building): Southeast Corner of Dolores Street and 7th Avenue

CALL TO ORDER AND ROLL CALL

PUBLIC APPEARANCES

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

ANNOUNCEMENTS

ORDERS OF BUSINESS

- A.** Proposal from Historic Resources Board Member Karyl Hall for a new City policy to protect selected non-historic Carmel homes from demolition/exterior remodeling.
- B.** Consideration of initiating a historical evaluation of the Nielsen Market map board to determine whether it is eligible for listing on the Carmel Inventory of historic resources.

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.

PUBLIC HEARINGS

- 1. DR 22-310 (D&K Dolores, LLC) & DR 22-157 (JB Pastor Building):** Consideration of an addition to the Carmel Inventory of Historic Resources and the Carmel Register of Historic Resources, and the consideration of a Determination of Consistency with the Secretary of the Interior's Standards for the relocation of the Northern California Savings & Loan Complex Community Room located at the southeast corner of Dolores Street and 7th Avenue in the Service Commercial (SC) Zoning District. APNs 010-145-022, 010-145-023, & 010-145-024
- 2. HE 22-294 (Schneider):** Consideration of Historic Evaluation Phase I Determination of Eligibility referral for the "Gard House" at the southwest corner of Mission Street and 12th Avenue in the Single-Family Residential (R-1) District. APN 010-163-001

DIRECTOR'S REPORT

FUTURE AGENDA ITEMS

- 3.** Next Special Meeting: February 20, 2023

ADJOURNMENT

- 4.** PUBLIC CORRESPONDENCE: Regarding Public Hearings on Agenda
- 5.** 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 webpage <http://www.ci.carmel.ca.us> in accordance with applicable legal requirements.

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

Any supplemental writings or documents distributed to a majority of the 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

January 23, 2023
ORDERS OF BUSINESS

TO: Historic Resources Board Commissioners

SUBMITTED BY: Marnie R. Waffle, AICP, Principal Planner

SUBJECT: Proposal from Historic Resources Board Member Karyl Hall for a new City policy to protect selected non-historic Carmel homes from demolition/exterior remodeling.

RECOMMENDATION:

Receive the report, discuss, and provide direction.

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 selected non-historic Carmel homes from demolition/exterior remodeling. The proposal is included in Attachment 1.

Proposal to Save Non-historic Carmel Homes

The proposal is to establish a “Level 2” designation for homes that do not meet the requirements to be placed on the Carmel Inventory of historic resources but are worthy of being preserved because they represent the character of Carmel as a village in a forest.

The proposal recommends the preservation of homes of a certain style - Storybook, Craftsman, Victorian, Mission, Tudor, and old-world European - typically built up through the 1940s, that possess characteristics common in much of Carmel’s early architectural designs.

Characteristics include the use of natural materials, Dutch doors, stone or brick fireplaces, hand-carved window/door trim detailing, natural redwood interiors, divided wood frame windows, high peaked roofs, and board & batten single-wall construction, among many others. The proposal encourages the preservation of homes that embody these characteristics even when the original designer/contractor is unknown.

The proposal further recommends that the same standards used to evaluate properties for historical significance also be used, albeit to a lesser extent, for Level 2 properties. Property owners would still be able to construct additions, upgrade the interior, and in some cases, even demolish the structure if reconstructed in-kind using as many of the original materials as possible. One possible incentive to encourage the preservation of non-historic Carmel homes could be a reduction in permit fees.

Specifically excluded from a Level 2 designation would be modern styles *“with rectilinear right angles and*

squares, box-like shapes, no overhangs, flat roofs, or shallow pitch, asymmetrical roofs, ribbed metal roofs, preference for geometric patterns, expansive and undivided glass windows, windows resembling commercial storefronts, the elimination of detail and trim and featureless, industrial materials such as steel, glass, and concrete, faux materials, excessive use of dull colors (white, gray, black), a machine-like appearance that is stark, cold, lifeless, and impersonal, sensationalist, trendy, ostentatious, overpowering in appearance.”

The proposal concludes by responding to nine questions commonly asked about architectural design in Carmel.

Creating New Regulations

The Historic Resources Board does not have the authority to create new municipal regulations. The adoption of new regulations establishing a Level 2 designation for residential properties would most likely require amendments to the Carmel Municipal Code through the adoption of an Ordinance as well as an amendment to the City’s Local Coastal Plan. The proposed amendments would also be evaluated for consistency with the City’s General Plan. An ordinance requires three public hearings, one with the Planning Commission and two with the City Council, with final approval by the California Coastal Commission. To initiate a municipal code amendment, the Board could direct staff to present the proposal to the City Council for consideration. The request could be made at the next available City Council meeting or at the upcoming strategic planning meeting.

City Council Strategic Planning Meeting

On January 31, 2023, the City Council will be holding a strategic planning meeting at Sunset Center to discuss priorities for Fiscal Year 2023/2024. The Board can direct staff to request that the City Council consider placing the Level 2 Proposal on the Community Planning & Building work plan for the upcoming fiscal year.

City Council Policy

Rather than amend the Carmel Municipal Code, the Board could request that the City Council explore the adoption of a policy to address the preservation of non-historic Carmel homes. The City Council could adopt the policy via a Resolution. A policy may not be as effective due to limitations on enforceability and the ability to specifically enumerate selection criteria and incentives.

Design Traditions 1.5

On March 1, 2022, the City entered into a contract with Nore’ Winter and Company to update the Residential Design Guidelines and residential zoning code. The project is commonly referred to as Design Traditions 1.5. Over the last 10+ months, the Design Traditions 1.5 team has been working with the community to review and update the residential design guidelines. The City Council appointed five community members to a steering committee to provide input on the update. The team hosted three public workshops in 2022 at the Sunset Center to gather feedback from the community. The team is also exploring incentives to encourage the retention of existing cottages as an alternative to full demolition. The Board could direct staff to continue exploring incentives and return to the Board with the draft Guidelines for review and discussion.

Duties and Powers of the Historic Resources Board

The duties and powers of the Historic Resources Board include administering the historic preservation program; reviewing major alterations to historic resources for consistency with the Secretary of the Interior’s Standards; and advising the Planning Commission and the City Council on amendments to the Historic Context Statement, Historic Preservation Ordinance, and the provisions of the General Plan related to historic resources, among other duties (refer to Attachment 2). The Board also reviews determinations of

historic eligibility.

FISCAL IMPACT:

Unknown at this time.

ATTACHMENTS:

Attachment 1 - Proposal to Save Non-Historic Homes rev.12.11.22

Attachment 2 - CMC Chapter 2.74 Historic Resources Board

PROPOSAL: SAVING SELECTED NON-HISTORIC CARMEL HOMES FROM DEMOLITION/EXTERIOR REMODELING

MISSION STATEMENT: To preserve the unique residential architectural character of Carmel-By-The-Sea.

The purpose of this proposal is to establish a new "Level 2" residential status for homes 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 home owner than the standard historic designation (referred to as "Level 1" for our purposes), both in qualifications and remodel requirements.

BRIEF BACKGROUND:

It is no news that real estate prices in Carmel have fueled an increasing trend toward a second home community of wealthy owners, replacing the bohemian professors, artists, and writers of earlier Carmel. This loss of full-time residents and other factors have threatened a sense of community in our small village.

Noted former mayors have fought these trends. Perry Newberry, a journalist, playwright, and political activist, fought to keep Carmel a village in a forest. In 1922 when he was elected Mayor, he was considered "the greatest force Carmel has ever had for the preservation of its beauty, its artistic identity, and fine community spirit."- *Allan Griffin*. Robinson Jeffers said that Perry Newberry did "more than any other man to keep the town tolerably simple, quiet and tree-protected, in spite of "progress" (*The Carmel Pine Cone, January 3, 2020*). The plaque on the wall at City Hall states that Carmel is "primarily, essentially and predominantly a residential community" (Carmel-by-the-Sea City Council, 1929).

Later, Mayor Gunnar Norberg tried to establish Carmel as a "human sanctuary" like a wildlife sanctuary, a *heritage city*. He was quoted as saying "I've always tried to hold back the wheels of what is conventionally—and too often foolishly—called progress....today it is perhaps more critical than it has been." He believed that "to preserve Carmel in some sort of heritage sense there

must be altruism, and altruism is very difficult to come by over long periods of time." (*SF Sunday Examiner & Chronicle*, 1976).

The Chair of the Carmel Historic Resources Board states it well: "...maintaining and cultivating this character is a critical way to keep the economic vitality of ...Carmel. People come here as residents or as tourists to visit specifically because of the special character of this little square mile by the sea" (*Eric Dyar, Architect, Pine Cone*, January, 2020).

A committee of fifteen notable Carmelites wrote a 2016 report that addressed several issues, including residential trends in Carmel. They observed that "many new houses are not of the scale, size and design to fit into our village-in-the-forest or into the character of the surrounding neighborhoods." (*Carmel 2016 Committee Report*, December, 1991).

The 1988 General Plan for Carmel described a plan to save "significant buildings and sites" in the village. The recommendation was to "establish an ordinance procedure for the preservation of architectural/cultural/historic resources and their surrounding open spaces that can be applied to any parcel in any land use district." Additionally, the plan recommended establishing "a citizen's committee that will ...be advisory to the Planning Commission on matters related to architectural/cultural/historic resources." (Carmel General Plan, pp5-1 through 5-9, 1988).

A 1988 General Plan objective, also supported in the updated 2003 plan, was to preserve the traditional characteristics of scale, good site design and sensitivity to neighboring sites in the single-family residential district through the design approval of new homes, additions and exterior remodeling. Also to encourage the construction of residences that are compatible with the forest setting, site design and materials established by other structures within the adopted Residential Design Guidelines.

"Culturally significant structures and sites, like architectural resources, are vital to the well-being and survival of Carmel's citizens. An understanding of its history helps define and preserve the unique qualities of Carmel. The knowledge of its cultural heritage can be fostered through awareness of its varied eras, eclectic

architecture, parks, seashore and forest setting. Such knowledge will provide assurance that Carmel's sense of place will survive. A viable program for maintaining the continuity is through a preservation program. Such a program will provide a focus for *all members of the community* to become actively involved in retaining the uniqueness of Carmel and its environment. With its aging housing stock, the City is undergoing a remarkable turnover of housing that is likely to continue over the next several decades as older homes are replaced or remodeled to meet the needs of current owners. The City is charged with protecting and preserving the established design character of Carmel as well as its historic resources. The City must plan for this change in a way that preserves the community character." (2003 General Plan, p.1-7).

Barbara Livingston, at the time President of the Carmel Residents Association, stated that "visitors come here to escape their hectic lives in the cities. They don't want to see harshly lit stores or stark modern buildings on treeless streets." (*The Voice, January/February, 2020*).

"Millions of individual acts of building will together generate a town which is alive, and whole....this is the slow emergence of the quality without a name, as if from nothing." (Alexander, Christopher, "The Timeless Way of Building" 1979, Oxford University Press).

In spite of the pressure continually exerted to "update" Carmel and encourage "progress," our village has remained a special place with special buildings, and a destination place for people from all over the world. This has taken work, and the fight to keep at bay those exclusively "out to make a buck" in our village. We are on the verge of losing this fight, as more and more of our cottages are replaced with large modern style "anywhere" designs on our tiny lots.

IDEA STATEMENT: WHY WE NEED PROTECTIONS

Most "Carmel Charmers" and other 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, one of which is 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" standards for the owner/investor.

The present trend nationally is toward modern styles of architecture (see definition, Appendix A), possibly because it is “in” and/or because owners may want an impressive “trophy” home. New owners in Carmel may not have been steeped in Carmel ways, and if part-time, may even be more resistant to or unaware of local aesthetics. Many of these buildings, in our view, do not fit into the ambiance of Carmel of the past, and hopefully of the future. We can make Carmel “anyplace, USA,” but in the process reduce its attraction for residents and tourists alike. We have managed to stave off “progress” for over 100 years. We must not fail to continue to protect the unique character of our village under threat of becoming ordinary.

One might say that property owners have the right to do what they want with their own home. This argument has merit, but any *special* place has guidelines and restrictions beyond those of most communities. As examples, Venice, Cinqua Terra, the Cotswolds, Greek Isles, etc. etc. have extensive restrictions to preserve their distinctive history and ambiance. Every location that is a draw for visitors has a consistent identifiable character, and that character requires *restrictions* to survive.

Diversity is another hallmark of the argument for other than Carmel architecture of the past. When applied to architecture, diversity can destroy the “feel” of an area if carried too far, as indicated in the General Plan. Houses that do not fit into the look of other houses on the street or in the village jar the senses. Diversity can be evident within a somewhat limited range of architecture consistent with Carmel character (see Appendix B).

Yes, there is some “judgment” in determining which houses qualify for being saved, and how extensively, and that is why we have knowledgeable staff and committees to hash out these decisions. There will always be gray areas requiring judgment calls.

Hand in hand with restrictions is the need for an up-front notification to potential buyers of what it is they may and may not be able to do BEFORE buying a property in Carmel, if possible. That is only fair to the buyer. The level 2 designation could

be a badge of honor, further enhancing the value of the residence, especially if financial incentives in the form of reduced city permit fees were attached.

CHARACTERISTICS THAT QUALIFY A HOME FOR LEVEL 2 PROTECTION

1. Homes typically built up through the 1940s (but not restricted to this age), including Storybook, Craftsman, Victorian, Mission, Tudor, and old- world European style homes, generally described as traditional.

Characteristics may include:

- use of natural materials
- attention to detail
- leaded glass windows
- dutch doors
- wood plank doors
- stone or brick fireplaces
- steep, curving gables
- hand carved trim around windows/doors
- cathedral ceilings
- window boxes, shutters
- intricate stonework
- ironwork accessories
- wood beams—interior and/or exterior
- natural redwood interiors
- board and batten single wall construction
- divided wood framed windows
- rolled roof or wood shingle/shake or slate, clay tile roof, slate, thick-end composition, depending on style
- dormers/oriels
- open spaces and abundant landscaping
- rough contour Carmel stone
- the use of wood in hand carved doors, window frames, sills, moldings

- details and craftsmanship to create interest and continual delight in the design.
 - surfaces broken up by ridges, insets, decorative tiles, cavities, niches
- corners exhibit bevels, bullnoses, cornices and moldings
- small paned windows
- fencing that is vertical, grape stake, split rail, stone, irregular/crude
- Arched entries, doors
- Carmel stone walls, stairs, steps
- High peaked roofs
- Natural wood and stone exteriors
- Irregular/distinctive hinge straps on doors
- Subtle soft (amber) lighting and Tudor/Craftsman/Mission style/wrought iron, wood, or copper lighting fixtures

ref: Alexander, Christopher, Ishikawa, Sara, Silverstein, Murray, "A Pattern Language" 1977, Oxford University Press

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/architects to qualify for Level 2 status.

3. Small homes—one and two bedrooms—one story. 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, e.g. set back, hidden from street view.

TABLE 1: HISTORIC REQUIREMENTS FOR LEVEL 1 HOMES JUXTAPOSED WITH PROPOSED REQUIREMENTS FOR LEVEL 2 HOMES

<u>HISTORIC REQUIREMENTS (LEVEL 1)</u>	<u>LEVEL 2 HOMES</u>
A. Representative of at least one theme included in the Historic Context Statement.	Same
B. Shall retain substantial integrity	Not as restrictive, as long

(association, feeling, setting, location, design, materials and workmanship)	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:	Not necessary
--	---------------

1. Is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of CA or the U.S.	Not necessary
--	---------------

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	Not necessary
------------------------------	---------------

constructed by a previously unrecognized architect, designer/builder or contractor if there is substantial, factual evidence that the one or more of the historic context of the City to an extent consistent with other architects, etc. identified within the Historic Context Statement, or

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 special consideration should be given. Rare styles and types that contribute to Carmel's unique sense of time and place shall be deemed significant.	Not necessary
--	---------------

E., F. and G.
Not applicable

H. A resource less than 50 years old may be eligible if it is of exceptional importance to the City, state or nation, base on its unusually strong contribution to history architecture, engineering or culture, or because it is an integral part of an historic district.	No restriction on age
---	-----------------------

PROPOSED ALLOWANCES FOR LEVEL 2 HOMES

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 (discreet additions to size also a possibility).

The proposed Carmel city code changes are consistent with the Level 2 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."

STEPS TO ACCOMPLISHING THE GOAL OF ESTABLISHING LEVEL 2 HOMES

1. City Planning staff would pass along to the HRB via email **only cases for review that alter the exterior of the home.** This includes all homes for which permit applications for **exterior** remodels have been submitted that are not designated historic. Additionally, excluded are deck and patio additions/changes, landscaping changes, and roof repairs, replacement with like-kind materials.
2. Candidates identified would be reviewed by the Historic Resources Board (HRB). The HRB would then make the determination of qualification for a Level 2 home, similar to the procedures for Level 1 (historic) homes. If there is a unanimous "no contest" by the HRB to the email within one work week, staff would proceed as they have in the past, with "determination of ineligibility" established.
3. If a majority of HRB board members approve Level 2 status, the restrictions delineated in this proposal apply.

4. It becomes the responsibility of the Staff/Planning Commission to enforce restrictions for homes designated as Level 2.

OTHER CONSIDERATIONS:

- Brochure for realtors, builders, public, at city hall – a method for notifying of the possibility of level two home designation*
- Seminars, online website city list of examples of Level 2 homes and requirements
- Petition, zoning ordinance adoption?
- **Reduced fees for city permits as incentive, once the Level 2 designation is assigned.**
- Added incentives for the homeowner to retain the structure, i.e., flexibility in requirements for an older home that was built before many of today's codes existed, as long as safety/structural requirements are met (reviewers of this proposal suggested that design guideline accommodations might be made such that remodeling and/or updating were more likely a possibility. "We're not a "one size fits all" town, and yet the current building restrictions and requirements give no leeway to that fact for older homes. Ideally there would be a mechanism for the City planners to step outside the boundaries and apply site-specific criteria with which the homeowner could work)."
- If a home is designated Level 2, the home owner(s) should be able to meet with the HRB, if desired/requested, to discuss their perspective/concerns with the designation and how it impacts their plans for the property.

*This document could be made available online to every potential buyer of homes.

APPENDIX A: DEFINITION OF MODERN STYLE

Characteristics of homes that would typically NOT qualify for Level 2 consideration, generally described as modern style, include homes with rectilinear right angles and squares, box-like shapes, no overhangs, flat roofs, or shallow pitch, asymmetrical roofs, ribbed metal roofs, preference for geometric patterns, expansive and undivided glass windows, windows resembling commercial storefronts, the elimination of detail and trim and featureless, industrial materials such as steel, glass and concrete, faux materials, excessive use of dull colors (white, gray, black), a machine-like appearance that is stark, cold, lifeless, and impersonal, sensationalist, trendy, ostentatious, overpowering in appearance.

APPENDIX B: ISSUES/ARGUMENTS: QUESTIONS AND ANSWERS

Typical arguments in favor of modern style house designs are proposed in questions below, with responses provided to each argument:

1. Define "Carmel character." What are you talking about...can you describe exactly what you mean by that?

Response: almost all issues/opinions lie on a continuum. Many Carmel houses are easily defined as having Carmel character or charm, with almost 100% agreement. Likewise many are clearly not of that ilk. Then there are those along the continuum, where opinions differ. That's why we have committees, to discuss and determine whether an individual house plan qualifies as having Carmel character (most easily described in pictures, not words). See text for definition of traditional style/Carmel character: "CHARACTERISTICS THAT QUALIFY A HOME FOR LEVEL 2 PROTECTION."

2. Don't architectural designs need to be represented from every decade?

Response: Carmel is not an encyclopedia of architectural styles. They are well represented in other communities (less desirable ones, we might add).

Because Carmel has limited undeveloped land, newer designs actually eliminate the charming cottages. Taking this to the extreme, continued demolition of older homes to be replaced by new "modern" buildings will eventually eliminate what is Carmel's heritage.

3. Isn't diversity a good thing?

Response: maybe diversity is good among people--maybe not as much among houses. Yes, some diversity is desirable—we don't want "cookie cutter" designs that all look alike. We do not have that. The diversity among the older Carmel traditional styles thrives.

Carmel has maintained an architectural integrity atypical of the vast majority of communities. We are special, in that the residential designs have, for the most part, a warm, inviting, cozy feel, impervious to trends of the time.

In any community worth visiting there is an atmosphere, expressed through its architecture, which speaks not only to diversity within a genre, but *homogeneity* as well. Carmel is world-renowned for a reason, much of it due to the "magical" designs of its homes.

4. They say you can't stop progress. Isn't that true?

Response: this is what we have been doing for the last 100+ years in Carmel, when it comes to housing designs. That is why this village is unique. That does not mean that we won't embrace new and better ways to deal with issues generally. However, Carmel has maintained an architectural integrity atypical of the vast majority of communities. We hope this will continue to be, as it has been accomplished through hard work, over and over again by those before us. Carmel is in danger of becoming an "Anywhere USA" community. Many of the beach communities have already succumbed to "progress." At this point the village of Carmel is losing the battle to maintain its traditional character, maybe for the first time in its history.

This is not about older people not wanting change. This is about maintaining an ambiance that is unique to our village.

5. Shouldn't people be able to do what they want with their house styles?

Response: If your neighbor wants to build a warehouse next to you, is that ok? How about a huge flat-top box home painted purple that blocks all the neighbors' views? Any community worth visiting has strict building guidelines. European villages exemplify this well. People can build pretty much what they want in most cities in the USA, and unfortunately it shows.

6. Isn't it desirable that new construction not mimic the older styles of earlier decades?

Response: as for "mimicry," aren't the contemporary homes mimicking others just as much as the traditional styles? Everything old is new again. Original nuances can appear on any style of home. Yes, it is important to monitor the quality of construction to assure that false facades and other poor attempts at capturing the past are discouraged. However, there are many examples of charming newer buildings in the village that uphold the magic of Carmel.

Many of the Carmel cottages are beyond repair, but they can be remodeled, added to, or demolished if necessary while keeping in the character of what makes Carmel so unique and special.

7. it doesn't say in the design guidelines that we can't do this, right?

Response: our guidelines need to be upheld and need stronger language. However, they cannot be comprehensive in covering every possible issue presented. In that case the "spirit" of the guidelines is determined/upheld in committee discussion and decision making. This is not a perfect world, but we can strive toward that ideal. Additionally the codes and zoning ordinances need to reflect and support the stipulations in the guidelines.

8. There are several other examples of what we want to do throughout town, so why can't we have that kind of house too?

Response: yes, unfortunately true in some cases. However, two (or more) wrongs do not make a right. Some existing homes did not receive design guidance and oversight, which is why there is a concerted effort to assure upcoming remodels and builds reflect the Carmel character in the years to come. Let's start making better decisions regarding designs in Carmel!

9. We don't want "Disneyland," or cutsie cottages, right?

Response: Disneyland is not what we want either, in terms of faux facades, etc., but people flock there for a reason. We DO want the real thing. Making an environment welcoming and comfortable, different from other places, is positive. There IS something wrong with sterile and bare, particularly in Carmel by the Sea. Comstock would not have been allowed to build his cottages today. Not just because of codes, but because they would not have been seen as "acceptable" by our Planning Commission (e.g., volumetric guidelines preclude high peaked roofs, and the Commission recommends "simple" lines/designs).

Visitors come to Carmel to see the "cutsie" Comstock cottages. The Chamber of Commerce lauds the "fairytale cottages" and magic of Carmel to draw in tourists, and includes pictures of the Tuck Box and Cottage of Sweets in advertising.

Additional Reference: the website for Pacific Grove:

[Architectural Review Guidelines for Single Family Residences](#)

- [Appendix I: Working on Buildings on the Historic Resource Inventory](#)
- [Appendix III: Glossary](#)

KH: revised 7.11.22

Chapter 2.74 HISTORIC RESOURCES BOARD*

Sections:

2.74.010 Historic Resources Board.

2.74.020 Duties and Powers of the Historic Resources Board.

* Code reviser's note: The provisions of this chapter have been recodified from CMC 17.32.020 and 17.32.030.

2.74.010 Historic Resources Board.

A. Establishment. There is hereby established in the City a Historic Resources Board consisting of five members with powers and duties to administer the City's historic preservation program. Specific duties, responsibilities and functions of the Board are established in this title.

B. Board Member Qualifications.

1. Members of the Board shall have demonstrated interest in and knowledge of architectural history, architecture, archaeology, anthropology, paleontology, architecture, historic architecture, local history or fields related to historic preservation such as construction, planning, geography, landscape architecture, urban design, ethnography, fine arts, or real estate.
2. The Board shall be comprised of three professional members, consisting of one member each, from the following combined fields: (1) history, architectural history, or urban design, (2) architecture or historic architecture, and (3) archaeology, anthropology, or paleontology. The remaining two public members may represent any of the related historic preservation fields noted above.
3. All members shall be residents and electors of the City, except in the event that no resident with the requisite expertise needed for a professional member can be found. In such case one professional member appointee may reside outside the City limits but within the sphere of influence. In any event, a majority of the Board shall at all times be composed of resident-electors of the City and all public members shall at all times be resident-electors.
4. If professional members with the required expertise cannot be found, the City Council may substitute one or more additional public members with a demonstrated interest in historic preservation.

C. Term. Board members shall serve for a term of four years. Terms of the members shall be staggered so that at least one term, but no more than two terms, shall expire annually. Terms of office for new members shall commence at the beginning of the first regular meeting in the month of May. Terms of outgoing members shall end simultaneously.

D. Board Member Appointment. Members of the Historic Resources Board shall be nominated by the Mayor whose nomination shall be ratified by at least three members of and appointed by the City Council. The newly appointed members shall be sworn in by the City Clerk. In the event an appointment cannot be made in a timely manner, the incumbent may continue to serve until a new member is appointed. All members shall serve at the pleasure of the City Council. Any member may be removed from the Board upon a majority vote of the City Council. (Ord. 2021-01 § 6, 2021; Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004. Formerly 17.32.020).

2.74.020 Duties and Powers of the Historic Resources Board.

The Historic Resources Board, established in accordance with the provisions in Chapter 2.24 CMC, shall have the following duties, powers and responsibilities:

- A. To administer the historic preservation program pursuant to this chapter.
- B. To review, and approve, deny or approve with conditions, determinations of consistency with the Secretary of Interior's Standards for all major alterations involving historic resources.
- C. To administer the Carmel Inventory and the Carmel Register.
- D. To approve or deny requests submitted by owners of identified historic resources to place the resources on the Carmel Register.
- E. To approve or deny requests to remove resources from the Carmel Inventory and/or the Carmel Register.
- F. To advise the Planning Commission and the City Council on amendments to the Historic Context Statement, Historic Preservation Ordinance and the provisions of the General Plan related to historic resources.
- G. To advise the Planning Commission and the City Council on the establishment of historic districts.
- H. To advise the City Council on becoming a certified local government for purposes of historic preservation.
- I. To advise the Planning Commission on the adequacy of environmental documents involving potential impacts to identified historic resources.
- J. To advise the City Council on proposed Mills Act contracts and proposed tax credit applications.
- K. To hear appeals of actions by staff to approve or deny determinations of consistency for minor alterations and/or track one projects affecting historic resources.
- L. To hear appeals of any administrative determination that a property is not eligible for the Carmel Inventory and to reverse where necessary such determinations, thereby placing such properties on the inventory.

M. To develop historic resource interpretive programs that will foster greater understanding of, and appreciation for, historic resources including Carmel's origins and history.

N. To review and advise the City Council periodically on updating the Historic Context Statement. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004. Formerly 17.32.030).



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

January 23, 2023
ORDERS OF BUSINESS

TO: Historic Resources Board Commissioners

SUBMITTED BY: Marnie R. Waffle, AICP, Principal Planner

SUBJECT: Consideration of initiating a historical evaluation of the Nielsen Market map board to determine whether it is eligible for listing on the Carmel Inventory of historic resources.

RECOMMENDATION:

Receive the report and provide direction to staff on whether to initiate a historical evaluation of the Nielsen Market map board.

BACKGROUND/SUMMARY:

In 1979, the Planning Commission approved a new commercial building (Attachment 1) to be used as a grocery store (soon to be known as Nielsen Bros. Market) to replace the Texaco Service Station at the northeast corner of San Carlos Street and 7th Avenue (refer to Attachments 1 and 2). A large highway map of the Monterey Peninsula located at the northwest corner of the property (perpendicular to San Carlos Street) was to be removed during construction and reinstalled upon completion of the new building. In 1981, Carol Minou and Bill Bates were commissioned to update the map and created an artist's rendering of Carmel. The map, which faces south, has weathered over the last 40+ years, and community member Janice Bradner is seeking grant funding to have it restored (refer to Attachment 3). At the December 19, 2022, Historic Resources Board meeting, the Board asked staff to place on a future agenda a discussion of evaluating the map board for historical significance.

Procedures

CMC Section 17.32.060.B.1 states that *Upon the filing of a preliminary site assessment application, development application, property owner request for determination, or as initiated by the Department, an initial assessment of historic significance shall be conducted to determine whether the property may have historic resource potential sufficient to warrant conducting an intensive survey.*

A historic resource can be a building, structure, object, site, or district that meets the criteria for the Carmel Inventory. Historic resource types include objects that are primarily artistic in nature, relatively small in scale, and associated with a specific setting or environment (i.e. Memorial Arch on Ocean Avenue), among other types. The process for evaluating objects is the same as evaluating a building.

To be eligible for the Carmel Inventory, historic resources *should* represent at least one theme in the Historic Context Statement, *shall* retain substantial integrity, *should* be a minimum of 50 years of age, and

shall meet at least one of the following four criteria:

1. Is 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;
2. Is associated with the lives of persons important to local, California or national history;
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
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

The initial assessment of historic significance is referred to as a staff-level Phase 1 historical review and includes both a records search and a site visit. The initial assessment may be performed by staff or by a qualified professional retained by the City. If evidence of potential historical significance is identified during the staff-level review, an intensive survey shall be conducted by a qualified professional under contract to the City.

When the historical review is initiated through the submittal of a development application, the work is performed at the applicant's expense. If the work is the result of a City initiated project, the work shall be performed at the City's expense. The cost associated with a staff-level Phase 1 historical review is \$474. The Phase 1 intensive survey is generally \$1,500 or less.

Age of the Map Board

Staff has not yet determined when the map board was installed but can confirm that it was sometime between 1931, when the Standard Gas Station was constructed (refer to rendering in Attachment 3), and 1972 when it first shows up on a property survey (Attachment 4). While the map board is over 50 years old, the current version of the map board was completed in 1981 and is not yet 50 years old. Through a staff-level Phase 1 review, staff will attempt to determine a more precise age of the original map board.

Historic Context Statement

The city recently updated the Historic Context Statement to include the 20-year period of 1966-1986. The updated document has been approved by the City Council and is pending certification by the California Coastal Commission. Bill Bates is mentioned in the updated document as a cartoonist who made his home in Carmel, and The Carmel Pine Cone published his first cartoon in 1973. Carol Minou is not mentioned in the Historic Context Statement.

FISCAL IMPACT:

The cost to prepare a staff-level Phase 1 historical review is \$474. If evidence of historical significance is identified, a Phase 1 intensive review would be undertaken at the cost of approximately \$1,500. The costs associated with the review would be paid out of the Fiscal Year 2022/2023 Community Planning & Building Department budget.

ATTACHMENTS:

- Attachment 1 - Leidig Building_Nielsen Bros. Market
- Attachment 2 - Nielsen Market Map Board 01.18.23
- Attachment 3 - Standard Gas Station Rendering
- Attachment 4 - 1972 Property Survey



VIEW FROM SAN CARLOS

CITY OF CARMEL BY THE SEA
PLANNING COMMISSION

Date Rec'd. 11/25/80
PC Number 08-30-151
Site Plan
Site Map
Building Dept.

APPROVED BY COMMISSION
Approved: *condon* Dated: *12/1/80*

D - *Yes*
F - *Yes*
C - *Yes*
I - *Yes*
P - *Yes*

PLANNING DEPARTMENT

LEIDIG BUILDING SAN CARLOS AND SEVENTH CARMEL, CALIFORNIA	11-12-78
OLOF DAHLSTRAND ARCHITECT	A
10 BOX 2701 CARMEL CALIFORNIA	





Jan 18, 2023 at 8:14:39 AM

WAS HERE



**MURAL
BY
BILL BATES & CAROLE MINOU
COMMISSIONED BY
NIELSEN BROS. MARKET
© 1981 BMS**

Jan 18, 2023 at 8:14:49 AM

Minor
Bates

Jan 18, 2023 at 8:16:02 AM

THIS MAP
FOR SALE
INSIDE
NIELSEN'S
MAPLE



NO. EAST CORNER,
SAN CARLOS AT SEVENTH
CARMEL - CALIFORNIA

PRELIMINARY & STUDY OF PROPOSED SALES & SERVICE BUILDING FOR
BUICK - CHEVROLET AGCY • CARMEL-ON-THE-SEA - CALIF.

WILL COLLINS
ARCHITECT
CARMEL, CALIFORNIA



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

January 23, 2023
PUBLIC HEARINGS

TO: Historic Resources Board Commissioners

SUBMITTED BY: Evan Kort, Associate Planner

SUBJECT: **DR 22-310 (D&K Dolores, LLC) & DR 22-157 (JB Pastor Building):** Consideration of an addition to the Carmel Inventory of Historic Resources and the Carmel Register of Historic Resources, and the consideration of a Determination of Consistency with the Secretary of the Interior's Standards for the relocation of the Northern California Savings & Loan Complex Community Room located at the southeast corner of Dolores Street and 7th Avenue in the Service Commercial (SC) Zoning District. APNs 010-145-022, 010-145-023, & 010-145-024

RECOMMENDATION:

Staff recommends:

1. The Historic Resources Board adopt a resolution (Attachment 1) adding a property known as the "Northern California Savings and Loan Complex" located at the southeast corner of Dolores Street and 7th Avenue in the Service Commercial (SC) Zoning district to the Carmel Inventory of Historic Resources and Carmel Register of Historic Resources; APNs: 010-145-002, 010-145-023, 010-145-024.
2. The Historic Resources Board adopt a resolution (Attachment 2) issuing a Finding of Noncompliance with the Secretary of the Interior's Standards for the relocation of the Northern California Savings and Loan Complex Community Room from APN 010-145-023 to APN 010-145-002.

BACKGROUND/SUMMARY:

EXECUTIVE SUMMARY

The applicant has submitted an application (DR 22-310, D&K Dolores LLC) for the proposed relocation of the Northern California Savings and Loan Complex Community Room. In May 2021, the Historic Resources Board reviewed a proposal to demolish the Community Room, and determined the proposal to be inconsistent with the Secretary of the Interior's Standards for Rehabilitation. This determination was appealed to the City Council, but the appeal was denied and the original decision was upheld. The applicant has returned with a new application that proposes the re-location of the Community Room on the east elevation of the current 7th & Dolores restaurant building.

Also being considered is whether to list the Complex on the Carmel Inventory of Historic Resources. While the Complex is eligible for listing on the California Register of Historic Resources (CRHR) and is a historic resource for the purposes of the California Environmental Quality Act (CEQA), the resource has not been listed on the local inventory.

Effectively, the HRB is being asked to make two decisions:

1. Should the Complex be listed on the Carmel Inventory and Carmel Register of Historic Resources?
2. Is moving the Community Room consistent with the Secretary of the Interior's Standards for Rehabilitation?

BACKGROUND AND PROJECT DESCRIPTION

Background and Overview

The Northern California Savings and Loan Complex, consisting of a bank building and detached Community Room building (currently the 7th and Dolores Restaurant), was constructed in 1972 and was designed by noted architects, Walter Burde and William Shaw, both of whom are listed in the City's Historic Context Statement. While the Northern California Savings and Loan Complex is characteristic of the Bay Region style of architecture, which is described in the Historic Context Statement, and designed by noted architects, the complex was deemed ineligible for listing on the City's Historic Inventory as well as the National Register in 2019. This determination of Ineligibility for listing as a local resource was issued by the City Council following an appeal of the HRB decision at the time to add the property to the City's Historic Inventory. This Determination of Ineligibility for listing expired on October 26, 2022 pursuant to City code, because the building turned 50 years old (refer to Attachment 6).

On October 4, 2022, an application was submitted for the proposed relocation of the Community Room from the south side of the existing

On October 4, 2022, an application was submitted for the proposed relocation of the Community Room from the south side of the original bank building, to the east side. On November 4, 2022, a Completeness Review letter was provided to the applicant which stated the application was incomplete, and listed additional application items required for application completeness. Included in the Completeness Review letter was direction to the applicant to submit for a Historic Evaluation consistent with CMC 17.32.050.B which states, *"No application for property development shall be deemed complete unless it includes a determination that the property is either eligible or ineligible for the Carmel Inventory."*

While a previous determination of ineligibility for the Carmel Inventory had been made by City Council, (refer to Attachment 6), pursuant to City code, *"Determinations of ineligibility shall be valid for a period of five years from the date of issuance except for properties developed less than 50 years prior to the determination, but more than 45 years prior to the determination, and which are ineligible for the Carmel Inventory primarily due to insufficient age. All such determinations of ineligibility shall be valid only until the building, structure or object reaches the age of 50 years"* (CMC 17.32.060.D.4).

As the previous Determination of Ineligibility was issued when the building was less than 50 years old, but greater than 45 (issued at 48 years old), the previous Determination of Ineligibility is no longer valid and the building is required to be re-evaluated for the Carmel Inventory as the property has now reached sufficient age for listing on the inventory.

Notwithstanding the prior decision to not list the building on the local inventory, it was previously determined that the site is eligible for listing on the California Register of Historic Resources (CRHR) and the complex, as a whole, is a historic resource for the purposes of the California Environmental Quality Act (CEQA).

Whether or not the Complex is listed on the local inventory, the complex is considered a historic resource for the purposes of CEQA and subject to the requirements of the city's historic preservation ordinance (CMC 17.32) since the Complex has been determined to be eligible for listing on CRHR.

Project Structure

The California Environmental Quality Act (CEQA) defines a project as, "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." As the term "project" refers to the whole of an action and to the underlying physical activity being approved, not to each government approval (CEQA Guidelines Section 15378(c)), even if the Lead Agency (the City) needs to grant more than one approval for a project, only one CEQA document should be prepared.

For the purposes of CEQA, the project being considered consists of multiple development applications, as described below.

Project Background

On January 8, 2021, an application for a Design Review Application, DR 20-395 (JB Pastor Building), was submitted to the Community

Planning and Building Department that proposed the demolition of the Community Room to accommodate the construction of a new 16,891 square foot two story mixed use building located on Lots 6, 8, and 10 of Block 91. The development of the new mixed use building was dependent on the demolition of the Community Room to make space on the subject site (Lots 6, 8 and 10). As part of the project review, a Phase II Report was prepared by historian Margaret Clovis, one of the City's historic consultants, evaluating the project's consistency with the Secretary of the Interior's Standards and Guidelines based on the preliminary project plans. The Phase II Report concluded the project, consisting of the demolition of the Community Room, would not have a significant impact on the bank building (which would remain) provided the project meets the applicable Secretary's Standards for Rehabilitation and that the recommended conditions identified in the report are followed.

Staff recommended the HRB approve a determination of consistency based on the technical report prepared by Margaret Clovis. A Resolution was prepared for the issuance of a Determination of Consistency for the project which was considered at the April 19, 2021 HRB meeting ([click here for staff report](#)).

The Board did not concur with the determination of consistency prepared by Ms. Clovis, and the Board voted to continue the hearing with direction to staff to return with a revised resolution for adoption with a Finding of Noncompliance in accordance with CMC 17.32.160.B.1.b. In other words, the Board found that demolition of the Community Room was not consistent with the Secretary's Standards for Rehabilitation. As directed, staff returned at the following hearing (May 17, 2021) with an amended resolution for adoption based on the findings made by the HRB ([click here for staff report](#)). The Board adopted a resolution with amended findings made at the hearing and issued a Finding of Noncompliance, citing that the proposed demolition was inconsistent with the Secretary's Standards (refer to Attachment 7).

On May 19, 2021, a timely appeal was filed on behalf of Esperanza Commercial LLC of the HRB's decision to the City Council. On August 3, 2021, the City Council considered the appeal of the Finding of Noncompliance and upheld the HRB's decision ([click here for staff report](#); refer to Attachment 7 for adopted Resolution).

On May 24, 2022, the applicant, Jason Diaz of International Design Group (IDG), submitted a second Design Review Application, DR 22-157 (Esperanza Carmel), on behalf of the property owner, for the construction of a similar mixed use building located on Lots 6, 8, and 10 of Block 91. However this time, rather than demolition, the applicant proposes to re-locate the Community Room from the southern side of the of the existing bank building to the eastern side. rather than demolishing it (refer to Attachment 9).

of the existing building to the eastern side, rather than extending it west to Rasmussen St.

A preliminary review of the application at a public hearing was scheduled on August 15, 2022 to allow the HRB to review the scope of work and provide direction and preliminary feedback as to whether the board would be supportive of the relocation of the structure on the same site (click here for staff report). This application included the scope of a larger project on the three adjacent lots to the south, and only referenced the relocation of the Community Room but did not provide any specifics regarding the actual relocation of the building. The HRB did not provide specific feedback but requested plans be submitted so they could review an actual development proposal.

On October 3, 2022, IDG submitted a third Design Review Application, DR 22-310 (D&K Dolores LLC), on behalf of the property owner, for the relocation of the Community Room to Lot 4 from Lot 6 of Block 91, associated with the proposed improved shown as part of the application, DR 22-157 (Esperanza Carmel).

In summary, the currently proposed project is the construction of a new two story mixed use building on lots 6, 8, and 10. The project include the relocation of the Community Room from Lot 6 to Lot 4 of Block 91 to allow for the construction of the new mixed use building which is proposed to occupy lot 6, and will include associated improvement to Lot 4 as part of the relocation of the building to be considered at a later date.

The element of the project being considered by the Historic Resource Board at this hearing is a Determination of Consistency with the Secretary's Standard's for the proposed relocation of the Community Room. This determination is required for all major alterations to historic resources as well as the listing of the Complex on the Carmel Inventory of Historic Resources and Carmel Register of Historic Resources.

Project Site Composition

Project site consists of Lots 2, 4, 6, 8, and 10 located on Block 91. The Northern California Savings and Loan Complex (Complex) consists of lots 2, 4, 6, and 8 with the Bank Building primarily located on lots 2 and 4, with a small sliver of the southern end of the building as well of the southern roof overhangs located on lot 6 (refer to Attachment 8, Last Sheet, Topographic Survey Dated September 2017 prepared by Rasmussen Land Surveying, INC). The Community Room is attached to the bank building via an elevated covered walkway between lots 4 and 6 with the Community Room sited on lot 6. Lot 8 consists primarily of the parking lot which continues to the east portion of 6. The eastern portions of lots 2 and 4 were also historically used as part of the parking lot/driveway, however, have since been replaced with an outdoor dining area for the currently existing restaurant which occupies the site.

Lots 2 and 4 of the Complex are under the ownership of D&K Dolores LLC; Lots 6 & 8 are owned by Esperanza Carmel Commercial (refer to Figure 1, below). The ownership of the Complex was divided from a single parcel under a single ownership to its current configuration following the issuance of a Certificate of Compliance issued in 2018 (COC 18-389 (CPines7 LLC)) to the previous owner of the Complex.



Figure 1. Project Site Composition.

STAFF ANALYSIS

HRB Decision #1 - Evaluation for Listing on the Carmel Inventory and Register of Historic Resources

As noted above, CMC 17.32.050.B states that “No application for property development shall be deemed complete unless it includes a determination that the property is either eligible or ineligible for the Carmel Inventory.” The city’s historic preservation ordinance (CMC 17.32) outlines the process for establishing eligibility for the Carmel inventory.

As outlined in the historic preservation ordinance, “If the property appears to meet the criteria for the inventory, the Department shall order that an intensive survey of the property be conducted. All intensive surveys shall be performed by a qualified professional under contract to

that an intensive survey of the property be conducted. All intensive surveys shall be performed by a qualified professional under contract to the City." The city contracted with PAST Consultant, LLC (PAST) to prepare the intensive survey.

PAST completed a site visit, conditions assessment, historic research and report preparation during December 2022, as outlined in Attachment 3. The ultimate conclusion of the survey was that the Complex meets the criteria for listing on the local inventory. This analysis and conclusion is explained in greater detail throughout the following section.

As described in CMC 17.32.040, in order to be included in the Carmel Inventory, the property A) should be representative of at least one theme included in the Historic Context Statement; B) shall retain substantial integrity; C) should be a minimum of 50 years of age; and D) shall meet at least one of the following four criteria for listing as a primary or local resource:

Criteria 1: Is 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;

Criteria 2: Is associated with the lives of persons important to local, California or national history;

Criteria 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

Criteria 4: Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

To qualify under Criteria 3, the resource 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*
- 2. Have been designed and/or constructed by a previously unrecognized architect, designer/builder or contractor if there is substantial, factual evidence that the architect, designer/builder or contractor contributed to one or more of the historic contexts of the City to an extent consistent with other architects, designer/builders or contractors identified within the Historic Context Statement; or*
- 3. Be a good example of an architectural style or type of construction recognized as significant in the Historic Context Statement; or*
- 4. Display a rare style or type for which special consideration should be given. Properties that display particularly rare architectural styles and vernacular/utilitarian types shall be given special consideration due to their particularly unusual qualities. Such rare examples, which contribute to diversity in the community, need not have been designed by known architects, designer/builders or contractors. Rather, rare styles and types that contribute to Carmel's unique sense of time and place shall be deemed significant.*

Based on the intensive review, PAST concluded that the property, A) is representative of Theme 5: Architectural Development in Carmel in the Context Statement; B) retains all of its original character-defining features and has retained a high degree of integrity; C) is greater than 50 years old; and, D) meets Criteria 3 as an intact Bay Region Modern style complex designed by prominent local architects Walter Burde & Associates and Will Shaw & Associates.

In addition to meeting the criteria for listing on the local inventory, the Phase I elevation (Attachment 3) provides an analysis that the Complex is also eligible for the California Register of Historic Resources (CRHR) eligible under 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."

Prior to the Intensive Survey prepared by PAST, an Intensive Survey prepared by Richard Janick, Architectural Historian, in 2001 also concluded that the subject site was eligible for listing for the CRHR (refer to Attachment 5) under Criterion 3. This conclusion was reaffirmed by Margret Clovis in an Evaluation of Significance and Phase Two Report dated October 3, 2019 (refer to Attachment 6).

In accordance with CMC 17.32.230, a historic resource eligible for listing in the California Register due to its national or statewide significance shall be considered a primary historic resource. "All primary resources are included in the Carmel included in the Carmel Inventory and the Carmel Register of Historic Resources."

Staff Analysis of Intensive Survey Findings:

As a primary resource, the resource is included in both the Carmel Inventory and Carmel Register (CMC 17.32.230). Notwithstanding this code requirement, the following is an analysis of the findings from the intensive survey and its conclusion that this property meets the eligibility criteria for listing in the Carmel Inventory:

- 1. Should be representative of at least one theme included in the Historic Context Statement.*

Staff Response: The Historic Context Statement is organized by themes, derived from a broad set of associated events that helped shape the history of Carmel. The development of Carmel-by-the-Sea can be organized into five broad themes: Prehistory and Hispanic Settlement;

Economic Development; Government, Civic and Social Institutions; Architectural Development; and the Development of Arts and Culture.

The Northern California Savings and Loan Complex represents the theme of Architectural Development. As outlined in the context statement, commercial properties meeting the following criteria may be found to be representative of the theme of architectural development: "Nearly every commercial building on Ocean and Dolores contributes to the character of the historic business district. Other commercial properties in the city may also be eligible for listing if they were constructed more than 50 years ago."

As described in the Intensive Survey (Attachment 3) prepared by PAST, "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."

Staff concurs with the conclusion of the intensive survey that the subject residence is representative of at least one theme in the Historic Context Statement.

2. *Shall retain substantial integrity.*

Staff Response: As stated in *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, Integrity is defined as the ability of a property to convey its significance. There are seven aspects of integrity: Location, Design, Setting, Materials, Workmanship, Feeling, and Association. To retain historic integrity a property must retain several, if not most of the aspects.

As described in the Intensive Survey (Attachment 3):

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.*

The bank complex maintains all seven aspects of historic integrity.

Staff concurs with the conclusion of the intensive survey that the Complex retains substantial integrity.

3. *Should be a minimum of 50 years old.*

Staff Response: The Complex was constructed in 1972 and is 50 years old. The previous Determination of Ineligibility for the Complex expired on October 26, 2022 when the Complex reached 50 years old.

4. *Shall meet at least one of the following four criteria for listing as a primary or local resource.*

Staff Response: The residence meets criteria #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." To qualify under *Criteria 3*, the resource also should (CMC 17.32.040.D.):

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

2. *Have been designed and/or constructed by a previously unrecognized architect, designer/builder or contractor if there is substantial, factual evidence that the architect, designer/builder or contractor contributed to one or more of the historic contexts of the City to an extent consistent with other architects, designer/builders or contractors identified within the Historic Context Statement; or*
3. *Be a good example of an architectural style or type of construction recognized as significant in the Historic Context Statement; or*
4. *Display a rare style or type for which special consideration should be given. Properties that display particularly rare architectural styles and vernacular/utilitarian types shall be given special consideration due to their particularly unusual qualities. Such rare examples, which contribute to diversity in the community, need not have been designed by known architects, designer/builders or contractors. Rather, rare styles and types that contribute to Carmel's unique sense of time and place shall be deemed significant.*

According to the intensive survey, the subject property is eligible under criteria #1 because it was designed and executed by the partnership of Walter Burde, AIA and Will Shaw, AIA, both of whom are listed as significant architects in the Carmel Historic Context Statement. In addition, 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 also eligible under California Register Criteria 3, in the area of architecture, as an outstanding example of Modernist design by a significant team of California architects.

Staff concurs with the conclusion of the Intensive Survey that the property is eligible under criteria #3 as the architectural style of the residence is related to Carmel's architectural chronology as presented in the Historic Context Statement, as well as being a good example of an architectural style or type of construction recognized as significant in the Historic Context Statement (qualifier #3).

Alternatives: Should the HRB determine the project is ineligible for listing, the board would be required to adopt specific findings identifying why the site is ineligible for listing. The findings should also identify the specific basis for the determination to be included in the Determination of Ineligibility.

HRB Decision #2 - Determination of Project Consistency With Secretary of Interior Standards

As outlined in the city's Historic Preservation Ordinance, "*All major and minor alterations to historic resources shall require a determination of consistency with the Secretary's Standards. The Department shall make consistency determinations for minor alterations. Staff may retain a qualified professional, when necessary, to assist in making the determination. Consistency determinations for major alterations shall require an evaluation by a qualified professional and review and approval by the Historic Resources Board.*"

The scope of work proposed under DR 22-310 and part of DR 22-157 includes the relocation of the Northern California Savings and Loan Complex Community from lot 6 to lot 4 of the Complex site. CMC 17.32.160.A includes "*Relocation on the same site and with the same setting or context*" as a major alteration.

As required by CMC 17.32.160, 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 an evaluation concludes that a proposed alteration is not consistent with the Secretary's Standards, the report shall list aspects of the project that are not consistent along with guidance for modifying the project to comply with the Secretary's Standards.

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.

PAST evaluated the project for consistency with the Secretary of the Interior's Ten Standards for Rehabilitation (Attachment 4). PAST found that Standards #1, 2, 3, 5, 6, 7, 9 and 10 are applicable to the project. The evaluation concluded that the project as proposed is not consistent with Standards #2, 5, 9, and 10 and is not consistent with the Secretary's Standards.

An analysis of the project components which do not comply with the Secretary's Standards are outlined below. A discussion on the standards that are met, or are not applicable, are included in the Phase II Report, included as Attachment 4.

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 bank building and the Community Room were designed as an integrated unit*

character-defining feature of the site. The bank building and the Community Room were designed as an integrated unit, carefully sited to place the Community Room in a prominent position facing Dolores Street. The proposed project to relocate the Community Room removes this vital and original spatial relationship.

The Community Room was a programmatic requirement specifically requested by the bank officials who tasked the architects to design a separate building away from the bank's regular operations to serve as a meeting space for the local community. This feature was considered a critical element of the bank complex's design as it was intended to foster greater connection with the bank and the surrounding community, thereby improving public relations and increasing the bank's community exposure. The Burde/Shaw design team's solution was to separate the two buildings, yet design the Community Room with the same character-defining features as the bank, including a dramatic shed roofed volume clad with copper sheets, Redwood siding boards that match the bank building and the use of large plate-glass window walls, to integrate the Community Room within its environment.

When viewed from the south on Dolores Street, the Community Room's massing and placement within the site present a south elevation that integrates the Community Room within the complex's overall design, allowing the two building masses

to appear as if they were composed as a single building. Relocating the Community Room from its original location would substantially alter the south elevation of the building complex as it appears today.

The Community Room uses the same character defining elements, materials and construction details of the bank building and maintains all seven aspects of historic integrity, including integrity of its original location south of the bank building, and linked by the elevated walkway.

In addition, the proposed Community Room's relocation removes another important character defining feature: the elevated walkway connecting the bank building to the Community Room.

For these reasons, the proposed project is not in conformance with this Standard.

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

Phase II Response: The proposed relocation of the Community Room removes a primary character-defining feature of the original Burde/Shaw design concept: the spatial relationship between the bank building and the Community Room. In addition, the proposed project will remove the elevated walkway, which is another distinctive character-defining feature of the building complex's design. The proposed project is not in conformance with this Standard.

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

Phase II Response: The proposed relocation of the Community Room removes the original spatial relationship between the bank building and the Community Room, a primary character-defining feature of the site.

In addition, the proposed relocation of the Community Room destroys the historic materials of the covered walkway, removes the original landscape walls and raised pavement areas surrounding the Community Room and alters the original Burde/Shaw design concept by relocating the Community Room elsewhere on the site. The proposed project is not in conformance with this Standard, particularly due to the removal of critical spatial relationships that characterize the property.

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

Phase II Response: The relocation of the Community Room will likely not be reversible, as the intent of the relocation is to develop the lots immediately south of the bank building. In addition, relocation of the Community Room will destroy the integrity of setting of the historic resource. The proposed project is not in conformance with this Standard.

In addition, the proposed relocation of the Community Room destroys the historic materials of the covered walkway, removes the original landscape walls and raised pavement areas surrounding the Community Room and alters the original Burde/Shaw design concept by relocating the Community Room elsewhere on the site. The proposed project is not in conformance with this Standard, particularly due to the removal of critical spatial relationships that characterize the property.

Staff Response: Staff concurs with the conclusions of the Phase II evaluation outlined above. In addition to the conclusions reached in the Phase II evaluation, the Historic Resources Board previously adopted a Resolution, 2021-03-HRB, Attachment 10, issuing a Finding of Noncompliance for the demolition of the Community Room in which substantially similar findings were made when considering application DR 20-395, including findings specific to the importance of the existing spatial relationship between the Bank Building and Community Room. This decision was presented to the City Council, but the De Mayor has since denied the appeal and

Building and Community Room. This decision was appealed to the City Council who at a De Novo hearing denied the appeal and issued the Finding of Noncompliance (Resolution 2021-043; Attachment 10) as found by the HRB.

While relocating, as opposed to demolishing, the Community Room maintains the physical structure, the character defining spatial relationships of the between the two buildings would not be retained nor preserved. Additionally, the relocation of the structure to a new location on the site would alter the remaining portions of the site and the original concept of the Complex would be lost. The visual appearance of the site would be altered from both the Dolores Street and 7th Avenue elevations as a result of the loss in the Community Room when viewed from Dolores, and the building being visible from 7th Avenue. Neither of these outcomes were part of the original architect's design intent.

Project Alternatives:

CMC 17.32.160.C states that *If an evaluation concludes that a proposed alteration is not consistent with the Secretary's Standards, the report shall list aspects of the project that are not consistent along with guidance for modifying the project to comply with the Secretary's Standards.*

The Phase II report concludes:

The project under consideration proposes the relocation of a primary character-defining feature of the building complex's original design: the spatial relationship between the bank building and the Community Room. To maintain the integrity of the subject historic site and its environment, this report respectfully recommends a new design approach that allows the original Burde/Shaw design and the building complex's corresponding character-defining features to remain in place.

If the HRB disagrees with the conclusions of this evaluation, the HRB should direct staff to obtain a second option and have a second Phase II Evaluation prepared. Once prepared, staff would then return to the HRB for review of the second Phase II Evaluation.

Public Correspondence:

At the time of writing this report, staff has received one communication regarding the project. The letter that was received has been included as Attachment 10 and includes an email correspondence as well as attachments that were included in the email.

Environmental Review:

Listing on Carmel Inventory and Register

Staff recommends that the listing of the subject property on the Carmel Inventory and Register be found to be "not a project" pursuant to section 15378 of the CEQA Guidelines. Listing the subject property on the Carmel Inventory does not grant any permits or entitlements approving a project that would result in a direct or indirect physical change in the environment.

Community Room Relocation

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. Consistent with CMC 17.32.160.C and CEQA, if the modifications are found to be inconsistent, and the applicant does not choose to modify the proposed alteration to comply with the Secretary's Standards, the Department shall require preparation of environmental review documents to further analyze and mitigate any impacts to the historic resource. These CEQA documents would be required prior to issuance of any discretionary permits for the project, and could include up to an Environmental Impact Report (EIR).

If the applicant chooses to work to modify the proposed project to comply with the Secretary's Standards, the Department may require that the applicant withdraw the current permit application and resubmit the revised project as a new application. If the Board issues a determination of consistency, the Director shall determine whether the project is eligible for a categorical exemption consistent with the CEQA Guidelines. Further environmental review may still be required to address other aspects of the project and the Department shall cause to be prepared the appropriate environmental documentation for the project, and shall cause the processing of the permit application to continue pursuant to standard City practices.

FISCAL IMPACT:

Not Applicable.

ATTACHMENTS:

Attachment 1 - Resolution: Listing on Carmel Inventory and Register

Attachment 2 - Resolution: Finding of Non-Compliance

Attachment 3 – Phase I Evaluation (DPR 523A)

Attachment 4 - Phase II Evaluation

Attachment 5 - DPR 523A, November 2001

Attachment 6 - Determination of Ineligibility, Feb. 2020; Phase I & II, Oct. 2019

Attachment 6 - Determination of Eligibility, Feb. 2020, Phase I & II, Oct. 2019

Attachment 7 - Adopted Resolutions - Resolution 2021-03-HRB, Resolution 2021-043

Attachment 8 - Project Plans (DR 22-310; Community Room Relocation)

Attachment 9 - Project Plans (DR 22-157; for reference only)

Attachment 10 - Public Correspondence

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

HISTORIC RESOURCES BOARD RESOLUTION NO. 2023-XX-HRB

**A RESOLUTION OF THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA
ADDING A PROPERTY KNOWN AS THE “NORTHERN CALIFORNIA SAVINGS AND LOAN
COMPLEX” LOCATED AT THE SOUTHEAST CORNER OF DOLORES STREET AND 7TH AVENUE IN
THE SERVICE COMMERCIAL (SC) ZONING DISTRICT TO THE CARMEL INVENTORY OF HISTORIC
RESOURCES AND CARMEL REGISTER OF HISTORIC RESOURCES; APNS: 010-145-002, 010-145-
023, 010-145-024**

WHEREAS, the subject site is known as the Northern California Savings and Loan Complex (“Complex”); 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, International Design Group (IDG), (“Applicant”) submitted an application (DR 22-157) 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 Applicant submitted a second application (DR 22-310) on October 3, 2022, on behalf of D&K Dolores for the relocation of the Community Room to Lot 4 from Lot 6 of Block 91, associated with the proposed improvements shown as part of the application, DR 22-157; and

WHEREAS, in accordance with the City’s Historic Preservation Ordinance (CMC 17.32), *No application for property development shall be deemed complete unless it includes a determination that the property is either eligible or ineligible for the Carmel Inventory*; and

WHEREAS, the Complex has previously been determined to be ineligible for the Carmel Inventory by the City Council on February 4, 2020, however, the previous determination of ineligibly expired on October 26, 2022, when the Complex reached 50-years old and was required to be re-evaluated for its eligibility for the local inventory; and,

WHEREAS, staff retained the services of PAST Consultants, a contracted qualified professional retained by the city, to prepare an intensive review of the site to determine whether the Complex meets the criteria for listing on the Carmel Inventory; and

WHEREAS, the intensive survey identified the Complex as having 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; Copper sheet roof cladding; and

WHEREAS, in the intensive survey dated December 2022, prepared by PAST Consultants, it is concluded that the Complex is eligible for listing on the Carmel Inventory of Historic Resources as the property is representative of the theme of Architectural Development in the Context Statement; retains all of its original character-defining features and has retained a high degree of integrity; is greater than 50 years old; and, meets the requirements of Criteria 3 for listing; and

WHEREAS, the evaluation concluded further that the subject property is eligible for listing in the Carmel Inventory as a primary resource because it is eligible for listing on the California Register of Historic Resources (CRHR) under Criteria #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* for its intact Bay Region Modern-stylistic elements designed by prominent local architects Walter Burde & Associates and Will Shaw & Associates, in addition to meeting the criteria for listing on the local inventory as outlined in CMC 17.32.040; and

WHEREAS, the Complex is a Primary Historic Resource, as defined in CMC 17.32.230.N.6; and

WHEREAS, Primary Historic Resources shall mean a historic resource eligible for listing in the California Register due to its national or Statewide significance; and

WHEREAS, in accordance with CMC 17.32.230.N.6, all primary resources are included in the Carmel Inventory and the Carmel Register of Historic Resources;

WHEREAS, in accordance with CMC 17.32.070.A, Properties determined to be eligible by an administrative determination, or by the Historic Resources Board on appeal, shall become part of the inventory upon completion of an inventory form documenting the resource and issuance of an administrative determination finding by the Department or adoption of a finding by the Board that the property meets the criteria for historic resources; and

WHEREAS, staff has referred decision to list property on the Inventory and Register to the Historic Resources Board consistent with CMC 17.52.030.L, due to the past involvement in the site by the board and as a matter of public interest; and

WHEREAS, notice of the public hearing was published on January 13, 2023 in compliance with State law (California Government Code 54956); and

WHEREAS, on January 23, 2023, the Historic Resources Board held a public hearing to receive public testimony regarding the Application, including without limitation, information provided to the Historic Resources Board by City staff and public testimony on the project in accordance with CMC 17.58.040.B; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Historic Resources Board at its January 23, 2023, 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 judgment 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 the review of certain projects for environmental impacts and preparation of environmental documents; and

WHEREAS, the listing of the subject property on the Carmel Inventory is "not a project" pursuant to section 15378 of the CEQA Guidelines. Listing the Complex on the Carmel Inventory and Carmel Register does not grant any permits or entitlements approving a project that 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, BE IT RESOLVED, that the Historic Resources Board of the City of Carmel-by-the-Sea does hereby add the property known as the "Northern California Savings and Loan Complex" located at the southeast corner of Dolores Street and 7th Avenue (Block 91, Lots 2, 4, 6, & 8) in the Service Commercial (SC) Zoning district to the Carmel Inventory of Historic Resources and Carmel Register of Historic Resources; APNs: 010-145-002, 010-145-023, 010-145-024.

PASSED, APPROVED, AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF

CARMEL-BY-THE-SEA THIS 23rd DAY OF JANUARY 2023, BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Jordan Chroman
Chair

Leah Young
Historic Resources Board Secretary

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

HISTORIC RESOURCES BOARD RESOLUTION NO. 2023-XX-HRB

**A RESOLUTION OF THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA
ISSUING A FINDING OF NONCOMPLIANCE WITH THE SECRETARY OF THE INTERIOR'S
STANDARDS FOR THE RELOCATION OF THE NORTHERN CALIFORNIA SAVINGS AND LOAN
COMPLEX COMMUNITY ROOM FROM APN 010-145-023 TO APN 010-145-002.**

WHEREAS, the subject site is known as the Northern California Savings and Loan Complex ("Complex"); 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, International Design Group (IDG), ("Applicant") submitted an application (DR 22-157) 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 Applicant submitted a second application (DR 22-310) on October 3, 2022, on behalf of D&K Dolores for the relocation of the Community Room to Lot 4 from Lot 6 of Block 91, associated with the proposed improvements shown as part of the application, DR 22-157; and

WHEREAS, an intensive survey of the Complex dated December 2022, prepared by PAST Consultants, concluded that the Complex is eligible for listing on the Carmel Inventory of Historic Resources as the property is representative of the theme of Architectural Development in the Context Statement; retains all of its original character-defining features and has retained a high degree of integrity; is greater than 50 years old; and, meets the requirements of Criteria 3 for listing; and

WHEREAS, the survey concluded further that the subject property is eligible for listing in the Carmel Inventory as a primary resource because it is eligible for listing on the California Register of Historic Resources (CRHR) under Criteria #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* for its intact Bay Region Modern-stylistic elements designed by

prominent local architects Walter Burde & Associates and Will Shaw & Associates, in addition to meeting the criteria for listing on the local inventory as outlined in CMC 17.32.040; and

WHEREAS, on January 23, 2023, the Historic Resources Board adopted Resolution 2023-XX-HRB, listing the Complex on the Carmel Inventory of Historic Resources and Carmel Register of Historic Resources; and

WHEREAS, notwithstanding the adoption of Resolution 2023-XX-HRB, in accordance with the California Environmental Quality Act (CEQA), sites determined to be eligible for listing on the CRHR are a historic resource for the purpose of CEQA and therefore subject to the requirements of the city's historic preservation ordinance (CMC 17.32); and

WHEREAS, the relocation of the Community Room constitutes a major alteration to a historic resource; and

WHEREAS, pursuant to CMC 17.32.160.B, determinations of consistency for major alterations shall be prepared by a qualified professional and shall be supported by written documentation that (1) identifies which of the Secretary of the Interior's Standards for Rehabilitation are applicable to the project, (2) reviews the proposed project, and (3) explains the basis of the determination. If an evaluation concludes that a proposed alteration is not consistent with the Secretary's Standards, the report shall list aspects of the project that are not consistent, along with guidance for modifying the project to comply with the Secretary's Standards; and

WHEREAS, staff retained the services of PAST Consultants ("PAST"), a contracted qualified professional retained by the city, to prepare a Phase II Evaluation ("Phase II") to determine whether the proposed relocation of the Community Room is consistent with the Secretary of the Interior's Standards; and

WHEREAS, PAST evaluated the project for consistency with the Secretary of the Interior's Ten Standards for Rehabilitation in a Phase II dated January 12, 2023. PAST found that Standards #1, 2, 3, 5, 6, 7, 9, and 10 are applicable to the project. The evaluation concluded that the project, as proposed, is not consistent with Standards #2, 5, 9, and 10 and therefore is not consistent with the Secretary's Standards; and

WHEREAS, the Phase II recommends as part of the conclusion: *The project under consideration proposes the relocation of a primary character-defining feature of the building complex's original design: the spatial relationship between the bank building and the Community Room. To maintain the integrity of the subject historic site and its environment, this report respectfully recommends a new design approach that allows the original Burde/Shaw design and the building complex's corresponding character-defining features to remain in place; and*

WHEREAS, notice of the public hearing was published on January 13, 2023, in compliance with State law (California Government Code 54956); and

WHEREAS, on January 23, 2023, the Historic Resources Board held a public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Historic Resources Board by City staff and public testimony on the project in accordance with CMC 17.58.040.B; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Historic Resources Board at its January 23, 2023, 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 judgment to evaluate the project; and

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

NOW THEREFORE, BE IT RESOLVED, that the Historic Resources Board of the City of Carmel-by-the-Sea does hereby find the project inconsistent with the Secretary's Standards as follows:

1. Relocating the Community Room from its original location would substantially alter the south elevation of the building complex and result in the removal of the elevated walkway, which is an important character-defining feature. (Standard 2)
2. Relocating the Community Room removes the spatial relationship between the bank building and the Community Room, which is a primary character-defining feature of the original design concept. (Standard 5)
3. Relocating the Community Room destroys historic materials of the covered walkway, removes the original landscape walls and raised pavement areas surrounding the Community Room, and alters the original design concept by relocating the Community Room elsewhere on the site. (Standard 9)
4. Relocating the Community Room is not reversible and will destroy the integrity of the setting of the historic resource. (Standard 10)

BE IT FURTHER RESOLVED that the Historic Resources Board of the City of Carmel-by-the-Sea issues a Finding of Noncompliance with the Secretary of the Interior's Standards for the relocation of the Northern California Savings and Loan Complex Community Room located at the southeast corner of Dolores Street and 7th Avenue in the Service Commercial (SC) Zoning district; APNs: 010-145-002, 010-145-023, 010-145-024.

PASSED, APPROVED, AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA THIS 23rd DAY OF JANUARY 2023, BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Jordan Chroman
Chair

Leah Young
Historic Resources Board Secretary

P A S T
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.

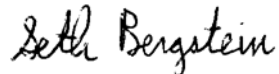
In 2006, State of California Historic Preservation Officer Milfred Wayne Donaldson, FAIA, wrote a letter to Carmel Mayor Sue McCloud and the Carmel City Council advocating for the building. His letter states:

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 A. Bergstein, Principal

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 11

*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 APN 010-145-023/024
D & K Dolores, LLC Esperanza Carmel
1777 S. Bascom Ave. P.O. Box 134
Campbell, CA 95008 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):

DPR 523A (1/95) *Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 11

*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:

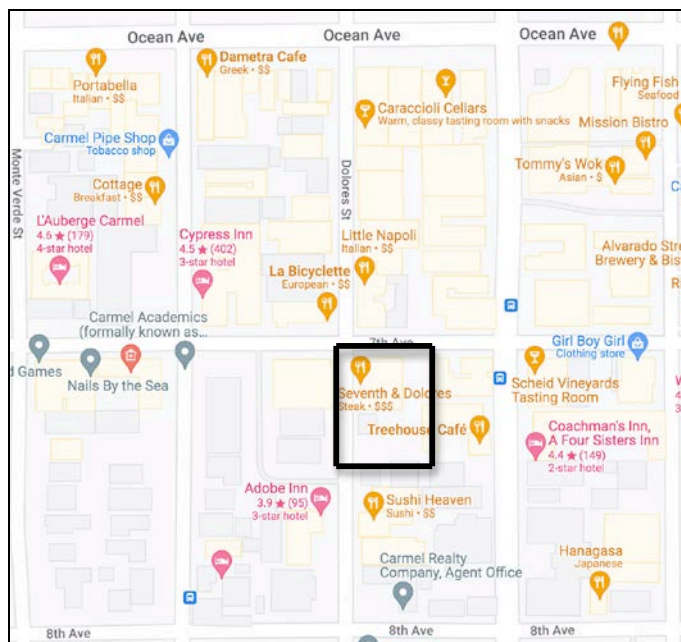
- *Architecture of the Monterey Peninsula*, Monterey Peninsula Museum of Art, 1976.
- AIA, Monterey Bay, *A Guide to Contemporary Architecture of the Monterey Bay Region 1947-2008*, 2008.
- Carmel-by-the-Sea Planning Department Files (original building and landscape specifications present).
- *Carmel 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.)



P3a. Description: Historic Drawings

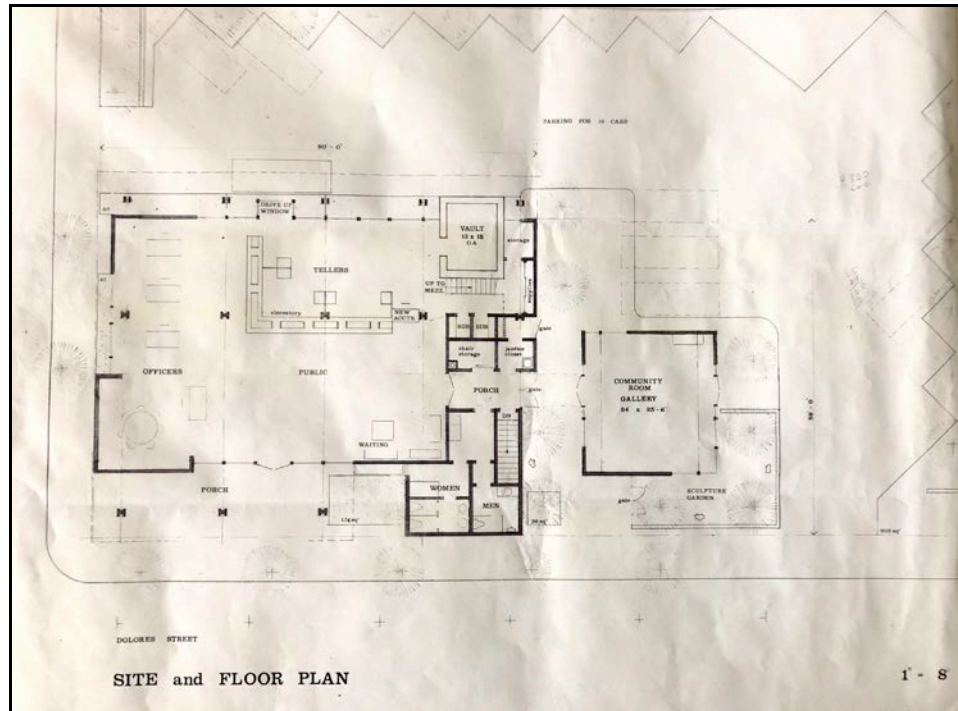


Figure 1. 1972 Site and Floor Plan.



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.

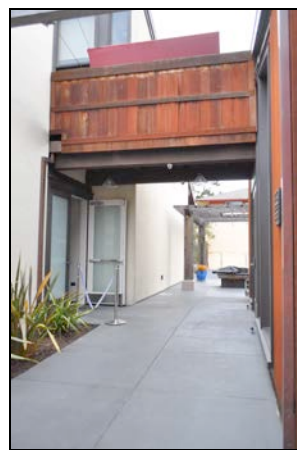


Figure 8. Walkway connecting bank to Community Room.

*Recorded by: PAST Consultants, LLC

*Date: 12/30/22

☒ Continuation

☐ Update

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**).

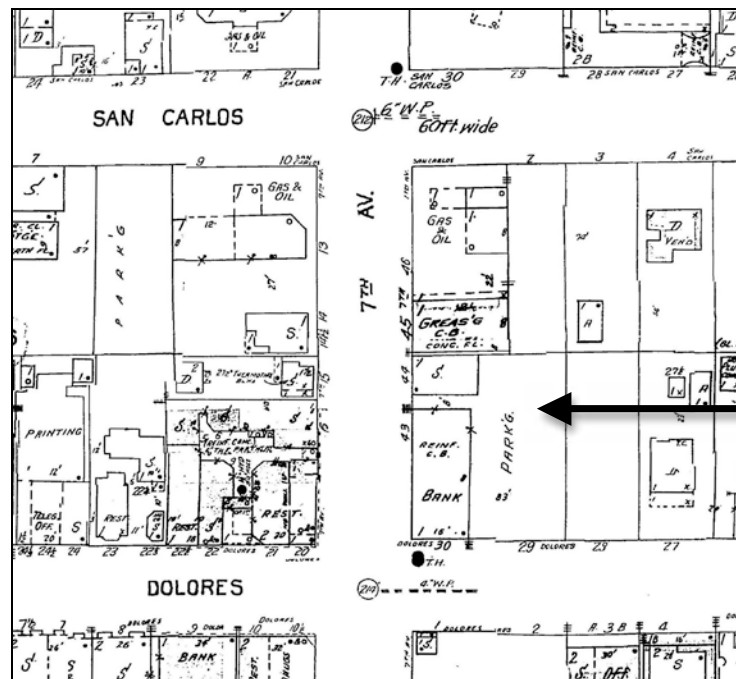


Figure 9. 1962 Sanborn map, showing the previous bank on the subject property (arrow).

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).

*Recorded by: PAST Consultants, LLC

*Date: 12/30/22

☒ Continuation

☐ Update

***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.

*Recorded by: PAST Consultants, LLC

*Date: 12/30/22

☒ Continuation

☐ Update

***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

*Recorded by: PAST Consultants, LLC

*Date: 12/30/22

☒ Continuation

☐ Update

***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.

P A S T
CONSULTANTS LLC

Seth A. Bergstein
415.515.6224
seth@pastconsultants.com

January 12, 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 22-310: 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 December 29, 2022 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. The building is eligible for listing on the California Register of Historical Resources (CRHR) under Criterion 3, as well as the Carmel Historic Resources Inventory as an outstanding example of Modernist design by a prominent architectural team.

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 moving and relocation of the Community Room from its present location facing Dolores Street on Lot 6 to immediately east of the bank building on Lot 4. The covered walkway connecting the bank building to the Community Room will be demolished. Design drawings by Jun A. Sillano, AIA, of International Design Group and dated 12/5/2022, were the documents reviewed for this historic assessment.

The following Historic Assessment Report provides a methodology, a summary history of the property, a property description 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 December 29, 2022 to assess the building's existing conditions and to understand the proposed building alterations. As part of the project requirements, PAST also prepared a comprehensive set of DPR523 forms for the subject property.

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 is eligible as a Carmel-by-the-Sea primary historic resource under the Historic Context Statement's theme of Architectural Development in Carmel and is eligible for listing on the CRHR under Criterion 3, in the area of architecture, as a rare commercial example of the Bay Region Modern style. All relevant project data, property history and an evaluation of historic significance is 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.

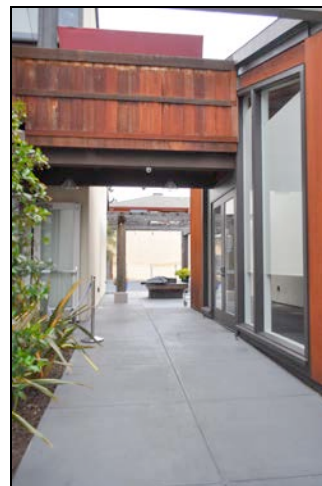
Property Description

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, as its relocation is the primary aspect of the proposed project.

Located south of the bank building and facing Dolores Street, the Community Room is a shed-roofed structure, with prominent exposed roof structural elements, copper-sheet roof cladding and fenestration that echoes the same character-defining design features as the bank building. Wall cladding consists of vertical Redwood boards, alternating with walls of glass, which typifies the Bay Region Modern style. A Redwood-clad elevated walkway connects the Community Room to the bank building (**Figures 1 - 4**).



Figures 1 and 2. Left image looks northeast along Dolores St. at the west and south elevations. Right image details the Dolores St. elevation. The building's massing, exterior cladding and structural expression is designed to integrate seamlessly with the bank building.



Figures 3 and 4. Left image shows the Community Room's east elevation. Right image views the west elevation of the elevated walkway connecting the Community Room to the bank building.

Community Room: Building Chronology

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 #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.
 - 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 Community Room’s character defining features are:

- Original spatial relationships between the bank building and the Community Room, with the Community Room placed in a prominent position facing Dolores Street.
- Building integrated with surrounding landscape.
- Shed-roofed massing, with exposed structural elements.
- Copper-sheet roof cladding that matches the bank building.
- Vertical-board Redwood wall cladding.
- Covered walkway connecting to bank building, clad in Redwood boards.
- Full-height corner window wall on the south and west elevations.
- Original landscape walls and raised paved areas south and west of the Community Room.

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.²

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.
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.

² *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (accessed via <http://www.nps.gov/hps/tps/standguide/>).

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

The proposed building alterations include demolition/removal of the covered walkway, disassembly of the Community Room and reconstruction of the Community Room to the east of the bank.

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 bank building and the Community Room were designed as an integrated unit, carefully sited to place the Community Room in a prominent position facing Dolores Street. The proposed project to relocate the Community Room removes this vital and original spatial relationship.

The Community Room was a programmatic requirement specifically requested by the bank officials who tasked the architects to design a separate building away from the bank's regular operations to serve as a meeting space for the local community. This feature was considered a critical element of the bank complex's design as it was intended to foster greater connection with the bank and the surrounding community, thereby improving public relations and increasing the bank's community exposure. The Burde/Shaw design team's solution was to separate the two buildings, yet design the Community Room with the same character-defining features as the bank, including a dramatic shed-roofed volume clad with copper sheets, Redwood siding boards that match the bank building and the use of large plate-glass window walls, to integrate the Community Room within its environment.

When viewed from the south on Dolores Street, the Community Room's massing and placement within the site present a south elevation that integrates the Community Room within the complex's

overall design, allowing the two building masses to appear as if they were composed as a single building. Relocating the Community Room from its original location would substantially alter the south elevation of the building complex as it appears today.

The Community Room uses the same character defining elements, materials and construction details of the bank building and maintains all seven aspects of historic integrity, including integrity of its original location south of the bank building, and linked by the elevated walkway.

In addition, the proposed Community Room's relocation removes another important character-defining feature: the elevated walkway connecting the bank building to the Community Room.

For these reasons, the proposed project is not 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 alterations do 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.*

The proposed relocation of the Community Room removes a primary character-defining feature of the original Burde/Shaw design concept: the spatial relationship between the bank building and the Community Room. In addition, the proposed project will remove the elevated walkway, which is another distinctive character-defining feature of the building complex's design. The proposed project is not in conformance with this *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.*

In areas of the bank building and Community Room exterior walls where the elevated walkway is proposed to be removed, the proposed project will match in-kind the exterior finishes and materials of both buildings, in keeping 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.*

It is presumed that physical treatments to repair the existing historic materials of the Community Room would be undertaken using the gentlest means possible. However, this *Standard* would only apply if relocation of the Community Room is considered acceptable, which it is not.

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 archaeological features are not identified at the site.

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.*

The proposed relocation of the Community Room removes the original spatial relationship between the bank building and the Community Room, a primary character-defining feature of the site.

In addition, the proposed relocation of the Community Room destroys the historic materials of the covered walkway, removes the original landscape walls and raised pavement areas surrounding the Community Room and alters the original Burde/Shaw design concept by relocating the Community Room elsewhere on the site. The proposed project is not in conformance with this *Standard*, particularly due to the removal of critical spatial relationships that characterize the property.

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.*

The relocation of the Community Room will likely not be reversible, as the intent of the relocation is to develop the lots immediately south of the bank building. In addition, relocation of the Community Room will destroy the integrity of setting of the historic resource. The proposed project is not in conformance with this *Standard*.

Recommendations for Proposed Project Conformance

According to Carmel-by-the-Sea Municipal Code Chapter 17.32.160/C:

- C. If an evaluation concludes that a proposed alteration is not consistent with the Secretary's Standards, the report shall list aspects of the project that are not consistent along with guidance for modifying the project to comply with the Secretary's Standards.

The project under consideration proposes the relocation of a primary character-defining feature of the building complex's original design: the spatial relationship between the bank building and the Community Room. To maintain the integrity of the subject historic site and its environment, this report respectfully recommends a new design approach that allows the original Burde/Shaw design and the building complex's corresponding character-defining features to remain in place.

Conclusion

In conclusion, the proposed relocation of the Community Room is not consistent with the *Secretary of the Interior's Rehabilitation Standards*

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

Sincerely,



Seth A. Bergstein, Principal

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

Primary # _____
HRI # _____ Attachment 5
Trinomial _____
NRHP Status Code _____ 5S1

Other Listings
Review Code _____

Reviewer _____

Date _____

Page 1 of 3

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

P1. Other Identifier: _____

P2. Location: ☐ Not for Publication ☐ Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

a. County Monterey

b. USGS 7.5' Quad _____

Date _____

T _____

R _____

1/4 of _____

1/4 of Sec _____

E _____

c. Address: _____

City Carmel-by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources) _____

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

S.E. corner 7th & Dolores

(Block 91 Lots 2, 4, 6, 8)

Parcel No. 10-145-20

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A large concrete tiled gabled roof building featuring extended overhanging eaves supported by freestanding steel and redwood columns and 4"x16" exposed ceiling joists painted a "chinese - vermillion red" that characterized the detailing of architect Walter Burde. One half of the north gable wall is floor to ridge-line tinted glass with stucco defining an enclosed office space. The side walls are all floor to ceiling glass. A shed roof-vertical 1"x6" redwood sided "community room" extends from the south elevation. Exposed concrete aggregate flooring extends from the inside to the outside walkways. Four-foot concrete walls define a small garden area visible through floor to ceiling windows on the south facade of the community room. The building blends Bay Area II Modern Technology with strong Oriental aesthetics that stress open vistas and dramatic structural expression that can be seen in the early Craftsman work of Julia Morgan.

P3b. Resource Attributes: (List attributes and codes)

HP-6 Commercial

P4. Resources Present

☐ Building

☐ Structure

☐ Object

☐ Site

☐ District

Element of District

☐ Other (Isolates, etc.)

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

P5b. Description of Photo: (View, date, accession #)

Looking S.E. at west facing facade and N/elev. 3/12/01

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☐ Historic ☐ Both

1972 - Carmel Building Files

P7. Owner and Address

Stephen P. and Suzane Diamond Trust
4115 Moller Drive
Pleasanton, CA 94566

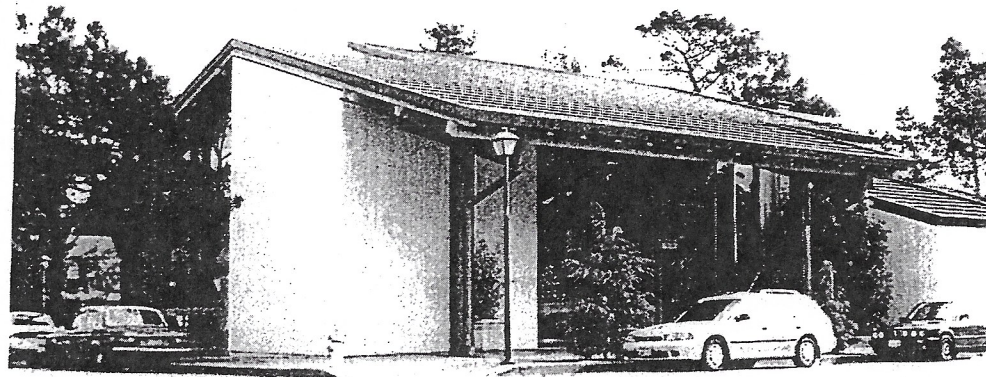
P8. Recorded by: (Name, affiliation, and address)

Richard N. Janick, P.O. Box 223408, Carmel, CA 93922

P9. Date Recorded: 11-21-2001

P10. Survey Type: (Describe)

HRI - 2001 Carmel



P11. Report Citation: (Cite survey report and other sources, or enter "none")

Attachments

☐ NONE

☐ Continuation Sheet

☐ District Record

☐ Rock Art Record

☐ Other: (List)

☐ Location Map

☐ Building, Structure, and Object Record

☐ Linear Feature Record

☐ Artifact Record

☐ Sketch Map

☐ Archaeological Record

☐ Milling Station Record

☐ Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #

HRI #

Attachment 5

Page 2 of 3

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder)

Northern California Savings & Loan

B1. Historic Name: *Palo Alto Savings and Loan*

B2. Common Name: *Northern California Savings and Loan*

B3. Original Use: *Commercial - Banking*

B4. Present Use: *Furniture Design Shop*

B5. Architectural Style: *Second Bay Region Style*

B6. Construction History: (Construction date, alterations, and date of alterations)

1. Permit #72-80 (October 26, 1972) - \$250,000 Contractor: Carl Swenson Inc. Architect: Will Shaw and Associates (Original site plan in file.) Original specs in file (See Continuation Sheet)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features: 1. Shed roof redwood vertical clad Community Room extends from south elevation.

B9a. Architect: *Will Shaw and Associates*

b. Builder: *Carl Swenson Inc.*

B10. Significance: Theme: *Carmel Architectural Development*

Area: *Carmel-by-the-Sea*

Period of Significance: *1970s*

Property Type: *Service Commercial*

Applicable Criteria: *CR#3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This building qualifies under Criteria #3 as a significant example of the Second Bay Region Style by a local architect Will Shaw and Associates with design assistance by former partner Walter Burde. The large exposed redwood timber framing, reminiscent of vernacular California rural barns, is blended with larger curtain wall glass windows revealing open interior space expressing the "less is more" dictum of the International Style. The partnership of Burde and Shaw was a training center for a generation of Monterey Peninsula architects such as: David Allen Smith, Roger Larson, Richard Rhodes and Augie Acuna. The use of vermillion red on the exposed roof trusses is a Walter Burde trademark that accentuates the Chinese-Japanese influences found in the Bay Area Tradition. The building's large scale is offset by the openness of the plan and the large overhanging eaves of the roof that create a covered walkway along Dolores Street. Stucco wall surfaces create a context to earlier Spanish and Moorish styled buildings just across the street. This building is an excellent example of the Bay Area Tradition, originally defined by Lewis Mumford in the late 1940s, in its second phase emphasizing dramatic structural innovations and simple, open plans.

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

HP-6 Commercial

B12. References:

1. Domestic Architecture of the San Francisco Bay Region 1949. Articles by Lewis Mumford and Clarence Mayhew.
2. Will Shaw and Associates: Vitae circa 1987
- 3 Bay Region Style - Architectural Characteristics

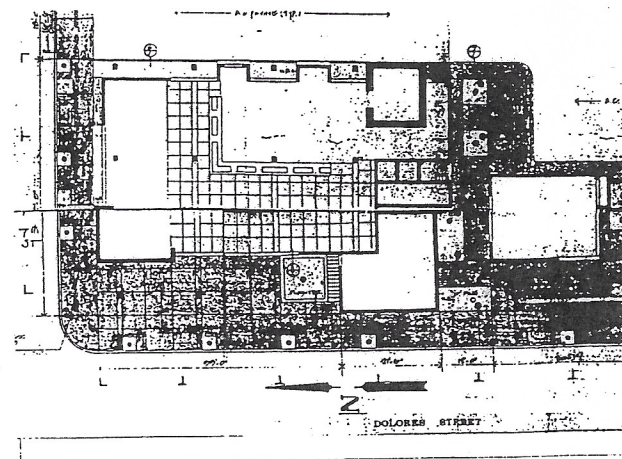
B13. Remarks: *Zoning: Service-Commercial*

B14. Evaluator: *Richard N. Janick*

Date of Evaluation: *11-21-2001*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

Attachment 5

Page 3 of 3

Resource Name or #: (Assigned by recorder)

Northern California Savings & Loan

Recorded by:

Richard N. Janick

Date 11-21-2001

☐ Continuation ☐ Update

B6. Construction History (Continued from Page 2)

2. Permit #78-132 (August 4, 1978) Interior remodel of building - Community Room - (\$30,000). Contractor: Hampshire Construction
Planning Architect: Holowinski & Blevens
3. Permit #83-103 (July 27, 1983) - Remodel for Auto-Bank Teller (A.T.M) on S.E. side of building (\$15,500) Contractor: Mill Construction
Owner: Great Western Savings
4. Permit #86-9 (January 8, 1986) Repair roof beams (\$3,700) Contractor: Dyversatech Owner: Great Western Savings
5. Remodel Application (1999) John Thodos, Architect
6. Demolition Application and Rebuild - (2001) (Carmel Center) John Mandurrango, Architect Current Tenant: Homescape Inc.



CARMEL-BY-THE-SEA

NOTICE OF INELIGIBILITY

For the Carmel Historic Resources Inventory

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

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

The basis for this determination is:

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

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

Marnie R Waffle

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

October 3, 2019

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

Executive Summary

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

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

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

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

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

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

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

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

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

Historical Background

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

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

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

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

The Architects

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

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

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

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

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

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

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

Building Description

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

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

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

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

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

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

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

Following is a final description from an unknown publication²:

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

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

The Historic Context

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

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

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

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

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

Historical Evaluation

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

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

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

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

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

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

The Fifty-Year Rule

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

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

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

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

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

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

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

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

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

The Secretary of the Interior's Standards for Rehabilitation

Compliance Evaluation

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

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

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

The Project

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

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

Standard One

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

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

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

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

Standard Two

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

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

Standard Three

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

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

Standard Four

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

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

Standard Five

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

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

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

Standard Six

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

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

Standard Seven

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

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

Standard Eight

Archeological resources will be protected and preserved in place.

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

Standard Nine

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

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

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

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

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

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

The proposed work is consistent with Standard Nine.

Standard Ten

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

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

Summary

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

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

Respectfully Submitted,



Margaret Clovis

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

HISTORIC RESOURCES BOARD RESOLUTION NO. 2021-03-HRB

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

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

WHEREAS, the application has been submitted for the 12,000 square foot property located at Dolores 2 southeast of 7th Avenue, in the Service Commercial (SC) Zoning District (Block 91, Lot 6, 8, 10, APN 010-101-017-000); and

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

WHEREAS, the Historic Resources Board determined on November 18, 2019 the resource is eligible for listing on the City's Historic Inventory in accordance with CMC 17.32.040.H which states, "A resource less than 50 years old may be eligible if it is of exceptional importance to the City, State, or nation based on its unusually strong contribution to history, architecture, engineering or culture, or because it is an integral part of an historic district"; and

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

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

WHEREAS, on April 19, 2021, the Historic Resources Board reviewed the project, DR 20-395, and considered the issuance a Determination of Consistency with the Secretary of the Interior's Standards for the demolition of the Palo Alto Savings and Loan Bank Community Room; and

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

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

WHEREAS, pursuant to CMC 17.32.160.B.1.a, if the Board concurs with the evaluation, the Board shall issue a determination of consistency and adopt any appropriate conditions of approval. Any finding of compliance by the Board shall be supported by substantial evidence.; and

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

WHEREAS, at the April 19, 2021 hearing, the Historic Resources Board voted 2-1 (2 board members absent) to continue the application with direction to staff to return with a resolution issuing a Finding of Noncompliance with the Secretary of the Interior's Standards; and

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

WHEREAS, on May 17, 2021, the Historic Resources Board held a public hearing to receive public testimony regarding the Application, including without limitation, information provided to the Historic Resources Board by City staff and public testimony on the project; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Historic Resources Board at its May 17, 2021 hearing including but not limited to, the staff report and attachments submitted by the Community Planning and Building Department; and

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

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

NOW THEREFORE, BE IT RESOLVED, based on the findings and evidence contained in this resolution, that the Historic Resources Board of the City of Carmel-By-The-Sea does hereby issue a **Finding of Noncompliance with the Secretary of the Interior's Standards** for the proposed demolition of the Palo Alto Savings and Loan Bank Community Room (Design Review DR 20-395) located at Dolores 2 southeast of 7th Avenue, in the Service Commercial (SC) Zoning District (Block 91, Lot 6, 8, 10, APN 010-101-017-000).

Findings of Noncompliance	
No.	
1.	The purposes of historic preservation and the city's historic preservation ordinance is to preserve the best pieces of the historic development of a place/city through its significant architecture to preserve these buildings which represent important periods in a City's heritage. The Palo Alto Savings and Loan building can be considered one of the most exceptional and significant buildings to be constructed in the commercial district of Carmel during the entire decade of the 1970's.

2.	The City's Historic Context Statement identifies the Bay Region style and/or Second Bay Region Style as important substyle within the larger theme of Modern architecture -the building is "representative of at least one theme" in the existing Historic Context Statement.
3.	The building is acknowledged as exceptionally significant and is 49 years old. In less than one year, it will only need to be of normal significance for inclusion on the inventory.
4.	Together, the bank building and community room creates a spatial relationships on the property which are in themselves character defining, uses the same character defining elements of construction and detail, are built at the same time, designed and built by the same master architects.
5.	Pertinent testimony from a number of respected architects who opined that the former Palo Alto Savings and Loan Bank was an exceptional example of its architectural style, the work of master architects, retained a high level of integrity and embodied the distinctive characteristics of its type and period. Their professional opinions confirmed that sufficient time had elapsed since the construction of the Bank complex to allow for a scholarly perspective on its significance and its place in Carmel's architectural history.
6.	Following the Bank president's mandate, bank staff in each city where a branch was to be located, were directed to become more involved in local improvement projects and to provide meeting space for the community as part of the Bank's public relations strategy. Burde and Shaw, the architects of the Bank complex, were tasked to design a small building separated from the Bank that would be used for this express purpose. The view contained in the Phase II Report for this project that the Community Room was simply "a postscript to the architects' intentions" is false.
7.	The Community Room is not required to become significant in its own right. There are no historic preservation rules that would force it to stand on its individual merit in order to qualify for historic status. The Community Room remains a vital part of the architects' original design. While it is subordinate to the former Bank building, it continues to have an important spatial relationship to it.
8.	The Bank building and the Community Room are a historically related unit. Though the room is subordinate to the Bank, it has retained its historic integrity and is an integral component of the original design as approved by the architects' client, the owners of the Palo Alto Savings and Loan Bank.
9.	In the case of the Community Room, despite being an auxiliary use it was still part of the original concept of the building from the beginning.
10.	Simply because an element of a building is smaller or "subordinate" to other parts does not make them less important to the whole as a piece of architecture.
11.	The Bank complex is eligible for listing on the California Register of Historic Resources for purposes of the California Environmental Quality Act (CEQA).
12.	Both buildings are the work of two master architects, Walter Burde and Will Shaw, who are listed in the Carmel Historic Context Statement, whose office was located in downtown Carmel, and whose other individual works include the Christian Science Church in Carmel, the original Monterey Airport Terminal and Tower, the Custom House renovation in Monterey and the Highlands Inn reconstruction. Shaw also collaborated with renowned photographer, Ansel Adams, to create the Foundation for Environmental Design, a group that supported worthy projects that blended into the natural environment.

13.	A new construction project on the site of a demolished Community Room would constitute an adverse effect on the Bank complex and destroy the original concept as designed by two of Monterey County's most respected master architects.
14.	The community room section of the building was designed right along with the rest of the building and contains all the character defining features of the main bank building: shed roof and copper roofing, angular forms and irregular massing, plate glass window walls, traditional materials used within a Modern architecture vocabulary, Integration of the building with its setting, Integration of the outdoors with interior spaces, Redwood siding and beams.
15.	The community room was constructed at the same time by the same builder. It's materials, detailing, composition are all at the same level of quality as the main bank building.
16.	The Community Room element of the building adds to the complexity and richness of the overall resource which, if taken away, would significantly negatively impact the quality of architecture of the bank building.
17.	The structural connection in the design of this building was very intentional and strong, and is all part of one piece of significant architecture—one historic resource.
18.	By removing the community room the south elevation of the resource is completely changed and is not the intended design from the public right-of-way on the south side.

PASSED AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA this 17th day of May, 2021, by the following vote:

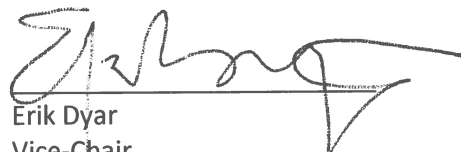
AYES: Board Member: Gualtieri, Dyar, Chroman

NOES: Board Member: Hall

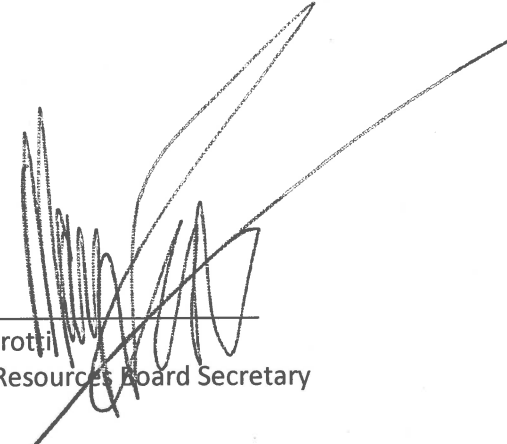
ABSENT: Board Member: None

ABSTAIN: Board Member: None

APPROVED:


Erik Dyar
Vice-Chair

ATTEST:


Margi Perotti
Historic Resources Board Secretary

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

RESOLUTION NO. 2021-043

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

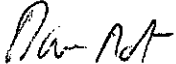
NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

APPROVED:

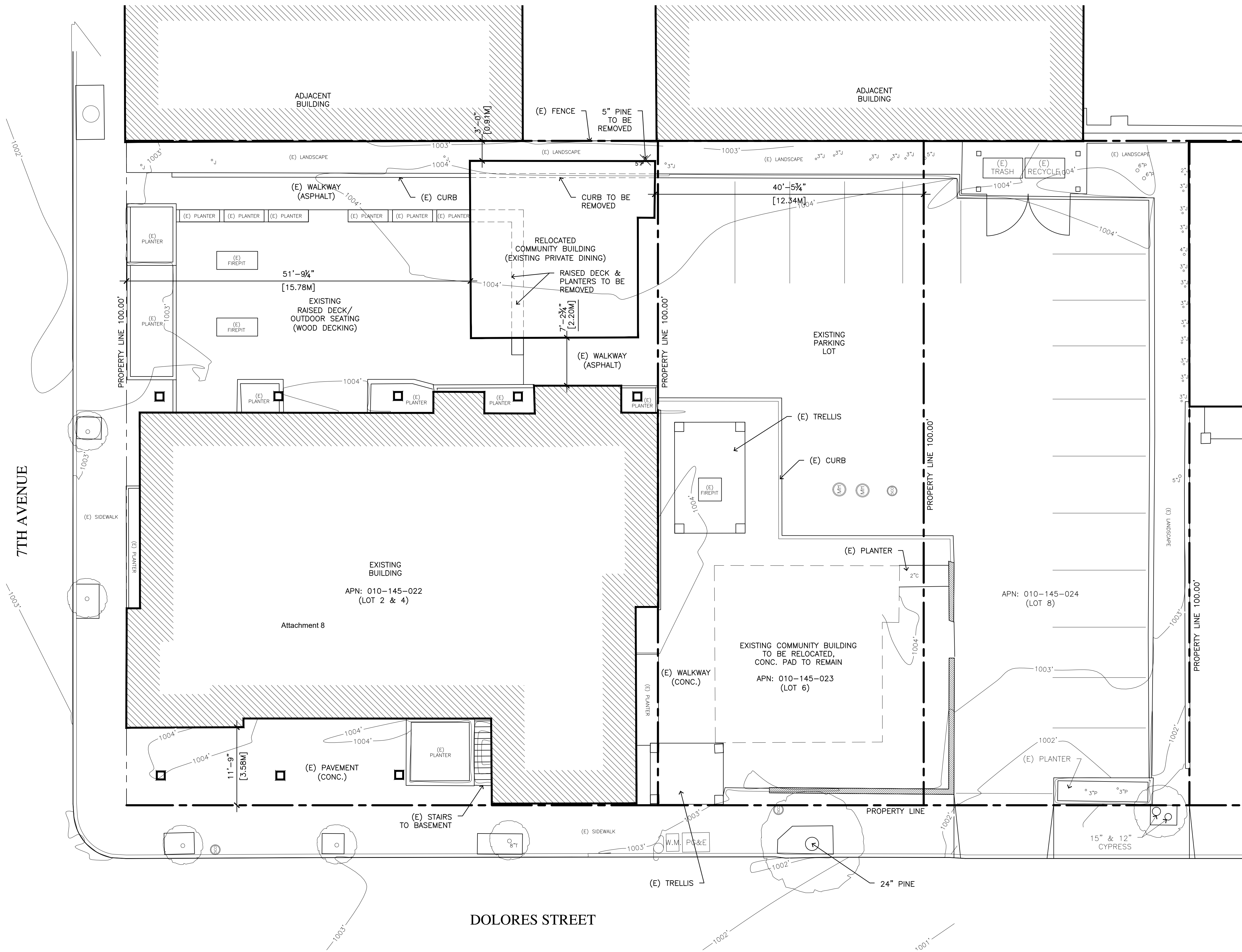
ATTEST:



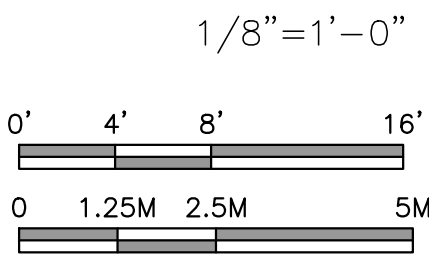
Dave Potter
Mayor



Britt Avrit, MMC
City Clerk



PROPOSED SITE PLAN



PLANNING INFO.

- PROPERTY OWNER:
D&K DOLORES, LLC
1777 S. BASCOM AVE
CAMPBELL, CA 95008
- ARCHITECT
INTERNATIONAL DESIGN GROUP LLC
JUN A. SILLANO, AIA
JUN@IDG-INC.NET
PHONE: (831) 646-1261
- PROJECT ADDRESS:
DOLORES ST.
1 SE OF 7TH AVE,
CARMEL-BY-THE-SEA, CA 93921
- PROJECT SCOPE:
RELOCATION OF COMMUNITY BUILDING FROM LOT 6 TO LOT 4.
PARTIAL DEMO OF (E) RAISED DECK, CONC. CURB. REMOVE 1 PINE TREE.
- OCCUPANCY: A-2
- CONST. TYPE: V-B
- A.P.N. 010-145-022, 010-145-023
- LEGAL DESC.: LOTS: 2, 4, & 6 BLOCK: 91
- ZONE: SC (SERVICE COMMERCIAL)
- STORIES: 2 + BASEMENT
- MAX BLDG. HT: EXISTING
- CUT/FILL: N/A
- TREE REMOVAL: ONE 5" PINE
- TOPOGRAPHY: SEE TOPOGRAPHIC MAP, SHEET 1 OF 1

- PROJECT CODE COMPLIANCE:
2019 CBC, CMC, CPC, CFC, CEC, CALIFORNIA GREEN BUILDING CODE
& 2019 CALIFORNIA ENERGY CODE
- LOT AREA: 8,000 S.F. (0.184 AC.)
- COVERAGE CALCULATIONS (010-145-022):

	EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL
RAISED DECK	1361	0	-108	1253
PAVEMENT	766	0	0	766
WALKWAYS	977	0	-486	491
TOTAL	3104	0	-594	2510

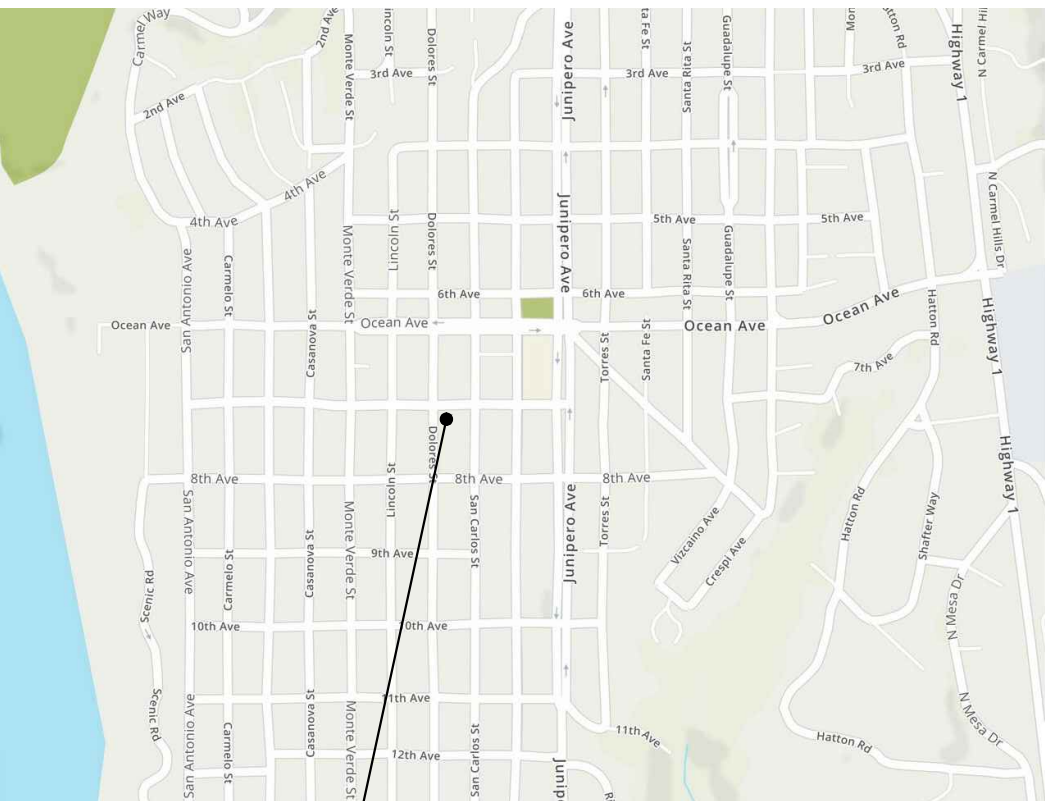
- EXISTING COVERAGE: 3,104 SF (38.8%)
- COVERAGE PROPOSED: 2,510 SF (31.4%)

- FLOOR AREA CALCULATIONS (010-145-022):

	EXISTING	PROPOSED ADDITION	PROPOSED TOTAL
MAIN BUILDING			
MAIN LEVEL	3418	0	3418
UPPER LEVEL	764	0	764
BASEMENT	1207	0	1207
COMMUNITY ROOM	0	608	608
TOTAL	5,389	608	5997

- EXISTING FLOOR AREA: 5,389 SF (67.4%)
- PROPOSED FLOOR AREA: 5,997 SF (75.0%)

VICINITY MAP



LOCATION OF PROJECT

JUN A. SILLANO, AIA



721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH (831) 646-1261
FAX (831) 646-1260
EMAIL idg@idg-inc.net
WEB idg-inc.net

DISCLAIMER:
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVALUATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

PROJECT ADDRESS:

DOLORES ST,
1 SE OF 7TH AVE
CARMEL, CA 93921

APN: 010-145-022
010-145-023

DATE: DECEMBER 5, 2022

DESIGN REVIEW

REVISIONS:

1	
2	
3	
4	
5	
6	

PROPOSED
SITE PLAN

SHEET NO.

A1.0

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH (831) 646-1261
FAX (831) 646-1290
EMAIL idg@idg-inc.net
WEB idg-inc.net

DISCLAIMER:
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

PROJECT ADDRESS:

DOLORES ST,
1 SE OF 7TH AVE
CARMEL, CA 93921

APN: 010-145-022
010-145-023

DATE: DECEMBER 5, 2022

DESIGN REVIEW

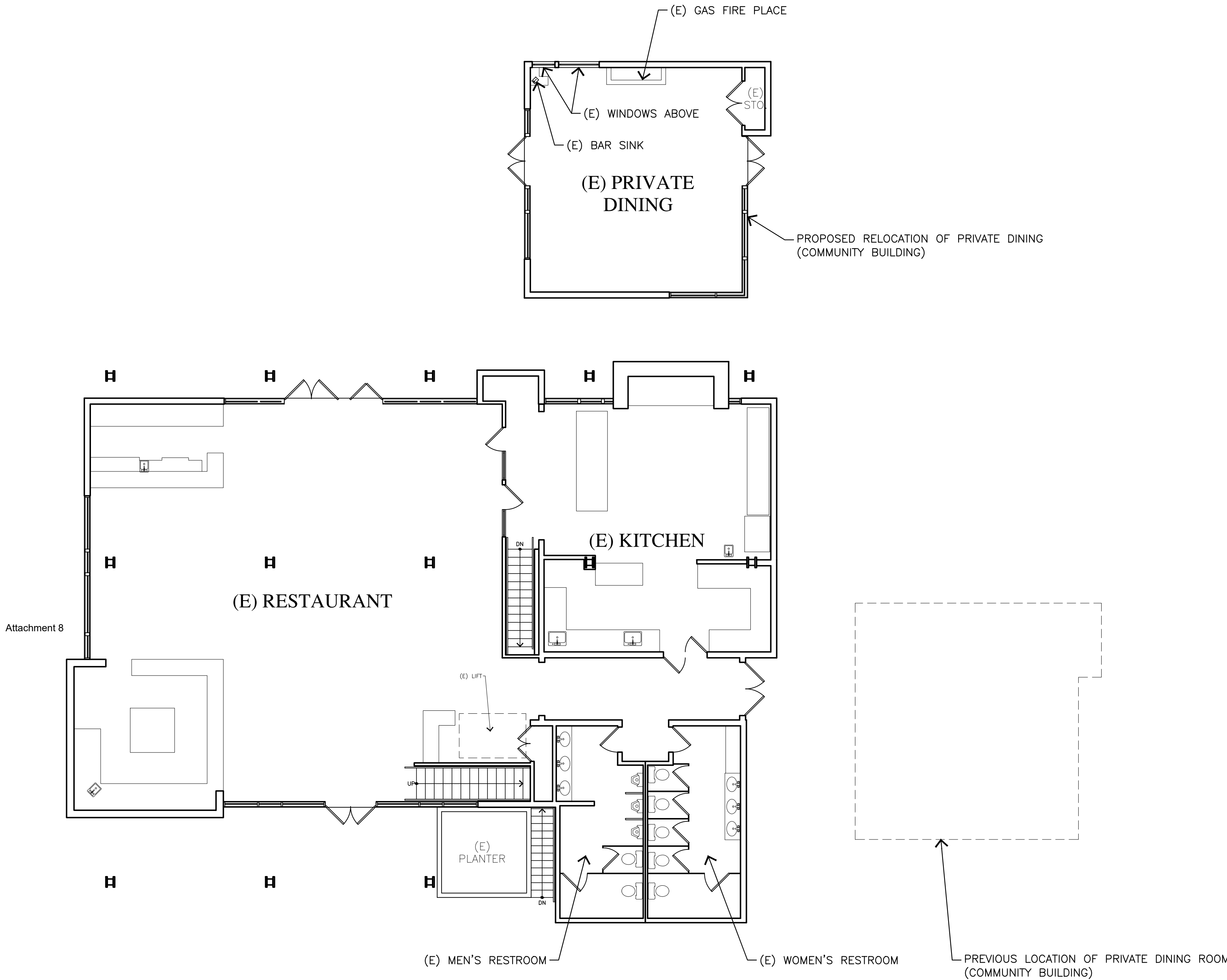
REVISIONS:

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

PROPOSED
MAIN LEVEL PLAN

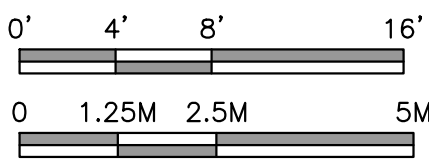
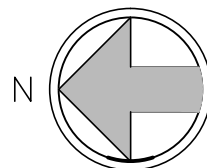
SHEET NO.

A2.0



PROPOSED FLOOR PLANS

1/8"=1'-0"



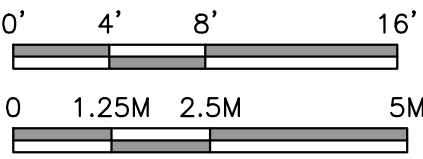
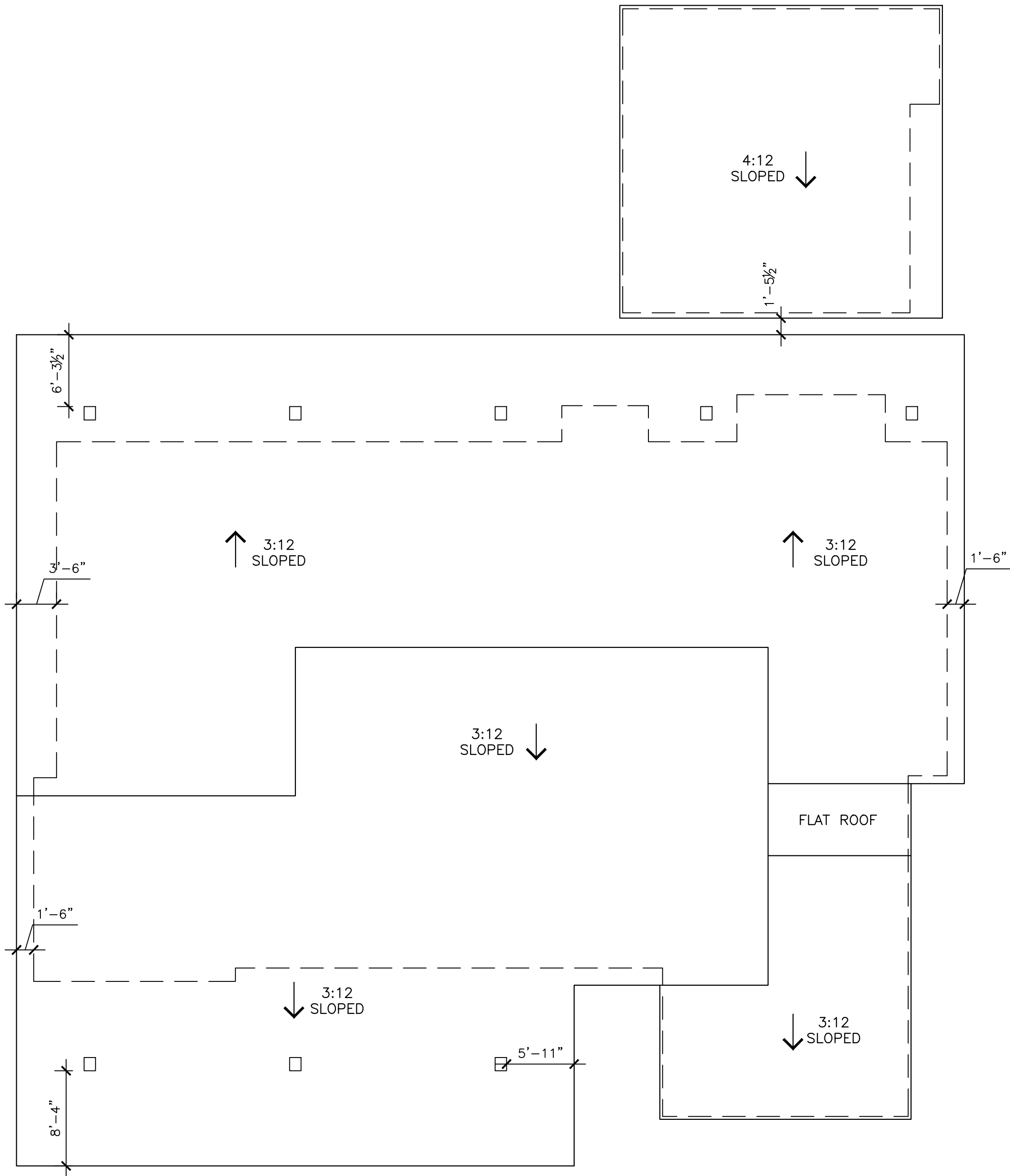
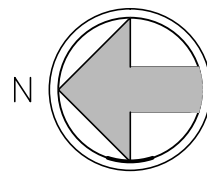
WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- (E) DOOR OR WINDOW TO BE REMOVED
- 2X EXISTING WALL TO BE REMOVED

Attachment 8

PROPOSED ROOF PLAN

1/8"=1'-0"



JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH (831) 646-1261
FAX (831) 646-1290
EMAIL idg@idg-inc.net
WEB idg-inc.net

DISCLAIMER:

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

PROJECT ADDRESS:

DOLORES ST,
1 SE OF 7TH AVE
CARMEL, CA 93921

APN: 010-145-022
010-145-023

DATE: DECEMBER 5, 2022

DESIGN REVIEW

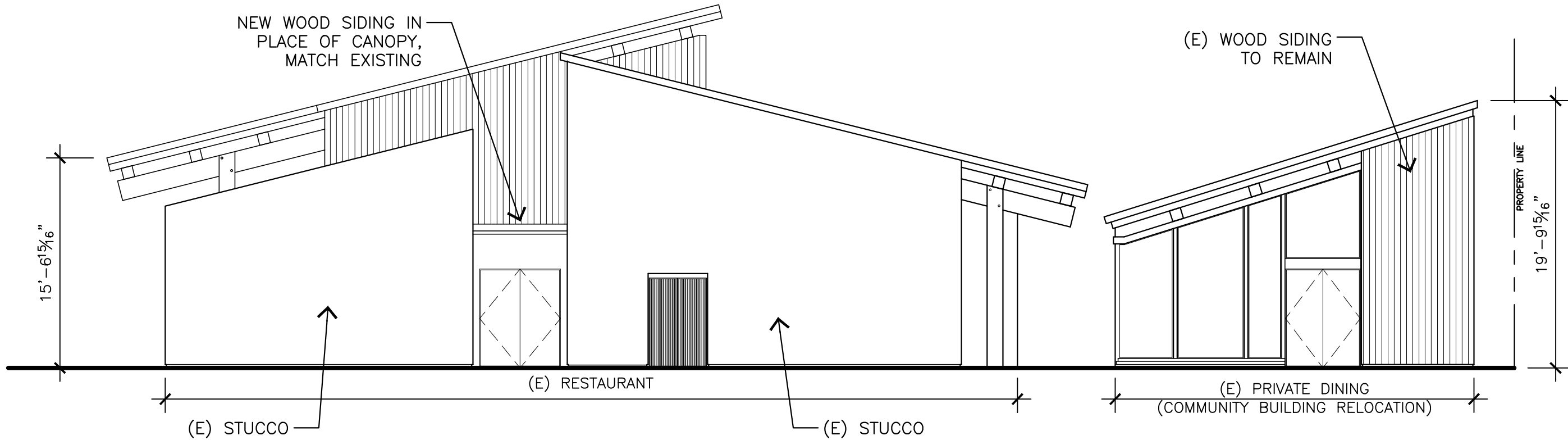
REVISIONS:

1	
2	
3	
4	
5	
6	

PROPOSED
ROOF PLAN

SHEET NO.

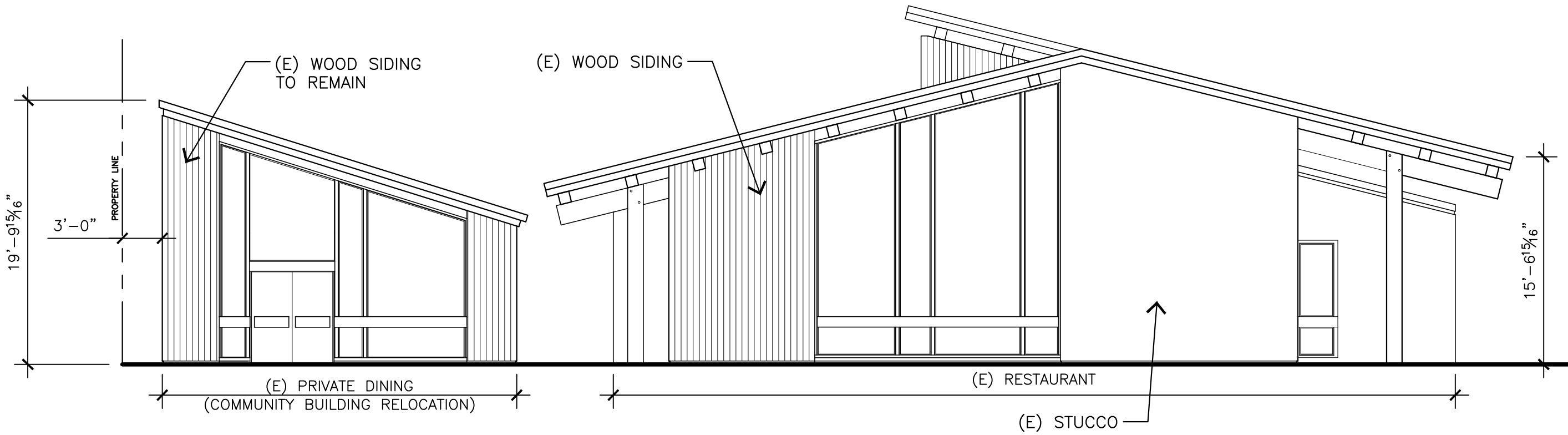
A5.0



PROPOSED SOUTH ELEVATION

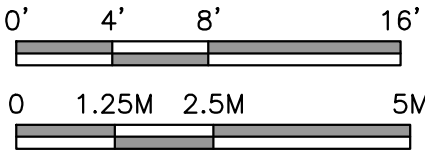
1/8"=1'-0"

Attachment 8



PROPOSED NORTH ELEVATION

1/8"=1'-0"



JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH (831) 646-1261
FAX (831) 646-1290
EMAIL idg@idg-inc.net
WEB idg-inc.net

DISCLAIMER:
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

PROJECT ADDRESS:

DOLORES ST,
1 SE OF 7TH AVE
CARMEL, CA 93921

APN: 010-145-022
010-145-023

DATE: DECEMBER 5, 2022
DESIGN REVIEW

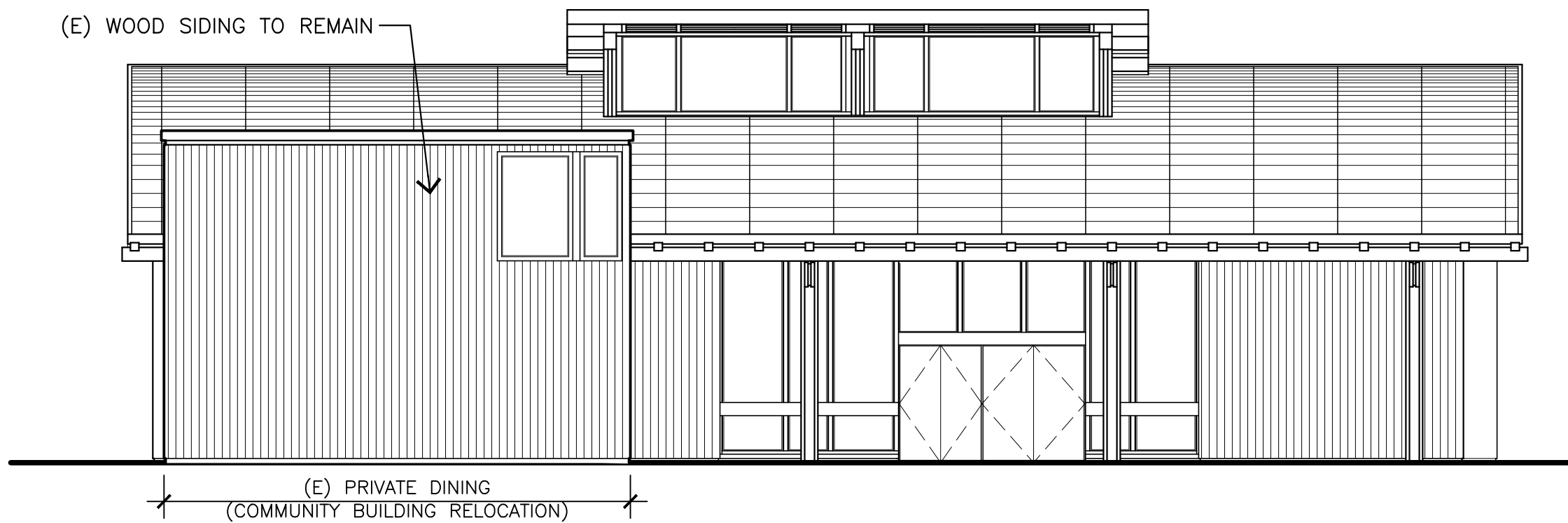
REVISIONS:

1	
2	
3	
4	
5	
6	

PROPOSED
ELEVATIONS

SHEET NO.

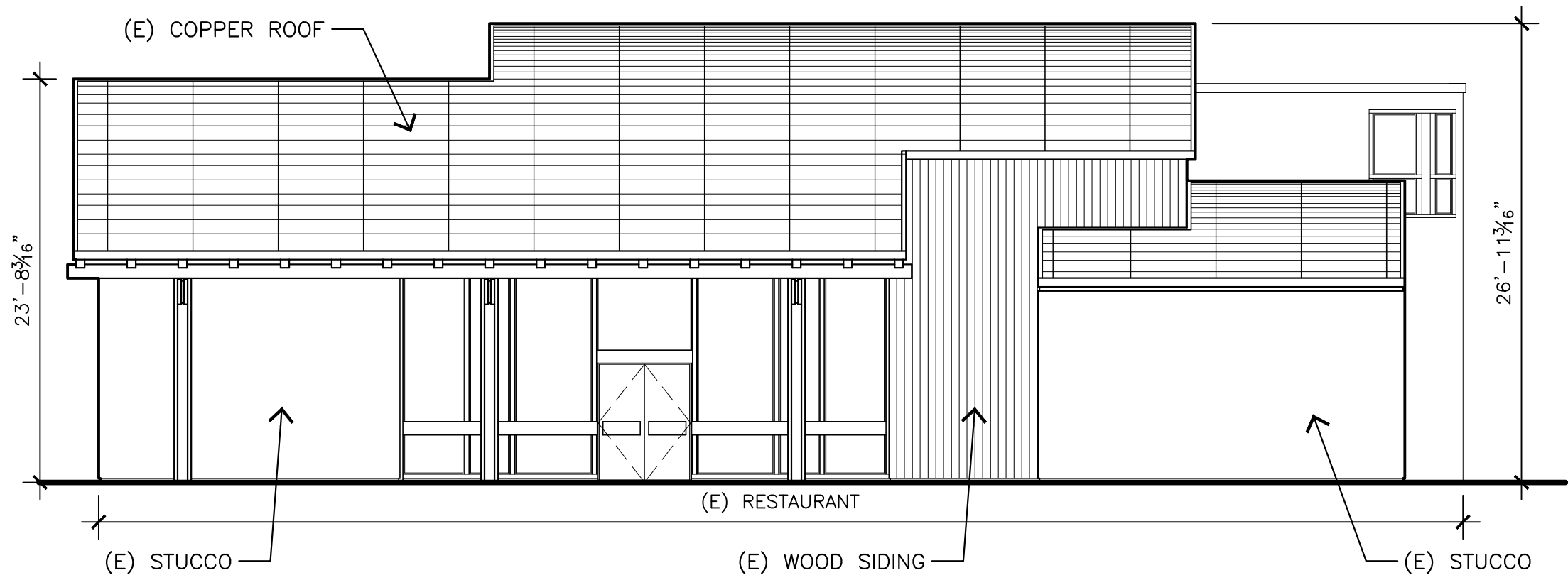
A6.0



PROPOSED EAST ELEVATION - W/ COMMUNITY BLDG

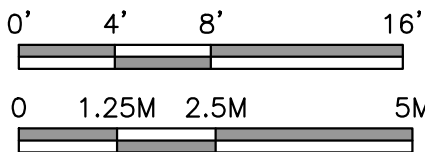
1/8"=1'-0"

Attachment 8



PROPOSED WEST ELEVATION

1/8"=1'-0"



JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH (831) 646-1261
FAX (831) 646-1290
EMAIL idg@idg-inc.net
WEB idg-inc.net

DISCLAIMER:
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, DEVELOPED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

PROJECT ADDRESS:

DOLORES ST,
1 SE OF 7TH AVE
CARMEL, CA 93921

APN: 010-145-022
010-145-023

DATE: DECEMBER 5, 2022

DESIGN REVIEW

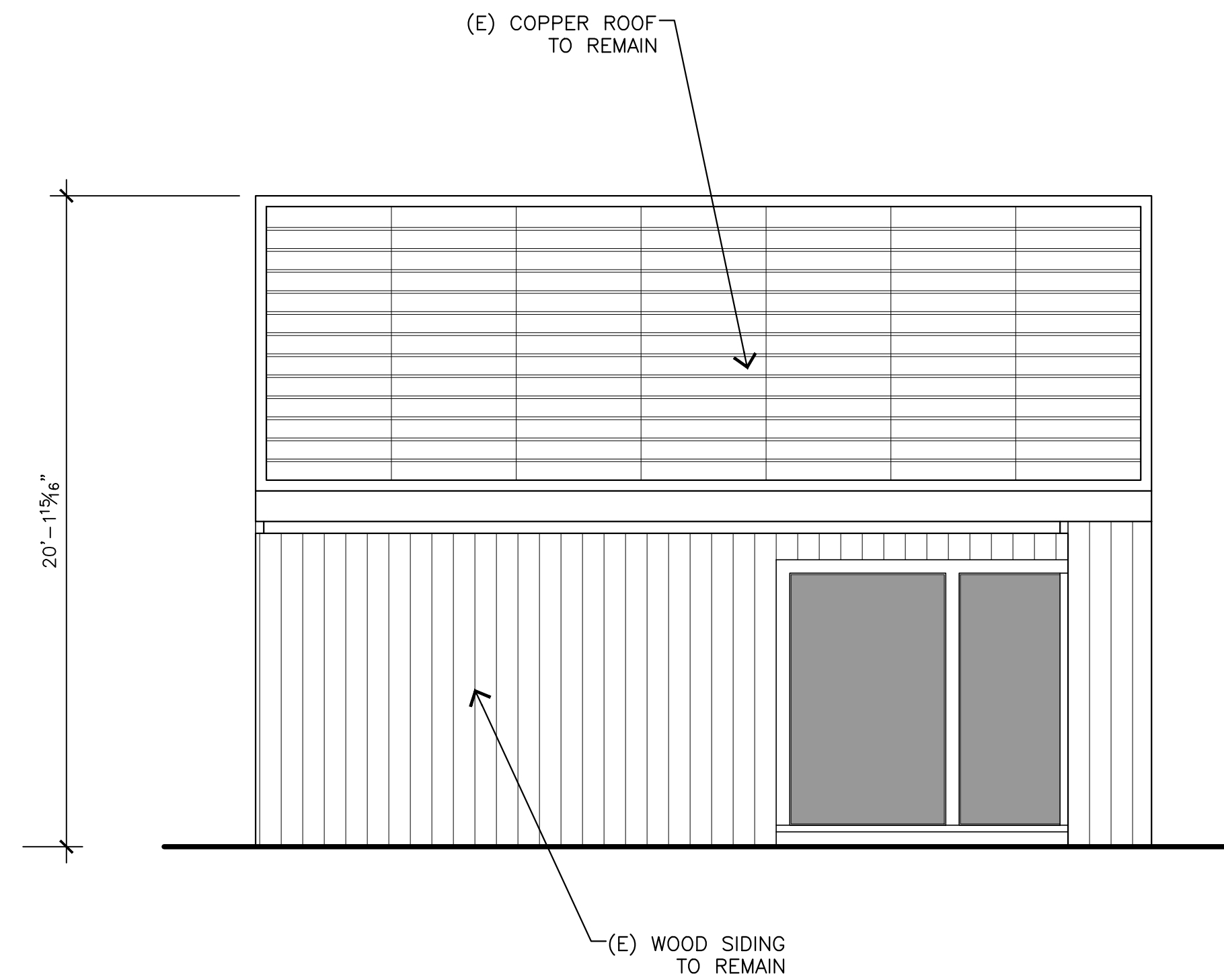
REVISIONS:

1	
2	
3	
4	
5	
6	

PROPOSED
ELEVATIONS

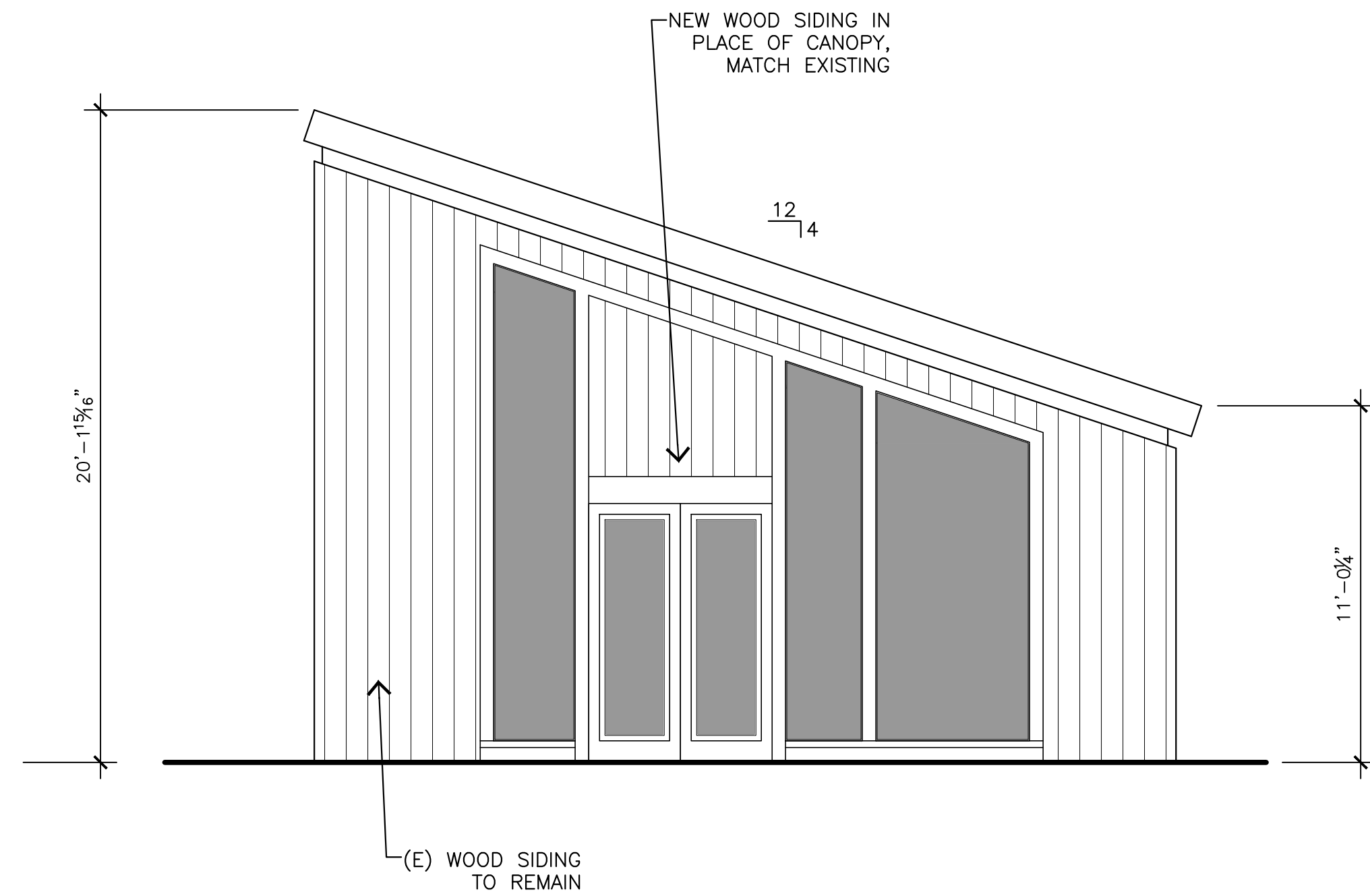
SHEET NO.

A6.1



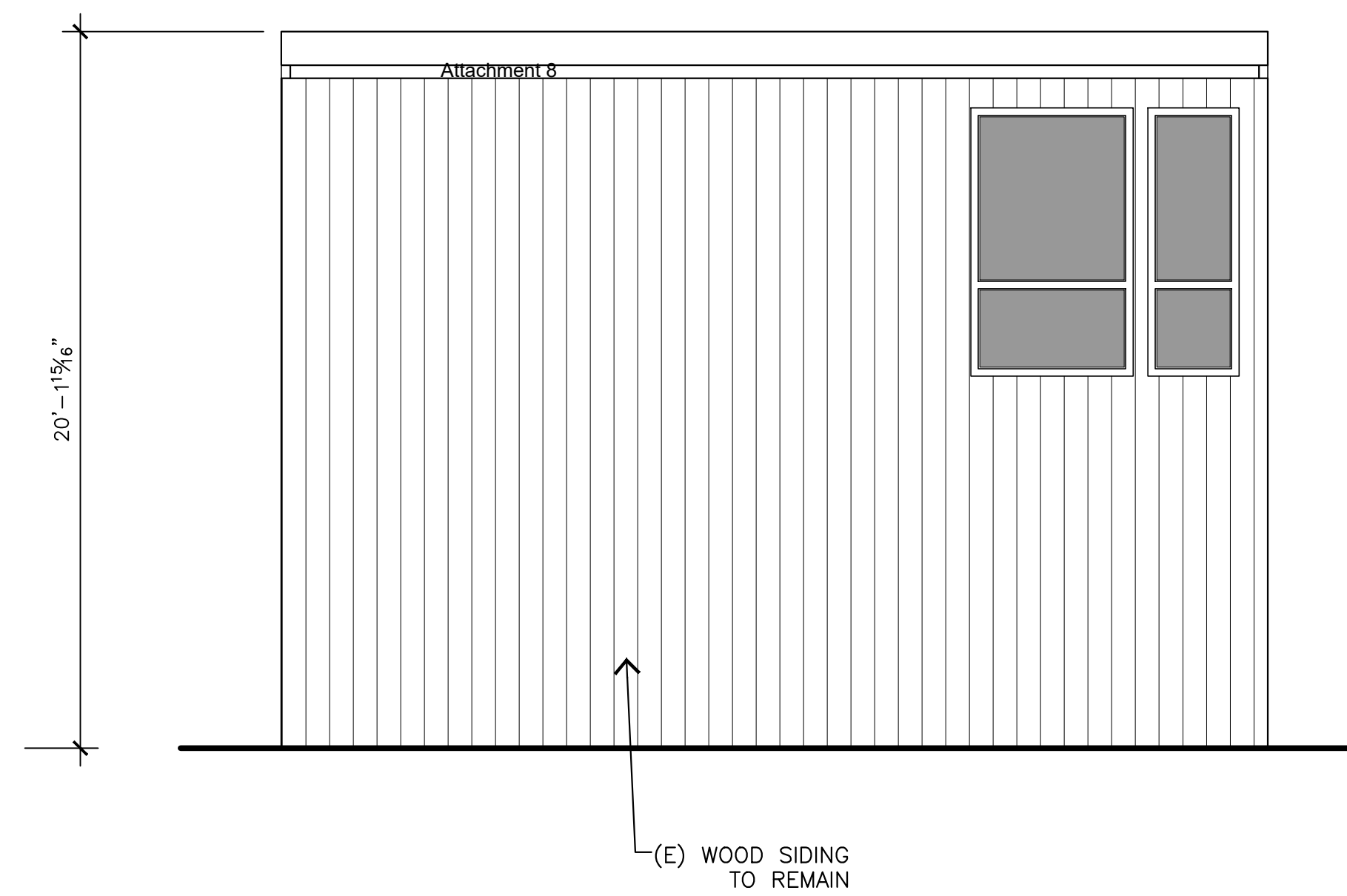
WEST ELEVATION

1/4"=1'-0"



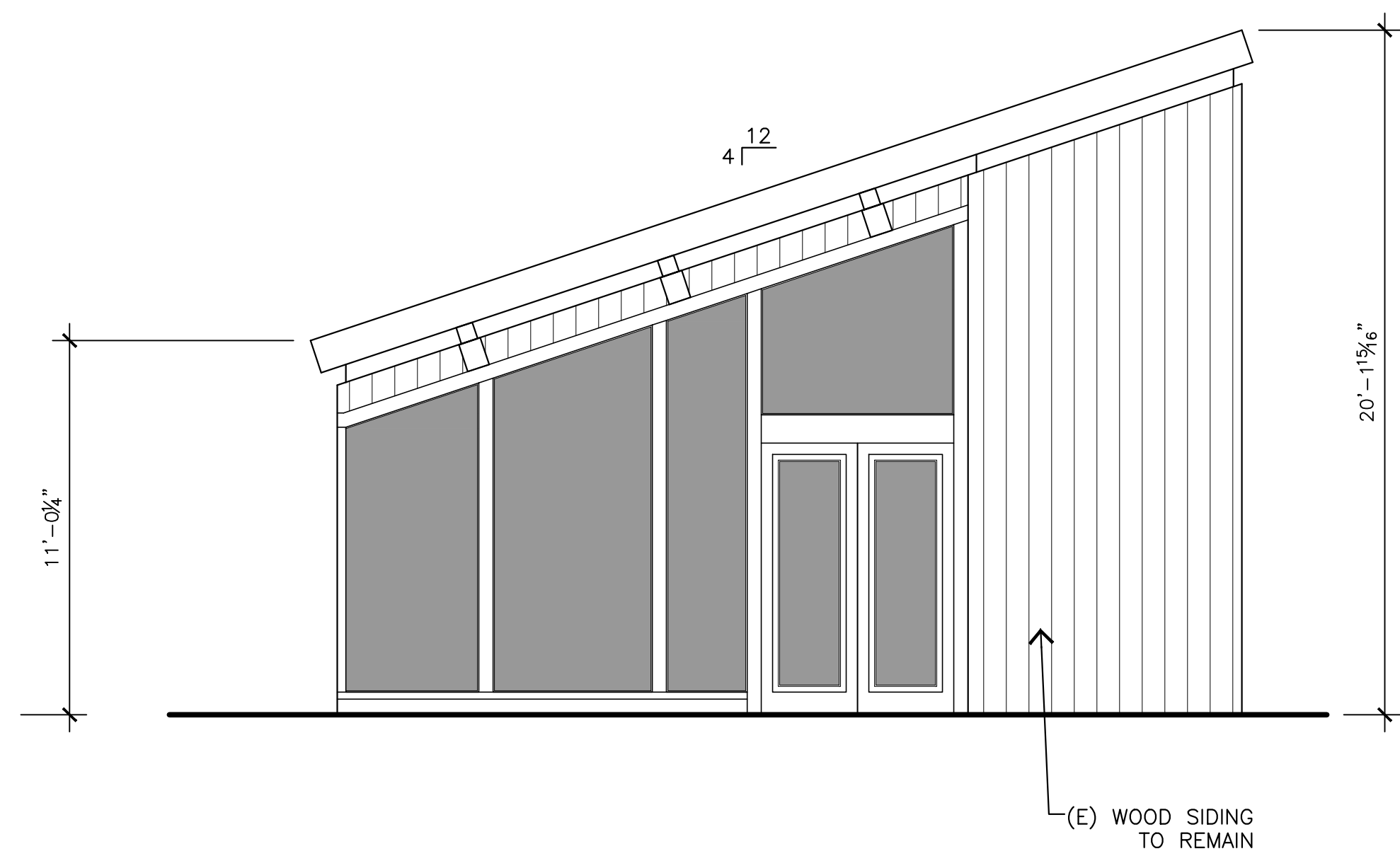
PROPOSED NORTH ELEVATION

1/4"=1'-0"



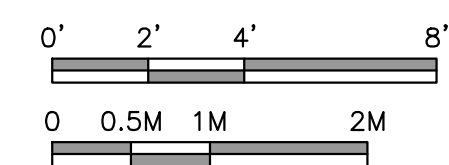
EAST ELEVATION

1/4"=1'-0"



SOUTH ELEVATION

1/4"=1'-0"



JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH ■ (831) 646-1261
FAX ■ (831) 646-1290
EMAIL ■ idg@idg-inc.net
WEB ■ idg-inc.net

DISCLAIMER:
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

PROJECT ADDRESS:

DOLORES ST,
1 SE OF 7TH AVE
CARMEL, CA 93921

APN: 010-145-022
010-145-023

DATE: DECEMBER 5, 2022

DESIGN REVIEW

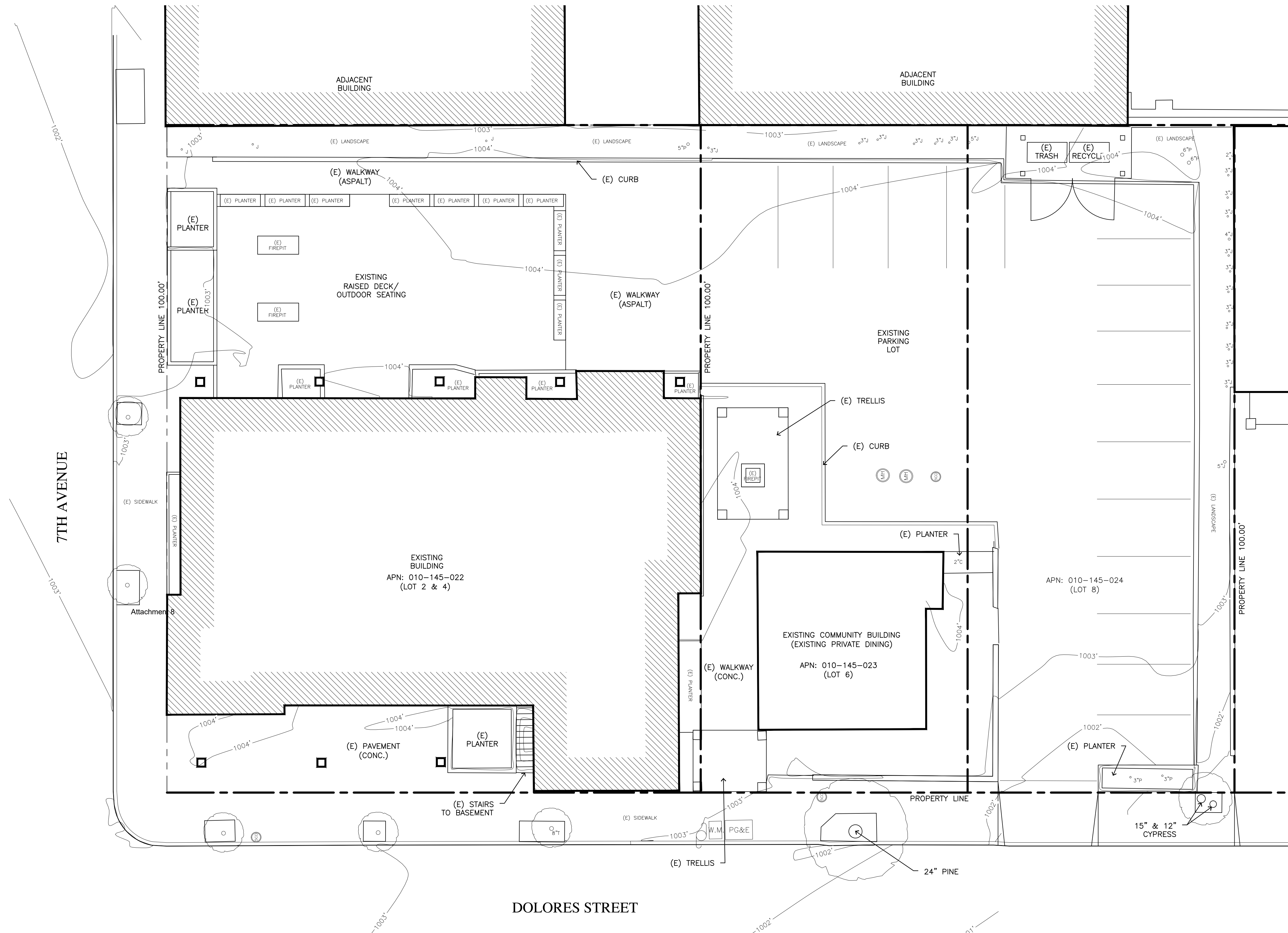
REVISIONS:

△	_____
△	_____
△	_____
△	_____
△	_____
△	_____
△	_____

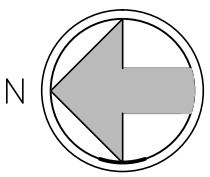
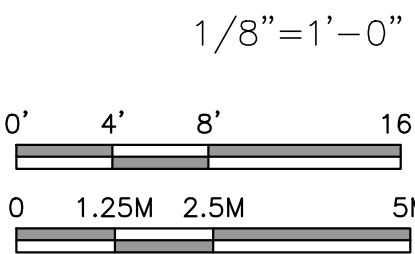
PROPOSED
ELEVATIONS

SHEET NO.

A6.2



EXISTING SITE PLAN



JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA
93950

PH (831) 646-1261
FAX (831) 646-1290
EMAIL idg@idg-inc.net
WEB idg-inc.net

DISCLAIMER:
ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, THE OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

PROJECT ADDRESS:

DOLORES ST,
1 SE OF 7TH AVE
CARMEL, CA 93921

APN: 010-145-022
010-145-023

DATE: DECEMBER 5, 2022
DESIGN REVIEW

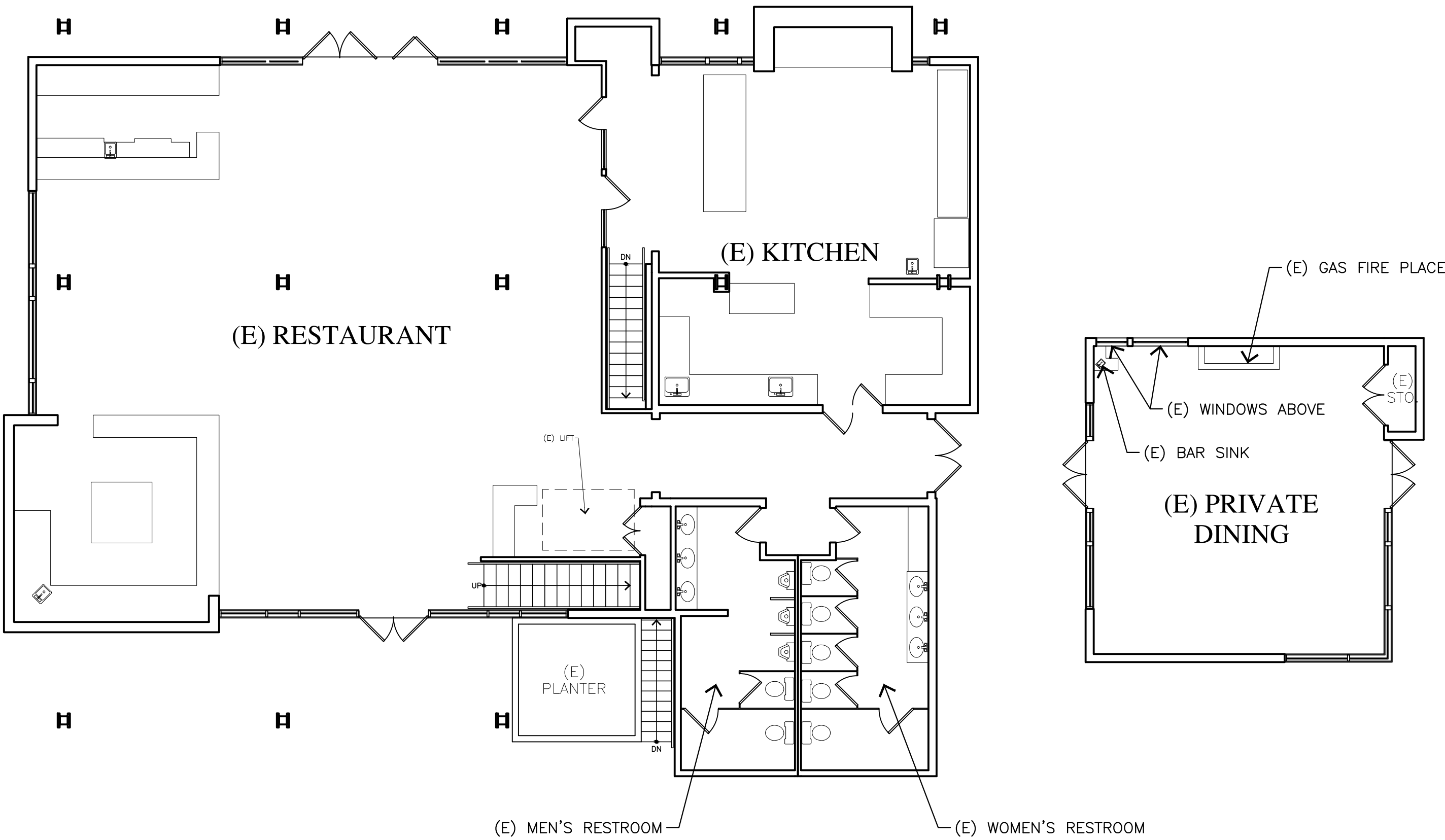
REVISIONS:	
1	
2	
3	
4	
5	
6	

EXISTING
SITE PLAN

SHEET NO.

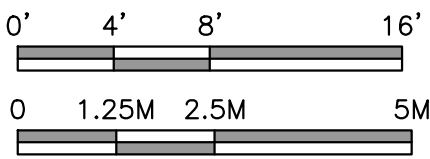
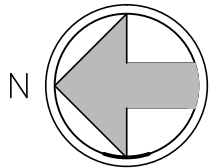
E1.0

Attachment 8



EXISTING MAIN LEVEL PLAN

1/8"=1'-0"



WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- (E) DOOR OR WINDOW TO BE REMOVED
- 2X EXISTING WALL TO BE REMOVED

JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH (831) 646-1261
FAX (831) 646-1290
EMAIL idg@idg-inc.net
WEB idg-inc.net

DISCLAIMER:

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

PROJECT ADDRESS:

DOLORES ST,
1 SE OF 7TH AVE
CARMEL, CA 93921

APN: 010-145-022
010-145-023

DATE: DECEMBER 5, 2022

DESIGN REVIEW

REVISIONS:

- 1
- 2
- 3
- 4
- 5
- 6

EXISTING MAIN
LEVEL PLAN

SHEET NO.

E2.0

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH ■ (831) 646-1261
FAX ■ (831) 646-1290
EMAIL ■ idg@idg-inc.net
WEB ■ idg-inc.net

DISCLAIMER:
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

PROJECT ADDRESS:

DOLORES ST,
1 SE OF 7TH AVE
CARMEL, CA 93921

APN: 010-145-022
010-145-023

DATE: DECEMBER 5, 2022
DESIGN REVIEW

REVISIONS:

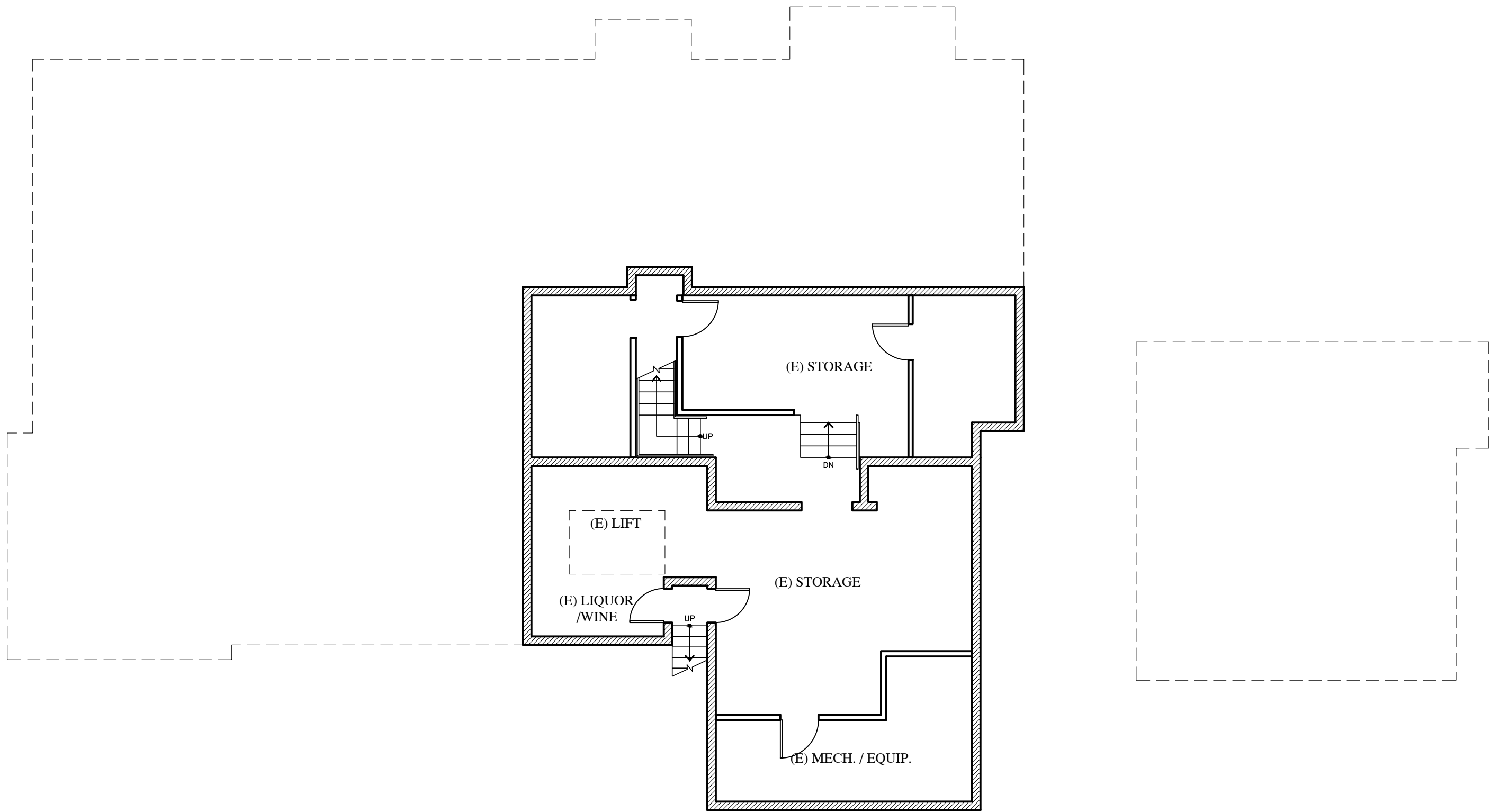
- 1
- 2
- 3
- 4
- 5
- 6

EXISTING
BASEMENT PLAN

SHEET NO.

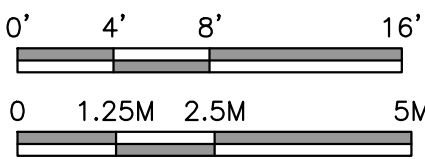
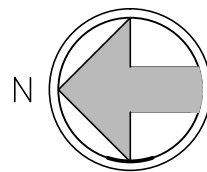
E4.0

Attachment 8



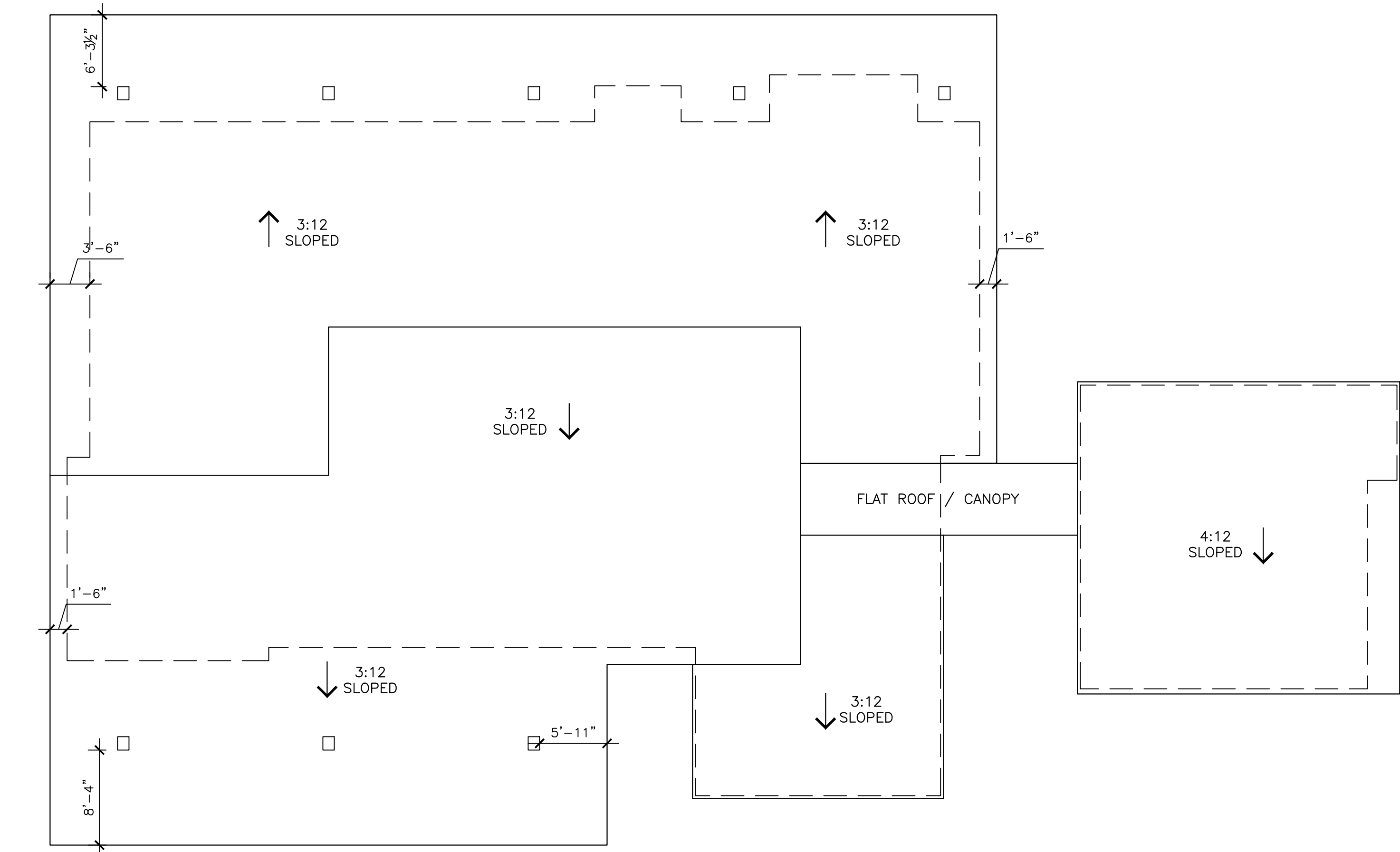
EXISTING BASEMENT PLAN

1/8"=1'-0"



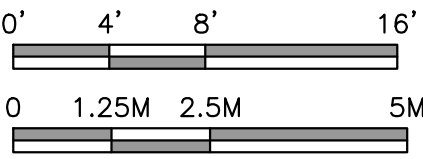
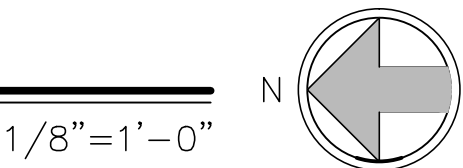
WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- (E) DOOR OR WINDOW TO BE REMOVED
- 2X EXISTING WALL TO BE REMOVED



Attachment 8

EXISTING ROOF PLAN



JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH (831) 646-1261
FAX (831) 646-1290
EMAIL idg@idg-inc.net
WEB idg-inc.net

DISCLAIMER:
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

PROJECT ADDRESS:

DOLORES ST,
1 SE OF 7TH AVE
CARMEL, CA 93921

APN: 010-145-022
010-145-023

DATE: DECEMBER 5, 2022
DESIGN REVIEW

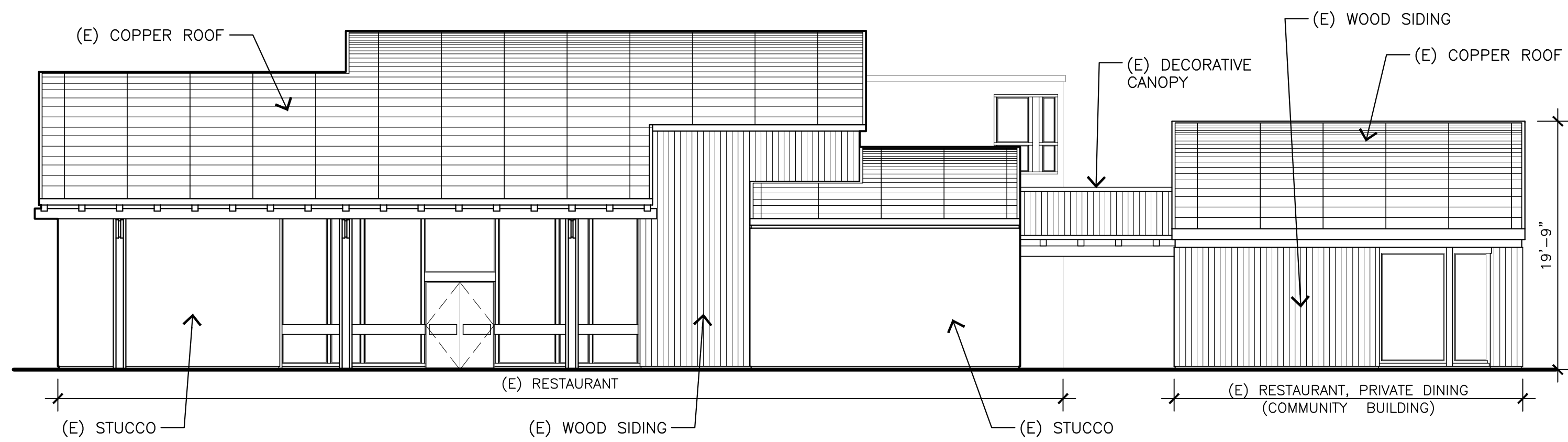
REVISIONS:

1	
2	
3	
4	
5	
6	

EXISTING
ROOF PLAN

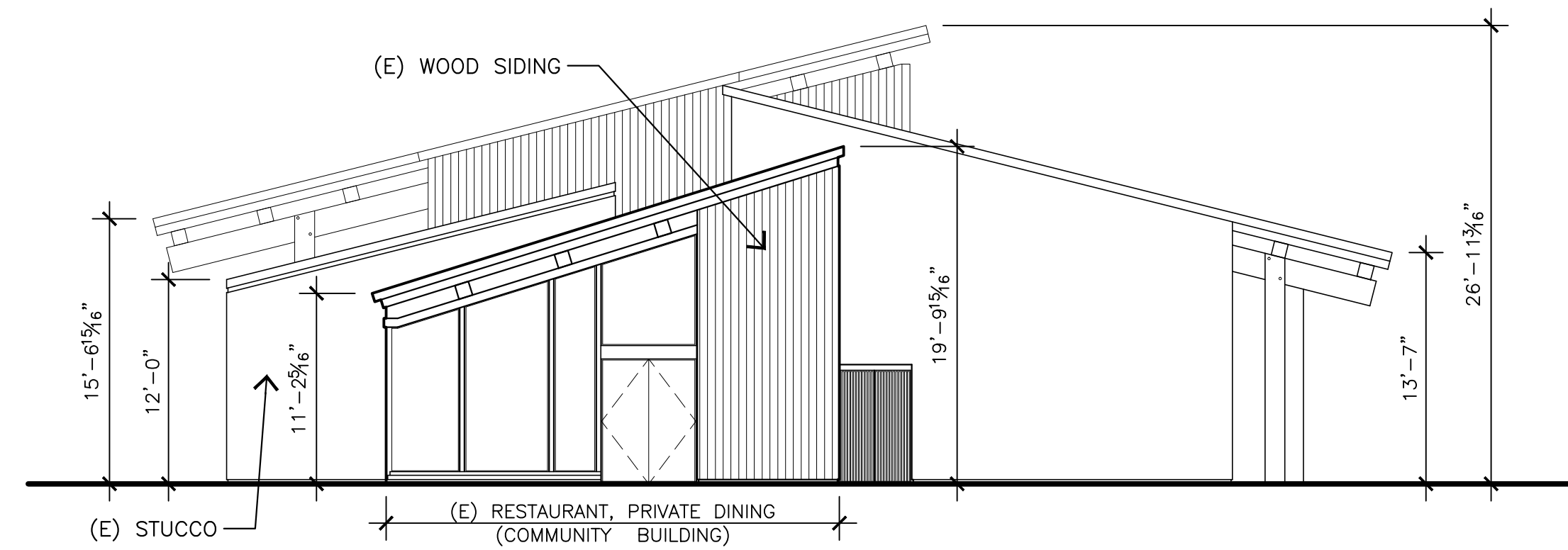
SHEET NO.

E5.0



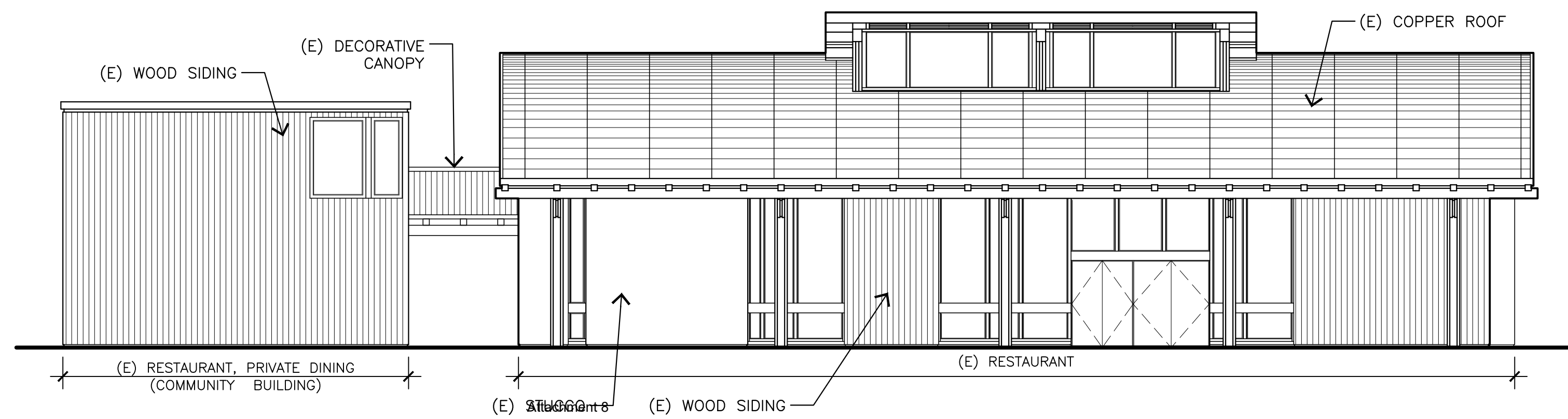
EXISTING WEST ELEVATION

1/8"=1'-0"



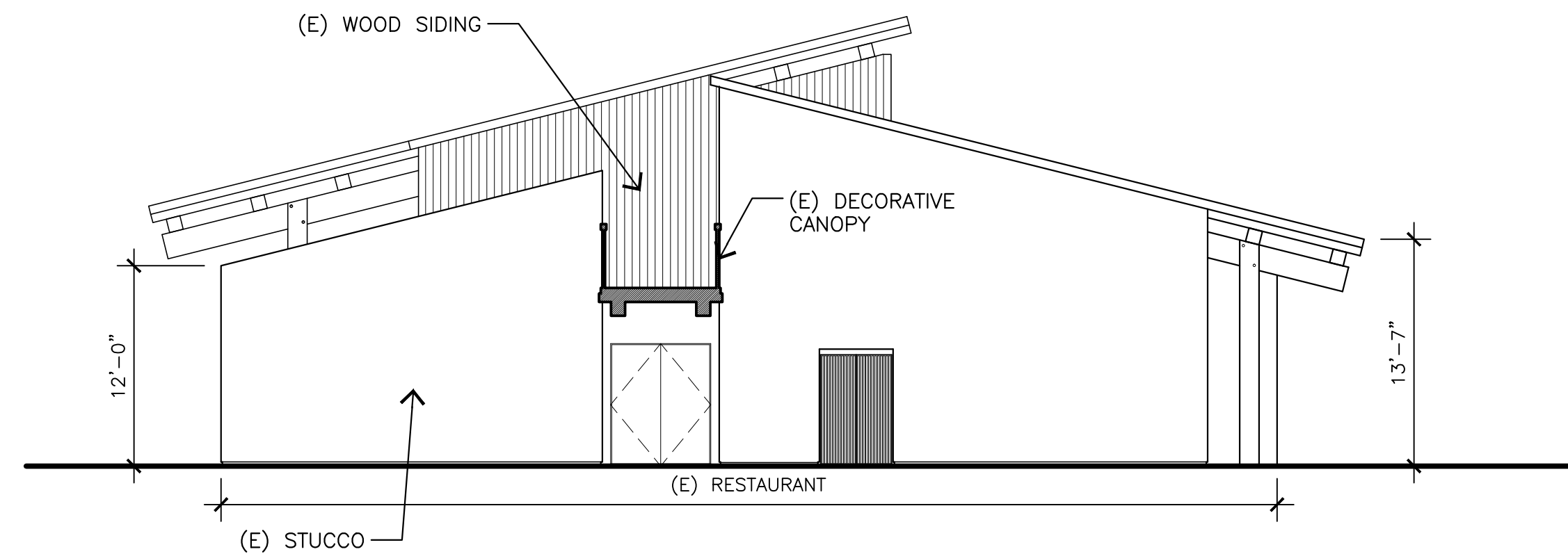
EXISTING SOUTH ELEVATION W/ COMMUNITY BLDG

1/8"=1'-0"



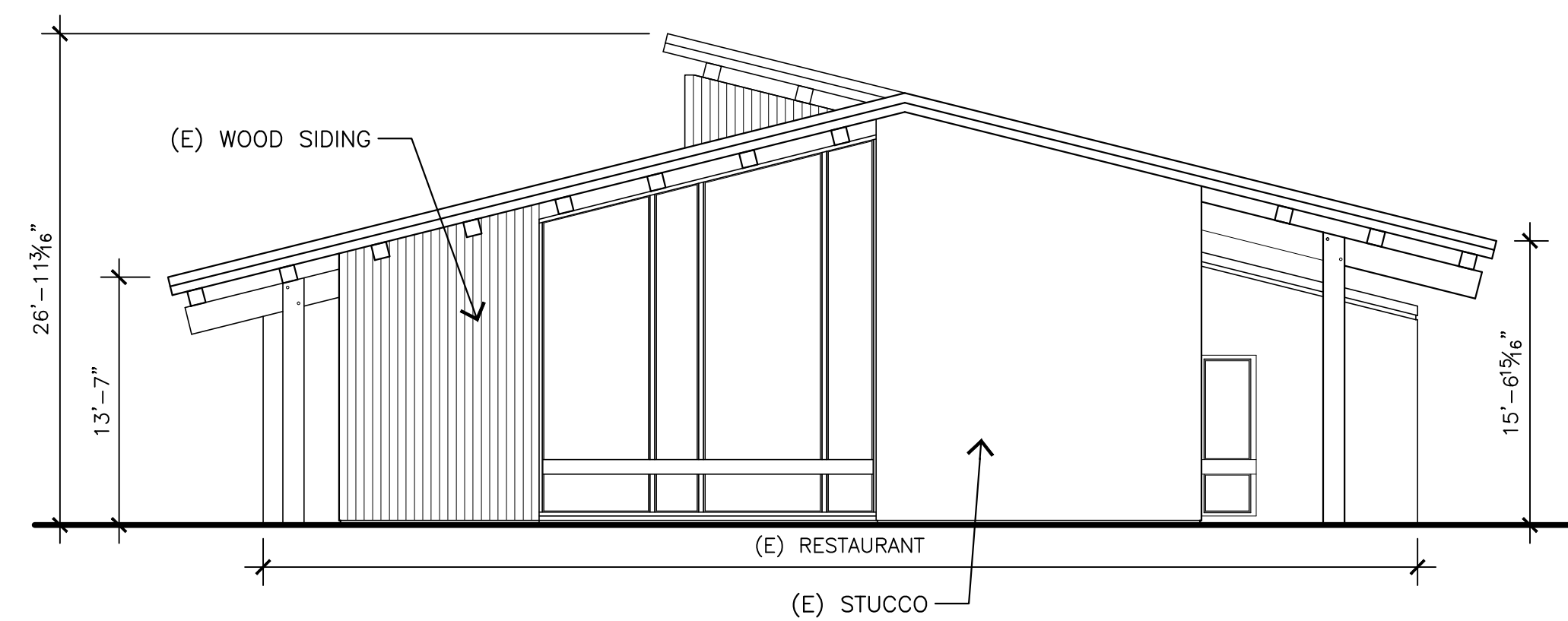
EXISTING EAST ELEVATION

1/8"=1'-0"



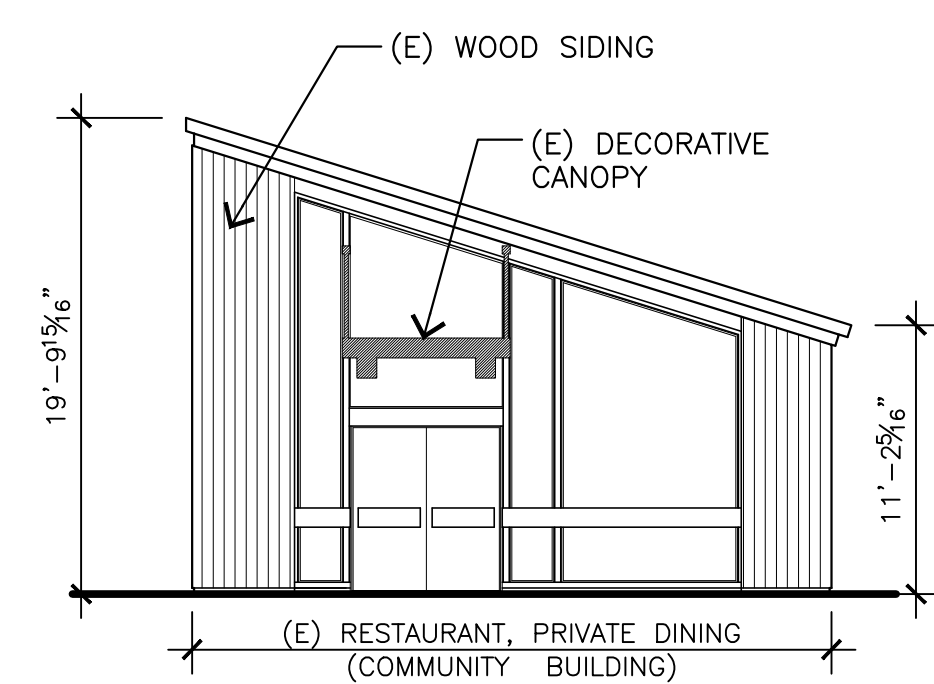
EXISTING SOUTH ELEVATION

1/8"=1'-0"



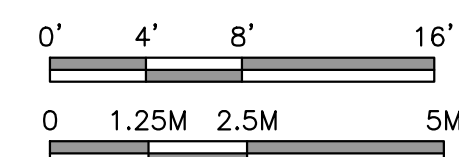
EXISTING NORTH ELEVATION - RESTAURANT

1/8"=1'-0"



EXISTING NORTH ELEVATION - COMMUNITY BLDG

1/8"=1'-0"



JUN A. SILLANO, AIA



721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH (831) 646-1261
FAX (831) 646-1290
EMAIL idg@idg-inc.net
WEB idg-inc.net

DISCLAIMER:
ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

PROJECT ADDRESS:

DOLORES ST,
1 SE OF 7TH AVE
CARMEL, CA 93921

APN: 010-145-022
010-145-023

DATE: DECEMBER 5, 2022

DESIGN REVIEW

REVISIONS:

1	
2	
3	
4	
5	
6	

EXISTING
ELEVATIONS

SHEET NO.

E6.0



EXISTING STREETSCAPE - DOLORES

1/16"=1'-0"

Attachment 8



EXISTING STREETSCAPE - 7TH

1/16"=1'-0"

JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA
93950

PH (831) 646-1261
FAX (831) 646-1290
EMAIL idg@idg-inc.net
WEB idg-inc.net

DISCLAIMER:
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

PROJECT ADDRESS:

DOLORES ST,
1 SE OF 7TH AVE
CARMEL, CA 93921

APN: 010-145-020
010-145-023

DATE: DECEMBER 5, 2022
RELOCATION PLAN

REVISIONS:

△	_____
△	_____
△	_____
△	_____
△	_____
△	_____

EXISTING
STREETSCAPE

SHEET NO.

E10.0



PROPOSED STREETSCAPE - DOLORES

1/16"=1'-0"

Attachment 8



PROPOSED STREETSCAPE - 7TH

1/16"=1'-0"

JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH (831) 646-1261
FAX (831) 646-1260
EMAIL idg@idg-inc.net
WEB idg-inc.net

DISCLAIMER:
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

PROJECT ADDRESS:

DOLORES ST,
1 SE OF 7TH AVE
CARMEL, CA 93921

APN: 010-145-020
010-145-023

DATE: DECEMBER 5, 2022
RELOCATION PLAN

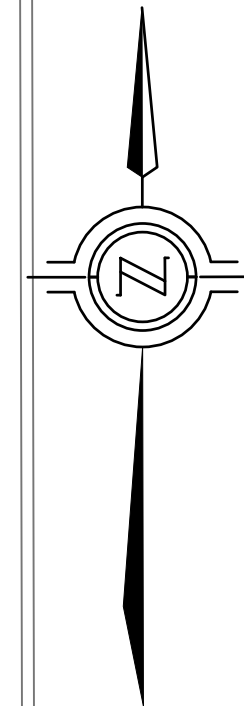
REVISIONS:

1	
2	
3	
4	
5	
6	

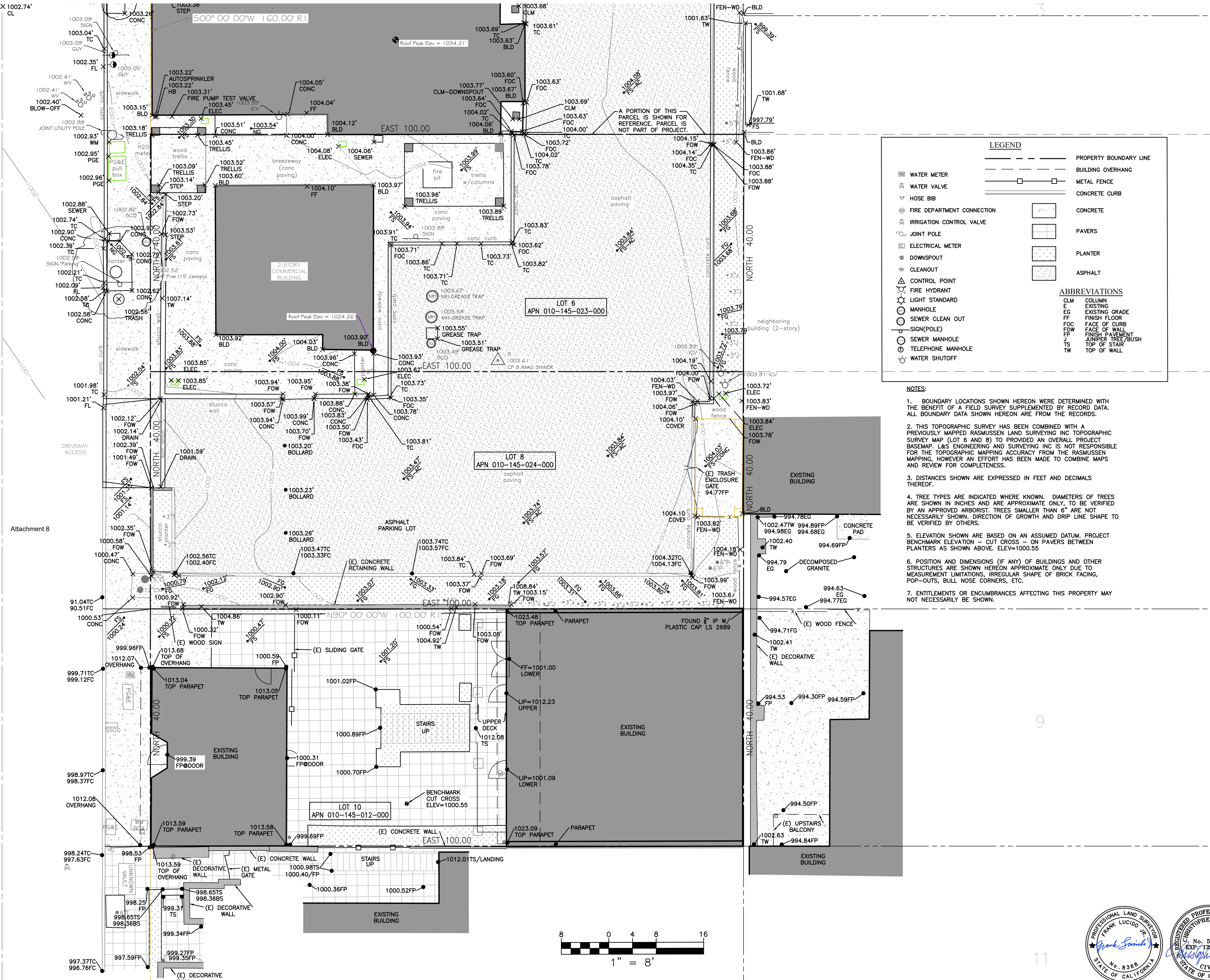
PROPOSED
STREETSCAPE

SHEET NO.

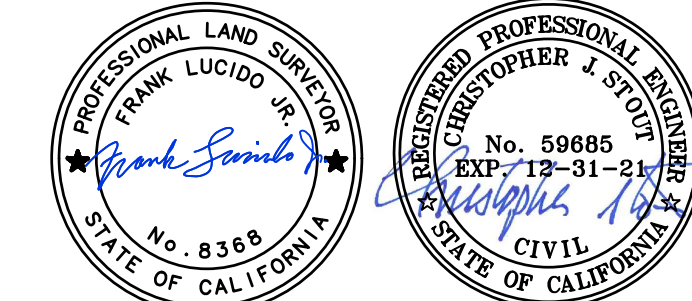
E11.0



DOLORES STREET



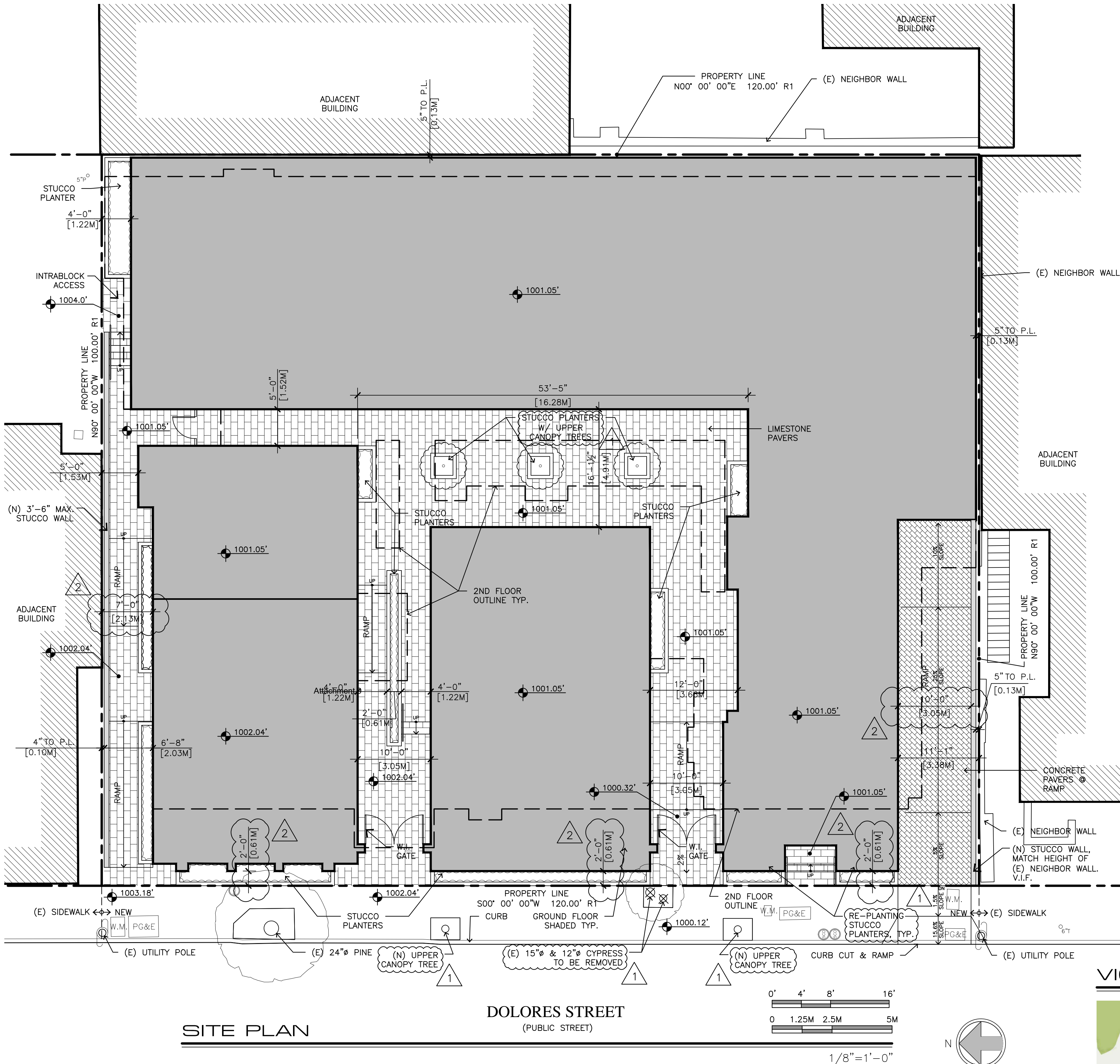
- NOTES:**
- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS.
 - THIS TOPOGRAPHIC SURVEY HAS BEEN COMBINED WITH A PREVIOUSLY MAPPED RASMUSSEN LAND SURVEYING INC TOPOGRAPHIC SURVEY MAP (LOT 6 AND 8) TO PROVIDE 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.
 - DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
 - 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.
 - ELEVATION SHOWN ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK ELEVATION - CUT CROSS - ON PAVERS BETWEEN PLANTERS AS SHOWN ABOVE. ELEV=1000.55
 - 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.
 - ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.



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

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 INDEX

- ARCHITECTURAL
- A1.0 SITE PLAN
 - A1.1 TOPOGRAPHICAL SURVEY
 - A1.2 SITE DEMO & HISTORIC BLDG. PROTECTION PLAN
 - A1.3 EXISTING L.A.B. & BUILDING COVERAGE DIAGRAM
 - A1.4 HISTORIC PRESERVATION CONDITIONS
 - A2.0 HISTORIC PRESERVATION CONDITIONS
 - A2.0 BASEMENT PLAN
 - A3.0 GROUND FLOOR PLAN
 - A4.0 2ND FLOOR PLAN
 - A5.0 ROOF PLAN
 - A6.0 ELEVATIONS
 - A6.1 ELEVATIONS & SECTIONS
 - A6.2 ELEVATIONS & SECTIONS
 - A6.3 ELEVATIONS & SECTIONS
 - A6.4 ELEVATIONS & SECTIONS
 - A6.5 SECTIONS
 - A6.7 TERRACE DETAILS
 - A6.8 TERRACE DETAILS
 - A6.9 GATE DETAILS
 - A8.1 JB-PASTOR STREETSCAPES
 - A8.2 ADJACENT BUILDING ELEVATIONS
 - A9.0 DOOR SCHEDULE
 - A9.1 WINDOW SCHEDULE

- CIVIL
- C3.1 OFFSITE IMPROVEMENT PLAN

- LANDSCAPE
- L1.0 STREET LEVEL LANDSCAPE PLAN
 - L1.1 ROOF LANDSCAPE PLAN
 - L1.2 LANDSCAPE DETAILS & PLANT PICTURES
 - L1.3 LANDSCAPE DETAILS & PLANT PICTURES

FOREST & BEACH COMMISSION NOTES:

TOTAL SIZE OF OPEN SPACE:
AREA: 1,920 S.F.

LANDSCAPING AREA REQUIRED:
1,920 / 2 = 960 S.F.

PLANT ALTERNATIVES ALLOWED:
960 X 0.25 = 240 S.F.

LANDSCAPE AREA REQUIRED W/ 25% PLANT ALTERNATIVES:
720 S.F.

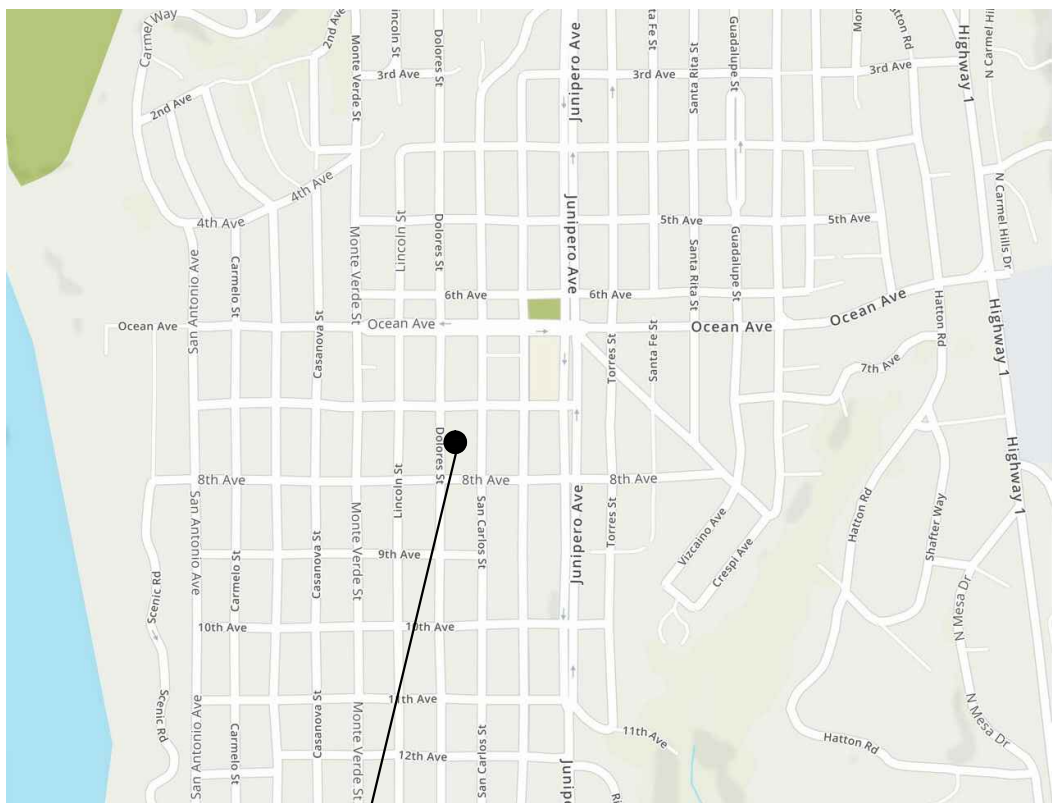
LANDSCAPE AREAS PROVIDED:
GROUND FLOOR: 494 S.F.
GREEN ROOF: 1,927 S.F.
TOTAL: 2,421 S.F.

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

LOWER CANOPY TREES ON ROOF: 4
(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: CHRISTOPHER MITCHELL
C/O INTERNATIONAL DESIGN GROUP, INC.
721 LIGHTHOUSE AVENUE
PACIFIC GROVE, CA 93950
- ARCHITECT
- INTERNATIONAL DESIGN GROUP LLC
PROJECT MANAGER
ALEM DERMCEK, AIA
ALEM@IDG-INC.NET
PHONE: (831) 646-1261 #209
- PROJECT ADDRESS:
- DOLORES ST.
2 SE OF 7TH AVE.
CARMEL-BY-THE-SEA, CA 93921
- PROJECT SCOPE:
- DEMOLITION OF 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: 6,369 C.Y. CUT / 0 C.Y. FILL
- CUT / FILL CALCULATIONS

1002.33' = AVERAGE GRADE
988' = B.O. GARAGE SLAB & SUBSTRATE (SAND, ROCK)

1002.33' - 988' = 14.33 X 12,000 = 171,960 C.F. = 6,369 C.Y.

- TREE REMOVAL: SEE A.11
- TOPOGRAPHY: SEE TOPOGRAPHIC MAP, SHEET 1 OF 1
- PROJECT CODE COMPLIANCE:
- 2019 CBC, CMC, CPC, CFC, CEC, CALIFORNIA GREEN BUILDING CODE
& 2019 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)

	EXISTING TO BE REMOVED	PROPOSED
	2,962 S.F.	10,100 S.F.
TOTAL	24.68%	84.17%

- 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.)

	EXISTING TO BE REMOVED	PROPOSED
	2,962 S.F.	8,531 S.F.
GROUND FLOOR	2,962 S.F.	8,531 S.F.
SECOND FLOOR	1,597 S.F.	8,360 S.F.
TOTAL	4,559 S.F.	16,891 S.F.(140.76%)

	BASEMENT	0	11,371 S.F.
	(GARAGE)		

- PARKING REQUIREMENTS
- COMMERCIAL RETAIL REQ. 1 PER 600 SQ. FT.
7718 / 600 S.F. = 12.86 = 13 SPACES
- RESIDENTIAL REQUIRES 1 PER UNIT
8 UNITS = 8 SPACES
TOTAL REQ. = 21 SPACES

- ACCESSIBILITY REQ.
- VAN PARKING REQ. = 1 PER 25 SPACES
- TOTAL REQ. = 10 COMPACT PARKING SPACES
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



721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH (831) 646-1261
FAX (831) 646-1260
EMAIL idg@idg-inc.net
WEB idg-inc.net

DISCLAIMER:
ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVALUATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN PERMISSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

JB PASTOR BUILDING

PROJECT ADDRESS:
DOLORES, 2ND SE OF 7TH CARMEL, CA 93921

APN: 010-145-012, 022, & 023

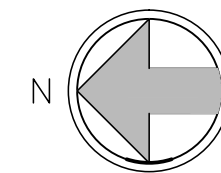
DATE: DECEMBER 18, 2020
TRACK-2 SUBMITTAL

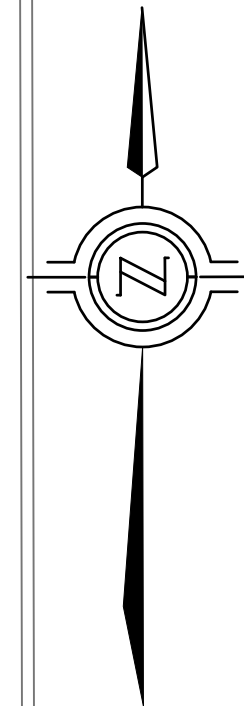
- REVISIONS:
- MARCH 4, 2021 FOREST & BEACH COMMISSION
 - MARCH 26, 2021 HISTORIC BOARD COMMISSION
 - APRIL 14, 2021 REVISED TRACK-2 APPLICATION

SITE PLAN

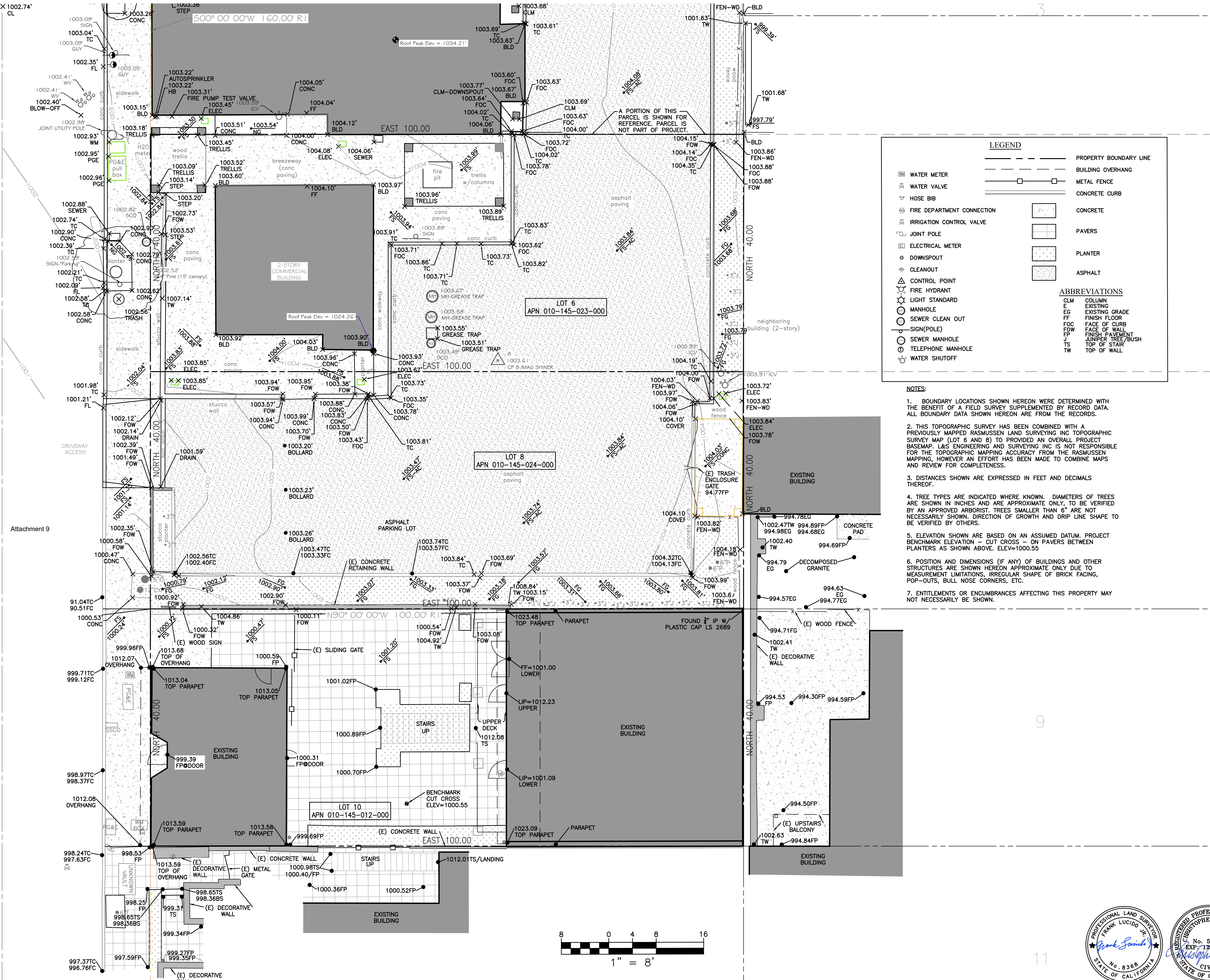
SHEET NO.

A1.0





DOLORES STREET



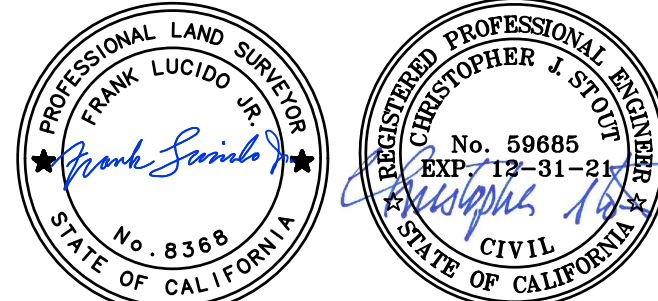
LEGEND

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

ABBREVIATIONS

CLM	COLUMN
EG	EXISTING GRADE
FF	FINISH FLOOR
FOC	FACE OF CURB
FW	FACE OF WALL
FP	FINISH PAVEMENT
JT	JUNCTION TREE/BUSH
TS	TOP OF STAIR
TW	TOP OF WALL

- NOTES:**
- 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.
 - THIS TOPOGRAPHIC SURVEY HAS BEEN COMBINED WITH A PREVIOUSLY MAPPED RASMUSSEN LAND SURVEYING INC TOPOGRAPHIC SURVEY MAP (LOT 6 AND 8) TO PROVIDE 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.
 - DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
 - 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.
 - ELEVATION SHOWN ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK ELEVATION - CUT CROSS - ON PAVERS BETWEEN PLANTERS AS SHOWN ABOVE. ELEV=1000.55
 - 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.
 - ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.



ENGINEERING AND SURVEYING, INC

2460 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2723 F: 831.655.3425
LandEngineers.com

PREPARED FOR:

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

TOPOGRAPHIC SURVEY

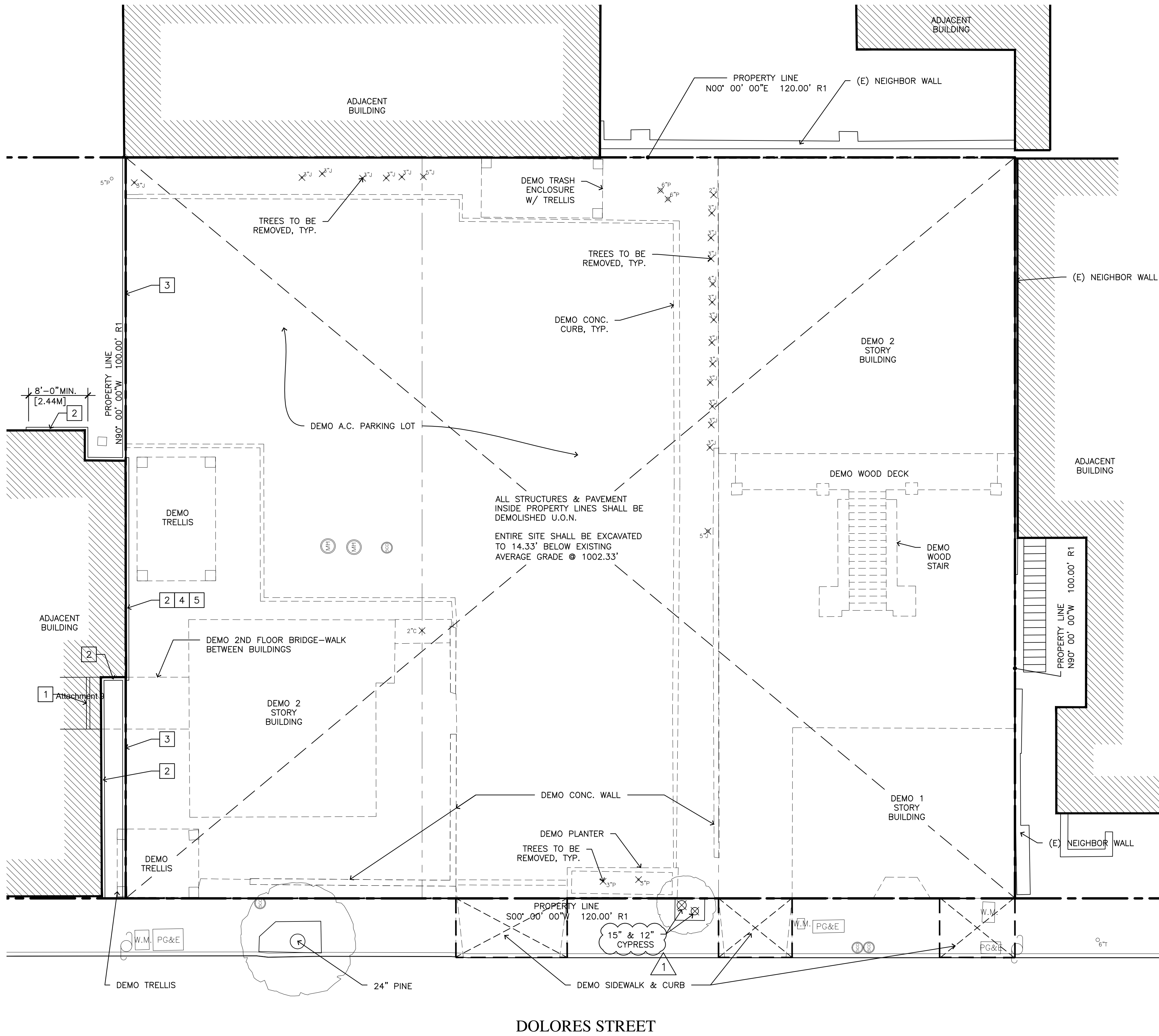
DOLORES, 2SE OF 7TH
LOTS 6, 8, & 10
CARMEL-BY-THE-SEA

SHEET 1

OF

1 SHEET

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



SITE DEMOLITION PLAN

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.



DISCLAIMER:
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

JB PASTOR
BUILDING

PROJECT ADDRESS:

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

APN: 010-145-012
022, & 023

DATE: DECEMBER 18, 2020

TRACK-2 SUBMITTAL

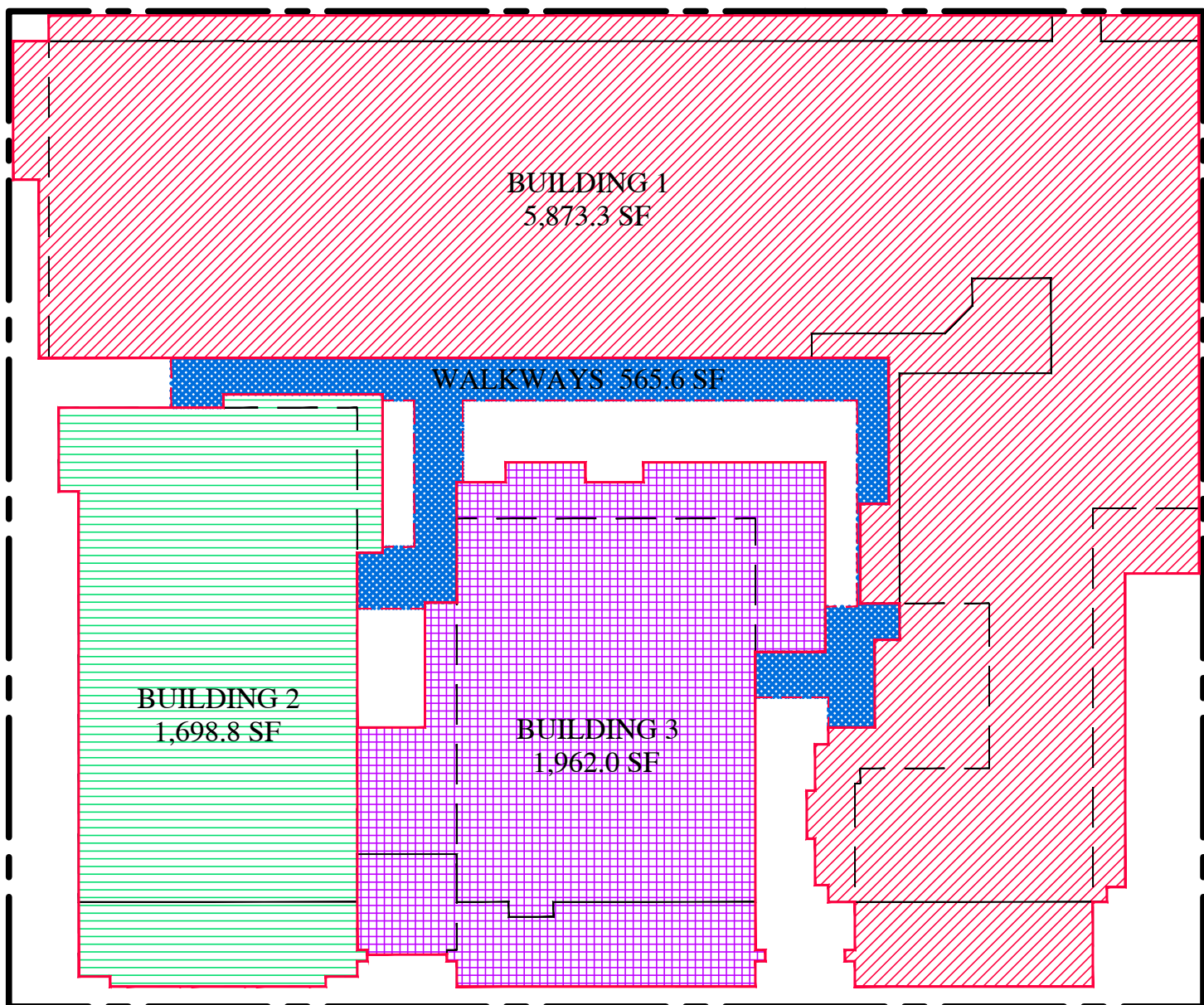
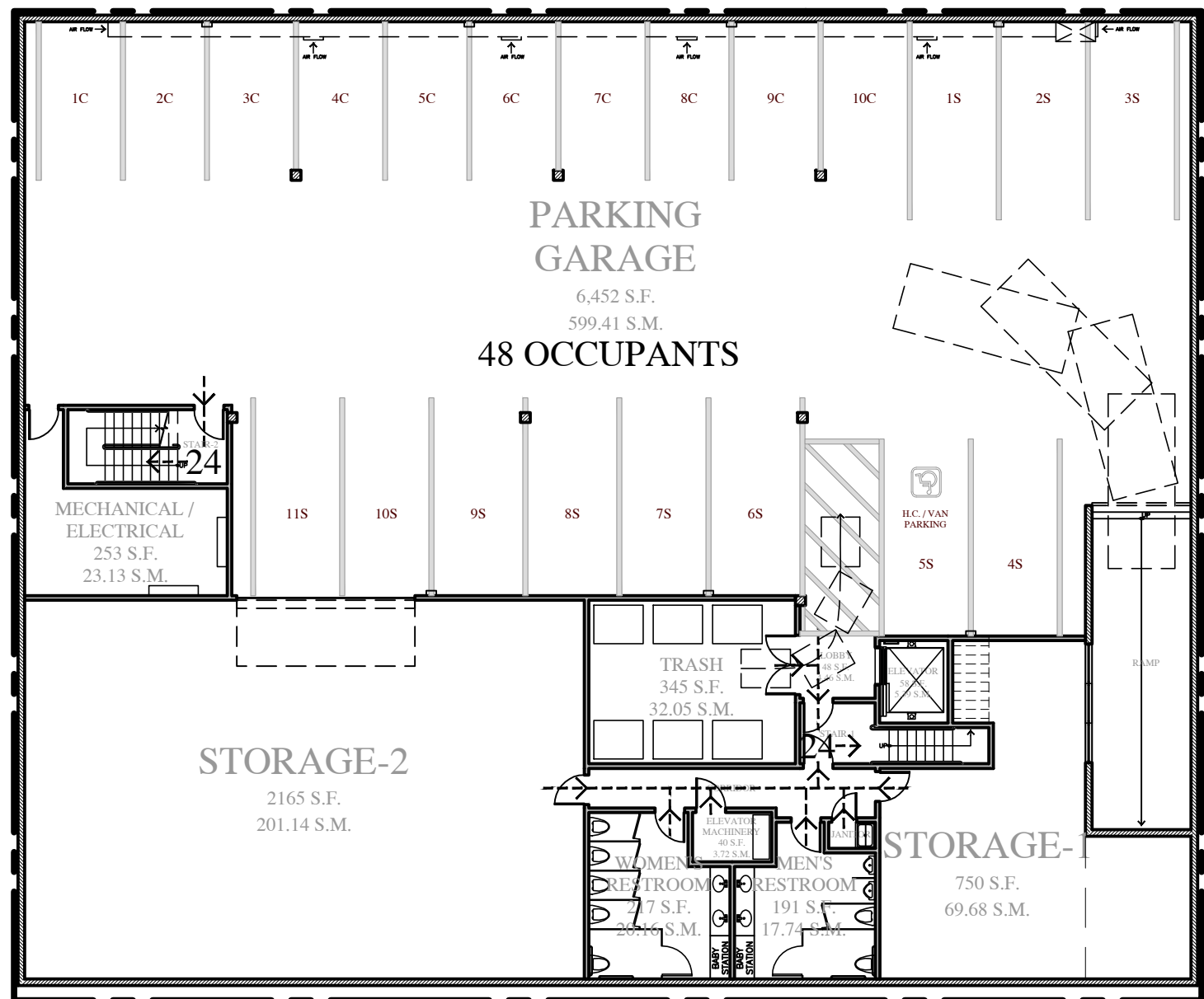
REVISIONS:

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

SITE DEMO &
HISTORIC BLDG.
PROTECTION PLAN

SHEET NO.

A1.1



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	= 2,165 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	= 4,289 SF/300 GROSS = 14.29 = 15 OCCUPANTS
S-2, & S-3 OCCUPANT LOAD = 48 OCCUPANTS > 2 EXITS REQUIRED > 24 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-110	= 741 SF/15 NET = 49.4 = 50 OCCUPANTS
UNIT-111	= 501 SF/15 NET = 33.4 = 34 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	= 1,157 SF
UNIT-107	= 418 SF
UNIT-108	= 425 SF
UNIT-109	= 466 SF
TOTAL	= 6,294 SF/60 GROSS = 104.9 = 105 OCCUPANTS
A-2 + M(B) OCCUPANT LOAD = 189 OCCUPANTS > 2 EXITS REQUIRED > 95 OCCUPANTS EACH	

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

2ND FLOOR	
TYPE R-2 OCCUPANCY	
APARTMENT-2A	= 1,308 SF
APARTMENT-2B	= 916 SF
APARTMENT-2C	= 589 SF
APARTMENT-2D	= 1,139 SF
APARTMENT-2E	= 608 SF
APARTMENT-2F	= 608 SF
APARTMENT-2G	= 1,149 SF
APARTMENT-2H	= 1,260 SF
TOTAL	= 7,577 SF/200 GROSS = 37.89 = 38 OCCUPANTS
R-2 OCCUPANT LOAD = 38 OCCUPANTS > 2 EXITS REQUIRED > 19 OCCUPANTS EACH	

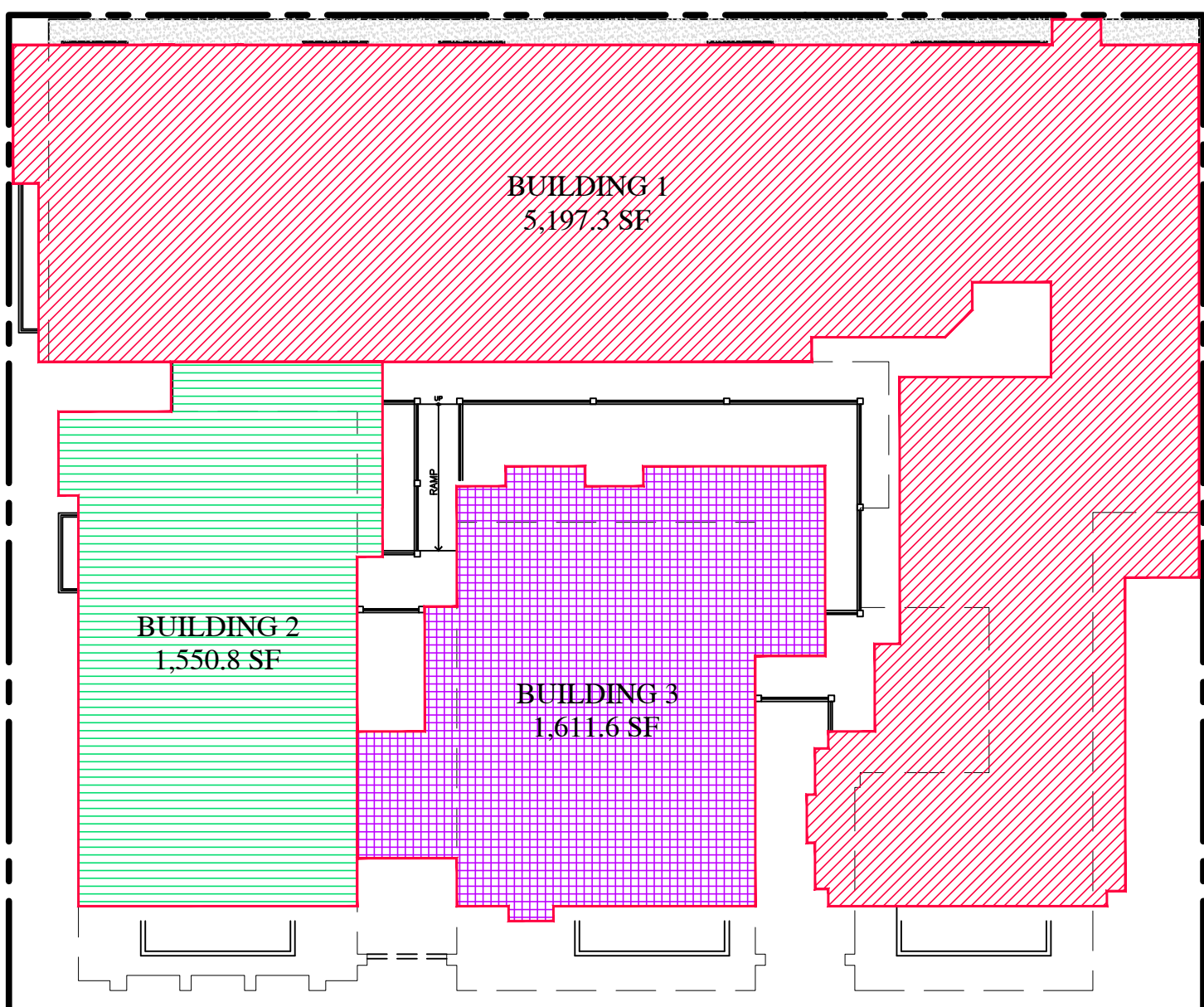
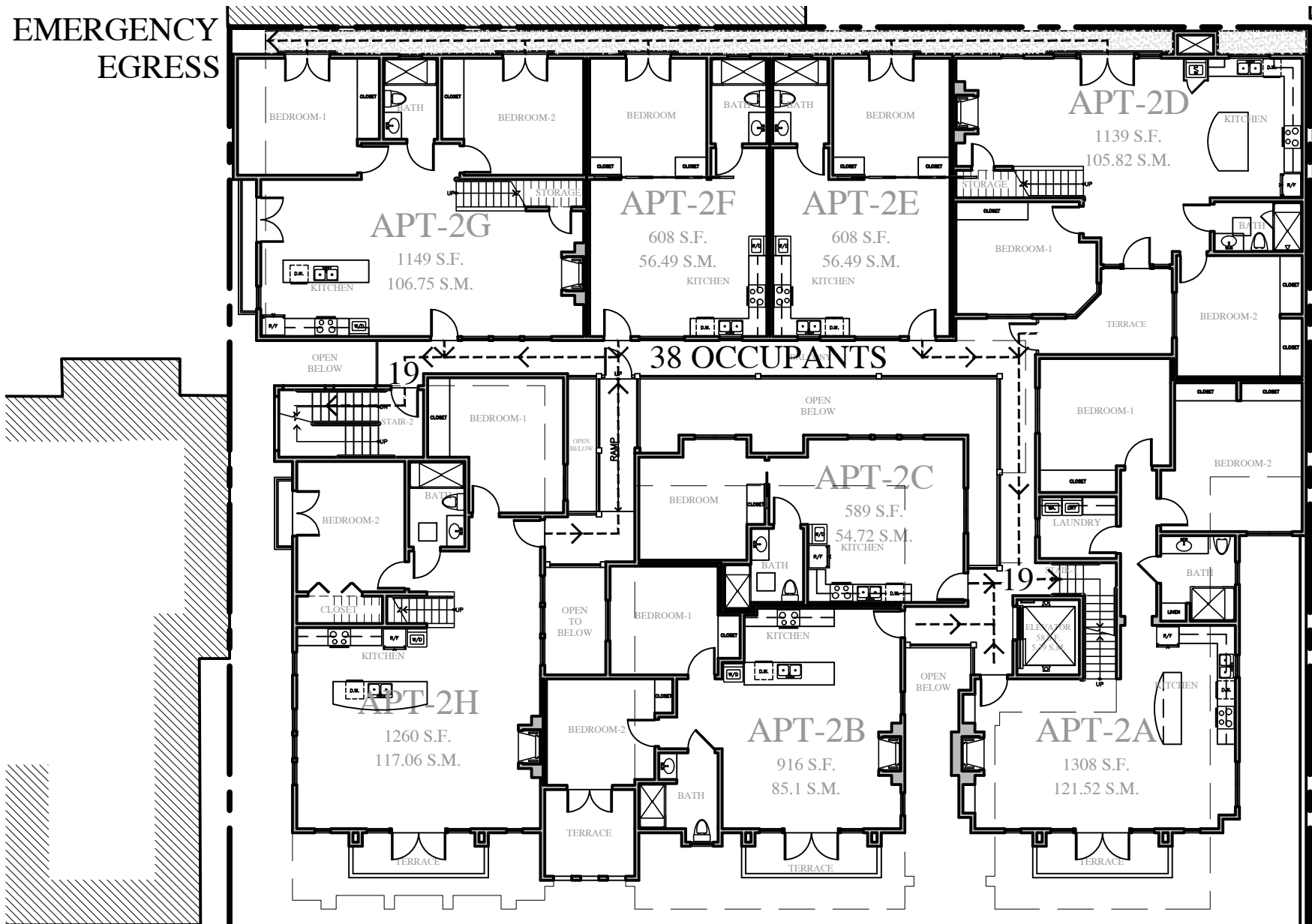
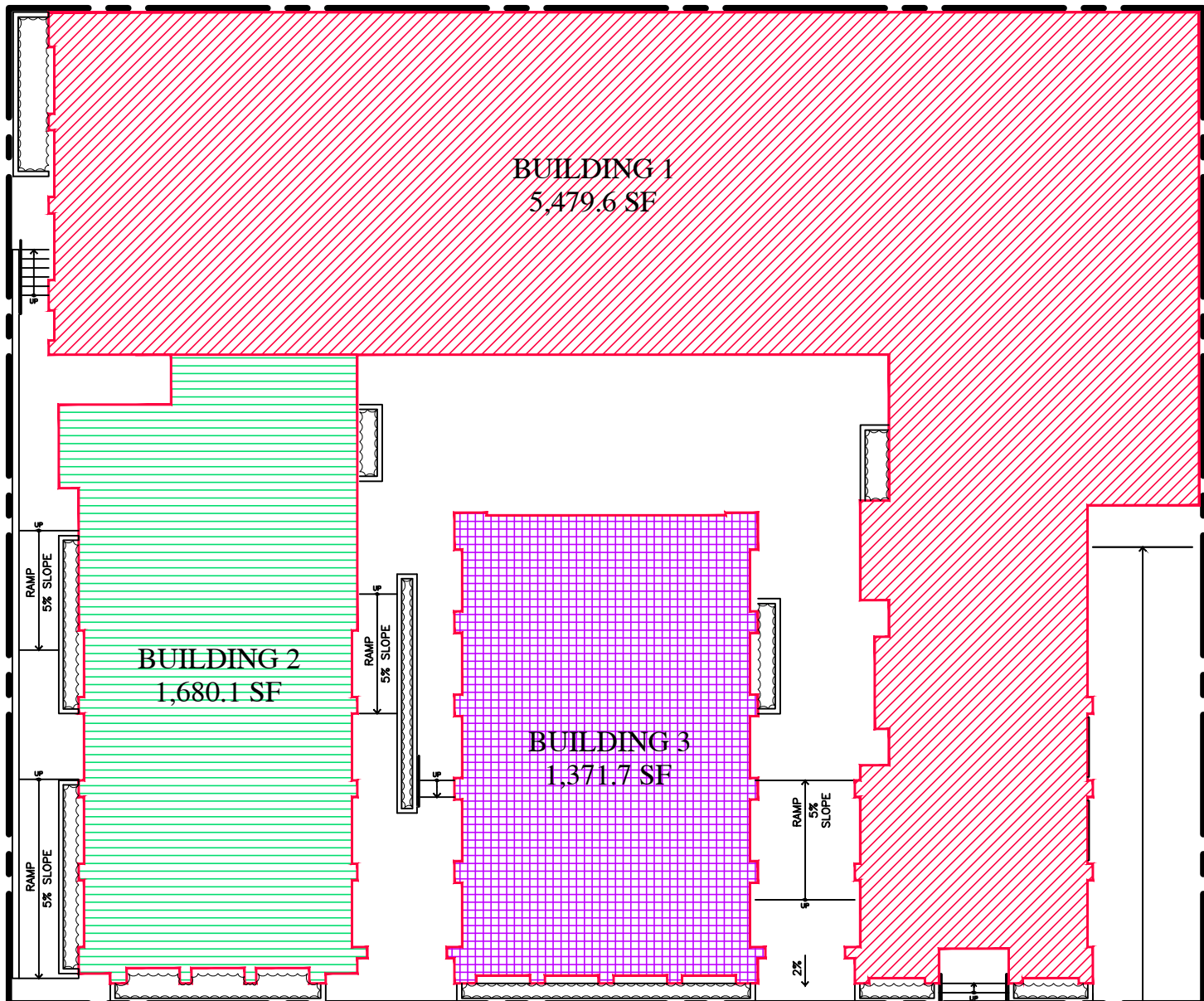
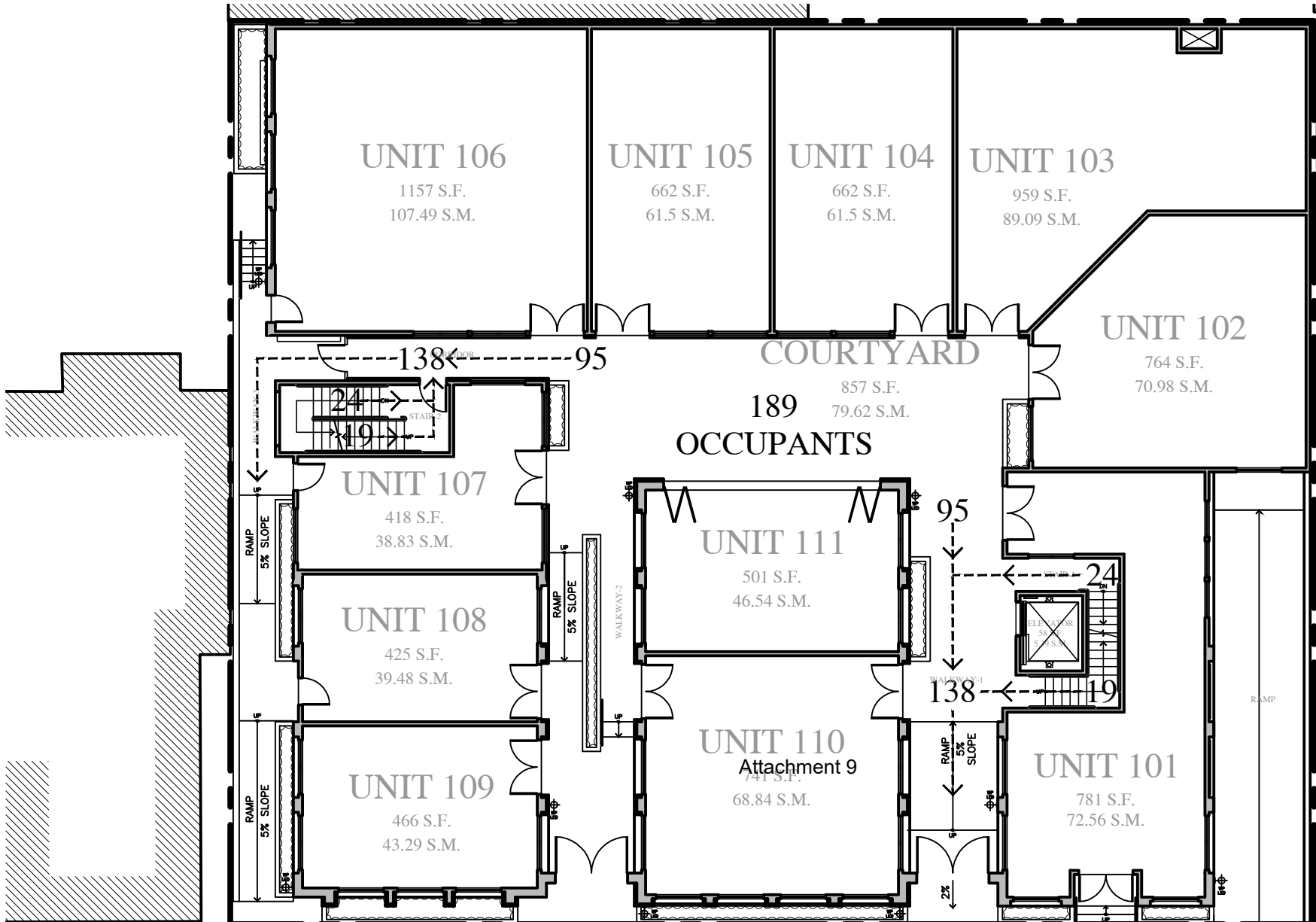
EXIT WIDTH REQUIRED:
19 X 0.2" = 3.8" @ DOOR > 72" PROVIDED
19 X 0.3" = 5.7" @ STAIR > 88" PROVIDED

F.A.R. CALCULATIONS

GROUND FLOOR	
BUILDING 1	= 5,479.6 SF
BUILDING 2	= 1,680.1 SF
BUILDING 3	= 1,371.7 SF
TOTAL	= 8,531.4 SF
2ND FLOOR	
BUILDING 1	= 5,197.3 SF
BUILDING 2	= 1,550.8 SF
BUILDING 3	= 1,611.6 SF
TOTAL	= 8,359.7 SF
GROUND FLOOR + 2ND FLOOR (8,531.4 + 8,359.7) = 16,891.1 SF	
16,891 / 12,000 = 140.76%	

BUILDING COVERAGE SUMMARY

BUILDING COVERAGE	
BUILDING 1	= 5,873.3 SF
BUILDING 2	= 1,698.8 SF
BUILDING 3	= 1,962.0 SF
WALKWAYS	= 565.6 SF
TOTAL	= 10,099.7 SF
10,100 / 12,000 = 84.17%	



JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH ■ (831) 646-1261
FAX ■ (831) 646-1290
EMAIL ■ idg@idg-inc.net
WEB ■ idg-inc.net

DISCLAIMER:
ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, THIS OFFICE AND WERE CREATED, DEVELOPED AND DESIGNED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

JB PASTOR
BUILDING

PROJECT ADDRESS:

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

APN: 010-145-012
022, & 023

DATE: DECEMBER 18, 2020

TRACK-2 SUBMITTAL

REVISIONS:

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

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

SHEET NO.

A1.2

March 1, 2021

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

Executive Summary

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

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

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

Parking Lot & Garden Wall: Historical Background and Significance

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

¹ Clovis, Meg. *Evaluation of Significance and Phase Two Report for Seventh & Dolores (formerly the Palo Alto Savings and Loan complex)*, October 3, 2019.
² Clovis, Meg. *Addendum to Evaluation of Historical Significance for Seventh & Dolores (formerly the Palo Alto Savings and Loan Complex)*, June 17, 2020.
³ *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*. U.S. Department of the Interior, National Park Service. Technical Preservation Services, Washington D.C., 2017.

obtrusive than they are now, stretching around behind the buildings".⁴ A drive-up teller window could be accessed from the Seventh Street side of the parking lot and was included in the original Attachment 3 construction.

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

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

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

- ***Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States (Criterion One)***
There were no events in the parking lot or in the space enclosed by the garden wall that made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. The parking lot and garden wall are not eligible for listing under Criterion One.
- ***Associated with the lives of persons important to local, California or national history (Criterion Two)***
The parking lot and garden wall did not play a significant role in the lives of any people important to local, California, or national history and they are not eligible for listing under Criterion Two.
- ***Embodies the distinctive characteristics of a type, period, region, or method of construction or represents the work of a master or possesses high artistic values (Criterion Three)***

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

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

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

The Secretary of the Interior's Standards for Rehabilitation

Compliance Evaluation

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

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

Standard One

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

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

Standard Two

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

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

Standard Three

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

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

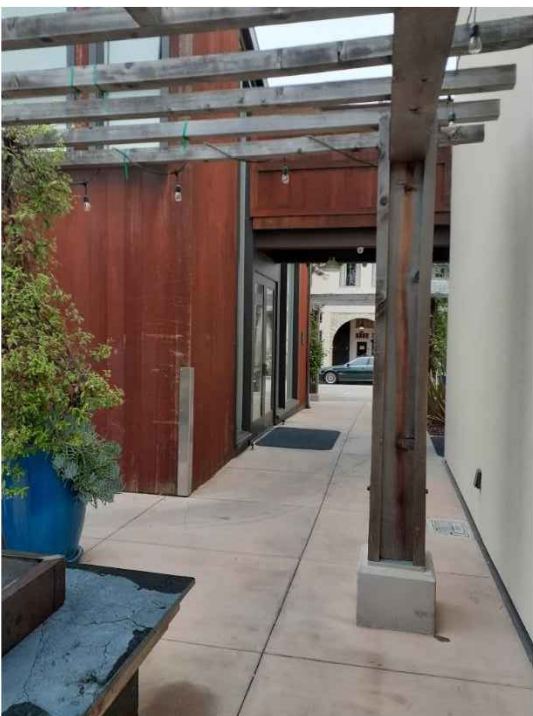
Standard Four

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

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

Standard Five

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



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

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

Providing adequate protection involves the following steps:

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

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

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

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

Standard Six

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

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

Standard Seven

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

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

Standard Eight

Archaeological resources will be protected and preserved in place.

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

Standard Nine

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

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

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

Standard Ten

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

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

Conclusion

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

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

Respectfully Submitted,

Margaret Clovis

JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH ■ (831) 646-1261
FAX ■ (831) 646-1290
EMAIL ■ idg@idg-inc.net
WEB ■ idg-inc.net

DISCLAIMER:
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

JB PASTOR
BUILDING

PROJECT ADDRESS:

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

APN: 010-145-012
022, & 023

DATE: DECEMBER 18, 2020

TRACK-2 SUBMITTAL

REVISIONS:

- △ MARCH 4, 2021
FOREST & BEACH COMMISSION
- △ MARCH 26, 2021
HISTORIC BOARD COMMISSION
- △ APRIL 14, 2021
REVISED TRACK-2 APPLICATION
- △ _____
- △ _____
- △ _____

HISTORIC
PRESERVATION
CONDITIONS

SHEET NO.

A1.3





IDENTIFYING AND AVOIDING RISKS FROM ADJACENT CONSTRUCTION

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

Problem

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

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

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

Solution

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

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

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

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

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

Consultation

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

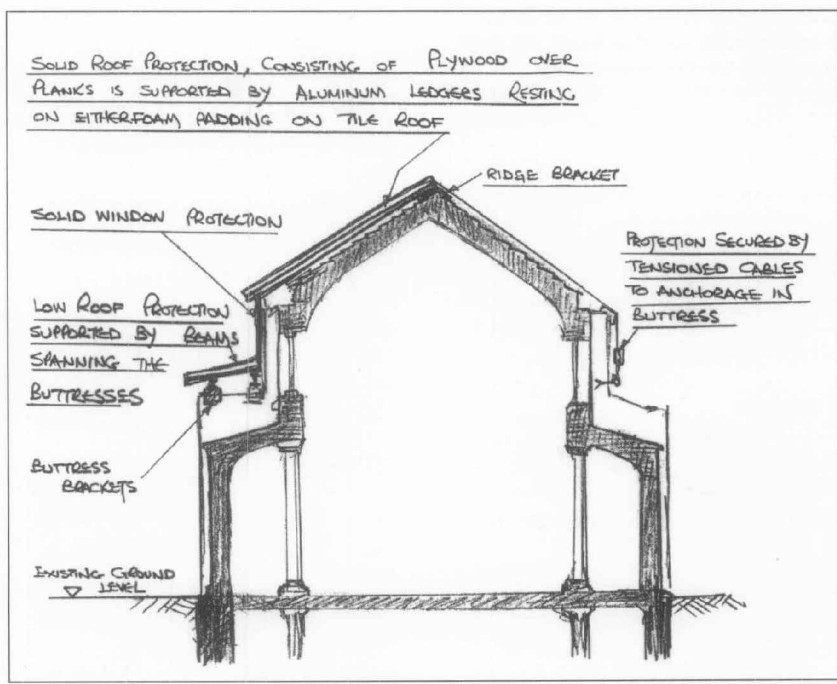


Figure 1. Before new construction was undertaken to the left of this church, a subcontractor was hired to design a protective barrier for the tile roof and clerestory windows. Drawing: Alan Shadler, Universal Builders Supply, Inc.



TEMPORARY PROTECTION NUMBER 3

Protecting a Historic Structure during Adjacent Construction

Chad Randl
Technical Varying Services
National Park Service

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

Documentation

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

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

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

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

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

Common Risks and Measures

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

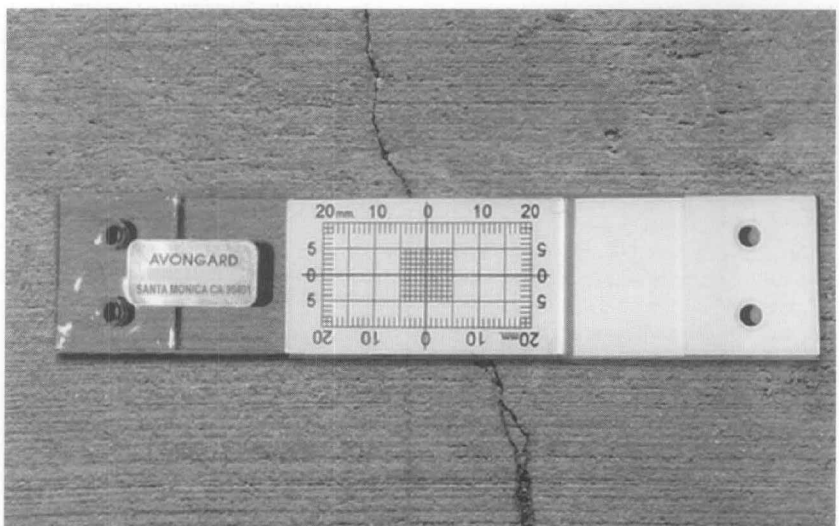


Figure 2. With advanced notice of adjacent construction activity, a crack monitor can be used to determine whether existing cracks in the historic building are stable or still experiencing movement. Compared with measurements taken during the monitoring phase, such information can help determine if subsequent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

building. New construction almost invariably calls for digging a foundation that is much deeper than the foundations of neighboring historic buildings. This is especially true for projects that include underground parking garages, basements and impervious shallow masonry or stone foundation and wall footings, may experience corresponding displacement that can result in major structural damage. Efforts to control movement should begin during the consultation phase. Whether the developer's engineer selects underpinning or strengthened excavation walls with tie backs as the means to resist movement of the adjacent structure, the historic building team should retain its own engineer to review the plans (see Figure 3). The consulting engineer should ensure that the selected approach addresses the unique characteristics and vulnerabilities of the historic structure and that even incidental movement is restricted.

Water

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



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

Movement

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

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

Owners should also anticipate the effect increased dust, vibration and fire risk will have upon interior architectural features and furnishings. For the most sensitive objects, such as chandeliers, paintings and glassware, temporary removal to an off-site location may be the safest course. Those features that cannot be easily removed, including plaster ceiling medallions and cornices, can be cushioned and buttressed by padded wood supports.

Additional information concerning the safeguarding of interior features can be found in the preceding Tech Note in this series, "Temporary Protection, Number 2. Specifying Temporary Protection of Historic Interiors During Construction and Repair."

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

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

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

Dewatering of soft clay ground may also result in settlement of a neighboring building, as ground water pressure is reduced and the soil consolidates.

Fire and Security Concerns

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

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



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

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

The owner of a historic property should anticipate the increased rodent and pest presence that accompanies major demolition activity. Newly opened holes in old foundations are easy escape routes that should be promptly sealed. The construction or demolition site rodent control plan should include provisions for protecting adjacent historic resources.

Currently, the historic property owner should consider securing a contract with an independent extermination company. Plans should include both preventive measures to reduce conditions favorable to infestation as well as a system of eradication such as rodenticide and traps.

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

Physical Impact

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

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

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

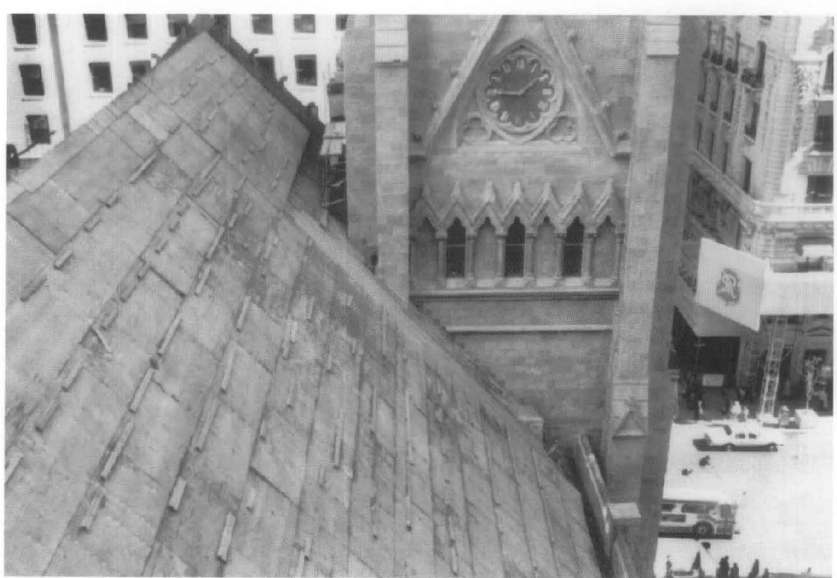


Figure 4. Dropped equipment, tools, and material all present risks when new construction rises above neighboring historic structures. In this case, the historic slate roof was completely covered with sheets of exterior grade plywood. Photo: National Park Service files.

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

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

Additional Dangers

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



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

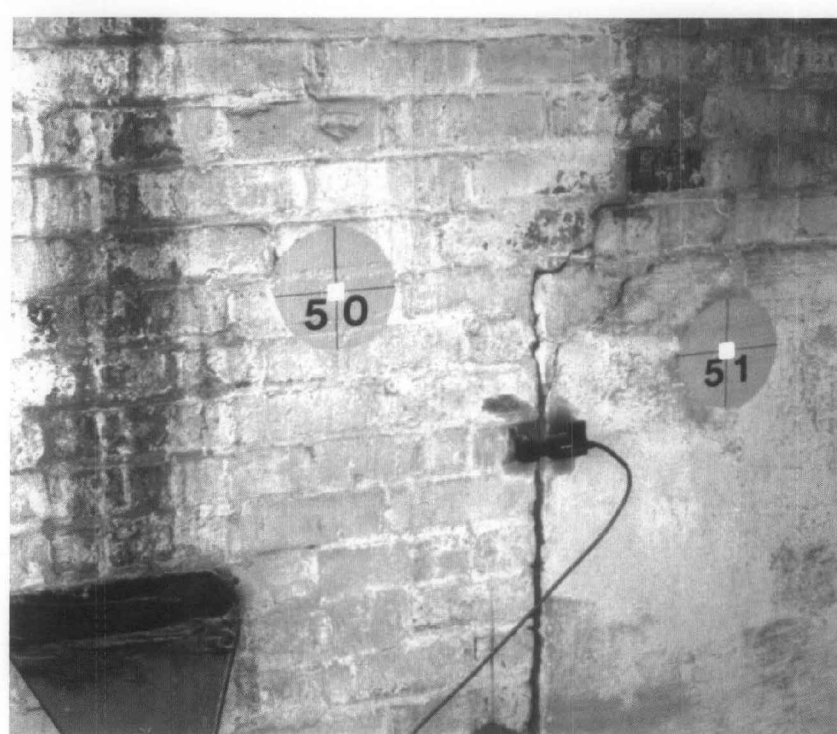


Figure 7. Electronic crack monitor and survey targets are shown installed on an existing wall. The crack monitor feeds movement data to a laptop computer. The targets are aligned and measured with optical survey equipment to determine the degree and direction of movement. Photo: McMullan and Associates,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

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

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

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

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

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

drawn up during the consulting and documentation phases for use during

Checklist for Historic Property Owner and Historic Site

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

Checklist for Development Team and Construction Site

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

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

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

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

ISSN: 0741-9023 PTFN 42 July 2001



721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH (831) 646-1261
FAX (831) 646-1260
EMAIL idg@idg-inc.net
WEB idg-inc.net

DISCLAIMER:

ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, THE OFFICE AND WERE CREATED, DEVELOPED AND DESIGNED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NO PART OF THIS DRAWING OR ANY INFORMATION OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON OR CORPORATION FOR ANY PURPOSES WITHOUT THE WRITTEN PERMISSION OF IDG. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS SERVICE MUST BE NOTIFIED OF ANY DISCREPANCIES FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS AT THE TIME OF ADEQUATE SCALE PRIOR TO SUBMITTING THIS OFFICE FOR APPROVAL. BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

JB PASTOR
BUILDING

PROJECT ADDRESS:

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

APN: 010-145-012
022, & 023

DATE: DECEMBER 18, 2020

TRACK-2 SUBMITTAL

REVISIONS:

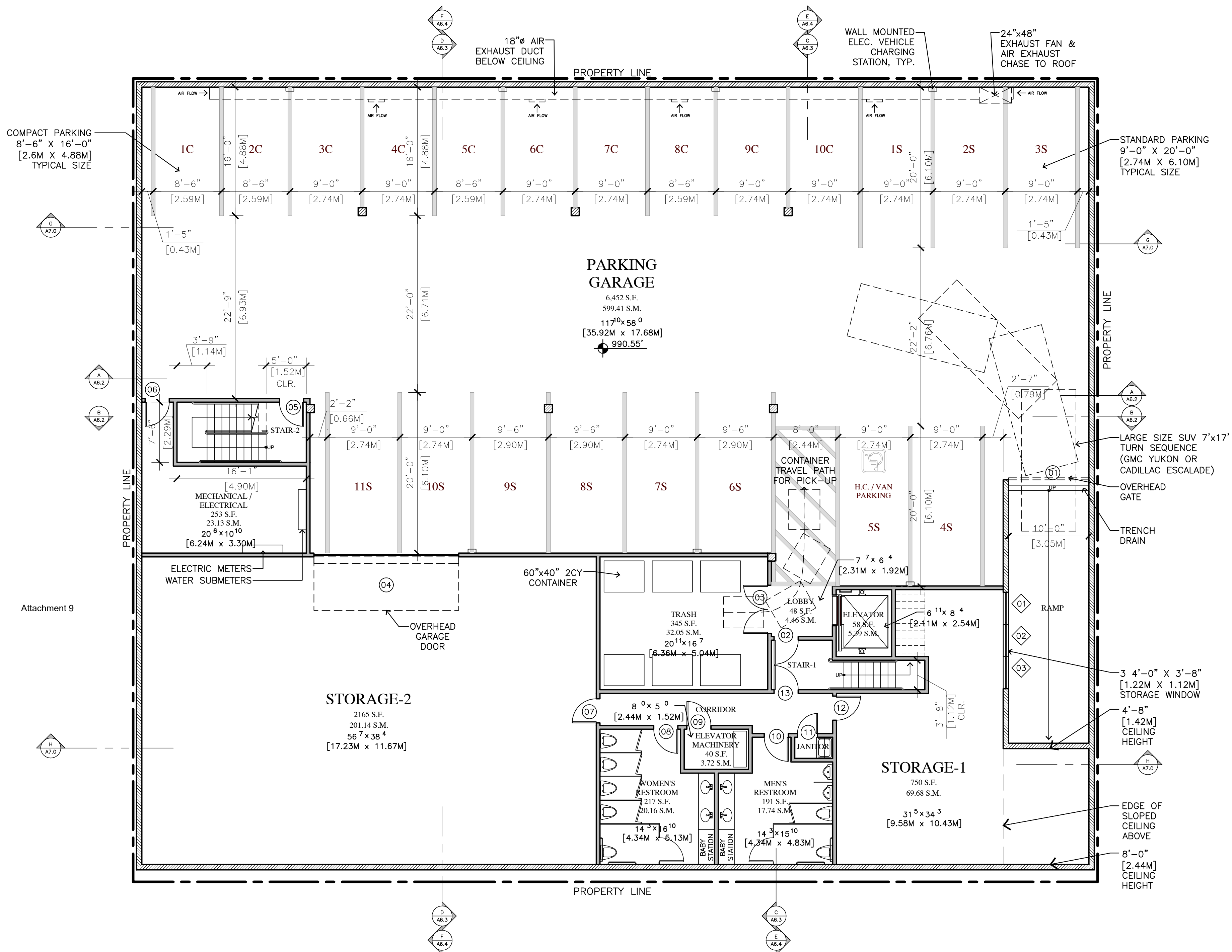
- ☒ MARCH 4, 2021
FOREST & BEACH COMMISSION
- ☒ MARCH 26, 2021
HISTORIC BOARD COMMISSION
- ☒ APRIL 14, 2021
REVISED TRACK-2 APPLICATION

HISTORIC
PRESERVATION
CONDITIONS

SHEET NO.

A1.4

2



PARKING LEGEND

11 STANDARD
10 COMPACT
21 TOTAL
#S - STANDARD PARKING STALL
#C - COMPACT PARKING STALL

DOOR/WINDOW LEGEND

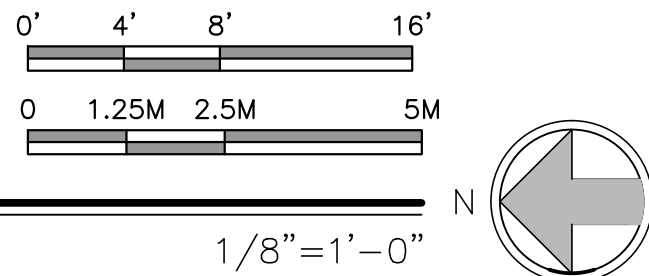
XX
X⁴ X⁴ DENOTES A WINDOW
XX DENOTES A DOOR

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

WALL LEGEND

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

BASEMENT PLAN
11,406 SQUARE FEET / 1059.65 SQUARE METERS



DISCLAIMER:
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVALUATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSES WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

JB PASTOR
BUILDING

PROJECT ADDRESS:

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

APN: 010-145-012
022, & 023

DATE: DECEMBER 18, 2020

TRACK-2 SUBMITTAL

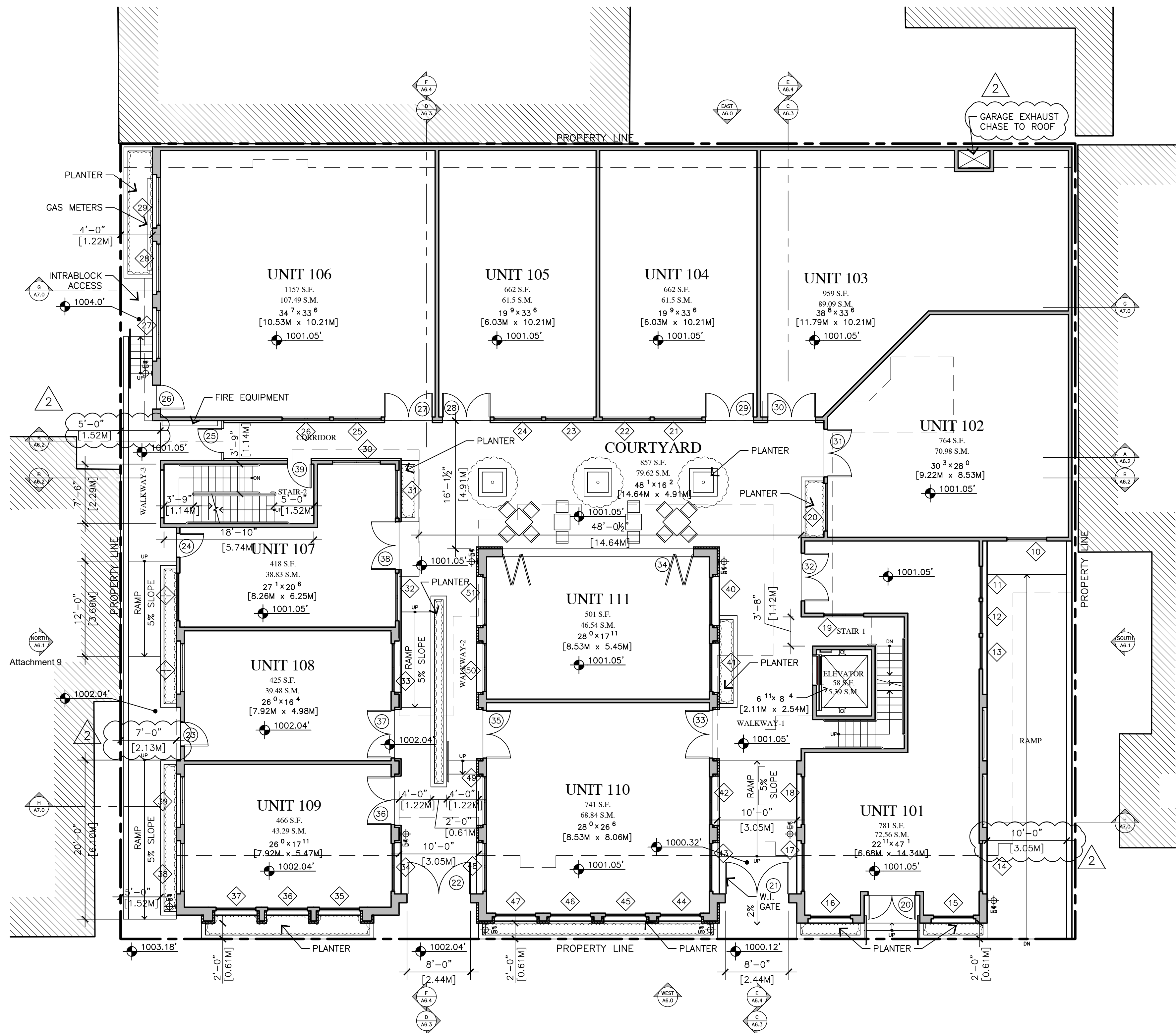
REVISIONS:

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

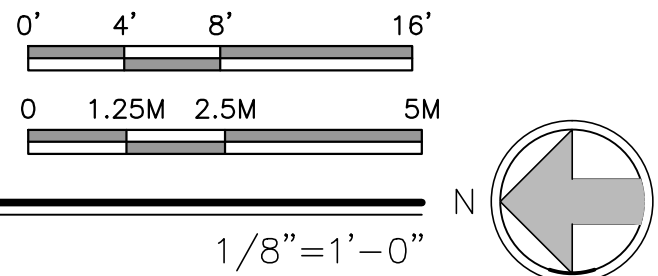
BASEMENT
PLAN

SHEET NO.

A2.0



GROUND FLOOR PLAN
8,544 SQUARE FEET / 793.76 SQUARE METERS



DOOR/WINDOW LEGEND

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

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

WALL LEGEND

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

JUN A. SILLANO, AIA



721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH (831) 646-1261
FAX (831) 646-1290
EMAIL idg@idg-inc.net
WEB idg-inc.net

DISCLAIMER:
ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, DEVELOPED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

JB PASTOR
BUILDING

PROJECT ADDRESS:

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

APN: 010-145-012
022, & 023

DATE: DECEMBER 18, 2020

TRACK-2 SUBMITTAL

REVISIONS:

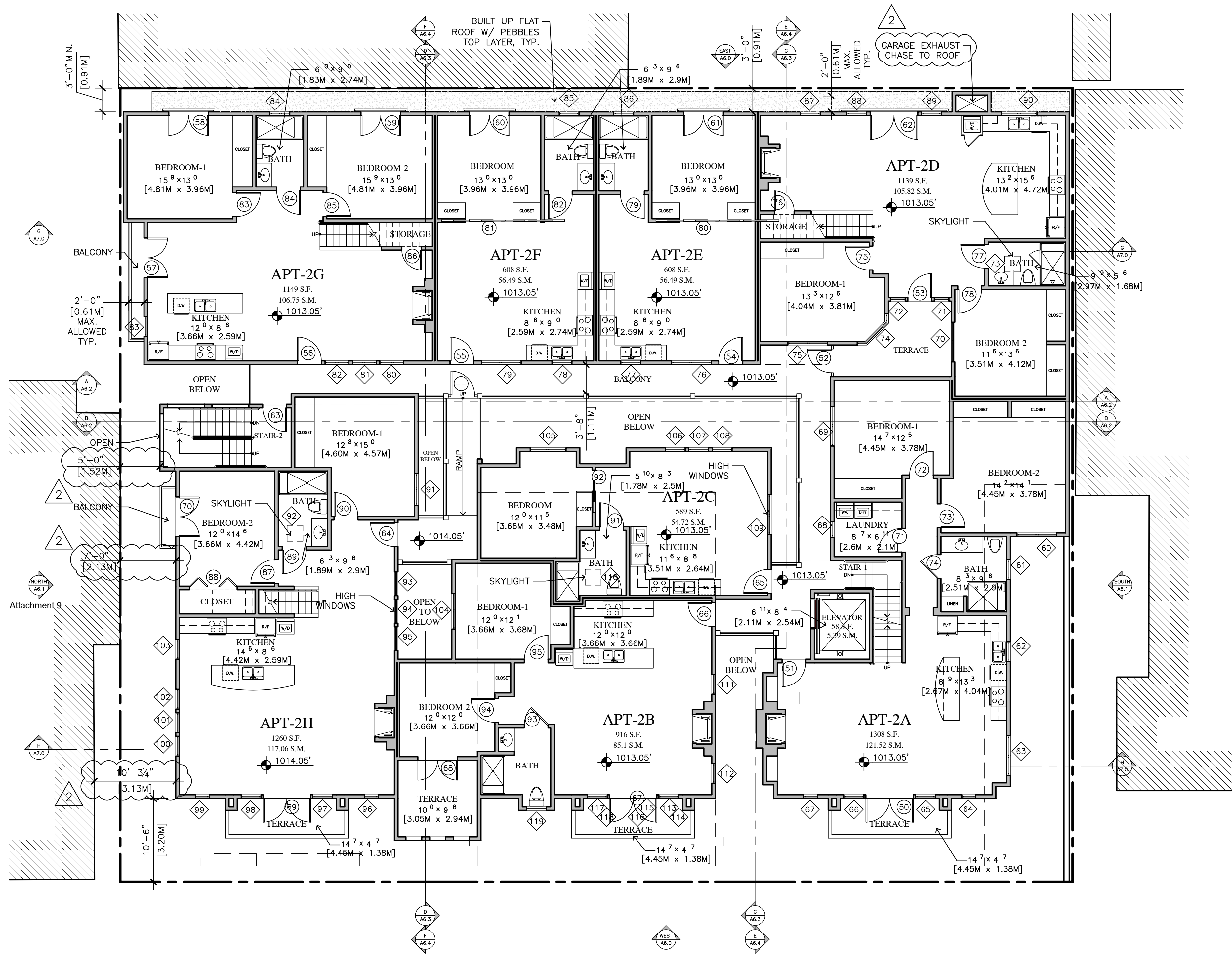
- MARCH 4, 2021
FOREST & BEACH COMMISSION
- MARCH 26, 2021
HISTORIC BOARD COMMISSION
- APRIL 14, 2021
REVISED TRACK-2 APPLICATION

GROUND
FLOOR PLAN

SHEET NO.

A3.0

4/14/2021 1:11:41 PM



SECOND FLOOR PLAN
8,354 SQUARE FEET / 776.11 SQUARE METERS

DOOR/WINDOW LEGEND

- DENOTES A WINDOW
- DENOTES A DOOR

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

WALL LEGEND

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

JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH (831) 646-1261
FAX (831) 646-1290
EMAIL idg@idg-inc.net
WEB idg-inc.net

DISCLAIMER:
ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

JB PASTOR
BUILDING

PROJECT ADDRESS:

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

APN: 010-145-012
022, & 023

DATE: DECEMBER 18, 2020

TRACK-2 SUBMITTAL

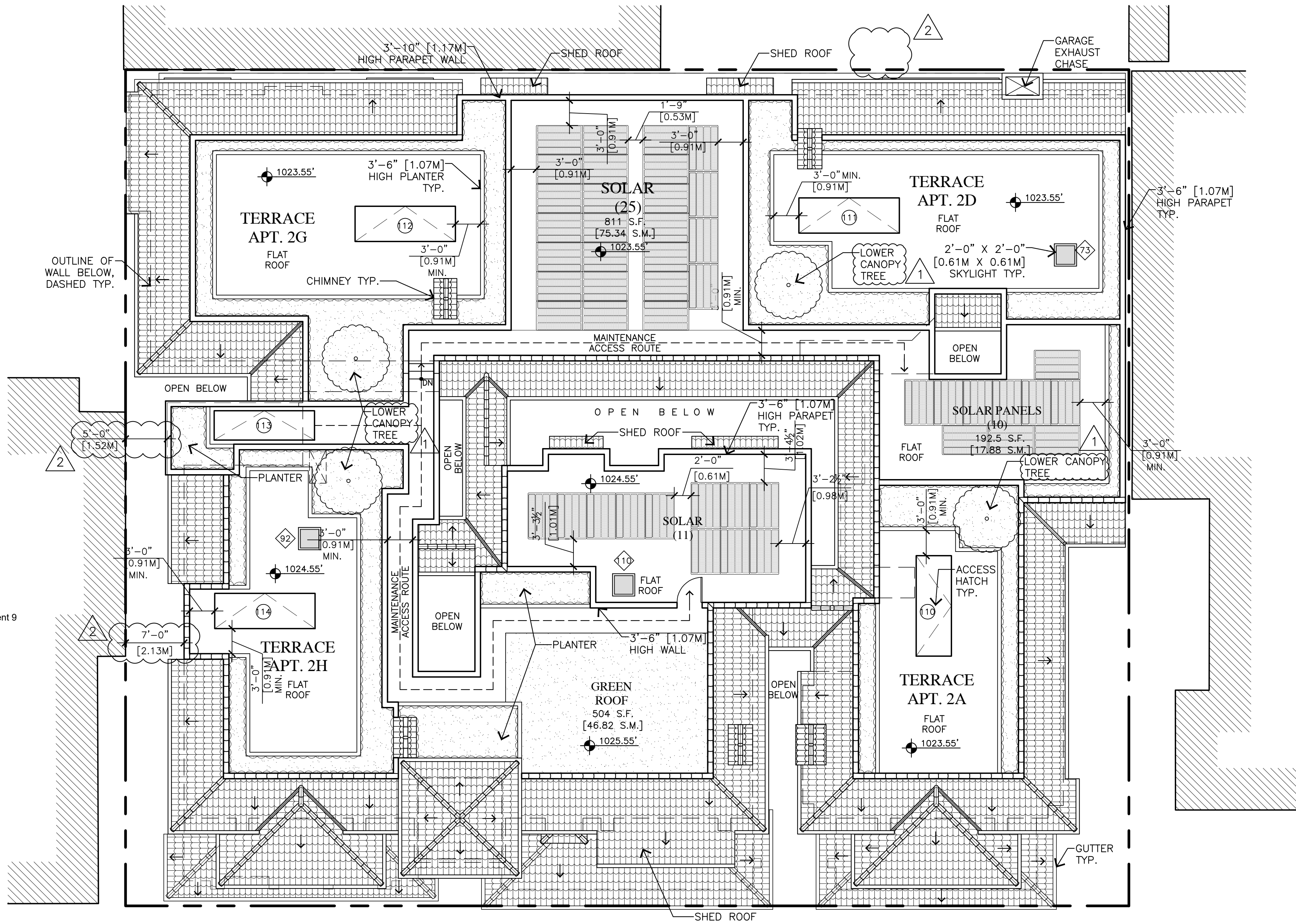
REVISIONS:

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

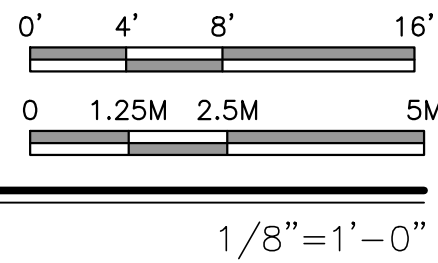
SECOND
FLOOR PLAN

SHEET NO.

A4.0



ROOF PLAN



DOOR/WINDOW LEGEND

- ⬢
X^h, X^h DENOTES A WINDOW
- ⊗ DENOTES A DOOR

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

JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA
93950

PH (831) 646-1261
FAX (831) 646-1290
EMAIL idg@idg-inc.net
WEB idg-inc.net

DISCLAIMER:
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, THIS OFFICE AND WERE CREATED, DEVELOPED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

JB PASTOR
BUILDING

PROJECT ADDRESS:

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

APN: 010-145-012
022, & 023

DATE: DECEMBER 18, 2020

TRACK-2 SUBMITTAL

REVISIONS:

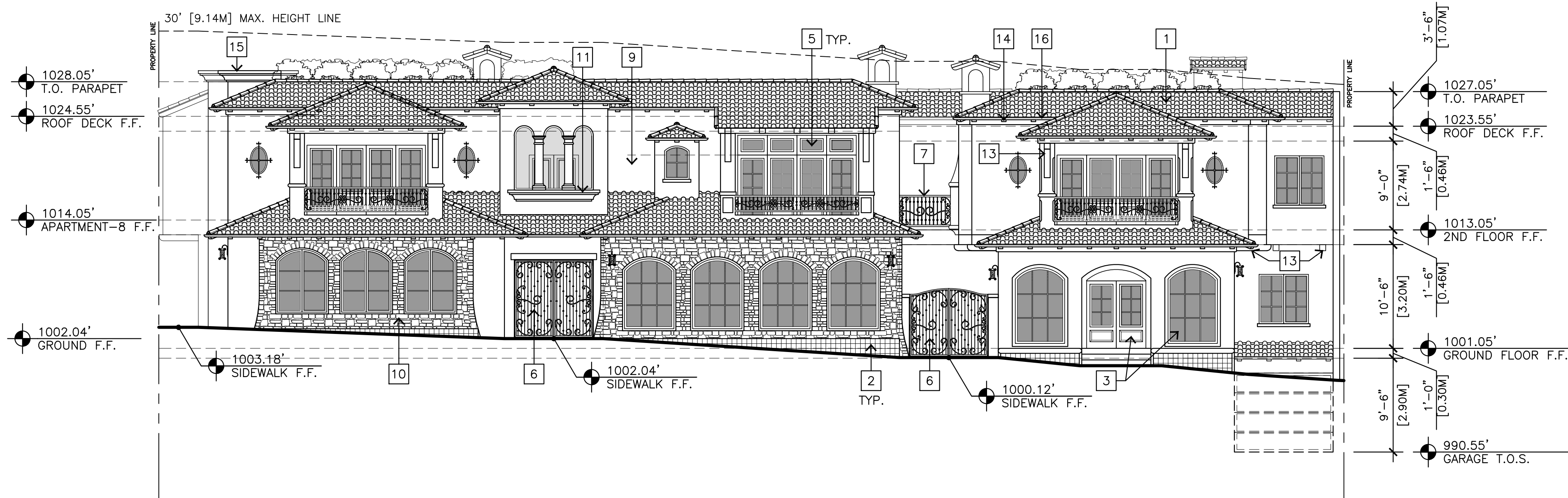
- △ MARCH 4, 2021
FOREST & BEACH COMMISSION
- △ MARCH 26, 2021
HISTORIC BOARD COMMISSION
- △ APRIL 14, 2021
REVISED TRACK-2 APPLICATION

- △
- △
- △

ROOF
PLAN

SHEET NO.

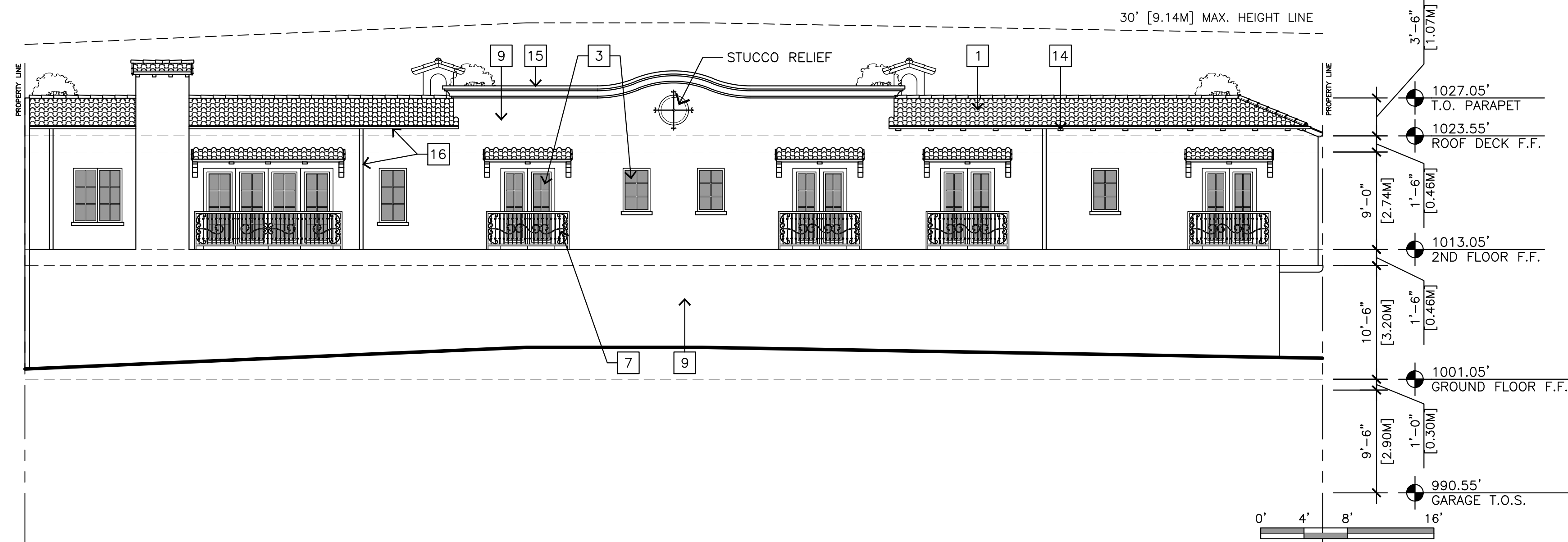
A5.0



WEST ELEVATION

1/8"=1'-0"

Attachment 9



EAST ELEVATION

1/8"=1'-0"

EXTERIOR FINISH LEGEND

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

JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH (831) 646-1261
FAX (831) 646-1290
EMAIL idg@idg-inc.net
WEB idg-inc.net

DISCLAIMER:
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

JB PASTOR
BUILDING

PROJECT ADDRESS:

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

APN: 010-145-012
022, & 023

DATE: DECEMBER 18, 2020

TRACK-2 SUBMITTAL

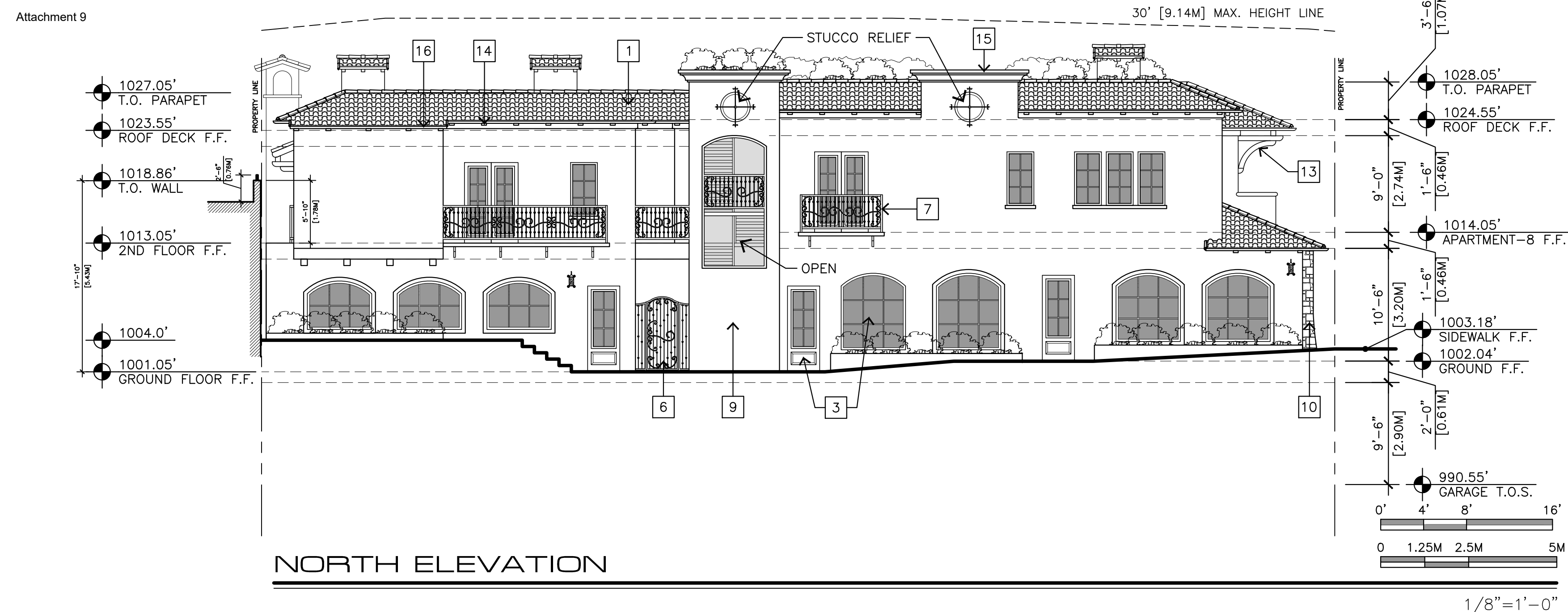
REVISIONS:

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

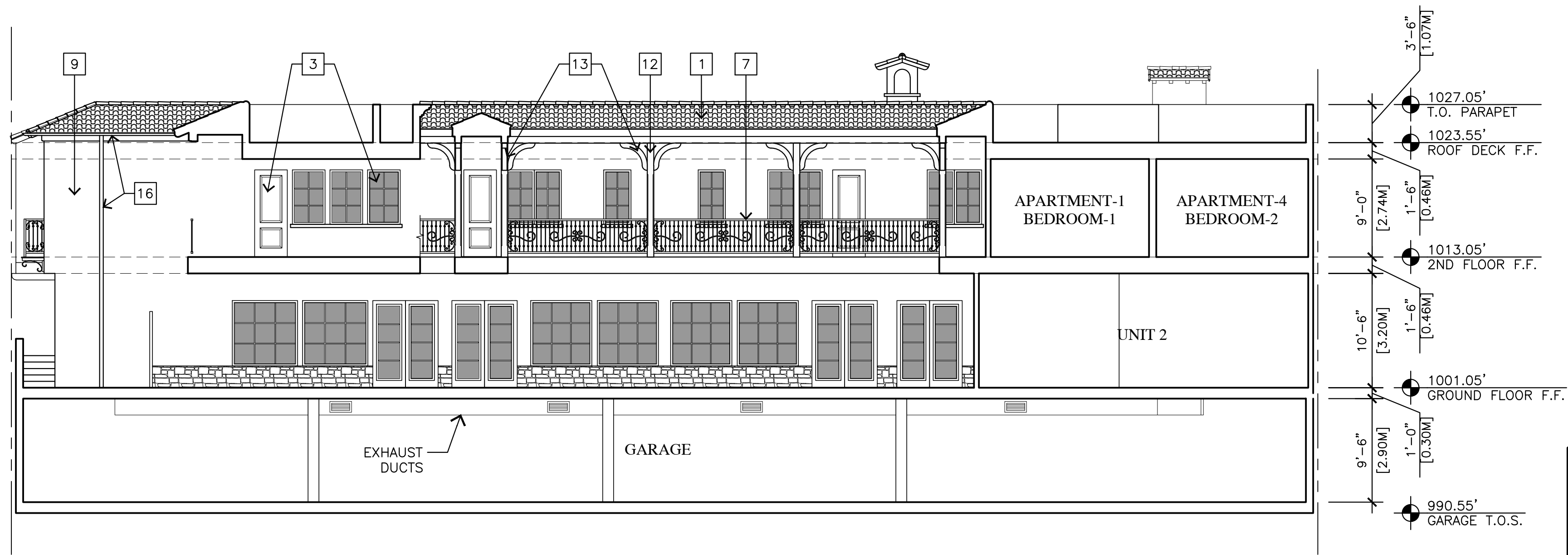
ELEVATIONS

SHEET NO.

A6.0



Attachment 9

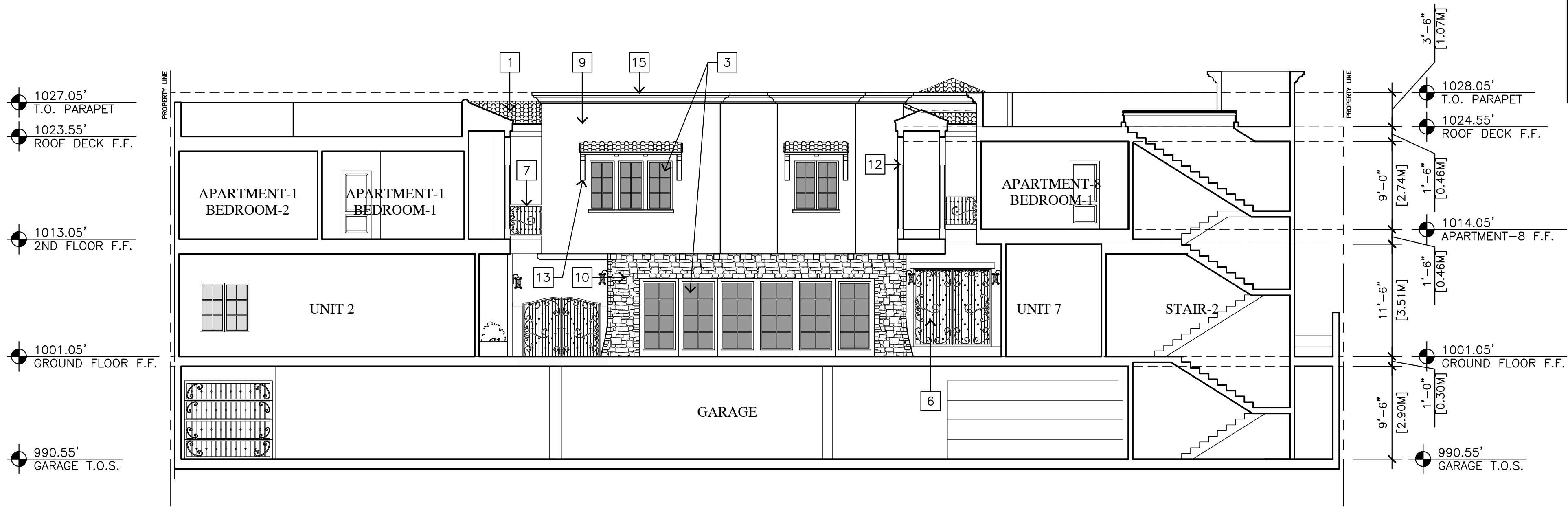


EAST COURTYARD / SECTION A

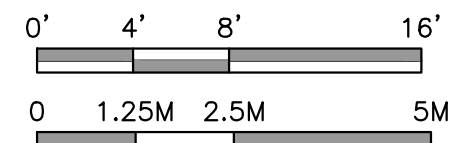
1/8"=1'-0"

EXTERIOR FINISH LEGEND

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



WEST COURTYARD / SECTION B



1/8"=1'-0"

JUN A. SILLANO, AIA



721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH (831) 646-1261
FAX (831) 646-1290
EMAIL idg@idg-inc.net
WEB idg-inc.net

DISCLAIMER:
ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVALUATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

JB PASTOR
BUILDING

PROJECT ADDRESS:

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

APN: 010-145-012
022, & 023

DATE: DECEMBER 18, 2020

TRACK-2 SUBMITTAL

REVISIONS:

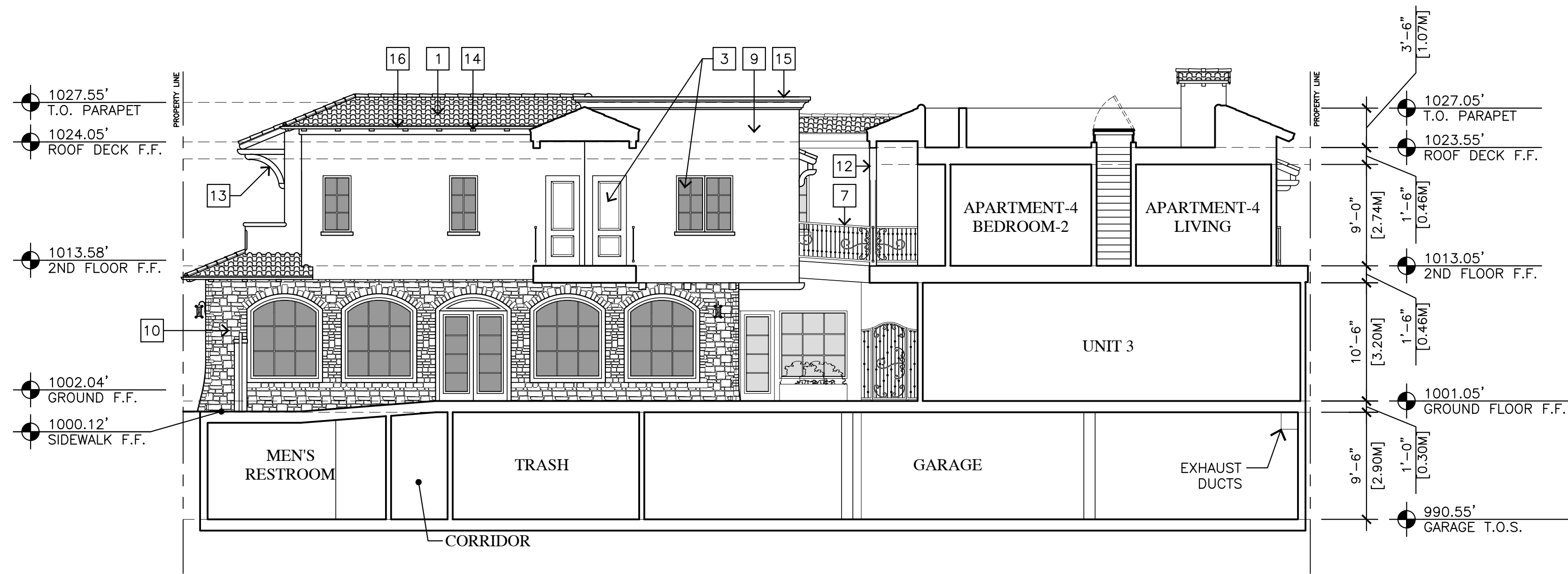
- △ MARCH 4, 2021
FOREST & BEACH COMMISSION
- △ MARCH 26, 2021
HISTORIC BOARD COMMISSION
- △ APRIL 14, 2021
REVISED TRACK-2 APPLICATION
- △
- △
- △

ELEVATIONS
& SECTIONS

SHEET NO.

A6.2

Attachment 9

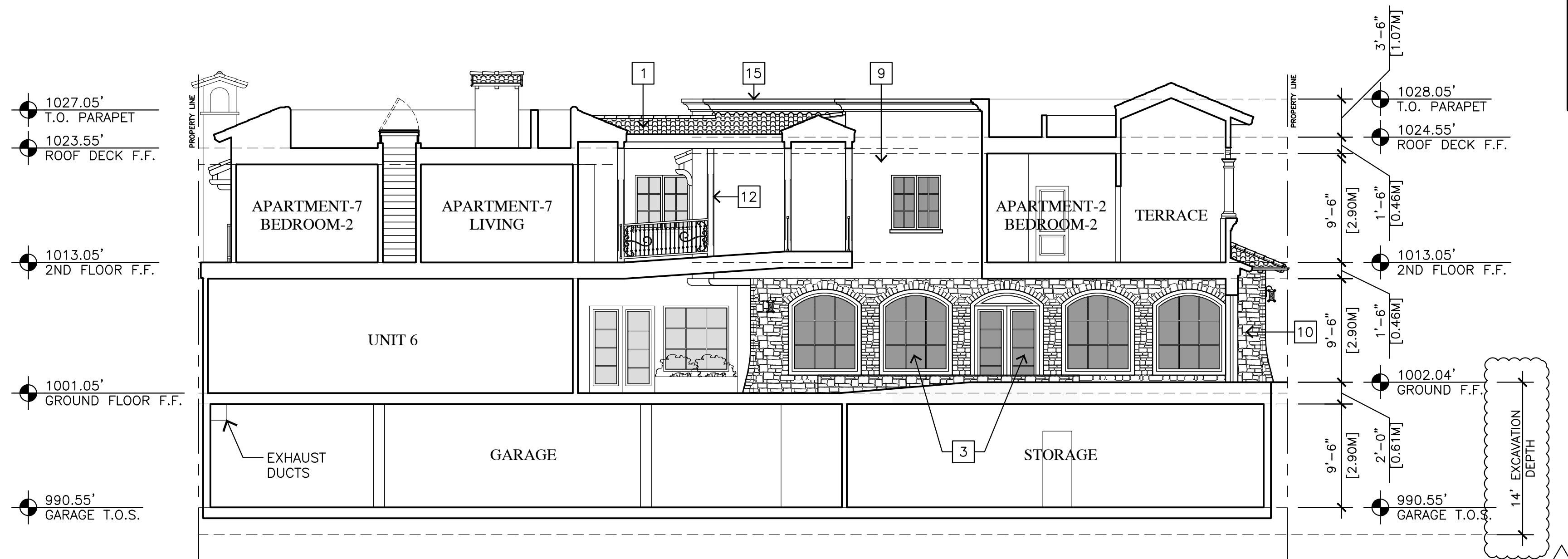


SOUTH COURTYARD / SECTION C

1/8"=1'-0"

EXTERIOR FINISH LEGEND

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



NORTH COURTYARD / SECTION D

1/8"=1'-0"

JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH (831) 646-1261
FAX (831) 646-1290
EMAIL idg@idg-inc.net
WEB idg-inc.net

DISCLAIMER:

ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

JB PASTOR
BUILDING

PROJECT ADDRESS:

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

APN: 010-145-012
022, & 023

DATE: DECEMBER 18, 2020

TRACK-2 SUBMITTAL

REVISIONS:

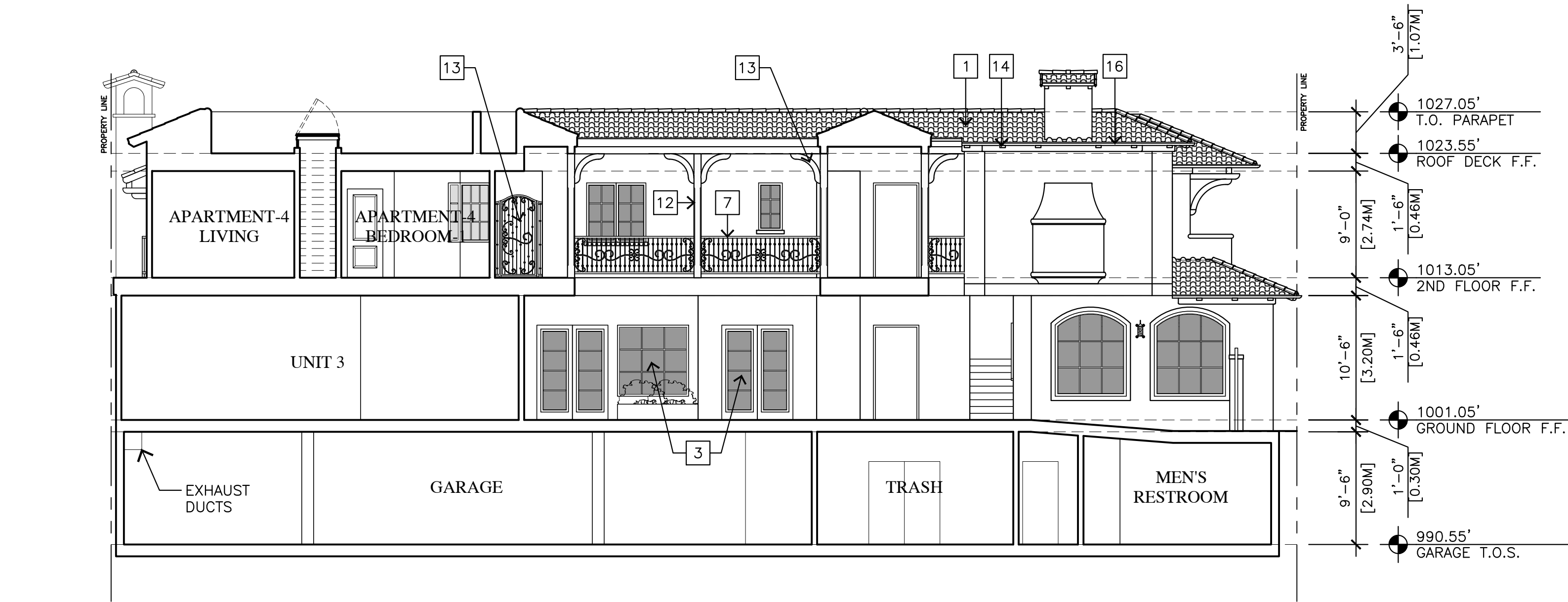
- MARCH 4, 2021
FOREST & BEACH COMMISSION
- MARCH 26, 2021
HISTORIC BOARD COMMISSION
- APRIL 14, 2021
REVISED TRACK-2 APPLICATION

ELEVATIONS
& SECTIONS

SHEET NO.

A6.3

Attachment 9

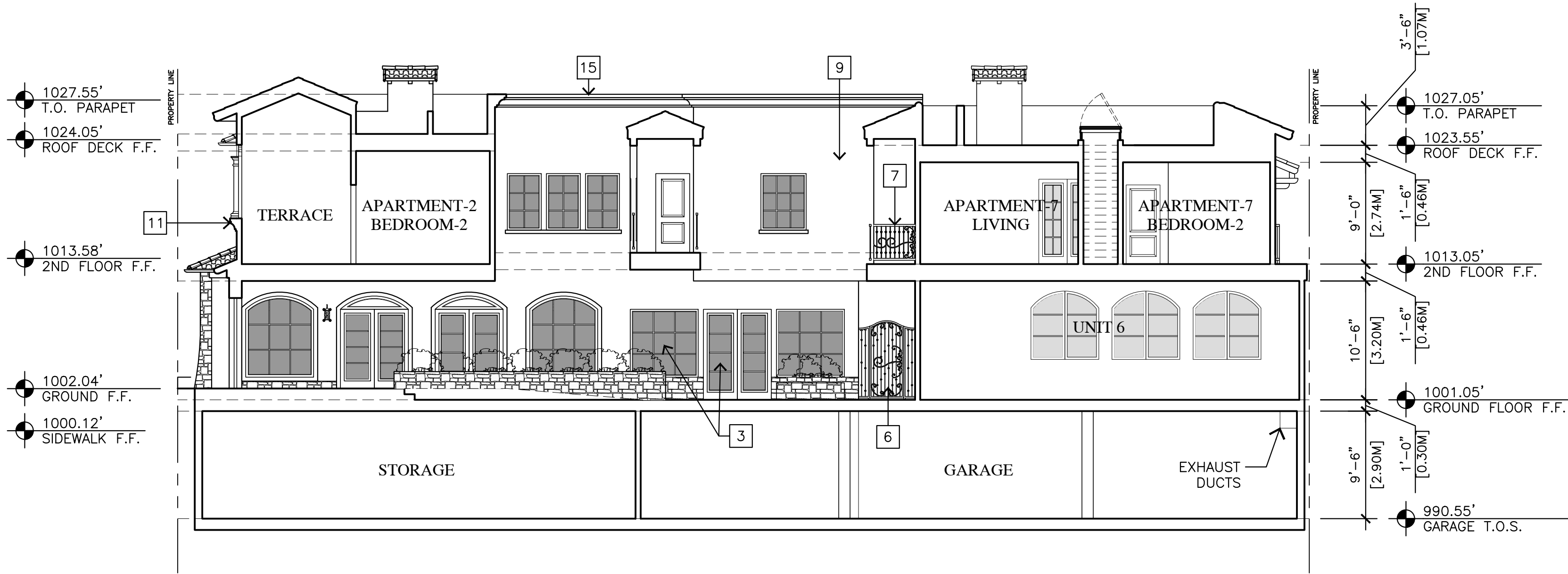


SOUTH COURTYARD / SECTION E

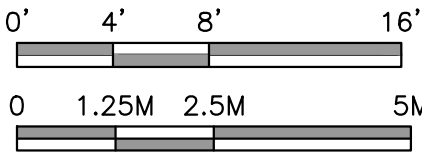
1/8"=1'-0"

EXTERIOR FINISH LEGEND

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



NORTH COURTYARD / SECTION F



1/8"=1'-0"

JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH (831) 646-1261
FAX (831) 646-1290
EMAIL idg@idg-inc.net
WEB idg-inc.net

DISCLAIMER:
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVALUATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

JB PASTOR
BUILDING

PROJECT ADDRESS:

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

APN: 010-145-012
022, & 023

DATE: DECEMBER 18, 2020

TRACK-2 SUBMITTAL

REVISIONS:

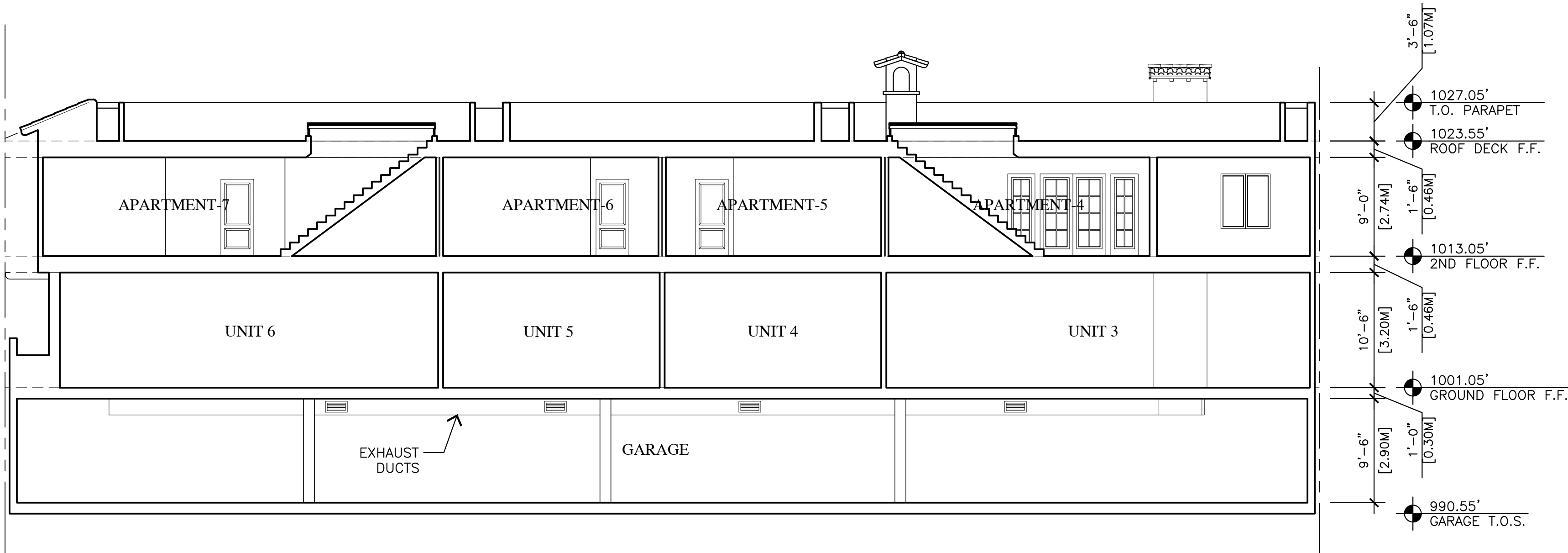
- MARCH 4, 2021
FOREST & BEACH COMMISSION
- MARCH 26, 2021
HISTORIC BOARD COMMISSION
- APRIL 14, 2021
REVISED TRACK-2 APPLICATION

ELEVATIONS
& SECTIONS

SHEET NO.

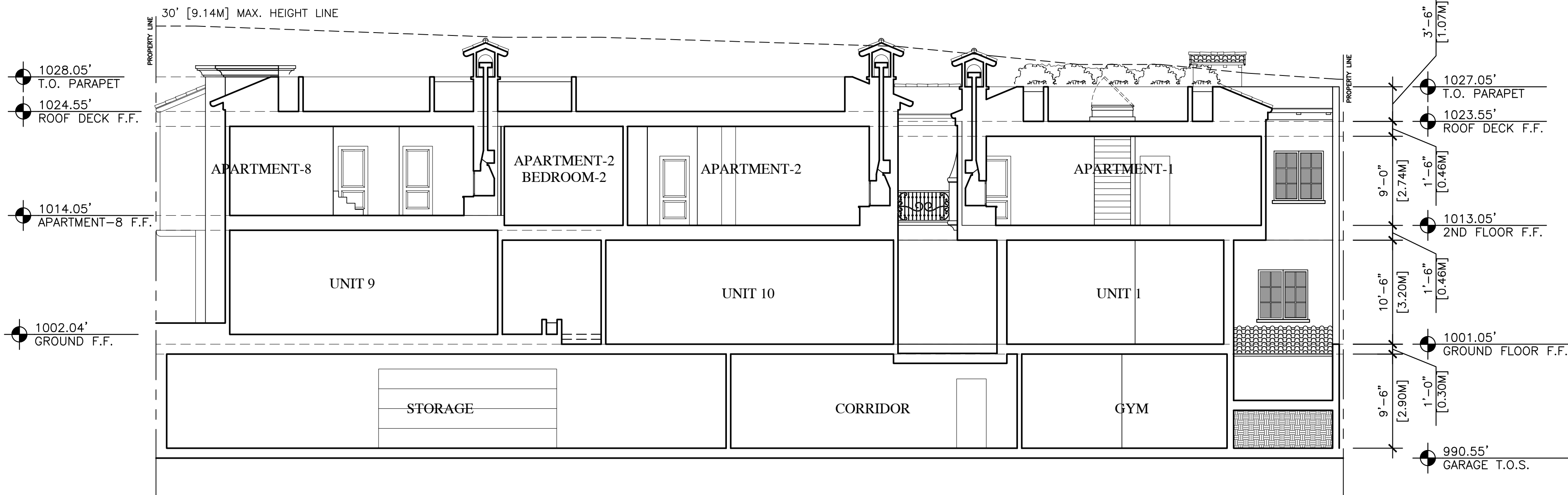
A6.4

Attachment 9



SECTION G

1/8"=1'-0"



NORTH COURTYARD / SECTION F

1/8"=1'-0"

JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH (831) 646-1261
FAX (831) 646-1290
EMAIL idg@idg-inc.net
WEB idg-inc.net

DISCLAIMER:
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

JB PASTOR
BUILDING

PROJECT ADDRESS:

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

APN: 010-145-012
022, & 023

DATE: DECEMBER 18, 2020

TRACK-2 SUBMITTAL

REVISIONS:

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

SECTIONS

SHEET NO.

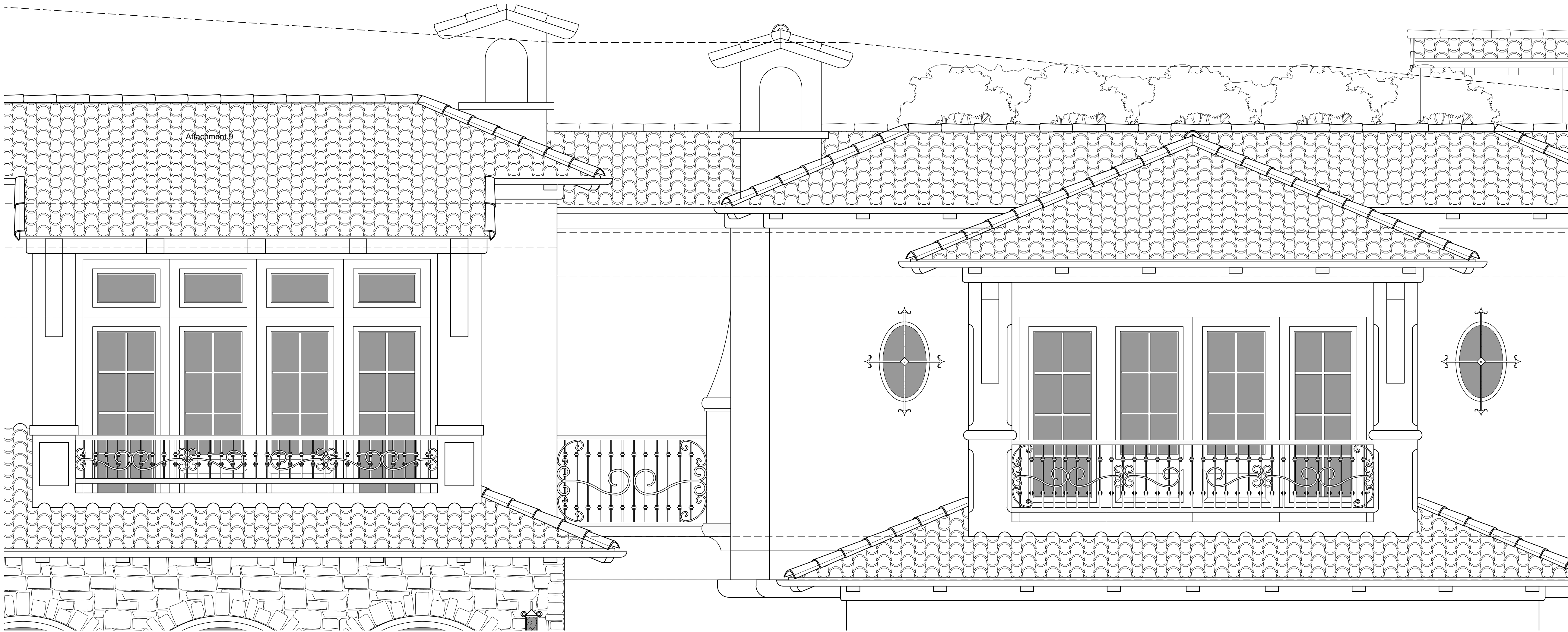
A6.5

4/14/2021 1:14:08 PM



APARTMENT-8 TERRACE

1/2"=1'-0"



APARTMENT-1 TERRACE

1/2"=1'-0"

APARTMENT-3 TERRACE

1/2"=1'-0"

JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA
93950

PH (831) 646-1261
FAX (831) 646-1290
EMAIL idg@idg-inc.net
WEB idg-inc.net

DISCLAIMER:

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

JB PASTOR
BUILDING

PROJECT ADDRESS:

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

APN: 010-145-012
022, & 023

DATE: DECEMBER 18, 2020

TRACK-2 SUBMITTAL

REVISIONS:

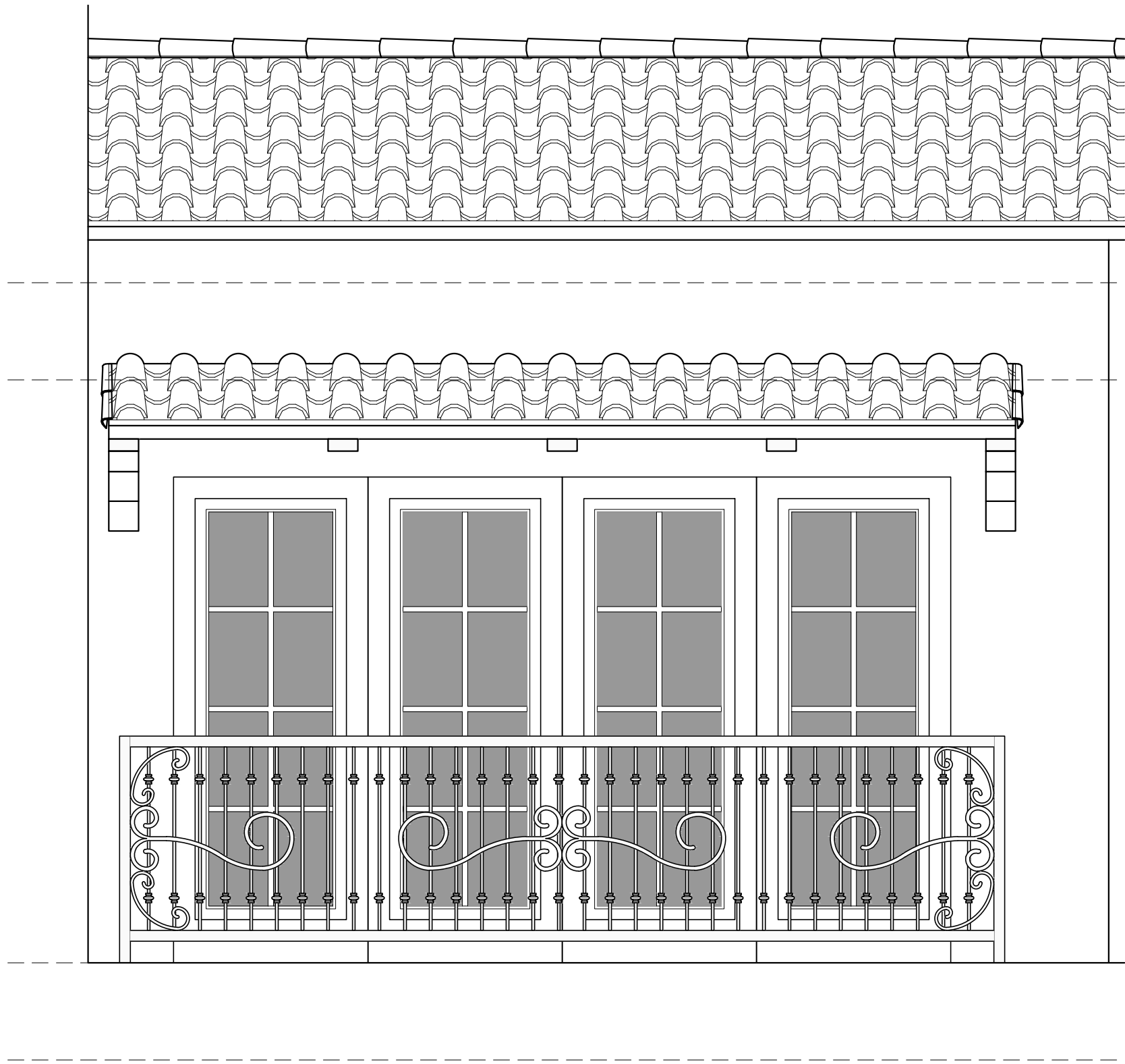
- MARCH 4, 2021
FOREST & BEACH COMMISSION
- MARCH 26, 2021
HISTORIC BOARD COMMISSION
- APRIL 14, 2021
REVISED TRACK-2 APPLICATION

TERRACE
DETAILS

SHEET NO.

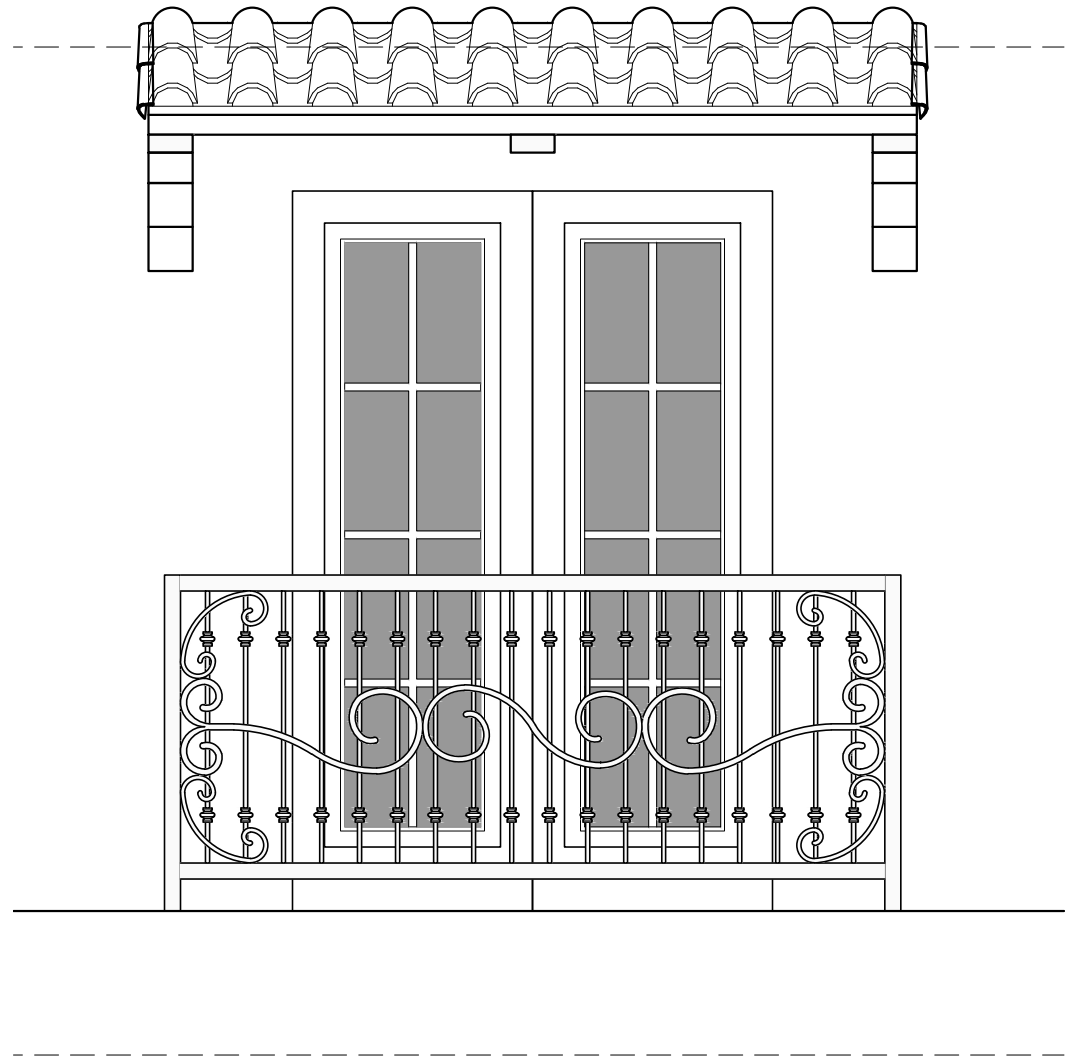
A6.7

4/14/2021 1:14:18 PM



APARTMENT-4 BALCONY

1/2"=1'-0"



TYP. BALCONY (APT 5,6,7)

1/2"=1'-0"



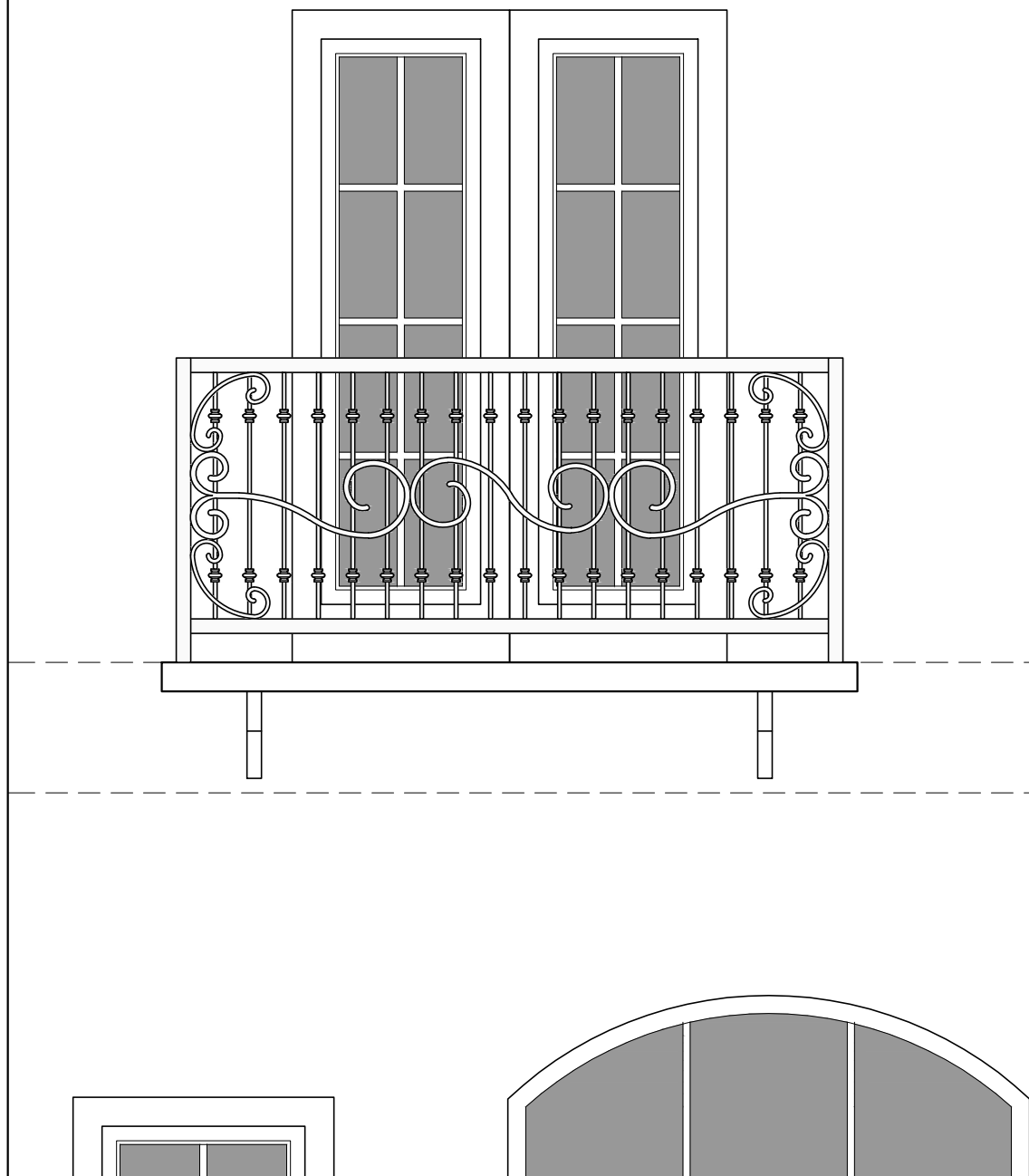
APARTMENT-7 BALCONY

1/2"=1'-0"



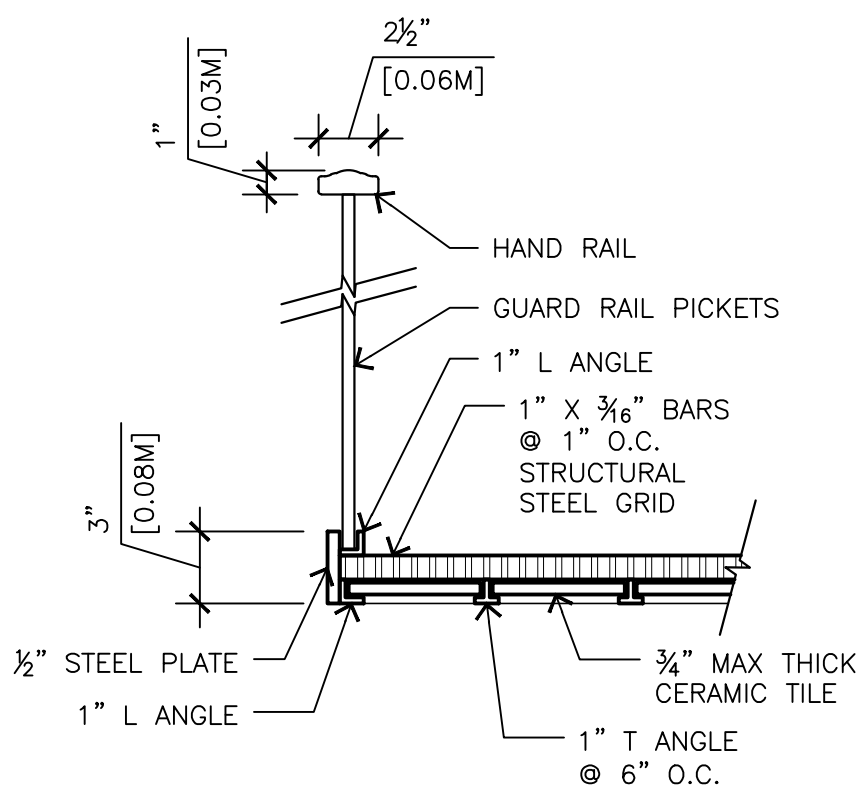
STAIR TOWER

1/2"=1'-0"



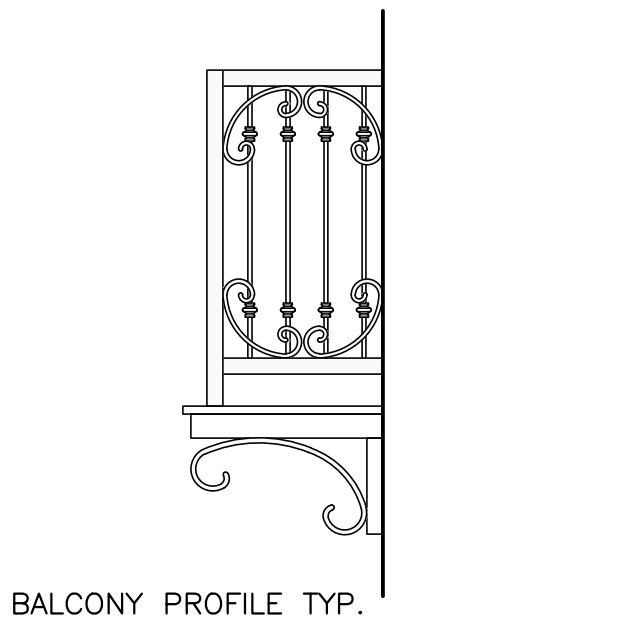
APARTMENT-8 BALCONY

1/2"=1'-0"



BALCONY DETAIL

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



BALCONY PROFILE TYP.

1/2"=1'-0"

JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA
93950

PH (831) 646-1261
FAX (831) 646-1290
EMAIL idg@idg-inc.net
WEB idg-inc.net

DISCLAIMER:
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

JB PASTOR
BUILDING

PROJECT ADDRESS:

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

APN: 010-145-012
022, & 023

DATE: DECEMBER 18, 2020

TRACK-2 SUBMITTAL

REVISIONS:

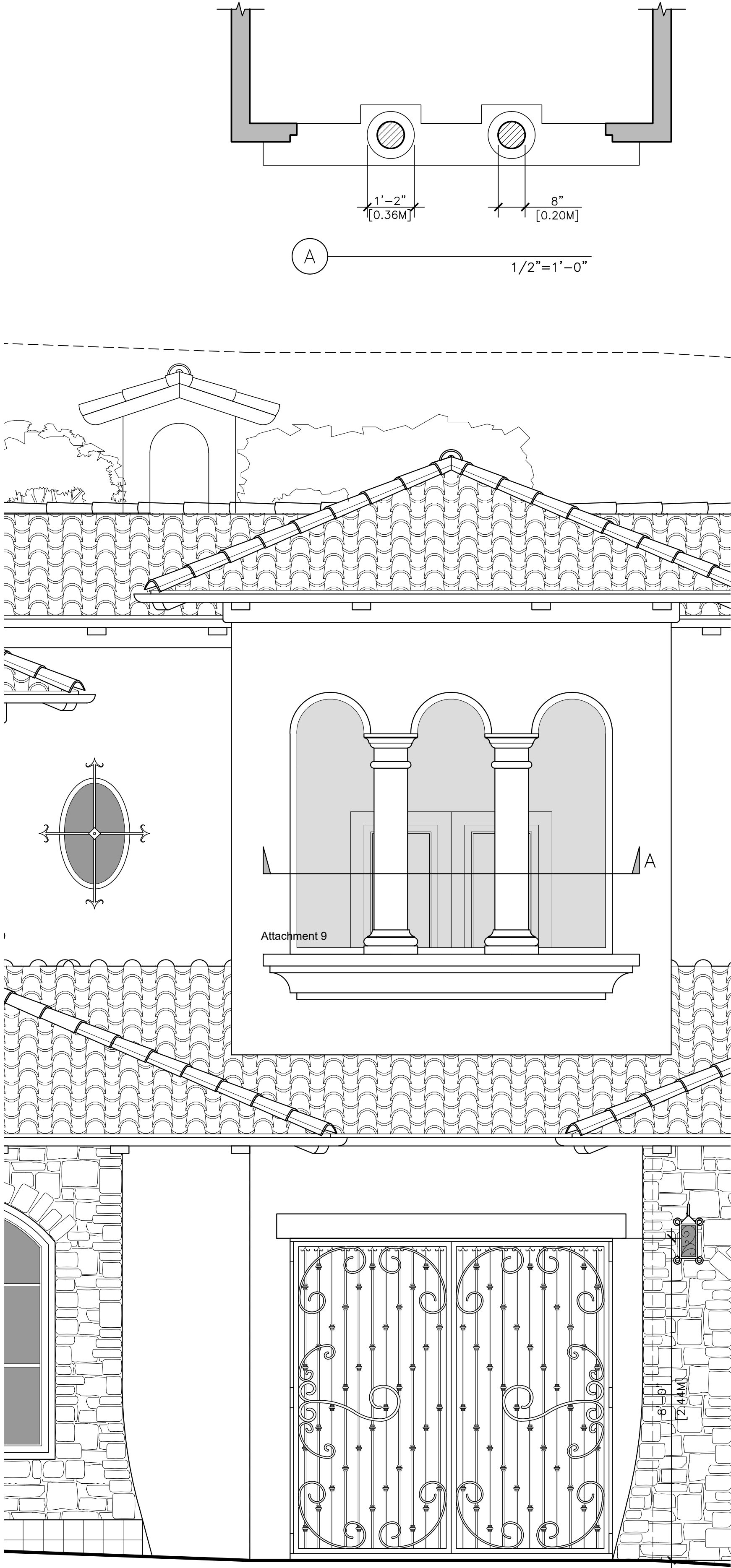
△ MARCH 4, 2021
FOREST & BEACH COMMISSION
△ MARCH 26, 2021
HISTORIC BOARD COMMISSION
△ APRIL 14, 2021
REVISED TRACK-2 APPLICATION
△
△
△

TERRACE
DETAILS

SHEET NO.

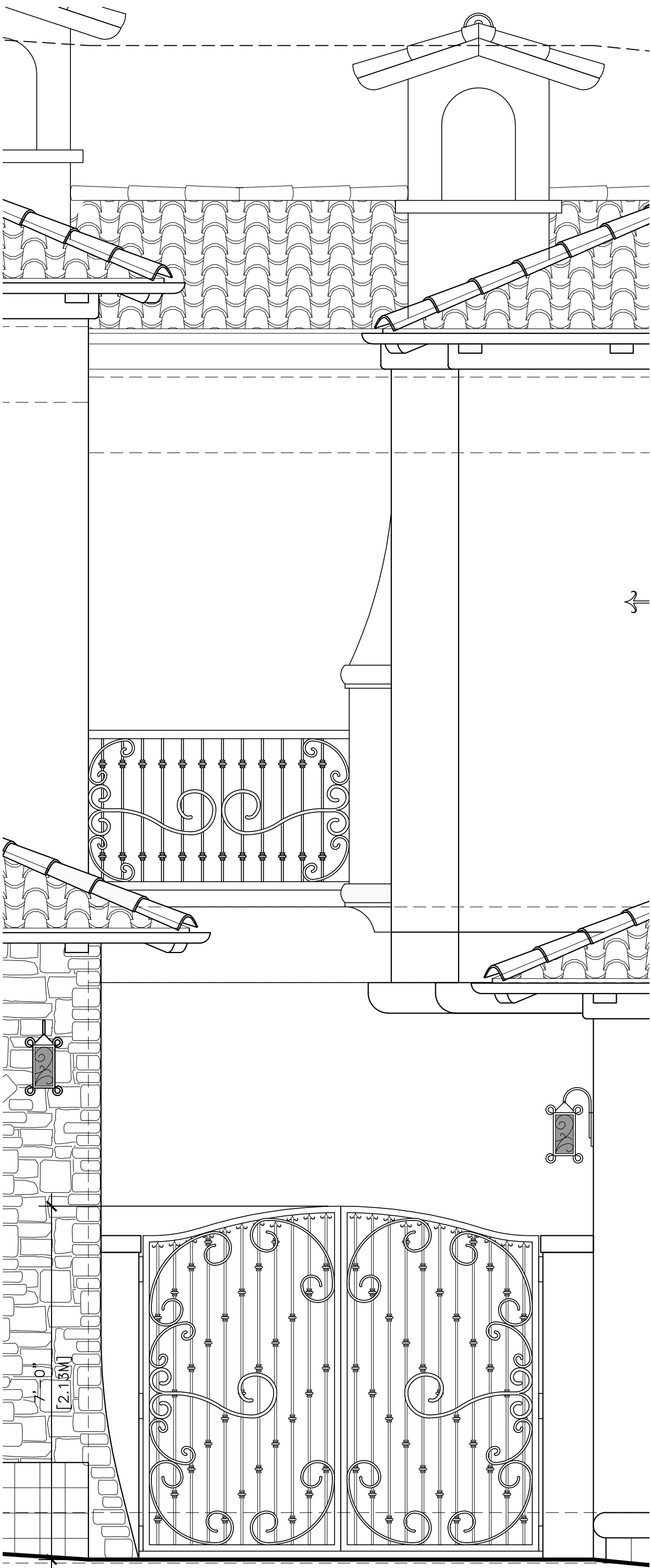
A6.8

4/14/2021 1:14:39 PM



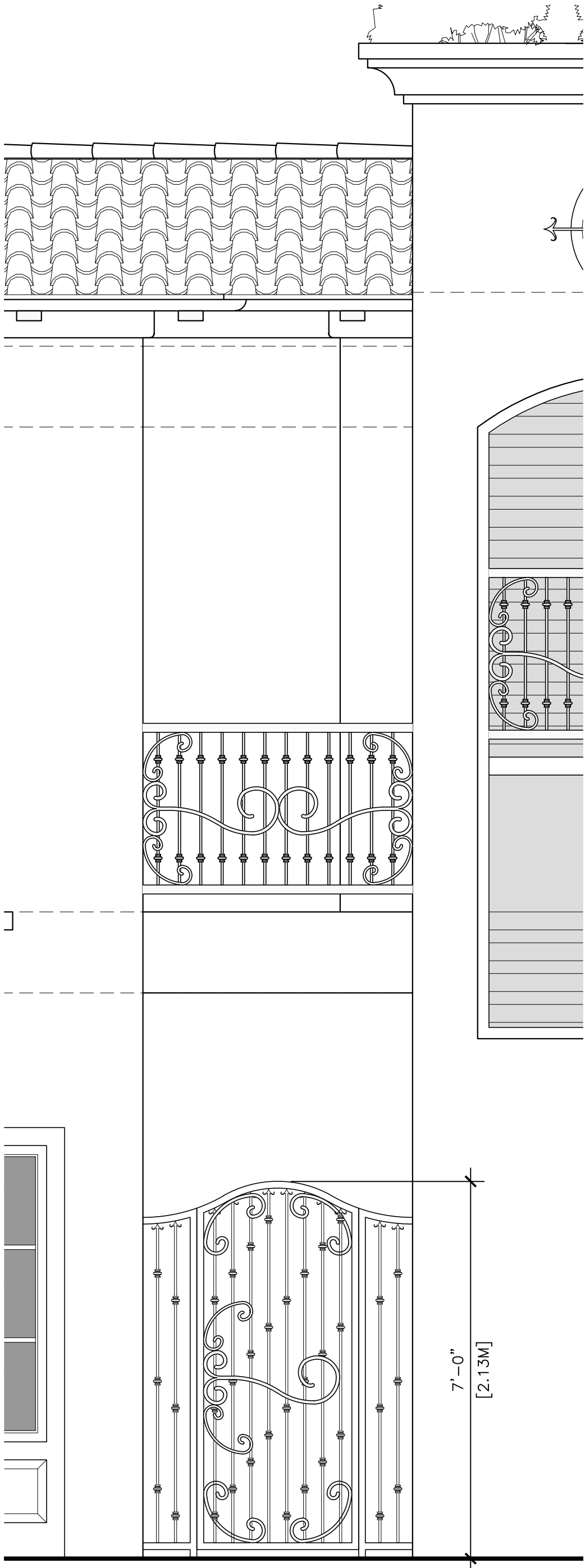
NORTHWEST GATE & TOWER

1/2"=1'-0"



SOUTHWEST GATE

1/2"=1'-0"



NORTH ACCESS GATE

1/2"=1'-0"

JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA
93950

PH (831) 646-1261
FAX (831) 646-1260
EMAIL idg@idg-inc.net
WEB idg-inc.net

DISCLAIMER:
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

JB PASTOR
BUILDING

PROJECT ADDRESS:

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

APN: 010-145-012
022, & 023

DATE: DECEMBER 18, 2020

TRACK-2 SUBMITTAL

REVISIONS:

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

GATE
DETAILS

SHEET NO.

A6.9

DISCLAIMER:
ALL IDEAS, DESIGN, ARRANGMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, DEVELOPED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIC PROJECT. NONE OF SUCH IDEAS, DESIGN, ARRANGMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF IDG. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

ESPERANZA
CARMEL
COMMERCIAL LLC

PROJECT ADDRESS:

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

APN: 010-145-012



DATE: DECEMBER 18, 2020
TRACK II SUBMITTAL

REVISIONS:

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

JB-PASTOR
STREETSCAPES

SHEET NO.

A8.1

BLDG. HT.: 30.85'
ABOVE SIDEWALK



30' [9.14M] MAX. HEIGHT LINE



BLDG. HT.: 32.0'
ABOVE SIDEWALK



BLDG. HT.: 30.3'
ABOVE SIDEWALK



DOLORES STREETSCAPE - EAST SIDE



Attachment 9

BLDG. HT.: 30.85'
ABOVE SIDEWALK

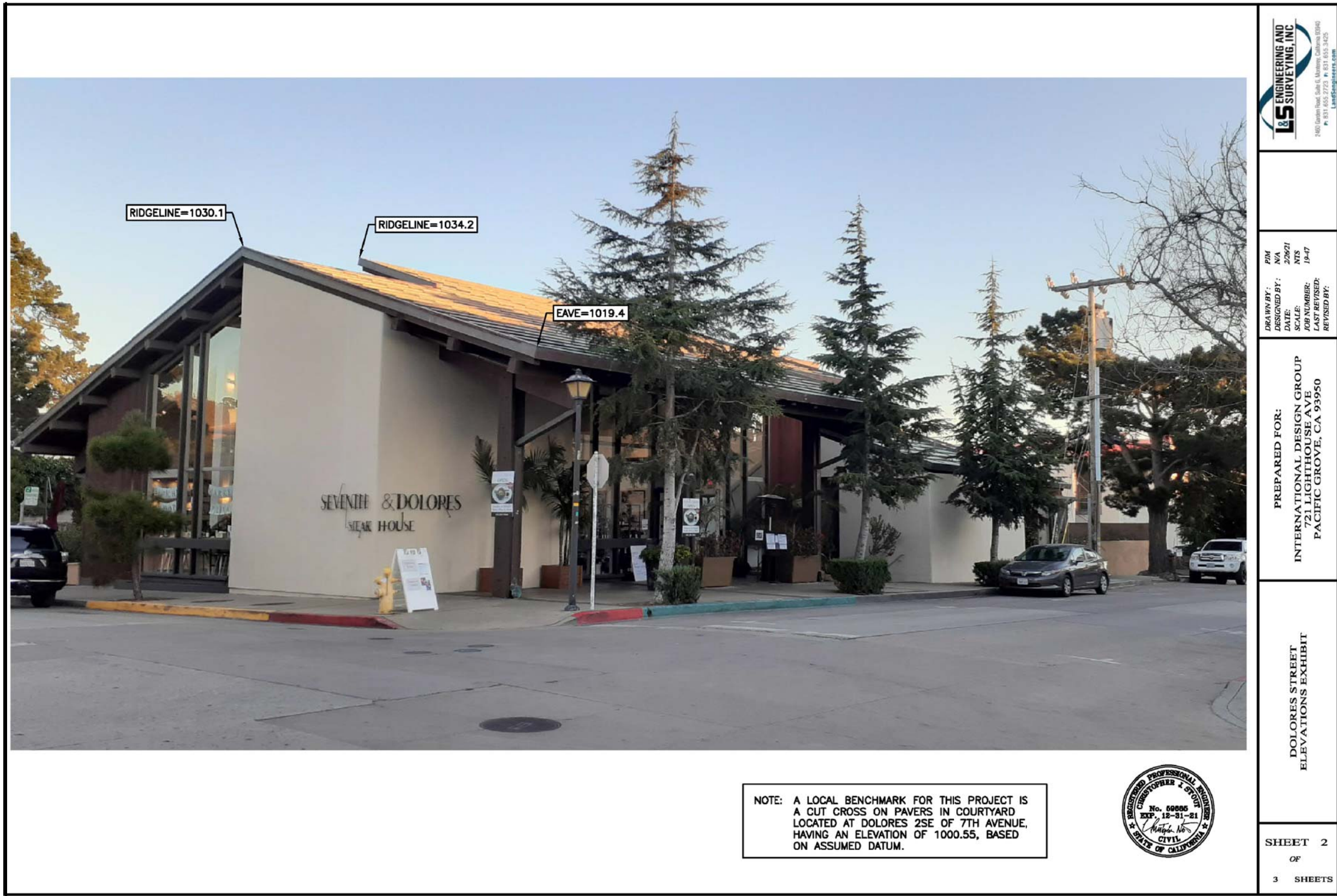


BLDG. HT.: 31.2'
ABOVE SIDEWALK



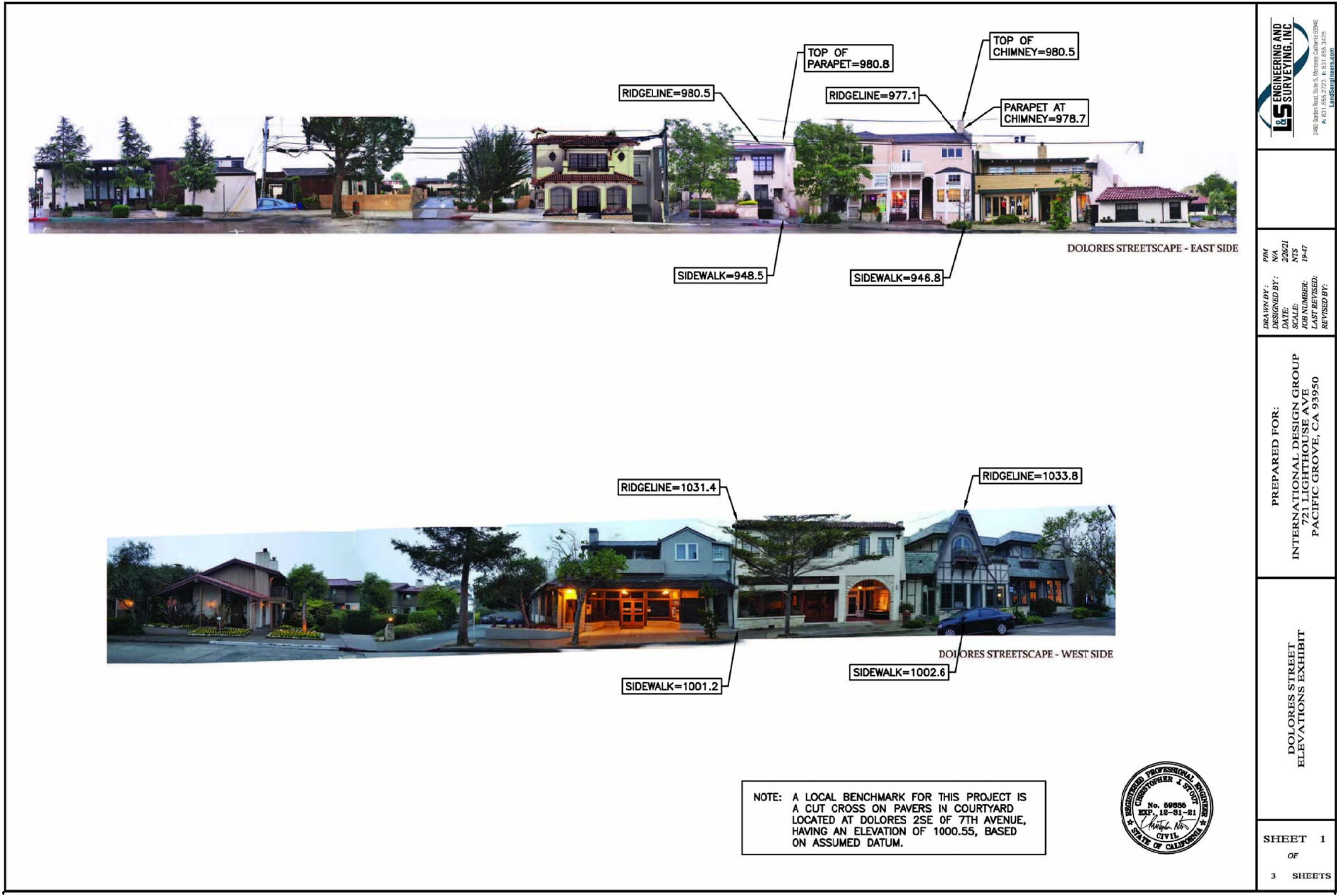
DOLORES STREETSCAPE - WEST SIDE





ADJACENT BUILDING

N.T.S.



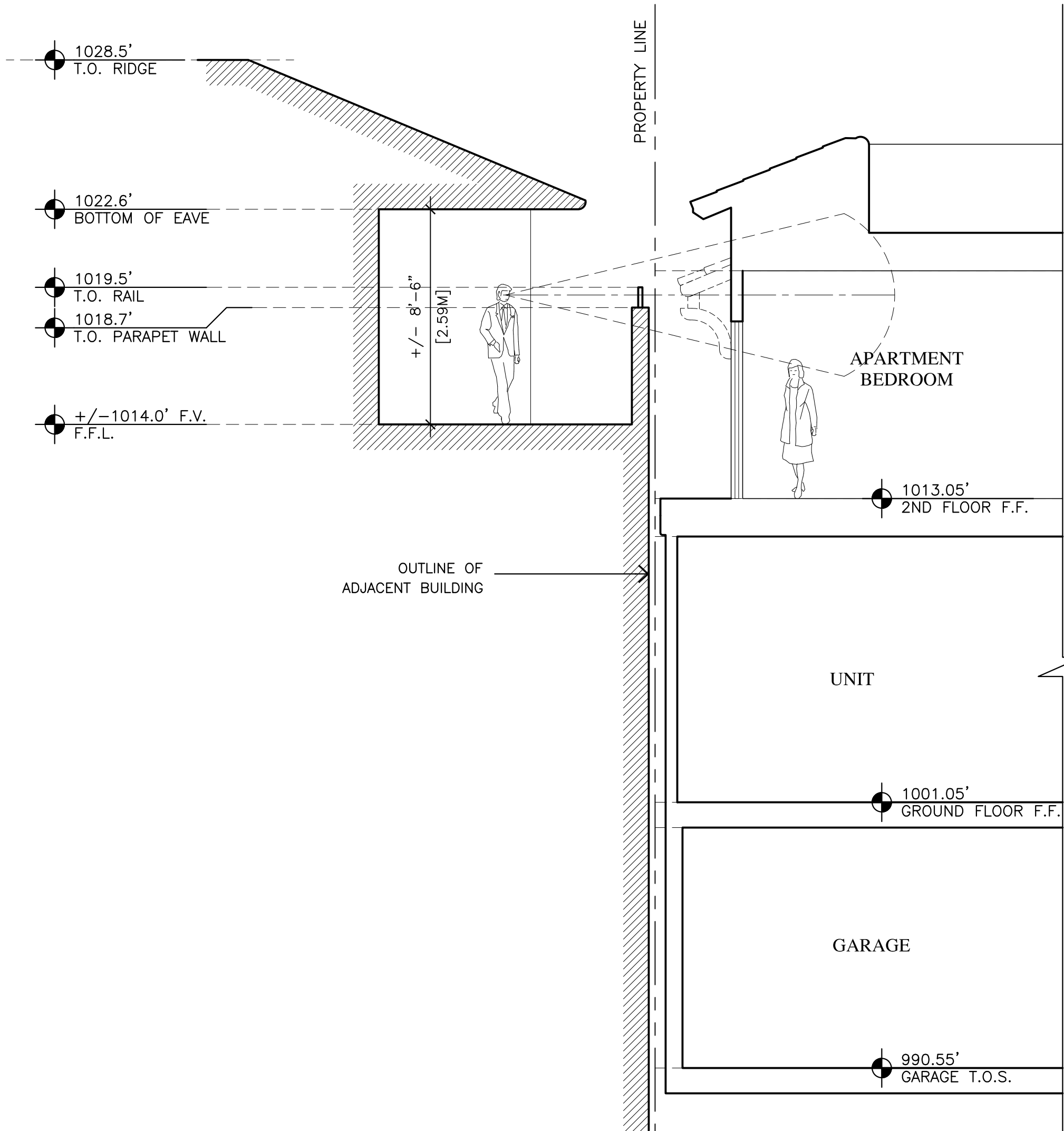
ADJACENT BUILDING

N.T.S.



ADJACENT BUILDING

N.T.S.



SECTION THRU ADJACENT BUILDING

1/4"=1'-0"

JUN A. SILLANO, AIA

IDG

ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA, 93950

PH (831) 646-1261
FAX (831) 646-1290
EMAIL idgidg-inc.net
WEB idgidg-inc.net

DISCLAIMER:

ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, THE OFFICE AND WERE CREATED, EVALUATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIC PROJECT. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

JB PASTOR BUILDING

PROJECT ADDRESS:

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

APN: 010-145-012 022, & 023

DATE: DECEMBER 18, 2020

TRACK-2 SUBMITTAL

REVISIONS:

△ MARCH 4, 2021
FOREST & BEACH COMMISSION

△ MARCH 26, 2021
HISTORIC BOARD COMMISSION

△ APRIL 14, 2021
REVISED TRACK-2 APPLICATION

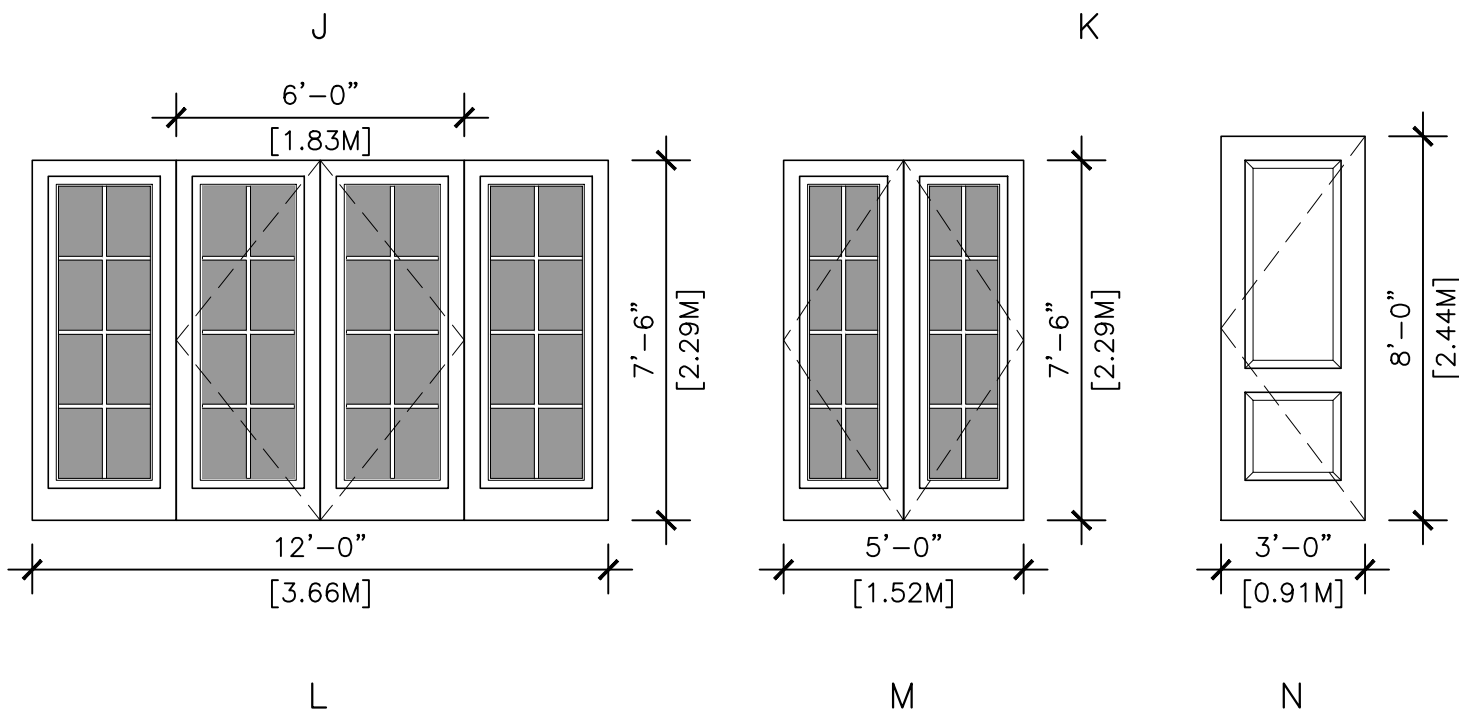
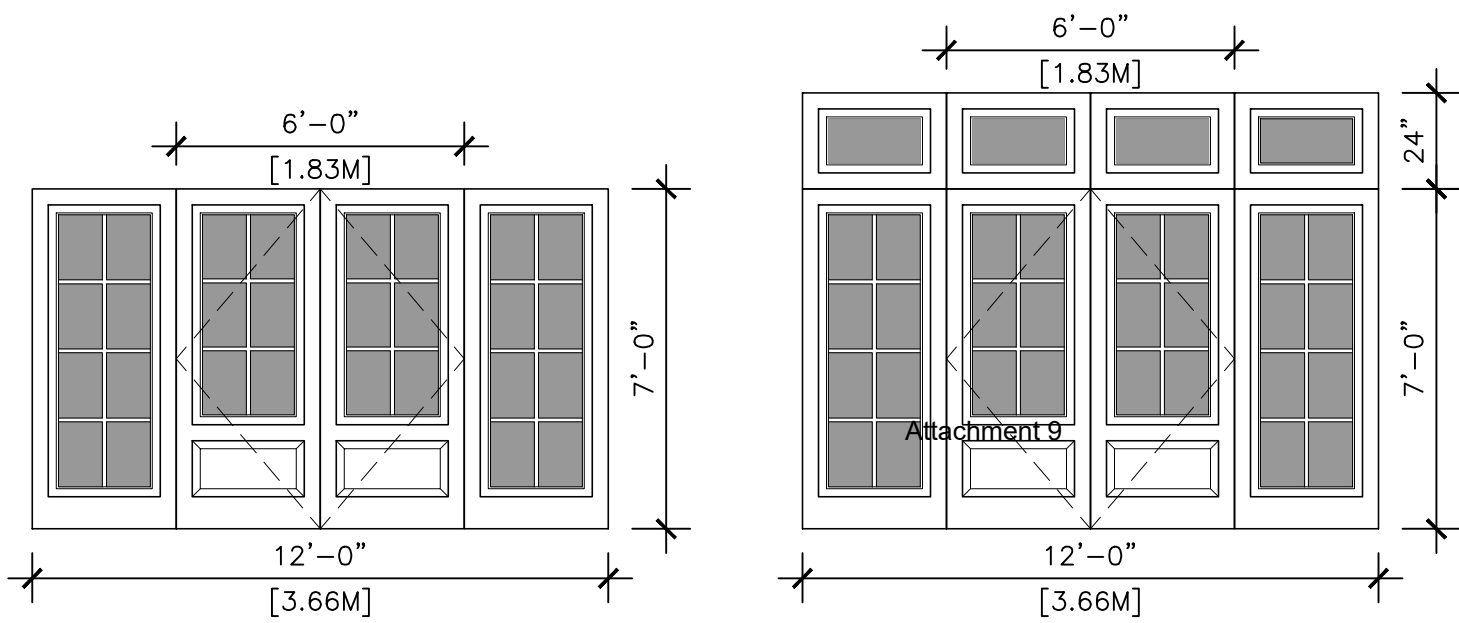
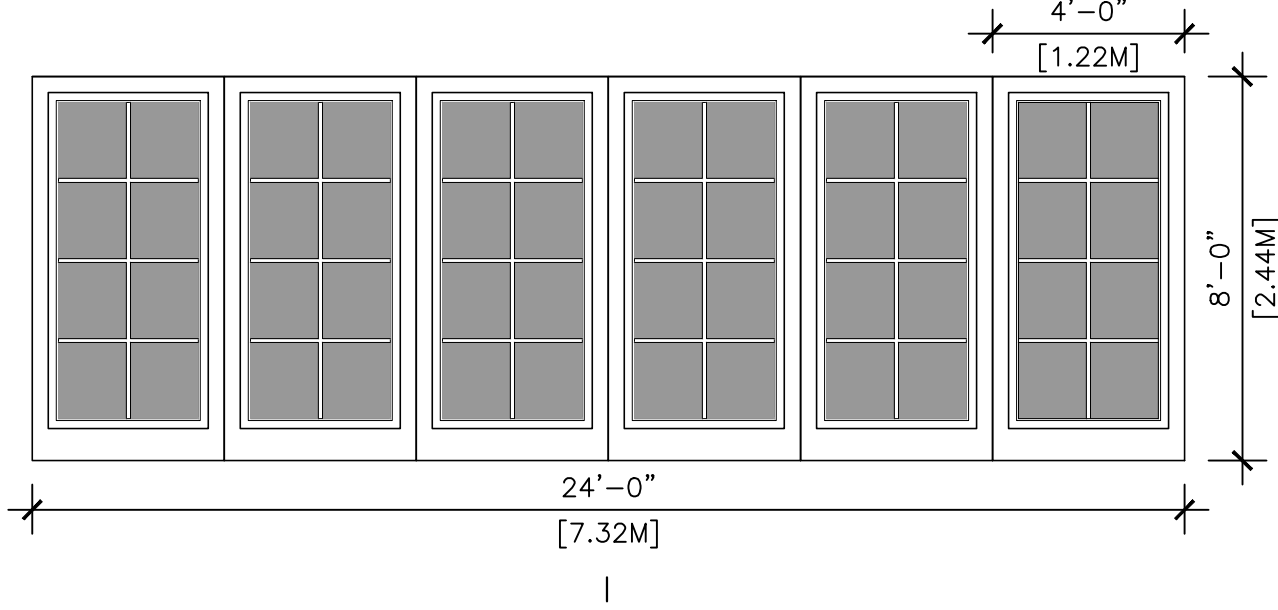
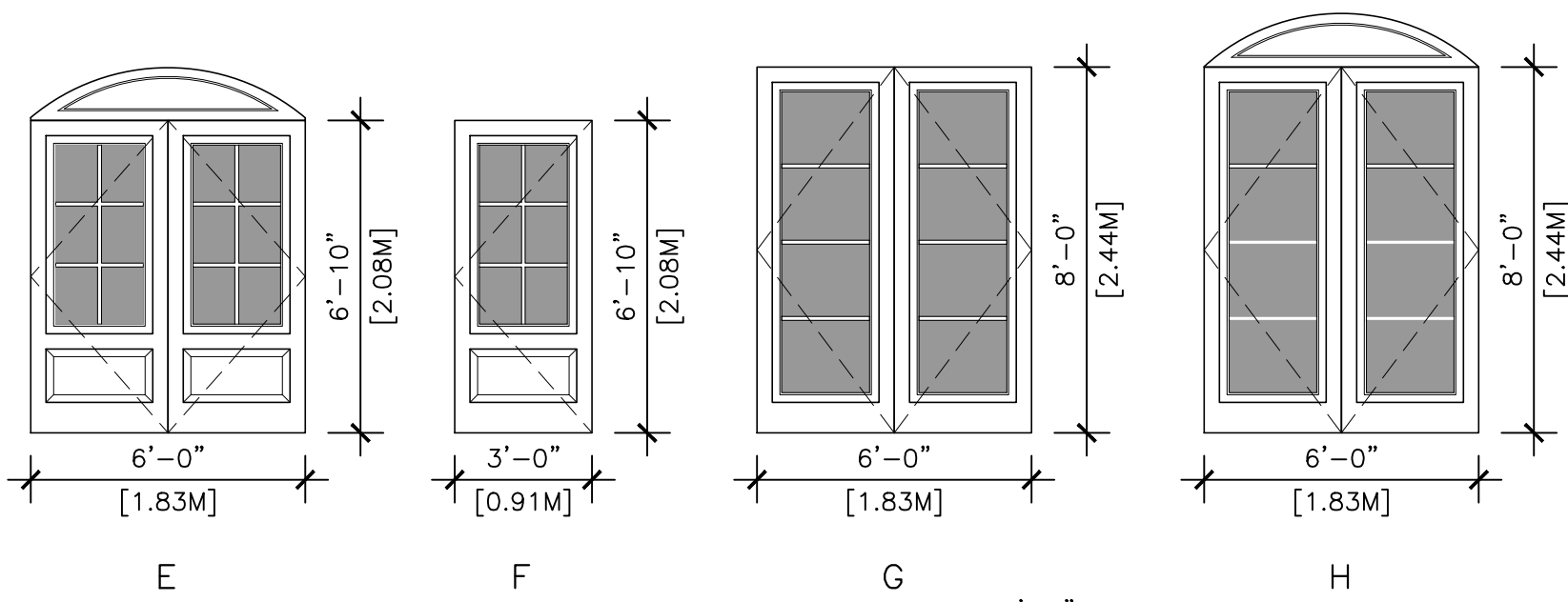
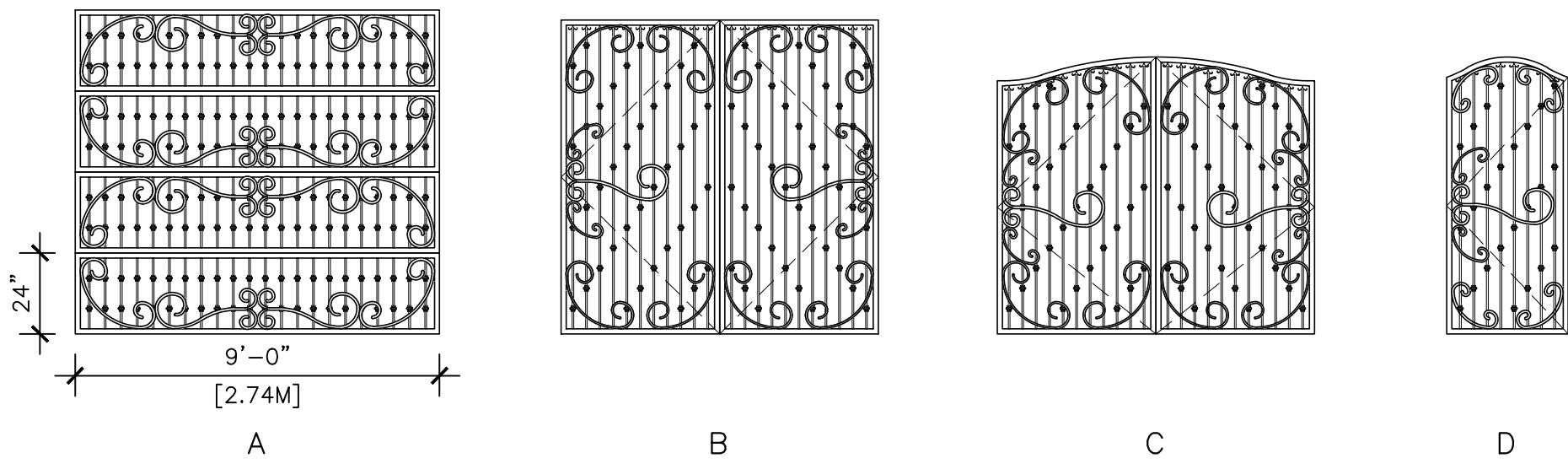
ADJACENT BUILDING ELEVATIONS

SHEET NO.

A8.2

DOOR TYPES

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



EXTERIOR DOOR SCHEDULE

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

DOOR NOTES:

ALL GLAZING IN DOORS SHALL BE TEMP. GLASS.

DOOR SIZES SHOWN ARE PROPOSED DOOR LEAF SIZES. GENERAL CONTRACTOR TO VERIFY MANUFACTURER'S NEAREST STOCK SIZES FOR DESIGNER/OWNER TO REVIEW AND APPROVE.

SPECIALTY DOORS SHALL BE COORDINATED WITH GENERAL CONTRACTOR FOR SITE VERIFICATION AND INSTALLATION.

ALL EXTERIOR DOORS SHALL HAVE A COPPER PAN, 1/2" MAX THRESHOLD, & BRASS HINGES. OUTSWING DOORS SHALL HAVE A 1-1/2" MAX CHANGE IN ELEVATION TO THE EXTERIOR.

ALL EXPOSED EDGES TO BE SEALED TO PREVENT MOISTURE PENETRATION AND WARPING.

ALL FRENCH DOORS ARE TO HAVE DEAD BOLTS.

CONTRACTOR TO VERIFY ALL ASPECTS OF DOORS WITH OWNER PRIOR TO ORDERING

EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITION-RESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4 INCHES THICK, SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR MEET THE REQUIREMENTS OF SFM-7A-1. [§R327.8.3]

ALL EXTERIOR GLAZED DOORS ARE TO BE DOUBLE GLAZED, WITH A MINIMUM OF ONE TEMPERED PANE, GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2. [§R327.8.2.1]

JUN A. SILLANO, AIA



721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH (831) 646-1261
FAX (831) 646-1260
EMAIL idg@idg-inc.net
WEB idg-inc.net

DISCLAIMER:
ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF IDG ARCHITECTURE, PLANNING & INTERIOR DESIGN. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

JB PASTOR
BUILDING

PROJECT ADDRESS:

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

APN: 010-145-012
022, & 023

DATE: DECEMBER 18, 2020

TRACK-2 SUBMITTAL

REVISIONS:

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

DOOR
SCHEDULE

SHEET NO.

A9.0

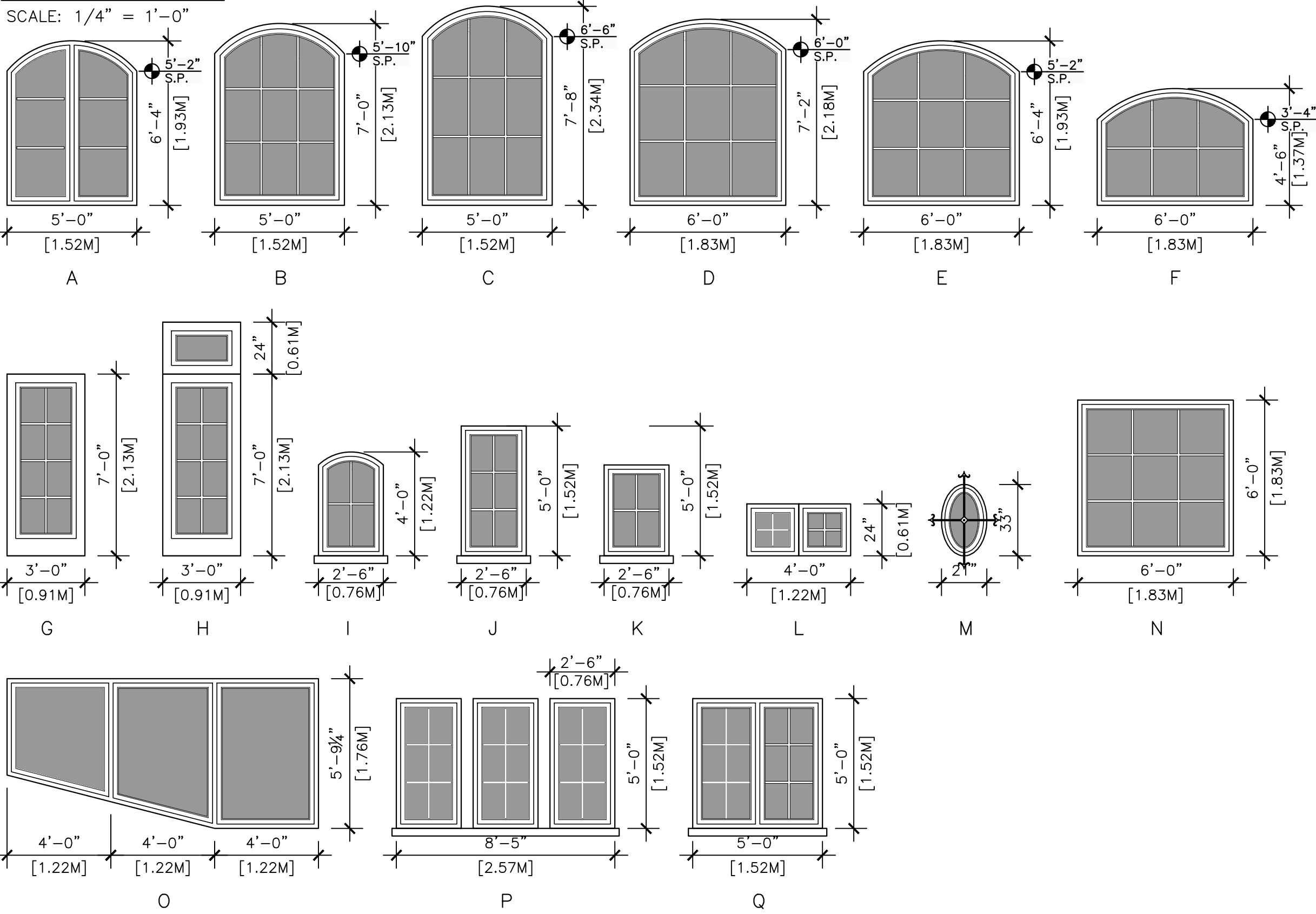
WINDOW SCHEDULE

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

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

WINDOW TYPES

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



WINDOW SCHEDULE

WINDOW SCHEDULE											
Window No.	Window Size (Finished)			Style	Type	Material	Glass		Finish		Remarks
	Width	Height	Head Height				Type	Tempered	Exterior	Interior	
2ND FLOOR											
60	5'-0"	5'-0"	7'-6"	Q	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	⑥ ---
61	2'-6"	5'-0"	7'-6"	K	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	⑥ ---
62	2'-6"	5'-0"	7'-6"	J	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	⑥ ---
63	5'-0"	5'-0"	7'-6"	Q	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	⑥ ---
64	1'-9"	2'-9"	7'-6"	M	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	⑥ ---
65	2'-6"	7'-6"	7'-6"	G	FIXED	WOOD	DBL.-PANE	YES	METAL-CLAD	---	⑥ ---
66	2'-6"	7'-6"	7'-6"	G	FIXED	WOOD	DBL.-PANE	YES	METAL-CLAD	---	⑥ ---
67	1'-9"	2'-9"	7'-6"	M	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	⑥ ---
68	2'-0"	5'-0"	7'-6"	J	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	⑥ ---
69	5'-0"	5'-0"	7'-6"	Q	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	⑥ ---
70	5'-0"	5'-0"	7'-6"	Q	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	⑥ ---
71	1'-10"	5'-0"	7'-6"	G	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	⑥ ---
72	1'-10"	5'-0"	7'-6"	G	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	⑥ ---
73	2'-0"	2'-0"	7'-6"	-	SKYLIGHT	WOOD	DBL.-PANE	YES	METAL-CLAD	---	⑥ ---
74	4'-0"	4'-0"	7'-6"	-	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	⑥ ---
75	5'-0"	5'-0"	7'-6"	Q	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	⑥ ---
76	5'-0"	5'-0"	7'-6"	Q	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	⑥ ---
77	2'-6"	5'-0"	7'-6"	J	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	⑥ ---
78	2'-6"	5'-0"	7'-6"	J	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	⑥ ---
79	5'-0"	5'-0"	7'-6"	Q	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	⑥ ---
80	2'-6"	5'-0"	7'-6"	P	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	⑥ ---
81	2'-6"	5'-0"	7'-6"	P	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	⑥ ---
82	2'-6"	5'-0"	7'-6"	P	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	⑥ ---
83	2'-6"	5'-0"	7'-6"	J	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	⑥ ---
84	2'-6"	4'-0"	7'-6"	J	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	⑥ ---
85	2'-6"	4'-0"	7'-6"	J	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	⑥ ---
86	2'-6"	4'-0"	7'-6"	J	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	⑥ ---
87	2'-6"	5'-0"	7'-6"	J	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	⑥ ---
88	2'-6"	7'-6"	7'-6"	G	FIXED	WOOD	DBL.-PANE	YES	METAL-CLAD	---	⑥ ---
89	2'-6"	7'-6"	7'-6"	G	FIXED	WOOD	DBL.-PANE	YES	METAL-CLAD	---	⑥ ---
90	5'-0"	5'-0"	7'-6"	Q	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	⑥ ---
91	5'-0"	5'-0"	7'-6"	Q	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	⑥ ---
92	2'-0"	2'-0"	7'-6"	-	SKYLIGHT	WOOD	DBL.-PANE	YES	METAL-CLAD	---	⑥ ---
93	3'-0"	5'-0"	7'-6"	P	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	⑥ ---
94	3'-0"	5'-0"	7'-6"	P	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	⑥ ---
95	3'-0"	5'-0"	7'-6"	P	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	⑥ ---
96	1'-9"	2'-9"	7'-6"	M	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	⑥ ---
97	2'-6"	7'-6"	7'-6"	G	FIXED	WOOD	DBL.-PANE	YES	METAL-CLAD	---	⑥ ---
98	2'-6"	7'-6"	7'-6"	G	FIXED	WOOD	DBL.-PANE	YES	METAL-CLAD	---	⑥ ---
99	1'-9"	2'-9"	7'-6"	M	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	⑥ ---
100	2'-6"	5'-0"	7'-6"	P	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	⑥ ---
101	2'-6"	5'-0"	7'-6"	P	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	⑥ ---
102	2'-6"	5'-0"	7'-6"	P	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	⑥ ---
103	2'-6"	5'-0"	7'-6"	J	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	⑥ ---
104	4'-6"	5'-0"	7'-6"	J	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	⑥ ---
105	4'-6"	5'-0"	7'-6"	Q	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	⑥ ---
106	2'-6"	5'-0"	7'-6"	P	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	⑥ ---
107	2'-6"	5'-0"	7'-6"	P	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	⑥ ---
108	2'-6"	5'-0"	7'-6"	Q	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	⑥ ---
109	5'-0"	5'-0"	7'-6"	J	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	⑥ ---
110	2'-0"	5'-0"	7'-6"	-	SKYLIGHT	WOOD	DBL.-PANE	YES	METAL-CLAD	---	⑥ ---
111	2'-6"	5'-0"	7'-6"	J	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	⑥ ---
112	2'-6"	5'-0"	7'-6"	J	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	⑥ ---
113	2'-6"	7'-6"	7'-6"	H	FIXED	WOOD	DBL.-PANE	YES	METAL-CLAD	---	⑥ ---
114	2'-6"	2'-0"	9'-6"	H	HOPPER	WOOD	DBL.-PANE	YES	METAL-CLAD	---	⑥ ---
115	2'-6"	2'-0"	9'-6"	H	HOPPER	WOOD	DBL.-PANE	YES	METAL-CLAD	---	⑥ ---
116	2'-6"	2'-0"	9'-6"	H	HOPPER	WOOD	DBL.-PANE	YES	METAL-CLAD	---	⑥ ---
117	2'-6"	7'-6"	7'-6"	H	FIXED	WOOD	DBL.-PANE	YES	METAL-CLAD	---	⑥ ---
118	2'-6"	2'-0"	9'-6"	H	HOPPER	WOOD	DBL.-PANE	YES	METAL-CLAD	---	⑥ ---
119	2'-6"	4'-0"	7'-6"	I	CASEMENT/TILT	WOOD	DBL.-PANE	---	METAL-CLAD	---	⑥ ---

WINDOW NOTES:

ALL CASEMENT WINDOWS USED IN BEDROOMS AS EMERGENCY EGRESS MUST BE "BREAK AWAY" TYPE TO ENSURE COMPLETE OPENABLE AREA FOR ACCESS.

WINDOW DIMENSIONS ARE PROPOSED FINISHED OPENING SIZES. GENERAL CONTRACTOR IS TO VERIFY MANUFACTURER'S NEAREST STOCK SIZES. ALL WINDOW SIZES, SHAPES, COLORS, HARDWARE, SCREENS, GLAZING, ETC. MUST BE APPROVED BY OWNER PRIOR TO ORDERING.

SPECIALTY WINDOWS SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR FOR SITE VERIFICATION AND INSTALLATION.

ALL WINDOWS ARE TO BE DOUBLE GLAZED, WITH A MINIMUM OF ONE TEMPERED PANE, GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2. [§R327.8.2.1]

OWNERS TO SPECIFY WHICH WINDOW ARE TO BE LOW "E".

FOR WINDOWS THAT SERVE AS EMERGENCY EGRESS FROM SLEEPING AREAS:

- MINIMUM NET CLEAR OPENABLE DIMENSION OF 24 INCHES IN HEIGHT.
- MINIMUM NET CLEAR OPENABLE DIMENSION OF 20 INCHES IN WIDTH.
- MINIMUM NET CLEAR OPENABLE DIMENSION OF 5.7 SQUARE FEET IN AREA.
- SILL HEIGHTS OF SUCH OPENINGS SHALL NOT EXCEED 44 INCHES ABOVE FLOOR

ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED TO COMPLY WITH HUMAN IMPACT LOADS PER CRC SECTIONS R308.3 & R308.4 AND LISTED BELOW:

- FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOOR ASSEMBLIES.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARCH OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
 - GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.

JUN A. SILLANO, AIA



721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH ■ (831) 646-1261
FAX ■ (831) 646-1290
EMAIL ■ idg@idg-inc.net
WEB ■ idg-inc.net

DISCLAIMER:

ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, THIS OFFICE AND WERE CREATED



MISSION
LANDSCAPING
P.O. BOX 875
PACIFIC GROVE
CALIFORNIA 93950

P 831 373 8293
F 831 373 2283
www.missionlandscaping.com
email:
missionlandscaping@me.com
Landscape & General
Contractors C27 & B 392291
Landscape Architecture
CA Lic #5906

Project:

Esperanza Carmel
Commercial, LLC
Dolores St.
2 SE of 7th Ave.
Carmel By-The-Sea,
CA 93921

APN: 010-145-012, 023, 024
Revisions:



Drawing Title:

Roof Landscape
Plan

Date: 04/01/21

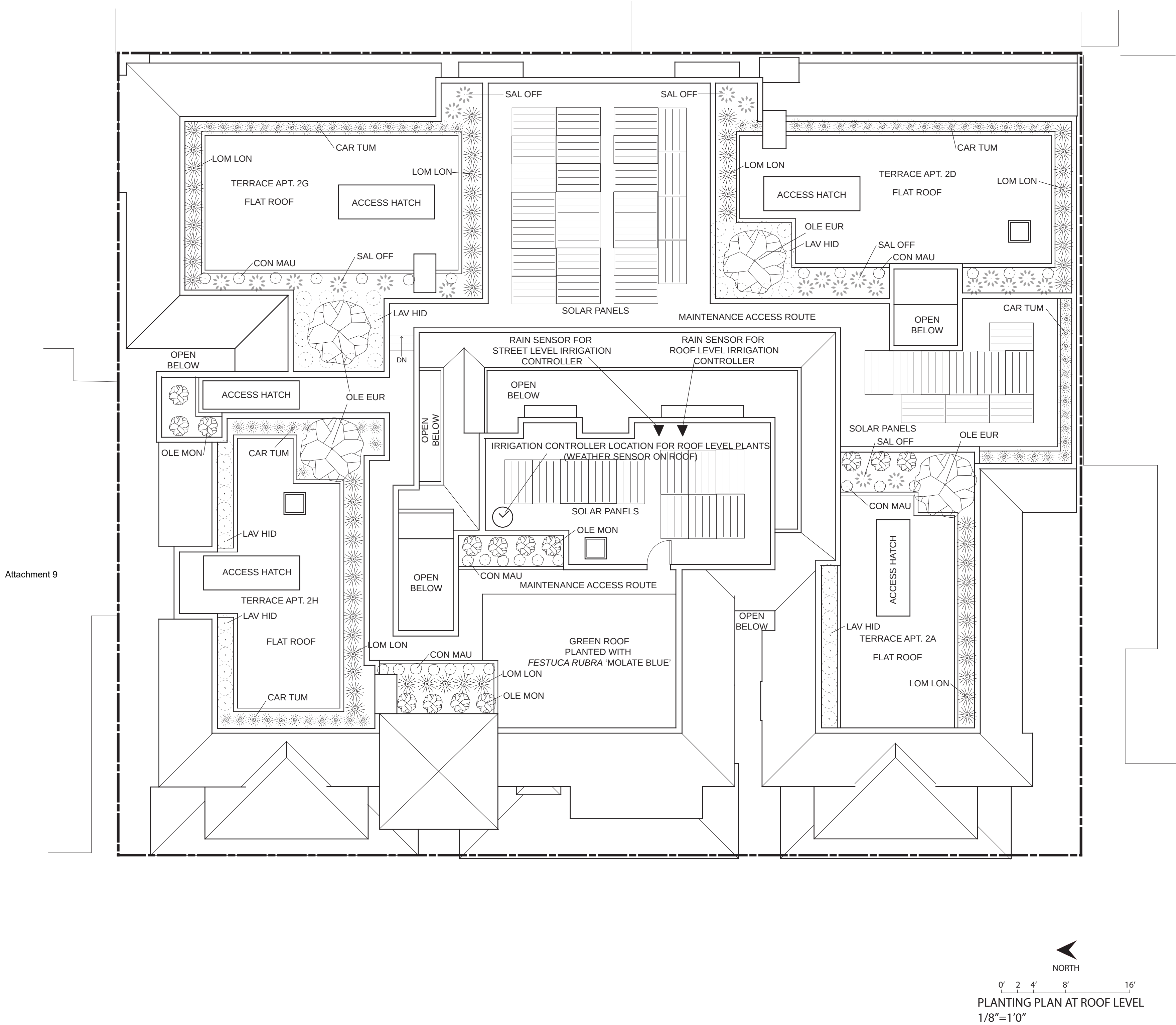
Scale: 1/8" = 1'0"

Drawn By: pW

Page Number:

L1.1

© Mission Landscaping Inc. 2021





Carex tumulicola



Convolvulus mauritanicus



Olea europea 'Montra'



Festuca rubra 'Molate Blue'



Ginkgo biloba 'Fastigiata'



Olea europea 'Majestic Beauty'



Lavandula 'Hidcote Superior'



Lomandra longifolia 'Breeze'

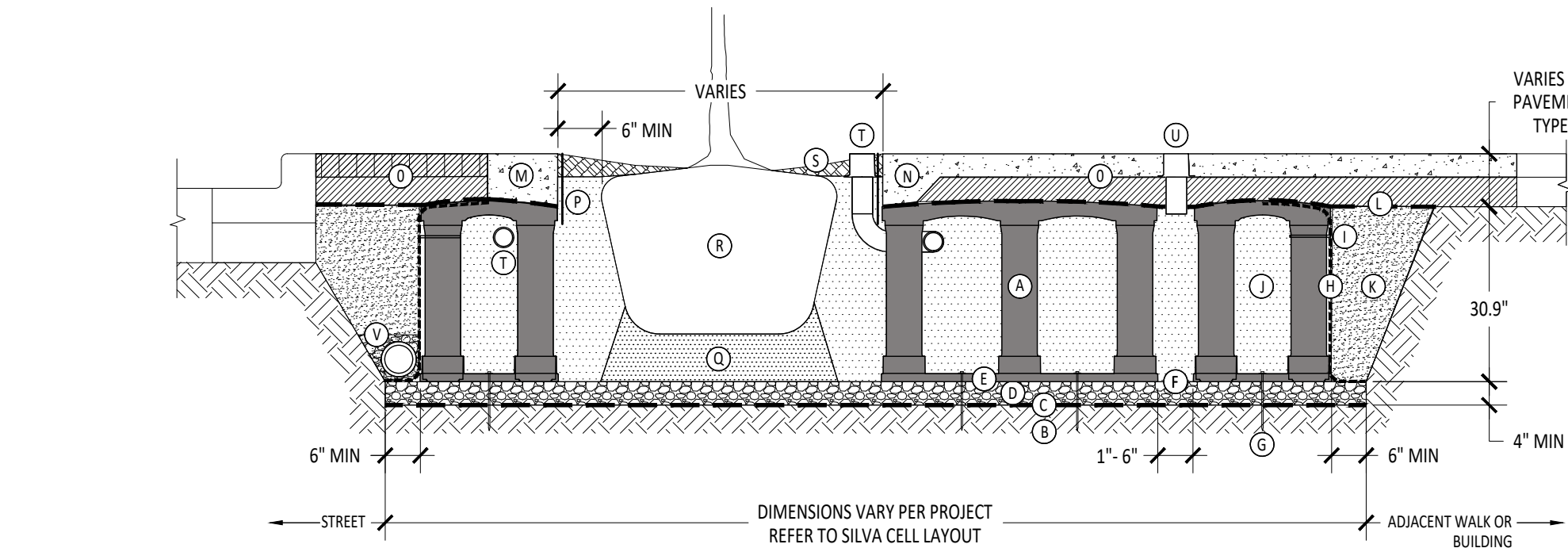


Salvia officinalis



Cupressus macrocarpa

COPYRIGHT © 2021 DEEPROOT GREEN INFRASTRUCTURE. ALL RIGHTS RESERVED.



A

L1.2

SILVA CELL SYSTEM 2X

NOT TO SCALE

KEY PLAN

A

SILVA CELL SYSTEM (DECK, BASE, AND POSTS)

B

SUBGRADE, COMPACTED

C

GEOTEXTILE FABRIC, PLACED ABOVE SUBGRADE

D

4" MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR

E

SILVA CELL BASE SLOPE, 10% MAX

F

1" TO 6" SPACING BETWEEN SILVA CELLS AT BASE

G

ANCHORING SPIKES, CONTACT DEEPROOT FOR ALTERNATIVE

H

GEOGRID, WRAPPED AROUND PERIMETER OF SYSTEM, WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK)

I

CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE, AS NEEDED

1

PLANTING SOIL, PER PROJECT SPECIFICATIONS, PLACED IN LIFTS AND WALK-IN COMPACTED TO 75-85% PROCTOR

2

COMPACTED BACKFILL, PER PROJECT SPECIFICATIONS

3

GEOTEXTILE FABRIC TO EDGE OF EXCAVATION

4

RIBBON CURB AT TREE OPENING (TO BE USED WITH PAVERS OR ASPHALT)

5

THICKENED EDGE AT TREE OPENING (TO BE USED WITH CONCRETE)

6

PAVEMENT AND AGGREGATE BASE PER PROJECT *

7

DEEPROOT ROOT BARRIER, 12" OR 18", DEPTH DETERMINED BY THICKNESS OF PAVEMENT SECTION, INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT

8

PLANTING SOIL BELOW ROOT BALL, COMPACTED WELL TO PREVENT SETTLING

9

ROOT BALL

10

TREE OPENING TREATMENT, PER PROJECT SPECIFICATIONS

11

DEEPROOT WATER AND AIR VENT, ROOTBALL, WHEN REQUIRED

12

DEEPROOT WATER AND AIR VENT, WHEN REQUIRED

13

UNDERDRAIN SYSTEM, WHEN REQUIRED (LOCATION AND DETAILS BY OTHERS)

MINIMUM PAVEMENT PROFILE OPTIONS TO MEET H-20 LOADING

PAVEMENT	+ AGGREGATE BASE COURSE
4" CONCRETE	+ 4" AGGREGATE
3" PAVER	+ 12" AGGREGATE
4" ASPHALT	+ 12" AGGREGATE
2.6" PAVER	+ 5" CONCRETE

NOTES

1

EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS

2

INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS

3

PROVIDE SUPPLEMENTAL IRRIGATION

4

DO NOT SCALE DRAWINGS

deeproot

DeepRoot Green Infrastructure

www.deeproot.com

T 415 781 9700

F 415 781 0191

SILVA CELL SYSTEM 2X

NOT TO SCALE
FEET

MISSION
LANDSCAPING
P.O. BOX 875
PACIFIC GROVE
CALIFORNIA 93950

P 831 373 8293
F 831 373 2283
www.missionlandscaping.com
email:
missionlandscaping@me.com
Landscape & General
Contractors C27 & B 392291
Landscape Architecture
CA Lic #5806

Project:

Esperanza Carmel
Commercial, LLC
Dolores St.
2 SE of 7th Ave.
Carmel By-The-Sea,
CA 93921

APN: 010-145-012, 023, 024
Revisions:

Drawing Title:

Landscape Details
and Plant Pictures

Date: 04/01/21
Scale:
Drawn By: pw
Page Number:

L1.2

© Mission Landscaping Inc. 2021



MISSION
LANDSCAPING
P.O. BOX 875
PACIFIC GROVE
CALIFORNIA 93950

P 831 373 8293
F 831 373 2283
www.missionlandscaping.com
email:
missionlandscaping@me.com
Landscape & General
Contractors C27 & B 392291
Landscape Architecture
CA Lic #5906

Project:

Esperanza Carmel
Commercial, LLC
Dolores St.
2 SE of 7th Ave.
Carmel By-The-Sea,
CA 93921

APN: 010-145-012, 023, 024
Revisions:



Drawing Title:

Landscape Details
and Plant Pictures

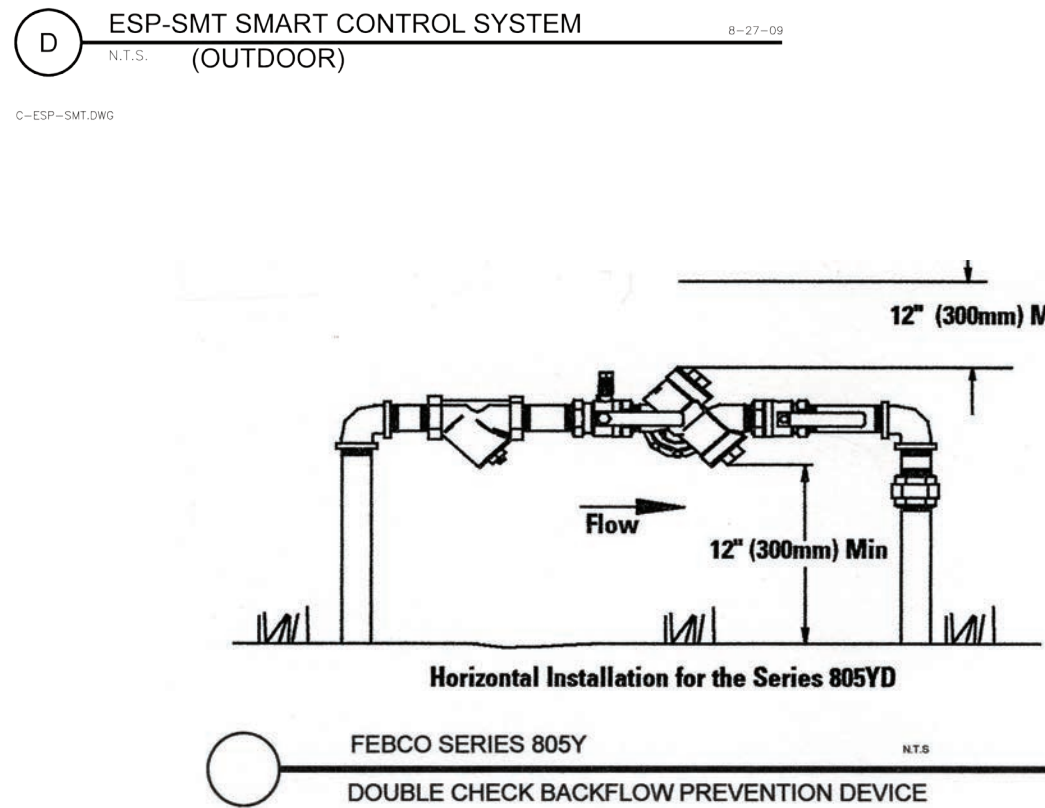
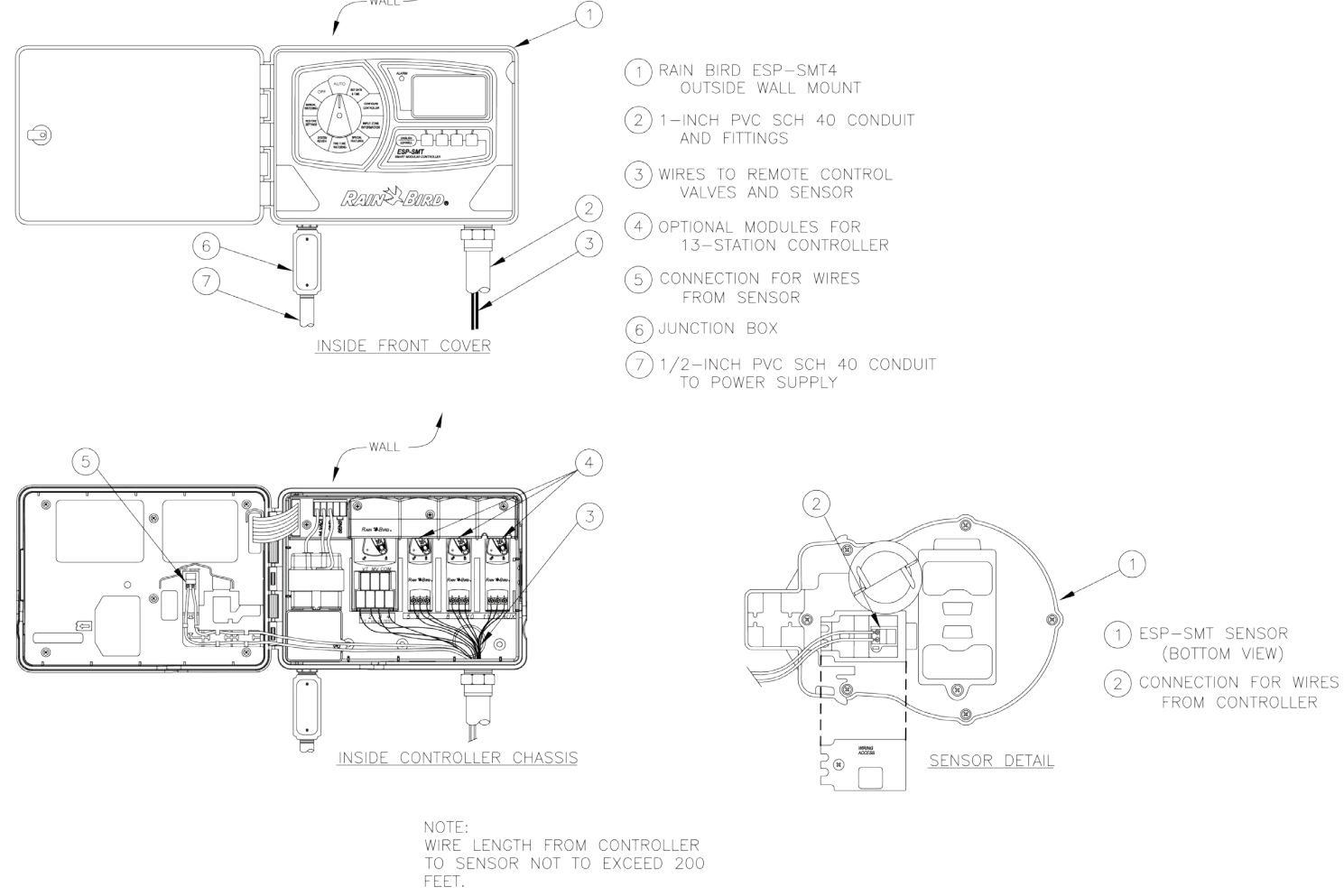
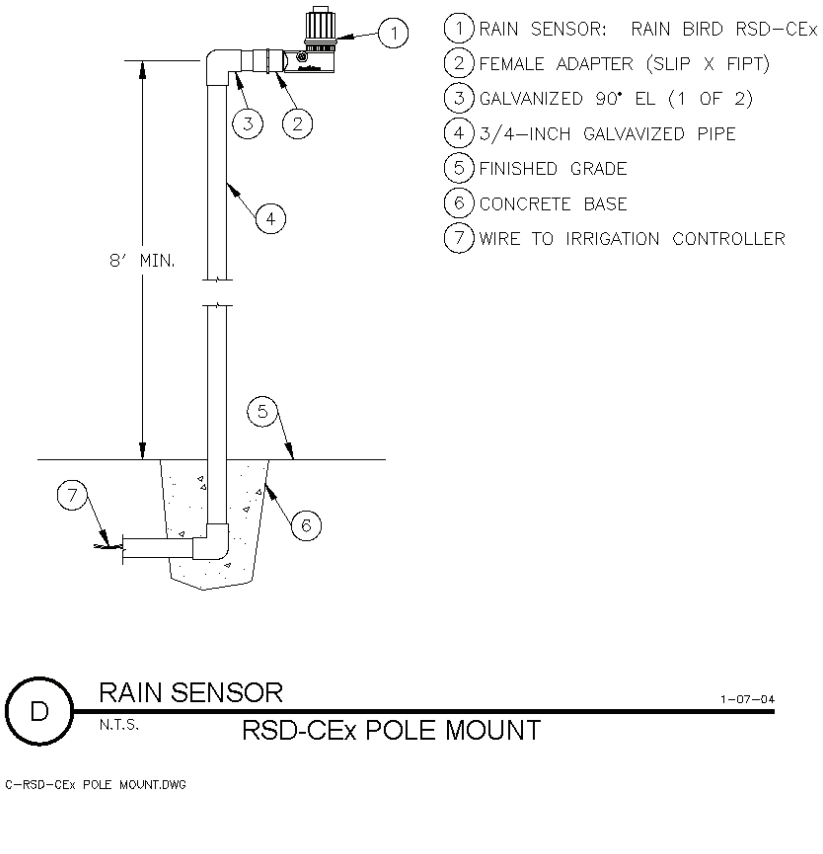
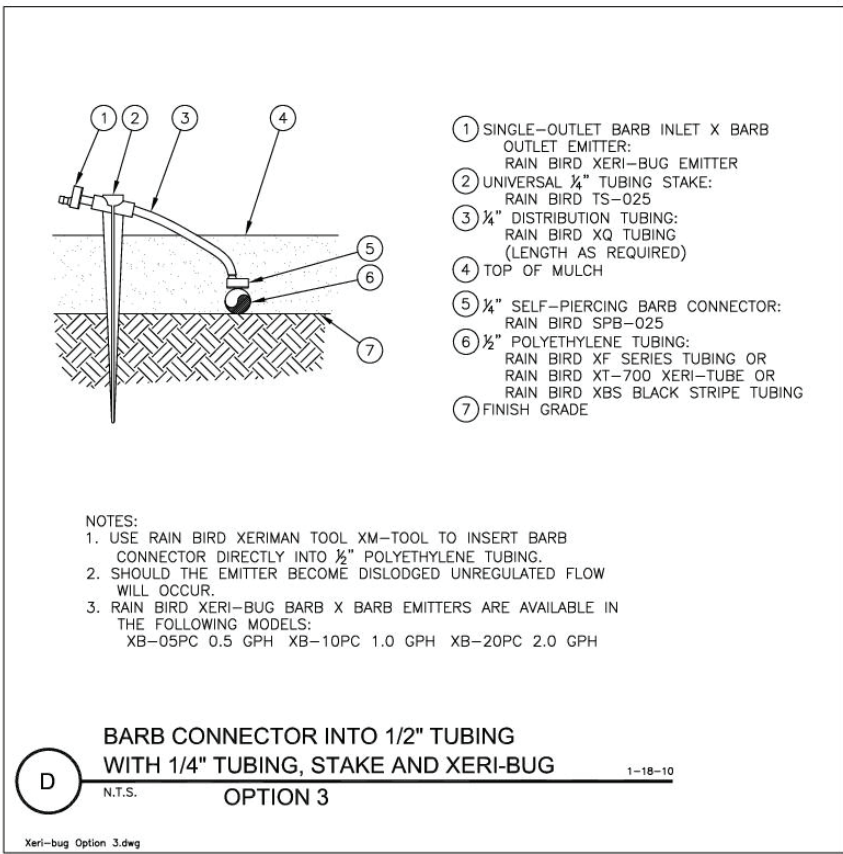
Date: 04/01/21

Scale:

Drawn By: pw

Page Number:

L1.3



Water Efficient Landscape Worksheet							
Instructions:							
Fill in all items in this color							
Answer is shown in this color							
Reference Evapotranspiration (Eto)		32.9		Carmel			
	ETWU requirement	ETWU requirement	ETWU requirement	ETWU requirement	MAWA requirement	ETWU requirement	
Hydrozone#/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (LA) (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
1) low water use plants	0.2	Drip	0.81	0.247	1,016	250.86	5,117
2) medium water use plants	0.4	Drip	0.81	0.494	24	11.85	242
3) high water use (pool & spa)	0.7	Drip	1	0.700	0	0.00	0
							0
			Totals		1,040	262.72	5,359
Special Landscape Areas (SLA): Recycled Water							
1) low water use plants				1	0	0	0
2) medium water use plants				1	0	0	0
3) medium water use plants				1	0	0	0
				Totals	0	0	0
				Estimated Total Water Use (ETWU)		5,359	
				Maximum Allowed Water Allowance (MAWA)		9,546	
Plant Water Use Type	Plant Factor	Irrigation method	Irrigation Efficiency				
very low	0-0.1	overhead spray	0.75				
low	0.1-0.3	drip	0.81				
medium	0.4-0.6						
high	0.7-1.0						
MAWA (annual gallons allowed)=(Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]							
where 0.62 is a conversion factor that converts acre-inches per acre/year to gallons per sq. ft. / year. LA is the total landscape area in sq. ft, SLA is the total special landscape area in sq. ft., and ETAF is .55 for residential areas and 0.45 for non residential areas.							
ETAF Calculations							
Regular Landscape Areas							
Total ETAF x Area	263						
Total Area	1,040	Average ETAF for regular landscape areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.					
Average ETAF	0.25						
All Landscape Areas							
Total ETAF x Area	263						
Total Area	1,040						
Sitewide ETAF	0.25						

ESTIMATED TOTAL WATER USE = 5,359 GALLONS PER YEAR
MAXMUM ALLOWED WATER ALLOWANCE = 9,546 GALLONS PER YEAR
ETWU IS LESS THAN MAWA

IRRIGATION NOTES:

VALVE SIZES ON PLAN ARE SCHEMATIC AND NOT ACTUAL SIZE OF BOXES

SYSTEM DESIGNED TO PREVENT LOW HEAD DRAINAGE AND NO OVERSPRAY OR RUNOFF

IRRIGATION LAID OUT TO CONFORM TO HYDROZONES INDICATED ON LANDSCAPE PLAN

SYSTEM DESIGNED TO ACHIEVE MINIMUM IRRIGATION EFFICIENCY OF .75 FOR OVERHEAD SPRAY AND .81 FOR DRIP ZONES

SYSTEM USES LOW VOLUME IRRIGATION IN MULCHED PLANTING AREAS

SYSTEM HAS MATCHED PRECIPITATION RATES FOR HEAD AND EMISSION DEVICES

THE IRRIGATION HEADS ARE LAID OUT FOR OPTIMAL SPACING

SWING JOINTS ARE USED ON ALL SPRINKLER HEADS

SYSTEM USES CHECK OR ANTI-DRAIN VALVES

SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY FOR TURF OR OTHER AREAS LESS THAN 10 FEET IN WIDTH

WHERE SPRINKLER HEADS ARE CLOSER THAN 24" TO HARDSCAPE, HARDSCAPE IS DESIGNED TO DRAIN ENTIRELY INTO LANDSCAPE

EACH VALVE IRRIGATES HYDROZONE WITH SIMILAR CONDITIONS WITH SPRINKLER HEADS AND EMISSION DEVICES THAT ARE APPROPRIATE FOR THE PLANT TYPE WITHIN THE HYDROZONE

TREES WILL BE PLACED ON SEPARATE VAVLES FROM SHRUBS, GROUNDCOVERS, AND TURF WHERE FEASIBLE

DRIP EMITTERS TO BE 1 GPH UNLESS OTHERWISE NOTED

ALL IRRIGATION MAIN LINE TRENCHING SHALL BE A MINIMUM OF 18" MIN. BELOW FINISH AT PLANTER BEDS AND 24" MIN. BELOW PAVED SURFACES. LATERAL LINES TO BE 12" BELOW FINISH AND DRIP LINES TO BE 5" BELOW FINISH.

CONNECT IRRIGATION WATER LINE TO DOMESTIC MAIN SUPPLY VIA BACKFLOW PREVENTION DEVICE. (SEE DETAIL.)

ALL BANKS OF IRRIGATION VALVES TO BE CONNECTED TO IRRIGATION MAINLINE AFTER A GATE VALVE FOR SERVICING OF INDIVIDUAL BANKS.

IRRIGATION DEMAND:

14GPM AT 55 PSI STATIC UPSTREAM OF BACKFLOW PREVENTOR. VERIFY EXACT PRESSURE PRIOR TO COMMENCEMENT OF WORK.

ALL TRENCHES FOR IRRIGATION WORK TO BE LAID OUT ONSITE TO AVOID DAMAGE TO ANY EXISTING TREE ROOTS

AUTOMATIC CONTROLLER DEVICE:

SHALL BE WALL MOUNTED AS DIRECTED BY LANDSCAPE CONTRACTOR. SERVICE TO BE 120 VOLT AC HARDWIRED PER ELECTRICAL CONTRACTOR.

LOW VOLTAGE LIGHTING:

TO BE INSTALLED IN ELECTRAL CONDUIT. RUN ADDITIONAL 2" CHASES AND EXTRA WIRES AS NEEDED. LOCATE BEOW MAIN IRRIGATION LINES. SEE ELECTRICAL PLAN.

HOSE BIBS:

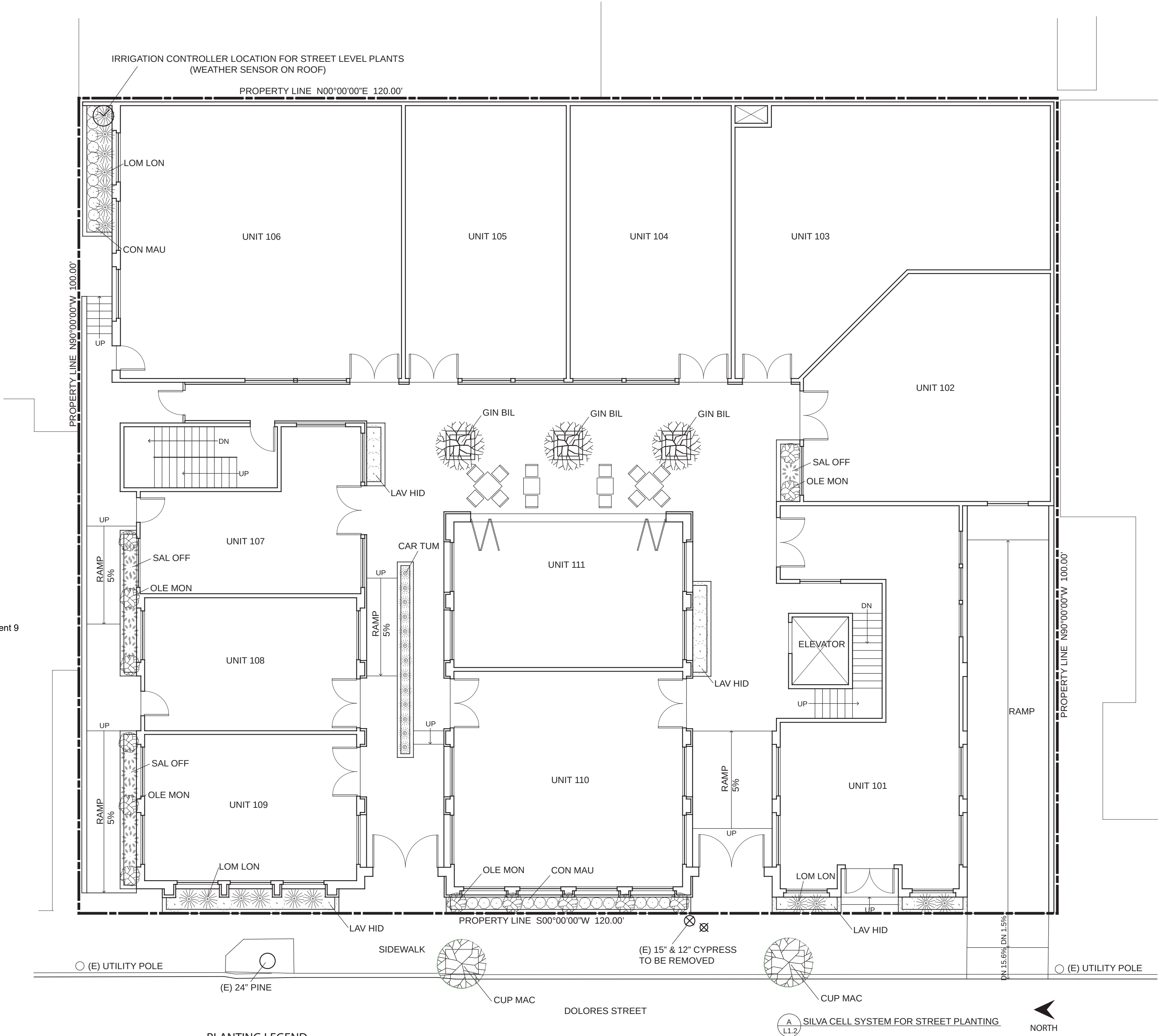
TO BE BRASS AND INSTALLED ON A 4"x4" PRESSURE TREATED POST.

VALVE BOXES, PIPE, AND HOSE BIBS:
ALL EXPOSED COMPONENTS OF IRRIGATION SYSTEM TO BE PURPLE IN COLOR TO SHOW IT IS RECLAIMED WATER IF NECESSARY..

IRRIGATION SCHEDULE:
FOR ESTABLISHMENT PERIOD - ONE YEAR
1 AND 2 GALLON PLANTS 15 MINS X 2 TIMES PER WEEK
5 AND 15 GALLON PLANTS 20 MINS X 2 TIMES PER WEEK
24" BOX TREES 30 MINS X 2 TIMES PER WEEK

FOR MATURE PERIOD - AFTER ONE YEAR OR DETERMINE ON PLANT TO PLANT BASIS
1 AND 2 GALLON PLANTS 15 MINS X 1 TIMES PER WEEK
5 AND 15 GALLON PLANTS 20 MINS X 1 TIMES PER WEEK
24" BOX TREES 30 MINS X 1 TIMES PER WEEK

AS PLANTS MATURE AND BECOME MORE ESTABLISHED, THE IRRIGATION CAN BEGIN TO TAPER OFF AS MUCH AS THE PLANTS WILL ALLOW.



PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	WUCOLS
CAR TUM	<i>Carex tumulicola</i>	Foothill Sedge	91	1 gal	Low
CON MAU	<i>Convolvulus mauritanicus</i>	Ground Morning Glory	52	1 gal	Low
CUP MAC	<i>Cupressus macrocarpa</i>	Monterey Cypress	2	5 gal	Low
FES RUB	<i>Festuca rubra</i> 'Molate Blue'	Molate Blue Fescue	1 lb	seed	Low
GIN BIL	<i>Ginkgo biloba</i> 'Fastigiata'	Upright Maidenhair Tree	3	24" box	Med
LAV HID	<i>Lavandula</i> 'Hidcote Superior'	Hidcote Supereor	65	1 gal	Low
LOM LON	<i>Lomandra longifolia</i> 'Breeze'	Dwarf Mat Rush	80	5 gal	Low
OLE EUR	<i>Olea europaea</i> 'Majestic Beauty'	Majestic Beauty Fruitless Olive	4	15 gal	Low
OLE MON	<i>Olea europaea</i> 'Montra'	Little Ollie	27	5 gal	Low
SAL OFF	<i>Salvia officinalis</i>	Garden Sage	35	5 gal	Low

SCOPE OF WORK:

THIS PROJECT INVOLVES LANDSCAPE INSTALLATION IN PLANTERS WITH NEW LOW FLOW DRIP IRRIGATION SYSTEM. THE LANDSCAPE IS DESIGNED TO USE ALL NATIVE AND/OR DROUGHT TOLERANT PLANTING.

PROJECT INFORMATION:

OWNER	ESPERANZA CARMEL COMMERCIAL, LLC ATTN: CHRISTOPHER MITCHELL
SITE	DOLORES ST 2 SE OF 7TH AVE. CARMEL-BY-THE-SEA, CA LOTS: 6,8,10 BLOCK 91
APN	010-145-012, 023, 024
TOPOGRAPHY	FLAT
TREE REMOVAL	NONE
GRADING	SEE CIVIL SHEET

LANDSCAPING STATEMENT:

I PATRICK WILSON CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL CITY OF CARMEL'S LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE, DROUGHT TOLERANT, NON-INVASIVE SPECIES; LIMITED TURF; AND LOW-FLOW, WATER CONSERVING IRRIGATION FIXTURES

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

XERISCAPE PRACTICES:

1. LOW WATER USE, DROUGHT TOLERANT PLANTS
2. WATER CONSERVING IRRIGATION TECHNIQUES AND SYSTEMS
3. DRIP IRRIGATE ALL PLANT MATERIAL
4. INSTALLATION OF RAIN SENSOR

PLANTING NOTES:

ALL LANDSCAPE AREAS SHALL BE CONTINUOUSLY MAINTAINED IN A LITTER FREE, WEED FREE CONDITION AND ALL PLANT MATERIAL SHALL BE CONTINUOUSLY MAINTAINED IN A HEALTHY GROWING CONDITION.

STAKING:
STAKING SHALL BE PROVIDED FOR TREES AND SHRUBS AS NEEDED. TIES TO BE LOCATED AND SIZED TO ALLOW FOR EXPANSION AND GROWTH.

MULCHING:
SPREAD 3" OF MULCH OVER ALL EXPOSED PLANTING AREAS

COMPOST MINIMUM OF 4 CUBIC YARDS PER 1,000SQFT OF PERMEABLE AREA TO A DEPTH OF 6"

STAGING:
WHEN STAGING PLANT MATERIAL ON SITE INSTALL A TEMPORARY DRIP LINE AS NEEDED.

SOIL AMENDMENT TO BE ADDED TO PLANTED ARE AS NEEDED FOR PLANT MATERIAL

BUILDING DEPARTMENT NOTES:

PERMITS & INSPECTIONS:

THE CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS FOR THE WORK AND GIVE THE OWNER TIMELY NOTICE OF INTENT TO EACH INSPECTION.

CODES:

ALL MATERIAL, WORKMANSHIP AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF THE UBC AND LOCAL BUILDING CODES.

NO POTABLE WATER MAY BE USED FOR COMPACTION OR DUST CONTROL PURPOSES IN CONSTRUCTION ACTIVITIES WHERE THERE IS A REASONABLY AVAILABLE SOURCE OF RECLAIMED WATER.

CONTRACTOR TO USE AUTO SHUT-OFF NOZZLES ON ANY WATER HOSES USED ON THE PROJECT.

LAYOUT NOTES:
ANNOTATED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DRAWINGS.

FIRE SAFETY NOTES:
ALL NON IRRIGATED BRUSH TO BE KEPT AT GROUND LEVEL FOR AN AREA OF 50' SURROUNDING THE PROPOSED RESIDENCE.

TREES TO BE CLEARED OF DEAD LIMBS WITHIN A 50' RADIUS OF THE PROPOSED RESIDENCE. ANY TREE LIMBS WITHIN 10' OF A CHIMNEY WILL BE REMOVED.



MISSION
LANDSCAPING

P.O. BOX 875
PACIFIC GROVE
CALIFORNIA 93950

P 831 373 8293

F 831 373 2283

www.missionlandscaping.com

email:

missionlandscaping@me.com

Landscape & General

Contractors C27 & B 392291

Landscape Architecture

CA Lic #5806

Project:

Esperanza Carmel
Commercial, LLC
Dolores St.
2 SE of 7th Ave.
Carmel By-The-Sea,
CA 93921

APN: 010-145-012, 023, 024

Revisions:



Drawing Title:

Street Level Landscape
Plan

Date: 04/01/21

Scale: 1/8" = 1'0"

Drawn By: pW

Page Number:

L1.0



Fwd: Historic Resource Board Meeting - 7D

Evan Kort <ekort@ci.carmel.ca.us>
To: Evan Kort <ekort@ci.carmel.ca.us>

Fri, Jan 20, 2023 at 3:08 PM

----- Forwarded message -----

From: kristi ecocarmel.com <kristi@ecocarmel.com>

Date: Fri, Jan 20, 2023 at 12:04 PM

Subject: Historic Resource Board Meeting - 7D

To: jchroman@ci.carmel.ca.us <jchroman@ci.carmel.ca.us>, egoodhue@ci.carmel.ca.us <egoodhue@ci.carmel.ca.us>, khall@ci.carmel.ca.us <khall@ci.carmel.ca.us>, kpomeroy@ci.carmel.ca.us <kpomeroy@ci.carmel.ca.us>

Cc: Brandon Swanson <bswanson@ci.carmel.ca.us>

To the Members of the Carmel Historic Resource Board,

Firstly, I want to say "thank you" for all of your work in keeping Carmel's history and historical architecture intact. As a third generation Carmelite, I can't say enough about how important your work is. I am also a business owner here and in speaking to the many visitors I meet about what they love about Carmel, it is always included that they love that the town isn't full of modern buildings, that it isn't built to the edges with structures that people can see in any town. They love that it is unique, and it has culture and history.

I am writing to you today to express my dismay that the community room of the old Palo Alto Savings and Loan Bank is again being asked for relocation. This has been asked before by Fred Kern in 2017 and was denied. It was also asked before that by John Mandurrigo, and denied. I sat in at those meetings and what came up each time was that the interplay and integrity of the two buildings together as they sit north to south of one another would be destroyed if one was moved, which I have to agree.

Kern in 2017, after being denied by the Historic Resource Board to move the community room to the east side of the main 7D building, appealed this decision to the City Council and was denied there as well. This is when Kern started creating a plan that would keep the building where it is and work with it.

I am writing this and attaching Pine Cone articles on the subject plus the minutes to the Feb 4, 2020 appeal to the City Council because I just can't believe that the same topic can come up again and have a different result.

There should be strength and merit in the decisions of previous board members of both the historic resource board and the city council. A developer can't just keep trying with different board members to get a different answer.

It also has been the 50 years now that both the city council and the historic resource board have again and again pointed to. Please, I ask you to honor that and preserve this set of buildings as they stand. I also encourage you to walk around them and see how the angles play together. I walk there daily and love them. There was a decision as well that the parking lot be also deemed historic (see below) and my main thoughts on that is that this building is its most beautiful when seen from all sides. Cramming another building around it will also take that away.

Pine Cone Feb 7 2020:

As a result of Clovis' evaluation, then-planning director 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). He also recommended that the board find the changes Kern wants to make to the smaller building to be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

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.

Thank you again, for all that you do to preserve Carmel. It is the existence of the work that you do, that will help keep Carmel the unique place that it is for our visitors and generations to come. Please consider preserving this building as it is.

Attachment 10

Sincerely,
Kristi Reimers

6 attachments



PINE CONE JAN 2020: Part 1.png
1224K



Pine Cone JAN 2020: Part 2.png
582K



Pine Cone Nov 17 2017 PART 1.png
2602K



Pine Cone Nov 17 Part 2.png
667K

 CITY COUNCIL MINUTES FEB 4, 2020 (Appeal by Kern).pdf
506K

 NOV 2019 HRB Meeting Minutes page 4-5.pdf
75K

Battle over historical significance of old bank building rages on

By MARY SCHLEY

THE FOOTBALL that is the former savings and loan building at Seventh and Dolores is back in play with the reemergence of arguments over whether it's historic. After a decade of fighting over the issue in city hall and Monterey County Superior Court, the city council decided in 2006 that the modern-style building designed by architects Walter Burde and Will Shaw in 1972 was not historic. The argument went dormant until late last year, when the historic resources board decided it has now become historic, a designation that severely restricts what can be done to it. The owner wants the city council to overturn that decision at its Feb. 4 meeting.

Developer Fred Kern wants to build condos and apartments on what is now the parking lot for the building on the southeast corner that is used as a restaurant, and his plans include expanding a small rear building and turning it into a market. The planning commission last August reviewed the plans and supported them with some

minor modifications, but the city council three months later told Kern he couldn't use part of the sidewalk for a hydraulic car lift to access an underground garage and couldn't have the condos' balconies extending out over the sidewalk, as the plans proposed.

On Nov. 18, 2019, although a planner recommended the historic resources board issue a "determination of ineligibility for the Carmel historic inventory" because consultant Meg Clovis concluded the building was not eligible for historic designation, the board added the property to the city's historic list and demanded the right to review Kern's project.

Now it's significant

Eight days later, he filed an appeal asking the city council to overturn that decision, but acting planning director Marnie Waffle is now recommending the council uphold the historic designation, which significantly limits what can be done to the

See HISTORIC page 19A

HISTORIC

From page 3A

former bank and the separate building in the back.

While the word “historic” suggests a place where something important happened, or at least somebody important lived, lately the term has been applied to buildings because they are believed to have architectural significance. Waffle said the two structures at 7D should be preserved because the historic resources board concluded they “have characteristics of Second Bay Region style,” still have their original design, “represent a theme in the historic context statement,” and are “architecturally significant.”

She also said the council decision 14 years ago is irrelevant because a designation of ineligibility only lasts five years.

In addition, Waffle said the building is eligible for the state historic register, so any proposed changes to it will be subjected to the California Environmental Quality Act, which requires any modifications to be consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

Other topics

The city council is set to decide the future of the old bank building at its Feb. 4 meeting, which will be held in city hall on Monte Verde south of Ocean at 4:30 p.m.

Also on the agenda are a report on Car Week events and their required permits, a midyear budget report and increase of \$24,000 in spending, a report from public works director Bob Harary on the state of the city’s infrastructure, and an ordinance to adopt various California building codes. For a full agenda, go to ci.carmel.ca.us.

SEVENTH & DOLORES PROPONENTS HAVE WORK CUT OUT

By MARY SCHLEY

NOW THAT it's home to a busy steakhouse, the former bank building at Seventh & Dolores could see further changes. But developer Fred Kern and architect Adam Jeselnick's proposal to relocate the smaller of the two buildings from the Dolores Street side to the Seventh Avenue side — so it could be better used for the restaurant and make space for more outdoor seating and fire pits — failed to generate support from the majority of the planning commission when the idea was raised last week.

Jeselnick's drawings call for moving the 608-square-foot, one-story building from the south side of the main building to the east side, and building a 2,380-square-foot basement below it. A new outdoor seating area with five fire pits, planters and a trellis would be constructed, and the existing 530-square-foot basement below the main restaurant would be expanded to 1,207 square feet.

The trellis would have a canvas canopy to dampen noise from outdoor diners, and there would be no increase in the number of restaurant seats. The southern half of the property would be used for parking.

Planning director Marc Wiener raised several issues. He suggested requiring landscaping to soften the parking area, and wanted assurance the small building would be used as an extension of the restaurant, not as a bakery or coffee shop or other separate “specialty restaurant.”

See 7D page 17A



GRAPHIC/CARMEL PLANNING DEPARTMENT

A graphic shows where the small building on the south side of the Seventh & Dolores Steakhouse would be moved, if the city OK'd it.

7D

From page 1A

Wiener then raised the issue of historical significance, a battle that was fought over the old bank for a decade when designer John Mandurrago was proposing to demolish it, and ultimately resolved in court by the current owner, Jeff Peterson, in 2008. While the modern-style building, which was designed in 1972 by architects Walter Burde and Will Shaw, was deemed not historic then, Wiener told commissioners they could ask the historic resources board to weigh in again, as it's been 11 years since the last evaluation.

He also pointed out that since the property contains four lots, the southern half could conceivably be developed with a separate project in the future if the small building is moved to the Seventh Avenue side.

"It's nice to be appearing before you tonight talking about a successful restaurant that is basically looking to better utilize the space that they have," Jeselnick told commissioners when it was his turn to speak. He noted the small building was approved for two dozen seats but is logistically challenging to use, because it's so cut off from the main restaurant. Moving it would provide better access from the kitchen and consolidate the outdoor seating in the back. The basement would be used for more food storage, equipment, and maybe an extension of the kitchen.

Jeselnick said there are no plans to split the property, which was subdivided by Frank Powers in 1902.

'Categorically opposed'

Kristi Reimers, owner of the EcoCarmel store and a tenant of one of the second-floor apartments on her family's property, which backs up to the Seventh & Dolores lots, represented her parents, as well as her aunt and uncle, at the Nov. 8 meeting. She said they are concerned about the noise and aromas from the outdoor seating, and suggested the HRB review the historical significance of the building. Reimers also requested a "parking study."

"It's very clear to us and others who have read the plans that there are plans afoot for the property that are as yet undisclosed," she added. "We believe it important the commission not consider this preliminary proposal at all until the applicants provide their plans for the complete property to the public and to the commission."

Electrician Mike Cate, who has an apartment across the street, expressed concern about "the loss of balance between these two buildings," and said their architecture and configuration are "characteristic of the artistic and creative approach in Carmel at the time it was built."

Cate also doubted the owners wouldn't want to further develop the open area to the south.

Resident Barbara Livingston said the "huge parking lot would be offensive," and that "all over town, people are talking about the proposed development for the southern lots."

Kern said moving the small building and laying canvas over the outdoor seating areas will reduce the noise that nearby residents have complained about. The proposal intends to improve the property's aesthetics and parking, he noted, and he objected to any further historical review.

"We've been down this road," he said. "We've been to court and we won. This is not a historic building."

Commissioner Stephanie Locke said it was "an interesting concept," and she sympathized with the difficulty of using the rear building as it is. "I'm somewhat supportive of how the proposed project would move the customers into one single area, where the restaurant vibrancy would really be, and they'd be able to do the outdoor seating," she said.

Commissioner Julie Wendt was "torn," because she understands the logistical challenges, "but at the same time, that Walter Burde design is a one-of-a-kind in Carmel, and I personally think that moving the smaller structure to the Seventh Avenue side would destroy his design and what he intended." She also pushed for review by historians.

Commissioner Michael LePage applauded the successful "adaptive reuse" of the building. "There are people there,

there's activity," he said, as opposed to when it was being infrequently used as an event center.

"It's key to understand that in a commercial district, you've got to have the concept of adaptive reuse," he said. "The owners have been trying to find a way to make it work, and it's a process."

He said the proposal to move the building isn't akin "to destroying anything," and, "in fact, it could even enhance it."

His biggest concern would be noise impacts to the neighboring apartments, which could be rectified, he said, concluding that he was generally in favor of it.

Commissioner Gail Lehman said she too was torn, but "it would take a lot of convincing to get me to a favorable vote."

"I'm unconvinced that this is the correct thing to do for this property," she said.

Chair Don Goodhue, however, was not torn at all.

"To dismember this building will destroy the integrity of this design," he said. "I think it should be stopped right here."

Because the hearing was simply to get feedback from the commission, there was no vote.



Kick-Boxing and Karate Classes

Introductory Special Pricing

Private lessons available

831-372-3656

www.gregdowsdojo.com

Greg Dow's Ultimate Fitness Center
1169 Forest Avenue - Pacific Grove, CA



CALIFORNIA
SKIN INSTITUTE

SKIN CARE
EXPERTISE
NOW SERVING
CARMEL-BY-THE-SEA





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

February 4, 2020
PUBLIC HEARINGS

TO:	Honorable Mayor and City Council Members
SUBMITTED BY:	Marnie Waffle, AICP, Sr. Planner
APPROVED BY:	Chip Rerig, City Administrator
SUBJECT:	Consideration of an Appeal (AP 19-486, CPines 7, LLC) of a decision by the Historic Resources Board to add property to the Carmel Historic Inventory located at the southeast corner of Dolores Street and 7th Avenue.

RECOMMENDATION:

Deny Appeal (AP 19-486, CPines 7, LLC) and uphold the Historic Resources Board decision to add property to the Carmel Historic Inventory located at the southeast corner of Dolores Street and 7th Avenue.

BACKGROUND/SUMMARY:

Project Description

The project site is 16,000 square feet in size and is composed of four lots of record (Lots 2, 4, 6 & 8), located at the southeast corner of Dolores Street and 7th Avenue. The northern two lots (Lots 2 & 4) total 8,000 square feet and are developed with the former Palo Alto Savings and Loan building which is currently being used as a restaurant. The southern two lots (Lots 6 & 8) also total 8,000 square feet and are developed with a small building (formerly the “community room”) which is currently being used as a private dining room by the restaurant and a parking lot which provides off-street parking for the restaurant.

On June 28, 2019, the city received an application for concept review (CR 19-267, CPines 7, LLC) for the development of the southern two lots (Lots 6 & 8) with two multi-family buildings totaling 9,030 square feet and a subgrade garage. The project also includes a 452 square-foot addition to the 605 square-foot private dining room building in order to establish a food store. The total floor area proposed on Lots 6 & 8 is 10,090 square feet. The Planning Commission reviewed the project in concept at their August 14, 2019 meeting and were generally supportive, recommending only minor changes to the proposal. The City Council reviewed an encroachment permit application for the project at their November 4, 2019 meeting and denied a request to install a hydraulic lift in the public sidewalk. On November 18, 2019, the Historic Resources Board added the property to the city’s historic inventory.

Historic Eligibility

Carmel Municipal Code (CMC) Section 17.32.050 states,

“It shall be unlawful for any person, corporation, association, partnership or other legal entity to directly

or indirectly alter, remodel, demolish, grade, relocate, reconstruct or restore any property without first determining if the property is eligible for the inventory”

and

“No application for property development shall be deemed complete unless it includes a determination that the property is either eligible or ineligible for the Carmel Inventory. For properties where eligibility has not yet been established, the Department shall initiate the process for determining eligibility upon the filing of any application for property development.”

The proposed project requires that the property be evaluated for historic eligibility. Staff retained historic preservation professional Meg Clovis to prepare a Phase 1 Historic Evaluation of the property (Attachment 1). The Phase 1 includes an evaluation of whether the property is eligible for listing as a historic resource at the national, state and local level.

Phase 1 Historic Evaluation

The former Palo Alto Savings and Loan building was constructed in 1972 and is currently 47 years old. It was designed by noted architects, Walter Burde and William Shaw, both of whom are listed in the City's Historic Context Statement. The architectural style of the buildings are characteristic of the Second Bay Region Tradition.

When evaluating properties for inclusion on the Carmel Historic Inventory, a property should be at least 50 years old, among other things. Buildings less than 50 years old can be added to the Historic Inventory (CMC 17.32.040.H), but must be of *“exceptional importance to the City, State, or nation based on its unusually strong contribution to history, architecture, engineering or culture, or because it is an integral part of an historic district”*. This is a higher threshold of significance than would be used for a building 50 years or older. In 2006, the City Council considered adding the Palo Alto Saving and Loan buildings to the City's Historic Inventory, but ultimately decided that they did not meet the necessary threshold of exceptional importance. The buildings were 34 years old at the time.

Ms. Clovis prepared a Phase 1 Historic Evaluation which concluded that the Palo Alto Savings and Loan property is not currently eligible for the national register of historic resources or the Carmel Historic Inventory because:

- 1) The buildings are not yet 50 years old;
- 2) The city's Historic Context Statement does not cover the time period in which the buildings were constructed; and,
- 3) The Bay Region style is not expanded upon and buildings that best exemplify this type of architecture are not identified in the Historic Context Statement.

For these reasons, the property did not rise to the level of “exceptional importance” to be listed on the national register or the local historic inventory prior to age 50. However, the Phase 1 Historic Evaluation found that the property is eligible for listing on the state historic inventory because the higher threshold of “exceptional importance” does not apply.

Historic Resources Board Meeting

At the November 18, 2019 Historic Resources Board meeting, staff recommended that the Board issue a Determination of Ineligibility for the Carmel Historic Inventory based on the reasons cited in the Phase 1 Historic Evaluation. The property would become eligible to be reviewed again in 2022 when it reached 50 years of age.

The Board voted 4-0-1 to add the property to the historic inventory based on findings that, the buildings have characteristics of Second Bay Region style; both Walter Burde and William Shaw are listed in the city's historic context statement; the buildings retain substantial integrity; the buildings represent a theme in the historic context statement; and, the buildings are architecturally significant. Based on these findings, the Board determined that the buildings met the threshold of exceptional.

Appeal

On November 26, 2019, an appeal of the Historic Resources Board decision was filed. The basis of the appeal includes, 1) the building is less than 50 years old and does not meet the "exceptional importance" standard; 2) the building is not eligible under national register criterion G or the city's historic preservation ordinance; 3) the city council determined in 2006 that the building was not historic; and, 4) the historic resources board disregarded all evidence and findings presented.

Analysis

Response to Appeal Points #1 and #2: The existing buildings are 47 years old, 3 years shy of the 50 year old threshold recommended for adding property to the historic inventory. The City's historic preservation ordinance states a property "should be a minimum of 50 years of age" and "a resource less than 50 years old may be eligible if it is of exceptional importance". The Historic Resources Board found that the property does meet the threshold of "exceptional importance" based on the following:

- 1) The buildings have characteristics of Second Bay Region style;
- 2) Both Walter Burde and William Shaw are listed in the City's historic context statement;
- 3) The buildings retain substantial integrity;
- 4) The buildings represent a theme in the historic context statement; and,
- 5) The buildings are architecturally significant.

Based on the findings in support of exceptional importance, the property is eligible for listing on the historic inventory in accordance with the city's historic preservation ordinance.

Response to Appeal Point #3: In 2006, the City Council did make a determination that the property was not eligible for the historic inventory. In accordance with the city's historic preservation ordinance, determinations of ineligibility remain in effect for 5 years after which time a property becomes eligible again for historic review. The proposed modifications to the private dining room require that the property be reviewed for historic eligibility and that review has been conducted by Ms. Clovis in the Phase 1 Historic Evaluation.

Response to Appeal Point #4: The Historic Resources Board reviewed all available evidence prior to making a decision to add the property to the historic inventory. A detailed Phase 1 Historic Evaluation was presented and reviewed. While the evaluation concluded that the property was not eligible for listing at this time, the Board found there was sufficient evidence in the evaluation to support a finding of "exceptional importance" which qualifies the property for listing on the historic inventory. The Board presented findings in support of their decision as noted above.

Next Steps

If the Council chooses to list the property on the historic inventory, staff will proceed with filing a resolution designating the property as a historic resource with Monterey County.

If the Council chooses not to list the property, the property would become eligible again in 2022 but would only be evaluated if/when an application is submitted to the city to alter the property.

Because the property is eligible for listing at the state level, the current project will continue to be reviewed as a historic resource in accordance with the California Environmental Quality Act (CEQA) which requires that all modifications be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The Historic Resources Board is the decision making body on the consistency determination.

FISCAL IMPACT:

None.

PRIOR CITY COUNCIL ACTION:

The City Council considered adding the property to the Carmel Historic Inventory in 2006 when the property was 34 years old and determined it was not eligible for listing as a historic resource at that time.

ATTACHMENTS:

Attachment 1 - Phase 1 Historic Evaluation

October 3, 2019

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

Executive Summary

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

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

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

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

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

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

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

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

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

Historical Background

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

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

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

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

The Architects

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

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

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

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

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

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

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

Building Description

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

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

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

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

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

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

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

Following is a final description from an unknown publication²:

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

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

The Historic Context

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

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

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

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

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

Historical Evaluation

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

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

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

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

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

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

The Fifty-Year Rule

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

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

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

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

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

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

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

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

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

The Secretary of the Interior's Standards for Rehabilitation

Compliance Evaluation

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

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

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

The Project

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

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

Standard One

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

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

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

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

Standard Two

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

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

Standard Three

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

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

Standard Four

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

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

Standard Five

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

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

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

Standard Six

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

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

Standard Seven

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

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

Standard Eight

Archeological resources will be protected and preserved in place.

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

Standard Nine

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

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

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

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

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

The proposed work is consistent with Standard Nine.

Standard Ten

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

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

Summary

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

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

Respectfully Submitted,



Margaret Clovis

**MINUTES
CITY OF CARMEL-BY-THE-SEA
HISTORIC RESOURCES BOARD
Monday, November 18, 2019**

City Hall Council Chambers
East side of Monte Verde Street
Between Ocean and Seventh Avenues

A. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Chair Dyar at 3:03 p.m.

PRESENT: Erik Dyar, Chair
Kathryn Gualtieri, Vice Chair
Jordan Chroman
Thomas Hood
Karyl Hall

ABSENT: N/A

STAFF PRESENT: Marc Wiener, Community Planning & Building Director
Marnie Waffle, Senior Planner
Catherine Tarone, Assistant Planner
Safarina Maluki, Historic Resources Board Secretary

B. TOUR OF INSPECTION

Tour of Inspection convened at 3:05 p.m. then toured the following sites:

- DR 19-389 (Loewy), SWC Mission & 1st, Blk: 11; Lot (s): 1 & 3
- HE 19-366 (Vollmer), San Carlos, 6 SW of 8th, Blk: 96; Lot (s): 11
- HE 19-367 (CPines 7, LLC) SEC of Dolores and 7th Avenue, Blk: 91 Lot (s): 2,4,6 & 8

C. ROLL CALL

The meeting was called to order by Chair Dyer at 4:00 p.m.

D. PLEDGE OF ALLEGIANCE

Members of the audience joined the Board in the Pledge of Allegiance.

E. PUBLIC APPEARANCES

N/A

F. CONSENT AGENDA

1. Adopt the Meeting Minutes of the October 21, 2019 Meeting.
2. Adopt the 2020 Historic Resources Board Meeting Calendar

Board Member Gualtieri motioned to accept the October 21, 2019 meeting minutes as presented. Motion seconded by Board Member Hall and carried by the following vote: 4-0-0-1.

AYES: COMMISSIONERS: HALL, HOOD, CHROMAN & GUALTIERI
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: DYAR – abstaining due to absence at the previous HRB Meeting.

Board Member Gualtieri motioned to accept the 2020 meeting calendar as presented. Motion seconded by Board Member Chroman and carried by the following vote: 5-0-0-0.

AYES: COMMISSIONERS: HALL, HOOD, CHROMAN & GUALTIERI & DYAR
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: NONE

***Board Member Chroman advised that he would be absent from the March 2020 HRB Meeting.**

G. ITEMS

3. DS 19-288/HE 19-366 (Vollmer) Wanda Vollmer, Owner San Carlos, 6 SW of 8th Block: 11; Lot(s): 11 APN: 010-144-021	Review for consistency with the Secretary of the Interior's Standards for construction of a detached garage in the front setback. The subject property is located on San Carlos Street, 6 SW of 8 th Avenue in the single-Family Residential (R-1) Zoning District.
--	--

Catherine Tarone, Assistant Planner presented staff report and recommended the issuance of a Determination of Consistency.

Speaker #1: Buck Blackwell – Applicant/Consultant advised that Board that he agrees with the conditions.

There were no speakers from the public.

Board held discussion.

Board Member Chroman motioned to approve DS 19-288/HE 19-366 (Vollmer) and issue a Determination of Consistency with the Secretary of the Interior's Standards for the proposed construction of a detached garage in front of the residence subject to the

attached findings and conditions. Motion was seconded by Board Member Gualtieri and carried the following roll call vote: 5-0-0-0.

AYES: COMMISSIONERS: HALL, HOOD, CHROMAN, GUALTIERI & DYAR
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: NONE

4. DS 19-389 (Loewy)	Consideration of a Design Study (DS 19-389)
Hastings Construction, Contractor	to paint a historic residence located at the
SWC Mission & 1st	southwest corner of Mission and First in the
Block: 11; Lot(s): 1 & 3	Single-Family Residential (R-1) Zoning District.
APN: 010-121-011	

Board Members Chroman and Hall recused due to proximity 500 ft.

Marnie Waffle, Senior Planner presented staff report and recommended that the Board adopt a Determination of Consistency with the Secretary's Standards for the Treatment of Historic Properties.

Speaker #1: Angie Phares, Applicant answered questions from the Board as related to termites and materials being used to combat water intrusion, rot and cracking problems.

There were no speakers from the public.

Board held discussion.

Board Member Hood motioned to approve DS 19-389 (Loewy) and adopt a Determination of Consistency with the Secretary's Standards for the Treatment of Historic Properties subject to the attached findings and conditions of approval; and bring back to the Board if materials used do not satisfy standards. Motion was seconded by Board Member Gualtieri and carried the following roll call vote: 3-0-0-2.

AYES: COMMISSIONERS: HOOD, GUALTIERI & DYAR
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: HALL & CHROMAN

5. HE 19-367/DR 19-463 (CPines 7, LLC)
 Adam Jeselnick, Architect/Agent
 SEC of Dolores and 7th Avenue
 Block: 91; Lot(s): 2, 4, 6 & 8
 APN: 010-145/020/023/024

Consideration of a Historic Evaluation application (HE 19-367) to add a property to the Carmel Historic Inventory and review for consistency with the Secretary of the Interior's standards for modifications to a building as proposed through Design Review (DR 19-463). The subject property is located at the southeast corner of Dolores Street and 7th Avenue.

Board Member Hood recused – has previously worked on this project.

Marc Wiener, Planning Director presented staff report, recommended the Historic Resources Board issue a Determination of Ineligibility, but with a condition that the complex be re-evaluation in 2022, once it is 50 years old. Staff also recommended the Board determine that the project is consistent with the Secretary of the Interior's Standards for Rehabilitation and condition that a more developed reconstruction plan be submitted to Community Planning & Building for approval.

Speaker #1: Adam Jeselnick, Applicant/Architect reviewed the main points of the project and answered questions from the Board.

There following members of the public spoke:

Fred Kern (Owner/Builder)
 Brian Turlington

Board held discussion and will vote in two parts.

A. Board Member Gualtieri motioned to continue the Consistency of the Secretary of the Interior's Standards, evaluate the entire site and provide more detail on the deconstruction of the building. Board Member Hall seconded the motion and carried the following roll call vote: 4-0-0-1.

AYES:	COMMISSIONERS: HALL & CHROMAN GUALTIERI & DYAR
NOES:	COMMISSIONERS: NONE
ABSENT:	COMMISSIONERS: NONE
ABSTAIN:	COMMISSIONERS: HOOD

- B. Board Member Gualtieri motioned that based on the characteristics of achieving exceptional importance; both architects are listed in the Historic Context Statement, as outlined in the historian's report, the building has retained significant importance and is eligible for historic inventory. Board Member Hall seconded and carried the following roll call vote: 4-0-0-1.

AYES: COMMISSIONERS: HALL & CHROMAN GUALTIERI & DYAR
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: HOOD

6. Overview of Historic Context Statement provided by Senior Planner, Marnie Waffle and answered questions from the Board.

I. DIRECTOR'S REPORT

Planning Director, Marc Wiener did not additional items to report.

J. BOARD MEMBER ANNOUNCEMENTS

- Thomas Hood elected President to the Carmel Heritage Society
- Planning Director and City Administrator will be doing a presentation on the "Future of Carmel" at the Sunset Cultural Center (Carpenter Hall), Thursday, 11/21
- Climate Change Meeting – Council Chambers, Wednesday, 11/20

K. FUTURE AGENDA ITEMS

N/A

L. ADJOURNMENT

The next regular meeting date will be held on Monday, December 16, 2019 at 4:00 p.m. There being no further business to come before the Board, the meeting was adjourned at 5:46 p.m.

Safarina Maluki, Historic Resources Board Recording Secretary

ATTEST:

Erik Dyar, Historic Resources Board Chair



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

January 23, 2023
PUBLIC HEARINGS

TO: Historic Resources Board Commissioners

SUBMITTED BY: Katherine Wallace, Associate Planner

SUBJECT: **HE 22-294 (Schneider):** Consideration of Historic Evaluation Phase I Determination of Eligibility referral for the "Gard House" at the southwest corner of Mission Street and 12th Avenue in the Single-Family Residential (R-1) District. APN 010-163-001

RECOMMENDATION:

Adopt a resolution (Attachment 1) adding the "Gard House" located at the southwest corner of Mission Street and 12th Avenue in the Single-Family Residential (R-1) zoning district to the Carmel Inventory of Historic Resources; APN: 010-163-001.

BACKGROUND/SUMMARY:

EXECUTIVE SUMMARY

On September 19, 2022, City-contracted historic consultant Margaret Clovis prepared a Phase I "Initial" Historic Evaluation for the property located at the southwest corner of Mission Street and 12th Avenue, because the property's Determination of Ineligibility had expired in 2013. Ms. Clovis, in consultation with City staff, concluded that a Phase I "Intensive" Historic Evaluation was warranted due to the presence of Craftsman-style details described in the Carmel Historic Context Statement. Ms. Clovis prepared a DPR 523A Form and found the c.1925 "Gard House" eligible for listing in the Carmel Inventory as a locally significant Craftsman-style resource that represents Carmel's architectural chronology. The applicant and property owner, Dr. Tobin Schneider, produced a second opinion by architectural historian Dr. Anthony Kirk, which asserts the property is not eligible for listing in the Carmel Inventory. Dr. Schneider also commissioned architectural historian Kent Seavey to author a peer review of Dr. Kirk's evaluation; Mr. Seavey concurs with Dr. Kirk's assessment. Upon review of all documentation, Planning staff supports the findings of Margaret Clovis and recommends the property be listed on the Carmel Inventory.

BACKGROUND AND PROJECT DESCRIPTION

The Craftsman-style cottage located at the southwest corner of Mission Street and 12th Avenue was permitted in August, 1925. No original plans are available, and the builder and/or architect is not known. The original owners were Henry and Martha Gard; Henry worked for a short time for the Carmel Street Department and also worked as a well driller in Sonoma. The extant footprints of the residence and the detached garage are unchanged from the 1930 Sanborn map, except for a deck and stairs at the rear elevation. The property was subdivided prior to 1962, resulting in its current lot size. Permitted and unpermitted alterations have occurred over the years, to be discussed in further detail to follow.

A historic evaluation by Kathryn Gualtieri (former California State Historic Preservation Officer) and Susan Lehmann (Santa Cruz-based preservation consultant) authored on July 16, 2008 found the property ineligible for the California Register (Attachment 2). Gualtieri and Lehmann's cursory evaluation stated,

"The sliding wood windows, which are not characteristic of the 1920s period, indicate that alterations were likely made at some point, although no permits of the work were in the file," and, "In our opinion, this vernacular cottage cannot be associated with important persons or events. Nor does it embody the distinctive architectural characteristics of a type, period, region, or method of construction. It does not represent the work of a master."

The City subsequently issued a Determination of Ineligibility on July 28, 2008, which expired on July 28, 2013 (Attachment 3). On September 7, 2022, property owner Dr. Tobin Schneider submitted an application for a Phase I "Initial" Historic Evaluation. On September 19, 2022, City-contracted historic consultant Margaret Clovis prepared an initial evaluation (Attachment 4). Ms. Clovis, in consultation with City Staff, concluded that a Phase I "Intensive" Historic Evaluation was warranted due to the presence of shingle siding, a U-shaped plan, and other Craftsman details described in the Carmel Historic Context Statement.

In September, 2022, Ms. Clovis conducted an intensive survey and prepared a DPR 523A Form for the "Gard House" (Attachment 5). Ms. Clovis found the property to be significant at the local level under California Register Criterion 3 (Architecture) as a good example of the Craftsman style. The identified character defining features are as follows: single-story; U-shaped plan with interior courtyard; wood shingle siding; fenestration (sliding wood windows, double Dutch doors with multi-paned windows, and extended window sills); brick chimney; gabled roof system; and one-car detached garage with double doors and board and batten siding. Permitted alterations include a composition shingle roof (2009) and a poured concrete garage floor (2009). Streetview imagery indicates the garage door hinge hardware appears to have been added at this time. Unpermitted alterations include wood shutters, wood window boxes, copper gutters and downspouts, and exterior light fixtures (c.2008-2011); a picket fence (2010); and a brick walkway installed at an unknown date. The DPR 523A Form states that the extant sliding wood windows appear to have been replaced in-kind and the rear deck at the southeast corner of the property was expanded post-1962. Margaret Clovis dated the deck based on the 1930 and 1962 Sanborn maps (Attachment 6), which depict the extant covered rear porch but not the adjacent deck); Ms. Clovis did not have access to the "Residential Building Record" (Attachment 7) provided by the Monterey County Assessor to the property owner, which indicates the deck may have been constructed prior to 1959.

Ms. Clovis assessed the six relevant aspects of integrity (location, design, setting, materials, workmanship, feeling) and found the integrity of the residence and garage to be sufficiently intact; the seventh aspect, association, is only applicable for properties eligible under CA Register 1 and 2. Ms. Clovis states that there have been few changes to the Gard house and garage over time, and the known changes appear limited to in-kind or compatible replacements or additions (i.e., shutters and window boxes). Ms. Clovis asserts that both structures retain integrity, based on the following assessment:

Location: The Gard House is still in its original location.

Design: The Gard House has retained its U-shaped plan and original roof configuration.

Setting: The Gard House is still located in a residential setting.

Materials: The Gard House retains the majority of its historic materials, including wood shingle siding, exposed rafters, boxed eaves, sliding wood windows, slightly extended windows sills and lintels, wood double Dutch doors with glazed multi-lite upper panels, and clinker brick chimney. The apparent in-kind replacement of the windows at an unknown date was carried out in a manner consistent with the Secretary of the Interior's Standards for Rehabilitation. Guidance provided in the National Park Service Technical Preservation Services article, "Replacement Windows that Meet the Standards" indicates the replacement windows are appropriate.

Workmanship: The Gard House displays some original workmanship, such as the cladding, rafters, and chimney, and some non-original workmanship, such as the decorative plank shutters and window boxes.

Feeling: The Gard House retains the physical features that convey its historic character, i.e., an early Craftsman house in Carmel.

Association: Association is only applicable for properties eligible under Criteria 1 and 2.

Ms. Clovis concludes that the property meets the criterion for historic eligibility per CMC 17.32.040 because it represents at least one theme in the Historic Context Statement (the theme of architectural chronology); retains substantial integrity; is a minimum of 50 years of age (built c.1925); and is a good example of the Craftsman architectural style which is recognized as significant in the Historic Context Statement.

Upon receipt of Ms. Clovis' DPR form, the applicant and property owner, Dr. Tobin Schneider, commissioned architectural historian Dr. Anthony Kirk to author a second opinion (Attachment 8). In his letter to Planning staff, dated January 2, 2023, Dr. Kirk asserts the property is not eligible for the Carmel Inventory. Dr. Schneider also commissioned architectural historian Kent Seavey to author a peer review of Dr. Kirk's evaluation; the peer review (Attachment 9) was delivered to the City on January 4, 2023, and offers support for Dr. Kirk's assessment. The professional opinions of Dr. Kirk and Mr. Seavey will be addressed in the "Staff Analysis" section to follow.

STAFF ANALYSIS

Staff concurs with the conclusion and findings of DPR form authored by Margaret Clovis, and does not support the conclusions presented in Dr. Kirk's second opinion and Kent Seavey's peer review.

The DPR form states that the Gard House reflects the aesthetic characteristics of the Craftsman style as described in the Historic Context Statement. To expand upon that claim, staff has provided the specific characteristics referenced on pages 52 and 53 of the updated Historic Context Statement. Note that the DPR form includes page references from the previous version of the Historic Context Statement, which has since been updated (no relevant content changed). Locally identified Craftsman characteristics are as follows:

- Horizontality of proportions
- Low-pitched, overhanging gable roof forms
- Exposed rafters in the eaves
- Undisguised, exposed structural elements
 - o Rafters
 - o Beams
 - o Braces
- Reliance on honest use of materials
 - o Wood
 - o Brick
 - o Stone
- Stucco or shingle siding
- "L" or "U" shaped plans which enclose a patio
- Enjoyment of natural setting through:
 - o Porches
 - o Outdoor spaces
 - o Clustering of windows into horizontal bands
- Windows framed by extended lintels and sills
- Tripartite windows
- Windows, either:

- o Sliding
- o Hinged casement
- o Double-hung sash

The residence does not feature exterior beams (though it does feature interior beams), nor does it feature braces or stone. However, the Gard House reflects all remaining characteristics.

Staff also reviewed the description of Carmel's residential architecture found on page 52 of the updated Historic Context Statement. Features present at the Gard House are underlined.

Early in the City's development, a taste for simplicity, often articulated by the use of shingles or board and batten siding, transcends the divisions of time and architectural fashions. Other features which regularly appear regardless of architectural style include "Dutch" doors, which can be opened on the top and left closed on the bottom, and the use of the local chalkrock or Carmel stone for chimneys, paving, garden walls, and exteriors. An adjunct to many houses figuring prominently in the streetscapes of Carmel is a detached single garage, usually front-gabled, sided with board-and-batten, entered via an arched vehicular door, and set close to the street.

Staff consulted *A Field Guide to American Houses* by Virginia McAlester, which dates the Craftsman style between 1905 and 1930 (pg. 567). The Carmel Historic Context Statement says, the heyday of Craftsman building in Carmel lasted from 1905 into the early 1920s (pg. 53). Staff concurs with Ms. Clovis that Craftsman cottages like the Gard House reflect the village's early twentieth century history, its formative years, and its architectural chronology. Carmel's Historic Preservation Ordinance states that to qualify for the Carmel Inventory, a historic resource eligible under California Register Criterion 3 (Architecture) should be a good example of an architectural style of type of construction recognized as significant in the Historic Context Statement (CMC 17.32.040.D.3). The resource does not need to be the first, last, only, best, or most exceptional example of a style. Thus, the Gard House, as a good example of the Craftsman style within Carmel's Historic Context theme of Architectural Development, is eligible for the Inventory.

As previously described, Dr. Anthony Kirk produced a second opinion for the property owner that asserts the Gard House is not eligible for the Inventory. Dr. Kirk's claims are listed below, followed by a staff response in italics.

- Although a building permit was submitted in 1925, the record of building permits does not show a permit issued. It is a 'late 1920s' cottage.
 - o *Staff Response: The building permit record does show a permit issued in August 1925.*
- The rear deck at the southeast corner of the home was expanded before 1959, rather than post-1962 as claimed in the DPR.
 - o *Staff Response: The DPR form can be revised with no impact on findings.*
- The DPR form should include a note at the bottom of page 2 to say "continued on page 4."
 - o *Staff Response: The DPR form can be revised with no impact on findings.*
- The phrase "boxes eaves in the gabled ends" is incorrect.
 - o *Staff Response: The DPR form can be revised with no impact on findings. The term "gable end fascia board" is appropriate.*
- The Residential Building Record, dated 1959, shows no deck west of the rear chimney. The

single French door that opens to this deck appears to have been installed in 1960 or later.

- o *Staff Response: The DPR form can be revised with no impact on findings. Changes to the rear elevation do not substantially impact the building's integrity.*
- The DPR form fails to mention there is a partial basement at the southeast corner of the house.
 - o *Staff Response: The DPR form can be revised with no impact on findings.*
- The DPR form fails to mention that the doors are not original. Rob Nicely, president of Carmel Building and Design, offered that none of the house doors are original because they are Douglas Fir rather than redwood and are fitted with modern hardware. There is no way to know if the doors look like the originals or not.
 - o *Staff Response: The DPR form can be revised with no impact on findings. The same rationale applied to replacement windows applies to doors.*
- Mr. Nicely believes the windows are original; however, Dr. Kirk asserts "it is highly probable that some of the windows are not original."
 - o *Staff Response: The DPR form includes a finding of eligibility despite replacement windows.*
- Although the DPR form does identify the shutters and flower boxes as contemporary, they "gave the residence a different feeling than it originally had" and "have changed the appearance of the house considerably."
 - o *Staff Response: Shutters and flower boxes are cosmetic, compatible, and easily removable.*
- The house is a poor example of the Craftsman style because it lacks beams and braces; "the absence of a photograph makes the significance of the house questionable"; and there are better examples of Craftsman houses in Carmel.
 - o *Staff Response: There are sufficient other Craftsman features present, and resources do not need to be the best example of a style to be significant.*
- The detached garage has been converted to a bedroom.
 - o *Staff Response: Interior use of the garage has no impact on the finding of eligibility.*
- The garage fenestration has been altered. Nicely believes the north garage doors are original, but the rear pedestrian door opening was likely added during the conversion. Nicely believes 3 of the 5 garage windows are not original: the two small fixed windows at the north garage façade and the four-light hopper window on the east side. Kirk asserts the garage has lost integrity.
 - o *Staff Response: The garage retains overall integrity despite fenestration alterations.*

Dr. Schneider also arranged for architectural historian Kent Seavey to conduct a peer review of Dr. Kirk's evaluation. Mr. Seavey's review was delivered to the City on January 4, 2023. His comments are followed by staff responses in italics.

- Mr. Seavey disagrees with Mr. Nicely's assessment that the windows appear to be original, and asserts they are replacements "based on their physical condition, materials, and configuration of the overall fenestration." Mr. Seavey believes the windows were "changed out" sometime prior to 1960.
 - o *Staff Response: Even if the windows were changed out, they were replaced in a manner consistent with the Secretary's Standards.*

- Typical Craftsman fenestration includes “fixed sash windows with decorative patterns of muntins in smaller upper sash” – which the Gard House lacks.
 - o *Staff Response: This quote comes from the Carmel Historic Context Statement in reference to 20th c. cottages generally (Queen Anne, Colonial Revival, or Craftsman). The paragraph in the Context Statement that discusses Craftsman styles specifically cites “sliding, hinged casement, or double-hung sash windows.” (pg. 53).*
- Mr. Seavey agrees that the garage has been altered.
 - o *Staff Response: Yes, the garage has been altered. But the apparent fenestration alterations to the garage are moderate. Most importantly, the main house is the primary resource.*
- Mr. Seavey agrees with Dr. Kirk that the home does not have braces or beams, which are “necessary character defining elements.”
 - o *Staff Response: The Context Statement includes braces and beams in a list of possible rather than necessary Craftsman character-defining features. Many Inventory-listed Craftsman homes do not feature braces and beams.*
- Mr. Seavey agrees with Dr. Kirk that there are better local examples of the Craftsman style (homes with front porches, for example).
 - o *Staff response: Per the ordinance, a historic resource does not need to be the first, last, only, best, or an exceptional example to be considered eligible for the inventory.*
- Mr. Seavey’s concluding statement addresses the question of integrity: “I fully concur with Dr. Kirk’s conclusion that the subject property lacks the necessary physical integrity to meet the criteria for historic listing in either the National or CA registers...or the Carmel Inventory of Historic Resources.”
 - o *Staff response: Staff supports the conclusion by Margaret Clovis that both the residence and garage retain sufficient overall integrity.*

There has been much scrutiny over whether the extant windows and doors are original or replacements, and if they are replacements, then whether they are in-kind replacements or if the configuration/operability has been changed. The windows in question are single-pane wood windows with brass hardware. The windows are primarily tripartite-style and two-lite sliding windows, with a few single-lite casement windows (two at the façade and one at the west elevation). The staff position is that the windows, if they are replacements, reflect the reality that buildings change over time and changes can themselves be significant. Standard Four of the Secretary of the Interior’s Standards for the Rehabilitation of Historic Properties states: “Changes to a property that have acquired historic significance in their own right will be retained and preserved.” Additionally, Standards 9 and 10 allow compatible replacement materials.

The most critical consideration regarding door and window replacement is to retain the size of the original openings and to preserve the style of the windows. Although there are no original plans, the size of the openings has not been debated by Ms. Clovis, Dr. Kirk, Mr. Nicely, or Mr. Seavey and do not appear altered. The configuration/operability of the original fenestration cannot be determined. The 1959 Residential Building Record (Attachment 7) indicates the home had casement windows (which it does); there was no form line item to also indicate sliding windows, if they were in fact present at that time.

Regardless, the Historic Context Statement cites sliding windows as a local Craftsman feature, and double-doors are period appropriate. Staff review of resources currently listed on the Inventory determined that 14 (of a total 49) Craftsman buildings have sliding wood windows. Please reference the DPR forms for

residential Craftsman buildings provided as Attachment 10. Those with sliding windows are listed below.

- o Gertrude McCaslin House, APN 010-211-007 (Block 53, Lot S1/2 of 16 & N1/2 of 18)
- o Rudolph Ohm House, APN 010-212-016 (Block 54, Lot 2 of 1, 2, 3, 4)
- o William Muench Cottage, APN 010-035-006 (Block 62, Lot 11, 13)
- o Jacob F. Kreps House, APN 010-082-008 (Block 18, Lot n ½ of 20)
- o M.J. Murphy House, APN 010-181-022 (Block 113, Lot 2)
- o Celia Seymour Studio-House, APN 010-074-002 (Block 129, Lot 13, 15, p.17)
- o Effa Spencer House, APN 010-195-002 (Block B, Lot 5)
- o Meade House, APN 010-214-006 (Block EE, Lot 27)
- o Prof. Karl Rendorff House, APN 010-251-027 (Block FF, Lot 20, 22)
- o George F. Beardsley House, APN 010-263-019 (Block I, Lot 1,3)
- o Helen Brown Studio/Home, APN 010-272-002 (Block K, Lot 5)
- o Goetz Cottage, APN 010-272-004 (Block K, Lot 9)
- o Thomas V. Cator House, APN 010-231-012 (Block KK, Lot pt 2, 3, 4)
- o Blanche M. Ayles House, APN 010-241-007 (Block MM, Lot 19)

The DPR form states that the non-original shutters, window boxes, and gutters are compatible; staff would add that they are cosmetic features that could be easily removed without compromising the form and integrity of the house per Standard 10. Lastly, the Gard House can still be identified as a Craftsman house with its non-original composite shingle roof. Rehabilitation Guidelines for Resilience to Natural Hazards allow for new adaptive treatments to make historic buildings more resilient to natural hazards. The new composite shingle roofing material is more resistant to fire, is consistent with the standards, and does not compromise the overall integrity of the resource.

Correspondence: The applicant, Dr. Tobin Schneider, has provided a supplemental letter dated January 16, 2023, responding to the finding of eligibility. In summary, their position remains that the house should not qualify for listing on the inventory and is not a good example of Craftsman style architecture. Their correspondence has been included as Attachment 11. Additionally, Matthew Porges, Senior Designer at DYAR Architecture, submitted a letter to staff on January 16, 2023. In summary, their position is that the Schneider cottage is “of” the Craftsman style, but is not a “good” example of the style, because it lacks a display of “craft.” Their correspondence has been included as Attachment 12.

Alternatives: Should the HRB determine the property is ineligible for listing, the board should adopt specific findings identifying *why* it is ineligible for listing. The findings should also identify the specific basis for the determination to be included in the Determination of Ineligibility (refer to Attachment 13).

Environmental Review: Staff recommends that the listing of the subject property on the Carmel Inventory be found to be “not a project” pursuant to section 15378 of the CEQA Guidelines. Listing the subject property on the Carmel Inventory does not grant any permits or entitlements approving a project that would result in a direct or indirect physical change in the environment.

FISCAL IMPACT:

N/A

ATTACHMENTS:

Attachment 2 - Gualtieri and Lehmann Evaluation (2008)
Attachment 3 - Determination of Ineligibility (2008)
Attachment 4 - Initial Survey (2022)
Attachment 5 - Intensive Survey, DPR 523A (2022)
Attachment 6 - Site Photos (2022) and Sanborn Maps (1930 and 1962)
Attachment 7 - Assessor's Residential Building Record
Attachment 8 - Second Opinion by Dr. Kirk (2023)
Attachment 9 - Peer Review by Kent Seavey
Attachment 10 - DPR 523A Forms for Craftsman Res. Bldgs
Attachment 11 - Applicant Correspondence
Attachment 12 - Architect Correspondence
Attachment 13 - Prelim. Determination of Ineligibility Template
Attachment 14 - Draft Resolution of Historical Resource Designation

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

HISTORIC RESOURCES BOARD RESOLUTION NO. 2023-XX-HRB

**A RESOLUTION OF THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA
ADDING AN INDIVIDUAL PROPERTY LOCATED AT THE SOUTHWEST CORNER OF MISSION
STREET AND 12TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONING DISTRICT TO
THE CARMEL INVENTORY OF HISTORIC RESOURCES; APN: 010-163-001**

WHEREAS, on September 7, 2022, Tobin Schneider, (“Applicant” and “Owner”) submitted a Historic Evaluation application “(HE 22-294, Schneider)” for the property located southwest of Mission Street and 12th Avenue, in the Single-Family Residential (R-1) Zoning District (Block 138, Lot 1); and

WHEREAS, on July 28, 2008, the City issued Determination of Ineligibility that expired on July 28, 2013; and

WHEREAS, in accordance with the City’s Historic Preservation Ordinance (CMC 17.32), upon receipt of a Historic Evaluation application, an initial assessment of historic significance shall be conducted to determine whether the property may have historic resource potential sufficient to warrant conducting an intensive survey; and

WHEREAS, in accordance with CMC 17.32.060.B, if a property appears to meet the criteria for the inventory or, if based on the initial assessment, a definitive determination of eligibility or ineligibility cannot be made, a qualified professional under contract to the City must prepare an intensive survey of the property; and

WHEREAS, Margaret Clovis, a City-contracted historic consultant, conducted an initial assessment of the property and was unable to disqualify the residence from listing based on the criteria for listing as a historic resource as outlined in the municipal code (CMC 17.32.040) and therefore a definitive determination of ineligibility could not be made by staff; and

WHEREAS, staff retained the services of Margaret Clovis to prepare an intensive review of the property (HE 22-294, Schneider) described herein as “application”, to determine whether the property meets the criteria for listing on the Carmel Inventory; and

WHEREAS, the review concluded that the subject property is eligible for listing in the Carmel Inventory as a locally significant resource because it is representative of Carmel’s architectural chronology, specifically the Craftsman architectural style, as described in the Historic Context Statement; and

WHEREAS, the intensive survey dated September 2022 prepared by Margaret Clovis identified the property as the “Gard House” with the following character defining features:

single story; U-shaped plan with interior courtyard; wood shingle siding; fenestration (sliding wood windows; double Dutch doors with multi-paned windows; extended sills); brick chimney; gabled roof system; one-car garage with double doors and board and batten siding; and

WHEREAS, the intensive survey concluded that the residence is eligible for listing on the Carmel Inventory of Historic Resources as the property is representative of Theme 5: Architectural Development in Carmel (1888-1965) in the Historic Context Statement; retains a sufficient degree of integrity; is greater than 50 years old; and, meets California Register Criteria 3 (Architecture) as a good example of a Craftsman style building; and

WHEREAS, in accordance with CMC 17.32.070.A, properties determined to be eligible by an administrative determination, or by the Historic Resources Board on appeal, shall become part of the inventory upon completion of an inventory form documenting the resource and issuance of an administrative determination finding by the Department or adoption of a finding by the Board that the property meets the criteria for historic resources; and

WHEREAS, the applicant disagrees with the conclusion that the building is architecturally significant and has requested the Historic Resources Board consider the decision to list the property on the Historic Inventory; and

WHEREAS, on January 23, 2023, the Historic Resources Board held a public hearing to receive public testimony regarding whether to list an individual property located at the southwest corner of Mission Street and 12th Avenue in the Single-Family Residential (R-1) Zoning District to the Carmel Inventory of Historic Resources; and

WHEREAS, on January 23, 2023, the Historic Resources Board considered placing the 'Gard House' on the Carmel Inventory of Historic Resources; and

WHEREAS, notice of the public hearing was published in the *Carmel Pine Cone* on January 13, 2023 and posted in three locations on January 20, 2023 in compliance with State law (California Government Code 54956); and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Board at their January 23, 2023 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

the review of certain projects for environmental impacts and preparation of environmental documents; and

WHEREAS, the listing of the subject property on the Carmel Inventory is “not a project” pursuant to section 15378 of the CEQA Guidelines. Listing the subject property on the Carmel Inventory does not grant any permits or entitlements approving a project that 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, BE IT RESOLVED, that the Historic Resources Board of the City of Carmel-by-the-Sea does hereby add an individual property located at the southwest corner of Mission Street and 12th Avenue in the Single-Family Residential (R-1) zoning district to the Carmel Inventory of Historic Resources; APN: 010-163-001.

PASSED, APPROVED AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA THIS 23th DAY OF JANUARY 2023, BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Jordan Chroman
Chair

Leah Young
Historic Resources Board Secretary

Kathryn Gualtieri
502 Grand Avenue
Capitola CA 95010

Attachment 2

July 16, 2008

To: Sean Conroy, Senior Planner
Community Building & Planning Department
P. O. Drawer G
Carmel-By-The-Sea, CA 93921

Re: SW Corner Mission and 12th Street
Block 138, all Lot 1 except S. 0.9'
(APN# 010-163-001)

The following is an evaluation of the property at the SW Corner Mission and 12th Street to determine if it should be considered a historic resource for purposes of the California Environmental Quality Act (CEQA).

The Carmel building records do not contain an original permit or plans for the property. On the outside of the permit folder, however, there were three dates and permit numbers:

Permit #652 Sept. 1923

Permit #670 Oct. 1923

Permit #1031 Aug. 1925

This indicates that the cottage was likely built c. 1923-25. The Sanborn Insurance Maps for the years 1924 and 1930 show a u-shaped footprint for the cottage as it is today.

The present condition of the building appears to be good. The sliding wood windows, which are not characteristic of the 1920s period, indicate that alterations were likely made at some point, although no permits for the work were in the file.

In our opinion, this vernacular cottage cannot be associated with important persons or events. Nor does it embody the distinctive architectural characteristics of a type, period, region or method of construction. It does not represent the work of a master.

For the above reasons, we have determined that the building does not meet the necessary criteria to qualify it for listing in the California Register. Therefore, it should not be considered a historic resource for purposes of CEQA.

Submitted by: Kathryn Gualtieri and Susan Lehmann



CARMEL-BY-THE-SEA

NOTICE OF INELIGIBILITY

For The Carmel Historic Resources Inventory

On 28 July 2008 the Department of Planning and Building determined that the property identified below does not constitute an historic resource.

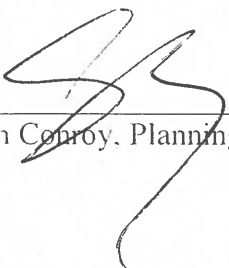
Attachment 3

Assessors Parcel Number: 010-163-001
Current Owner: Roger & Lana Hall
Block: 138
Lot: 1
Street Location: SW Corner Mission and 12th Street

The basis for this determination is:

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

This determination shall remain valid for a period of five (5) years and shall expire on 28 July 2013.


Sean Conroy, Planning & Building Services Manager

HE 22-294 (SCHNEIDER) Historic Evaluation

Date: 9/19/2022

Prepared by: Meg Clovis

Assessor's Parcel Number: 010 163 001

Current Owner: Schneider, Tobin M Trust

40 Aster Ave.

Hillsborough, CA. 94010

Block/Lot: Block 138, Lot 1

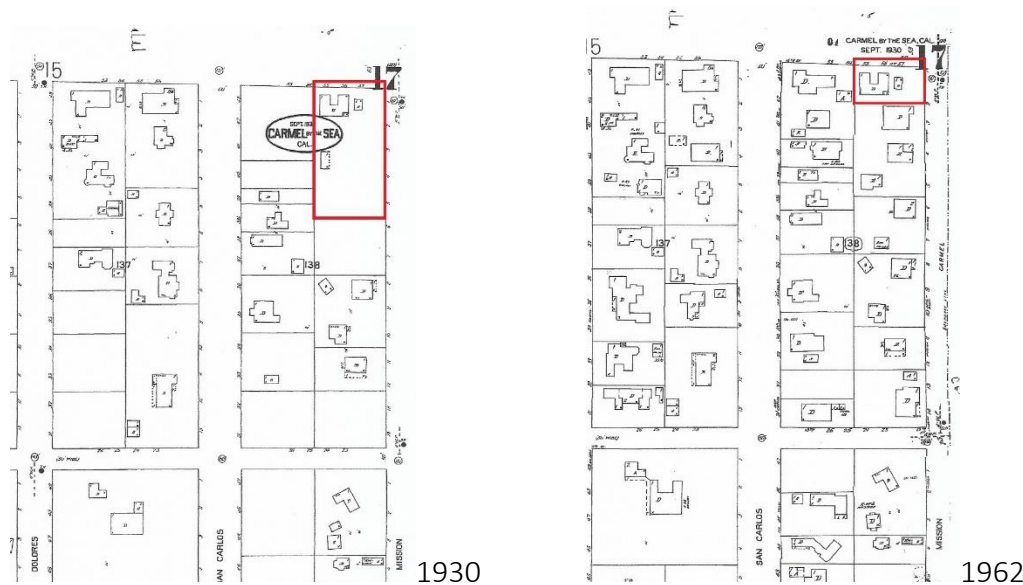
Street Location: SW Corner Mission and 12th Ave.

Lot size: 5000 sq. ft.

Date of Construction: 1925 (assessor)

1. **Land Use & Community Character Element, Subdivision Chronology Map:** 1902
2. **Is the property listed on the Carmel Inventory?** No
3. **Has the property been reviewed previously for historical significance?** Yes
On June 18, 2008, Kathryn Gualtieri and Susan Lehman evaluated the subject property and concluded that it did not relate to themes or property types included in Carmel's Historic Context Statement; it was not the work of a Master; and the property had no association with important events or people.

On July 28, 2008, the Department of Planning and Building determined that the property does not constitute an historic resource because:
 - a) The property does not relate to historic themes or property types established in the Historic Context Statement for Carmel-by-the-Sea, and
 - b) The property has no association with important events, people or architecture that are identified in the Historic Context Statement or that represent the historical/cultural evolution of Carmel-by-the-Sea.
4. **Is the property located within the Archaeological Overlay Zone?** Yes
5. **Is the property identified on the Sanborn Maps?** Yes, 1930 & 1962



6. Date of original building permit:

There is no original building permit in the file. Three building permit numbers are listed on the file jacket as follows:

- a) #652 September 1923
- b) #670 October 1923
- c) #1031 August 1925

A notice in the Carmel Pine Cone (11/28/1925) records a deed from the Carmel Development Company to Henry Ansel Gard and Martha G. Gard for Lot 1, Block 138, so a 1925 date of construction is most probable.

7. Original and subsequent ownership:

- a) Henry A. Gard & Martha G. Gard
- b) Charlotte N. Wight
- c) Lana Turner
- d) Roger & Lana Hall

8. Information on the original designer/builder: None

9. Alterations and changes to the residence/property:

- a) BP# 09-99R (6/11/2009): Reroof
- b) BP# 09-222R (12/9/2009): Pour rebar reinforced concrete slab on garage floor

Note: Although there is no record in the building file, it appears that new sliding windows were installed at some point in time.

10. Conclusions:

Carmel's Historic Context Statement notes that, "Typical features of Craftsman homes in Carmel include stucco or shingled siding, "L" or "U" shaped plans which enclose a patio, and windows – either sliding, hinged casement, or double-hung sash in operation – which are framed by extended lintels and sills. The heyday of Craftsman building in Carmel

lasted from about 1905 into the early 1920s.” The subject property has shingle siding, a U-shaped plan and enough other Craftsman details to warrant a Phase One evaluation.

11. Current Photographs of Residence:





State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____ Attachment 5

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 7

*Resource Name or #: (Assigned by recorder) Gard House

P1. Other Identifier: Gard House

*P2. Location: ☐ Not for Publication ☒ Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary)

*a. County Monterey

*b. USGS 7.5' Quad Monterey Date 2012 T ; R ; ¼ of ¼ of Sec ; Mount Diablo B.M.

c. Address SW Corner Mission & 12th Ave. City Carmel by the Sea Zip 93921

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN 010-163-001, Block 138, Lot 1

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

Constructed in 1925, the Craftsman style Gard House has a front-facing U-shaped plan and is situated on the southwest corner of Mission and 12th Avenue. The gabled roof system is covered with composite shingles and has overhanging eaves with both exposed rafters and boxed eaves in the gabled ends. The exterior walls are covered with coursed wood shingles. The majority of the fenestration is single pane sliding wood frame windows with slightly extended lintels and sills, a Craftsman design trait. This type of window is typical of Craftsman homes in Carmel, per the Carmel Historic Context Statement. Most of the windows have non-historic plank shutters and window boxes, which were added sometime between 2008 and 2011. A sliding wood window is located in each front gable wing. The main block of the house has an offset front door flanked by another single pane window. The front door is a double Dutch door, with solid panels in the lower halves and multi-paned windows in the upper halves. The courtyard formed by the two wings of the U-shaped plan has a central brick walkway which leads to the front entrance and planting beds on either side. (continued p. 3)

*P3b. Resource Attributes: (List attributes and codes) HP2, Single family residence

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



P5b. Description of Photo: (View, date, accession #) Front Elevation, 09/2022

*P6. Date Constructed/Age and

Sources: 1925 ☒ Historic

☐ Prehistoric ☐ Both

Assessor

*P7. Owner and Address:

Schneider, Tobin M Trust

40 Aster Ave.

Hillsborough, CA. 94010

*P8. Recorded by: (Name, affiliation, and address)

Meg Clovis

14024 Reservation Rd.

Salinas, CA 93908

*P9. Date Recorded: 09/2022

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (cite survey report and other sources, or enter "none.") 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)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 7

*NRHP Status Code HP2

*Resource Name or # (Assigned by recorder) Gard House

B1. Historic Name: Gard House

B2. Common Name: Gard House

B3. Original Use: Residence

B4. Present Use: Residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed in 1925, BP# 09-99R (6/11/2009) Reroof; BP# 09-222R (12/9/2009) Pour rebar reinforced concrete slab on garage floor; Enlarge rear deck, no permit recorded

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

*B8. Related Features: Detached garage

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architectural Development

Area Carmel by the Sea

Period of Significance 1925

Property Type Building Applicable Criteria CR 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Address integrity.)

A notice in the November 28, 1925, *Carmel Pine Cone* announced that Henry Ansel Gard and his wife Martha Beatrice Gard purchased Lot 1 in Block 138 from the Carmel Development Company. The couple applied for a building permit that same month. The U-shaped house and detached single-car garage appear on the 1930 Sanborn Map. The 1962 Sanborn Map reveals that the owners subdivided their property, reducing the original lot by almost two-thirds. Henry Ansel Gard (1889 – 1965) was born and raised in Sonoma County. The 1920 census recorded that he worked as a well driller for a ranch in the Alexander Valley. Although the Gards built a house in Carmel and were registered voters in Monterey County, it appears that they split their time between Sonoma and Monterey counties. Henry worked for a short time in the 1940s as a laborer for the Carmel Street Department. By 1947 they had retired permanently to Sonoma County. Neither member of the couple is listed in Carmel's Historic Context Statement.

B11. Additional Resource Attributes (List attributes and codes): HP4

*B12. References:

Carmel Context Statement & Historic Preservation Ordinance

Carmel Pine Cone: 11/28/1925

Building File, Carmel Planning Dept.

National Register Bulletin 15

Polk's City Directories, Harrison Memorial Library

U.S. Census & Voter Registration Records

Sanborn Maps, 1930 & 1962

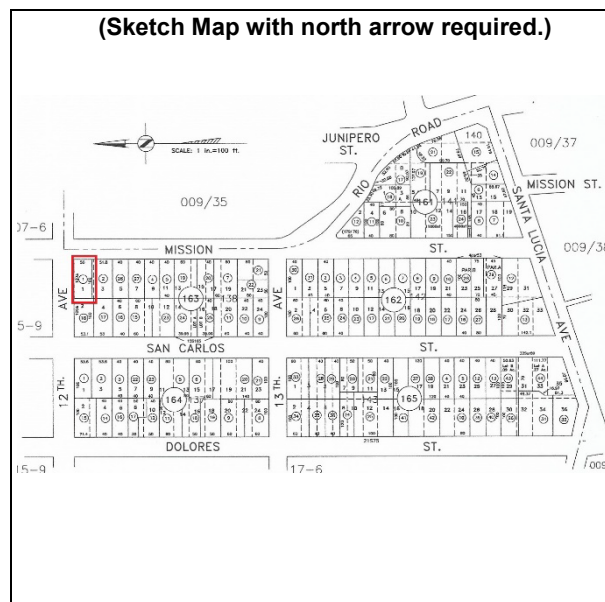
Seavey, Kent. Carmel: A History in Architecture

B13. Remarks

*B14. Evaluator: Meg Clovis

*Date of Evaluation: 09/2022

(This space reserved for official comments.)



Page 3 of 8

*Resource Name or # Gard House

*Recorded by Meg Clovis

*Date 09/2022

☒ Continuation ☐ Update

P3a. Description:

Sanborn Maps reveal that a small entry porch was located on the rear southeast corner of the house. This porch has since been enlarged (no permit is in the file). A clinker brick chimney is located on the rear elevation and another rear entrance, accessed by a short flight of wooden steps, is located on the west side of the chimney. A decomposed granite driveway fronts the one-car garage, which presumably dates to 1925 (it



Figure 1: Garage doors

appears on the 1930 Sanborn Map). The front-gabled, board and batten garage has double doors with small 2 over 2 windows in each door. The board and batten garage cladding differs from the shingle cladding of the main house. Selection of a less expensive material (such as board and batten) for secondary structures was not an uncommon design approach. In 2009 a new rebar reinforced concrete slab was poured on the garage floor; it is possible the garage structure was shored up during the foundation work. Door hinge hardware appears to have been added at this time. Both the front and side yard are enclosed by a white picket fence, installed in 2010, which replaced the original grape stake fence. The side yard is not landscaped and is shaded by mature oak and pine trees.

In July 2008 an historical evaluation of the property noted that the sliding wood windows were not characteristic of the period and were probably not original. This was one of the reasons the house was determined ineligible for listing on Carmel's Historic Resource Inventory at that time. Shortly thereafter the updated Context Statement, adopted by the City Council in September 2008, noted that sliding wood windows are a particular trait of the Craftsman style in Carmel. A close examination of the windows reveals wood frames and sashes, single-pane glass, and period-appropriate brass hardware. The presence of Torx screws indicate the windows are likely in-kind replacements.

No original plans or building permits are in the building file. Following is a description of the permitted changes and observed changes to the property:

- **BP# 09-99R (6/11/2009):** Reroof
- **BP# 09-222R (12/9/2009):** Pour rebar reinforced concrete slab on garage floor
- Post-1962 expansion of the rear deck (no permit in the building file)
- In-kind replacement windows (no permit in the building file)
- Circa 2008-2011 shutters, window boxes, copper gutters, and exterior light fixtures (no permit in the building file)

Character Defining Features

Character refers to all the visual aspects and physical features that comprise the appearance of a historic building. Character-defining features include the overall shape of the building, its materials, craftsmanship, decorative details, and the various aspects of its site and environment. The Gard House exhibits many of the design traits that characterize Carmel's Craftsman style homes, as described in Carmel's Historic Context Statement. Character-defining features include:

CONTINUATION SHEET

Page 4 of 8

*Resource Name or # Gard House

*Recorded by Meg Clovis

*Date 09/2022

☒ Continuation ☐ Update

- Single story
- U-shaped plan with interior courtyard
- Wood shingle siding
- Fenestration:
 - a) Sliding wood windows
 - b) Double Dutch doors with multi-paned windows
 - c) Extended lintels and sills
- Brick chimney
- Gabled roof system
- One-car garage with double doors and board and batten siding

Integrity

Integrity is defined as the ability of a property to convey its significance. There are seven aspects of integrity and to retain integrity, a property must retain several, if not most aspects. There have been few changes to the Gard House and garage over time, and the changes that are known to have occurred appear limited to in-kind replacements or compatible additions (ie. shutters and window boxes). Both structures retain integrity:

- Location: the Gard House is still in its original location.
- Design: the Gard House has retained its U-shaped plan and original roof configuration.
- Setting: the Gard House is still located in a residential setting.
- Materials: the Gard House retains the majority of its historic materials, including wood shingle siding, exposed rafters, boxed eaves, sliding wood windows, slightly extended windows sills and lintels, wood double Dutch doors with glazed multi-lite upper panels, and clinker brick chimney. The apparent in-kind replacement of the windows at an unknown date was carried out in a manner consistent with the Secretary of the Interior's Standards for Rehabilitation. Guidance provided in the National Park Service Technical Preservation Services article, "Replacement Windows that Meet the Standards" indicates the replacement windows are appropriate.¹
- Workmanship: the Gard House displays some original workmanship, such as the cladding, rafters, and chimney, and some non-original workmanship, such as the decorative plank shutters and window boxes.
- Feeling: the Gard House retains the physical features that convey its historic character, i.e., an early Craftsman house in Carmel.
- Association: association is only applicable for properties eligible under Criteria 1 and 2.

Since the Gard House possesses the defined characteristics required to strongly represent its context, it is not necessary to compare it against other examples of Craftsman homes.

Evaluation for Significance

Historians use National Register Bulletin 15² as a guide when evaluating a property's significance whether on a local, state, or national level. As a first step, to determine whether or not a property is significant, it must be evaluated within its historic context and the City of Carmel's Historic Context Statement³ provides this context. The City of Carmel's Historic Preservation Ordinance (Section 17.32.040) reiterates the role of *National*

¹ National Park Service, Technical Preservation Services, "Replacement Windows that Meet the Standards."

<https://www.nps.gov/tps/standards/applying-rehabilitation/successful-rehab/windows-replacement.htm>

² National Register Bulletin 15. *How to Apply the National Register Criteria for Evaluation*. National Park Service. 1998.

³ *Historic Context Statement: Carmel-by-the-Sea (updated)*. Adopted by the City Council September 9, 2008.

CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

Attachment 5

Page 5 of 8

*Resource Name or # Gard House

*Recorded by Meg Clovis

*Date 09/2022

☒ Continuation ☐ Update

Register Bulletin 15 in the evaluation of historic resources. Adopted eligibility criteria is modeled on the California Register's four criteria with the addition of specific qualifications for criterion 3 (Section 17.32.040.D).

The Gard House is not eligible under **Criterion One (Event)** as no specific event led to the construction of this building and no important event took place in the building.

The Gard House is not eligible under **Criterion Two (Person)** as Mr. and Mrs. Gard are not individually significant within Carmel's historic context.

The Gard House is eligible for listing in the Carmel Inventory under **Criterion Three (Architecture)** because it is a good example of the Craftsman style which characterizes Carmel's architectural legacy during the town's formative years. The Craftsman style is recognized as significant in the Historic Context Statement (Carmel Historic Preservation Ordinance Section 17.32.040.D(3)).

To be eligible for the Carmel Inventory a resource must represent a theme in the Context Statement, retain substantial integrity, be at least 50 years old, and meet at least one of the four criteria for listing in the California Register. The Gard House represents the theme of Architectural Development, it retains integrity, and it is over 50 years old. It meets Criterion Three of the California Register on the local level because it is representative of Carmel's architectural chronology, specifically the Craftsman style, as described on page 46 of the Context Statement. The Gard House reflects the aesthetic characteristics of the Craftsman style through its horizontal proportions; wood shingle siding; sliding wood windows framed by extended lintels and sills; brick chimney; exposed rafters; U-shaped plan around a courtyard, and detached garage.

In summary, the Carmel Context Statement, the Carmel Historic Preservation Ordinance, and the historical record support the eligibility of the Gard House for the Carmel Historic Inventory.



Figure 2: View of courtyard, looking southeast

Page 6 of 8

*Resource Name or # Gard House

*Recorded by Meg Clovis

*Date 09/2022

☒ Continuation ☐ Update



Figure 3: View of window box, shutters and sliding wood window



Figure 4: View of side yard looking southeast

Page 7 of 8

*Resource Name or # Gard House

*Recorded by Meg Clovis

*Date 09/2022

☒ Continuation ☐ Update



Figure 5: View of garage, picket fence and side yard from Mission Street



Figure 6: View of chimney, rear elevation

Page 8 of 8

*Resource Name or # Gard House

*Recorded by Meg Clovis

*Date 09/2022

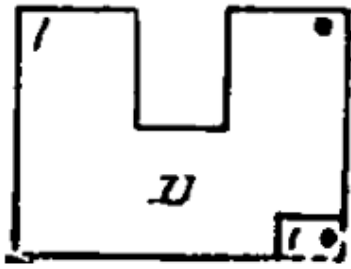
☒ Continuation ☐ Update



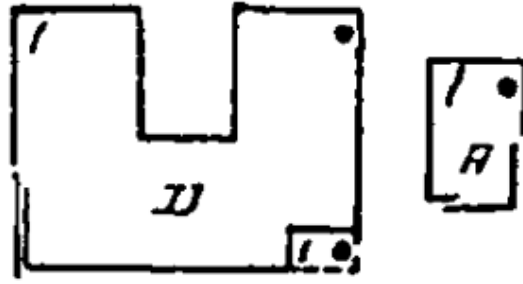
Figure 7: View from 12th Avenue of front elevation. Source: Google Street View, January 2008.



Figure 8: View from 12th Avenue of front elevation. Source: Sotheby's real estate ad, January 2015.



1930 Sanborn Map



1962 Sanborn Map



North façade fronting 12th Street.



East elevation and north façade.



Primary entrance at façade. Two casement windows pictured east of the double Dutch doors.



Two-lite sliding window. Non-original shutters and window boxes.



Exposed rafters.



Tripartite style sliding window at west elevation.



Door and steps, likely non-historic, and historic brick chimney at rear (south) elevation



Tripartite sliding window and non-historic deck at rear (south) elevation.



Porch at southeast corner of the home; depicted on 1930 Sanborn map.



Basement door located at southeast corner of the home.



Board and batten gabled garage (south and east elevations).



North façade of garage.



View from Mission Street.

SHEET _____ OF _____ SHEETS

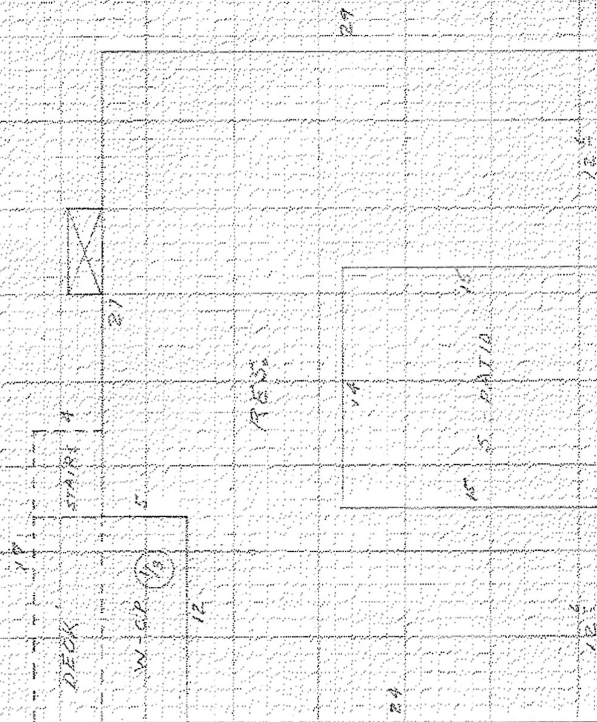
COMPUTATION

44-38861-10-147

MISCELLANEOUS STRUCTURES

Structure	Found	Cons.	Erl.	Roof	Floor	Int.	Size, etc.
SALVAGE	C	SW	B4B	GABLE COMPOUND	F	UNF	10 X 18

CONGRATULATIONS



Spoken

*Anthony Kirk, Ph.D.
2644 State Street, No. 22
Santa Barbara, CA 93105
831-818-2929*

2 January 2023

Katherine Wallace
Associate Planner
Community Planning & Building
City of Carmel-by-the-Sea
Carmel, CA 93921

Dear Ms. Wallace:

The single-family residence at the southwest corner of Mission Street and 12th Avenue (APN 010-163-001) was constructed in the late 1920s and faces north, toward 12th Avenue (figure 1). The single-wall Craftsman house is U-shaped in plan, with a central courtyard facing 12th Avenue. The exterior is clad with wooden shingles laid in courses. The low-pitched cross-gabled roof is finished with composition shingles. A double-Dutch door provides the principal entry to the residence. Wooden shutters flank the windows at the front of the residence and the east side. Flower boxes are attached to the walls beneath the front windows. An exterior chimney rises through the edge of the roof near the west end of the south side. The original covered porch at the east end of the south side was expanded sometime after the house was built, though before 1959, by construction of a deck that extends to the south and is accessed by a short wooden staircase.

In July 2008 the property was evaluated by Kathryn Gualtieri and Susan Lehman. They concluded in a letter to Sean Connery, Carmel Senior Planner, that the house could not be associated with an important event, or series of events, or with an important person or persons. They also found that it did not “embody the distinctive architectural characteristics of a type, period, region or method of construction” and that it was not the work of a master. In the course of their letter, they stated that the sliding wood windows in the house were “not characteristic of the 1920s period,” indicating “that alterations were likely made at some point.”

In September 2022 the architectural historian Meg Clovis evaluated the house for the City of Carmel, using DPR 523A, 523B, and 523L forms. In drafting her evaluation, Ms. Clovis made several minor errors. She neglects to indicate on the 523L forms where the Significance section of the evaluation continues from page 2, leaving the reader with the impression that the Description section of the evaluation fills all the pages except page 2. More significantly, she states on page 1 that the house was constructed in 1925, relying for the date on an announcement in the 28 November 1925 *Carmel Pine Cone* that the Carmel Development Company had sold the lot where the house stands to Henry A. Gard and his wife, Martha G. Gard. “The Record of Building Permits, City of Carmel-by-the-

Sea,” compiled by the City Clerk and located in the Local History Department of the Harrison Library, shows that a building permit was not issued to the Gards in 1925, or for that matter, in 1926. The house appears, however, in Sheet 17 of the series of maps the Sanborn Map Company issued for Carmel-by-the-Sea in September 1930, making it evident that construction of the house and associated garage had been completed by that date. More puzzling by far, Ms. Clovis writes on page 1 of her evaluation that the house features “boxed eaves in the gabled ends.” What she means by this is incomprehensible. As she correctly notes in the same sentence, rafters are visible in the eaves, which makes it evident that the eaves are not boxed. Boxed eaves are clearly not present in the gabled ends.

Of greater significance, The Residential Building Record for the property, which dates to 1959, shows no deck on the south side of the house to the immediate left of the fireplace, when viewed from the back yard. The single French door that opens to this deck was obviously installed in 1960 or later. Ms. Clovis did not have access to the Building Record and as a consequence failed to mention that the door was installed more than fifty years after the Period of Significance, which according to her DPR 523B, forming page 2 of the evaluation, is 1925. Ms. Clovis also fails to mention in her evaluation the presence of a partial basement at the southeast corner of the house, which is entered by way of a staircase that leads to a panel door.

No early photographs of the house have been located to date, and as a consequence the architectural historian must largely rely on the knowledge of a modern-day builder who has long experience with older Carmel houses. Rob Nicely, president of Carmel Building and Design, is a general contractor who for the past twenty-five years has worked on the renovation of numerous single-wall houses built in the 1920s and 1930s. He spent the morning of 14 December, carefully examining the house. His review of the property revealed that not one of the doors is original. They are all manufactured from Douglas fir rather than redwood, which was used exclusively in the construction of Carmel houses in the early decades of the twentieth century. Moreover, they are all fitted with modern hardware, such as hinges, doorknobs, and door locks. Ms. Clovis does not state in her evaluation that the doors have all been replaced and that they are fitted with new hardware. It is highly probable that some of the windows are not original, though Mr. Nicely believes that they are. The shutters and flower boxes at the front of the residence were installed before the current owner purchased the property. They were added sometime between 2008 and 2011 and gave the residence a different feeling than it originally had. It now appears to have a warmer look, a more comfortable and homey appearance.

According to the *Historic Context Statement: Carmel-By-The-Sea* ([San Francisco], 2008), page 46, “exposed beams, braces, and rafters” are among the characteristics of Craftsman houses. The roof rafters are clearly visible, but the house has neither beams nor braces, which are key identifying features of Craftsman houses, according to both the *Historic Context Statement* (page 46) and Virginia Savage McAlester, *A Field Guide to American Houses* (New York, 2013), page 567.



Figure 1. Looking southeast at north and west sides of house, 30 November 2022.



Figure 2. Looking southwest at east and north sides of bedroom, 30 November 2022.

What Ms. Clovis refers to as a garage, on the east side of the house, is actually a bedroom (figure 2). Constructed sometime between 1925 and 1930, it was built as a garage and remodeled as a bedroom, presumably in early 2011, a month or so after a permit was issued to pour a reinforced concrete slab foundation for the structure. It is rectangular in plan, with a front-gabled roof. The walls are clad with board-and-batten siding and the roof finished with composition shingles. According to Mr. Nicely, the garage doors, on the north side, still function. The glazed and paneled door at the back of the bedroom is not original but was added in all likelihood when the garage was transformed into a bedroom. Fenestration consists of five windows, three of which were installed after the original construction of the garage. They include the two small fixed windows on the north side of the bedroom and the four-light hopper window on the east side. These windows may all be seen from the streets that border the property.

■ ■ ■

Contrary to Ms. Clovis's assertion that the house is "a good example of the Craftsman style" (page 5), it is a poor example. In part this is because it lacks either exposed beams or braces and because all of the original redwood doors have been replaced with Douglas-fir doors. Lacking photographs, it is impossible to tell if the doors were manufactured to look like the original doors, or if they were purchased at Home Depot and bear only a vague resemblance to the originals. The addition of shutters and flower boxes changed the appearance of the house considerably, giving it a homey appearance that it originally lacked. The installation of new front doors, together with the addition of shutters and flower boxes, has possibly led to an alteration of its appearance. Lacking a picture of the original front doors, it is impossible to tell, but the absence of a photograph makes the significance of the house questionable. Moreover, there are significantly better examples of Craftsman houses in Carmel.

Among them is the residence at the corner of Carmelo Street and 10th Avenue (figure 3), which is notable for its handsome porch, with wooden piers at the corners, and its fenestration, consisting of single-hung wood-sash windows, with six or eight lights in the upper sash, and six-light wood-sash casement windows. The house at the corner of 4th and Lopez Avenues (figure 4) is also a better example of the Craftsman style, as is the single-family residence at the northwest corner of Ocean Avenue and Camino Real (figure 5).

The former garage has been subject to greater alterations than the house on the primary facades, that is the sides of the structure that may be seen from the sidewalk or the street. Most notably the three new windows placed in the north and east sides of the bedroom have led to a major alteration in its design. The installation of the windows also resulted in the loss of materials and workmanship and also feeling. It is inarguable that the modern-day bedroom bears but a slight resemblance to the garage that was constructed in the late 1920s. It has lost its historic integrity.

In my opinion, the house at the southwest corner of Mission Street and 12th Avenue is not a good example of the Craftsman style and is not eligible for listing in the California



Figure 3. Looking southeast at the north and west sides of the house at the corner of Carmelo Street and 10th Avenue. The porch and fenestration are typical of better Craftsman residences. 28 December 2022.



Figure 4. Looking northeast at southwest side of the house at the corner of 4th and Lopez Avenues. The triangular knee braces, columned porch, and casement windows make the residence a fine example of the Craftsman style. 28 December 2022.



Figure 5. Looking northwest at south side of the house at the northwest corner of Ocean Avenue and Camino Real. Good examples of the Craftsman residential style were invariably defined by triangular knee braces and casement windows, as may be seen in this house.

Register of Historical Resources. It should not be placed in the Carmel Inventory of Historic Resources.

Sincerely yours,

A handwritten signature in blue ink that reads "Anthony Kirk". The signature is written in a cursive, flowing style.

Anthony Kirk, Ph.D.

KENT L. SEAVEY
310 LIGHTHOUSE AVENUE
PACIFIC GROVE, CALIFORNIA 93950
(831) 375-8739

January 4, 2023

Katherine Wallace
Associate Planner
Community Planning & Building
City of Carmel-by-the-Sea
Carmel, CA 93921

Dear Ms. Wallace:

At the request of owner, Dr. Tobin M. Schneider, I have conducted a review of a historic resource evaluation of the residential property located at the SW Cr. of Mission St. & 12th Ave., (APN# 010-163-001) in Carmel, prepared by Anthony Kirk, Ph.D., that refutes the evaluation of the City's consultant, recorded on DPRs 523A, 523B & 523L forms from September, 2022, which found the property to be eligible for listing in both the Carmel Historic Resources Inventory (CHRI) and the California Register of Historical Resources (CRHR). My review is written to reflect the character of the house at the time of Dr. Kirk's evaluation (see copy of Dr. Kirk's report provided).

My qualifications to undertake this work include a BA in the Humanities from San Francisco State University, graduate work in Art & Architectural History at Stanford University, and thirty-five plus years as a consultant and college instructor specializing in architectural history and historic preservation. I served as Curator of the California Historical Society in San Francisco in the 1960s, Monterey County Historical Coordinator, 1974-1978, Preservation Committee Chairman for the conference of California Historical Societies in the 1980s, Chairman of the Monterey County Historical Resources Commission 1979-1987, and served on the Monterey County Historical Resources Review Board for six years. I was the the historic preservation consultant for Cypress Lawn Memorial Park, in Colma, California for 20 years. I have prepared Historic Resource Inventories for the cities of Belmont, San Carlos, Sunnyvale, San Juan Bautista, Salinas and Carmel, and am an Honorary Member of the American Institute of Architects.

HISTORIC PRESERVATION MUSEUM INTERPRETATION

I meet the Secretary of the Interiors Professional Standards in history and architectural history and am listed in both fields in the list of Historical Resources Consultants maintained by Eastern Information Center of the California Historical Resources Information Center.

After reviewing Dr. Kirk's report, I made a site visit to the property on December 18, 2022, to inspect the current fenestration, predicated on Mr. Niceley's assessment that the windows could be original to the c. 1930 residence. His assessment was that they appeared to be original to the building. However, based on their physical condition, materials and configuration of the overall fenestration, I disagree with his findings. I believe that the existing windows, for the most part were changed out sometime prior to 1960, probably with a post-war change of ownership.

Dr. Kirk's historic resource evaluation identifies characteristics of the Craftsman Style missing on the subject property. based on the 2008 Historic Context Statement for Carmel-By-The-Sea, and Virginia Savage McAlester's excellent work, *A Field Guide to American Houses*. Of note is McAlester's reference to Craftsman fenestration as "fixed sash windows with decorative patterns of muntins in smaller upper sash" similar to those found in Prairie Style design. These do not appear in the subject property.

Changes over time to the former garage clearly disqualify it for historic listing as noted by Kirk. The consultant's photographic examples of significant Craftsman Style found in Carmel show those necessary character defining elements which appear to be absent from the subject property. The residence does not appear to retain its original materials or craftsmanship as regards its overall pattern of fenestration. Some of these changes have been clearly documented, others, including my professional opinion regarding window changes over time lack specific documentation.

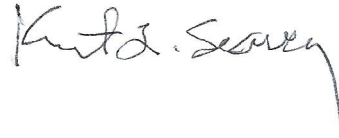
Dr. Kirk's current historic evaluation supports an original 2008 study conducted by former California State Historic Preservation Officer, Kathryn Gualtieri, and Santa Cruz preservation consultant, Susan Lehman that the subject property lacked historic significance (see letter provided).

Eligibility for historic listing of buildings, structures, objects, sites and districts, i.e., rests on the twin factors of historic significance and integrity to be considered for listing in the National Register of Historic Places (NR), the California Register of Historical Resources(CR). Loss of integrity, if sufficiently great, will overwhelm the historic significance a resource may possess and render it ineligible for historic listing. Likewise, a resource can have complete integrity, but if it lacks significance, it must also be considered ineligible

Based on his research and careful assessment of the residence, Dr. Kirk has more than adequately discussed the relevant factors taken into consideration for both historic significance and integrity. As noted above, loss of integrity, if sufficiently great, will overwhelm the historic significance a resource may possess and render it ineligible for historic listing. Likewise, a resource can have complete integrity, but if it lacks significance, it must also be considered ineligible. Attachment 9

I fully concur with Dr. Kirk's conclusion that the subject property lacks the necessary physical integrity to meet the criteria for historic listing in either the National or California registers, as defined by PRC Sec. 5024.1 (a). of the California Environmental Quality Act (CEQA), or the Carmel Inventory of Historic Resources.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read "Kurt J. Seavey". The signature is written in a cursive, flowing style with a long, sweeping tail on the last name.

Kathryn Gualtieri
502 Grand Avenue
Capitola CA 95010

July 16, 2008

To: Sean Conroy, Senior Planner
Community Building & Planning Department
P. O. Drawer G
Carmel-By-The-Sea, CA 93921

Re: SW Corner Mission and 12th Street
Block 138, all Lot 1 except S. 0.9'
(APN# 010-163-001)

The following is an evaluation of the property at the SW Corner Mission and 12th Street to determine if it should be considered a historic resource for purposes of the California Environmental Quality Act (CEQA).

The Carmel building records do not contain an original permit or plans for the property. On the outside of the permit folder, however, there were three dates and permit numbers:

Permit #652 Sept. 1923

Permit #670 Oct. 1923

Permit #1031 Aug. 1925

This indicates that the cottage was likely built c. 1923-25. The Sanborn Insurance Maps for the years 1924 and 1930 show a u-shaped footprint for the cottage as it is today.

The present condition of the building appears to be good. The sliding wood windows, which are not characteristic of the 1920s period, indicate that alterations were likely made at some point, although no permits for the work were in the file.

In our opinion, this vernacular cottage cannot be associated with important persons or events. Nor does it embody the distinctive architectural characteristics of a type, period, region or method of construction. It does not represent the work of a master.

For the above reasons, we have determined that the building does not meet the necessary criteria to qualify it for listing in the California Register. Therefore, it should not be considered a historic resource for purposes of CEQA.

Submitted by: Kathryn Gualtieri and Susan Lehmann

*Anthony Kirk, Ph.D.
2644 State Street, No. 22
Santa Barbara, CA 93105
831-818-2929*

Attachment 9

2 January 2023

Katherine Wallace
Associate Planner
Community Planning & Building
City of Carmel-by-the-Sea
Carmel, CA 93921

Dear Ms. Wallace:

The single-family residence at the southwest corner of Mission Street and 12th Avenue (APN 010-163-001) was constructed in the late 1920s and faces north, toward 12th Avenue (figure 1). The single-wall Craftsman house is U-shaped in plan, with a central courtyard facing 12th Avenue. The exterior is clad with wooden shingles laid in courses. The low-pitched cross-gabled roof is finished with composition shingles. A double-Dutch door provides the principal entry to the residence. Wooden shutters flank the windows at the front of the residence and the east side. Flower boxes are attached to the walls beneath the front windows. An exterior chimney rises through the edge of the roof near the west end of the south side. The original covered porch at the east end of the south side was expanded sometime after the house was built, though before 1959, by construction of a deck that extends to the south and is accessed by a short wooden staircase.

In July 2008 the property was evaluated by Kathryn Gualtieri and Susan Lehman. They concluded in a letter to Sean Connery, Carmel Senior Planner, that the house could not be associated with an important event, or series of events, or with an important person or persons. They also found that it did not “embody the distinctive architectural characteristics of a type, period, region or method of construction” and that it was not the work of a master. In the course of their letter, they stated that the sliding wood windows in the house were “not characteristic of the 1920s period,” indicating “that alterations were likely made at some point.”

In September 2022 the architectural historian Meg Clovis evaluated the house for the City of Carmel, using DPR 523A, 523B, and 523L forms. In drafting her evaluation, Ms. Clovis made several minor errors. She neglects to indicate on the 523L forms where the Significance section of the evaluation continues from page 2, leaving the reader with the impression that the Description section of the evaluation fills all the pages except page 2. More significantly, she states on page 1 that the house was constructed in 1925, relying for the date on an announcement in the 28 November 1925 *Carmel Pine Cone* that the Carmel Development Company had sold the lot where the house stands to Henry A. Gard and his wife, Martha G. Gard. “The Record of Building Permits, City of Carmel-by-the-

Sea,” compiled by the City Clerk and located in the Local History Department of the Harrison Library, shows that a building permit was not issued to the Gards in 1925, or for that matter, in 1926. The house appears, however, in Sheet 17 of the series of maps the Sanborn Map Company issued for Carmel-by-the-Sea in September 1930, making it evident that construction of the house and associated garage had been completed by that date. More puzzling by far, Ms. Clovis writes on page 1 of her evaluation that the house features “boxed eaves in the gabled ends.” What she means by this is incomprehensible. As she correctly notes in the same sentence, rafters are visible in the eaves, which makes it evident that the eaves are not boxed. Boxed eaves are clearly not present in the gabled ends. Attachment 9

Of greater significance, The Residential Building Record for the property, which dates to 1959, shows no deck on the south side of the house to the immediate left of the fireplace, when viewed from the back yard. The single French door that opens to this deck was obviously installed in 1960 or later. Ms. Clovis did not have access to the Building Record and as a consequence failed to mention that the door was installed more than fifty years after the Period of Significance, which according to her DPR 523B, forming page 2 of the evaluation, is 1925. Ms. Clovis also fails to mention in her evaluation the presence of a partial basement at the southeast corner of the house, which is entered by way of a staircase that leads to a panel door.

No early photographs of the house have been located to date, and as a consequence the architectural historian must largely rely on the knowledge of a modern-day builder who has long experience with older Carmel houses. Rob Nicely, president of Carmel Building and Design, is a general contractor who for the past twenty-five years has worked on the renovation of numerous single-wall houses built in the 1920s and 1930s. He spent the morning of 14 December, carefully examining the house. His review of the property revealed that not one of the doors is original. They are all manufactured from Douglas fir rather than redwood, which was used exclusively in the construction of Carmel houses in the early decades of the twentieth century. Moreover, they are all fitted with modern hardware, such as hinges, doorknobs, and door locks. Ms. Clovis does not state in her evaluation that the doors have all been replaced and that they are fitted with new hardware. It is highly probable that some of the windows are not original, though Mr. Nicely believes that they are. The shutters and flower boxes at the front of the residence were installed before the current owner purchased the property. They were added sometime between 2008 and 2011 and gave the residence a different feeling than it originally had. It now appears to have a warmer look, a more comfortable and homey appearance.

According to the *Historic Context Statement: Carmel-By-The-Sea* ([San Francisco], 2008), page 46, “exposed beams, braces, and rafters” are among the characteristics of Craftsman houses. The roof rafters are clearly visible, but the house has neither beams nor braces, which are key identifying features of Craftsman houses, according to both the *Historic Context Statement* (page 46) and Virginia Savage McAlester, *A Field Guide to American Houses* (New York, 2013), page 567.



Figure 1. Looking southeast at north and west sides of house, 30 November 2022.



Figure 2. Looking southwest at east and north sides of bedroom, 30 November 2022.

What Ms. Clovis refers to as a garage, on the east side of the house, is actually a bedroom (figure 2). Constructed sometime between 1925 and 1930, it was built as a garage and Attachment 9 remodeled as a bedroom, presumably in early 2011, a month or so after a permit was issued to pour a reinforced concrete slab foundation for the structure. It is rectangular in plan, with a front-gabled roof. The walls are clad with board-and-batten siding and the roof finished with composition shingles. According to Mr. Nicely, the garage doors, on the north side, still function. The glazed and paneled door at the back of the bedroom is not original but was added in all likelihood when the garage was transformed into a bedroom. Fenestration consists of five windows, three of which were installed after the original construction of the garage. They include the two small fixed windows on the north side of the bedroom and the four-light hopper window on the east side. These windows may all be seen from the streets that border the property.

■ ■ ■

Contrary to Ms. Clovis's assertion that the house is "a good example of the Craftsman style" (page 5), it is a poor example. In part this is because it lacks either exposed beams or braces and because all of the original redwood doors have been replaced with Douglas-fir doors. Lacking photographs, it is impossible to tell if the doors were manufactured to look like the original doors, or if they were purchased at Home Depot and bear only a vague resemblance to the originals. The addition of shutters and flower boxes changed the appearance of the house considerably, giving it a homey appearance that it originally lacked. The installation of new front doors, together with the addition of shutters and flower boxes, has possibly led to an alteration of its appearance. Lacking a picture of the original front doors, it is impossible to tell, but the absence of a photograph makes the significance of the house questionable. Moreover, there are significantly better examples of Craftsman houses in Carmel.

Among them is the residence at the corner of Carmelo Street and 10th Avenue (figure 3), which is notable for its handsome porch, with wooden piers at the corners, and its fenestration, consisting of single-hung wood-sash windows, with six or eight lights in the upper sash, and six-light wood-sash casement windows. The house at the corner of 4th and Lopez Avenues (figure 4) is also a better example of the Craftsman style, as is the single-family residence at the northwest corner of Ocean Avenue and Camino Real (figure 5).

The former garage has been subject to greater alterations than the house on the primary facades, that is the sides of the structure that may be seen from the sidewalk or the street. Most notably the three new windows placed in the north and east sides of the bedroom have led to a major alteration in its design. The installation of the windows also resulted in the loss of materials and workmanship and also feeling. It is inarguable that the modern-day bedroom bears but a slight resemblance to the garage that was constructed in the late 1920s. It has lost its historic integrity.

In my opinion, the house at the southwest corner of Mission Street and 12th Avenue is not a good example of the Craftsman style and is not eligible for listing in the California



Figure 3. Looking southeast at the north and west sides of the house at the corner of Carmelo Street and 10th Avenue. The porch and fenestration are typical of better Craftsman residences. 28 December 2022.



Figure 4. Looking northeast at southwest side of the house at the corner of 4th and Lopez Avenues. The triangular knee braces, columned porch, and casement windows make the residence a fine example of the Craftsman style. 28 December 2022.



Figure 5. Looking northwest at south side of the house at the northwest corner of Ocean Avenue and Camino Real. Good examples of the Craftsman residential style were invariably defined by triangular knee braces and casement windows, as may be seen in this house.

Register of Historical Resources. It should not be placed in the Carmel Inventory of Historic Resources.

Sincerely yours,

A handwritten signature in cursive script that reads "Anthony Kirk".

Anthony Kirk, Ph.D.

Primary # _____
HRI # _____ Attachment 10
Trinomial _____
NRHP Status Code 5S1
Other Listings
Review Code _____ Reviewer _____ Date _____

Page _____ of _____ Resource Name or #: (Assigned by recorder) *Francis Whitaker Cottage*

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 _____ **Date** _____ **T** _____ **R** _____ **1/4 of** _____ **1/4 of Sec** _____ **B.M.** _____
c. Address: _____ **City** *Carmel by-the-Sea* **Zip** *93921*
d. UTM: (Give more than one for large and/linear resources) _____ **mE/** _____ **mN** _____
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
2 W of Mission, n/side Vista (Blk 4 1/2. Lots w 1/2 17 & 19)

Parcel No. 010-115-006

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed Craftsman cottage, ell shaped in plan, resting on a concrete foundation. The exterior wall cladding is a smooth cement stucco. The low-pitched intersecting gable roof has wide overhanging eaves w/exposed rafter tails, and simple vergeboards at the gable ends. The eaves extend slightly at the inside corner of the ell on the west side, to provide a door hood for the principal entry. The wood plank entry door is mounted w/hardware fashioned by Francis Whitaker. There is an exterior brick eave-wall chimney located toward the south along the west side elevation. It opens into a large living room on this leg of the ell. Fenestration is irregular, w/a large, fixed multi-paned focal window in the gable-end of the leg to the south, and single and paired multi-paned wood casement windows in various sizes throughout. A large, raised Carmel stone patio fronts the cottage, w/ a low, closed rail and open steps. There is a small, wood framed, front-gabled one car garage, constructed in 1950, at the SW corner of the parcel. It also has hardware fashioned by Mr. Whitaker. The cottage sits well back on its lot behind a rustic grape stake fence on rising ground in an informal landscape setting of mature oaks, flowers and low shrubbery.

b. Resource Attributes: (List attributes and codes)

1. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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



P5b. Description of Photo: (View, date, accession #)
(View toward _____). Photo No: 1009-.

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1928 Carmel bldg. records

P7. Owner and Address

*Wynne & Sheila Hutchings Trust
715 Ramona Ave.
Monterey, CA 93940*

P8. Recorded by: (Name, affiliation, and address)

*Kent L. Seavey, Preservation Consultant, 310
Lighthouse Ave., Pacific Grove, CA 93950*

P9. Date Recorded: *5/10/2002*

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001

Report Citation: (Cite survey report and other sources, or enter "none")
Carmel by-the-Sea Survey 1989-1996

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

Attachment 10

je of

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) *Francis Whitaker Cottage*

B1. Historic Name: *Francis Whitaker Cottage*

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Craftsman*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1928 (Cbp#2026); minor addition 1932 (Cbp#2512); garage added SW cr of parcel 1950 (Cbp#2021)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features: *front-gabled board-and-batten one car garage SW cr. of parcel, added 1950 (has Whitaker wrought iron strap hinges on vertical flush board double-doors).*

B9a. Architect: *designer/M.J. Murphy*

b. Builder: *M.J. Murphy*

B10. Significance: Theme: *Architectural Development/ Arts & Culture* Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940* Property Type: *single family residence* Applicable Criteria: *CR 2,3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Francis Whitaker cottage is significant under California Register criterion 2, for the contributions of its original owner to the craft of ironwork in the United States. It is also significant under criterion 3, in the area of architecture as a basically unaltered example of the residential work of Carmel master-builder Michael J. Murphy in the 1920s.

Francis Whitaker, born in 1906, is considered one of the finest ironworkers and artistic blacksmiths in the United States. He received his formative training in Philadelphia, PA, working as an apprentice to Samuel Yellin, who more than any other single American ironworker, established iron as an art form in this country. Whitaker worked in the master's Arch Street Metalworkers Studio for a year before accepting an invitation to Berlin in 1923 to work with the noted ornamental smith, Julius Schramm for two years. Returning home he finally settled in Carmel in 1927, finding employment as an ornamental blacksmith with M.J. Murphy. He remained with Murphy until the Great Depression, when he went out on his own, and with John Catlin, established the Forge in the Forest, a Carmel institution, at 6th & Junipero. An ardent environmentalist, Whitaker also served on the Carmel City Council for three terms, from 1952 to 1963. He moved to Aspen, Colorado, where he opened the Mountain Forge, and began teaching at the Colorado Mountain School in Carbondale. The college now houses the Francis Whitaker Blacksmith School. Whitaker occupied his Vista St. home during the productive period of his creative life in Carmel. Michael J. Murphy (1885-1949), first came to Carmel in 1902. Two years later Frank Devendorf hired him to be the builder for the Carmel Development Company. Murphy went on to become the most prolific designer-builder in Carmel's history, with as many as 350 structures to his credit. In 1914 Murphy established his own contracting firm, and in 1924 he opened M.J. Murphy, Inc., which sold building supplies, did rock crushing and concrete work and operated a lumber mill and cabinet shop.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

*Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997*

Smithsonian Magazine, May, 1993

Southworth, Susan & Michael, Ornamental Ironwork, D.R.

Godine: Boston, 1978

Sanborn fire insurance map, Carmel, 1930-62

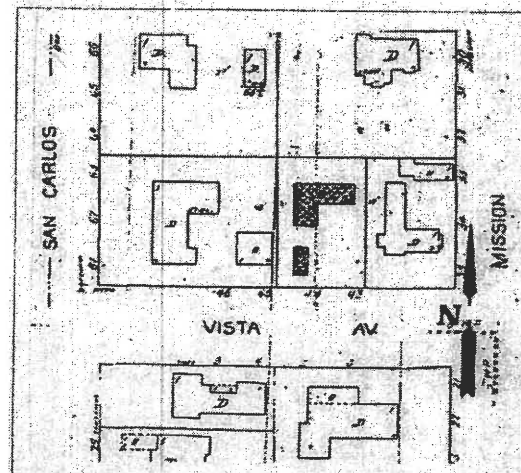
B13. Remarks: *Zoning R-1
CHCS (AD/AC)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *5/10/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

Attachment 10

Recorded by: Kent L. Seavey

Resource Name or #: (Assigned by recorder)

Francis Whitaker Cottage

Date 5/10/2002

☒ Continuation ☐ Update

B10. Murphy was the most active designer-builder in the area between 1902 and 1940, and did as much to give Carmel its basic architectural character than any other person.

Kay Ashmead, a woman draftsman with Murphy in the late 1920s drew the plans for the Whitaker cottage. She was one of a number of women in Carmel's early history identified as contributors to the residential and commercial design of the village. The Francis Whitaker cottage clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the themes of art & culture, government, civic and social institutions, and architectural development.

Primary # _____ Attachment 10
HRI # _____
Trinomial _____
NRHP Status Code 5S1

Other Listings

Review Code

Reviewer

Date

Page of

Resource Name or #: (Assigned by recorder)

Perry Newberry cottage

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

Date

T

; R

;

1/4 of

1/4 of Sec

;

B.M.

c. Address:

City Carmel-by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources)

;

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

2 East of Mission n/side Vista (Blk 5 1/2, Lots E 1/2 18, 20)

Parcel No. 010-111-008

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

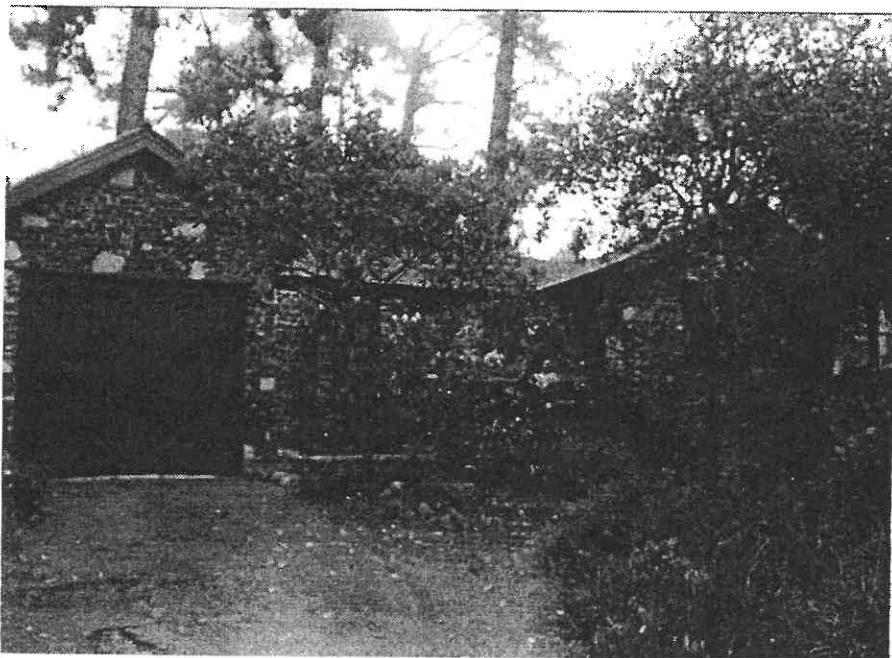
A one-story, wood-framed Craftsman style residence, "U" shaped in plan, resting on a concrete foundation. The exterior wall cladding is a used brick and Carmel stone veneer, in a coursed rubble pattern. The medium-pitched intersecting gable roof is covered in a fire-treated cedar shingle. Its overhanging eaves have exposed rafter-tails, and there are simple vergeboards at the gable-ends. There is a used brick and Carmel stone exterior eave wall chimney, located along the east side-elevation, near the SE corner of the building. There is a raised patio, of used brick and Carmel stone, between the two projecting arms of the "U". It has a low, closed rail. The east bay of the "U" is fronted by a gabled door-hood, carried on two square wood posts. The west bay of the "U" is an attached, one-car garage w/double doors of vertical flush-board. The garage doors have strap hinges. Fenestration is a combination of single and paired multi-paned wood casement windows, and glazed wood doors. The cottage sits well back on slightly rising ground, in a natural landscape setting of mature oaks, pines and low ground cover.

b. Resource Attributes: (List attributes and codes)

4. Resources Present

☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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



P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 1010-.

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1937 carmel bldg. records

P7. Owner and Address

Sonia P. Brown Trust

P.O. Box 3421

Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310
Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: 5/20/2002

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001

i. Report Citation: (Cite survey report and other sources, or enter "none")
Carmel-by-the-Sea Survey 1989-1996

Attachments

☐ NONE

☐ Continuation Sheet

☐ District Record

☐ Rock Art Record

☐ Other: (List)

☐ Location Map

☐ Building, Structure, and Object Record

☐ Linear Feature Record

☐ Artifact Record

☐ Sketch Map

☐ Archaeological Record

☐ Milling Station Record

☐ Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

Attachment 10

je of

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) *Perry Newberry cottage*

B1. Historic Name: *Perry Newberry cottage*

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Craftsman cottage*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1937 (Cbp#273); kitchen enlarged 1965 (Cbp#4320); reroof w/cedar shingles 2001 (Cbp#01-217)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features:

B9a. Architect: *designer/Perry Newberry*

b. Builder: *Maynard McEntire*

B10. Significance: Theme: *Development of Art & Culture, Architectural* Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940* Property Type: *single family residence* Applicable Criteria: *CR 2,3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Newberry cottage is significant under California Register criterion 2, as the last residence designed by Perry Newberry, a prominent civic activist who guided Carmel during its formative years. The cottage is also significant under criterion 3, as a relatively unaltered example of a vernacular cottage design with Craftsman style features.

Born in 1870 in Union City, Michigan, Newberry worked as an engraver and printer, before turning to real estate in 1887 in the city of Chicago. Ten years later, in 1897, he and his wife Bertha, a poet, moved to San Francisco, where Newberry joined the art staff of the *San Francisco Examiner*. The pair arrived in Carmel by stage coach in 1910, and settled permanently. An actor, producer, director and playwright, Newberry immediately became involved in the activities of the newly formed Forest Theater. In 1913 he served the group as its president. He considered himself "anti-progress" and spoke out against the development plans being promoted by the town's business element. He and his fellow artists vehemently opposed the paving of Carmel's main street, a battle they ultimately lost in 1922. However, the activists successfully blocked the construction of a large resort hotel proposed for the foot of Ocean Avenue. Elected to the Carmel Board of Trustees in 1922, Newberry received the highest number of votes and became mayor. In 1927, he co-published and edited the *Carmel Pine Cone*, which became a platform for his pro-conservationist opinions. Reelected to the Board in 1929 on his anti-progress views, Newberry worked to define Carmel as primarily a residential city, a successful political stance that was cemented with the Board's passage of Ordinance 96.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997

Carmel Pine Cone, Obituary 12/9/38

Fink, Augusta, *Monterey the Presence of the Past*, Chronicle
Books: San Francisco, 1972

Sanborn fire insurance map of Carmel 1930-1962

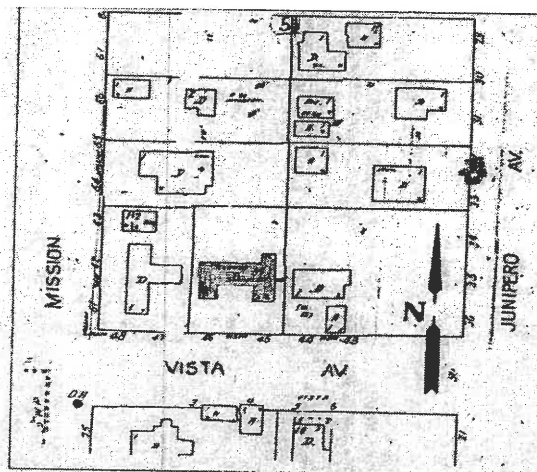
B13. Remarks: *Zoning R-1*
CHCS (AD)

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *5/20/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

Attachment 10

Recorded by: Kent L. Seavey

Perry Newberry cottage

Date 5/20/2002

☒ Continuation ☐ Update

B10. When not involved with a variety of causes, Newberry designed and built small residential cottages in Carmel. As soon as he built one, a buyer appeared to purchase it. He would live in one for a time, move out when it sold, and build another. He and M. J. Murphy were among the first group of residential builders in Carmel. Due to failing health, Newberry's home on Vista, built in 1937 under his daily supervision, was constructed by a contractor, Maynard McEntire. Using masonry veneer and rustic surface treatments, he fit it naturally into the landscape. The cottage became his last residence. He died in December 1938. The Perry Newberry Cottage remains essentially as he designed it, retaining a high degree of historic integrity and a strong sense of time and place. It clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

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

Primary # _____ Attachment 10
HRI # _____
Trinomial _____
NRHP Status Code _____ 5S1

Other Listings

Review Code _____ Reviewer _____ Date _____

Page 1 of 1 Resource Name or #: (Assigned by recorder) Ann Nash-Dorothy Bassett House

P1. Other Identifier: Ann Nash-Dorothy Bassett

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 Date T ; R ; 1/4 of 1/4 of Sec ; E

c. Address: City Carmel-by-the-Sea Zip 93921

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

S.W. Corner Junipero and Alta, Carmel-by-the-Sea 93021
(Block 5-1/2 Lots 1 & N 1/2 3)

Parcel No. 10-111-20

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The current house is a 2-story vertical board and batten wood frame house consisting of two sections joined by a 2nd floor galley kitchen over an arched breezeway leading to a rear garden. The northeast section of the house facing Alta and Junipero is the original one-story stepped gable cottage built by Ann Nash and Dorothy Bassett in 1921. A gabled addition was added to the south facade of this building in 1940 extending the original living room. In 1926 Watrous and Denny built the two-story carriage house facing Alta on the west part of lot 1 with a galley kitchen breezeway connecting to a new dormered second floor added to the original house. Entry to the upstairs carriage house is by a staircase rebuilt in 1998 on the west facade. A Carmel stone chimney mass anchors the south wall of the carriage house through two stories. The steep pitched gabled roofs of both buildings are covered with composition shingles. The window treatments in both buildings are primarily multi-paned fixed, casement windows. The carriage house has a 48-light fixed pane window on the north as a studio light source. The dormered window upstairs on the original house is the bedroom-closet space for the carriage house apartment. The overall plan is a series of intersecting rectangles set back over a 60X100-foot lot that runs east/west.

(See Continuation Sheet)

P3b. Resource Attributes: (List attributes and codes) HP3 Multiple Family Residence

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

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



P5b. Description of Photo: (View, date, accession #)

Looking NE at original stepped gable cottage, 9/17/01 #9478-17

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1921 Ann Nash Diary; 1926 -Carmel Building Files

P7. Owner and Address

Carla Lepori-Coniglio Trust
26048 Atherton Drive
Carmel, CA 93923 (625-0946)

P8. Recorded by: (Name, affiliation, and address)

Richard N. Janick, P.O. Box 223408, Carmel, CA 93921

P9. Date Recorded: 9/21/2001

P10. Survey Type: (Describe)

Carmel HRI 2001

P11. Report Citation: (Cite survey report and other sources, or enter "none")

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #

Attachment 10

HRI #

Page 2 of 4

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder)

Ann Nash-Dorothy Bassett House

B1. Historic Name: *Ann Nash-Dorothy Bassett*

B2. Common Name:

B3. Original Use: *Single Family Residence*

B4. Present Use: *Multiple Family Residence*

B5. Architectural Style: *Craftsman*

B6. Construction History: (Construction date, alterations, and date of alterations)

1. 1921 (Sept. 21-Nov. 15, 1921) Build steep gabled one-story board and batten (redwood and Douglas fir) house. (Owner-Builders Ann Nash and Dorothy Bassett) Original Budget - \$1,045

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features:

B9a. Architect: *Ann Nash - Dorothy Bassett*

b. Builder: *Nash/Bassett/Watrous/Denny*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel-by-the-Sea*

Period of Significance: *1903-1940* Property Type: *SFR*

Applicable Criteria: *CR 3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This house qualifies under criteria #3 and is unique in that it represents 4 women builder-contractors working in Carmel in the 1920s. Ann Nash and Dorothy Bassett are the original owner-builders of the original one story building (1921). Dene Denny and Hazel Watrous (Founders of the Carmel Bach Festival) built the two-story carriage house and the galley kitchen bridge connecting to a dormered second story addition of the original house. Allaine Fremier owns the diary kept by Ann Nash that documents the construction of the house. The overall design is a landmark of Craftsman Architecture in Carmel and it's "growing plan" is typical of many early houses built in the 1920s. 1. Ann Nash Biography - from Carmel Women Builders; 2. Dene Denny and Hazel Watrous.

The Nash/Bassett House is a significant expression of the architectural achievements of women builders in early Carmel. Changes and additions to the building over time have been sympathetic and have not diminished its character defining features. The house continues to evoke a strong sense of time and place and of feeling and association,

1. Writer Builder: Ann Nash

She was an eclectic person. She was a teacher in Berkeley and made up her mind to come to Carmel with a friend Dorothy Bassett who had a relative there, to build a house in the woods. This was in 1921, and she had not, apparently, had any previous construction experience. What does exist, however, is a day by day chronicle of her efforts, beginning the day they left Berkeley, from the pouring of the concrete foundation to the completion of construction. Ann also designed this classic Tudor-like English cottage.

(See Continuation Sheet)

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

HP3 - Multiple Family Property

B12. References:

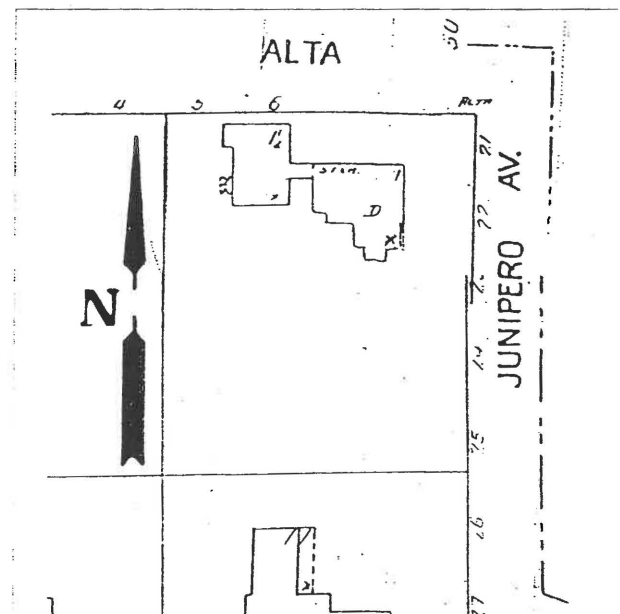
1. A Diary: Building a Home in Carmel by Allene Fremier, Buying the Best, www.carmeliving.com, pgs. 46-49,64. Summer 2001
2. Pine Cone, May 30, 1925
3. "Artists and Artisans," Carmel Woods, Carmel Preservation Foundation, May 1998

B13. Remarks: *Zoning: R-3*

B14. Evaluator: *Richard N. Janick*

Date of Evaluation: *9/21/2001*

(This space reserved for official comments.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

Attachment 10

Page 3 of 4 Resource Name or #: (Assigned by recorder)

Ann Nash-Dorothy Bassett House

Recorded by: Richard N. Janick

Date 9/21/2001

☒ Continuation ☐ Update

P3. Description

P3. Description

series of intersecting rectangles set back over a 60x100-foot lot that runs east/west. A carmel stone fireplace in the original house projects through the dormered second floor and provides an anchor to a second floor landing that originally had access through a now walled-in door to the upstairs carriage house bedroom.

The siding is 1" x 12" redwood and the framing and floor materials are straight-grained Douglas fir. Arched doors, a trademark of Denny and Watrous, are used throughout the carriage house, both inside and out. A second story shed roof bathroom defines the east facade of the projecting carriage house wing. The original entrance to the one-story cottage is still within the rear garden courtyard on the west facade adjacent to the projecting lower bedroom. A service door facing Alta provides access from the street to the kitchen.

B6. Construction History

2. Permit #1787 (November 13, 1926) - Construction of two-story carriage house (Dimensions 32 x 27) with bridge galley kitchen connecting to dormered second story of original house. Steep gabled roof with stairway and small porch on west facade. Completed (February 1927) (Owner: Ann Nash) (Contractors: Dene Denny and Hazel Watrous Cost: \$2700).

3. Permit #629 (June 17, 1940) - Construction of one-story gabled roof addition to the south of 1921 original house. Plan in file. Contractor: Bert Taylor. Cost: \$500, Owner: Walter Kelsey.

4. Permit #69-49 - Roof Repair: \$400.00 (May 22, 1969) Contractor: Allen James

5. Permit #SU 91-227 - Subordinate unit permit request (May 22, 1992) - Approved
Owner: Pacini Trust Unit 1 Downstairs Unit 2 Upstairs and over garage

6. 1997 - Original House - remodel - paint, repair walls, repair kitchen, foundation work, new roof.

7. 1998 - Permit #98-173 (September 28, 1998) - Rebuild stairs leading to upstairs addition and repair south facade. New wall heater. (\$5,000) Contractor: Enid Sales

B10 Significance

She became involved very quickly in Carmel life, partly due to her necessity to find help with those trades needing particular expertise or more simply, brute strength. Beside the job at hand, her diary describes much of her life and activities in Carmel, such as a stint at the Post Office, tidbits about the Forest Theatre and the local library. Her subsequent pursuits included the authorship of several popular mystery stories, preserved at the Local History Library, and her eventual relocation to Carmel Valley where her history was lost until recently rediscovered.

2. Builders: Dene Denny and Hazel Watrous

Born in California to a wealthy ranching family and a musician from an early age, **Dene Denny** and **Hazel Watrous**, also a Californian and the daughter of a well-known photographer, met in San Francisco after they had both received extensive education in their respective fields. Hazel, trained in art and art education, and Dene as a musician, had both already received recognition. They were on their way to New York and decided to spend a week beforehand in Carmel, and virtually went no further, captivated by the creative ambiance they found there.

As a team they became musical pioneers in Carmel, establishing the first orchestra, as well as the Carmel Music Society, and, as an outgrowth of the Society, the Bach Festival. Dene was a noted musician and introduced avant garde classical music to the peninsula.

Watrous, having studied art extensively, also became an architect/builder and had 36 residences to her credit. She was known for her bold use of color and her architectural style which often looked like stage sets. Their own house/studio, built in 1926, was a favorite gathering place for theatrics, art shows, lectures and music. Watrous designed this house with a free un-supported balcony for these performances, which gave many of the noted architects they entertained much apprehension at that time. But the house and balcony still exist.

CONTINUATION SHEET

Page 4 of 4

Resource Name or #: (Assigned by recorder) *Ann Nash-Dorothy Bassett House*

Recorded by: *Richard N. Janick*

Date *9/21/2001*

☒ Continuation ☐ Update

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession#)

Looking SW from Alta St. at the 1926 north facing carriage hse. addition by Denny & Watrous, 9/17/01, #9478-15

Primary # _____
HRI # _____ Attachment 10
Trinomial _____
NRHP Status Code 5S1

Other Listings
Review Code _____

Reviewer _____

Date _____

Page _____ of _____ Resource Name or #: (Assigned by recorder) Jo Mora Hse.

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 _____

Date _____

T _____

; R _____

1/4 of _____

1/4 of Sec _____

; _____

B.M. _____

c. Address: _____

City Carmel-by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources) _____

mE/ _____

mN _____

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

3 SW of 1st, W/side San Carlos (Blk 10 Lot 5)

Parcel No. 010-126-020

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one and two-story, wood-framed Craftsman-type residence, "T" shaped in plan, resting on a concrete foundation. The exterior wall cladding is a wide, horizontal shiplap wood siding. The roof system is medium pitched gable w/wide overhanging eaves, having a simple fascia board. Both the first and the second floor roofs have triangular knee bracing at their gable ends. They are covered in wood shake. A stepped, brick exterior eave wall chimney is found centered on the first floor wing along the west (rear) elevation. This feature has been enclosed with the enclosure and roofing of a rear deck (1981), that was constructed in 1965. That same year about one-half of the length of the original one-story wing to the south was demolished to meet setback requirements for a lot split. Fenestration is irregular, with a combination of Craftsman style and multi-paned wood windows. They range in type from fixed, single Craftsman style to multi-paned focal; single and paired Craftsman wood casement type, and bands of wood casement type. There is a shallow, angled bay projecting to the east from the first floor of the two-story north wing of the house. It is capped with a narrow hipped roof, covered in wood shake. The tall, narrow side-lights in this bay are wood casement type. A similar feature is found at the same location on the rear (west) elevation, but with a narrow shed-roof covering the bay.

b. Resource Attributes: (List attributes and codes)

1. Resources Present

☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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



P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 1053-.

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1921 Carmel bldg. records

P7. Owner and Address

Wera E. Unger Trust
P.O. Box 3382
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310
Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: 4/27/2002

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001

1. Report Citation: (Cite survey report and other sources, or enter "none")

Carmel-by-the-Sea Survey 1989-1996

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)

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

je of

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) *Jo Mora Hse.*

B1. Historic Name: *Jo Mora Hse.*

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Craftsman*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1921 (Cbp #189); foundation added 1957 (Cbp #3102) half the length of one story wing removed for lot line adjustment, rear deck added 1965 (Cbp #4382); rear porch glazed and roofed 1981 (Cbp #81-115, 81-124)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features: *greenhouse in NW cr. of parcel rebuilt after tree damage 1997 (Cbp #97-108)*

B9a. Architect: *designer, Jo Mora*

b. Builder: *Jo Mora*

B10. Significance: Theme: *Arts & Culture/Architectural Development* Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940* Property Type: *single family residence* Applicable Criteria: *CR 2,3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Jo Mora Hse. is significant under California Register criterion 2, for the contributions of artist Joseph Jacinto Mora (1876-1947), to the arts and cultural life of Carmel in the 1920s. It is also significant as the first residential design by Mora, also a building designer, on the Monterey peninsula.

Jo Mora was born in Montevideo, Uruguay in 1876, the son of a Catalan sculptor, Domingo Mora. The family moved to Massachusetts in 1882 where Jo and his brother Luis studied at the Cowell's Art School in Boston. Jo later studied w/Wm. Merritt Chase at the Art Students League in New York. His early career included newspaper and magazine illustration, followed by some time in the American Southwest, where he visually recorded the lifestyles of the Navajo and Hopi Indian tribes. He joined his family in the San Jose area in 1903, buying and operating a small cattle ranch in the Santa Clara Valley. He also assisted his father on several sculpture commissions. In 1914 Jo and his wife moved to San Francisco, where he was an active part of the artistic scene, and a member of the Bohemian Club.

In 1920 Fra. Ramon Mestres, Franciscan leader at Carmel Mission, and also a Catalan, commissioned Mora to do what would become his most celebrated sculptural piece, a cenotaph honoring the life of Fra. Junipero Serra. The sculpture would take four years to complete.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

*Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997*

Hale, Sharron, A Tribute to Yesterday, Valley Publishers: Santa Cruz, 1980

Hughes, M.E., Artists in California 1786-1940, Vol II, Hughs Pub. Co.: San Francisco, 1989

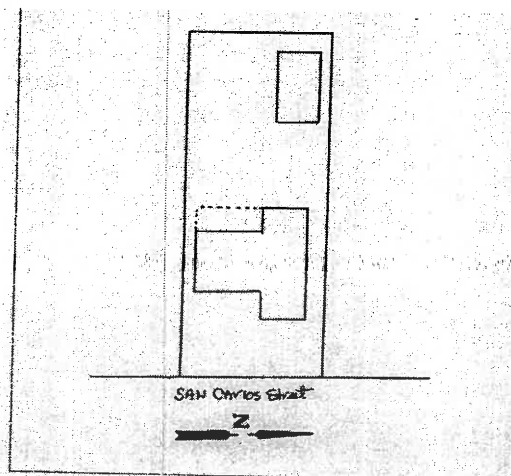
B13. Remarks: *Zoning R-1
CHCS (AC/AD)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *4/27/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

Attachment 10

Recorded by: Kent L. Seavey

Resource Name or #: (Assigned by recorder)

Jo Mora Hse.

Date 4/27/2002

☒ Continuation ☐ Update

P3. The house sits somewhat back on the parcel from San Carlos, close to its northern lot line, behind a picket fence, in an informal garden of mature oaks and pines w/low shrubbery. There is a Carmel stone walkway leading to a raised, open, partial-width concrete porch along the one story wing of the house.

B10. Mora was a building designer as well as an artist. While working at the Carmel Mission he assisted in the rehabilitation of the adjacent Orchardist's adobe, which became the "Mission Tea Room" in the early 1920s. He designed his Pebble Beach home and studio, which was built by J.C. Anthony in 1924. Mora became a partner with Anthony in a residential development on the Monterey mesa for an artists colony, designing at least two of the residences. The chapel for the Carmelite nuns at Monastery Beach south of Carmel is also by his hand. The unusual "T" plan of the Mora Hse. w/its one and two-story wings was quite practical given that his horse corral was to the rear of the residence. His studio, and living quarters were on the first level, with family bedrooms on the second. The use of Craftsman windows and trim kept the place in keeping with the Arts & Crafts character of the village at that time. The principal change to the house over time has been the loss of a considerable portion of the one-story wing, in the 1965 lot split, and the enclosed deck to the rear. Visually however, the original "T" shape, massing, and exterior building materials of the residence are still present. The house was Jo Mora's first residential design on the Monterey peninsula, and only known residential design in Carmel. He occupied it while creating his most significant sculptural commission, the Serra Cenotaph at the Carmel Mission.. He also completed the S.F.B. Morse commission for the important Serra Monument along Serra Rd. at the north edge of Carmel in 1922. Mora moved to a large tract of land in Pebble Beach, donated by Morse, in 1924. He continued his close association with Carmel for the rest of his working life, and was a founding member of the Carmel Art Association. His contributions to the art and architecture of Carmel and the Monterey peninsula are still readily apparent in such work as the two Serra monuments, the El Paseo figure group and his diorama at the old Hotel Del Monte, as well as the Orchardist's adobe at Carmel Mission and the chapel at the Carmelite Monastery. The Jo Mora Hse. clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of arts and culture.

B12.

McGlynn, E.R., Murry M., *Jo Mora Artist and Writer*, Monterey Museum of Art, 1998
Sanborn fire insurance map of Carmel, 1930-62

PRIMARY RECORD

Primary # _____ Attachment 10

HRI # _____

Trinomial _____

NRHP Status Code _____

5S1

Other Listings

Review Code _____

Reviewer _____

Date _____

Page _____ of _____

Resource Name or #: (Assigned by recorder)

Denny-Watrous Studio

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 _____

Date _____

T _____

; R _____

1/4 of _____

1/4 of Sec _____

B.M. _____

c. Address: _____

City Carmel by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources)

mE/ _____

mN _____

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

4 NE of 2nd, E/side Dolores (Blk 10, Lot 10)

Parcel No. 010-126-015

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one and two-story wood-framed Craftsman type residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a vertical board-and-batten. The roof system is a combination of medium-pitched hip, cross-gables, and shed roofs. The roof covering is composition shingle. A stuccoed exterior eave wall chimney is located along the east (rear) elevation. The one-story, west facing principal entry (1995) is found on the inside corner of an Ell, separating the ca1940 shed roofed portion of the studio/residence, on the NW, from the 1926 hip & gabled main building block to the SE. It is characterized by a wide overhanging gable, supported by triangular knee-braces over a round-arched multi-paned double wood door. A straight run of open wood stairs (1995), leads up to the main entry off a cement pathway from the street. There is a center rail along the stairs. A series of recent round-arched wood windows, similar in design to the main door, can be seen in the upper floor of the main building to the east. Another round-arched door is located at the SW corner of the garage. Fenestration is otherwise irregular with a series of large, square multi-paned fixed windows; two in the shed-roofed section of the house, and a major north window in the north-side elevation. The residence has seven doors to accomodate exiting from the studio when it was used for concerts and exhibits.

b. Resource Attributes: (List attributes and codes)

Resources Present

☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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



P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 1054-.

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1922 /1926 Carmel bldg. records

P7. Owner and Address

Don & Carol Hilburn
P.O. Box 7054
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310
Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: 4/8/2002

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory -2001

i. Report Citation: (Cite survey report and other sources, or enter "none")

Carmel by-the-Sea Survey 1989-1996

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)

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

je of

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) *Denny-Watrous Studio*

B1. Historic Name: *Denny-Watrous Studio*

B2. Common Name: *Harmony House*

B3. Original Use: *studio/residence*

B4. Present Use: *residence*

B5. Architectural Style: *Craftsman (eclectic)*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1922 (Cbp # 365); original house expanded 1926 (Cbp #1096); shed roofed wing to west added ca 1940 (Cbp #1336); removal of some building material along s/side ele, to meet setback requirements 1960 (Cbp #3536); Add dormers toward rear, remodel 1995 (Cbp #95-24)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features: *one car board-and-batten garage, NW cr. of parcel*

B9a. Architect: *designer/Hazel Watrous*

b. Builder: *Hazel Watrous (1926)*

B10. Significance: Theme: *Arts & Culture*

Area: *Carmel by-the-Sea*

Period of Significance: *1902-1940*

Property Type: *single family residence*

Applicable Criteria: *CR 2*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Denny-Watrous Studio is significant under California Register criterion 2, for its association with the productive lives of Dene Denny and Hazel Watrous, who for thirty years were Carmel's principal musical and art impresarios. Its is also significant as the work of a woman contractor/builder, Hazel Watrous, who designed and constructed as many as 36 residential properties in and around Carmel in the 1920s.

Dene Denny and Hazel Watrous came to Carmel in 1922 on their way to New York. They returned in 1925 for the duration of their productive lives, actively participating in establishing artistic, theatrical, and musical venues that continue to define the cultural life of the community to this day. The interior design of their Dolores Street studio/residence was created expressly for the exhibit of art and musical performance. They showed the first American exhibition of the German Expressionist Blaue Reiter group in the studio, presented the musical work of Aaron Copland, with the writer/conductor, and sponsored lectures by leading cultural figures including the architect Richard Neutra. They developed and operated an extremely successful concert management business from the residence. Both were involved in forming the nucleus of the Monterey County Symphony, the Carmel Bach Festival, and revival of Monterey's historic First theatre.

The house, though altered over time, is still clearly recognizable as the work of Hazel Watrous, with her signature use of round-arches, and especially the interior concert space, with its early cantilevered balcony for unrestricted viewing of the musical performances conducted within. A native of Visalia, California, Ms. Watrous had a degree in art from San Jose State College, and further study at the California School of Arts and Crafts and Columbia University, in the field of design. She worked in Los Angeles as a theatre critic, & designed costumes and sets for an L.A. theatre company. Many of her residential house designs are in the Carmel Woods area, north of Carmel.

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

HP2 - Single Family Property

HP38 - Women's property

B12. References:

*Carmel bldg. records, Carmel planning Dept, City Hall, Carmel
Carmel Historic Context Statement 1997*

Carmel by-the-Sea Survey 1989-1996

*Marquard, Peggy P., "Village Impresarios". *What's Doing Magazine*, 6/47, p. 18*

*Elstob, Carolyn. "Silhouette". *Carmel Spectator* 6/23/49 and*

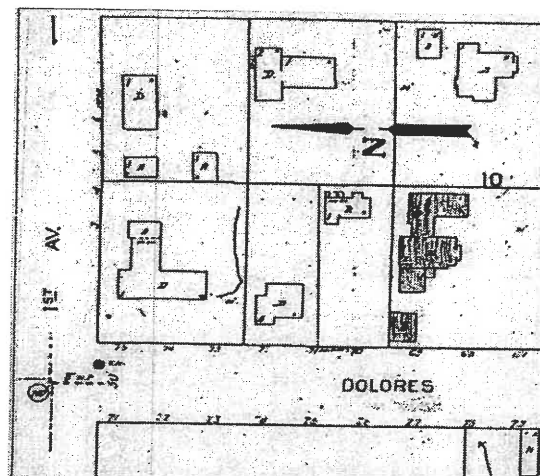
B13. Remarks: *Zoning R-1
CHCS (AC)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *4/8/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

Attachment 10

Recorded by: Kent L. Seavey

Resource Name or #: (Assigned by recorder)

Denny-Watrous Studio

Date 4/8/2002

☒ Continuation ☐ Update

P3. The chief feature of the interior of the building is a music room that runs the entire length of the house, and an Ell shaped cantilevered balcony above for viewing these events. The garage fronts the house on the north side a forty foot deep lot on rising ground, behind a wood plank fence, in an informal landscape setting of mature oaks, pines and low shrubbery.

B10. Her interiors tended to have large living spaces, suited to musical performance. Ms. Watrous designed at least 36 houses during her productive career as a building contractor. She was the most active of the women builders in Carmel. Additionally, Dene Denny and Hazel Waltrous brought contemporary theater to Carmel. The women leased Edward Kuster's Theater of the Golden Bough on Ocean Avenue and opened with Eugene O'Neill's *Emperor Jones* in May 1928. They presented 18 plays there and more than a dozen concerts. They also sponsored a play competition for California authors. Following Kuster's return from Europe, the women moved their operation to permanent space on Dolores Street. In 1929 they presented W.H. Smith's melodrama, *The Drunkard*. They also opened the first private art gallery in Carmel at this site, brought the first summer music festival to Carmel in 1932, and founded the Carmel Bach Festival in 1935. The Denny-Watrous Studio reflects the findings of, and is consistent with, the findings of the 1997 Carmel Historic Context Statement under the theme of development of arts and culture.

B12. Montague, Nelly, "Tell me who is Denny-Watrous", *Carmel Pine Cone*, 7/16/48

Sanborn fire insurance map of Carmel, 1930-1962

"The Carmel Theatre from 1910-1935." M.A. thesis by Morgan Evans Stock, August 1952, Stanford University. Carmel Library.

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Attachment 10

Looking NW at the east facing facade,

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of

Resource Name or #: (Assigned by recorder)

G. H. Phillips House

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 _____

Date _____

T _____

; R _____

1/4 of _____

1/4 of Sec _____

; _____

B.M. _____

c. Address: _____

City Carmel-by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources)

; _____

mE/ _____

mN _____

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

7 NW of 3rd, w/side Santa Fe (Blk 25 Lot 5)

Parcel No. 010-102-003

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed Craftsman bungalow style residence, rectangular in plan, resting on a mud sill foundation. The exterior wall cladding is a combination of wood shingle, with vertical board-and-batten in the gable apexes. The low-pitched front gable roof has wide, overhanging eaves with exposed rafter-tails and false purlins. There is one interior brick chimney present, centered in the roof line a little more than midway along the roof. It has a triangular brick spark arrester. There is a partial-width shed-roofed open porch along the east facing facade. It is supported by wood beams resting on two square wood posts with decorative capitals, and wooden brackets. Decorative birds mouth rafter-tails appear below the shed roof. All roof surfaces are covered in composition shingle. Fenestration is irregular with single and paired Craftsman style wood casement windows. The principal entry, centered under the front porch roof, is a solid-core flush Dutch door. There is a wood-framed one-car garage at the SW cr. of the parcel. It is similar in design to the house. The residence sits slightly back from Santa Fe St., behind tall shrubbery in an informal landscape setting of potted plants and low ground cover. Mature trees flank and frame the property. There is a serpentine brick path leading to the front porch that is flanked by a recent flagstone retaining wall, laid up dry.

7b. Resource Attributes: (List attributes and codes)

4. Resources Present

☒ Building

☐ Structure

☐ Object

☐ Site

☐ District

☐ Element of District

☐ Other (Isolates, etc.)

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



P5b. Description of Photo: (View, date, accession #)
(View toward _____). Photo No: 5026-.

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☐ Historic ☐ Both

1925 Carmel bldg. records

P7. Owner and Address

Kimm Barnes
P.O. Box 5454
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310
Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: 9/7/2004

P10. Survey Type: (Describe)

Intensive-Carmel Historic Resource
Inventory-ongoing

1. Report Citation: (Cite survey report and other sources, or enter "none")

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)

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

Page 2 of

NRHP Status Code

Resource Name or #: (Assigned by recorder) *G. H. Phillips House*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Craftsman bungalow*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1925 (CBP#1081) hot tub added at NW cr. of rear porch 1982 (CBP# 82-180)

B7. Moved? ☐ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features: *Detached wood-frame, two-car garage at SW cr. of Lot 5, 1925 (CBP# 910). This feature was shared jointly with a residence on Lot 7, which Phillips also built in 1925, but that has been greatly altered over time.*

B9a. Architect:

b. Builder:

B10. Significance: Theme: *Architectural Development*

Area: *Carmel-by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *single family residence*

Applicable Criteria: *CR 3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The G. H. Phillips House is significant under California Register criteria 3, in the area of architecture as an unaltered example of a front-gabled type of Craftsman bungalow. As noted in the 1997 Carmel Historic Context Statement, "The Craftsman style was an expression of the philosophy of the Craftsman movement, the American adaption of the English Arts and Crafts Movement which had crystallized around William Morris in the second half of the nineteenth century. Popularized in this country by Gustav Stickley and his *Craftsman* magazine, and in California by the work of architects Greene & Greene, Craftsman homes were characterized by horizontality of proportions, seen in the spreading lines of low-pitched, overhanging gable roofs and in informal building plans; reliance on the honest use of materials such as wood, brick and stone and undisguised structural elements such as exposed beams, braces and rafters for architectural beauty; and enjoyment of the natural setting through porches, outdoor spaces, and the clustering of windows into horizontal bands."

The 1925 Phillips House is an excellent example of the decorative possibilities of the bungalow form with its birds mouth rafter-tails false purlins, wooden capitals and brackets. It employs board-and-batten detailing in the gable apexes, over wood shingle laid in the signature style of Carmel carpenter Cameron Waite. Waite ran courses of eight to twelve inch shingle, separated by two inch courses, that accentuated the horizontality of his buildings. As far as we know he was a carpenter rather than a designer, and probably worked in that capacity on the Phillips House. There is no mention of a G. H. Phillips in any of the early Carmel business directories or other standard sources. He built a second house on Lot 7 of Blk 25 at the same time as the subject property was constructed. That building was recently altered. It is possible he was a real estate speculator. There are very few remaining unaltered examples of Carmel residences in the Craftsman bungalow style. The G.H. Phillips House clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement, under the theme of architectural development.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

*Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997*

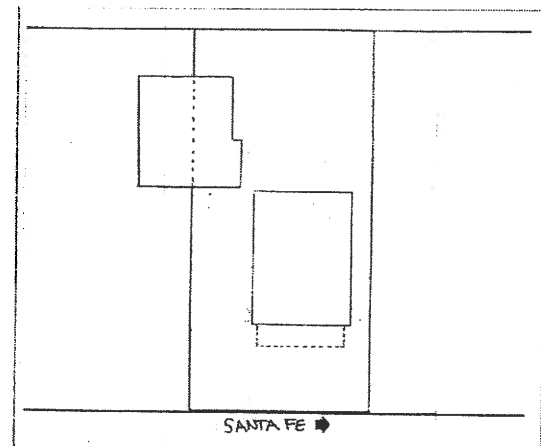
B13. Remarks: *Zoning R-1
CHCS (AD)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *9/7/2004*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Name of Resource Name or #: (Assigned by recorder)

G. H. Phillips House

Recorded by: Kent L. Seavey

Date 9/7/2004

☐ Continuation ☐ Update

Primary # _____ Attachment 10
HRI # _____
Trinomial _____
NRHP Status Code 5S1
Other Listings
Review Code _____ Reviewer _____ Date _____

Page _____ of _____ Resource Name or #: (Assigned by recorder) *Mary Austin Hse.*

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 _____ **Date** _____ **T** _____ ; **R** _____ ; **1/4 of** _____ **1/4 of Sec** _____ ; **B.M.** _____
c. Address: _____ **City** *Carmel-by-the-Sea* **Zip** *93921*
d. UTM: (Give more than one for large and/linear resources) _____ ; _____ **mE/** _____ **mN** _____
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
W/side Lincoln, 4 north of 4th (Blk 32, Lot 13)

Parcel No. *010-222-019*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A two-story wood-framed Craftsman style residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is wood shingle. The low pitched front gabled roof is covered in a composition shingle. There is an interior brick fireplace. The NE facing entry is in a slightly projecting lower bay on the north side of the facade. The entry is characterized by a shed roofed door hood, carried on exposed rafters with birds mouth detailing over a central multi-paned glazed door, flanked by tall narrow side lights. The door hood is capped with a smaller version of the main roof form, with a wide fascia. Fenestration is irregular with a combination of fixed, and casement type wood windows, sliding glass and banked French doors. The house is oriented NE to SW on a steeply sloping site, surrounded by mature trees and heavy vegetation and not visible from the street. While the house has been extensively remodeled over time, the original ground floor still retains the Craftsman character of its design by local master builder M.J. Murphy. There is a fully functional second level built into the side of the hill below grade. Stone lined open brick steps lead up to the house from the street below, across an intermittent stream through an informal garden of ferns, ivy and rose bushes.

b. Resource Attributes: (List attributes and codes)

1. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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



P5b. Description of Photo: (View, date, accession #)
(View toward _____). Photo No: *1064-*

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1911 Mary Austin, Carmelite, 2/19/30

P7. Owner and Address

*Don & Joan Miller
P.O. Box 5277
Carmel, CA 93921*

P8. Recorded by: (Name, affiliation, and address)

*Kent L. Seavey, Preservation Consultant, 310
Lighthouse Ave., Pacific Grove, CA 93950*

P9. Date Recorded: *10/21/2001*

P10. Survey Type: (Describe)

*Carmel Historic Resource Inventory - 2001
(Intensive)*

1. Report Citation: (Cite survey report and other sources, or enter "none")
City of Carmel-by-the-Sea Survey 1989-1996

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

1e of

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) *Mary Austin Hse.*

B1. Historic Name: *Mary Austin Hse.*

B2. Common Name: *Rose Cottage*

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Craftsman*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1911; addition 1925 (Cbp #875); basement, bedroom addition 1949 (Cbp #1819); alteration, bath & kitchen 1967 (Cbp #4694); addition & remodel 1987; remodel & add French doors 1998 (Cbp #98-69)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features:

B9a. Architect: *Designer/M.J. Murphy*

b. Builder: *Artie Bowen*

B10. Significance: Theme: *Development of Art & Culture*

Area: *Carmel-by-the-Sea*

Period of Significance: *1903-1940* Property Type: *single family residence* Applicable Criteria: *CR 1,2*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Mary Austin House is significant under California Register criterion 1 in the area of history as the home of one of the bohemian founders of the artists' colony at Carmel, and a pioneer feminist in the west. It is also significant under criterion 2 for the contributions made by Mary Austin to American literature during her occupancy of the cottage. Some of her contributions to American literature were written within the walls of this house.

Mary Austin was born in Carlinville, Illinois in 1868. She had an active and inquiring mind and began writing at age 10. In 1888, the year she graduated college, her family moved west and established a homestead on the desert near the San Joaquin Valley. She began teaching school, then met and married Stafford Wallace Austin, the manager of an Owens Valley irrigation project in 1891. During her brief and unhappy marriage she began to write sensitive sketches of the region for San Francisco's *Overland Monthly Magazine*, collected in her first book *The Land of Little Rain*, published in 1903. There followed a series of novels based on progressive themes of regional ecology, Native American and Spanish culture and women's rights. In 1908 she traveled to the East and Europe, expanding her settings and broadening her subjects. She published essays on women and socialism and spent time with other progressive women like Margaret Sanger and activist Ann Martin, whom she convinced to move to Carmel. Between 1911, when she had her house built in Carmel, and 1914, Austin produced no less than six books, one booklet and her Amerindian rhythm play *The Arrow Maker*, which she successfully produced at the Forest Theater during the 1914 season. In her major novel of the period, *A Woman of Genius* (1912), she anticipated *Main Street* by presenting a young woman rebelling against the conformity of a midwestern town. The talented writer published 27 books and 250 shorter pieces showing her to be "a pioneering feminist, an environmentalist and a mystic who appreciated the practices of the American Indian."

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

HP2 - Single Family Property

HP38 - Women's property

B12. References:

*Carmel building records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997*

Hale, Sharron, A Tribute to Yesterday, Valley Press: Santa Cruz, 1980

Planer, E.T., "He Built Many of Today's Landmarks", Monterey Peninsula Herald, 12/11/77, pp. 16-17

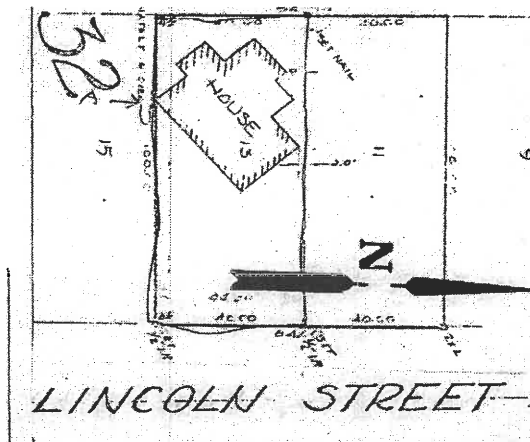
B13. Remarks: *Zoning R-1
CHCS (AC)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *10/21/2001*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

Attachment 10

Name of Resource Name or #: (Assigned by recorder)
Recorded by: Kent L. Seavey

Mary Austin Hse.

Date 10/21/2001

☒ Continuation ☐ Update

B10. Mary Austin was also an active force in the cultural development of Carmel. A visit to the Carmel Mission in 1902 that inspired the first draft of her novel *Isidro* (1905), also resulted in a short piece for a San Francisco newspaper extolling the natural beauty of the region. As a result of this unsolicited publicity, land developer Frank Powers offered Austin a free lot in the village. The writer moved to Carmel in the Summer of 1905, becoming with the poet George Sterling, and photographer Arnold Genthe, one of the founders of the group of writers and artists who settled there prior to the First World War. She rented a log cabin and purchased several other lots. For her writing studio, she asked San Francisco architect Louis Christian Mullgardt to design a tree house, high in the branches of an oak on her property. She called it her "wick-i-up". While no longer extant, there are a number of photographs of the author and her colleagues at work and play on the platform. She did not build her own home until 1911, after her return from Europe and the east coast, and there continued her writing as well as her enthusiastic support for the suffragist cause, which made her a role model for the movement for many women in the village. She was also active in the Forest Theater, producing her plays *Fire* (1913) & *The Arrow Maker* (1914). Austin moved to Santa Fe, NM, in 1925, where she died in 1934. In 1989 her biographer noted that "Mary Hunter Austin's voice is one of the most unusual, gifted, eccentric, exasperating, tragic, enigmatic, elitist and idiosyncratic in American literature. Outside of her writings, the Carmel years of this noted author and exceptional woman are best represented in the Mary Austin House, where she wrote a number of books, produced her plays and continued in her role as a significant force in the literary life of the community. The Mary Austin Hse. clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of the development of the arts and culture.

B12.

Thompson, John, "Mary Austin's Legacy...". *Alta Vista Magazine*, 12/6/92, pp. 9-11

Walker, Franklin, *The Seacoast of Bohemia*, Peregrine Smith, Inc.:Santa Barbara, 1973

Sanborn insurance maps for Carmel, 1924, 1930, 1930-62

Primary # _____ Attachment 10
HRI # _____
Trinomial _____
NRHP Status Code 5S1
Other Listings
Review Code _____ Reviewer _____ Date _____

Page _____ of _____ Resource Name or #: (Assigned by recorder) *Frank Smith Hse. & Fence*

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 _____ **Date** _____ **T** _____ ; **R** _____ ; **1/4 of** _____ **1/4 of Sec** _____ ; **B.M.** _____
c. Address: _____ **City** *Carmel by-the-Sea* **Zip** _____
d. UTM: (Give more than one for large and/linear resources) _____ ; _____ **mE/** _____ **mN** _____
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
N/side of 5th btwn. Santa Rita & Guadalupe (Blk 45, Lots W pts 15, 17,)

Parcel No. 010-036-015

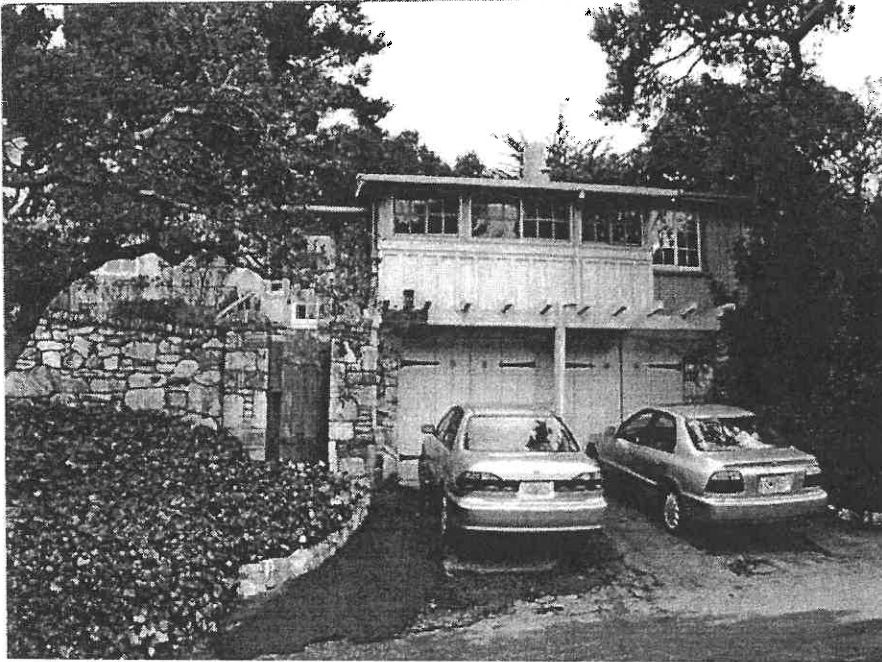
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed Craftsman style residence w/ two-car garage cut into the hillside under the hse. The exterior wall cladding is vertical board-and-batten. A wood-shingled room addition, just back from the SW cr., of the hse. was added in 1990. The low-pitched, side-gabled roof is covered in wood shingle. A brick, interior chimney appears just to the east of center along the building envelope, slightly behind the ridge line. A partially glassed sleeping porch projects over the segmentally arched garage door entries, supported by exposed wood joists and a vertical wood post, between the garage doors. Fenestration is irregular w/a combination of multi-paned wood casement windows and wood sliders. The garage frame is faced w/Carmel stone, and there is a small, vertical planked wood gate, w/ ornate wrought iron strap hinges just west of the building envelope, that acts as front entry. It accesses a straight run of open Carmel stone steps leading up to the main entry. The gate is supported by two Carmel stone gate posts that are part of a tall, Carmel stone fence, constructed in 1925-26, that wraps completely around Blk 45. terminating at the NE cr. of Guadalupe & 4th in a wrought iron gate, designed and fabricated in Spain for the project. The large gate posts for the wrought iron fence are capped w/ornamental wrought iron baskets, and has the initial S, for Smith, set in front of the west post. Sections of the fence on all street elevations are screened by mature trees and shrubbery.

b. Resource Attributes: (List attributes and codes)

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

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



P5b. Description of Photo: (View, date, accession #)
(View toward _____). Photo No: 1067-.

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1926 Carmel bldg. records

P7. Owner and Address

*Robert H. Spencer Trust
P.O. Box 3606
Carmel, CA 93921*

P8. Recorded by: (Name, affiliation, and address)

*Kent L. Seavey, Preservation Consultant, 310
Lighthouse Ave., Pacific Grove, CA 93950*

P9. Date Recorded: *11/8/2002*

P10. Survey Type: (Describe)

Carmel Historic resource Inventory - 2001

P11. Report Citation: (Cite survey report and other sources, or enter "none")

none

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

Page 1 of

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) Frank Smith Hse. & Fence

B1. Historic Name: testttt

B2. Common Name:

B3. Original Use: residence

B4. Present Use: residence

B5. Architectural Style: Craftsman

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1926 (Cbp# 1732); front deck added 1929 (Cbp#2159); two bedrooms & bath to rear 1971 (Cbp# 71-109)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features: A high, continuous Carmel stone fence enclosing the full perimeter of Blk45, including the beautifully crafted wrought-iron gates, built in Spain, located at the NE cr. of 4th & Guadalupe.

B9a. Architect: Designer M.J. Murphy

b. Builder: M.J. Murphy (1926) Whitcomb & Bains (1929)

B10. Significance: Theme: Architectural Development

Area: Carmel by-the-Sea

Period of Significance: 1903-1940

Property Type: single family residence

Applicable Criteria: CR 3

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Frank Smith Hse. and Fence are significant under California Register criterion 3, in the area of architecture as a good example of Craftsman style residential design in Carmel, and a noteworthy example of stone masonry, executed by master-masons, Joe McElowney and Fred Coleman.

The house and fence were constructed for Southern California businessman Frank Smith, who planned a large home set in the fenced privacy of a full city block. Smith ran out of funds before his mansion could be constructed and he was forced to sell the property. He still owned the residence in 1929, when he had the construction firm of Whitcomb & Bain add a "dormitory", or closed sleeping porch above the twin garages on the front (south) elevation.

Joe McElowney was a well known village stone mason who had built the Carmel War Memorial arch, from a design by Charles S. Greene, in 1922. McElowney hired Fred Coleman, who had been C.S. Greene's stone mason on the Daniel James Hse. in the Carmel Highlands. The Smith fence is the largest single example of Carmel stone construction in the city.

M.J. Murphy, who constructed the Smith House, was the most prolific designer-builder in the history of Carmel, with as many as 350 structures to his credit. It was he, primarily, who gave Carmel its early Arts & Crafts aesthetic look with his woodsy, but well built natural redwood residences. George Mark Whitcomb and Miles Bain worked in a partnership in the 1920s. Whitcomb as the builder and Bain as his job estimator. Bain would establish his own career as a builder in the 1930s. The Frank Smith Hse., and related Carmel stone fence clearly reflect the findings of, and are consistent with the 1997 Carmel Historic Resource Inventory, under the theme of architectural development. In spite of separate ownerships, they should be listed together because of their intimate spatial relationship, and their close association with Frank Smith, who had them constructed.

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

HP2 - Single Family Property

HP46 - Wall/gate/fence

B12. References:

Carmel bldg. records, Carmel Planning dept., City Hall, Carmel
Carmel Historic Context Statement 1997

Carmel Preservation Foundation, "A Diversity of Murphy's",
walking tour brochure, 2002.

Sanborn fire insurance map of Carmel 1930, 1930-62

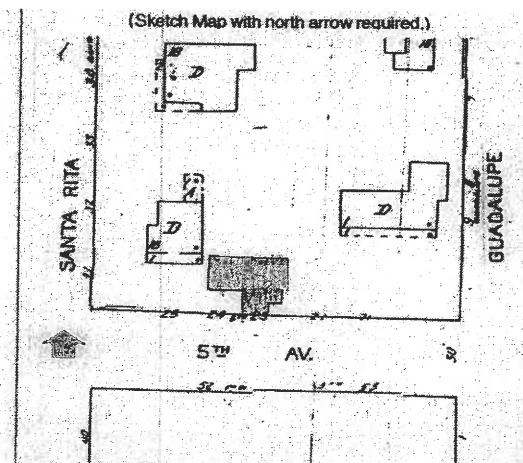
B13. Remarks: Zoning R-1
CHCS (AD)

B14. Evaluator: Kent L. Seavey

Date of Evaluation: 11/8/2002

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

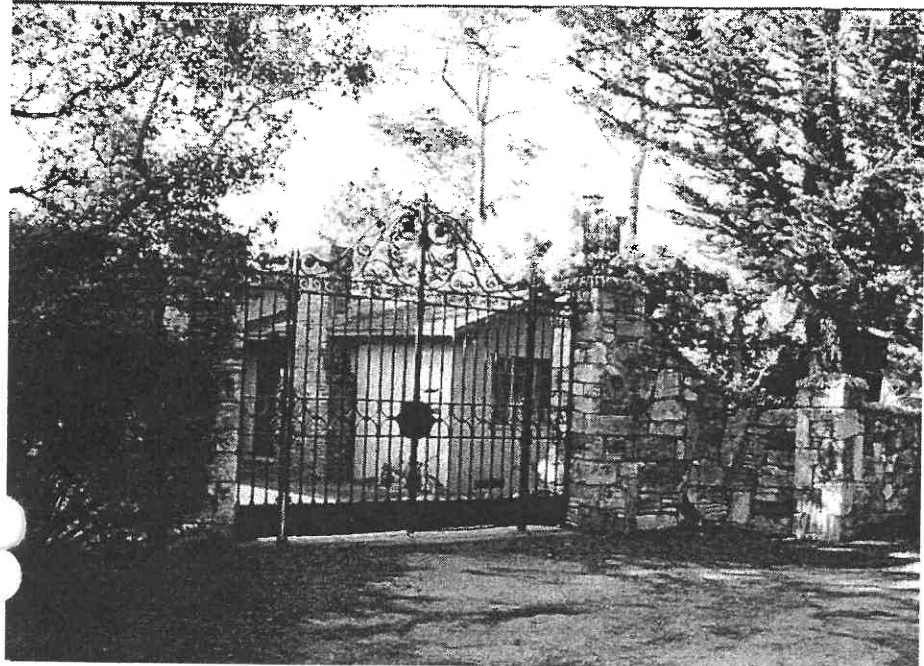
je of Resource Name or #: (Assigned by recorder)
Recorded by: Kent L. Seavey

Frank Smith Hse. & Fence

Date 11/8/2002

☒ Continuation ☐ Update

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
(View toward). Photo No: 1068-, .

PRIMARY RECORD

Primary # _____ Attachment 10
HRI # _____
Trinomial _____
NRHP Status Code 5S2
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) Gertrude McCaslin House

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 _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address: _____ City Carmel-by-the-Sea Zip 93921

d. UTM: (Give more than one for large and/linear resources) _____ ; _____ mE/ _____ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

2 NE of 5th, E/side Monte Verde (Blk 53, Lots S1/2 of 16 & N1/2 of 18)

Parcel No. 010-211-007

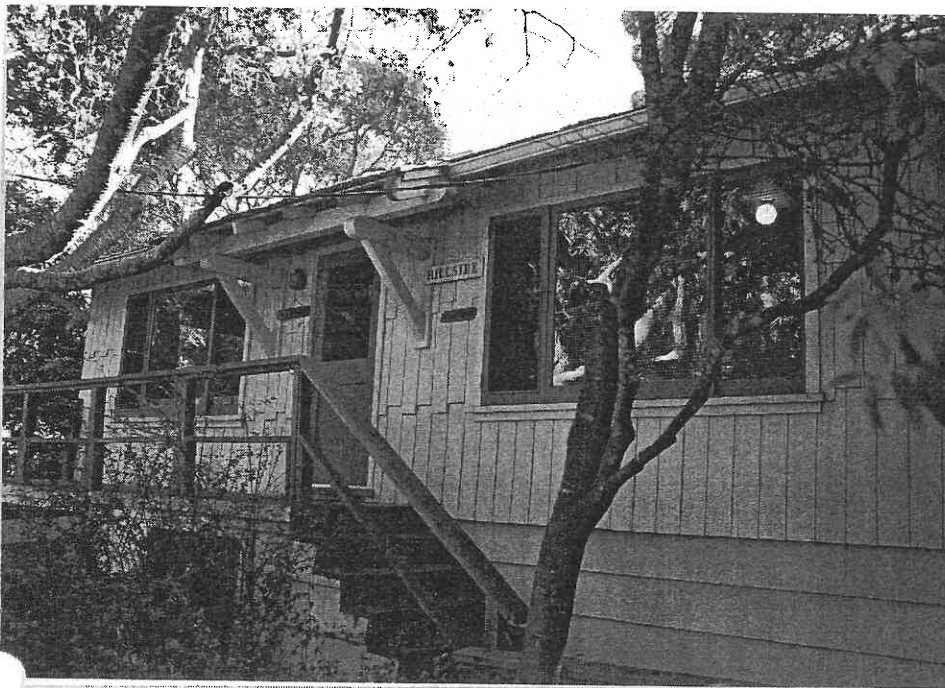
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed Craftsman-bungalow style residence w/full-height garage below, irregular in plan, resting on a concrete, and post & pier foundation. The exterior wall cladding is wood shingle, in the form of long (two foot) one-by-four inch strips, w/staggered butts above the water table, and wide, horizontal wood ship lap siding below the water table. A full-height one-car garage is located under the main building block on the north side of the house. This feature is set under an open full-width porch that accesses the front (west) entry. The current porch rail is not original. The garage has outward opening vertical wood plank doors with fixed plate-glass lights above. The low-pitched, intersecting side-gabled roof has clipped, or jerkin-headed gables. It has wide, overhanging eaves w/exposed purlins and rafter-tails, curved on their ends. Vertical wooden strips form vents in the gable apexes. The roof has a partial-width projection over the central entry door which is supported by a handsome set of triangular knee brackets and lintel, all with curved ends. Birds-mouth brackets are found supporting the base of a small, projecting bay towards the east on the north side elevation, and a single triangular knee bracket carries a wide porch roof overhang at the NE cr. of the rear (east) elevation. There is one interior type brick chimney present. It is centered in the roof line toward the north end of the building. The roof is covered in wood shingle.

3b. Resource Attributes: (List attributes and codes) HP2 - Single Family Property

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

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



P5b. Description of Photo (View, date, accession #)
Looking NE at west facing facade, 3/18/04, #26296-21A

P6. Date Constructed/Age and Sources
☐ Prehistoric ☒ Historic ☐ Both

1922 Carmel bldg records

P7. Owner and Address

William & Timothy Comstock
1447 38th Street
Sacramento, CA 95816

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey
Preservation Consultant
310 Lighthouse Ave.
Pacific Grove, CA 93950

P9. Date Recorded: 3/26/2004

P10. Survey Type: (Describe)

Intensive-required CEQA review

P11. Report Citation: (Cite survey report and other sources, or enter "none")

one

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI # _____

Page 2 of 3

NRHP Status Code

5S2

Resource Name or #: (Assigned by recorder) *Gertrude McCaslin House*

B1. Historic Name:

B2. Common Name: *"Hillside"*

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Craftsman-bungalow*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1922 (CBP# 450); small addition to rear, n/d

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features:

B9a. Architect:

b. Builder:

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *single family residence*

Applicable Criteria: *CR3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Gertrude McCaslin House is significant under California Register criterion 3, in the area of architecture as a basically unaltered example of a Craftsman-bungalow in Carmel. Ms. McCaslin does not appear in local directories for the period, suggesting this might have been constructed as a vacation property. The Craftsman style of architecture had been popular in the community since its early days of development. Craftsman homes are characterized by horizontality of proportion, seen in the spreading lines of their low-pitched, overhanging gabled roofs and informal building plans; reliance on the honest use of materials such as wood, brick and stone; local redwood and brick in this instance, referencing their popular acceptance to Carmel's visual character. The architectural style emphasized enjoyment of the natural setting through banded windows, porches and outdoor spaces, like those found on and around the McCaslin House. Its raised location provides for views of the bay from the open front porch, and wooded seclusion to the rear of the house. The styles aesthetic characteristics, and its philosophic underpinnings which linked it to progressive political, social and artistic movements in the early twentieth century, made it popular with Carmel's academic, literary and creative residents. The abundance of shaped purlins, rafter-tails and knee bracing, paired with a sense of Swiss chalet influence present in the jerkin-headed gables and long, staggered wood shingles, moves the residence closer to popular bungalow types. Visually it is reminiscent of some of the house plans illustrated in Gustave Stickley's *Craftsman Magazine*. Its design may have come from such a source. No designer or builder has been identified. A small addition to the rear, constructed after 1924, is very sympathetic to the character of the house and would easily meet the Secretary of the Interior's Standards for the Treatment of Historic Properties. The residence retains a high degree of physical integrity as a representative example of the Craftsman-bungalow form found in Carmel from the turn of the twentieth century into the 1920s. It clearly reflects the finding of, and is consistent with the 1997 Carmel Historic Context Statement, under the theme of architectural development.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel

Carmel Historic Context Statement 1997

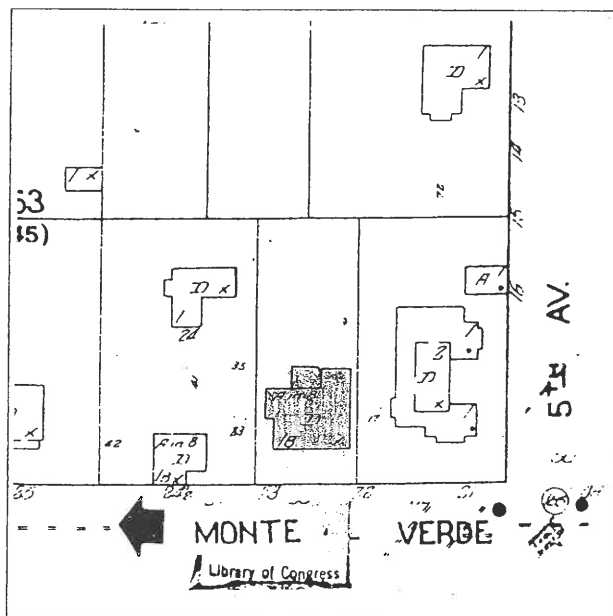
Sanborn insurance maps of Carmel 1924, 1930, 1930-62

B13. Remarks: *Zoning R-1
CHCS (AD)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *3/26/2004*

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____ Attachment 10
HRI # _____
Trinomial _____

age 3 of 3 Resource Name or #: (Assigned by recorder) Gertrude McCaslin House

Recorded by: Kent L. Seavey

Date 3/26/2004

☒ Continuation ☐ Update

P3. There is a small, square room addition on the south side of the rear (east) elevation that is capped by a wide, open porch roof. The addition is quite in keeping with the character of the main house, employing a similar shingle type, but without the staggered butts. This feature is not dated, but may be from the late 1920s. Fenestration is irregular, except for the west facing facade with its glazed and wood panel central entry door, flanked by a pair of wide, tripartite wooden sliding windows. Otherwise the fenestration is composed of fixed and sliding wood windows in a variety of sizes and shapes. The house sits on a high bank above the roadway and is accessed by a dirt path along the east side of the road. It is embowered by mature oak trees in a natural landscape setting of native grasses and weeds. It is located in a wooded neighborhood of one-and-two story residences of varying ages and styles.

PRIMARY RECORD

Primary # _____
HRI # _____ Attachment 10
Trinomial _____

NRHP Status Code 5S1

Other Listings

Review Code

Reviewer

Date

Page of

Resource Name or #: (Assigned by recorder) Rudolph Ohm Hse.

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

Date

T

; R

; 1/4 of

1/4 of Sec

; B.M.

c. Address:

City Carmel-by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources)

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

SE corner of 5th Ave. & Monte Verde St. (Blk 54, Lot 2 of 1,2,3,4)

Parcel No. 010-212-016

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story wood-framed Craftsman style residence irregular in plan, resting on a concrete and river rock foundation, over a full height basement/garage. The exterior wall cladding is wood shingle, with a watertable running around the perimeter of the building at the plate height of the basement. An interior brick chimney pierces the ridgeline at about the center of the building along the Monte Verde (west) elevation. This was originally an exterior eave wall chimney prior to an addition to the south in 1923. The roof is hipped, with a shed extension off the rear (east), and over a sun porch, added at the NW corner of the house in 1927. The wide overhanging eaves have exposed rafter tails, and all roof covering is in composition shingle. There is a modern skylight in the roof plane of the south side elevation. Fenestration is irregular with a combination of single, paired and banked wood windows, of fixed, hopper, casement and slider type. The main entry is toward the NW corner of the house, on the Monte Verde (west) elevation. It is reached by open side-approach cement stairs behind a closed wood shingled rail A narrow shed roofed porch hood extends from the building envelope over the porch landing, supported by two narrow square posts connected to the closed rail. Low, well crafted coursed river rock retaining walls with corner piers enclose the property along Monte Verde St. and 5th Avenue.

. 3b. Resource Attributes: (List attributes and codes)

P4. Resources Present

☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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



P5b. Description of Photo: (View, date, accession#)
(View toward). Photo No: 1077-.

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1907 E

P7. Owner and Address

Lillian May Hazdovac trust
P.O. Box 11
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310
Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: 10/20/2001

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001
(Intensive)

I. Report Citation: (Cite survey report and other sources, or enter "none")

City of Carmel-by-the-Sea Survey 1989-1996

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)

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

Age of

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) *Rudolph Ohm Hse.*

B1. Historic Name: *Rudolph Ohm Hse.*

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Craftsman*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed ca. 1907, room addition to the south, 1923 (CBP# 565; conversion of adjacent utility bldg to residential use 1924 (CBP #735); sun porch added 1927 (CBP #1922) garage undated.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features: *one-story wood frame cottage on lot line east of Ohm Hse., small wood frame garage in SE corner of property.*

B9a. Architect:

b. Builder: *Rudolph Ohm/ Ben Turner*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel-by-the-Sea*

Period of Significance: *1900-1940*

Property Type: *single family residence*

Applicable Criteria: *CR 2,*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)
The Ohm Hse. is significant under California Register criterion 3, as an excellent example of an evolving working class residence in Carmel during the its formative years. IRudolph "Rudy" Ohm and his wife Emma came to Carmel in 1907. They purchased property next door to Benjamin Turner, Emma's father, on Monte Verde St. & 5th Ave. Turner, Carmel's first master mason, assisted his son-in-law in building a small, Craftsman style hip-roofed cottage on a corner lot, building the foundation, retaining walls and chimney. A house painter by training, Ohm also found work as a relief gate keeper for the Pacific Improvement Co.; as a substitute mailman; a driver for the Carmel Stageline, city poundmaster, and longtime volunteer fireman. He and his wife Emma raised three daughters in Carmel, the eldest becoming a teacher at Sunset School. The house remains in family ownership. In the 1920s in response to a growing family Ohm expanded the house. Between 1923 & 1927 it took its current form, all work being executed by Ohm & his master mason father-in-law, Ben Turner.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

*Carmel bldg, records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997*

*Hale, Sharron, A Tribute to Yesterday Valley Publishers: Santa
Cruz, CA, 1980*

Freedom of Speech Vol. 4, Issue 1, p. 10-11

Sanborn Insurance Map of Carmel 1910, 1924, 1930, 1962

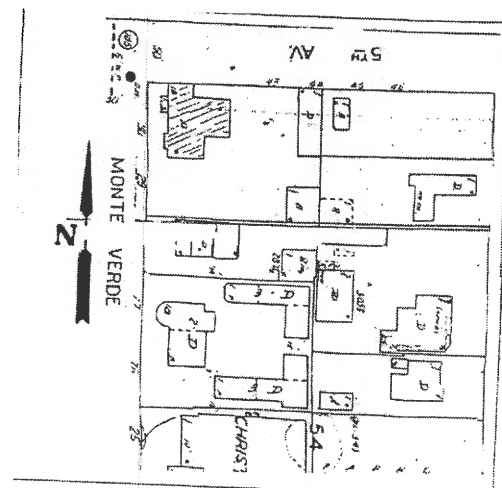
B13. Remarks: *Zoning R-1
CHCS (AD)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *10/20/2001*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

Attachment 10

Page of Resource Name or #: (Assigned by recorder)
Recorded by: Kent L. Seavey

Rudolph Ohm Hse.

Date 10/20/2001

☒ Continuation ☐ Update

P3. These were built by Benjamin Turner, an early Carmel mason, and father-in-law of the builder of the house, Rudolph Ohm. The residence was originally constructed about 1907 by Ohm, with assistance from his father-in-law. The long axis of the original rectangular building was east/west, projecting downslope, over the raised basement space. In 1923 Ohm constructed a \$300 addition to the south side elevation. The sun room, projecting over the garage entry under the house at the NW corner was added in 1927. An open cutaway porch originally on this corner was infilled at around this time.

There is a smaller residential unit at the rear (east) of the parcel, converted from a former stable that once housed Rudy Ohm's mule, when he was a driver for the Carmel stage line. It is one-story, rectangular in plan, and rests on a concrete foundation. The exterior wall cladding is wood shingle laid at about 30 inches to weather. the low pitched side-gabled roof is covered in composition shingle. Fenestration is irregular with single and paired fixed and sliding wood windows. Low river rock retaining walls similar to those along 5th Ave. and Monte Verde St. are present. There is also a square, shed roofed garage in the SE corner of the lot, constructed between 1910 & 1923 Wood-framed, its exterior wall cladding is corrugated sheet metal, with a pair of sliding wood doors on barn rails, facing Monte Verde. The property is sited on a medium slope rising from the corner of 5th and Monte Verde to the SE. it is covered with mature pine, oak and one redwood tree in a natural landscape setting behind the river rock retaining walls created by Ben Turner.

B10. The improvements were made respecting the original architectural character of the residence, and its natural landscape setting. No further exterior work on the house occurred, and it appears today as it did in 1927. While the majority of the historic resources identified in Carmel are representative of noted architects and builders, significant figures in the arts and sciences and period commercial building design, few represent the contribution of Carmel's working class, the service support people who kept Carmel functioning for the benefit of residents and visitors alike. The Ohm house and its dependencies do. Rudy Ohm and Ben Turner have left a record of the Craftsman aesthetic that prevailed all levels of society in Carmel in the first quarter of the twentieth century. The changes that were made to the original ca. 1907 cottage reflect the realities of an expanding working class family during the period and are significant for the information they may provide about the era. The property evokes a strong sense of time and place and retains to a marked degree its integrity of location, design, setting, materials, workmanship, feeling & association. The Rudolph Ohm Hse. is clearly reflective of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

Primary #

Attachment 10

HRI #

Trinomial

NRHP Status Code

551

Other Listings

Review Code Reviewer Date

Resource Name or #: (Assigned by recorder) William Muench Cottage

Page 1 of 2

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 Date T : R : 1/4 of 1/4 of Sec : B.M.

c. Address: City Carmel-by-the-Sea Zip 93921

d. UTM: (Give more than one for large and/linear resources) mE/ nN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

5 SE of 5th, wside of Guadalupe (Blk 62, Lots 11, 13)

Parcel No. 010-035-006

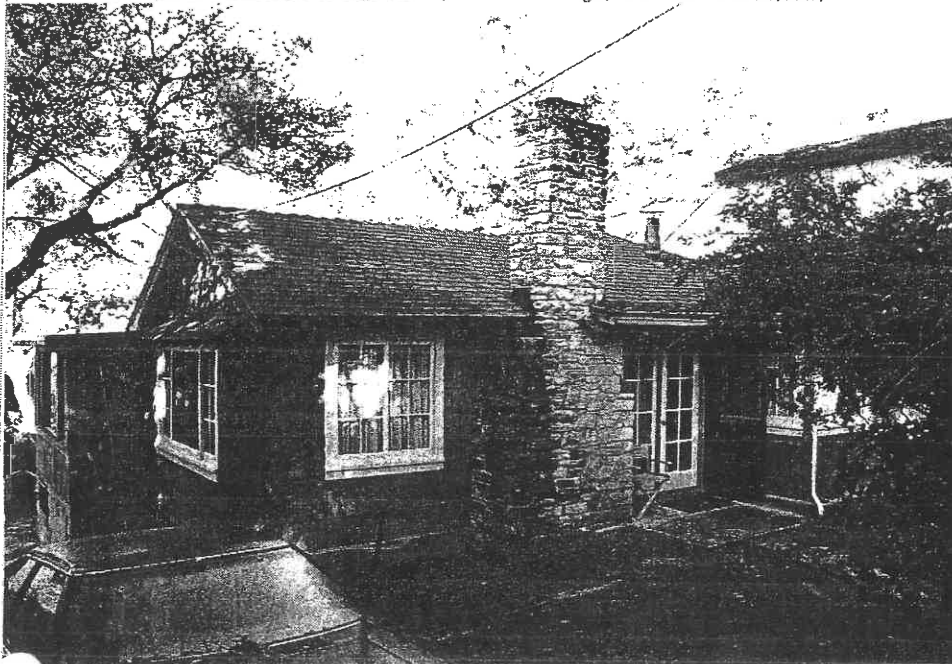
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story wood-framed Craftsman style cottage, irregular in plan with a raised basement, resting on a concrete foundation. The exterior wall cladding is wood shingle. The low-pitched hip and gable roof is covered in a composition shingle, and the wide overhanging eaves have exposed rafter tails, with simple vergeboards at the gable ends. A massive, stepped exterior eave wall chimney is found along the front (east) elevation between the multi-paned wood French door entry on the north, and paired multi-paned wood sliding windows on the south. A small, lower projecting wing is found at the north corner of the front elevation, with small, paired multi-paned wood sliding windows wrapping around the SE corner. There is a slightly projecting bay in the south facing gable end, with a Chicago style window characterized by tall, narrow multi-paned lights, flanking a large fixed clear center light. A similar feature is found in the south facing bedroom wing to the west. The cottage sits back from the street on a westward sloping parcel behind a grape stake fence, in a natural landscape setting of mature oaks and one trees.

Resource Attributes: (List attributes and codes) HP2 - Single Family Property

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

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



P5b. Description of Photo: (View, date, accession #)
Looking NW at east facing facade & s/side elev.,
2/16/01, #9180-7

P6. Date Constructed/Age and Sources

☐ Prehistoric ☒ Historic ☐ Both

1929 Carmel bldg. records

P7. Owner and Address

William & Patricia Eggleston
P.O. Box 1412
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey
Preservation Consultant
310 Lighthouse Ave.
Pacific Grove, CA 93950

P9. Date Recorded: 4/1/2002

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001

Report Citation: (Cite survey report and other sources, or enter "none")

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI # _____

Page 2 of 2

NRHP Status Code

551

Resource Name or #: (Assigned by recorder) William Muench Cottage

B1. Historic Name:

B2. Common Name:

B3. Original Use: residence

B4. Present Use: residence

B5. Architectural Style: Craftsman

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1929 (Cbp #2070); partial basement added 1957 (Cbp #3109); reroofed 1992 (Cbp #92-197)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features: single car garage to rear of bldg.

B9a. Architect: designer/Percy Parkes

b. Builder: Percy Parkes

B10. Significance: Theme: Architectural Development

Area: Carmel-by-the-Sea

Period of Significance: 1903-1940

Property Type: single family residence

Applicable Criteria: CR3

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Muench Cottage is significant under California Register criteria 3, in the area of architecture, as an unaltered example of a building design by noted early Carmel builder, Earl Percy Parkes (1884-1955).

Parkes was a native of Ohio who worked for the Rock Island Railroad Company until he relocated to Los Angeles to study law at UCLA. In 1911 he gave up his schooling to become a building contractor, working in Los Angeles until he moved to Carmel in 1919. He was one of the most active builders in the village during the 1920s, designing and constructing residential and commercial buildings in a variety of styles. Most of his residential work has been altered or replaced over time.

The Craftsman style was an expression of the Craftsman movement, the American adaption of the English Arts and Crafts Movement which had crystalized around William Morris in the second half of the nineteenth century. Craftsman homes were characterized by horizontality of proportions, seen in the spreading lines of low-pitched, overhanging gable roofs and informal building plans; reliance on the honest use of materials such as wood, brick and stone and undisguised architectural elements such as exposed beams, braces, and rafters for architectural beauty; and enjoyment of the natural setting through porches, outdoor spaces, and the clustering of windows in horizontal bands. Both the aesthetic characteristics of the Craftsman style, and its philosophic underpinnings, which linked it to progressive political, social and artistic movements in the early twentieth century, made it popular with Carmel's academic, literary and artistic residents. The building mode was appropriate to and ideally suited for a village in the forest.

Based on its high level of physical integrity and the fact that it is one of the few remaining residential designs by the noted early Carmel designer/builder Earl Percy Parkes, the property is clearly consistent with the criteria for significance outlined in the 1997 Carmel Historic Context Statement under architectural development.

B11. Additional Resource Attributes: (List attributes and codes) HP2 - Single Family Property

B12. References:

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997

Seavey, Kent, Monterey County Architects and Builders,
unpublished manuscript

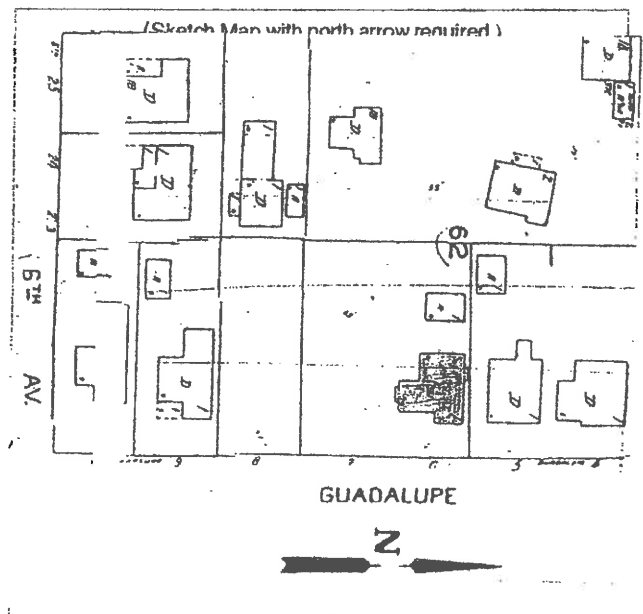
Sanborn fire insurance maps of Carmel 1930, 1930-62

B13. Remarks: Zoning R-1
CHCS(AD)

B14. Evaluator: Kent Seavey

Date of Evaluation: 4/1/2002

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____ Attachment 10
HRI # _____

Trinomial _____

NRHP Status Code _____ Looking NE at the west facing facade,

Other Listings

Review Code _____

Reviewer _____

Date _____

Page 1 of

Resource Name or #: (Assigned by recorder) Raymond Meeks House

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 _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address: _____ City Carmel by-the-Sea Zip 93921

d. UTM: (Give more than one for large and/linear resources) _____ ; _____ mE/ _____ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

4 N of 6th Ave., E/side Santa Rita (Blk 62, Lot 14)

Parcel No. 010-035-013

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed Craftsman style residence, irregular in plan resting on a raised concrete foundation. The exterior wall cladding is a combination of vertical board-and-batten wood siding and a Carmel stone veneer, facing the raised foundation. The low-pitched side-gabled roof has wide overhanging eaves with exposed rafter tails. There is one exterior Carmel stone gable front chimney. It is found centered on the ridge line of the main building block, on the south side-elevation. The roof is covered in a roll-roofing Fenestration is irregular with a combination of single and paired Craftsman style wood casement windows in varying sizes. The house is cut into a slope of rising ground, on the east side of Santa Rita. It sits on top of a full height foundation with a one-car garage underneath, on the north side. The principal entry is off a raised open porch on the south side of the west facing facade. The Carmel stone faced porch has a simple wrought iron railing w/metal balusters. A second entry is visible on the 1936 SE addition, toward the rear of the residence, with a multi-paned glazed wood door facing west. The building sits well back from the street, on rising ground, behind Carmel stone retaining walls and steps in an informal landscape setting of oaks and low shrubbery. It is sited in a wooded neighborhood of one and two story residences of varying sizes and age.

4b. Resource Attributes: (List attributes and codes)

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

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



P5b. Description of Photo: (View, date, accession#)
(View toward _____). Photo No: 5035- ,

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☐ Historic ☐ Both

1927 Carmel bldg. records

P7. Owner and Address

Ms. Emily Leonardi
P.O. Box 3192
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310
Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: 9/7/2004

P10. Survey Type: (Describe)

Intensive, Carmel Historic Resource
inventory-ongoing

I. Report Citation: (Cite survey report and other sources, or enter "none")

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)

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

Attachment 10

Page 2 of

NRHP Status Code

Resource Name or #: (Assigned by recorder) *Raymond Meeks House*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Craftsman*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1927 (CBP#1899); two room addition to SE cr. 1936 (CBP#165)

B7. Moved? ☐ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect:

b. Builder: *J.L. Meeks*

Area: *Carmel-by-the-Sea*

B10. Significance: Theme: *Architectural Development*

Period of Significance: *1903-1940* Property Type: *single family residence*

Applicable Criteria: *CR 3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Raymond Meeks House is significant under California Register criteria 3, in the area of architecture as a little altered example of the Craftsman style of architecture in Carmel. Neither Raymond Meeks, or the builder, J.L. Meeks appear in the regular Carmel business directories for the period (1927-1930), suggesting that this owner-built residence was one of the burgeoning collection of vacation homes constructed in Carmel during the 1920s. The Craftsman style of design had been popular in the village since the early days of its development, after 1903. Craftsman homes are characterized by horizontality of proportions, seen in the spreading lines of their low-pitched, overhanging gabled roofs and informal building plans; reliance on the honest use of materials such as wood, brick and stone; local redwood and Carmel stone in this instance, referencing their popular acceptance and appropriateness to Carmel's visual character. The architectural style emphasized enjoyment of the natural setting through porches, and outdoor spaces. The styles aesthetic characteristics, and its philosophic underpinnings which linked it to progressive political, social, and artistic movements in the early twentieth century, made it popular with Carmel's academic, literary, and creative residents. This owner-built version may have come from a one of the many pattern books which had been available since the mid-teens. The 1936 two-room addition to the rear, for then owner Leona Gleason, was executed in the original style of the building and is consistent with its architectural character. The residence retains a high degree of physical integrity as a representative example of the Craftsman form found in Carmel from the turn of the twentieth century well into the 1920s. It is a good representative example of the architectural mode, and clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement, under the theme of Architectural Development.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

*Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement, 1997*

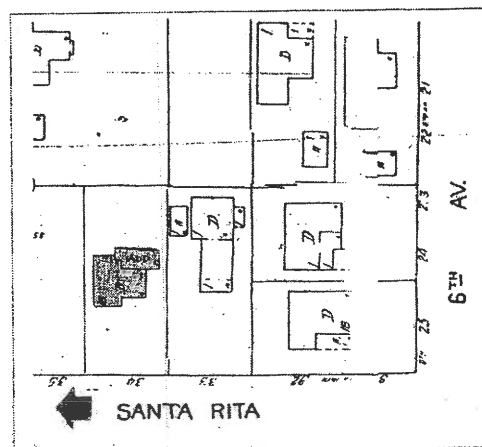
B13. Remarks: *Zoning R-1
CHCS (AD)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *9/7/2004*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

HRI #

Trinomial

Recorded by:	of	Resource Name or #: (Assigned by recorder)	Raymond Meeks House
		Kent L. Seavey	Date 9/7/2004
			☐ Continuation ☐ Update

PRIMARY RECORD

Primary # _____ Attachment 10

HRI # _____

Trinomial _____

NRHP Status Code 5S1

Other Listings

Review Code _____ Reviewer _____ Date _____

Page _____ of _____ Resource Name or #: (Assigned by recorder) Jacob F. Kreps Hse.

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 _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address: _____ City Carmel by-the-Sea Zip 93921
d. UTM: (Give more than one for large and/linear resources) _____ ; _____ mE/ _____ mN
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
2 NE of 8th, E/side Torres (Blk 87, Lots 18, N 1/2 20)

Parcel No. 010-082-008

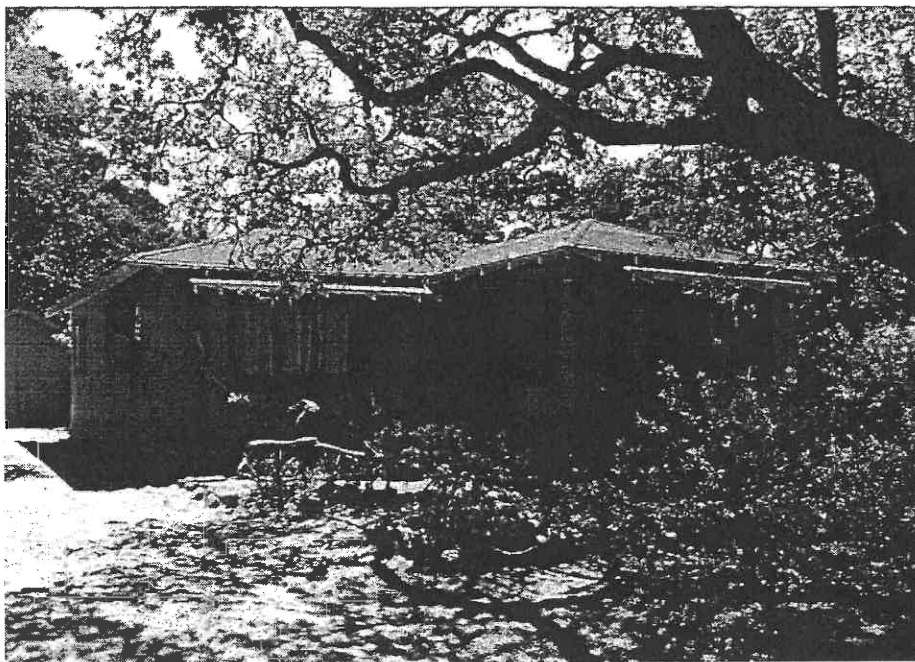
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed Craftsman bungalow, basically ell shaped in plan resting on a concrete foundation. The exterior wall cladding is wood shingle, evenly coursed. The intersecting hipped roof has wide overhangs w/exposed rafter-tails, and is covered in composition shingle. There is a Carmel stone exterior eave wall chimney found just forward of the main entry, along the south side elevation. The entry is reached by a set of open Carmel stone steps leading up to an enclosed porch. The original roof extension over the porch, as a door hood, has been extended somewhat, and is supported by wood posts. The rear (east) of this feature is glazed. There are two slightly projecting window bays on the west (front) elevation. Both have Chicago style sliding wood windows w/narrow shed roofs above. The leg of the ell projecting towards Torres, on the south side of the building, has very nicely detailed glazed French doors, w/ partial side-lights in its north side elevation. Fenestration is otherwise irregular, w/ a combination of wood sliders and casement type windows. The house sits a little back from the street surrounded by large oaks and pines in a natural landscape setting of native ground cover.

3b. Resource Attributes: (List attributes and codes)

1. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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



P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 3043-.

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1926 Carmel bldg. records

P7. Owner and Address

Jeanne Weseloh Trust
1730 Poppy Ave.
Menlo park, CA 94025

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310
Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: 7/22/2002

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001

I. Report Citation: (Cite survey report and other sources, or enter "none")

one

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

ge of

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) *Jacob F. Kreps Hse.*

B1. Historic Name: *Jacob F. Kreps Hse.*

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Craftsman bungalow*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1926 (Cbp# 1723)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features: *wood-framed one-car garage added to the rear of the residence on the NE side 1935 (Cbp# 36)*
Ernest Bixler/builder

B9a. Architect: *designer/Percy Parkes*

b. Builder: *Percy Parkes*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940* Property Type: *single family residence* Applicable Criteria: *CR 3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Jacob Kreps Hse. is significant under California Register criterion 3, in the area of architecture, as an unaltered example of a Craftsman bungalow designed and constructed by noted Carmel designer/builder Earl Percy Parkes. It is a good representative example of the type of vacation housing constructed in Carmel during the 1920s. Craftsman homes were characterized by horizontality of proportions, seen in the spreading lines of low-pitched, overhanging roofs and informal building plans; reliance on the honest use of materials, generally of local origin, like the Carmel stone used in the chimney and redwood shingles; with undisguised structural elements like exposed interior beams, bracing and rafters for architectural beauty; and the enjoyment of the natural setting through the use of porches, outdoor spaces and the clustering of windows into horizontal bands. The Kreps Hse. employs a hipped roof, popular in California, but representing only about ten percent of the Craftsman bungalows nationwide.

Earl Percy Parkes was born in Port Clinton, Ohio in 1884 where he was educated and began his business life as a traveling excursion agent for the Rock Island Railroad Company. His travels led him to California, where he took up residency in Los Angeles and entered UCLA seeking a degree in law. Parkes left college to join the building trade however, and in 1911 established himself as a contractor. In 1919 he moved to Carmel and continued his practice, building a number of homes and commercial properties in a wide variety of architectural styles. His smaller homes, like the Kreps Hse. personify the rustic and iconoclastic character of Carmel during the 1920s. Based on available Carmel building records the only change to the property occurred in 1935, when another well known builder, Ernest Bixler added a detached one-car garage behind the residence. That building is still in place, and also unaltered. The Kreps Hse. clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

*Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Watkins, Rolin, *History of Monterey and Santa Cruz Counties*,
CA, Vol II, Clarke Pub.:Chicago, 1925, p. 365.
Sanborn fire insurance maps of Carmel 1930, 1930-62*

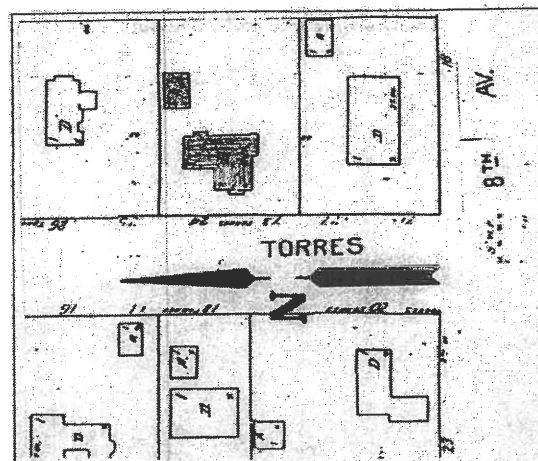
B13. Remarks: *Zoning R-1
CHCS (AD)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *7/22/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



Primary #
HRI #
Trinomial

Attachment 10

CONTINUATION SHEET

je of Resource Name or #: (Assigned by recorder)
Recorded by: Kent L. Seavey

Jacob F. Kreps Hse.

Date 7/22/2002

☐ Continuation ☐ Update

PRIMARY RECORD

Primary # _____ Attachment 10
HRI # _____

Trinomial _____

NRHP Status Code 5S1

Other Listings
Review Code _____ Reviewer _____ Date _____

Page _____ of _____ Resource Name or #: (Assigned by recorder) Elizabeth H. Sullivan Hse.

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 _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address: _____ City Carmel by-the-Sea Zip 93921
d. UTM: (Give more than one for large and/linear resources) _____ ; _____ mE/ _____ mN
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
NW Cr. Santa Fe & 8th Ave. (Blk 87, Lot 23)

Parcel No. 010-082-006

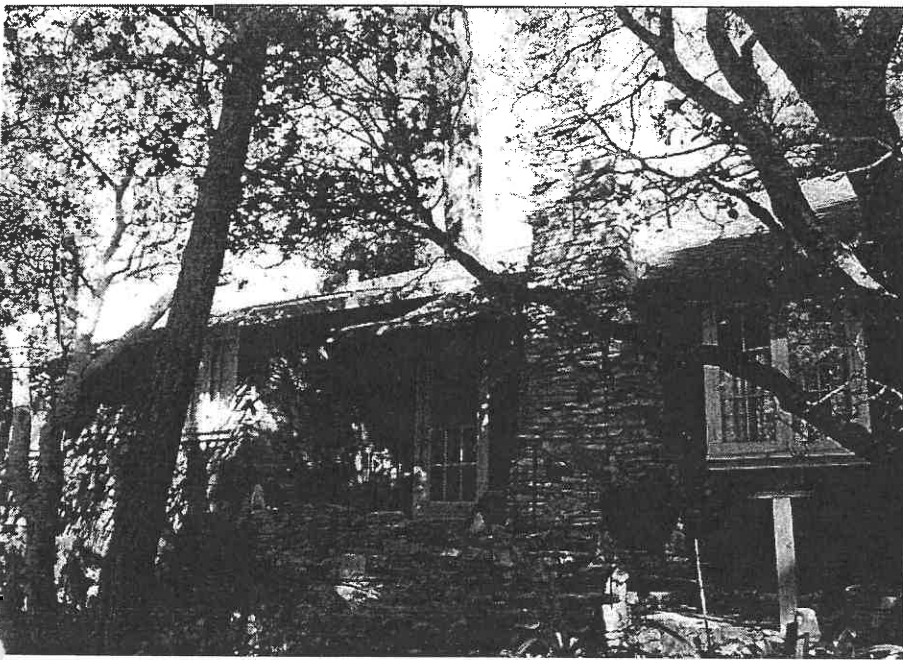
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed Craftsman style residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a staggered-butt wood shingle, w/ horizontal wood shiplap siding below the water table toward the west end of the building, where the foundation framing is taller because of the westward slope of the parcel. The low-pitched, side-gabled roof is wider toward the west, beyond the battered, exterior eave wall Carmel stone chimney found about midway along the facade (south). The roof is covered w/composition shingle, w/rolled eaves. Between the chimney and the wider roof, is the glazed, wooden entry door, covered w/ a cantilevered shed roof. The raised entry is reached by a side approach set of open, Carmel stone steps, w/a low rail of the same material. An addition was done in 1973 on the NE cr. of the residence. There is a set of open, side approach wooden stairs, w/simple rail and baluster, leading up from the south to a small wooden deck associated with the addition. Fenestration in the east facing gable apex, consisting of three vertical sheets of plate glass, separated by wide wood mullions, may have been added at that time. Fenestration is irregular, w/a combination of paired and banked multi-paned wood casement type windows. The house sits on a corner lot surrounded by mature oaks and pines, in a natural landscape setting w/some low shrubbery, contained by Carmel stone walkways.

b. Resource Attributes: (List attributes and codes)

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

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



P5b. Description of Photo: (View, date, accession#)
(View toward _____). Photo No: 3044-.

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1927 Carmel bldg. records

P7. Owner and Address

Douglas & Janice Foster
P.O. Box 4423
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310
Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: 10/11/2002

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001

P11. Report Citation: (Cite survey report and other sources, or enter "none")

one

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

ge of

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) *Elizabeth H. Sullivan Hse.*

B1. Historic Name: *Elizabeth H. Sullivan Hse.*

B2. Common Name: *"Leetes Island West"*

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Craftsman*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1927 (Cbp#1813); sun room added 1928 (Cbp#201A); storage rm. and deck added to rear (NW cr.) 1973 (Cbp# 73-4, 73-118)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features: *Wooden carport added at SW cr. of the parcel in 1964 (Cbp# 4182)*

B9a. Architect: *designer/Percy Parkes (1927-28)*

b. Builder: *Percy Parkes (1927-28)*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel-by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *single family residence*

Applicable Criteria: *CR 3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Elizabeth H. Sullivan Hse. is significant under California Register criterion 3, in the area of architecture as a good representative example of Craftsman design by noted Carmel designer-builder Earl Percy Parkes. The Craftsman style was an expression of the Craftsman movement, the American adaptation of the English Arts & Crafts movement which had crystalized around William Morris in the second half of the 19th century. Craftsman homes were characterized by horizontality of proportions, seen in the spreading lines of low-pitched, overhanging gable roofs and informal building plans; reliance on the honest use of materials such as wood, brick and stone and undisguised architectural elements such as exposed beams, braces and rafters for architectural beauty; and enjoyment of the natural setting through porches, outdoor spaces, and the clustering of windows in horizontal bands. Both the aesthetic characteristics of the Craftman style and its philosophic underpinnings, which linked it to progressive political, social and artistic movements in the early 20th century, made it popular w/Carmel's academic, literary & artistic residents. The building mode was appropriate to, and ideally suited to a village in the forest.

Earl Percy Parkes (1884-1955), was a native of Ohio who worked for the Rock Island Railroad Co. until he relocated to Los Angeles to study law at UCLA in 1911. He gave up his schooling to become a building contractor, working in the L.A. area, until moving to Carmel in 1919. He was one of the most active builders in the 1920s, doing both residential and commercial work, in a variety of period styles. Much of his residential work has been altered or replaced over time. The Sullivan Hse. has also been slightly altered, w/the addition of glazing in the east facing gable apex. The work, done in 1973, is sympathetic to the general character of the building, and is reversible. There are few remaining examples of Parkes residential design. The Sullivan Hse. is one of them. It reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

Carmel bldg. records, Carmel Planning Dept., City hall, Carmel

Carmel Historic Context Statement 1997

Paul, Linda L. Cottages by the Sea, Universe Pub.: Ney York, 2000

Sanborn fire insurance maps of Carmel, 1930, 1930-62

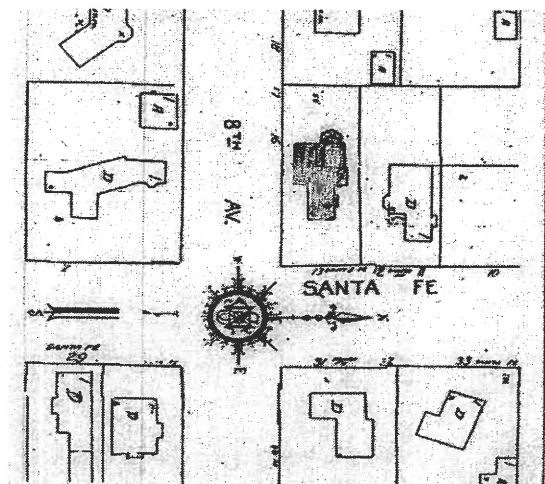
B13. Remarks: *Zoning R-1
CHCS (AD)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *10/11/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



Primary #

HRI #

Trinomial

Attachment 10

CONTINUATION SHEET

je of Resource Name or #: (Assigned by recorder)
Recorded by: Kent L. Seavey

Elizabeth H. Sullivan Hse.

Date 10/11/2002

☐ Continuation ☐ Update

State of California • The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Other
Review Code

Primary #
HRI #
Trinomial
NRHP Status Code 5S2

Reviewer

Date

Listings

Page 1 of 3

*Resource Name or #: (Assigned by recorder) Thomas B. Reardon House

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____ R _____ of _____ of Sec _____ B.M.

c. Address Monte Verde 3 NE of 9th Ave. City Carmel by-the-Sea Zip 93921

d. UTM: (Give more than one for large and/or linear resources) Zone _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
Bkk 94 Lot 16 ; APN# 010-193-011

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

A one-and-one-half story wood-framed Craftsman Style residence, basically rectangular in plan, resting on a concrete foundation. The exterior wall-cladding is a medium-width horizontal ship lap wood siding. The medium-pitched, side-gabled roof has wide overhanging eaves with exposed rafter-tails cut into decorative shapes, and triangular knee-bracing under the gables. There is a central shed-roofed dormer in the west facing roof plane, and a break in the roof slope on the rear (east) elevation where a partial-width kitchen extends beyond the main building block. It has undated corrugated plastic panels on either side of this feature. Slightly projecting window bays, with narrow shed roofs are located on the facade and north side-elevations. They also have exposed rafters-tails cut into decorative shapes, with brackets below. There are two chimneys present on the main building block.

*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Residence

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



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

P5b. Description of Photo: (view, date, accession #)

Looking SE at the west facing facade & north side-elevation, Kent Seavey, 2-8-2018

*P6. Date Constructed/Age and Source:
c. 1924 Sanborn Map of Carmel

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:

Mr. Lin Huang
686 Giannini Dr., Santa Clara, CA 95051

*P8. Recorded by: (Name, affiliation, and address)

Kent Seavey
310 Lighthouse Ave., Pacific Grove, CA 93950

*P9. Date Recorded: March 9, 2018

*P10. Survey Type: (Describe)

Required CEQA review

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
None

*Attachments: ☐ NONE ☐ Location 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
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #

HRI#

*Resource Name or # (Assigned by recorder) Thomas B. Reardon House *NRHP Status Code 5S2
 Page 2 of 3

B1. Historic Name: _____ B2. Common Name: _____

B4. Present Use: residence *B5. Architectural Style: Craftsman B3. Original Use: residence

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed prior to 1924 (Sanborn Map of Carmel); window glazing changes and minor alterations c. 1965.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

A small, undated wood-framed storage building in the SE corner of the parcel.

B9a. Architect: _____ b. Builder: M. J. Murphy

*B10. Significance: Theme Carmel Arch. Development (1888-1965) Area Carmel-by-the-Sea
 Period of Significance c. 1924 Property Type SFR Applicable Criteria CR 3 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Reardon House is significant under California Register Criterion 3, in the area of architecture, at the local level of significance, as a good and essentially intact example of the Craftsman Style of architecture, built by local master builder M. J. Murphy. The Craftsman Style originated in Southern California drawn from a variety of sources including the English Arts and Crafts movement, oriental wooden architecture, California's adobe dwellings, Swiss chalets and vernacular barn and log structures. Despite variations these buildings were generally informal in plan, elevation and detailing. They both answered a recognized need for simpler residences, especially for the working classes. The buildings had certain characteristics in spite of a multitude of forms.

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

Carmel building records, Planning Dept., City Hall, Carmel
 Carmel Historic Context Statement, ARG: San Francisco, 2008.

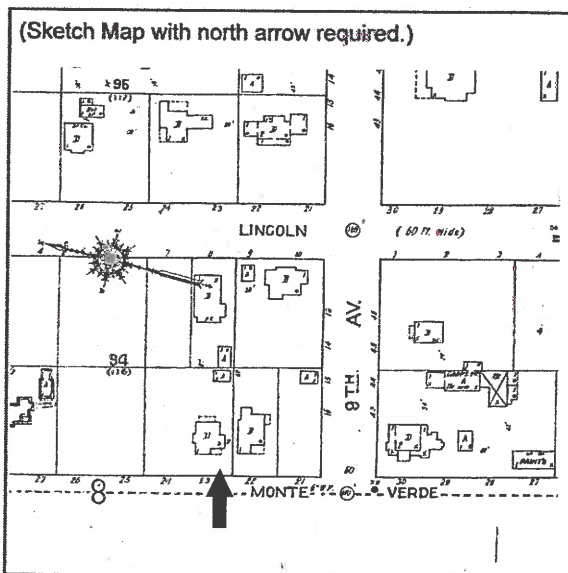
B13. Remarks:

Zoning R-1

*B14. Evaluator: Kent Seavey

*Date of Evaluation: March 9, 2018

(This space reserved for official comments.)



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

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: Thomas B. Reardon House

Page 3 of 3

P3 (Cont.) There is an interior brick chimney located just south of center at the ridge line along the main building block. The second chimney is also an interior type and is of rubble stone. It is encased in a stepped gabled feature on the south side-elevation, just east of the primary entry porch. There is also one plexiglass skylight located in the rear roof plane of the main building block. All roof surfaces are covered in composition shingles. Fenestration is irregular, with single, paired & banked aluminum windows, dating to c.1965 that are fixed, 1/1 double-hung, and sliding types, in a variety of sizes and shapes. The aluminum windows appear generally to be in the original wood window frames. The residence is sited a little off the east side of Monte Verde behind a vertical board-and-batten wood fence, with some vegetation in the front yard, and mature shrubbery and trees lining the sides of the parcel. It is located in a primarily residential neighborhood with homes of varying ages, sizes and styles, and across the street from the Golden Bough Theatre.

Character-defining features of the house include its basically rectangular shape; one-and-one-half story height; ship-lap wood siding; side-gabled roof with central shed-roofed dormer; tripartite window and rubble stone chimney. Inappropriate modern aluminum windows have replaced the original wood windows. However, the window voids seem to be original to the residence.

The builder, Michael J. Murphy (1885-1965) was a native of Utah who came to Carmel in 1902. In 1904, Carmel developer Frank Devendorf hired Murphy as contractor for the Carmel Development Company. In 1924 he established M.J. Murphy, Inc., which sold building supplies, did rock crushing and concrete work and operated a lumber mill and cabinet shop located between San Carlos and Mission. Murphy went on to become the most prolific designer-builder in the history of Carmel, with about 350 structures to his credit. The original owner, Thomas B. Reardon was a plumbing & electrical contractor in Carmel who was also socially active in the community as a founding member of the Forest Theater Society, and among other services helped organize the Manzanita club and served on the City Council from 1920-1924. He was also a partner with Fred Leidig in a number of local projects.

B10 (Cont.) They hugged the ground with low-pitched, wide projecting gabled roofs. The rafters were generally exposed, often with decorative tails. They expressed the materials from which they were made and settled well into their environments by careful siting. Side-gabled subtypes, like the subject property made up about one-third of the Craftsman houses constructed. Most are one-and-one-half stories with centered shed or gabled roofs. As noted in the 2008 Carmel Historic Context Statement, "both the aesthetic characteristics of the Craftsman style, and its philosophic underpinnings, which linked which linked it to progressive political, social, and artistic movements in the early twentieth century, made it popular with Carmel's academic, literary, and artistic residents."

Eligibility for historic listing of buildings rests on the twin factors of historic significance and Integrity. Integrity is measured by the application of seven aspects defined by the National Register of Historic Places. The seven aspects as relates to this property are Setting; the house is in its original setting. Location: the house is in its original location. Design; the house retains sufficient character-defining features, based on the reversibility of the c. 1965 fenestration change, to retain a minimal amount of integrity. Workmanship; the house retains sufficient workmanship to retain its integrity. Materials; the house retains a sufficient amount of its original materials to retain its integrity. Feeling & Association; The house retains a strong sense of time and place and of feeling and association with its immediate residential neighborhood to evoke the sense of its c.1924 period of construction, as expressed in the 2008 Carmel Historic Context Statement under the theme of Architectural Development in Carmel (1888)-(1965).

Changes to the subject property over time have included the replacement of the original wood glazing to aluminum windows, c. 1965. The newer windows, primarily 1/1 double-hung and casement type, appear to be in the original wood window voids. Inappropriate louvered wooden shutters were added as applied decoration. An open wooden deck was added at the rear SE corner of the building envelope to access the kitchen space, and corrugated fiberglass sheets were appended as additional roof covering to each side of the partial-width rear kitchen space. All these changes are easily reversible. In spite of the changes made to the residence over time, Thomas Reardon's Craftsman Style residence still retains sufficient integrity, and architectural significance as an essentially intact example of the Craftsman Style of architecture, constructed by M.J. Murphy, to qualify for listing in the Carmel Historic Resource Inventory at the local level of significance.

B12 (Cont.)

Monterey County Assessor's records, Mo. Co. Assessor's office, Salinas, CA.
Murphy, M.J., Monterey Area Architectural Resources Archive (MAARA), Monterey.
Reardon, Thomas B., (Obit.) Monterey Peninsula Herald, 4/20/1932, p. 1.
Polk business directory for Carmel. 1926;1941.

Primary # _____
HRI # _____ Attachment 10
Trinomial _____
NRHP Status Code 5S1

Other Listings

Review Code _____

Reviewer _____

Date _____

Page of

Resource Name or #: (Assigned by recorder) M. J. Murphy Hse.

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

Date

T

; R

;

1/4 of

1/4 of Sec

;

B.M.

c. Address:

City Carmel-by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources)

;

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

SE cr. Monte Verde & 9th (Blk 113, Lot 2)

Parcel No. 010-181-022

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A two-story, wood-framed Craftsman style residence, irregular in plan, resting on a concrete foundation, faced w/a Carmel stone veneer. The exterior wall cladding is wood shingle. The low-pitched side-gabled roof system has wide overhanging eaves, w/exposed rafter tails and triangular knee bracing, w/decorative birds-mouth detailing at the ends. This detailing is carried in decorative bracketing under some of the smaller windows in the upper floors. There are two brick chimneys. One is an exterior eave-wall type, and is found along the west facing facade, just south of the enclosed front porch. The second is an interior type and appears at the south end of the residence, toward the east, in the lower roof plane. It has an arched cap. There is a raised basement around the perimeter of the building, faced w/Carmel stone. The shed roofed front porch, w/heavy square wood posts, has been glazed w/large plate glass windows. Fenestration is irregular w/a combination of single, paired and banked multi-paned wood windows, including fixed, slider and casement type in a variety of shapes and sizes. This includes several small angled bays found in the upper floors on the north and south side-elevations. The corner property is partially enclosed by a tall wood grape-stake fence along 9th Ave. It sits on rising ground behind a rubble coursed stone retaining wall in an informal setting of mature pine trees, shrubbery and low groundcover.

b. Resource Attributes: (List attributes and codes)

4. Resources Present



Building



Structure



Object



Site



District



Element of District



Other (Isolates, etc.)

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



P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 3066-.

P6. Date Constructed/Age and Sources:



Prehistoric



Historic



Both

1904 Murphy family records

P7. Owner and Address

Charlotte P. Tolhurst, et al

P.O. Box 4652

Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310

Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: 6/16/2002

P10. Survey Type: (Describe)

Carmel Historic resource Inventory - 2001

I. Report Citation: (Cite survey report and other sources, or enter "none")

Carmel-by-the-Sea Survey 1989-1996

Attachments

☒ NONE

☐ Continuation Sheet

☐ District Record

☐ Rock Art Record

☐ Other: (List)

☐ Location Map

☐ Building, Structure, and Object Record

☐ Linear Feature Record

☐ Artifact Record

☐ Sketch Map

☐ Archaeological Record

☐ Milling Station Record

☐ Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

Attachment 10

je of

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) M. J. Murphy Hse.

B1. Historic Name: M. J. Murphy Hse.

B2. Common Name:

B3. Original Use: residence

B4. Present Use: residence

B5. Architectural Style: Craftsman

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1905; undocumented expansion to 1926. Cbp# 335 for Feb 1922 may be for this bldg. rather than the Murphy office on Lot 6. Reroof 2001 (Cbp# 01-186)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features:

B9a. Architect: designer/M.J. Murphy

b. Builder: M.J. Murphy

B10. Significance: Theme: Architectural Development

Area: Carmel-by-the-Sea

Period of Significance: 1903-1940

Property Type: single family residence

Applicable Criteria: CR 2,

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The M.J. Murphy Hse. is significant under California Register criterion 2, for the contributions of Michael J. Murphy, whose building designs between 1902 and the early 1920s established much of the architectural character of Carmel, and whose generosity and public service to the community during his period of occupancy made him a leading figure in the community. It is significant under criterion 3, in the area of architecture as an excellent example of Murphy's early Craftsman designs, as well as an expression of the quality of his craftsmanship as a builder. As early as 1905 Murphy allowed the use of part of his lumber yard as a school site school in Carmel. He was a charter member of the civic minded Manzanita Club, and a member of the Carmel Building and Loan Society. From 1920-1922 Murphy served on the City Council, and was a major force in having trees planted along the median divider on Ocean Ave. Murphy made his horse teams and Fresno scrapers available each winter to cut away the sand closing the mouth of the Carmel River, preventing the annual flooding of the artichoke fields south of the river. He built the Boy Scout House, and alone or in concert with noted architects constructed many of Carmel's historically significant homes and businesses, including the Pine Inn, La Playa Hotel, Las Tiendas, The Harrison Memorial Library w/Bernard R. Maybeck, All Saints Church (current City Hall) w/Albert Cauldwell of S.F., and innumerable private residences.

The Murphy home, originally built in 1904 as a small residence for his new wife Edna, grew to 23 rooms by 1926. Considering the amount of growth over time, the large Craftsman residence is extremely cohesive in its design, with only a few suggestions of alteration. The most noticeable being the infill of the original open porch with plate glass windows. The use of decorative rafter tails and bracketing along the eave lines, w/their birds-mouth detailing tie the building components together visually. The principal change, of course, has been the application of paint to the original redwood exterior, but otherwise, the home appears much as it did in 1926, at the end of its major expansion.

B11. Additional Resource Attributes: (List attributes and codes) HP2 - Single Family Property

B12. References:

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997

Hale, Sharron, A Tribute to Yesterday, Valley Publishers: Santa Cruz, 1980

Rasmussen, Lillian bio., M.J. Murphy, n/d

Weekly Sun, 10/3/91

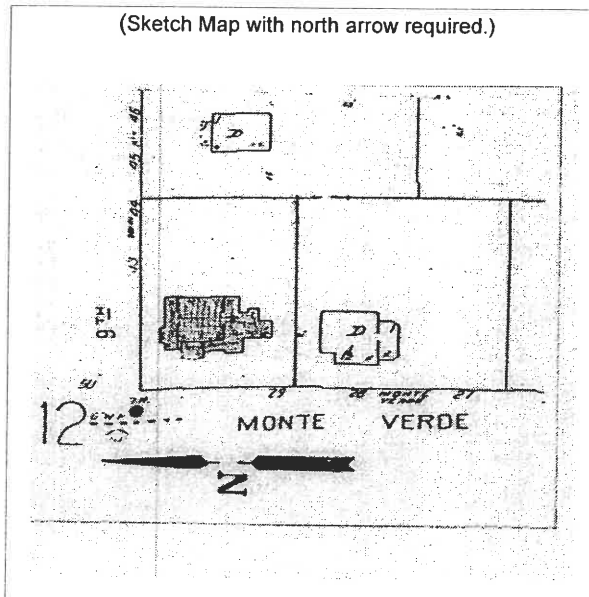
B13. Remarks: Zoning R-1
CHCS (AD)

B14. Evaluator: Kent L. Seavey

Date of Evaluation: 6/16/2002

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

Attachment 10

Recorded by: Kent L. Seavey
Resource Name or #: (Assigned by recorder)

M. J. Murphy Hse.

Date 6/16/2002

☒ Continuation ☐ Update

B10. Its proximity to the owner/builder's Tudor style office offers insight into the changing tastes in architectural style and building materials during the time of Murphy's occupancy. This pair of buildings, like Hugh Comstock's adjacent home and studio, afford considerable insight into both master-builders professional aesthetics.

Michael J. Murphy (1885-1949) first came to Carmel in 1902. Two years later Frank Devendorf hired him to be the builder for the Carmel Development Company. Murphy went on to become the most prolific designer-builder in Carmel's history, with as many as 350 structures to his credit. In 1914 Murphy established his own contracting firm, and in 1924 he opened M.J. Murphy, Inc., which sold building supplies, did rock crushing and concrete work and operated a lumber mill and cabinet shop, located between Mission and San Carlos Sts.

Murphy was the most active designer-builder in the area between 1902 and 1940, and did as much to give Carmel its basic architectural character than any other person. The Murphy Hse. clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Looking SE at the b/side elev., & west facing

Attachment 10

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of

Resource Name or #: (Assigned by recorder)

Anne Martin House

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 _____

Date _____

T _____

; R _____

1/4 of _____

1/4 of Sec _____

B.M. _____

c. Address: _____

City Carmel-by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources)

;

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

3 NE of 11th, E/side Mission (Blk 118, S pt 14, N pt 16)

Parcel No. 010-075-023

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed Bungalow, irregular in plan, resting on a raised concrete foundation. The exterior wall cladding is wood shingle, with about one foot to weather. The shingle is slightly flared at the water-table. The low-pitched intersecting hipped roof has wide, overhanging eaves with exposed rafter-tails. It is covered in wood shake. There is one, exterior eave wall Carmel stone chimney present. It is located on the west (front) elevation just south of the entry porch. Fenestration is irregular with single and paired casement type Craftsman windows. Two windows on the south side-elevation project slightly from the building envelope. There is a more pronounced projecting bay window, carried on wooden brackets, on the north side-elevation, just to the rear (east) of an open, straight approach wood stair with closed rail, leading to an entry on the north side of the NW cr. of the residence. The principal entry is enclosed, and centered on the west facing facade. It is raised, and reached by an open Carmel stone stair with closed rail. The Craftsman style entry door has a four light glazed panel above three vertical wood panels below. There is a raised, open Carmel stone terrace at the SE cr. of the residence, reached by an open stair similar to the main entry. The house is sited well back from the street, faced with ivy, in an informal landscape setting, embowered by several mature oak trees.

.b. Resource Attributes: (List attributes and codes)

P4. Resources Present

☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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



P5b. Description of Photo: (View, date, accession#)
(View toward). Photo No: 5016-.

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1923, Monterey Co. Book of Deeds, Vol. 24, P. 464

P7. Owner and Address

Joseph M., & Barbara Barron
P.O. Box 1106
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310
Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: 9/7/2004

P10. Survey Type: (Describe)

Intensive-Carmel Historic Resource
Inventory-ongoing

P1. Report Citation: (Cite survey report and other sources, or enter "none")

none

Attachments

☐ NONE

☐ Continuation Sheet

☐ District Record

☐ Rock Art Record

☐ Other: (List)

☐ Location Map

☐ Building, Structure, and Object Record

☐ Linear Feature Record

☐ Artifact Record

☐ Sketch Map

☐ Archaeological Record

☐ Milling Station Record

☐ Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

Attachment 10

je 2 of

NRHP Status Code

Resource Name or #: (Assigned by recorder) Anne Martin House

B1. Historic Name: "The Chinquapins"

B2. Common Name:

B3. Original Use: residence

B4. Present Use: residence

B5. Architectural Style: Craftsman bungalow

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1923 (Monterey Co. Book of Deeds); kitchen remodel 1961 (CBP#3713); small portion of building envelope removed along s/side elev., room added to rear along same elevation 1986 (CBP#86-20)

B7. Moved? ☐ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features:

B9a. Architect: Designer: M. J. Murphy

b. Builder: M.J. Murphy

B10. Significance: Theme: Architectural Development

Area: Carmel by-the-Sea

Period of Significance: 1903-1940

Property Type: single family residence

Applicable Criteria: CR 2

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Anne Martin bungalow is significant under California Register criteria 2, for the contributions of Dr. Anne Martin, pioneer champion of woman's rights in America. Born in Empire City, Nevada in 1875, Anne Henrietta Martin received her A.B. degree from the University of Nevada in 1894. She also earned an A.B. and M.A. in history from Stanford University and the Universities of Leipzig and London. She headed the History Department of the University of Nevada from 1897-1899. From 1906 to 1910 she was active in the British suffrage campaign, and was imprisoned for suffrage demonstrations. From 1911 to 1914 Ms. Martin was president of the Nevada Equal Franchise Society, and organized the women of Nevada. From 1915 to 1918 she was active in the National Women's Party, where she served as National Chairman, and was active in the National American Women's Suffrage Association. In 1918 she became the first woman to run for a senatorial seat in the United States. She campaigned for the Senate to fill the post vacated by the death of Senator Francis G. Newlands, of Nevada. Anne Martin chose to bypass the male-dominated political parties and took her case to the people as an independent. Her platforms merged concerns for women's economic and political equality with other progressive issues. She was defeated in the 1918 election and in that of 1920, when she ran again on an independent ticket.

Anne Martin moved to Carmel with her mother in 1921, buying the Mission St. property in the Spring of 1923, and having M.J. Murphy construct her residence in the Fall. From the village she wrote extensively for American and British magazines and became an active participant in the Women's International League for Peace and Freedom (WILPF). She served as Western Regional Director of the WILPF from 1926 to 1931. She was a delegate to the organizations World Congress in Dublin in 1926, and in Prague in 1929. She resigned from the WILPF in 1936 due to a disagreement with the management. She later became involved with the Peoples Mandate to Governments to End War.

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

HP2 - Single Family Property

HP38 - Women's property

B12. References:

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997

Bancroft Library, Inventory of the Anne Henrietta Martin Papers
1892-1951, U.C. Berkeley: Berkeley, CA, 1997, BANC MSS P-G
282

Carmel Pine Cone (Obit.) Anne Martin, 4/20/51

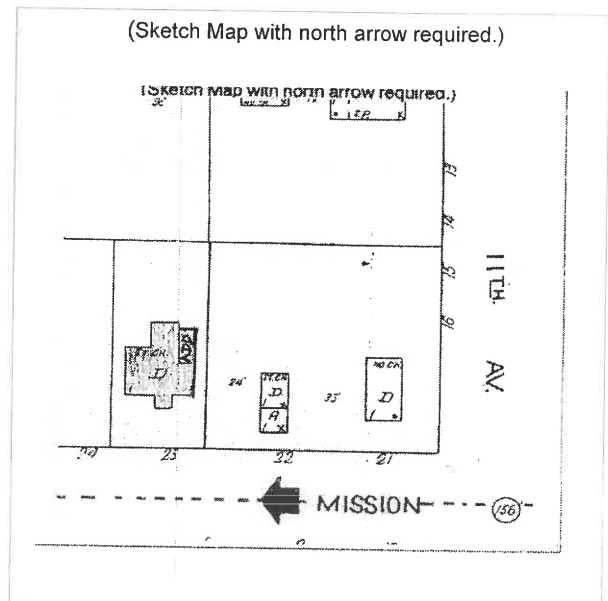
B13. Remarks: Zoning R-1
CHCS (AC)

B14. Evaluator: Kent L. Seavey

Date of Evaluation: 9/7/2004

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

Attachment 10

Page 3 of

Resource Name or #: (Assigned by recorder)

Anne Martin House

Recorded by:

Kent L. Seavey

Date 9/7/2004

☐ Continuation ☐ Update

P3. In 1986 a lot split required the removal of approximately three feet of the building envelope off the south side-elevation, to meet city setback requirements. A small addition was built at the NE cr. of the building to recapture the lost space. The work was executed by noted Carmel architect Thomas Elston. He respected the craftsmanship of the first designer, village master-builder M.J. Murphy, by maintaining the original shingle pattern and reusing the existing Craftsman style windows. If one was not aware of the alteration, it would not be recognizable as such.

B10. Martin was awarded an honorary doctoral degree from the University of Nevada in 1945. Her citation read in part: "Native daughter, distinguished alumna, student and scholar, inspiring teacher, disciple of world peace, pioneer in the triumphant struggle for women's rights, leader of woman kind..." In the aftermath of WWII Dr. Martin was appointed to be one of the three observers to the Post War World Council in San Francisco in 1945.

Dr. Anne Martin was a significant national and world figure in the international women's rights movement. Much of Martin's productive adult life was spent working from her small home, "The Cinquapins", on Mission Street in Carmel. She was one of the independent, academic, literary and creative residents that inhabited Carmel during the early years of its development. The Anne Martin House clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of arts and culture.

PRIMARY RECORD

Primary # _____ Attachment 10
HRI # _____
Trinomial _____
NRHP Status Code _____ 581
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) *Celia Seymour Studio-House*

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

Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address:

City *Carmel-by-the-Sea* Zip *93921*

d. UTM: (Give more than one for large and/linear resources)

mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

3 N of 12th, w/side Junipero (Blk 129, Lots 13, 15, p17)

Parcel No. *010-074-002*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-and-one-half story wood-framed Craftsman style studio-home, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a combination of vertical board-and-batten (on the 1925 main building block) and wood shingle, in a staggered pattern on the original and unrecorded attached studio. The medium-pitched side-gabled roof of the main building block has a full-height shed roofed dormer that opens out onto a small wood deck on the north end of the front (east) elevation. The deck was enclosed by a low wooden rail, with pierced flatwork in an undulating geometric pattern. A Carmel stone exterior gable-wall chimney is found along the west (rear) elevation of the main building block towards the south. There is a large, angled bay affording views into the garden on the south side of the east (front) elevation. The earlier, unrecorded one-story studio, attached to the main building block along the north half of the front (east) elevation, has a low-pitched end gable roof, running parallel with that of the main building block. All roof surfaces are covered with wood shingle in a staggered pattern. Narrow brackets, or simple modillions are spaced out along the underside of the projecting roof deck of the main building block, maintaining the rhythm of the exposed rafter tails below the wide overhanging eaves of the main roof. The end-gabled facade of the earlier studio forms a south facing ell toward the north end of the main building block.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

HP38 - Women's property

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

P5a. Photograph or Drawing (Sketch, with names of buildings, features, etc.)



P5b. Description of Photo: (View, date, accession #)
Looking NW at facade & n/addition, 4/27/01, #9082-7

P6. Date Constructed/Age and Sources

☐ Prehistoric ☒ Historic ☐ Both

1925, Carmel bldg. records

P7. Owner and Address

*Sandra Benson
P.O. Box 223191
Carmel, CA 93922*

P8. Recorded by: (Name, affiliation, and address)

*Kent L. Seavey
Preservation Consultant
310 ighthorse Ave.
Pacific Grove, CA 93950*

P9. Date Recorded: *2/24/2002*

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001

P11. Report Citation: (Cite survey report and other sources, or enter "none")

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #

HRI #

Page 2 of 3

NRHP Status Code

551

Resource Name or #: (Assigned by recorder) *Celia Seymour Studio-House*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *studio-house*

B4. Present Use: *residence*

B5. Architectural Style: *Craftsman*

B6. Construction History: (Construction date, alterations, and date of alterations)

Undocumented pre-1925 studio; Cottage constructed 1925 (Cbp # 1058); garage constructed 1926 (Cbp # 1099); Studio addition at west end of garage 1931 (Cbp # 2376); sun porch add to n/end of main hse. 1936 (Cbp # 92); Un dated upper floor addition at n/end of main hse. ca. 1960; reroof garage 1993 (Cbp # 93-55)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features: *wooden board-and-batten one car garage, located at SE corner of parcel 1926. Small wooden studio with storage shed added in 1931. Small undated modern flat roofed tool shed on the north side of the parcel toward Junipero St.*

B9a. Architect: *designer. Celia Seymour*

b. Builder: *day labor*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel-by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *single family residence*

Applicable Criteria: *CR 2,3*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Celia Seymour studio-house is significant under California Register criteria 2 as the home and studio of noted California woman artist Celia Burnham Seymour Kent (1869-1958). It is also significant under criteria 3, as an excellent and intact example of architectural design by a woman in the mid 1920s.

Celia Burnham Seymour was born in Buffalo, N.Y. Dec. 15, 1869. She studied painting and etching in New York at the Art Students League, and the Pratt Institute. She also studied for a time in Europe. In 1915 she moved to Oakland, California and began exhibiting her work at the San Francisco Art Association in 1916. Her work was exhibited at the Oakland Art Gallery in 1917. Seymour visited Carmel, owned property and constructed a small studio on her lots, prior to permanently relocating here in 1925, the year she designed and had the larger cottage constructed. She was an early and active member of the Carmel Art Association, where she regularly exhibited landscapes, portraits and figure studies. She painted a portrait of famed actor Cornelius Otis Skinner, and created a religious triptych that was hung in the All Saints Church, before it became the Carmel City Hall. Her work was among that shown at the Golden Gate International Exposition at Treasure Island in 1939. She married in her sixties, to a titled Englishman, Sir Robert Kent, and occupied her studio-house until her passing in 1958.

The studio-house is clearly that, the first actual studio being in the unrecorded pre-1925 wing to the east. After construction of the larger cottage in 1925, it is probable that the south half of the main building block, a large story-and-a-half open space, was that in which Ms. Seymour produced her art. Kitchen, dining and living quarters were in the north half of the building, which she expanded in 1936 by adding a roof deck at the north end of the main building block. It is probable that she used the addition to the rear of the garage as a studio after her marriage, in the early 1930s.

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

HP2 - Single Family Property

HP38 - Women's property

B12. References:

Carmel bldg. records, Carmel Planning Dept. City Hall, Carmel.

Benson, Sandra, personal interview w/current owner, 4/27/01.

Hale, Sharron, A Tribute to Yesterday, Valley Publishers: Santa Cruz, 1980, p. 31.

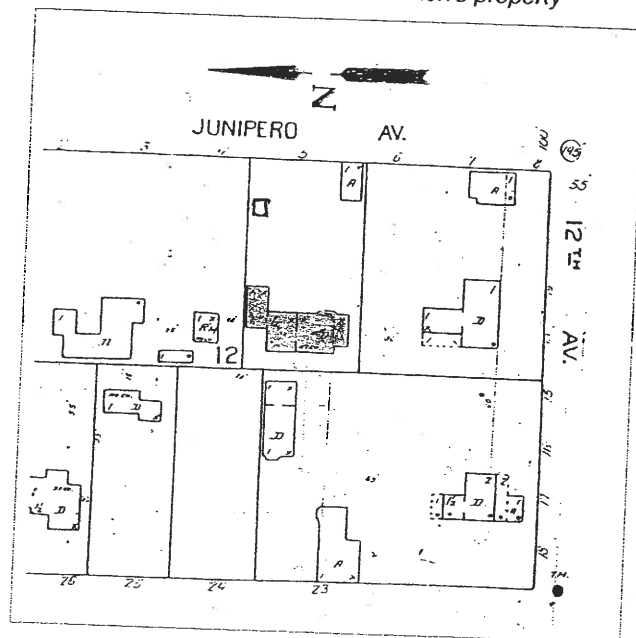
Hughes, M.E., Artists in California 1786-1940, Vol. II, Hughes Pub. Co.: San Francisco. 1989. p. 506.

B13. Remarks: *Zoning R-1*

B14. Evaluator: *Kent Seavey*

Date of Evaluation: *2/24/2002*

(This space reserved for official comments.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

Attachment 10

Recorded by: Kent L. Seavey

Resource Name or #: (Assigned by recorder)

Celia Seymour Studio-House

Date 2/24/2002

☐ Continuation ☐ Update

P3. Fenestration is irregular with a combination of single fixed lights, paired and banked multi-paned Craftsman style sliding wood windows, and French doors. The studio-house is sited at the rear of the parcel, facing Junipero St. from slightly rising ground in an extremely well maintained informal garden setting of mature oaks, low shrubbery and informal planting beds. There are Carmel stone paths meandering up to a patio of the same material fronting the studio. A flush board wooden fence, overgrown with ivy, along Junipero affords privacy. There is an end gabled wooden garage at the SE corner of the lot abutting Junipero, that was constructed in 1926. In 1931 a small wood shingled studio with storage room was added at the rear (west) of the garage and still remains.

B10. Her use of pierced flatwork on the railing of the exterior balcony, and rusticated carved balusters on an inner balcony, facing south into the studio from the upper bedroom, suggest medieval Austrian or Swiss country houses as design sources. Craftsmanship and attention to detail are the hallmarks of this very individualistic and personal design. The siting of the house and the placement of the garden create a sense of refuge from the world, even though Junipero, a main traveled artery in Carmel, is probably less than 75 feet away from the house. The property has been little altered from the period of occupancy by its artist designer, and retains a strong sense of time and place. It is one of the few residential designs by women in Carmel that still retain a high level of integrity as constructed. The Celia Seymour Studio-Hse. clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

B12.

Hughes, M.E., *Artists in California 1786-1940, Vol. II*, Hughes Pub. Co.: San Francisco, 1989, p. 506.
Sanborn insurance maps for Carmel, 1924, 1930, 1930-62.

PRIMARY RECORD

Primary # _____ Attachment 10
HRI # _____
Trinomial _____
NRHP Status Code 5S1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

Resource Name or #: (Assigned by recorder) William McPhillips Hse.

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 _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address: _____ City Carmel-by-the-Sea Zip 93921

d. UTM: (Give more than one for large and/linear resources) _____ ; _____ mE/ _____ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

3 SE of 12th, E/side Casanova (Blk 134, Lot 6)

Parcel No. 010-175-018

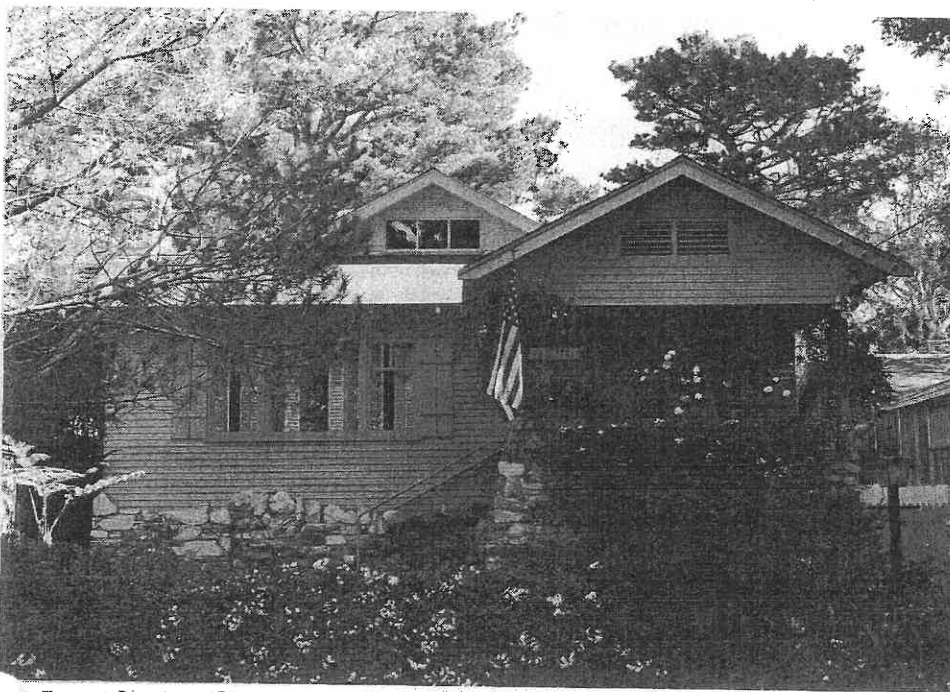
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed Bungalow, basically rectangular in plan, resting on a concrete foundation. The exterior wall cladding is a combination of narrow, horizontal shiplap wood siding, w/a rustic Carmel stone veneer below the water table along the west facing facade. The low-pitched, cross-gable roof has a lower projecting porch roof on the SW side of the facade that covers a raised, Carmel stone faced landing. The porch roof is supported on two, large wood posts. The entry is reached by a side approach set of open concrete steps w/a simple tubular steel rail. The roof is covered in a composition shingle and has wide overhanging eaves, w/exposed rafter-tails. There is an exterior Carmel stone chimney found centered in the gable end of the north side-elevation. A second chimney pierces the lower portion of the roof-plane, well back along the north side-elevation. The cross-gable running the long axis of the residence, slightly overhangs the side-gabled ridge line of the facade, and has a band of three fixed lights in its apex. Fenestration is otherwise irregular w/a combination of paired multi-paned wood casement windows, and a nice Chicago style focal window on the front elevation, north of the entry, characterized by a large, fixed central light flanked by smaller Bungalow style wood casement windows. The house sits back from the street, behind a rail fence covered in flowering vines, that fronts an informal garden of low shrubbery and flowers. A grape-stake fence and gate runs from the south side of the house to the property line.

3b. Resource Attributes: (List attributes and codes) HP2 - Single Family Property

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

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



P5b. Description of Photo: (View, date, accession#)
Looking east at w/facing facade, 11/15/02, #33374-25

P6. Date Constructed/Age and Sources

☐ Prehistoric ☒ Historic ☐ Both

1927 Carmel bldg. records

P7. Owner and Address

Katherine J., & Barbara A. Little Trust
P.O. Box 4383
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey
Preservation Consultant
310 Lighthouse Ave.
Pacific Grove, CA 93950

P9. Date Recorded: 11/15/2002

P10. Survey Type: (Describe)

Carmel Historic Resources Inventory - 2001

Report Citation: (Cite survey report and other sources, or enter "none")

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Page 2 of 2

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) *William McPhillips Hse.*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Bungalow*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1927 (Cbp# 1947); new bathroom NE cr. 1957 (Cbp# 3027); interior repair 1984 (Cbp# 84-31); reroof 1997 (Cbp# 97-64)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features: *wood-framed, flat-roofed garage rear (east) of parcel. n/d, possibly 1927*

B9a. Architect:

b. Builder: *Wm. McPhillips*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *single family residence*

Applicable Criteria: *CR3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The William McPhillips Hse. is significant under California Register criteria 3, in the area of architecture as an unaltered example of an owner built Bungalow from the 1920s in Carmel. We know little of Mr. McPhillips, except that his widow, Ida, was managing the McPhillips Apartments on San Carlos in 1939. Mr. McPhillips, the owner/builder was a carpenter as can be seen from his hand, clearly evident in the residence. The porch posts are simple four by six sticks, and the porch rail, tubular steel. McPhillips may have designed the building as well. It certainly does not appear to have come from a standard pattern book. It is a straight forward basic Bungalow, w/low-pitched wide, overhanging roof and exposed rafter-tails, wide and plentiful windows and an artistic undulating Carmel stone veneer along the facade. Few intact early residences can be found in Carmel. Collectively they afford an insight into the building aesthetics of their respective periods of construction, and maintain historic continuity to their neighborhoods. They also provide information important to the understanding of Carmel's architectural development over time. The Wm. McPhillips Hse. reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

Carmel bldg. records, Carmel Planning dept., City Hall, Carmel

Carmel Historic Context Statement 1997

Polk business directory for Carmel, 1939

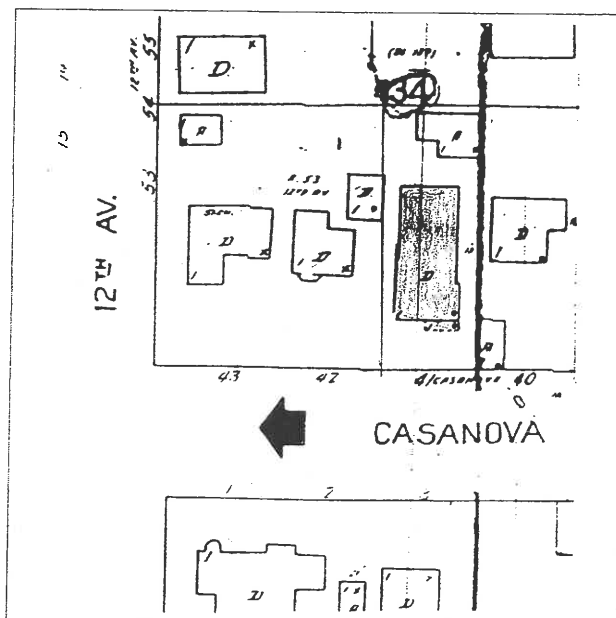
Sanborn fire insurance maps of Carmel, 1930, 1930-62

B13. Remarks: *Zoning R-1
CHCS (AD)*

B14. Evaluator: *Kent Seavey*

Date of Evaluation: *11/15/2002*

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____ Attachment 10
Trinomial _____
NRHP Status Code 5S1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) Perry Newberry Stone Hse.

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 _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address: _____ City Carmel-by-the-Sea Zip 93921

d. UTM: (Give more than one for large and/linear resources) _____ ; _____ mE/ _____ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

4 SW of 12th w/side Dolores (Blk 136, Lots 9, 11)

Parcel No. 010-171-005 **73**

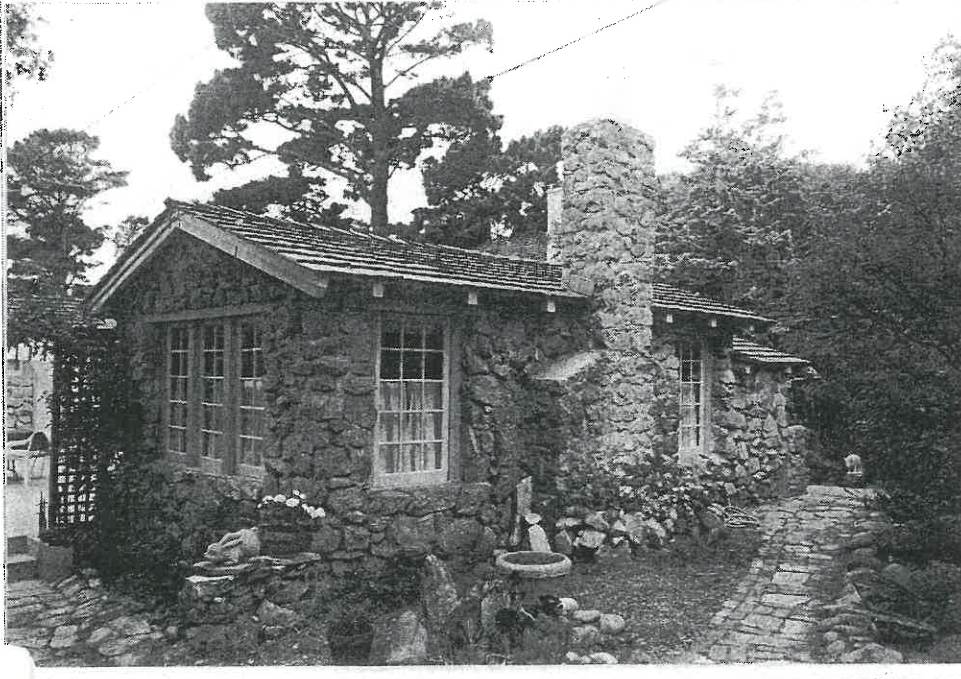
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story field stone residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is granite field stone in a rubble pattern. The low-pitched intersecting gable roof has simple vergeboards at the gable ends, and exposed rafter-tails. It is covered in wood shake. There is an exterior eave wall chimney, of the same material as the house, found along the east (front) elevation. It is capped w/a terra cotta flue. There is a second chimney, of similar materials in the west wing of the hse. The main entry is at the NE cr of the residence. Fenestration is irregular, w/single and banked multi-paned fixed & casement type wood windows, w/heavy wood lintels. There is a Carmel stone patio on the south side of the cottage, in a U, formed by the east and west wings. A series of small additions, constructed over time, have not compromised the historic integrity of the building. Anyone familiar w/the cottage at the time of its construction (1923) would easily recognize it today. The hse. sits just back from Dolores behind tall shubbery in a well maintained landscape setting of mature pines, oak & cypress, a grassed lawn and low planting beds.

3b. Resource Attributes: (List attributes and codes) HP2 - Single Family Property

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

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



P5b. Description of Photo: (View, date, accession #)
Looking NW at the facade and s/side elev. 6/10/01,
#6372-30

P6. Date Constructed/Age and Sources

☐ Prehistoric ☒ Historic ☐ Both

1923 Carmel bldg. records

P7. Owner and Address

Joseph C. & Louise Tanous
P.O. Box 6303
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey
Preservation Consultant
310 Lighthouse Ave.
Pacific Grove, CA 93950

P9. Date Recorded: 6/20/2002

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001

Report Citation: (Cite survey report and other sources, or enter "none")

Carmel-by-the-Sea Survey 1989-1996

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code

551

Resource Name or #: (Assigned by recorder) *Perry Newberry Stone Hse.*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Craftsman cottage*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1923 (Cbp#618); small add 1931 (Cbp#2430); add bedroom s/end of w/wing 1936 (Cbp#68); small add NW cr. 1936 (Cbp#120); add utility rm. n/side elev. 1955 (Cbp#2840); add to NW cr. of bldg. 1976 (Cbp#76-54)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features: *one car garage SE cr of parcel 1926? (Cbp#1757), guest hse. SW cr parcel 197 (Cbp# 73-87)*

B9a. Architect: *designer/Perry Newberry*

b. Builder: *Perry Newberry*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940* Property Type: *single family residence* Applicable Criteria: *CR2,3*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Perry Newberry Stone Hse. is significant under California Register criteria 2, as an early example of a Carmel residence designed by Perry Newberry, one of the most influential figures in Carmel's history. It is also significant under criteria 3, as an excellent example of the eclectic cottage architecture of Carmel that evolved as a product of the independent and creative character of the residents of the village over time.

Perry Newberry (1880 (?) - 1938), was one of the most significant figures in the history of Carmel. He and his wife Bertha, a published poet, came to the village in 1910. A newspaperman on the staff of the *San Francisco Examiner*, Newberry first heard of Carmel through George Sterling and his circle of artist/writer friends who settled in the village about the time of the San Francisco earthquake. Newberry was an early president of the Forest Theater (1913-14), where he wrote, produced and acted in many of the productions. He became assistant editor of the newly established *Carmel Pine Cone* in 1915, and later purchased the paper and was editor until 1935. A political activist, Newberry championed the physical and cultural uniqueness of Carmel. He defined its "difference" from other places as originality. He was elected to the board of trustees in 1922, and served as mayor. Allen Griffen, publisher of the *Monterey Herald* called Newberry "the greatest force Carmel has ever had for the preservation of its beauty, its artistic identity, and fine community spirit." When not involved with various "causes" Newberry was busy designing and building small residential cottages around the village. Master-builder Hugh Comstock noted that "his little houses...have a distinct charm of their own." "So successful were his unusual houses. that almost as quickly as he built, ardent buyers appeared, and so he continued to build many unique and artistic houses in Carmel, living in one or the other for awhile and then moving on to build one more."

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Carmel pine Cone, Obit. 12/9/38
Hale, Sharron, *A Tribute to Yesterday*, 1980
Fink, Augusta, *Monterey The Presence of the Past*, Chronicle Books: San Francisco. 1972

B13. Remarks: *Zoning R-1*

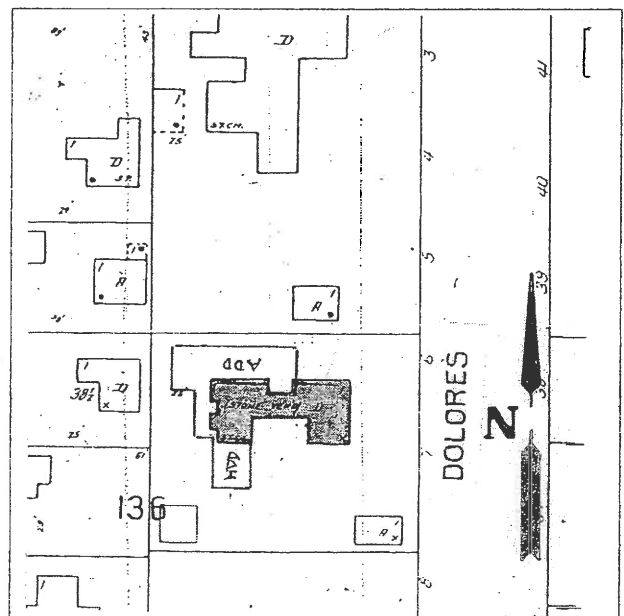
CHCS (AD)

Designated historic property, (HD 97-02) 5/5/97

B14. Evaluator: *Kent Seavey*

Date of Evaluation: *6/20/2002*

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 3 Resource Name or #: (Assigned by recorder) *Perry Newberry Stone Hse.*

Recorded by: *Kent L. Seavey*

Date *6/20/2002*

☒ Continuation ☐ Update

B10. The house on Dolores was constructed from field stone acquired from a quarry near the Carmelite Monestary across from Pt. Lobos. Newberry favored masonry construction and did the work himself. His cottages tend to be U shaped, w/the open part of the U facing south to catch the afternoon sun, and protect against the weather. His small residential cottages are designed to fit naturally into the landscape, and to exhibit their rustic rough hewn masonry surfaces with the same originality he championed for the community. Perry Newberry's Stone House was designated a Carmel historic property by action of the City Council on May 5, 1997. It clearly reflects the findings of, and is consistant with the 1997 Carmel Historic Context Statement under the theme of architectural development.

PRIMARY RECORD

Primary # _____ Attachment 10
HRI # _____
Trinomial _____
NRHP Status Code 5S1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) "Casa della Comedia"

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 _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address: _____ City Carmel-by-the-Sea Zip 93921

d. UTM: (Give more than one for large and/linear resources) _____ ; _____ mE/ _____ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
2 NE of Santa Lucia, E/side San Carlos (Blk 142, Lots 26, 28)

Parcel No. 010-162-027

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed Craftsman Style residence "L" shaped in plan, resting on a concrete foundation. The exterior wall cladding is a long (about 24' to weather) wood shingle, laid to read as horizontal lines. The short leg of the "L" screens the interior view of the lot from the street, while the long arm of the "L" steps down a gradually descending slope on the north side of the parcel in three increments, terminating in a hip roofed bedroom w/ an exterior eave wall brick chimney on its east end. According to Sanborn maps the hipped roof bedroom was once a detached guest unit. The combination intersecting, and stepped low-pitched gable-and-hip roof, has wide overhanging eaves w/exposed rafter-tails. It is covered in wood shingle. Fenestration is irregular w/ a combination of single, paired and banked multi-paned wood casement windows, and several glazed wooden doors, including French doors. Raised Carmel stone walkways front the inside of the "L" along the perimeter of the building, dropping off at odd angles to form steps into a beautiful informal garden of low shubbery and flowers. The long arm of the "L" was screened by a sympathetic glazed solarium in 1986, w/ a wooden deck on the inside of the short arm of the "L", that has not diminished the historic integrity of the property. The residence is framed to the west by a screen of mature trees and shrubs, and to the north by mature pines. There is a wood-framed, one-car garage just south of the main building, and a recent 1977 wood-framed studio, near the SE cr. of the parcel.

P4. Resource Attributes: (List attributes and codes) HP2 - Single Family Property

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

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



P5b. Description of Photo: (View, date, accession#)
Looking SE fm San Carlos St. at the W/side elev.,
10/9/01, #9183-28A

P6. Date Constructed/Age and Sources
☐ Prehistoric ☒ Historic ☐ Both

1921 carmel bldg. records

P7. Owner and Address

Roger & Allene Fermier
P.O. Box 4376
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey
Preservation Consultant
310 Lighthouse Ave.
Pacific Grove, CA 93950

P9. Date Recorded: 10/6/2002

P10. Survey Type: (Describe)
Carmel Historic Resource Inventory - 2001

Report Citation: (Cite survey report and other sources, or enter "none")

Carmel-by-the-Sea Survey 1989-1996

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____ Attachment 10

HRI # _____

Page of 3

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) "Casa della Comedia"

B1. Historic Name: Dr. Alfred E. Burton Hse.

B2. Common Name:

B3. Original Use: residence

B4. Present Use: residence

B5. Architectural Style: Craftsman

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1921(Cbp# 241); solarium added along long arm of "L" 1986 (Cbp# 86-200)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features: wood-framed, one-car garage just so. of residence at SW cr. of the parcel 1921 (?); wood-framed studio near SE cr. of the parcel 1977 (Cbp# 77-173)

B9a. Architect:

b. Builder:

B10. Significance: Theme: Devel. of Arch., Arts & Crafts

Area: Carmel-by-the-Sea

Period of Significance: 1903-1940

Property Type: single family residence

Applicable Criteria: CR 2,3
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The "Casa della Comedia" is significant under California Register criteria 2, for the contributions of both Dr. Alfred E. Burton, and his former wife Lena Yates Burton to the development and support of the arts & culture in Carmel. It is also significant under criteria 3, in the area of architecture as an excellent example of the eclectic Craftsman design in the village in the early 1920s. Before arriving in Carmel in 1920, Dr. Burton had been Dean of the Massachusetts Institute of Technology for twenty years, and had accompanied Commodore Matthew Perry on one of his Arctic explorations. His wife Lena, was a published poet who had been closely associated with "The Others", an iconoclastic group of Eastern poets and writers that included Marianne Moore, William Carlos Williams and Wallace Stevens. The couple's artist friend, Marsden Hartley had suggested the move to Carmel. Both sought out and actively participated in the arts once in the village. Burton was a passable painter, who joined the Arts & Crafts Club, and as a leading member of their Civic Committee, helped establish an annual contest for garden beautification, initiated Christmas plays at the Forest Theater, and himself directed at least two plays at the Arts & Crafts Theater. Lena also involved herself in the literary and theatrical circles of the village, serving on the board of the Forest Theater, designing costumes, and producing commedia del arte plays. The name of their house was derived from her love of the theatrical form. "Inspired by Italian satirists from the Renaissance, commedia del arte relied on improvisation and whim, with the storyline developed as the play proceeded with participants creating their on narratives and personas." The couple often hosted parties where commedia was the mainstay of the evening. Within this artistic milieu Dr. Burton introduced his wife to a brilliant young engineer named Carl Cherry. Cherry and Lena soon became lovers and scandalized the village when she left Burton and her three teenage children to run off with Cherry, at least twenty years her junior. Because of the affair, Burton left Carmel with the children for the East in 1926.

B11. Additional Resource Attributes: (List attributes and codes) HP2 - Single Family Property

B12. References:

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997

"Alta Vista Magazine", 11/15/92

Gilliam, H. & A., *Creating Carmel, the Enduring Vision*, Peregrine

Smith: Salt lake City, 1992

B13. Remarks: Zoning R-1

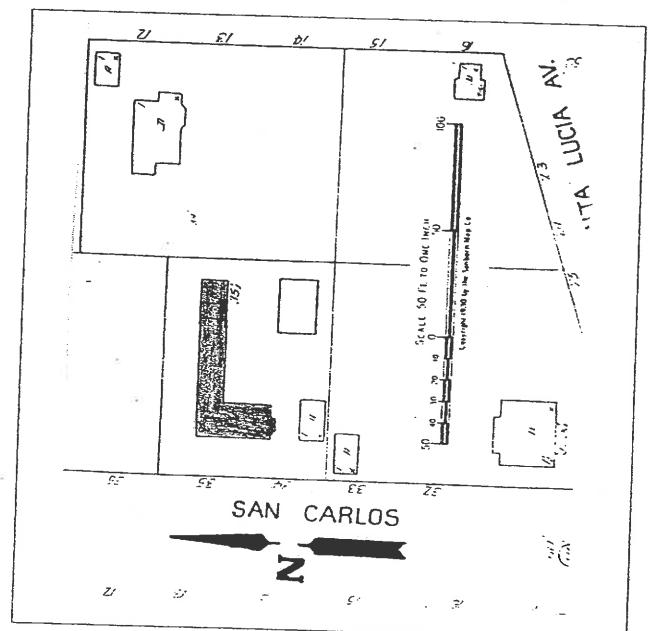
CHCS (AD/AC)

On Carmel historic resource candidate list

B14. Evaluator: Kent Seavey

Date of Evaluation: 10/6/2002

(This space reserved for official comments.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

Attachment 10

Page 3 of 3

Resource Name or #: (Assigned by recorder) "Casa della Comedia"

Recorded by: Kent L. Seavey

Date 10/6/2002

☒ Continuation ☐ Update

B12. Hale, Sharron, *A Tribute to Yesterday*, Valley Publishers: Santa Cruz, 1980
Sanborn fire insurance maps of Carmel, 1930, 1930-62

B10. The Burton Hse. is a delightfully eclectic expression of the Craftsman mode of architecture. The short arm of the "L" shaped residence reads from the street like a Carmel beach shack, but once inside the planked wooden gate leading to the interior of the parcel, a long terraced garden comes into view, with the stepped north wing of the house assuring the privacy of the open space. The roof forms, with their wide, overhanging eaves and exposed rafter-tails, are reminiscent of Japanese country inns, and before the hipped-roof guest unit was connected to the north wing, it must have had the appearance of a Japanese tea house. The naturally weathered wood of the long exterior shingles is a perfect compliment to the informal garden setting, and forest beyond. The 1986 solarium that was added is composed of clear sheets of plate glass, separated by simple, redwood posts, affording a transparency that does not significantly alter the appearance of the ensemble. The "Casa della Commedia" is a fine example of Carmel's early individual and creative architectural expression, it clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement, as an already identified Carmel historic resource under the themes of architectural development, and development of the arts & culture.

Supplemental Photograph of



Description of Photo: (View, date, accession#)

Looking NW at the so. facing facade, ca. 1946, Richard Anderson, Pacific Palisades

PRIMARY RECORD

Primary #	
HRI #	
Trinomial	
NRHP Status Code	5S1
Attachment 10	
Other Listings	
Review Code	
Reviewer	
Date	

Page 1 of 2

Resource Name or #: (Assigned by recorder) Rev. Gardner Hse.

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 Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: City Carmel-by-the-Sea Zip 93921

d. UTM: (Give more than one for large and/linear resources) mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

NE Cr. San Carleo & Santa Lucia (Blk 142, Lots 30,32,33)

Parcel No. 010-162-013

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-and-one-half story wood-framed Craftsman style residence, slightly cruciform in plan, resting on a concrete foundation. The exterior wall cladding is a combination of wood shingle, horizontal shiplap wood siding and vertical board-and-batten. The main body of the residence is covered in wood shingle w/about 12 inches to weather. The area below the water table employs the horizontal siding, and the skirt, or rail of a projecting partial-width porch along the south side-elevation has the board-and-batten siding. The low-pitched, side-gabled roof has wide, overhanging eaves w/exposed rafter-tails, and a central shed-roofed dormer, high in the roof plane of the south side-elevation. The roof on the south side extends over the partial width porch, and is supported by two large, square wood posts at each corner of this feature. The porch, which may have been originally open, now has fixed four-light wood windows, added at an early date. There are two brick chimneys. An exterior gable end wall type is located just south of the entry door on the west (facade) elevation, while the second appears to be an interior type, towards the NE in the building envelope. Fenestration is irregular, w/a combination of fixed and casement type multi-paned wood windows in various sizes. Those along the first floor are banded, w/typically small paned lights in the upper portion of the windows. The house is beautifully sited on a SE sloping lot in a natural landscape setting of mature pines, oaks and native groundcover. A grape stake fence fronts the property.

Resource Attributes: (List attributes and codes) HP2 - Single Family Property

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

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



P5b. Description of Photo: (View, date, accession #)
Looking NE at w/facing facade & s/side elev., 8/26/01, #8467-23

P6. Date Constructed/Age and Sources

☐ Prehistoric ☒ Historic ☐ Both

ca 1904

P7. Owner and Address

Mary W. Ives Trust
26965 Orchard Hill Ln.
Los Altos Hills, CA 94022

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey
Preservation Consultant
310 Lighthouse Ave.
Pacific Grove, CA 93950

P9. Date Recorded: 6/18/2002

P10. Survey Type: (Describe)
Carmel Historic Resource Inventory - 2001

Report Citation: (Cite survey report and other sources, or enter "none")

Carmel-by-the-Sea Survey 1989-1996

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #

HRI #

Attachment 10

Page 2 of 2

NRHP Status Code

551

Resource Name or #: (Assigned by recorder) *Rev. Gardner Hse.*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Craftsman*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed ca. 1904 (family records); alteration/addition 1920 possibly porch window enclosure (Cbp#141)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features:

B9a. Architect: *designer/ M.J. Murphy*

b. Builder: *M.J. Murphy*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *single family residence*

Applicable Criteria: *CR3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Rev. Gardner Hse. is significant under California Register criteria 3, in the area of architecture, as perhaps the best remaining example of the Craftsman design phase of Carmel's master builder, Michael J. Murphy. While the design of this side-gabled version of the Craftsman form is not unique in and of itself. The fact that it is intact as constructed about 1904, retains its original exterior appearance and maintains its natural landscape setting is the exception in Carmel. This appears to be the best of about a half-dozen or so unpainted Craftsman cottages still standing in the village, and one of the very few in its original landscape setting. The quality of craftsmanship is clearly evident in the residence, whose only changes appear to be a newer composition shingle roof, and the 1920 (?) glazing of the porch windows. Typical features of Murphy's Craftsman design of the period include clean lines, well constructed masonry work, and the use of shiplap siding below the floor-plate on the sloping lots he had to deal with. He was also careful with the siting of his residences, affording ready access to roadways while taking advantage of the best viewsheds, and retaining as much open space as possible on the parcels. His design sources for this period have never been studied. Turn of the century pattern books and periodicals like Gustav Stickley's *Craftsman Magazine* come to mind, but some must have come from the influx of San Francisco and East Bay clients familiar with the evolving work of bay area regionalist designers, influenced by Charles Keeler's recent publication of *The Simple House*. George Sterling and Arnold Genthe as owner/builders of Craftsman style homes were making examples available for the young contractor in the village. The house was a weekend place for Rev. Charles Gardner, Chaplain of Stanford University and his family. Upon his retirement in the early 1940s Dr. Gardner had a new home constructed on Mission. However, the original Gardner Hse. remains in the family. The residence clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997

Hale, Sharron, *A Tribute to Yesterday*, Valley Publishers, 1980

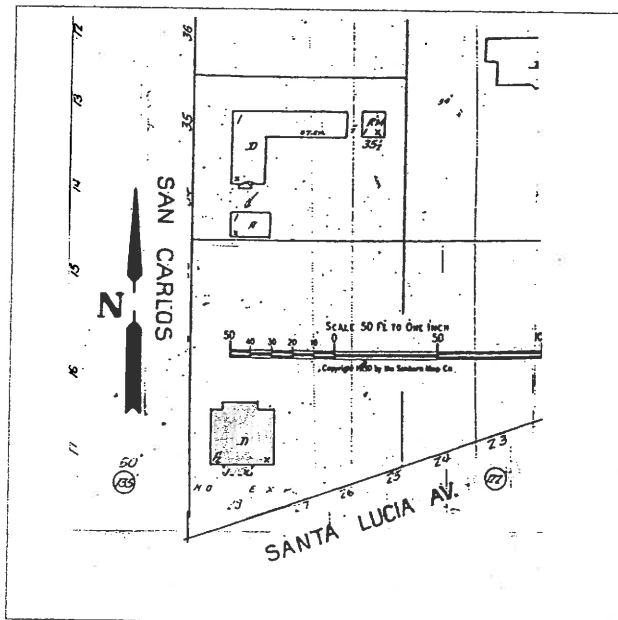
Sanborn fire insurance maps of Carmel, 1930, 1930-62

B13. Remarks: *Zoning R-1
CHCS (AD)*

B14. Evaluator: *Kent Seavey*

Date of Evaluation: *6/18/2002*

(This space reserved for official comments.)



PRIMARY RECORD

Primary #

HRI #

Attachment 10

Trinomial

NRHP Status Code

Other Listings

Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: (Assigned by recorder) Charles Sumner Greene Studio

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 _____ Date _____ T _____ R _____ 1/4 of _____ 1/4 of Sec _____ B.M.

c. Address W. Side Lincoln 4th South of 13th City Carmel By The Sea Zip 93921

d. UTM: (Give more than one for large and/or linear resources) Zone _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Monterey County Assessor's Parcel #10-173-39 (Block 145 Lots 5 1/2, 7, 9, 11)

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

See Continuation Sheet.

*P3b. Resource Attributes: (List attributes and codes) HP-2 / Single Family Residence

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



P5b. Description of Photo: (View, date, accession #) East Facade
8/26/01 #8467-16

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐ Both
1923

*P7. Owner and Address:
Thomas Gordon Greene &
Elizabeth P. Greene
PO Box 5923, Carmel, CA 93921

*P8. Recorded by: (Name, affiliation, and address)
Richard N. Janick
MARI

*P9. Date Recorded: 7/20/01

*P10. Survey Type: (Describe)
Carmel HRI
2001

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Carmel By The Sea Survey 1989-1996

*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) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Attachment 10

Page 2 of 4

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder)

- B1. Historic Name: Charles Sumner Greene Studio
B2. Common Name: Same
B3. Original Use: Single Family Residence B4. Present Use: Same
*B5. Architectural Style: Craftsman
*B6. Construction History: (Construction date, alterations, and date of alterations)

See Continuation Sheet.

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

*B8. Related Features:

Many of the details in the studio are derived from the James House Project (1918-22).

B9a. Architect: Charles Sumner Greene

b. Builder: Charles Sumner Greene

*B10. Significance: Theme Craftsman

Area Carmel By The Sea

Period of Significance 1920s

Property Type S.F.R.

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 Sheet.

B11. Additional Resource Attributes: (List attributes and codes) HP-2 Single Family Residence

*B12. References:

See Continuation Sheet.

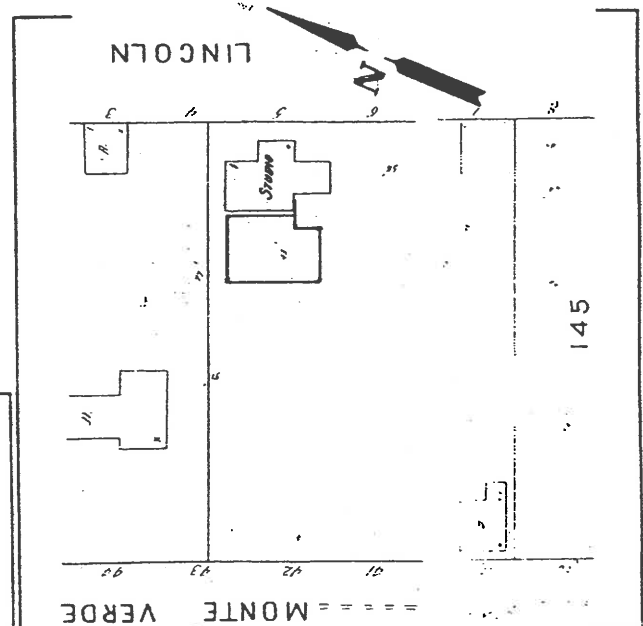
B13. Remarks:

Zoning R-1

*B14. Evaluator: Richard N. Janick, MARI

*Date of Evaluation: Summer 2001

(This space reserved for official comments.)



*Required information

CONTINUATION SHEET

Trinomial _____

Page 3 of 4

*Resource Name or # (Assigned by recorder) Charles Sumner Greene Studio

*Recorded by Richard N. Janick

*Date 7/20/01 ☒ Continuation ☐ Update

P3a. Description:

A tall one-story gabled roof structure with a projecting gabled roof entrance featuring a setback carved teak arched door framed by patterned brick jambs supporting an arched brick overhang. The curved Spanish tiles of the roof and the random placed Islamic tiles set into the brick walls add a distinctive Mediterranean-Renaissance feel to the entire house. The main studio has a huge glass-wired skylight covering the north roof and carved redwood beams that rest on rough stone corbels projecting from plastered walls articulated by wooden cookie-cutter pattern blocks set into the wet plaster. Herringbone pattern oak floors run throughout the studio. A hipped roof wing extends to the south that originally was an office and sleeping area and a small bathroom with carved teak doors and trim is tucked into the south corner of the projecting entrance. Iron tie-rods are visible to the upper right of the main entrance and the heavy-wire bottle glass is used in the narrow arched windows flanking the main door. Design elements from the James House project are incorporated into the studio. A massive brick chimney rises to the rear of the entrance block and insets into the main studio area just to the right of the roof ridge line. An arcaded brick wall encloses the garden to the south and west of the studio and is entered through a herringbone patterned redwood gate designed by Charles' son Thomas Gordon Greene, who still resides in the studio.

B6. Construction History:

1. Permit #660 – 9/23 (\$1,100) – studio built on Lincoln of used brick obtained from the demolition of the Hotel Del Carmelo located in Pacific Grove in 1919. This was added to an earlier U-shaped plan vertical board and batten cottage, based on the Bandini House of 1903 in Pasadena, that existed in the middle of the lot west of the studio. The cottage stood until 1966.
2. Permit #4418 – 2/24/66 – demolition permit of U-planned board and batten cottage, carport, and shed to west of studio building.
3. Permit #4438 – 4/1/66 – new residential addition to west of studio designed by Thomas Gordon Greene – son of Charles Sumner Greene - \$31,500.
4. Permit #71-39 – 4/23/71 – carport designed by Thomas Gordon Greene - \$1,000.
5. Permit #HD95-5 – 12/18/95 – Application for Historic Designation – Hearing 1/18/96. Approved 6/13/96.
6. Historic Preservation Easement record 9/3/96.

B10. Significance:

The building qualifies both as a State Historical Resource and a National Historical Resource as the working studio of Architect Charles Sumner Greene from 1923 until his death in 1957. The adjacent cottage was demolished and rebuilt by his son Thomas Gordon Greene and his wife Betty who still reside at the residence. Many of the details such as the doors, interior wooden beams and plaster work reflect Charles' artistic designs that acknowledge the earlier work of the Greene and Greene partnership in Pasadena, while the east façade, the south arcaded garden wall and general mass of the building reflect the direction of Charles' work in the Fleishacker house in Woodside, California (1911), the James House, Carmel Highlands (1918–22), and the Flavin House, Camel Highlands (1929–30). Ironically, the design of the John Langley Howard House in

CONTINUATION SHEET

Trinomial _____

Page 4 of 4

*Resource Name or # (Assigned by recorder) _____

*Recorded by Richard N. Janick

*Date 7/20/01

☒ Continuation

☐ Update

B10. Significance (Continued):

Monterey (1929) reflects more of the U-shaped board and batten design of the original cottage that Charles built adjacent to the studio in 1920 and was demolished in 1966. Also, reflected in the studio detailing are Charles' interest in Medieval English Culture ("the Arthurian Legend – Tintagel Castle") as seen in the stone corbels supporting the massive wooden beams of the living room and references to the spiritual philosophy of Claude Fayette Branden with spiral carvings and vine motifs. Elements of Italian Romanesque details mix with Old Testament scenes carved on interior door panels. Complex symbolic representation became a primary preoccupation in Charles' later work and the studio was a laboratory for design ideas that were applied to other projects. The studio also differentiates the design philosophies of Charles and his brother Henry, who was the more practical, engineer personality in their earlier partnership.

The Charles Sumner Greene Studio personifies the theme of Independent and Eclectic Building design that is one of the chief features of Carmel's architectural history.

B12. References:

Greene and Greene by Edward R. Bosley, Phaidon Press, 2000.

"Historic Houses: Charles Greene," by Betty Patchin Greene, *Architectural Digest*, May 1989.

PRIMARY RECORD

Primary # _____ Attachment 10

HRI # _____

Trinomial _____

NRHP Status Code _____ 551

Other Listings _____

Review Code _____ Reviewer _____

Date _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) Leroy Babcock Hse.

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 _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address: _____ City Carmel-by-the-Sea Zip 93921

d. UTM: (Give more than one for large and/linear resources) _____ mE/ _____ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
2 SE of 12th, E/side Camino Real (Blk AA, Lot 6)

Parcel No. 010-281-018

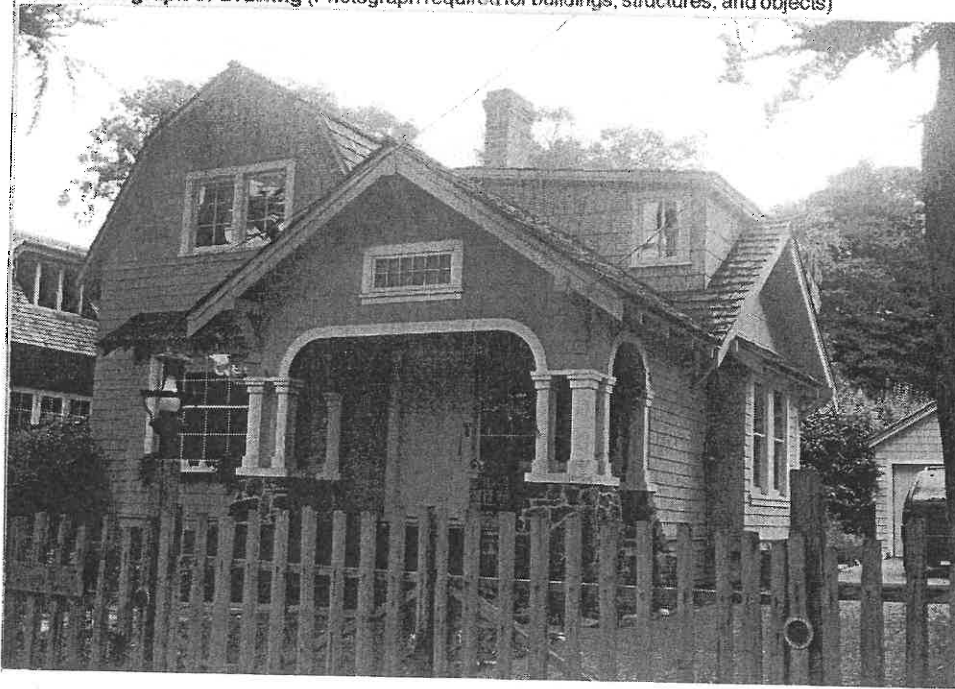
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-and-two-story, wood-framed Eclectic residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is wood shingle. The complex roof system combines a medium-pitched one-story cross-gabled roof, capped by a large shed-dormer, intersecting with a two-story gambrel roof. The gabled roof system has wide overhanging eaves w/exposed rafter-tails and decorative triangular knee brackets. The gambrel roof has a narrow fascia. All roof covering is wood-shingle. There is a corbelled, interior brick chimney found toward the rear (east) of the building where the dormered portion of the gabled roof intersects w/the gambrel roof. The one-story portion of the building is on the south side and contains the principal entry, which is a large, raised open porch characterized by a projecting gabled hood supported on rock piers by two sets of three short, thick square wood columns on either side of a wide segmented arch, w/round-headed arches on the north and south sides meeting a single, engaged column of the same type against the front (west) wall of the building. A small shed-roofed window hood projects north of the porch, covering a large, fixed multi-paned focal window. The wood entry door is Victorian in style, having four polygonal raised panels. A small bay projects from the center of the south facing cross-gable w/ paired 1/1 double-hung wood sash. It also is covered by a shed-roofed hood.

3b. Resource Attributes: (List attributes and codes) HP2 - Single Family Property

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

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



P5b. Description of Photo: (View, date, accession#)
Looking NE at west facing facade & s/side elev.,
8/22/01, #8332-19

P6. Date Constructed/Age and Sources

☐ Prehistoric ☒ Historic ☐ Both

ca. 1918 Mo. Co. title records

P7. Owner and Address

Carl & Jan Cox
4431 Stoneridge Dr.
Pleasanton, CA 94588

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey
Preservation Consultant
310 Lighthouse Ave. Pacific Grove, CA 93950

P9. Date Recorded: 7/23/2002

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001

Report Citation: (Cite survey report and other sources, or enter "none")

ne

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Page 2 of 3

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) *Leroy Babcock Hse.*

B1. Historic Name:

B2. Common Name: *"Canary Cove"*

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Eclectic mix of shingle & Craftsman*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed ca 1918; interior remodel 1948 (cbp# 1590); kitchen/bath remodel 1963 (Cbp#3999)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features: *A front-gabled, wood-framed one-car garage to the rear (east) of the hse., appears to be same as on 1924 Sanborn map.*

B9a. Architect:

b. Builder: *Leroy Babcock*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel-by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *single family residence*

Applicable Criteria: *CR3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Leroy Babcock Hse. is significant under California Register criteria 3, in the area of architecture as an excellent early (ca. 1918) example of the independent & eclectic nature of Carmel's residential housing design. Owner/builder Leroy Babcock was living at "The Carmel" (Carmel Hotel), in 1918 when he purchased the property from the Carmel Development Company. Babcock is listed in a 1917-18 local business directory as a builder. It is not known if Babcock used a designer to prepare the plans. It appears that two pattern book designs, a gambrel-roofed Shingle style plan and a Craftsman-bungalow one, were incorporated to create the large, two-story residence. The wood shingled exterior wall cladding successfully unifies the ensemble into the overall Arts & Crafts aesthetic, that was then in vogue in the village. Based on existing building records, the large dormer capping the Craftsman portion of the house was original to the building. The stone and brick masonry was probably by Ben & Harry Turner, Carmel's first master masons, as the choice of stone for the porch is similar to that found the Chris Jorgensen studio (1904), and Josephine Foster's Stonehouse (1906), and the brick chimney corbeling is typical of the Turners work. Of particular merit is the treatment of the entry porch with its multiple columns and varied arched openings, some of the best Craftsman style detailing in Carmel for the period. City building records for the house date from 1948, and indicate that the only change to the original building was the movement of an earlier front porch window to the plane of the front elevation. The Leroy Babcock Hse. clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

*Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997*

*Monterey County Records Office, Book 150 of Deeds, Page 73,
7/19/18*

Polk Business Directory for Carmel, 1917-18

Sanborn fire insurance maps of Carmel 1924, 1930, 1930-62

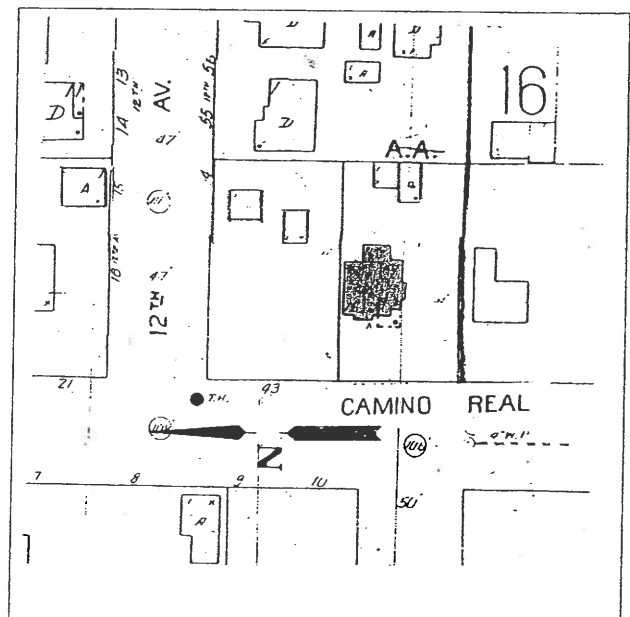
B13. Remarks: *Zoning R-1*

CHCS (AD)

B14. Evaluator: *Kent Seavey*

Date of Evaluation: *7/25/2002*

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 3

Resource Name or #: (Assigned by recorder) *Leroy Babcock Hse.*

Recorded by: *Kent L. Seavey*

Date *7/23/2002*

☒ Continuation ☐ Update

P3. Fenestration is otherwise irregular w/a combination of single and multi-paned wood windows that are fixed, double-hung, casement, and hopper type. The residence sits a little back from the street, framed by mature cypress trees, behind a grapestake fence in an informal landscape setting of low ground cover.

PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code

551

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

Resource Name or #: (Assigned by recorder) *Effa Spencer House*

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

Date

T

R

1/4 of

1/4 of Sec

B.M.

c. Address:

City *Carmel-by-the-Sea*

Zip *93921*

d. UTM: (Give more than one for large and/linear resources)

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

2 SW of 7th, w/side of Monte Verde (Blk B, Lot 5)

Parcel No. *010-195-002*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A two-story, wood-framed Craftsman style residence, rectangular in plan, resting on a concrete (?) foundation. The exterior wall cladding is wood shingle with about twelve inches to weather. The low-pitched side-gabled roof has wide, overhanging eaves with exposed rafters. There are large, wooden triangular brackets at the corners of the east and west side-elevations. There is one interior brick chimney present. It appears centered on the ridge line toward the west side of the residence. The roof is covered with a fiberglass shingle. The principal entry is raised, and centered on the ground floor of the south elevation. It is reached by a set of open, side-approach wooden steps, with a closed, shingled rail. The entry is capped by a shed-roofed door hood, supported by two cruck-shaped brackets. There is also a second floor entry, centered on the north (rear) elevation reached by a set of open, side-approach wood stairs, with a closed, shingled rail. Fenestration is irregular, with single, paired and banded wooden sliding windows. There is also a detached wood-framed one-car garage present at the NE cr. of the house. It is a board-and-batten type with a slightly pitched flat built-up roof. The double garage doors are segmentally arched and faced w/vertical t&g wood siding. It was constructed in 1930. The residence sits well back from Monte Verde on a moderately west-sloping parcel surrounded by mature trees in a natural landscape setting.

b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

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

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



P5b. Description of Photo: (View, date, accession #)
Looking NW at the south facing facade & east side-elev., 9/11/01, #9219-13

P6. Date Constructed/Age and Sources

☐ Prehistoric ☒ Historic ☐ Both

1922 Carmel bldg. records

P7. Owner and Address

*Frederick & Faith Duhling
13671 Robledo Road
Los Altos Hills, CA 94022*

P8. Recorded by: (Name, affiliation, and address)

*Kent L. Seavey
Preservation Consultant
310 Lighthouse Ave.
Pacific Grove, CA 93950*

P9. Date Recorded: *10/10/2003*

P10. Survey Type: (Describe)

*Intensive-Carmel Historic Resource
Inventory-ongoing*

Report Citation: (Cite survey report and other sources, or enter "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)

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

NRHP Status Code _____

551

Resource Name or #: (Assigned by recorder) *Effa Spencer House*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Craftsman*

B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1922 (CBP#368); re-roofed w/fiberglass shingle 1997 (CBP#97-173)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____

Original Location: _____

B8. Related Features: *A wood-framed, one-car detached garage was added near the NE cr. of the house in 1930 (CBP#2341)*

B9a. Architect:

b. Builder:

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *Single Family Residence*

Applicable Criteria: *CR3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Effa Spencer House is significant under California Register criteria 3, in the area of architecture as a little altered two-story example of the Craftsman style of architecture, that characterized Carmel's residential housing during the early twentieth century. According to the Carmel Historic Context Statement, "The Craftsman style was an expression of the philosophy of the Craftsman Movement, the American adaption of the English Arts and Crafts Movement which crystallized around William Morris in the second half of the nineteenth century". It was popularized by the *Craftsman* magazine, published by furniture designer and manufacturer, Gustav Stickley. Like the Spencer House, Craftsman houses were characterized by horizontality of proportions, seen in the spreading lines of low-pitched, overhanging gable roofs, and informal building plans; reliance on the honest use of materials, like wood, brick and undisguised structural elements such as exposed beams, braces, and rafters for architectural beauty. They were also designed for the enjoyment of the natural setting, through porches, outdoor spaces, and the clustering of windows into horizontal bands. The only recorded change to the Spencer House was a re-roofing in 1997. This intact two-story example of the Craftsman form reinforces the evidence that there were a number of larger "cottages" in the village during the late teens and early twenties. Of particular interest is the somewhat romantic revival look of the 1930 detached garage, suggesting Mrs. Spencer was attempting to keep up with changing architectural fashion in the village. A native of Gloversville, N.Y., Effa H. Spencer came to Carmel in about 1922. During her active life in the village she was active in social work, especially through the Community Chest. The residence retains a high degree of physical integrity as constructed in 1922, and in its natural landscape setting, evokes a strong sense of time and place and of feeling and association with early Carmel. The Effa Spencer House clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

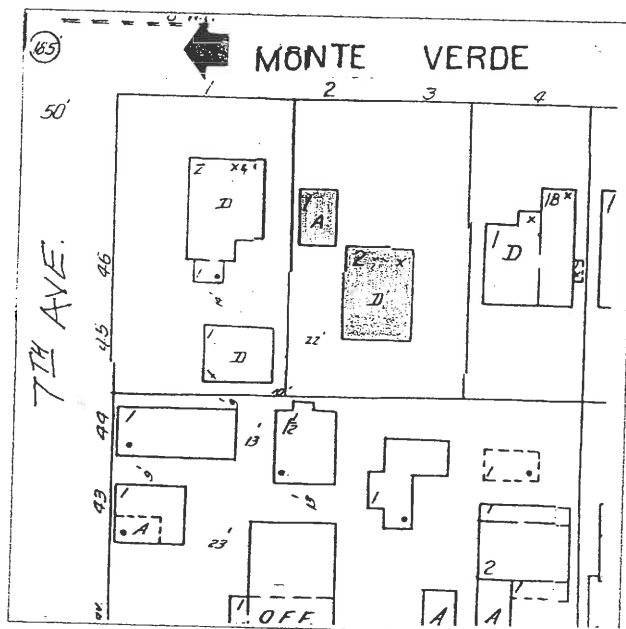
Carmel bldg. records, Carmel Planning Department, City Hall, Carmel
Carmel Historic Context Statement 1997
Carmel Pine Cone, 5/11/22
Monterey Peninsula Herald, (Obit.) Effa H. Spencer, 1/18/65
Polk business directory for Carmel, 1939

B13. Remarks: *Zoning R-1
CHCS (AD)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *10/10/2003*

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____ Attachment 10

HRI # _____

Trinomial _____

NRHP Status Code 5S2

Other Listings

Review Code _____

Reviewer _____

Date _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) George Seideneck Studio Building

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

Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address:

City Carmel by-the-Sea Zip 93921

d. UTM: (Give more than one for large and/linear resources)

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

2W of Monte Verde Nside 8th (Blk B Lot SWpt 15)

Parcel No. 010-195-016

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed Craftsman style residence with raised basement, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a combination of staggered-butt wood shingle, with wide, horizontal ship lap wood siding below the raised water table. The medium-pitch hipped roof is flared at the eaves, with exposed rafter-tails, covered by metal (?) rain gutters. There is one brick interior chimney, centered in the south side-elevation to the rear of a projecting bay. A small skylight is also present, added in 1997 high in the roof-plane at the SW cr of the south facing side-elevation. The roof is covered in composition shingle. Small bays project from under the eave line on the south side-elevation, and about midway along the west side-elevation. Fenestration is irregular, with varied types of paired, multi-paned Craftsman style wood casement windows. The principal entry faces SW at the inside corner of the south projecting main building block and its East wing. The vertically planked entry door has a narrow, rectangular window at its top. The house sits back from the street behind a tall, flush natural wood fence, screened by mature oaks, with well maintained lawns and flower beds crossed by Carmel stone walkways. It is located in a wooded mixed-use neighborhood, with one and two-story residences and visitor-serving facilities of varying ages and styles.

3b. Resource Attributes: (List attributes and codes) HP2 - Single Family Property

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

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



P5b. Description of Photo: (View, date, accession#)
Looking NW at the SE facing facade, 5/24/04, #07239-5

P6. Date Constructed/Age and Sources

☐ Prehistoric ☒ Historic ☐ Both

ca 1915, Sanborn insurance maps

P7. Owner and Address

Thomas McArdle
P.O. Box 223658
Carmel, CA 93922

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey
Preservation Consultant
310 Lighthouse Ave.
Pacific Grove, CA 93950

P9. Date Recorded: 5/25/2004

P10. Survey Type: (Describe)

Intensive-Carmel Historic resource Inventory-ongoing

P11. Report Citation: (Cite survey report and other sources, or enter "none")

ne

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)

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #

Attachment 10

HRI #

Page 2 of 3

NRHP Status Code

5S2

Resource Name or #: (Assigned by recorder) *George Seideneck Studio Building*

B1. Historic Name: *George Seideneck Studio Building*

B2. Common Name:

B3. Original Use: *residence/studio*

B4. Present Use: *residence*

B5. Architectural Style: *Craftsman*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed ca. 1915; Add to NE cr. 1928 (CBP#2033); add studio space at SE cr 1930 (CBP#2312); Interior remodel 1958 (CBP# 3286); bay window Sside-elev extended slightly 1977 (CBP# 77-198); small window bay added at SW cr 1997 (CBP# 97-183); reroof 1997 (CBP# 97-183)

B7. Moved? ☒ No ☒ Yes ☐ Unknown Date: *1921*

Original Location: *N/side 6th bet. Lincoln & Monte Verde*

B8. Related Features: *Detached garage off NE cr. relocated to adjacent lot 1979; second detached garage off SW cr demolished at unknown date*

B9a. Architect: *designer/George Seideneck*

b. Builder:

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *single family residence*

Applicable Criteria: *CR 2,3*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The George Seideneck Studio Building is significant under California Register criterion 2 for the contributions to the arts and culture of Carmel by both George Seideneck and his wife, Catherine Comstock Seideneck. It may also be significant under criterion 3, in the area of architecture as an example of the Craftsman style design work of George Seideneck.

George Seideneck (1885-1972) was born in Chicago, into a family of architects. He studied art at the Chicago Art Institute. From 1911 to 1913 Seideneck traveled and studied in Europe, returning to a teaching post in portraiture at the Fine Arts Academy in Chicago, and the Academy of Design. In 1918 he visited Carmel, where he remained for the rest of his life. He met Catherine Comstock who taught jewelry making, leather work and sculpture at the Arts and Crafts Club. In 1920 the couple were married. The young couple continued their art work, and restored several older homes, raising enough money to move to Italy in 1925, where they spent 2 1/2 years before returning to Carmel.

Catherine Seideneck (1886-1967) was also a native of Illinois, and received her early art training through Elbert Hubbard's Roycroft Shop in New York. Further art training followed at the Chicago Art Institute. Catherine came to Santa Rosa, California with her family in 1915. That year she entered her leather work in the Panama Pacific International Exposition in San Francisco, where she won a gold medal. She also taught at U.C. Berkeley and at the Oakland College of Arts and Crafts. The family spent their summers in Carmel, where she taught at the School of Arts and Crafts. Her Mother was a patron of the Carmel Art Association, and her brother, Hugh Comstock, became one of the leading designer/builders in the community. The Seideneck Studio building was originally located next to the first library in Carmel, on the N/side of 6th between Lincoln and Monte Verde. It was moved to its present location in February of 1921, where George and Catherine remodeled it.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel

Carmel Historic Context Statement 1997

Carmel Art Assoc., Botke-McComas-Seideneck, exhibition catalog, 1988

Carmel Pine Cone, 2/10/21; Obit. George Seideneck 3/9/72

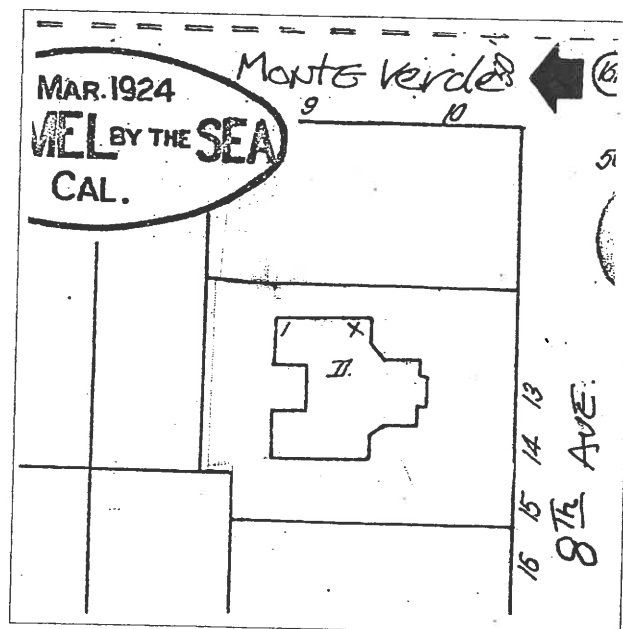
B13. Remarks: *Zoning R-1*

CHCS (AD, AC, GCSI)

B14. Evaluator: *Kent Seavey*

Date of Evaluation: *5/5/2004*

(This space reserved for official comments.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

age 3 of 3

Resource Name or #: (Assigned by recorder) *George Seideneck Studio Building*

Date *5/25/2004*

☒ Continuation ☐ Update

Recorded by: *Kent L. Seavey*

B10. The Irregular building plan forms a kind of truncated "Y", with the stem of the "Y" pointing south. The Seidenecks placed their entry door on the east side of the residence where the stem of the "Y" meets the east wing, facing into the afternoon light from the SE, and employing the two building elevations to reflect the collected light onto the garden, creating a sunny exterior enclave. The Shingled exterior, flared eaves of the roof and copious paired multi-paned wood casement windows are character-defining qualities of this Craftsman style residence. In 1979 a detached wooden garage NE of the residence, and an attached 1930s studio at the SE cr. were moved to the east in a lot split. A second, attached wood garage at the SW cr. of the house was demolished. these removals returned the building to its basic 1921 appearance, less minor window changes over time.

The Craftsman style of design has been popular in Carmel since the early days of its development, after 1903. Craftsman homes are characterized by horizontality of proportions, seen in the spreading lines of their low-pitched, overhanging roofs and informal building plans; reliance on the honest use of materials such as wood, brick and stone, local redwood and Carmel stone in this instance, referencing their popular acceptance and appropriateness to Carmel's vernacular and eclectic character. The architectural style emphasized enjoyment of the natural setting through porches and outdoor spaces. The styles aesthetic characteristics, and its philosophic underpinnings which linked it to progressive political, social and artistic movements in the early twentieth century, made it popular with Carmel's academic, literary and creative residents, like the Seidenecks. The house, although moved from its original lot, is sited in almost the same location, with the same orientation in the block as its initial setting.

The Seidenecks were very active in the early village life of Carmel. The house was George's first studio and in 1920 became the couple's first home. During their occupancy both were working artists, and actively involved with the Forest Theater and Arts and Crafts Club, later on they would be instrumental in establishing the Carmel Art Association and the Carmel Music Society. George would help found the first camera club in Carmel. Much of the shape of present day Carmel shows George Seideneck's influence. The cypress trees along Scenic Drive were planted following his suggested layout. He designed the walks and corners of Devendorf Park in the early 1930s, and superintended the placing of cobblestone curbs in Carmel.

Of note, Eugene A. H. Watson, who purchased the home from the Seidenecks, was the president of the Carmel Press, Inc., which printed the Carmel *Pine Cone*, and the *Cymbal*, and served as a local art press. Watson and his wife Doris were also deeply involved with village activities, including the Forest Theater and Edward Kuster's Golden Bough Players. Doris Watson, a former librarian at Columbia University, was a leader in the League of Women Voters locally, and president of both the Sunset School Board and the newly established Carmel unified School District, where she led the fight for a new high school. Their collective contributions to the civic and social institutions of Carmel may qualify their productive time in the Seideneck Studio Building as significant under California Register criterion 2 as well.

The George Sideneck Studio building clearly reflects the findings of and is consistent with the 1997 Carmel Historic Context Statement under the themes of architectural development, the development of arts and culture, and the development of government, civic and social institutions. It retains a high degree of physical integrity and continues to evoke a strong sense of time and place, and of feeling and association.

B12.

Carmel Pine Cone, Obit. Doris Watson, 1/5/40
Monterey Peninsula Herald, Obit. Eugene A.H. Watson 11/18/68
Sanborn insurance maps of Carmel, 1924, 1930-62

PRIMARY RECORD

Primary # _____
HRI # _____ Attachment 10

Trinomial _____

NRHP Status Code _____ 5S1

Other Listings
Review Code _____ Reviewer _____ Date _____

Page _____ of _____ Resource Name or #: (Assigned by recorder) *Stonehouse*

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 _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address: _____ City *Carmel by-the-Sea* Zip *93921*

d. UTM: (Give more than one for large and/linear resources) _____ ; _____ mE/ _____ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

S/side of 8th, btwn Monte Verde & Casanova (Blk C, Lots W 50' of 1, 3, N 20' of 5)

Parcel No. *010-194-018*

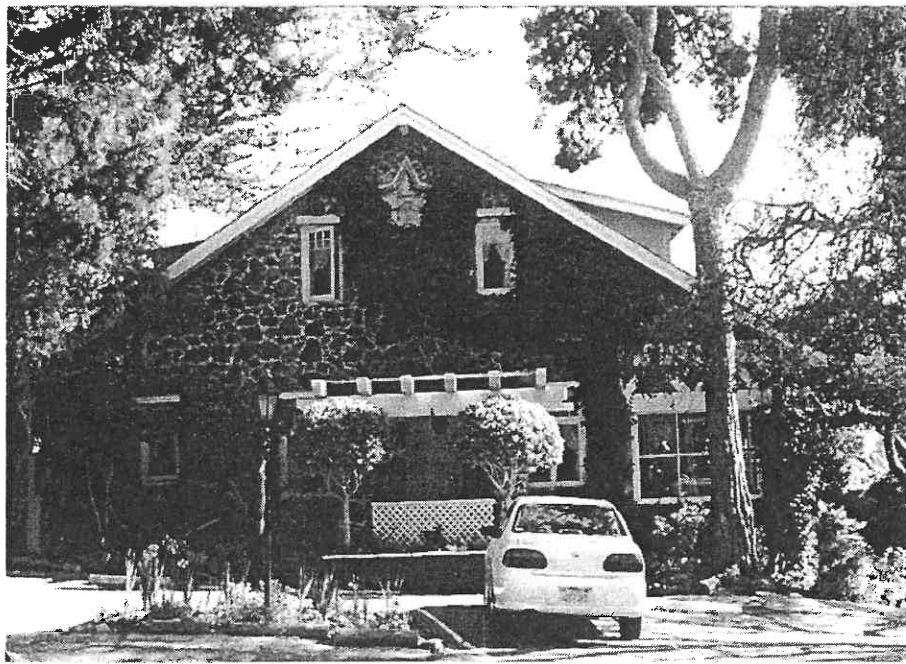
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-and-one-half story stone, Craftsman style building, basically rectangular in plan, resting on a concrete foundation. the exterior wall cladding is a rubble-coursed field stone. There are also wood shingles found on the sides of the partial-width shed roof dormer on the front (west) elevation, as well as on a smaller shed roof dormer on the rear (east) roof-plane. The building is side-gabled, w/a full-width raised porch contained under the main roof, that has been glazed. It runs the length of the west elevation. The original entry is centered on this elevation, in the form of a large, paneled Dutch-door, flanked by two 6/1 wood casement type side-lights. A glazed conservatory appears at the south end of the porch, that may be original, otherwise the remainder of the porch has been glazed, between its stone porch-posts, over time. These posts carry a large, open wood truss supporting the wide, overhanging porch roof. A second, smaller stone porch is found centered on the north side-elevation of the building. Its stone supports carry a large, wooden pergola, over a second entry, w/a cross-paneled door. This entry is flanked by paired 12/1 wood casement windows. There is an interesting, and rather large star shaped feature piercing the stone wall in the apex of the north side-elevation, not dissimilar to the one found in the Chris Jorgensen stone studio of the same period, 1906.

4b. Resource Attributes: (List attributes and codes)

4. Resources Present ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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



P5b. Description of Photo: (View, date, accession#)
(View toward _____). Photo No: *4-8*.

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

1906 Carmel bldg. records

P7. Owner and Address
*Stonehouse Limited Partnership
P.O. Box 2517
Carmel, CA 93921*

P8. Recorded by: (Name, affiliation, and address)
*Kent L. Seavey, Preservation Consultant, 310
Lighthouse Ave., Pacific Grove, CA 93950*

P9. Date Recorded: *10/2/2002*

P10. Survey Type: (Describe)
Carmel Historic Resource Inventory - 2001

1. Report Citation: (Cite survey report and other sources, or enter "none")
Carmel by-the-Sea Survey 1989-1996

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

je of

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) *Stonehouse*

B1. Historic Name: *Josephine Foster Hse.*

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *hotel*

B5. Architectural Style: *Craftsman (side-gabled)*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1906; interior remodel w/sunporch 1923 (Cbp#510); storage shed to rear 1950 (Cbp# 1950)

B7. Moved? ☐ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features:

B9a. Architect:

b. Builder: *W.E. Wood (1906); M.J. Murphy (1923)*

B10. Significance: Theme: *Development of Architecture, Art & Culture*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940* Property Type: *hotel*

Applicable Criteria: *CR 2,3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

Stonehouse is significant under California Register criterion 2, for the contributions of its original owner/builder Josephine "Nana" Foster to the arts & culture in early Carmel through her support and patronage. She was one of the first presidents of the Carmel Club of Arts & Crafts (whose clubhouse was constructed just south of "Nana's" home on Monte Verde in 1908). Called Carmel's resident Bohemian, Foster often entertained the village's literati at her home. Writers Jack London & Mary Austin, poet George Sterling, and aspiring novelist Sinclair Lewis were among her guests. Even after "Nana's" departure, the Stonehouse continued to be a focal point for the arts. In 1923 prominent cartoonist Gene Byrnes, the first of many in his field to make Carmel home, acquired and remodeled the place for his home and studio. He was the creator of the *New York World's*, nationally syndicated strip "*Reg'lar Fellers*", which entertained audiences for nearly thirty years. In 1946 the property came into the ownership of Harold & Miriam Brown, becoming a visitor accommodation. During the Brown's tenure, photographic classes from the San Francisco Art Institute came several times a year to the place for weeklong symposiums led by Edward Weston, who also led evening lectures on site. Dene Denny & Hazel Watrous put up the musicians of the Bach Festival at the Stonehouse for many years, and Ansel Adams was also a regular visitor. The guest rooms are named for many of the early artists who established Carmel as a significant art colony. Stonehouse is also one of the best remaining examples of the early Craftsman style of architecture in Carmel.

B11. Additional Resource Attributes: (List attributes and codes) *HP5 - Hotel/Motel*

B12. References:

Carmel bldg. records, Carmel Planning dept., City Hall, Carmel
Carmel Historic Context Statement 1997

Campbell, Alice, Niece of Josephine Foster, Santa Rosa

Hale, Sharron, *A Tribute to Yesterday* Valley Publishers: Santa

Cruz, 1980
Monterey Daily Herald 2/6/23

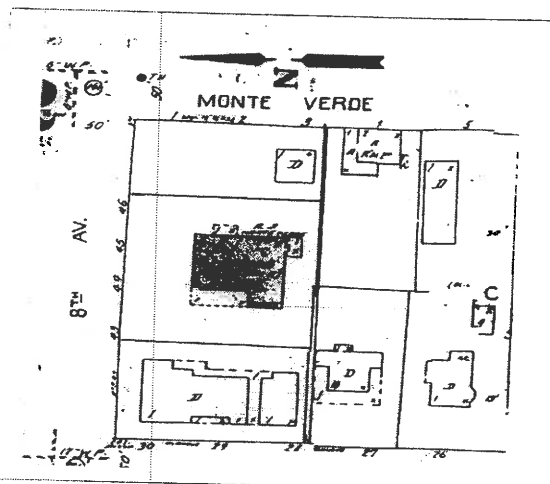
B13. Remarks: *Zoning R-1
CHCS (AD/AC)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *10/2/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary #

Attachment 10

HRI #

Trinomial

Recorded by: Kent L. Seavey

Resource Name or #: (Assigned by recorder)

Stonehouse

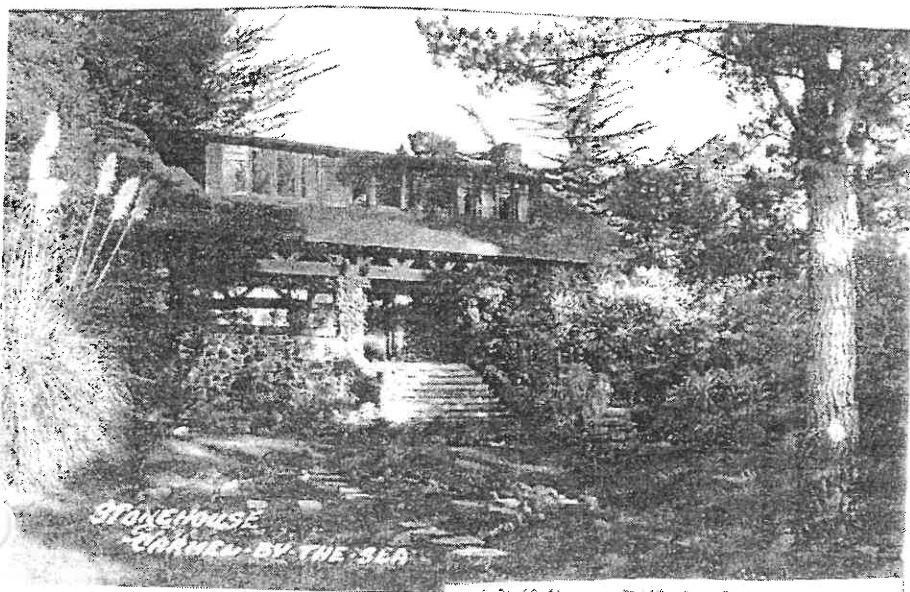
Date 10/2/2002

☐ Continuation ☐ Update

P3. There is an exterior end gable chimney, of the same stone as the building envelope, centered in the south side-elevation. A small, board-and-batten shed-roofed storage facility, constructed in 1950, is at the base of this feature. The side-gabled roof is covered in composition shingle. Fenestration consists of single, paired and banked 3/1 to 12/1 Craftsman style wood casement windows, and more modern large, multi-paned fixed wooden windows in the main porch openings. The hotel sits back from 8th Ave. behind mature pines and oaks in an informal landscape setting of low shrubbery and ground cover.

B10. Stonehouse, with its long association with the arts and culture in Carmel, especially during the ownership of Josephine "Nana" Foster, and its impressive stone masonry method of construction, clearly reflects the findings of, and is consistent with, the 1997 Carmel Historic Context Statement.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
(View toward). Photo No: 5-9, .

PRIMARY RECORD

Primary # _____
HRI # _____ Attachment 10
Trinomial _____

NRHP Status Code 5S1

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) *Artie Bowen Hse.*

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 _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address: _____ City *Carmel by-the-Sea* Zip *93921*

d. UTM: (Give more than one for large and/linear resources) _____ ; _____ mE/ _____ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

4 SE of 9th, E/side Casanova (Blk D, Lot 12)

Parcel No. *010-186-013*

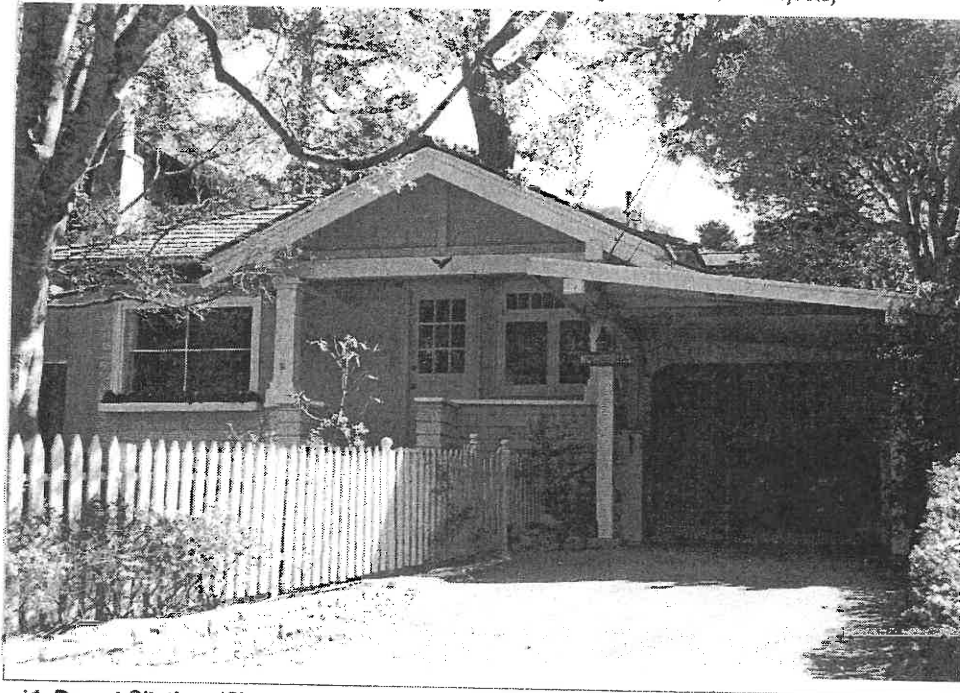
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed Bungalow, irregular in plan, resting on a concrete foundation. The exterior wall cladding is wood shingle. The intersecting hip-and-gable roof is covered in a wood shake. An exterior brick eave-wall chimney is located along the north side-elevation, toward the west. The main entry is on the south side of the west facing facade, under a gable-roofed open porch. The porch is characterized by a birds-mouth fascia board on false purlins, supported by square wood posts resting on a closed porch rail faced w/wood shingle. Fenestration is irregular w/a large 4 light focal window in a slightly projecting window bay on the north side of the facade (west), and paired wood casement type windows, w/a multi-paned transom above on the porch, next to the glazed and wood panel entry door. An attached garage to the south is a later addition. The house sits well back on its lot behind a Carmel stone retaining wall w/a low wood picket fence, in an informal landscape setting of mature oaks, and other non-native trees.

3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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



P5b. Description of Photo: (View, date, accession #)
Looking east at west facing facade, 2/10/01, #6196-12

P6. Date Constructed/Age and Sources
☐ Prehistoric ☒ Historic ☐ Both

1906 Sharron Hale

P7. Owner and Address

*Carl & Jan Cox
4431 Stoneridge Dr.
Pleasanton, CA 94588*

P8. Recorded by: (Name, affiliation, and address)

*Kent L. Seavey
Preservation Consultant
310 Lighthouse Ave.
Pacific Grove, CA 93950*

P9. Date Recorded: *8/8/2002*

P10. Survey Type: (Describe)
Carmel Historic Resource Inventory - 2001

P11. Report Citation: (Cite survey report and other sources, or enter "none")
Carmel by-the-Sea Survey 1989-1996

Attachments

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) *Artie Bowen Hse.*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Bungalow*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1906; front porch added prior to 1924 (Sanborn map); foundation added 1940s (Cbp#1315) room addition to rear 1977 (Cbp#77-152); rear bedroom/bath addition 1987 (Cbp# 87-235)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features: *attached garage to south 1935 (Cbp #2646); new garage roof 1977 (Cbp# 77-152); flat-roofed carport ext. of garage 1987 (Cbp# 87-235)*

B9a. Architect:

b. Builder: *Arthur Bowen*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel-by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *single family residence*

Applicable Criteria: *CR3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Artie Bowen Hse. is significant under California Register criteria 3, in the area of architecture, as the first home constructed by Arthur 'Artie' Bowen, one of Carmel's early carpenter/builders, who worked in construction in Carmel from 1906 to 1955. It may also be significant under criteria 2, for the many contributions made by Bowen to the upbuilding of the village.

Arthur 'Artie' Bowen was born in Sotomville, near Salinas in 1887. Later, the family moved to San Jose where young Bowen attended public school, completing the eighth grade at Lowell Grammer School prior to becoming an apprentice carpenter. In 1905 Bowen visited the Monterey peninsula and determined to settle here. He met Frank Devendorf in Carmel, and acquired the Casanova Street parcel. During his early years in the village he worked for Devendorf and various contractors, including M.J. Murphy. He noted in an interview that the building materials in those days had to be hauled by horse team from the Monterey wharf over Carmel hill to the job sites. He stated that a crew of two or three carpenters could complete a small cottage in a weeks work. Some of Bowen's projects included the Carmel Bakery (1908), Forest Theater (1910), the Mary Austin Hse, (1911) and the Las Tiendas building (1929), on Ocean Ave., He noted that "perfection was my constant goal in building". Perhaps Bowen's most significant contribution to the trades, along with the many homes and commercial buildings he helped construct, was his committment to train young workmen "to become sound builders and conscientious craftsmen in their specialized fields."

Artie's first carmel house, as owner/builder was a simple wood shingled hipped roof cottage. The Bungalow style front porch now present, was added before 1924. It enhanced the cottage's character and kept it in vogue with the Arts & Crafts aesthetic then popular in the village. Except for the attached garage, constructed in 1935, and extended in 1979, all further additions were to the rear of the house, and are not visible from the street.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

*Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997*

Hale, Sharron, A Tribute to Yesterday, Valley publishers: Santa Cruz, 1980

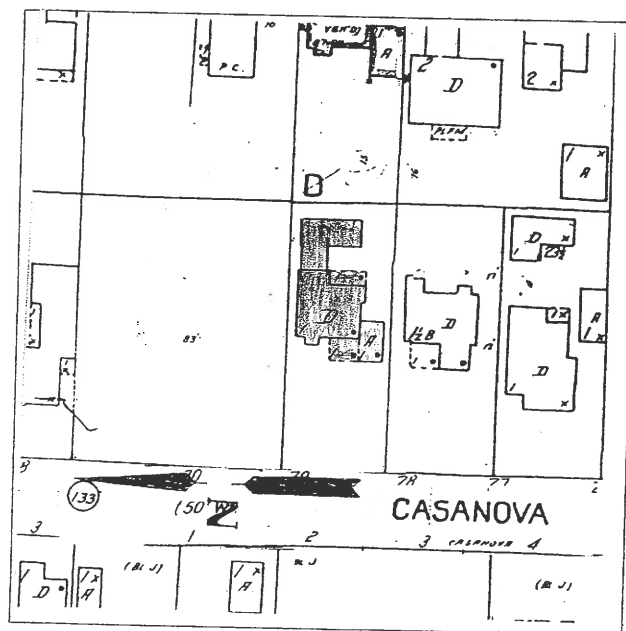
Planer, Harold, "Artie Bowen Left His Mark on Carmel", Monterey Peninsula Herald. n/d

B13. Remarks: *Zoning R-1
CHCS (AD)*

B14. Evaluator: *Kent Seavey*

Date of Evaluation: *8/8/2002*

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 3

Resource Name or #: (Assigned by recorder) *Artie Bowen Hse.*

Recorded by: *Kent L. Seavey*

Date *8/8/2002*

☒ Continuation ☐ Update

B10. Artie Bowen only lived briefly in the cottage he constructed, however it was the first of his buildings in Carmel and remains basically intact. The porch addition to the facade reflects the popular building styles of the day and is a change that has acquired historic significance in its own right. The Artie Bowen Hse. clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

B12. Sanborn fire insurance maps of Carmel 1910, 1924, 1930, 1930-62

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____ Attachment 10
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 01 of 2 *Resource name or # (Assigned by recorder) Guest house Blk D Lot 19; APN 010-186-008

P1. Other identifier

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Monterey and (P2c, P2e, and P2b pr P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B. _____

c. Address Tenth between Monte Verde and Casanova City Carmel-by-the-Sea Zip 93921

d. UTM (Give more than one for large or linear resources) Zone _____ mE/ mN

e. Other Locational Data; (e.g. parcel #, directions to resource, elevation, etc. as appropriate)

Blk D Lot 19; APN 010-186-008

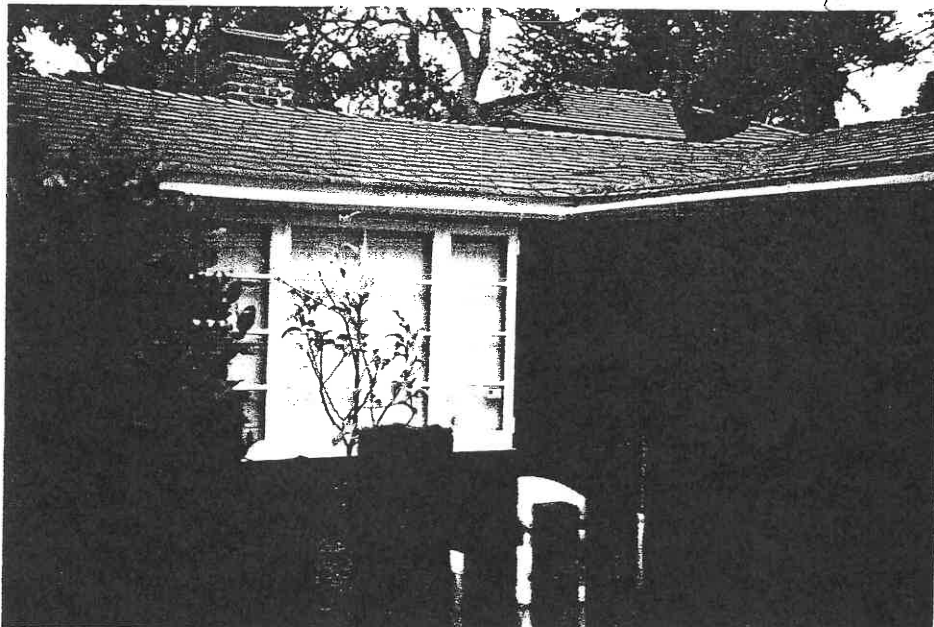
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A built as a guest house in the Craftsman cottage style with a modest scale, low massing and unassuming detail that is incorporated into the surrounding landscape. The single-story guesthouse has an L-plan with corner entrance and a "Dutch" door; intersecting gable low pitched asphalt shingle roof, board and batten siding, and a brick chimney on the south elevation. The cottage features a large tri-part front window with a fixed center window and two side casement windows. The cottage is nearly exactly to the original existing plans and retains its original materials, features, character, modest scale and massing. The cottage is sited on a lot bordered by a rustic wood fence and is surrounded by mature trees and plantings. The one-story unaltered cottage is characteristic of other Carmel cottages built in the same period and contributes to the overall character of Carmel.

The property includes a free standing garage and a 1936 residence (see Main residence Blk D Lot 19; APN 010-186-008)

*P3b. Resource Attributes: (List attributes and codes) HP2-Single family dwelling

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other...



P5b. Description of Photo (view, date, accession #)
angled view of front

*P6. Date Constructed/Age and Source ☒ Historic ☐ Prehistoric
☐ Both

1938

*P7. Owner and Address

*P8. Recorded by
(Name, affiliation, and address)

Sheila McElroy
Circa: Historic Property Development
One Sutter St, #910
San Francisco, CA 94104

*P9. Date Recorded
August 21, 2002

*P10 Survey Type: (Describe)
Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Building records, Carmel Planning Dept, Carmel, CA; Sanborn fire insurance map 1930 updated 1958; City Directories 1935-47

*Attachments:

☐ NONE	☐ Location 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)

NRHP Status Code 7

Page 02 of 2

*Resource name or # (Assigned by recorder)

Blk D Lot 19; APN 010-186-008

B1. Historic Name:

B2. Common Name:

B3. Original Use: Guest house

B4. Present Use same

*B5. Architectural Style traditional Carmel Craftsman style cottage

*B6 Construction History: (Construction date, alterations, and date of alterations)

1938

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

*B8. Related Features:

The property includes a free standing garage and a 1936 main residence (see Main residence Blk D Lot 19; APN 010-186-008)

B9a. Architect

B9b. Builder Miles Bain

*B10 Significance: Theme Carmel housing development

Area:

Period of Significance: 1936-41

Property Type: Dwelling

Applicable Criteria: CR3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.

The guest house was constructed for Mary and George Cummings in 1938 by contractor Miles Bain in a traditional Carmel cottage Craftsman style. The cottage is nearly exactly to the original existing plans and retains it's original materials, features, character, modest scale and massing. The cottage was constructed on the foundation of the original garage which was relocated. Although constructed as a guest house the cottage is a full-size dwelling and is referenced as a dwelling, not as an ancillary building, on the Sanborn Maps. The dwelling is representative of a remaining Carmel cottage constructed in the early 20th century and contributes to the character of the village of Carmel. The property also includes a free standing garage and a 1936 residence. Significance: The property is eligible under California Register Criteria 3 for architectural design as an intact Craftsman cottage and contributes to the over-all character of the community. The Craftsman-style structure also contributes to Carmel's historical development as discussed in the city's adopted historic context statement

B11 Additional Resource Attributes: (List attributes and codes)

HP2-Single family dwelling

*B12. References:

Building records, Carmel Planning Dept, Carmel, CA; Sanborn fire insurance map 1930 updated 1958; City Directories 1935-47; *A Field Guide to American Houses* by Virginia and Lee McAlester

B13 Remarks:

*B14 Evaluator:

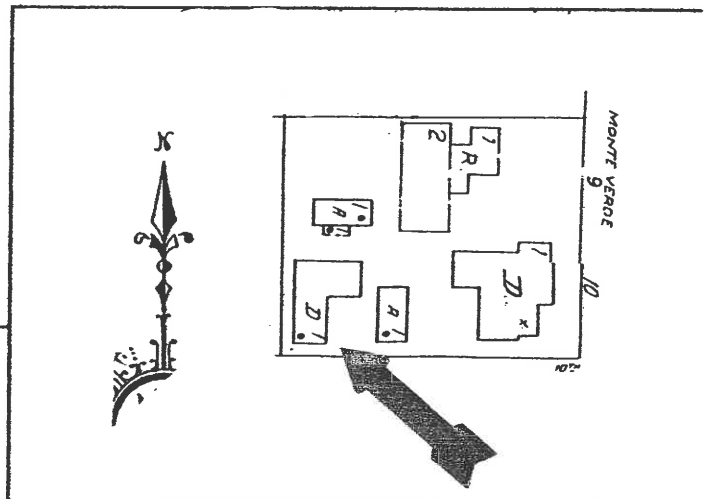
Sheila McElroy

Circa: Historic Property Development

One Sutter St., #910, San Francisco, CA 94104

Date of Evaluation August 21, 2002

(This space reserved for official comments)



Primary # _____
HRI # _____ Attachment 10
Trinomial _____
NRHP Status Code 5S1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page of Resource Name or #: (Assigned by recorder) Abbie McDow Hse.

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 Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: City Camel by-the-Sea Zip 93921

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

4 N of Ocean, W/side Monte Verde (Blk EE, Lot 15)

Parcel No. 010-214-010

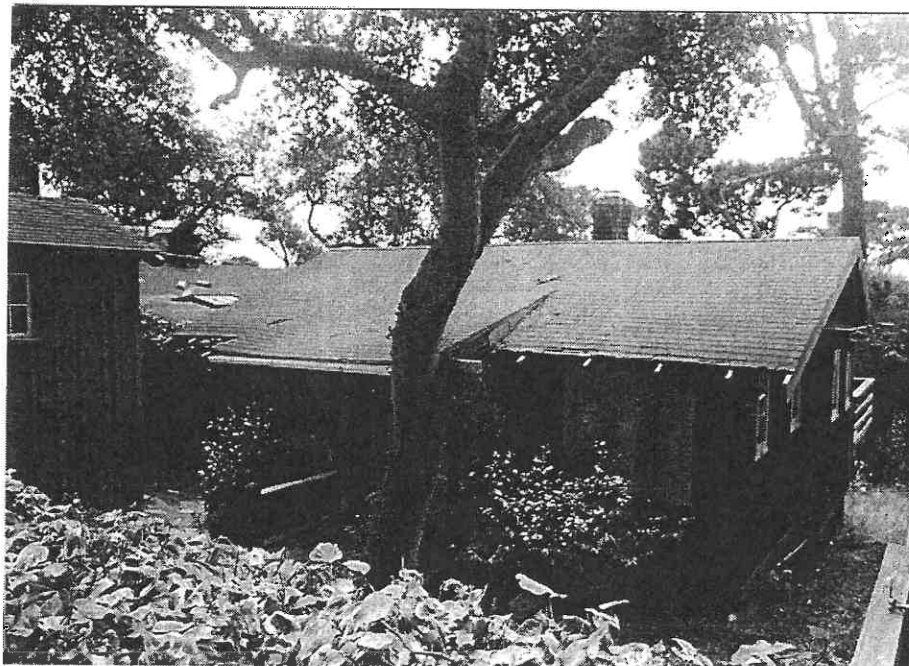
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed Craftsman style residence, irregular in plan, resting on a raised foundation. The exterior wall cladding is wood shingle. The low-pitched, side-gabled roof has wide overhanging eaves w/exposed rafter tails. There is an interior brick chimney centered in the building envelope, piercing the roof plane to the west (rear) just back from the ridge line. A slightly raised, partial-width shed-roofed porch covering projects from the front (east) elevation over the principal entry, slightly offset to the south from the center of the building mass. This feature is supported by a pair of decorated, cruck-shaped 1" x 6" brackets, springing from the junction of the wall, and the top of a low, open porch-rail, at the building envelope. The porch is also a slightly raised foot-bridge, as the steep slope of the parcel falls rapidly to the west. Fenestration is irregular, w/a combination of single fixed, and single and banked Craftsman style wood casement windows. The only change apparent from the 1923 date of construction, is a wooden deck at the rear (west) of the building, added in 1991. There is a 1928 wood-framed, one-car garage fronting the street at the SE cr. of the parcel. The residence sits well below the street grade, behind an ivy covered wood fence, in a natural landscape setting, w/several oaks and pines.

b. Resource Attributes: (List attributes and codes)

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

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



P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 29-30, .

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1923 Carmel bldg. records

P7. Owner and Address

Charlene O. Mathews Trust
3040 Sunset Hill Rd.
Rocklin, CA 95677

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310
Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: 1/23/2003

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001

Report Citation: (Cite survey report and other sources, or enter "none")

one

Attachments

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

Attachment 10

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) *Abbie McDow Hse.*

B1. Historic Name: *Abbie McDow Hse.*

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Vernacular with Craftsman style features*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1923 (CBP# 712); reroofed n/d; deck added to rear 1991 (topo map in file)

B7. Moved? ☐ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features: *Wood-framed, one-car garage added 1928 (CBP# 2023) at SE cr. of parcel*

B9a. Architect:

b. Builder:

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *single family residence*

Applicable Criteria: *CR 3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Abbie McDow Hse. is significant under California Register criterion 3, in the area of architecture, as an essentially unaltered example of early (1923) vernacular cottage with distinctive Craftsman style features. The Arts and Crafts Movement was prevalent in California between 1900 and 1930, and brought a burst of individualism and creativity in Carmel during the 1920s. Like the Anson House, its neighbor to the south, the Abbie McDow House is an excellent representation of a simple, vernacular dwelling with Craftsman style influences. Its wood shingled exterior wall cladding, low pitched, side gabled roof, wide overhanging eaves with exposed rafter tails, irregular fenestration and shed-roofed front porch, supported by a pair of cruck-shaped brackets, exemplify some of the defining features of the Craftsman style, although in this case, they are modestly interpreted in the cottage's simple design. The Anson House retains a strong sense of time, place, feeling and association with Carmel in the 1920s.

Mrs. Abbie McDow was one of the earliest residents of the community. In 1910, when services for All Saints Church were being held in the basement of the Pine Inn, McDow was in attendance. She also served as an original member of the church guild that was formed to organize fundraising events to pay for a new building.

The McDow House reflects the findings of, and is consistent with, the 1997 Carmel Historic Context Statement under the theme of architectural development.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel

Carmel Historic Context Statement 1997

Polk business directory for Carmel, 1926-27

Sanborn insurance maps of Carmel, 1924, 1930-69

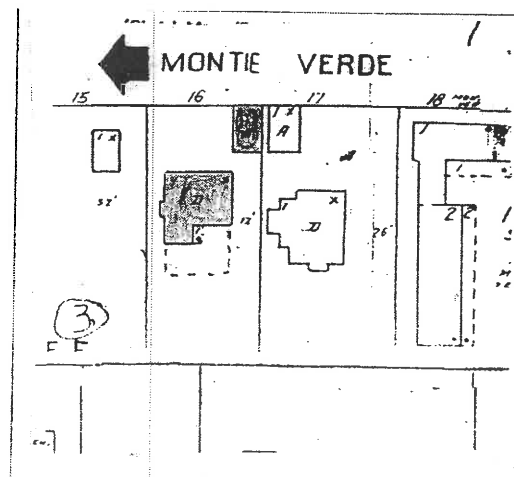
B13. Remarks: *Zoning R-1
CHCS (AD)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *1/23/2003*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

Attachment 10

Recorded by: Kent L. Seavey

Resource Name or #: (Assigned by recorder)

Abbie McDow Hse.

Date 1/23/2003

☐ Continuation ☐ Update

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Attachment 10

5S1

Other Listings

Review Code _____

Reviewer _____

Date _____

Page _____ of _____

Resource Name or #: (Assigned by recorder) *Meade Hse.*

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 _____

Date _____

T _____

; R _____

; 1/4 of _____

1/4 of Sec _____

; _____

B.M. _____

c. Address:

City *Carmel by-the-Sea*

Zip *93921*

d. UTM: (Give more than one for large and/linear resources)

mE/ _____

mN _____

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

2SW of 5th, w/side Monte Verde (Blk EE, Lot 27)

Parcel No. *010-214-006*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

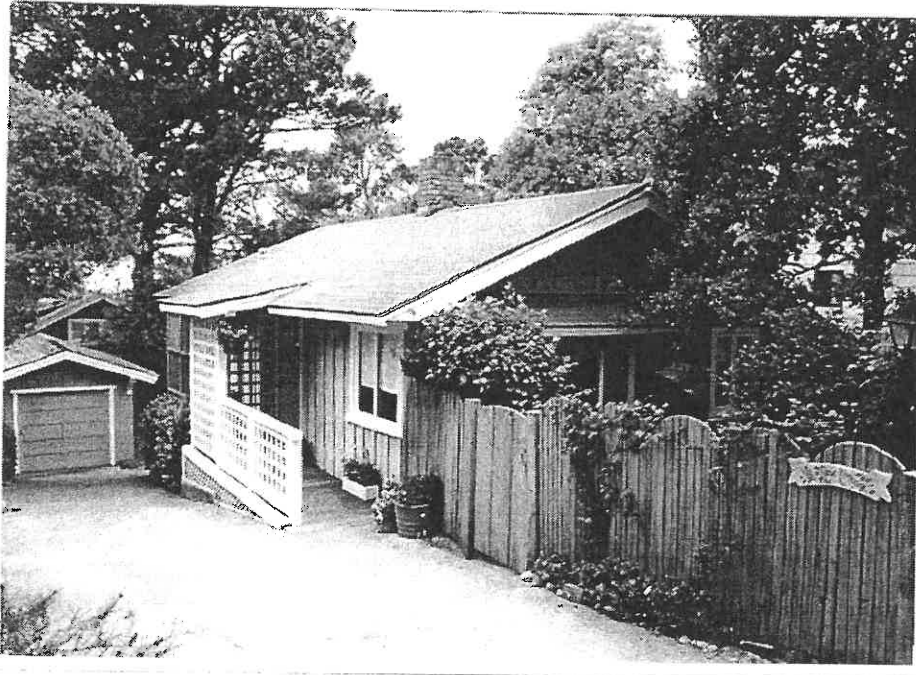
A one-story wood-framed Craftsman style residence w/raised basement, irregular in plan, resting on a concrete foundation. The exterior wall cladding is vertical board-and-batten. The medium pitch end-gable roof is covered in a composition shingle, and has wide overhanging eaves with simple vergeboards and fascia. A small, shed-roofed door hood projects south from the main roof about halfway along the s/side elevation, covering the principal entry. There is a slightly projecting bay at the s/side of the east facing gable end, capped with a narrow shed roof, also covered in composition shingle. An interior brick chimney pierces the ridge line midway along the building. Fenestration is irregular, with a series of paired wood sliding windows of different sizes throughout the building. The original 1930 one car garage at the SW corner of the parcel was replaced with a similar feature in 1986. A very small laundry room addition is found at the NE corner of the house, fully in keeping with its architectural character. The residence sits back from the street, behind a scalloped grape stake fence on a steeply sloping lot, with an asphalt drive to the south. The informal landscaping consists of mature oaks and pines, tall shrubbery and some small flower beds.

b. Resource Attributes: (List attributes and codes)

4. Resources Present

☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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



P5b. Description of Photo: (View, date, accession#)
(View toward _____). Photo No: *31-32, .*

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☐ Historic ☐ Both

1923 Carmel bldg. records

P7. Owner and Address

Edward & Patricia Cogan

P.O. Box 4414

Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310

Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: *4/9/2002*

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001

1. Report Citation: (Cite survey report and other sources, or enter "none")

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)

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

Attachment 10

e of

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) Meade Hse.

B1. Historic Name: Meade Hse.

B2. Common Name: Rose Cottage

B3. Original Use: residence

B4. Present Use: residence

B5. Architectural Style: Craftsman

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1923 (Cbp #531); garage added in SW cr of parcel 1930 (Cbp #2248); new garage, and rear deck added 1986 (Cbp #86-222); laundry room added 1995 (Cbp #99-95)

B7. Moved? ☐ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features: one car board-and-batten garage, SW corner of parcel, constructed 1986

B9a. Architect:

b. Builder: unknown

B10. Significance: Theme: Architectural Development

Area: Carmel-by-the-Sea

Period of Significance: 1903-1940

Property Type: single family residence

Applicable Criteria: CR 3

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Meade Hse. is significant under California Register criterion 3, in the area of architecture, as a good example of a basically unaltered cottage from the heyday of Craftsman building in Carmel, between 1905 and the 1920s. The Craftsman style was an expression of the Craftsman movement, the American adaptation of the English Arts and Crafts Movement which had crystallized around William Morris in the second half of the nineteenth century. Craftsman homes were characterized by horizontality of proportions, seen in the spreading lines of low-pitched, overhanging gable roofs and informal building plans; reliance on the honest use of materials such as wood, brick and stone and undisguised architectural elements such as exposed beams, braces, and rafters for architectural beauty; and enjoyment of the natural setting through porches, outdoor spaces, and the clustering of windows into horizontal bands. Both the aesthetic characteristics of the Craftsman style, and its philosophic underpinnings, which linked it to progressive political, social and artistic movements in the early twentieth century, made it popular with Carmel's academic, literary and artistic residents.

The Meade House is an excellent example of early Carmel housing stock. Even with the modest changes to its appearance, it continues to retain its integrity and significance outlined in the 1997 Carmel Historic Context Statement under Architectural Development.

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

HP2 - Single Family Property

B12. References:

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997

Sanborn fire insurance map for Carmel, 1924, 1930-1962

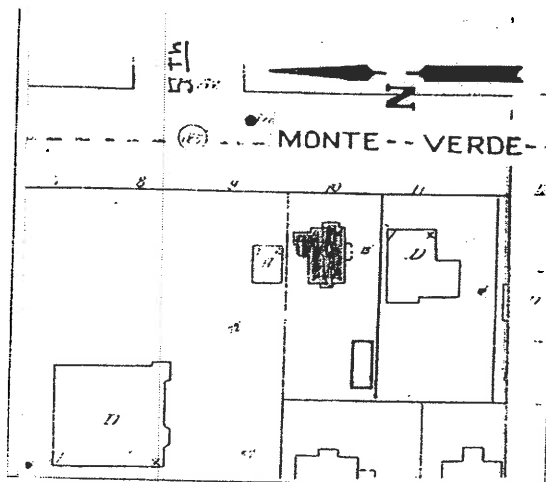
B13. Remarks: Zoning R-1
CHCS (AD)

B14. Evaluator: Kent L. Seavey

Date of Evaluation: 4/9/2002

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

Attachment 10

Recorded by:

of

Resource Name or #: (Assigned by recorder)

Meade Hse.

Kent L. Seavey

Date 4/9/2002

☐ Continuation ☐ Update

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____ Attachment 10
HRI # _____
Trinomial _____
NRHP Status Code _____
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 01 of 2 *Resource name or # (Assigned by recorder) Block F Lots 7 & 9 north part 11 APN 010-184-4

P1. Other identifier

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Monterey

and (P2c, P2e, and P2b pr P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad

Date

T

; R

1/4 of

1/4 of Sec

;

B.M.

c. Address West side (2 N) Monte Verde bet 11 & 12 City Carmel-by-the-Sea

Zip 93921

d. UTM (Give more than one for large or linear resources) Zone mE/ mN

e. Other Locational Data; (e.g. parcel #, directions to resource, elevation, etc. as appropriate)

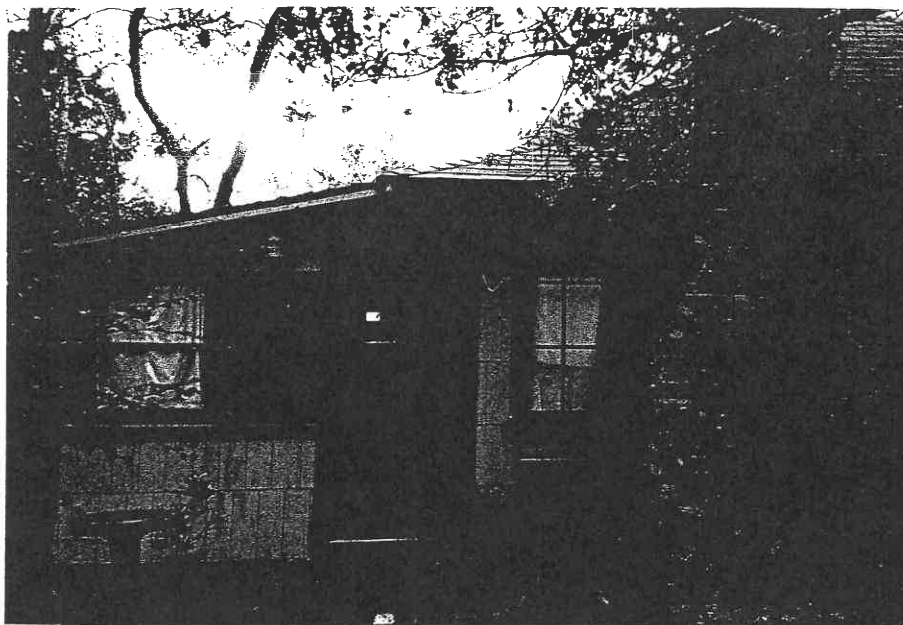
Block F Lots 7 & 9 north part 11 APN 010-184-4

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

The dwelling is rectilinear in plan with an extended hipped roof, cedar shingle siding, wood frame stationary and casement windows (with shutters), an offset wood panel Dutch entry door, brick chimney sited at grade with the street, surrounded by mature trees and plantings and is integrated into the naturalistic setting that defines Carmel. Although it appears that there may have been alterations prior to 1924, the foot print of the structure remains nearly as shown on the 1924 Sanborn Map. A map of Carmel shown in a 1913 promotional brochure shows a dwelling on this site. The earliest permit on file is dated 1933. There are no original plans however the residence is consistent with early 20th century design in Carmel and retains the original materials, features, character, scale and massing from 1940 or earlier. The dwelling has been in the Hinds family since 1940.

*P3b. Resource Attributes: (List attributes and codes) HP2-Single family dwelling

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☒ Site ☐ District ☐ Element of District ☐ Other...



P5b. Description of Photo (view, date, accession #)
entrance / front view

*P6. Date Constructed/Age and Source ☒ Historic ☐ Prehistoric
☐ Both

*P7. Owner and Address

Henry Hinds
Monte Verde, 2NW of 12th
Carmel CA 93921

*P8. Recorded by
(Name, affiliation, and address)

Sheila McElroy
Circa: Historic Property Development
One Sutter St., #910
San Francisco, CA 94104

*P9. Date Recorded
December 12, 2003

*P10 Survey Type: (Describe)

Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Building records, Carmel Planning Dept, Carmel, CA; Sanborn fire insurance map 1924, 1930, 1958; City Directories 1933-1958

*Attachments:

☐ NONE ☐ Location 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
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

Attachment 10

HRI # _____

NRHP Status Code 551

Page 02 of 2

*Resource name or # (Assigned by recorder) Block F Lots 7 & 9 north part 11 APN

B1. Historic Name: Hinds cottage

B2. Common Name: Hinds cottage

B3. Original Use: Single family dwelling

B4. Present Use same

*B5. Architectural Style Craftsman

*B6 Construction History: (Construction date, alterations, and date of alterations)

Pre- 1933, minor modifications 1940, garage and shed dated post 1958

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

*B8. Related Features:

Free standing garage and shed post 1958 [not a resource]

B9a. Architect

B9b. Builder G.M. Whitcomb, 1933; P.G. Stolte 1940

*B10 Significance: Theme Carmel housing development

Area: Carmel

Period of Significance: 1913-1940

Property Type: Dwelling

Applicable Criteria: CR3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.

A 1913 map shows a dwelling on this site and a 1924 Sanborn map shows the footprint of this structure nearly as is existing. The building file dates a permit from 1933, for Mrs. Geo. Morrison and contractor G.M. Whitcomb. Whitcomb is described in the Carmel Context Statement as one of the builders who shaped early Carmel. In 1940 John Hinds contracted PG Stolte to remodel 3 interior rooms, move the fireplace, and construct a garage. A 1940 plan by GF Osborn shows the foot print as is existing. The 1956 Sanborn map shows that the property line changed, a rear bay and the garage removed. Oral history documents that no changes have been made to the dwelling since 1940. The property retains a high level of integrity and is unaltered since 1940. Significance: The property is eligible under California Register Criteria 3 as an excellent example of early 20th century design and craftsmanship, and contributes to Carmel's historical development as discussed in the city's adopted historic context statement.

B11 Additional Resource Attributes: (List attributes and codes)

HP2-Single family dwelling

*B12. References:

Carmel building records; Sanborn fire insurance maps 1910, 1924, 1930, 1958; City Directories 1930-1958; *Historic Context Statement Carmel-be-the-Sea* by Teresa Grimes & Leslie Heumann.

B13 Remarks:

*B14 Evaluator:

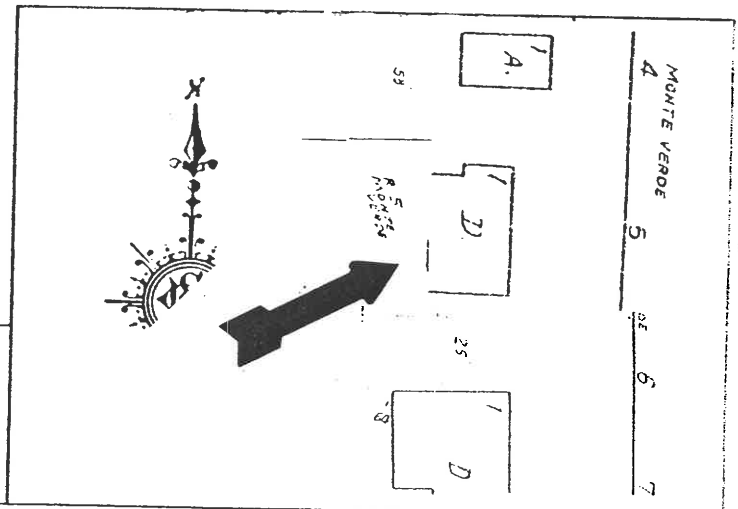
Sheila McElroy

Circa: Historic Property Development

One Sutter St., #910, San Francisco, CA 94104

Date of Evaluation December 15, 2003

(This space reserved for official comments)



PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Attachment 10 _____

5S1

Other Listings

Review Code _____

Reviewer _____

Date _____

Page of

Resource Name or #: (Assigned by recorder)

Prof. Karl Rendtorff Hse.

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 _____

Date _____

T _____

; R _____

1/4 of _____

1/4 of Sec _____

; _____

B.M. _____

c. Address:

City Carmel by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources)

; _____

mE/ _____

mN _____

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

7 NE of Ocean, E/side Camino Real (Blk FF, Lots 20, 22)

Parcel No. 010-251-027

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-and-one-half-story wood-framed Craftsman style residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a combination of wood shingle and horizontal shiplap wood siding, below the water table on the partial raised basement. The front-gabled main roof is covered in composition shingle. There is a lower, one-story shed-roofed addition of 1929 set back along the north side-elevation. It too is covered in composition shingle. There is an open deck off the upper floor at the SW corner of the building, screened by a closed rail covered in wood shingle to match the exterior wall cladding. The main roof has wide, overhanging eaves w/exposed rafter-tails, and triangular knee bracing at both corners of the front gable. There is a long, shed roofed dormer in the roof plane of the south-side elevation. Two small bays project from the ground floor of the west facing facade. The one on the north side projects slightly further than its neighbor to the south. Both are capped by narrow shed-roofs w/exposed rafter-tails, and feature tripartate wood sliding windows. Paired Craftsman style windows appear just below the upper deck at the SW corner of this elevation. There is a large, tripartate window in the apex of the west facing gable. It was added in the 1976 remodel. Its form and scale are consistent with the historic character of the building, while the fixed pedimented light above it clearly differentiates the newer element from the old. It does not significantly alter the historic character of the building.

b. Resource Attributes: (List attributes and codes)

4. Resources Present

☐

Building

☐

Structure

☐

Object

☐

Site

☐

District

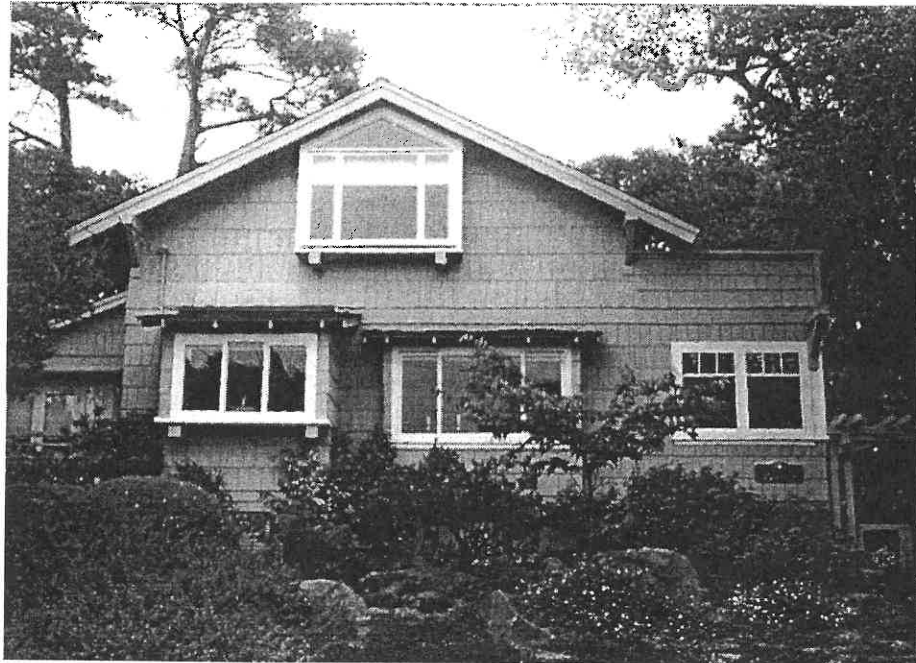
☐

Element of District

☐

Other (Isolates, etc.)

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



P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 806-.

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☐ Historic ☐ Both

1913 Rendtorff family records

P7. Owner and Address

Philbrick & Suzanne Bowhay
P.O. Box 5727
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310
Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: 5/31/2002

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001

1. Report Citation: (Cite survey report and other sources, or enter "none")

Carmel by-the-Sea Survey 1989-1996

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)

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

Attachment 10

je of

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) *Prof. Karl Rendtorff Hse.*

B1. Historic Name: *Prof. Karl Rendtorff Hse.*

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Craftsman*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1913; one-story north wing add 1923 (Cbp#610); remodel w/skylights added 1976 (Cbp# 76-112); foundation repair 1978 (Cbp# 78-62)

B7. Moved? ☐ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features: *Garage added to SE of residence 1994 (Cbp# 94-171)*

B9a. Architect: *designer/M.J. Murphy*

b. Builder: *M.J. Murphy*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1904-1940*

Property Type: *single family residence*

Applicable Criteria: *CR 3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

Prof. Karl Rendtorff's Hse. is significant under California Register criterion 3, in the area of architecture as an early example of the Craftsman style of architecture in Carmel, designed by master-builder Michael J. Murphy. It is also significant as a remainder of the early collection of Arts & Crafts influenced residences along the first two blocks of Camino Real, once known as "Professors Row". As there were no trees to speak of below Camino Real in the early days of Carmel, these houses all had uninterrupted views of Carmel Bay and the ocean beyond. That view is evidenced by the banded window treatment along the ground floor of the Rendtorff Hse. As is the newer focal window on the upper floor, added in 1976 and still capable of obtaining ocean views. Most of the professors along the row were from Stanford University, which was affiliated with the Carnegie Institute coastal laboratory, established in Carmel in 1910. Only a few of the professors' houses remain.

Dr. Karl Rendtorff was a professor of Germanic language at Stanford, and spent his summers at Carmel with his wife & daughter. When he retired in 1929 the family moved permanently to the village and became actively involved in the community. His daughter, Gertrude continued to live in the family home after the passing of her parents, and became Dean of Girls at the Monterey High School, being voted Woman of the Year by the peninsula Quota Club in 1965.

Michael J. Murphy (1885-1949) the designer/builder of the Rendtorff Hse. first came to Carmel in 1902 as a painter, with little training as a carpenter. Two years later Franklin Devendorf hired him to be the builder for the Carmel Development Company. Murphy went on to become the most prolific designer-builder in Carmel's history, with as many as 350 structures to his credit. In 1914 Murphy established his own contracting firm, and in 1924 he opened M.J. Murphy, Inc., which sold building supplies, did rock crushing and concrete work and operated a lumber mill and cabinet shop between San Carlos and Mission Sts.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

*Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997*

Carmel Pine Cone, 5/11/45

Hale, Sharron, A Tribute to Yesterday Valley Publishers: Santa Cruz, 1980

Sanborn fire insurance map of Carmel 1924, 1930-62

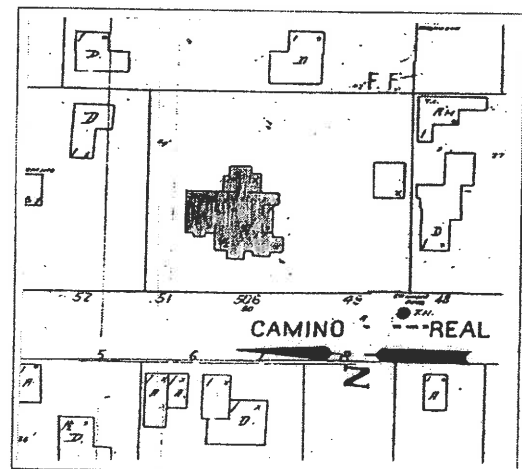
B13. Remarks: *Zoning R-1
CHCS (AD)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *5/31/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

Attachment 10

Name of Resource Name or #: (Assigned by recorder)

Prof. Karl Rendtorff Hse.

Recorded by: Kent L. Seavey

Date 5/31/2002

☐ Continuation ☐ Update

P3 There is a central glazed door w/a pair of side-lights on the west elevation of the 1929 addition to the north. The main entry is on the south side-elevation, behind the porch feature. A one story wing projecting from the center of the rear (east) elevation is original to the building. fenestration is otherwise irregular w/ paired wood Craftsman style casement windows, and wood sliders. The house sits above the street behind a mass of low shubbery, and is framed by mature oaks and pines in a natural landscape setting. There is a modern garage in the SE cr. of the parcel.

B10. Murphy was the most active designer-builder in the area between 1902 and 1940, and did as much to give Carmel its basic architectural character than any other single person. The Rendtorff Hse. is characteristic of Murphy's excellent craftsmanship, and innate sense of placement within the natural landscape. Its low-pitched gable roof w/exposed rafter-tails and decorative knee-bracing express the internal structure of the residence, as the wood shingle wall cladding does its use of natural materials. The employment of wide bands of windows to bring the outside in is also typical of the form. Prof. Rendtorff's Hse. clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

PRIMARY RECORD

Primary #	
HRI #	
Trinomial	Attachment 10
NRHP Status Code	551
Other Listings	
Review Code	Reviewer
Date	

Page 1 of 2

Resource Name or #: (Assigned by recorder) Collis Hse.

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 Date T : R : 1/4 of 1/4 of Sec : B.M.

c. Address: City Carmel-by-the-Sea Zip 93921

d. UTM: (Give more than one for large and/linear resources) mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

3 SW of 4th, w/side Casanova (Blk FF Lot 29)

Parcel No. 010-251-024

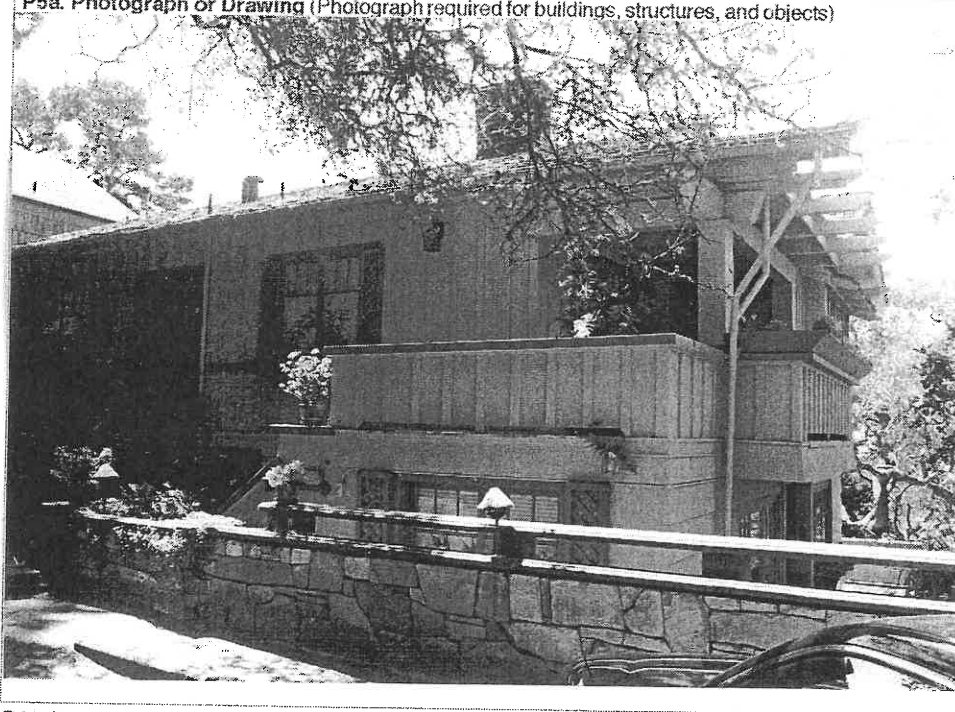
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A two-story, wood-framed Bungalow, basically rectangular in plan, resting on a concrete foundation. The exterior wall cladding is a combination of wide, horizontal shiplap siding on the first floor, and vertical board-and-batten on the second. The low-pitched front gabled roof is covered in wood shingle and is characterized by a series of elongated shaped purlins, including those that make up a flat roofed pergola, all on the north (front) elevation. There are three slightly projecting window bays, one on the facade (north) and two on the w/side elevation. They are capped by narrow shed roofs, w/wood shingle. The pergola is on the east side of the facade, and is carried by massive square posts and beams. The low porch rail, under the pergola, is closed w/the same board-and-batten pattern as found on the building envelope. There is a brick, interior chimney, centered on the ridge line, towards the north end of the house. Fenestration is irregular, with a combination of multi-paned fixed and wood casement type windows, all in Craftsman style. A retaining wall was constructed along the Casanova elevation for parking in 1974. It is faced w/a Carmel stone veneer. The bungalow duplex is built into a steeply rising slope on the south side of 4th Ave. The first floor is accessed from 4th, while the second story is accessed from Casanova. The parcel has several mature oak trees in its naturally landscaped setting.

b. Resource Attributes: (List attributes and codes) HP3 - Multiple Family Property

Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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



P5b. Description of Photo: (View, date, accession #)
Looking SW at e/side elev., & n/facing facade, 8/15/01,
#1887-13

P6. Date Constructed/Age and Sources
☐ Prehistoric ☒ Historic ☐ Both

1913E Gertrude E. Rendtorff

P7. Owner and Address

Clarence J. Bennett Trust
P.O. Box 1183
Douglas, AZ 85608

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey
Preservation Consultant
310 Lighthouse Ave.
Pacific Grove, CA 93950

P9. Date Recorded: 5/7/2002

P10. Survey Type: (Describe)
Carmel Historic Resource Inventory - 2001

P11. Report Citation: (Cite survey report and other sources, or enter "none")

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #

HRI #

Attachment 10

Page 2 of 2

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) *Collis Hse.*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *duplex residence*

B4. Present Use: *residence*

B5. Architectural Style: *Bungalow*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed ca. 1913; foundation work 1949 (Cbp# 1898); deck replacement, in kind, 1966 (Cbp# 4505); retaining wall added for parking along Casanova 1974 (Cbp# 74-60); deck repair and add. 1985 (Cbp#85-128)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features:

B9a. Architect: *designer/M.J. Murphy*

b. Builder: *M.J. Murphy*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *multiple family residence*

Applicable Criteria: *CR3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Collis Hse. is significant under California Register criteria 3, in the area of architecture as the earliest identified duplex type family residence in Carmel. It is also significant as an early example of building design by Carmel master-builder, Michael J. Murphy. According to a deposition made on 9/14/70, by Gertrude E. Rendtorff, a Carmel resident since 1909, The Collis hse. was constructed between 1913 and 1915, by M.J. Murphy, and was very unusual for its time, as there were no duplex houses in Carmel. She noted that Collis was a jeweler from Pasadena who spent the summers in Carmel with his family. The residence has been little altered since its time of construction, and that work has been limited to deck repair and replacement, with some deck addition. Murphy clearly separated the floors by his use of differing exterior wall cladding, and his symmetrical treatment of the 4th Ave. entry, a central doorway flanked by similar multi-paned windows. It is covered by the base of the second floor porch. The upper floor, reached off Casanova, is typical of the Bungalow form in that it has a partial-width open porch, covered w/a pergola w/exposed, decorative beams and purlins, and Craftsman style windows. Murphy's siting of the duplex on a steep slope allowed for entrances from differing directions, north and east. The west elevations of both floor enjoyed ocean views. This well designed vacation duplex is a precursor to vacation homes that became more prevalent in the 1920s.

Michael J. Murphy (1885-1949), its designer-builder, came to Carmel in 1902. Two years later Frank Devendorf hired him to be the builder for the Carmel Development Company. Murphy went on to become the most prolific builder in Carmel's history, with as many as 350 structures to his credit. In 1914 he opened his own contracting firm, and in 1924 began a building supply business. Murphy did as much to give Carmel its basic architectural character than any other person. The Collis hse. clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement, under the theme of architectural development.

B11. Additional Resource Attributes: (List attributes and codes) *HP3 - Multiple Family Property*

B12. References:

*Carmel bldg. records, Carmel Planning Dept. City Hall, Carmel
Carmel Historic Context Statement 1997*

*Rendtorff, Gertrude, deposition on origin & ownership of the Collis
Hse. 9/14/70*

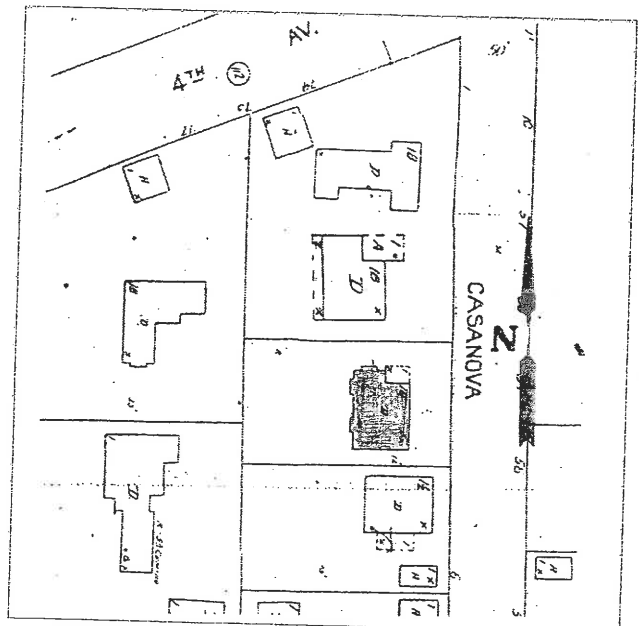
Sanborn fire insurance map of Carmel, 1924

B13. Remarks: *Zoning R-1
CHCS (AD)*

B14. Evaluator: *Kent Seavey*

Date of Evaluation: *5/7/2002*

(This space reserved for official comments.)



PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code

Attachment 10

5S1

Other Listings

Review Code

Reviewer

Date

Page of

Resource Name or #: (Assigned by recorder)

Emma Williams Hse.

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

Date

T

; R

1/4 of

1/4 of Sec

B.M.

c. Address:

City Carmel-by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources)

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

NW corner 8th Ave. & Casanova St.

Parcel No. 010-261-006

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

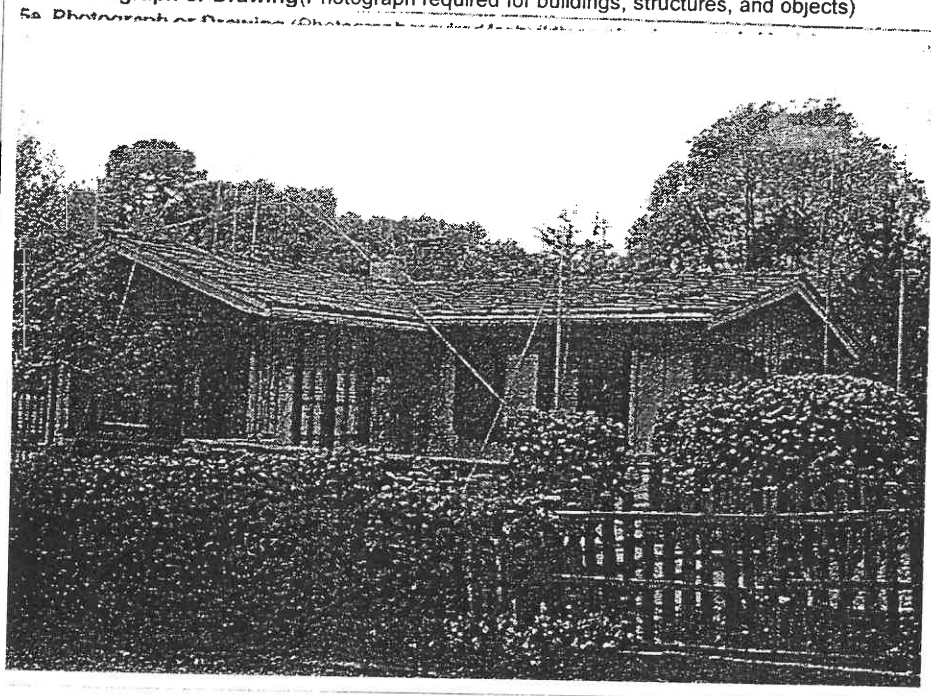
A one-story wood-framed Craftsman style cottage, irregular in plan, resting on a concrete foundation. The exterior wall cladding is wooden vertical board-and-batten, w/ a horizontal skirt board below the watertable. The low pitched cross-gabled roof has wide overhanging eaves w/shaped rafter tails. These features are covered by metal rain gutters, except on a slightly projecting square bay on the gable end of the south elevation, which is capped with a narrow shed roof. All roof surfaces are covered in wood shake. An interior brick chimney pierces the roofline at the junction of the cross-gabled roofs. Fenestration is irregular with a combination fixed and casement type wooden windows, some with exterior screening. The simple main entry, on the east side of the cross-gable to the south, consists of multi-paneled glazed wooden French doors opening onto a raised open Carmel stone porch with low, closed Carmel stone rails, and open straight run steps of the same material. Planked wood shutters with a pierced tomato design, found on the principal windows of the east facing bay, are recent additions as is a large wooden deck attached to the rear (west) of the house. The deck has a simple open wood rail w/small, square balusters. It is reached through a bank of three glazed panel wooden doors on the west (rear) side of the south elevation. A small, attached shed roofed utility room is found near the NW corner of the house.

b. Resource Attributes: (List attributes and codes)

4. Resources Present

☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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



P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 808-.

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☐ Historic ☐ Both

1921 Carmel Building Records

P7. Owner and Address

Chris & Cindy Sedan
7676 North Briarwood Ave.
Fresno, CA 93711

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310
Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: 10/20/2001

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001

1. Report Citation: (Cite survey report and other sources, or enter "none")
City of Carmel-by-the-Sea Survey 1989-1996

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)

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

Attachment 10

je of

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) *Emma Williams Hse.*

B1. Historic Name: *Miss Emma L. Williams House*

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Craftsman cottage*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed Oct., 1921 (Carmel Bldg. Permit #302); undated wooden rear deck, possibly 1998.

B7. Moved? ☐ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features: *wood-frame one car garage, NW corner of the property*

B9a. Architect:

b. Builder: *M.J. Murphy (?)*

B10. Significance: Theme: *Civic & Social Institutions*

Area: *Carmel-by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *single family residence*

Applicable Criteria: *CR 2*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Williams Hse. is significant under California Register criterion 2 for the contributions made by Miss Emma L. Williams to the development & advancement of education in Carmel through the establishment & operation of the city's first private school, which bore her name. Miss Williams conducted her school in at least two other locations. The first was Vizcaino in the "80 Acres", and the second was just north of her home, along the west side of Casanova Street. While both properties are still present, they lack the necessary integrity to qualify for listing in the California Register. The Williams Hse. is basically unchanged from its original 1921 construction. Rosalie Gladney, a daughter of noted Carmel builder M.J. Murphy, attended Miss Williams School when it was held in the Williams home. Because of its high degree of physical integrity, and its actual use as classroom space, the Williams Hse. best represents the educational contributions of Miss Williams during her productive years in Carmel.

Miss Emma L. Williams was born in Connecticut in 1859. Little is known of her early life except that she became a teacher, and loved teaching. In 1906 she became one of the colonists who joined writer Upton Sinclair to establish the experimental co-operative Helicon Hall Home Colony.

With some of the earnings from his book "The Jungle," Mr. Sinclair helped organize the Helicon Home Colony, an experiment in high-minded communal living that derived its name from the legendary home of the Greek Muses. The college professors, writers, poets and critics established their Parnassian colony on the Palisades, near Ft. Lee, New Jersey. The experiment lasted from November, 1906 to March 7, 1907 when the facility was destroyed in a fire. Often described as a Bohemian colony, it was in fact an exercise in the austere life.

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

HP2 - Single Family Property

B12. References:

*Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997*

Carmel Pine Cone, Emma L. Williams (Obituary), 7/25/47

*Hale, Sharron. A Tribute to Yesterday Valley Publishers: Santa
Cruz, CA, 1980*

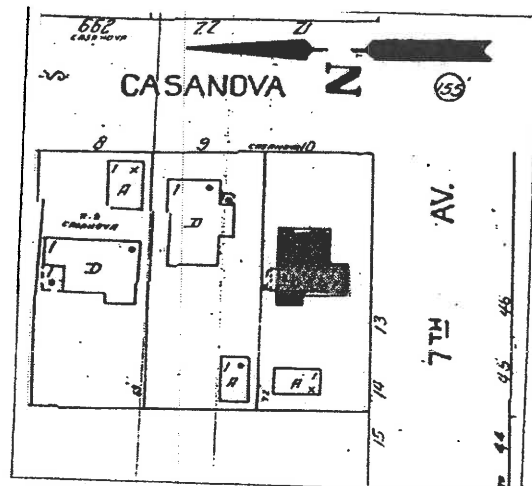
B13. Remarks: *Zoning R-1
CHCS (AD)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *10/20/2001*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

Attachment 10

Recorded by: Kent L. Seavey
Resource Name or #: (Assigned by recorder)

Emma Williams Hse.

Date 10/20/2001

☐ Continuation ☐ Update

P3. A wood framed board-and-batten single car garage is located at the NW corner of the parcel, facing 7th Avenue. Its planked double-doors are braced in a chevron pattern, and appears to be original to the property. According to available building documents, the house has not been altered except for the wood shutters and the rear deck. Its is sited on a westward sloping corner lot, well back from Casanova St. in a landscape setting of mature oaks and well maintained shrubbery, behind an ivy covered redwood stake fence.

B10. Writing in his autobiography of the short lived experiment, Sinclair noted that "the most obvious success was with the children." Under the supervision of one full-time employee, the fourteen children of the colony flourished. The children were attended to in facilities separate from the adults, in a good-sized theater in the building, where they lived a social life, and learned to respect the rights of others. Mothers were expected to assist on a volunteer basis. They did most of their own work, and had their meals together, and on occasion participated in a children's parliament to discuss their problems, deciding what was right or wrong for them.

About a dozen of the Helicon Hall colonists went on to become noted writers. Among them were Alice McGowan, Grace McGowan Cooke, Michael Williams, who became editor of the Catholic weekly *Commonweal* and Sinclair Lewis, one of the most successful novelists of his era.

These writers came to Carmel soon after the fire. In 1908 Miss Emma Williams came with Michael Williams and his wife Margaret. While there was no family relationship, Emma and Margaret had once taught school together. Miss Williams built a small house in the "80 Acres" & opened the first private school in Carmel. It was an institution that would last for many years, gaining a high reputation for its quality of education in its time.

Miss Williams, while a very shy, quiet person did much to contribute to the educational and cultural improvement of the community. She was an early director of the Carmel Free Library, and a member of the Citizens Fire Protection Committee. In her obituary in July of 1947 the Carmel Pine Cone called her "an institution in Carmel, doing more service than the majority."

The Emma L. Williams Hse. with its high degree of physical integrity evokes a strong sense of time and place, of feeling and association. It was used as a schoolhouse during Miss Williams teaching career, and best represents her many contributions to Carmel during her highly productive life in the village. It qualifies for listing in the California Register of Historical Resources at the local level of significance. The Emma Williams Hse. clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of govt., civic & soc. institutions.

Sinclair, Upton, *The Autobiography of Upton Sinclair*, Harcourt, Brace & World, Inc., NY 1962
Polk Business Directory for Carmel, 1926-27, 1928
Sanborn Insurance Map of Carmel, 1930

Primary # _____
HRI # _____ Attachment 10
Trinomial _____
NRHP Status Code 5S1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page _____ of _____ Resource Name or #: (Assigned by recorder) *Alfred P. Fraser Hse.*

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 _____ **Date** _____ **T** _____ ; **R** _____ ; **1/4 of** _____ **1/4 of Sec** _____ ; **B.M.** _____
c. Address: _____ **City** *Carmel by-the-Sea* **Zip** *93921*
d. UTM: (Give more than one for large and/linear resources) _____ ; _____ **mE/** _____ **mN** _____
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
NW Cr. Camino Real & Ocean (Blk GG, Lots 1, 3, 5)

Parcel No. 010-252-011

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-and-two-story wood-framed Craftsman style residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is wood shingle, laid about 14" to weather. The low-pitched intersecting gable roof system has wide overhanging eaves w/exposed rafter tails, decorative brackets under overhanging elements, and triangular knee bracing at the gable ends. All roof covering is wood shake. A large, brick exterior eave wall chimney is located on the west (rear) elevation about midway along the building envelope, where it pierces the eave overhangs of both the first and second floors. A second brick exterior eave wall chimney stack is found on the east (front) elevation at the SE cr of the wing projecting from the front entry. It too pierces the eave overhang. There is a slightly projecting bay window on the south side-elevation of the main building block. This feature is capped by a narrow shed roof w/exposed rafter tails, and has decorative brackets under the apron. The house is characterized by a central two-story main building block, w/lower wings on the east side. One wing projects toward the south, and the second, on the NE cr of the main bldg. block, projects toward the east. Fenestration is irregular w/ large fixed multi-paned wood focal windows, toward the west and south, and a combination of single, paired and banked 2/1 Craftsman style wood casement and awning type windows. There are some multi-paned glazed wood doors as well.

1b. Resource Attributes: (List attributes and codes)

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

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



P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 823-.

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both

1918 est. Mo Co Assessors records

P7. Owner and Address

*Joan & Thomas Mertens
15502 N.W. Par Court
Portland, OR 97229*

P8. Recorded by: (Name, affiliation, and address)

*Kent L. Seavey, Preservation Consultant, 310
Lighthouse Ave., Pacific Grove, CA 93950*

P9. Date Recorded: *11/2/2002*

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001

Report Citation: (Cite survey report and other sources, or enter "none")
Carmel by-the-Sea Survey 1989-1996

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Attachment 10

HRI #

Primary #

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) *Alfred P. Fraser Hse.*

B1. Historic Name: *Alfred P. Fraser Hse.*

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Craftsman*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed ca. 1913; termite repair 1976 (Cbp# 76-76); interior remodel w/minor change to entry 1976 (Cbp# 76-153)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features: *enlarge door on wood-frame, one-car garage at NE cr. of parcel 1980 (Cbp# 80-56); extend existing board fence along perimeter, on Ocean Ave. side, toward the west 1976 (Cbp# 76-153)*

B9a. Architect:

b. Builder:

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *single family residence*

Applicable Criteria: *CR 2,3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The A.P. Fraser Hse. is significant under California Register criterion 2, for the contributions of Alfred P. Fraser as an early civic leader, and Carmel's first mayor. It is also significant under criterion 3, in the area of architecture as an excellent example of early (ca. 1913) Craftsman style residential design in Carmel. This is a large, side-gabled example of the Craftsman form, built across three lots, that takes full advantage of Carmel Bay views. It possesses most of the decorative features characteristic of the style, including a low-pitched intersecting gabled roof system, w/wide overhanging eaves and exposed rafter-tails, triangular knee bracing in the gable ends, and decorative modillions below overhanging components. The wood windows are uniformly two small square lights above a larger single pane, in a variety of shapes and combinations, including single, paired and banked configurations throughout the house. The original exterior wood shingle was probably natural, but has been painted several times since construction in the teens. The Fraser Hse. is one of the best larger examples of early Craftsman design in Carmel that has been little altered over time. It expresses the strong Arts & Crafts aesthetic present in Carmel during the period.

Alfred P. Fraser was the first president of Carmel's Board of Trustees, making him the first mayor of Carmel. Elected in 1916, he served until 1920 during the formative period of city government. Fraser served as Carmel's police court judge, and superintendent of streets. In the mid 1920s, he and his wife Bernice, operated Fraser Looms, a hand woven fabrics shop in the Seven Arts Building at the cr. of Ocean & Lincoln. The Alfred P. Fraser Hse. clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

*Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997*

Carmel Pine Cone, 9/26/30

Hale, Sharron, A Tribute to Yesterday, Valley Publishers: Santa Cruz, 1980

Sanborn fire insurance maps of Carmel 1924, 1930, 1930-62

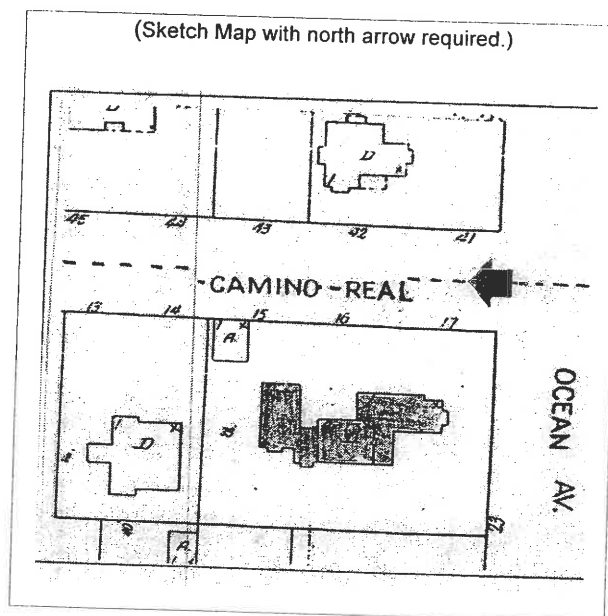
B13. Remarks: *Zoning R-1
CHCS (AD)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *11/2/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

Attachment 10

Recorded by: Kent L. Seavey

Resource Name or #: (Assigned by recorder)

Alfred P. Fraser Hse.

Date 11/2/2002

☒ Continuation ☐ Update

P3. The only visible change to the original building, aside from painting, is a vestibule, enclosing the front entry, added in the 1976 remodel. It is in keeping with the original character of the house, and would meet the Secretary of the Interior's Standards for Rehabilitation. The property is surrounded by a high, flush board wood fence w/latticed top, along Camino Real and part of Ocean. Further west along Ocean this fencing turns to a grapestake type. The house is further screened from both streets by mature trees. It has well maintained grounds, w/a front lawn and low shrubbery.

PRIMARY RECORD

Primary # _____ Attachment 10
HRI # _____

Trinomial _____

NRHP Status Code 552

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) Dr. Kellogg Hse. & E. Wright Cottage

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 _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address: _____ City Carmel-by-the-Sea Zip 93921

d. UTM: (Give more than one for large and/linear resources) _____ ; _____ mE/ _____ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

3 SE of 7th, E/side Camino Real (Blk H, Lot 8)

Parcel No. 010-262-010

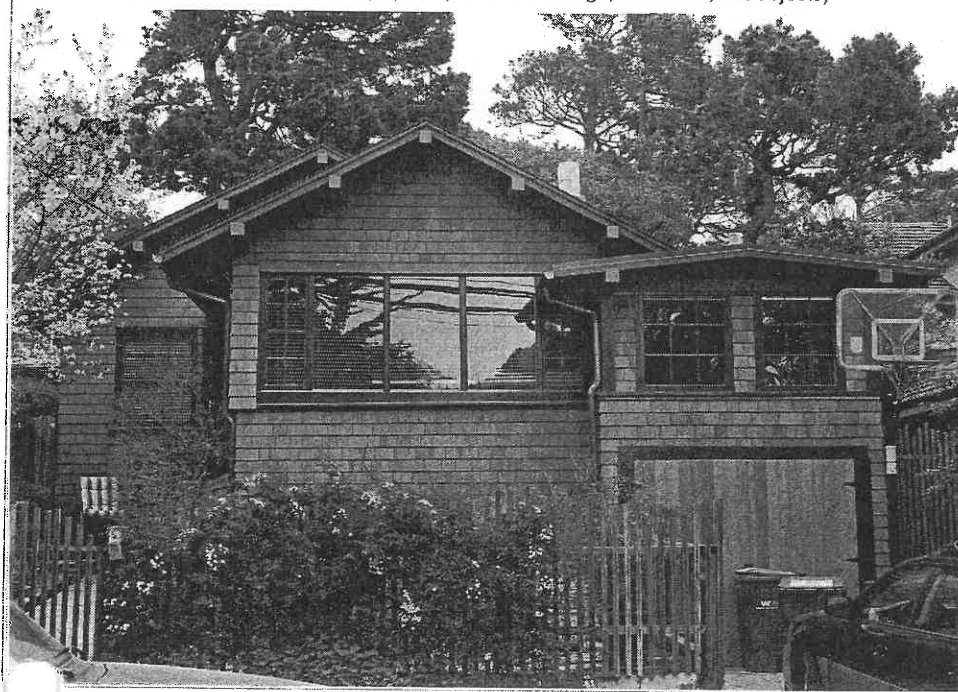
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story wood-framed Craftsman style residence with raised basement, irregular in plan, resting on a concrete foundation. The exterior wall cladding is wood shingle. The low-pitched front-gabled building has a lower projecting bay on the south side, with a much lower pitch to its gable. The roof system has wide overhanging eaves with exposed rafter-tails, behind copper gutters, and decorative purlins. A single stucco-clad interior chimney is found toward the rear of the house (east) in the roof-plane of the south side-elevation. Fenestration is irregular, with a combination of 6/1 double-hung wood sash, large banded fixed wood windows, multi-paned fixed windows, and multi-paned wood casement type. There is a wooden double garage door below the windows on the lower projecting bay to the south. The entry is on the north side-elevation just back from the west facing facade. There is a small, wood-framed guest house to the rear of the main building, probably constructed in 1921. Its exterior wall cladding is board-and-batten, with a low-pitched side-gabled roof, and shed-roofed bays at the north and south ends of the building. It has 6/6 fixed and casement type wood windows, and five-panel wood doors on the inside walls of its "U" shaped plan. It is in a deteriorated condition. The main house sits just back from the street behind a wood picket fence in an informal landscape setting of shrubs and flowering fruit trees. The house is located in a residential neighborhood of one and two-story homes of varying sizes and age.

j. Resource Attributes: (List attributes and codes) HP2 - Single Family Property

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

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



P5b. Description of Photo: (View, date, accession #)
Looking east at west facing facade, 2/15/04, #48482-7

P6. Date Constructed/Age and Sources

☐ Prehistoric ☒ Historic ☐ Both

ca. 1906, Mo. Co. Book of Deeds/Sanborn insurance map

P7. Owner and Address

Bud Smith & Chris Campbell
P.O. Box 1175
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey
Preservation Consultant
310 Lighthouse Ave.
Pacific Grove, CA 93950

P9. Date Recorded: 2/29/2004

P10. Survey Type: (Describe)

Intensive-Carmel Historic Context Statement-ongoing

Report Citation: (Cite survey report and other sources, or enter "none")

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #

HRI #

Attachment 10

Page 2 of 3

NRHP Status Code

5S2

Resource Name or #: (Assigned by recorder) Dr. Kellogg Hse. & E. Wright Cottage

B1. Historic Name:

B2. Common Name:

B3. Original Use: residence

B4. Present Use: residence

B5. Architectural Style: Craftsman

B6. Construction History: (Construction date, alterations, and date of alterations)

Pre 1910 (Sanborn map); interior remodel 1968 (CBP# 4837); kitchen remodel 1971 (CBP# 71-176); interior remodel 1992 (CBP# 92-205); re-roof w/wood shingle 2003 (CBP# 03-103)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features: small, wood-frame guest cottage to rear (east) 1921 (CBP# 267) undated addition to south side of guest cottage.

B9a. Architect:

b. Builder:

B10. Significance: Theme: Architectural Development

Area: Carmel by-the-Sea

Period of Significance: 1903-1940

Property Type: single family residence

Applicable Criteria: CR2,3

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Dr. Vernon Kellogg Hse. is significant under California Register criterion 2, for the contributions made by Dr. Kellogg & his wife Charlotte to science & Carmel's cultural history. It is also significant under criterion 3, in the area of architecture as an excellent and well maintained example of of early Craftsman residential design in Carmel by-the-Sea. The Kellogg House is one of the few remaining survivors of Carmel's early

"Professor's Row" along Camino Real. Distinguished university scientists from the San Francisco bay area, principally Stanford, and staff members of the Carnegie Institute's Coastal Laboratory owned and worked out of a group of "redwood cottages" along Camino Real between about 1904 and 1920. Dr. Kellogg, a world-class zoologist, first came to Carmel in 1878 with Stanford's David Star Jordan. Kellogg and Jordan collaborated on a number of scientific works. According to available title records, Dr. Kellogg purchased the Camino Real property in March of 1906 (Mo. Co. Book of Deeds, Book 91, P. 227), two years before he married Charlotte Hoffman, head of the English Department of Miss Head's School in Berkeley. In 1908 the couple settled in Carmel, where Dr. Kellogg did much of his writing, as did Charlotte who was also an author. The married couple fully participated in the cultural life of the community, particularly in the circle connected with the Forest Theater. Kellogg once described George Sterling, who was close to the couple as, "...the proton around which the rest of us revolved as electrons". Dr. Kellogg was the stage manager for the 1913 production of Mary Austin's "Fire", in which he and Charlotte also performed. During WWI the couple went to Belgium, where Dr. Kellogg was the first Director of the American Relief Commission, and later as first asst. to Herbert Hoover, food administrator for the program. Charlotte also participated in these efforts throughout the war, in Belgium, France and Poland, giving many speeches in this country in support of the U.S. Food Commission.

B11. Additional Resource Attributes: (List attributes and codes) HP2 - Single Family Property

B12. References:

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel

Carmel Historic Context Statement 1997

Gilliam, H & A, *Creating Carmel The Enduring Vision*, Salt Lake City:

Peregrine Smith Books, 1992

Map of Carmel-By-The-Sea, Carmel Development Co., 1913

Sanborn fire insurance maps of Carmel 1910. 1924. 1930-62

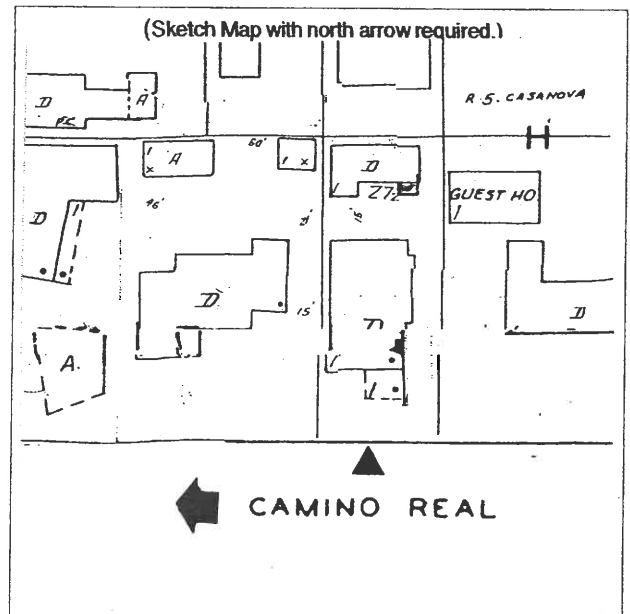
B13. Remarks: Zoning R-1

CHCS (AD, AC)

B14. Evaluator: Kent Seavey

Date of Evaluation: 2/20/2004

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 3

Resource Name or #: (Assigned by recorder) *Dr. Kellogg Hse. & E. Wright Cottage*

Recorded by: *Kent L. Seavey*

Date *2/29/2004*

☒ Continuation ☐ Update

B10. During this period the Kellogg's spent time in Washington D.C. and abroad, as well as in Carmel. In 1919 they sold the Carmel house and relocated to the Carmel Highlands. The Camino Real property was purchased by a Mr. Ernest N. Wright, who constructed the small guest cottage to the rear of the main residence in 1921.

The Craftsman style of architecture was popular during the early development of Carmel, after 1903. Craftsman homes are characterized by horizontality of proportions, seen in the spreading lines of their low-pitched, overhanging gabled roofs and informal building plans; reliance on the honest use of materials such as wood, brick and stone, local redwood and brick in this instance, with Carmel stone in the garden walkways and patios, referencing their popular acceptance and appropriateness to Carmel's visual character. The architectural style emphasized enjoyment of the natural setting through porches and outdoor spaces. The lower projecting bay, to the south on the building's facade was originally an open porch. The style's aesthetic characteristics, and its philosophical underpinnings which linked it to progressive political, social, and artistic movements in the early twentieth century, made it popular with Carmel's academic, literary, and creative residents. The Kellogg house has been carefully maintained over time, with few changes to the original design. New wood shingles were recently added, maintaining the original patterns to weather, and the original paint trim matched. This work was done in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Based on available Sanborn maps, the small guest cottage to the rear had the current bay on the south side of its west facing facade added sometime after 1930. Otherwise the building appears to be unaltered from its 1921 date of construction.

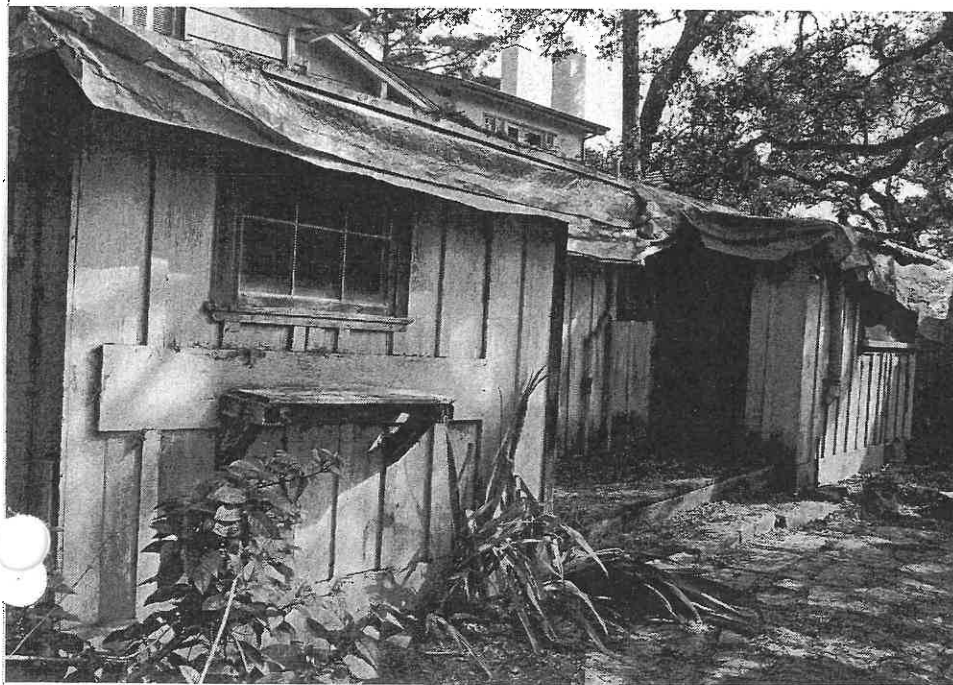
The Dr. Vernon L. Kellogg Hse. & Ernest Wright Cottage retain to a high degree their integrity as constructed in the first quarter of the twentieth century. Dr. Kellogg and his wife Charlotte were significant figures in Carmel's early cultural life, and became internationally known for their humanitarian work during WWI. Their home is one of the few remaining survivors of the old "Professor's Row" redwood cottages along Camino Real. The Kelloggs and their home reflect the findings of, and are consistent with the 1997 Carmel Historic Context Statement under the themes of architectural development, and development of the arts and culture in Carmel.

B12.

Carmel Pine Cone, Obit., Dr. Vernon L. Kellogg, 9/24/37

Monterey Peninsula Herald, Obit., Charlotte Kellogg, 5/9/60

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession#)

looking SE at the west facing facade of the Ernest Wright Cottage, 2/28/04, #49186-14A

State of California X The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code

Other
Review Code

Reviewer

Listings
Date

Page 1 of **Resource Name or #:** (Assigned by recorder) William Posey Silva House

P1. Other Identifier:

***P2. Location:** **Not for Publication** ☒ **Unrestricted**

***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** **Date** **T** ; **R** ; **3 of** 3 **of Sec** ; **B.M.**

c. Address Carmelo 4 NW of Ocean **City** Carmel by the Sea **Zip** 93921

d. UTM: (Give more than one for large and/or linear resources) **Zone** , **mE/** **mN**

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 10-253-21, Lots N1/2 9; 11, EPTS 10 & 12; Block HH

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

See Continuation Sheet.

***P3b. Resource Attributes:** (List attributes and codes) HP2 Single Family Residence

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

P5b. Description of Photo: (view, date, accession #)

Front elevation 03/20

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



***P6. Date Constructed/Age and Source:** ☒ **Historic** ☐ **Prehistoric**
Both

1914; Historic Records

***P7. Owner and Address:**

Paul & Cheryl Sallomi

POB 4531

Carmel, CA 93921

***P8. Recorded by:** (Name, affiliation, and address): Meg Clovis

14024 Reservation Rd
Salinas, CA

***P9. Date Recorded:** 08/2020

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:**
None

***Attachments:** Location 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):

B1. Historic Name: William Posey Silva House
 B2. Common Name: William Posey Silva House
 B3. Original Use: Single family residence
 B4. Present Use: Single family residence
 *B5. Architectural Style: Craftsman
 *B6. Construction History: (Construction date, alterations, and date of alterations)
 Constructed 1914; kitchen remodeled 1948; front and rear addition 1973; remodel garage into sub-unit 1993
 Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____
 *B8. Related Features: Japanese Garden

B9a. Architect: Unknown b. Builder: Unknown
 *B10. Significance: Theme Architectural Development; Development of Arts & Culture
 Area Carmel by the Sea
 Period of Significance 1914-1948 Property Type Building
 Applicable Criteria CR 2, 3 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

See Continuation Sheet.

B11. Additional Resource Attributes: (List attributes and codes) HP2

***B12. References:**

Building File, Carmel Planning Department
 Carmel Context Statement & Historic Preservation Ordinance
 Carmel Pine Cone (numerous articles)
 William Silva Biography File, Harrison Memorial Library
 Sanborn Maps and Carmel Development Company Book of Deeds
 National Register Bulletin 15

B13. Remarks:

See attached Sketch Map & Historic Photograph

*B14. Evaluator: Meg Clovis
 Date of Evaluation: 08/2020

P3a Description

The William Posey Silva House is located on a large, sloping lot on Carmelo, 4 NW of Ocean. The Craftsman style residence is H-shape in plan and rests on a concrete slab foundation. The original portion of the house fronts Carmelo and is U-shaped, with two wings flanking a central brick patio. The wings are topped by hipped roofs, with a shed dormer in the south wing. Wide overhanging eaves are supported by knee braces. The central section is punctuated by the etched glass front door.¹ An unusual low-slung, segmented gable roof tops the central section. Tucked directly beneath the gable are two multi-paned windows, with a decidedly Japanese character. These windows are a direct reference to the Oriental influences that profoundly influenced the Craftsman design vocabulary. The window pattern is repeated in the fence that fronts the property. A chimney is offset from the front door and bisects the roof. Exterior siding of the original house is board and batten while additions have horizontal wood siding. Wood shakes cover the roof.

A bedroom (1973) was added to the rear elevation to create the current H-shape plan and a sub-unit (1993) has been constructed in the former garage and storage area underneath the house. The upstairs deck overlooks a landscaped garden and covers the patio below. A spiral staircase descends to the patio and French doors open out from the basement level bedrooms into the garden. Fenestration throughout the house is mixed, ranging from the unique multi-paned windows on the front elevation, to French doors, to plate glass, to horizontal multi-paned windows. There are many windows throughout the house which fills the interior with light, creating an ideal environment for a painter.

In the summer of 1913 William and Caroline Silva bought lot 11 and portions of lots 9, 10, and 12 in Block HH on Carmelo Street as well as lots 8 and 10 on San Antonio Street. Combined they formed a large, seaside estate. By the following year they had constructed “an attractive redwood home with the little Carmelita Gallery facing San Antonio below.”² There is no information in the historical record regarding the original builder or contractor. When Silva purchased the property the Carmelita Gallery lot was specially zoned commercial. It has since reverted to residential zoning. The 1924 Sanborn Map pictures a U-shaped building facing Carmelo Street with a small sunporch extending from the southwest corner of the rear elevation. A photo of Silva standing in front of the house reveals a section of the singular Oriental style windows under the front gable (see attached). An overhang, now removed, once extended the width of the windows just above the front door.

The house has been remodeled several times over the years. The first remodel was in 1948 when Abbott Silva, William’s son, remodeled the kitchen. In 1964 Gladys Silva subdivided lots 7 and 8 on Carmelo and lots 8 and 10 on San Antonio to create two 40’x100’ building lots. This required the removal of Silva’s original studio. Mrs. Walter S. Lysle carried out the most extensive remodel in 1973. She added a long, narrow extension of 292 square feet to the south elevation which enlarged the kitchen, dining room, and den. A 320 square foot bedroom was added to the rear elevation on the northwest corner which changed the footprint of the house to an H-shape plan. A spiral staircase was added from the upper deck down to the garage and storage area. There were many interior changes made to the house which focused on removing walls to open up the space. In 1993 the garage and basement storage area were converted into a 1553 square foot sub-unit with two bedrooms, a kitchenette, and sitting area. Richard Rhodes was the architect on this project.

¹ The Carmel Building file indicates that the original front door was a hobnail door built by William Silva.

² Daughter-in-law Gladys Silva remembers honeymooning in the home in 1914. *Carmel Pine Cone*, June 6, 1957, p. 6.

Character-Defining Features of the Silva House include:

- Board and Batten siding
- Knee braces
- Wide, overhanging eaves
- Low pitched hipped and gable roofs
- All original fenestration (1914 – 1948)
- U-shaped, front elevation plan with enclosed patio
- Shed dormer

B10 SignificanceHistory

William Posey Silva was born in Savannah, Georgia on October 23, 1859. He was educated at Chatham Academy and briefly studied engineering at the University of Virginia. In 1887 he joined his parents in their china business in Chattanooga. Silva started to paint recreationally and spent his summers studying composition with Arthur Wesley Dow in Ipswich, MA. He painted in the Impressionist style and did many panoramic views of Chattanooga and Savannah's pine forests.

Encouraged by his wife Caroline, Silva retired from the china business in 1906 to pursue a career as an artist. He was 47 when he enrolled in the Académie Julian in Paris as a student of Jean Paul Laurens. He also painted with American artist Chauncey Ryder. His work was quickly recognized and he had his first solo exhibition in 1909 in Paris at the famed Georges Petit Gallery. That same year he returned to Chattanooga and won the silver prize at the Appalachian Exposition in Knoxville. He continued to work in New Orleans, Washington, D.C. and other southern cities.

On the advice of a friend, the Silvas moved to Carmel in 1912 and bought property in 1913. Upon seeing Carmel for the first time Silva exclaimed that it was "a land of promise." The following year they built their Craftsman style home on a large sloping lot that extended towards the beach through to San Antonio Street. Their Carmelita Gallery, the first art gallery in Carmel, faced the sand dunes off of San Antonio. Silva won silver medals at the Panama-Pacific International Exposition in 1915. Between 1914 and the 1930s his work frequently appeared in major museums and galleries across the country. He was an exhibiting member of the Carmel Arts and Crafts Club from 1913 to 1923 and exhibited at the Carmel Art Association between 1939 and 1947.

William and Caroline Silva were active in the Carmel community. Silva helped paint sets for the Forest Theatre. They belonged to the Christian Science Church, served on the Fire Commission, took legal action to preserve the town's old growth trees, joined the Carmel Pistol Club, vocally supported Prohibition, and sought to ban the local chapter of the John Reed Club. Silva died on February 10, 1948 at the age of 88. His work can be seen in the Johnson Collection (South Carolina), the Houston Museum (Texas), the Luxembourg Gallery (France), the Ross Memorial Museum (Canada), among others.

Significance

Historians use National Register Bulletin 15³ to evaluate properties for eligibility for the National Register of Historic Places, the California Register of Historic Resources, and the Carmel Historic Inventory. The William Posey Silva House is eligible for listing in the Carmel Historic Inventory under Criterion Two (people) because the building is associated with the life of renowned artist William Posey Silva, known in his lifetime as "Carmel's grand old man of brush and easel." He is listed as a significant artist in Carmel's Context Statement.

³ *How to Apply the National Register Criteria for Evaluation*. National Park Service. 1998.

The William Posey Silva House is also eligible for listing in the Carmel Historic Inventory under Criterion Three (architecture). Carmel's Context Statement states that, "Significant single-family residences are those that are related to Carmel's architectural chronology." The Context Statement includes the Craftsman style in Carmel's architectural chronology, and points out that Carmel's Craftsman homes were often U-shaped plans that enclosed a patio, as seen in the Silva house.

To be eligible for the Carmel Inventory a resource must represent a theme in the Context Statement, retain substantial integrity, and be at least 50 years old. The Silva House represents two themes: **Architectural Development** and the **Development of Arts and Culture**. It retains substantial integrity and is over 50 years old. The period of significance is 1914 to 1948, representing the year Silva constructed the house to his passing in 1948.

Integrity is defined as the ability of a property to convey its significance. There are seven aspects of integrity: Location, Design, Setting, Materials, Workmanship, Feeling, and Association. To retain historic integrity a property must retain several, if not most of the aspects. This is the case for the William Posey Silva House. Although changes have been made to the house throughout the years, most of the remodeling has focused on the interior spaces. The additions to the south and rear elevations are not visible from Carmelo Street and have not impacted the integrity of the front elevation save for the removal of the original front door and overhang.

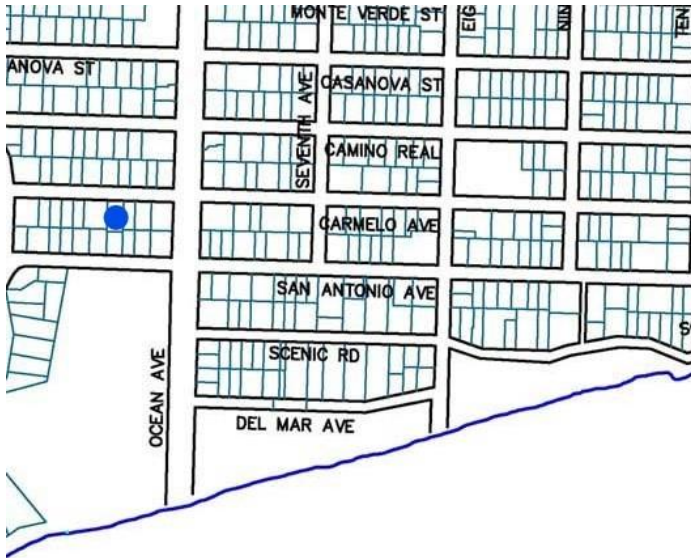
Carmel's Historic Preservation Ordinance states that a potential historic resource should meet at least one of the four criteria for listing in the California Register. The William Posey Silva House meets Criteria Two and Three on the local level because it:

- Is associated with the life of a person important to local, California, or national history; and
- Embodies the distinctive characteristics of a type, period, region, or method of construction.

The Carmel Historic Preservation Ordinance cites additional eligibility requirements for Criterion Three. CMC17.32.040(D)3 states that a resource can be eligible under this criterion if it is a good example of an architectural style or type of construction recognized as significant in the Historic Context Statement. The William Posey Silva House meets this requirement.

In summary, the Carmel Context Statement, the Carmel Preservation Ordinance, and the historical record support the eligibility of the William Posey Silva House for the Carmel Historic Inventory under Criteria Two and Three.

Location Map



William Silva standing in front of his home.
Courtesy of the Henry Meade Williams Local History Room
Harrison Memorial Library, Carmel, CA.

PRIMARY RECORD

Primary # _____
HRI # _____ Attachment 10
Trinomial _____
NRHP Status Code 5S1
Other Listings
Review Code _____ Reviewer _____ Date _____

Page _____ of _____ Resource Name or #: (Assigned by recorder) George F. Beardsley Hse.

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 _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address: _____ City Carmel-by-the-Sea Zip 93921
d. UTM: (Give more than one for large and/linear resources) _____ ; _____ mE/ _____ mN
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
SW cr. 8th & Casanova (Blk I, Lots 1 & 3)

Parcel No. 010-263-19

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A large, one-and-one-half story wood-framed Craftsman/ Bungalow style residence, basically rectangular in plan, with a raised basement, resting on a concrete foundation. The exterior wall cladding is a medium-width shiplap wood siding. The low-pitched side-gable roof is covered in a composition shingle. The wide, overhanging eaves have exposed rafter tails, with simple vergeboards at the gable ends. A shed-roofed roof dormer is found centered in the plane of the rear (west) elevation. There is an interior brick chimney piercing the ridge line a little north of the center of the building. A 1928 addition added a bedroom & bath at the NE cr. of the house. Fenestration is irregular, with a combination of single, paired and banked fixed, and sliding wood windows, & some fixed and sliding multi-paned wood windows. The ground floor on the west (rear) elevation is characterized by an almost continuous band of windows, single-paned to the north, and multi-paned to ward the south. Wood French doors are found on the east (front) elevation, just north of the original, recessed main entry. The main entry and the French doors open onto the 1962 raised wood deck, which has a side-approach open wood stair, with simple railing, leading up from a Carmel stone patio. The house is sited close to the SW cr. of 8th & Casanova on a large, westward sloping lot, behind a grape stake fence. It is surrounded by mature oak, pine and cypress trees in a relatively informal landscape setting of tall shubbery and lower planting beds.

4b. Resource Attributes: (List attributes and codes)

4. Resources Present ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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



P5b. Description of Photo: (View, date, accession #)
(View toward _____). Photo No: 830-.

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☐ Historic ☐ Both

1909 Carmel bldg records

P7. Owner and Address

Ken & Jeanette White
P.O. Box 293
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310
Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: 4/11/2002

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001

Report Citation: (Cite survey report and other sources, or enter "none")

Carmel-by-the-Sea Survey 1989-1996

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

Attachment 10

of

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) George F. Beardsley Hse.

B1. Historic Name: George F. Beardsley Hse.

B2. Common Name:

B3. Original Use: residence

B4. Present Use: residence

B5. Architectural Style: Craftsman /Bungalow

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1909; add. at NE corner 1928 (Cbp #2032); bathroom add. at SE cr 1947; (Cbp #1465); front deck add. 1962 (Cbp #3812); patio added 1968; interior remodel 1980 (Cbp #80-21)

B7. Moved? ☐ No ☒ Yes ☐ Unknown Date :

Original Location:

B8. Related Features: wood-frame garage to rear (west) of hse., facing 8th

B9a. Architect: designer/M.J. Murphy

b. Builder: M.J. Murphy

B10. Significance: Theme: Architectural Development

Area: Carmel by-the-Sea

Period of Significance: 1903-1940

Property Type: single family residence

Applicable Criteria: CR 2,

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Beardsley Hse is significant under California Register criteria 2, and the home of George F. & Alice K. Beardsley, early Carmel residents who were deeply involved in the development of civic and social institutions in the village. It is also significant as an early and excellent example of the building design of Michael J. Murphy, Carmel's first and most prolific master builder. The Beardsleys were early and important Carmel settlers. George Fisher Beardsley (1857-1932), a mining engineer & geologist, was on the original Carmel Board of Trustees in 1916, serving until 1918. He was active with the Carmel Library, and Forest Theater. Alice Kate Wellman Beardsley (1863-1944), was equally active in community affairs, especially with the Community Church, which later became the Church of the Wayfarer. Mrs. Beardsley started the biblical garden which still flourishes at the NW cr. of Lincoln and 7th. Together the couple made significant contributions to the community. They funded the Beardsley Gallery of the Carmel Art Association (George was an early and avid photographer), and donated the parcel now holding the First Murphy Hse., to the Carmel Girl Scouts for their club house.

The Beardsley's large Craftsman bungalow has had little alteration since its construction in 1909. The Craftsman style was an expression of the philosophy of the Craftsman movement, the American adaption of the English Arts & Crafts Movement which had crystallized around William Morris in the second half of the nineteenth century. The Craftsman ideal is characterized in the Beardsley home by the horizontality of proportions, seen in the spreading lines of its low-pitched, overhanging gable roofs and its informal building plan. The building clearly expresses its use of native materials, such as wood, brick and stone in its undisguised structural components, and its enjoyment of the natural setting, through porches, patios and the clustering of windows into horizontal bands.

B11. Additional Resource Attributes: (List attributes and codes) HP2 - Single Family Property

B12. References:

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Hale, Sharron, *A Tribute to Yesterday*, Valley Pub.: Santa Cruz, 1980
White, Jeannette, Beardsley family research info.
Sanborn fire insurance maps of Carmel, 1910, 1924, 1930-62

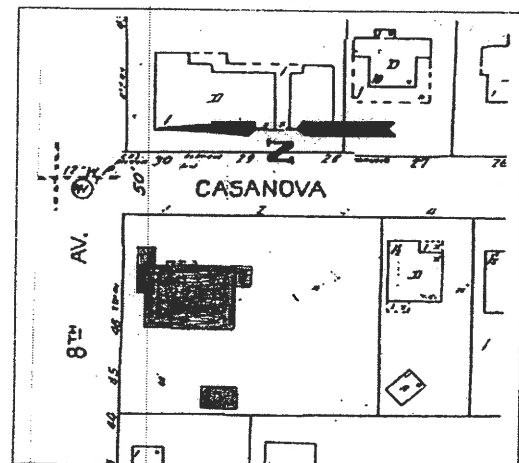
B13. Remarks: Zoning R-1
CHCS (AD, GCS)

B14. Evaluator: Kent L. Seavey

Date of Evaluation: 4/11/2002

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

Attachment 10

Recorded by: Kent L. Seavey

Resource Name or #: (Assigned by recorder)

George F. Beardsley Hse.

Date 4/11/2002

☐ Continuation ☐ Update

B10. Michael J. Murphy (1885-1949), its designer/builder, first came to Carmel in 1902. Two years later Frank Devendorf hired him to be the builder for the Carmel Development Company. Murphy went on to become the most prolific designer/builder in Carmel's history, with as many as 350 structures to his credit. In 1914 Murphy established his own contracting firm, and in 1924 he opened M.J. Murphy, Inc., which sold building supplies, did rock crushing and concrete work and operated a lumber mill and cabinet shop, located between San Carlos and Mission Streets. Murphy was the most active designer-builder in the area between 1902 and 1940, and did as much to give Carmel its basic architectural character than any other person.

The Beardsley Hse., and the contributions of its owners and builder to the architecture, civic and social life of the village is consistent with findings and policies of the 1997 Carmel Historic Context Statement under the themes of architectural development, and government, civic & social institutions.

It should be noted that Kennedy White, Carmel Mayor from 1992 to 2000, with his wife Jean, are only the third owners of the home since the Beardsley occupation.

PRIMARY RECORD

Primary # _____ Attachment 10

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 4

*Resource Name or #: (Assigned by recorder) Helen Brown Studio/Home

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 _____ Date _____ T _____ R _____ 1/4 of _____ 1/4 of Sec _____ B.M.

c. Address W/S Casanova Bet. 10th & 11th City Carmel Zip 93921

d. UTM: (Give more than one for large and/or linear resources) Zone _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

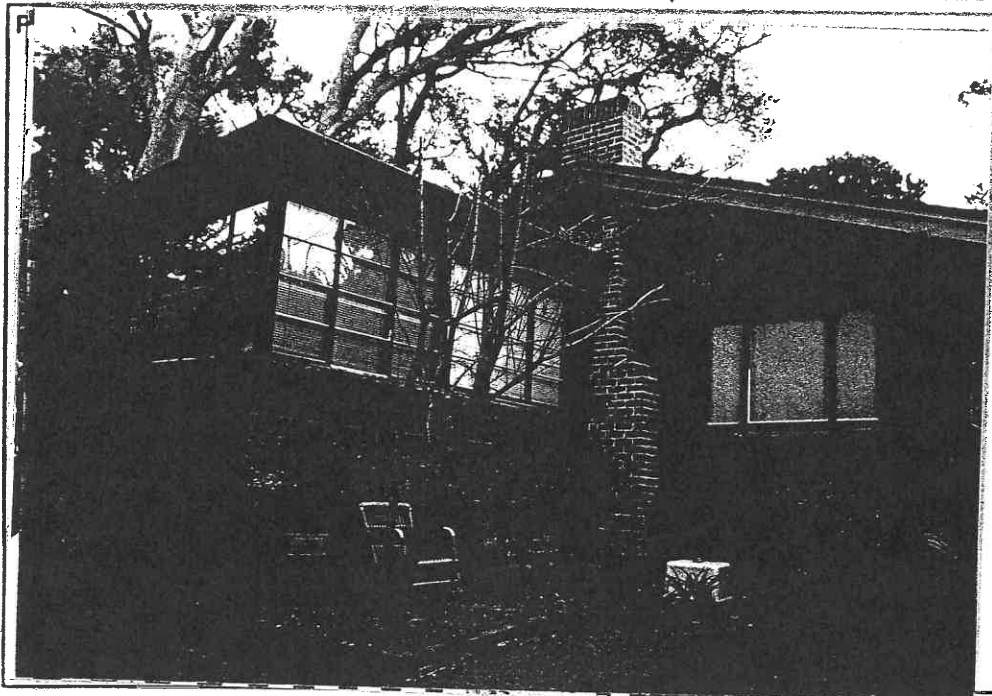
Monterey County Assessor's Parcel #010-272-002 (Blk. K, Lot 5)

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

See Continuation Sheet.

*P3b. Resource Attributes: (List attributes and codes) "HP-2" Single Family Residence

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



P5b. Description of Photo: (View, date, accession #) Looking SW at Facade from Casanova
2/5/2000 #6478

*P6. Date Constructed/Age and Sources: ☒ Historic
☐ Prehistoric ☐ Both
Carmel Building Records
1925

*P7. Owner and Address:
Diane Garcia & Tracy
Anselmi - W/S Casanova bet
10th & 11th, Carmel, CA

*P8. Recorded by: (Name, ... 93921
affiliation, and address) Kent Seave
Preservation Consultant
310 Lighthouse Ave.
Pacific Grove, CA 93950

*P9. Date Recorded: 2/15/2000

*P10. Survey Type: (Describe)
Required CEQA Review

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") "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) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP Status Code 5S1

*Resource Name or # (Assigned by recorder) Helen Brown Studio/Home

B1. Historic Name: Helen C. Brown House

B2. Common Name: _____

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: Craftsman Bungalow

*B6. Construction History: (Construction date, alterations, and date of alterations) Original construction, 1925 (CBP #1061);
Bedroom/Bathroom addition to facade, 1940 (CBP #644); wood frame garage, 1940 (CBP #683);
Bedroom/Bathroom addition to rear, 1948 (CBP #1719).

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Wood Frame Garage, SW corner of parcel.

M. J. Murphy 1940 Add.

B9a. Architect: _____

b. Builder: Hugh Comstock 1948 Add.

*B10. Significance: Theme Residential Development

Area Carmel

Period of Significance 1904-1940

Property Type Single Family Res. Applicable Criteria AC

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

See Continuation Sheet.

B11. Additional Resource Attributes: (List attributes and codes) "HP-2" Single Family Residence

*B12. References:

See Continuation Sheet.

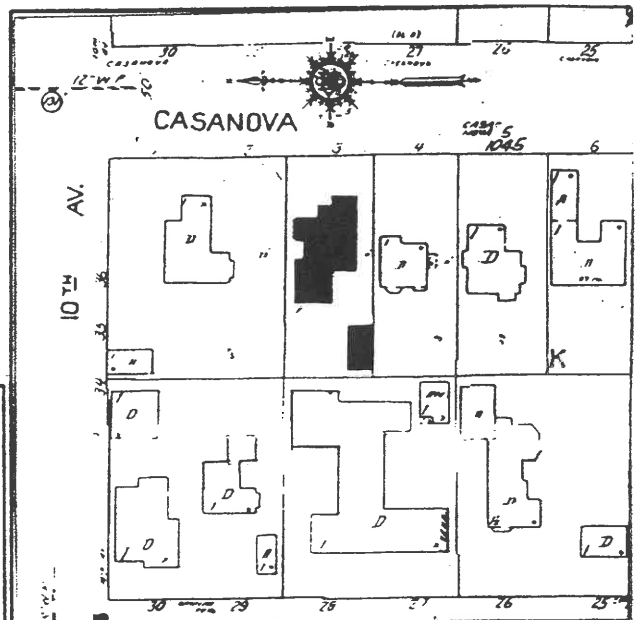
B13. Remarks:

Zoning R-1

*B14. Evaluator: Kent Seavey

*Date of Evaluation: 2/5/2000

(This space reserved for official comments.)



CONTINUATION SHEET

Trinomial _____

Page 3 of 4

*Resource Name or # (Assigned by recorder) Helen Brown Studio/Home

*Recorded by Kent Seavey

*Date 2/15/2000 ☒ Continuation ☐ Update

P3a. Description:

This is a one-story wood-framed Craftsman bungalow, constructed in 1925. It is irregular in plan, resting on a concrete foundation. The exterior wall cladding is a combination of wood shingle and wide horizontal wood lap siding.

The low pitched end gable roof has two lower partial width bays, stepping out from the south side of the east facing façade. These features were added in a 1940 expansion that matches the original building in design and materials. The wide overhanging eaves are carried on exposed rafters, with knee bracing in the gable ends. The rafter tails and bracket ends are finished in a birds mouth detail. The roof is covered in a composition shingle, laid over the original wood shingle. An exterior eave wall red brick chimney is centered in the rear (west) elevation.

This chimney is partially enclosed by a one-story rear addition that was constructed in 1948. This rectangular feature has wide horizontal wood lap siding below a continuous band of industrial steel casement windows along the south side elevation, that wrap around the rear (west) of the addition, terminating in a glazed and wood panel door whose horizontal window muntins meet those of the steel window framing to form streamline "speed lines." The rear door is reached by a simple wood side approach open staircase, located at the SW corner of the rear (west) elevation. The addition has a very low hipped roof, covered in composition shingle.

Fenestration in the main building block is irregular, with a combination of single fixed lights, paired sliders, ribbon banded and tripartite casement type wooden windows. The principal entry to the main building block is recessed in about halfway along the south side elevation.

An end gable board-and-batten single car garage, constructed in 1940, is found in the SW corner of the parcel.

The residence is faced with low shrubs behind a lawn, fronted by a hedged picket fence along Casanova Street. The lot sides are framed by higher hedging, and a stand of mature oaks is found on the north side of the building. It sits in an older residential neighborhood that has been identified as a potential historic district.

B10. Significance:

The Helen C. Brown studio/home is significant in the areas of cultural history and architecture under criterion established by the California Environmental Quality Act (PRC Sec. 15064.5 (1), the California Register for Historical Resources (PRC 5024.1(e) 2, 4 & 5031.(a)3), and under Carmel's Historic Preservation Ordinance (PC Chapter 17.41.040, 1, 3, 5, 6, 8).

The property was the home and studio of its original owner, Helen Cheney Brown (1854–1935). Ms. Brown was a painter who was active in Carmel's art colony for at least two decades prior to her passing in 1935. She was an artist member of the Carmel Arts and Crafts Club, and a charter member of the Carmel Art Association.

Under Sec. 6.5.2 of the 1997 Carmel By-The-Sea Historic Context Statement, studios and other types of work spaces associated with artists are considered important resources associated in the context of the development of art and culture in Carmel between 1904–1940.

Of particular architectural interest are the two additions to the original 1925 studio/home, designed in 1940 and in 1948 by Carmel master builders Michael J. Murphy and Hugh Comstock, respectively.

CONTINUATION SHEET

Trinomial _____

Page 4 of 4

*Resource Name or # (Assigned by recorder) Helen Brown Studio/Home

*Recorded by Kent Seavey

*Date 2/15/2000 ☒ Continuation ☐ Update

B10. Significance (continued):

While no records have been located on the original designer of the 1925 studio/home of Helen Brown (speculation suggests Murphy), the 1940 façade addition by Carmel's most noted master craftsman, M. J. Murphy is fully documented in a set of original blueprints on file with the City Planning Department.

Murphy and/or his client, 1940 owner Helen Palmtag, elected to maintain the original Craftsman bungalow character of the house in a bedroom/bathroom expansion that saw the retention of form, materials and specific detailing from the earlier architectural styling. The original lines of the building were repeated in two stepped bays projecting forward of the main block, exhibiting Murphy's skilled craftsmanship and attention to detail, particularly in the birds mouth treatment of the new rafter tails and brackets. Unless one was aware of the building's construction history you would be hard pressed to discern the new work from the old.

However, this was not the case in the 1948 bedroom/bathroom addition to the rear (west) of the house, executed by M. J. Murphy's principal design competitor and equally renowned local master builder, Hugh Comstock, for new owner Ross Hoffman. This work is also fully documented in the building files of the Carmel Planning Department.

While Murphy chose the past for his point of departure in the 1940 expansion, Comstock took a decidedly modern approach to his work. But did so without compromising the original design. He borrowed the wide horizontal lap siding found as a skirt board at the rear of the 1925 house, where the foundation was raised to compensate for a sloping lot, and used it for his exterior wall cladding. By so doing he was able to accomplish two things. The first was to emphasize the horizontality of his basically streamline treatment of the addition, with its ribbon band of industrial steel window sash, and the second was to relate the new work to the old through the use of like materials.

Both design solutions have worked equally well over time. The Helen Brown residence reads from the street as a direct reference to the cultural contribution of the Arts and Crafts movement in the community, and the back bedroom speaks to the capacity of good design to afford the successful integration of new construction with old without compromising the historical character of a property. From a recent physical inspection, it appears that there have been no further changes to the exterior of the building since 1948.

B12. References:

Carmel Building Records, on file at Carmel Planning Dept., Carmel, Calif.

Grimes, T. Heumann, L. & Laffey G., Historic Context Statement Carmel By-The-Sea, City of Carmel: Carmel, CA, 1997.

Hoag, Betty M., Carmel Art Association: A History, Carmel Art Association: Carmel, CA, 1987, p. 55.

Hughes, E. M., Artists in California 1786-1994, Vol. 2, Hughes Pub. Co.: San Francisco, CA, 1989, p. 74.

Polk Business Directory for Carmel, 1926-27, 1930, 1941, 1949.

Sanborn Fire Insurance Maps of Carmel, 1930, 1930-62.

PRIMARY RECORD

Primary # _____
HRI # _____ Attachment 10
Trinomial _____
NRHP Status Code 5S1

Other Listings

Review Code

Reviewer

Date

Page of

Resource Name or #: (Assigned by recorder)

Goetz Cottage

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

Date

T

; R

1/4 of

1/4 of Sec

;

B.M.

c. Address:

City Carmel-by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources)

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

4 SW of 10th, W/side Casanova (Blk K, Lot 9)

Parcel No. 010-272-004

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

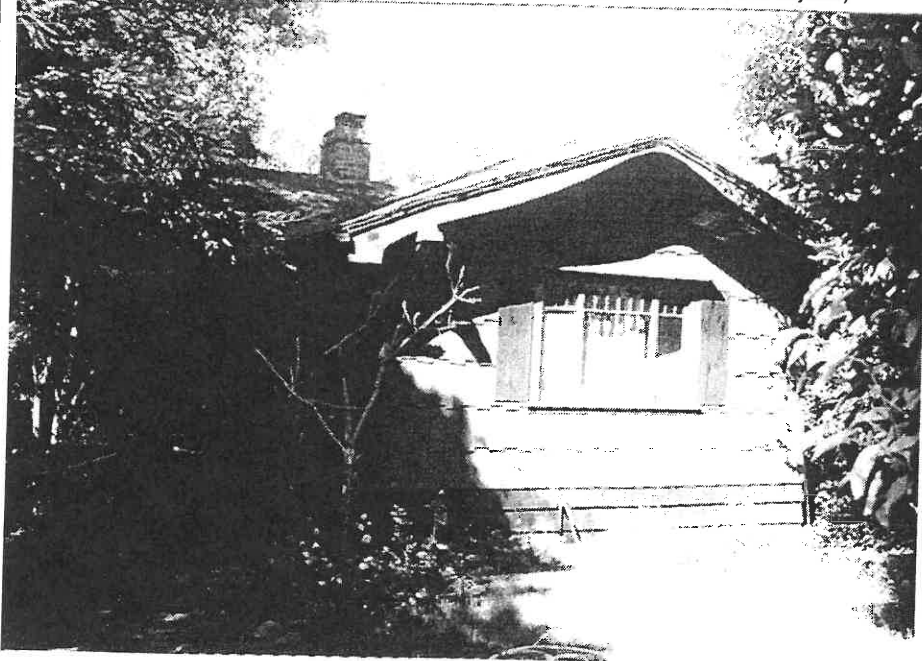
A one-story, wood-framed Craftsman style cottage, ell shaped in plan, resting on a concrete foundation. The exterior wall cladding is a slightly staggered wood shingle, w/horizontal shiplap skirt boards. The low-pitched cross-gable roof extends well over the front (east) facing gable. This elevation is characterized by a shaped vergeboard, carried on two triangular knee braces. The wooden vent in the gable apex is in a sunburst pattern. Below tis one finds a tripartate wood sliding focal window of Craftsman design. Single plank wood shutters flank the window, and it is covered by a narrow, wood-shingled shed roof, supported on shaped brackets. An interior brick chimney appears in the ridge line of the rear cross-gable toward the north. The entry is found on the front (east) elevation, just south of the ell forming the front facing gable. It is a multi-paned glazed wood door, flanked by similar side-lights. The residence sits back from the street behind a lawn, in an informal landscape setting of tall shrubbery, w/two mature redwood trees along the southern lot line.

(b. Resource Attributes: (List attributes and codes)

4. Resources Present

☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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



P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 833-.

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

1921 Carmel bldg. records

P7. Owner and Address

Jeannette B. Rustad Trust
P.O. Box 4905
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310
Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: 5/8/2002

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001

Report Citation: (Cite survey report and other sources, or enter "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)

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

Attachment 10

je of

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder)

Goetz Cottage

B1. Historic Name: Goetz Cottage

B2. Common Name:

B3. Original Use: residence

B4. Present Use: residence

B5. Architectural Style: Craftsman cottage

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1921 (Cbp# 285); add bath (Cbp# 4683)

B7. Moved? ☐ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect:

b. Builder: Unknown

B10. Significance: Theme: Architectural Development

Area: Carmel by-the-Sea

Period of Significance: 1903-1940

Property Type: single family residence

Applicable Criteria: CR 3

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Goetz cottage is significant under California Register criteria 3, in the area of architecture, as an early example of Carmel's eclectic and individualistic residential building design. According to long time artist/ resident Jane Gorham, the only change to the building, inside and out was a 1967 kitchen and bedroom remodel. She noted that both she and her mother, also an artist, had used the building for their studio/home. The architectural value of the building is in the fact that there appears to be no exterior change. The front facing gable of this tiny Craftsman cottage is one of the most expressive of this mode in Carmel, with its shaped vergeboard accentuating the exuberant sunburst patterned apex vent, and the rhythm of the slightly staggered long wood shingles further articulating the building's surface. The cottage is a delightful example of the eclectic self-expression that characterized the heyday of Craftsman building in Carmel, which lasted from about 1905 into the early 1920s. No builder is sited in the record. The redwood trees should be looked at by the city forester for possible listing as heritage trees. The Goetz Cottage clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

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

HP2 - Single Family Property

B12. References:

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997

Gorham, Jane W., correspondence w/ two generation resident of
hse. 7/25/01.

Sanborn fire insurance maps of Carmel 1924. 1930-62

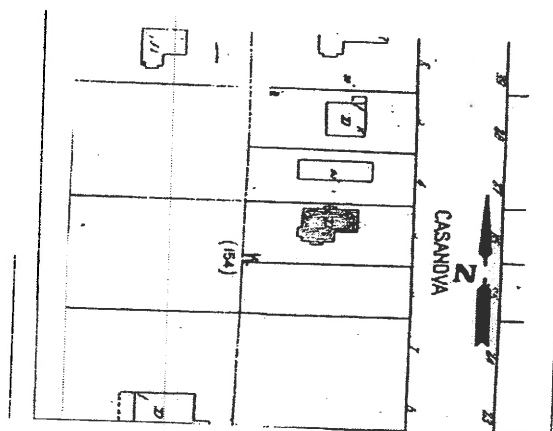
B13. Remarks: Zoning R-1
CHCS (AD)

B14. Evaluator: Kent L. Seavey

Date of Evaluation: 5/8/2002

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary #
HRI #
Trinomial

Attachment 10

Recorded by: Kent L. Seavey
Resource Name or #: (Assigned by recorder)

Goetz Cottage

Date 5/8/2002

☐ Continuation ☐ Update

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Attachment 10

5S1

Other Listings

Review Code _____

Reviewer _____

Date _____

Page of

Resource Name or #: (Assigned by recorder)

Adelaide J. Trethaway Hse.

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

Date

T

; R

;

1/4 of

1/4 of Sec

;

B.M.

c. Address:

City Carmel by-the-Sea

Zip 93950

d. UTM: (Give more than one for large and/linear resources)

;

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

NE side of Lopez at the cr. of 4th (Blk KK Lots p2, 3)

Parcel No. 010-231-012

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed Craftsman bungalow, irregular in plan, resting on a wood post-and-pier & mud-sill foundation. The exterior wall cladding is a combination of wood shingle and horizontal shiplap wood siding. The main roof is side-gabled, w/a partial-width projection of the roof-plane over the central open porch and entry. The wide, overhanging eaves have a simple fascia board all round the building. All roof covering is composition shingle. The roof extension over the partially enclosed porch is supported by two short, square columns capped w/a wood lintel that is shaped at its ends. The columns sit on a closed rail, faced w/wood shingle. The side-approach open staircase that leads up from west to east, has a stepped closed rail, faced w/the horizontal shiplap wood siding. This siding faces that portion of the residence that is raised on posts & pier framing from the steeply sloping building site. The wood shingle begins at the floor-plate. A brick interior chimney is found just to the rear (north) of the ridge line about midway along the building. A second porch projects off the SE end of the house. It is an open wooden deck w/ a glazed screen wall above a low closed rail on the south side, and an open rail w/simple wood balusters along the SE side. This feature connects the main building block w/ a smaller rectangular front-gabled wing at the NE cr. of the residence. This feature is similar in every way to the main house and was part of the original construction in 1914. Its siting suggests a connected guest room or rental.

3b. Resource Attributes: (List attributes and codes)

P4. Resources Present

☐

Building

☐

Structure

☐

Object

☐

Site

☐

District

☐

Element of District

☐

Other (Isolates, etc.)

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



P5b. Description of Photo: (View, date, accession#)

(View toward). Photo No: 834- .

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1914 Monterey Herald, 4/17/77

P7. Owner and Address

Marian F. Binkley

2714 Divisadero Street

San Francisco, CA 94118

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310

Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: 9/6/2002

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001

1. Report Citation: (Cite survey report and other sources, or enter "none")

None

Attachments

☐ NONE

☐ Continuation Sheet

☐ District Record

☐ Rock Art Record

☐ Other: (List)

☐ Location Map

☐ Building, Structure, and Object Record

☐ Linear Feature Record

☐ Artifact Record

☐ Sketch Map

☐ Archaeological Record

☐ Milling Station Record

☐ Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

Attachment 10

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) *Adelaide J. Trethaway Hse.*

B1. Historic Name: *Adelaide J. Trethaway Hse.*

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Craftsman bungalow*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1914; repairs 1921; interior repairs and minor alt. 1967 (Cbp# 4638)

B7. Moved? ☐ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features: *Wood-framed one-car garage adjacent to N. Casanova. may be 1921 (?)*

B9a. Architect:

b. Builder:

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940* Property Type: *single family residence* Applicable Criteria: *CR 1*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Adelaide J. Trethaway Hse. is significant under California Register criterion 3, in the area of architecture as one of the very few remaining unaltered examples of Carmel's earliest Craftsman bungalow style residences. These Craftsman homes were characterized by their horizontality of proportions, seen clearly in the Trethaway Hse. with its extensive use of horizontal shiplap siding, and the spreading lines of its low-pitched, overhanging gable roof. It employs an informal building plan and relies on the honest use of available materials, including brick, and local redwood. The siting of the house at the top of its steeply sloping lot affords views of Carmel Bay and the Pacific from its open porch and deck, and through the bands of interior windows, that make the outside and inside of the building seem one living space. As noted in a 1919 article on Carmel by the writer Evelyn Wells for the *San Francisco Call & Post*, "These homes were usually of rustic simplicity, brown wood walls were relieved only by brilliant sketches in oil, or a highlight of a Japanese print. Plain, but never severe, always comfortable and beautiful. Only one thing was never missing, the great stone chimney." While most of the surviving early Craftsman bungalows in Carmel have been altered over time, particularly through the use of inappropriate paint colors, the Trethaway still maintains its original reddish stain and gray-green window trim throughout. In March of 1917 Robinson Jeffers, his wife and their new twin boys moved into the Trethaway cottage and remained there until Tor House was completed in the Fall of 1919. The Trethaway Hse. clearly reflects the findings of and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Bennett, Melba, *The Stone Mason of Tor House* Ward Ritchie
Press: San Francisco, 1966.
Lagorio, Elena, "There's a Bit of Carmel Left in Professor's
Cottages", *The Herald Weekend Magazine*, 4/17/77

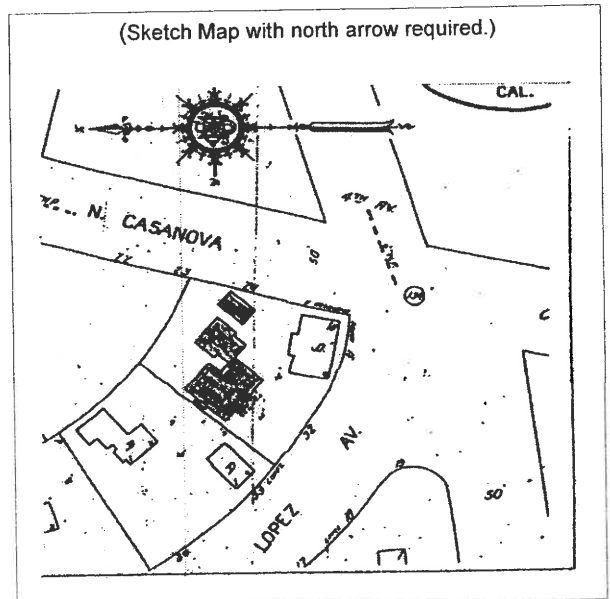
B13. Remarks: *Zoning R-1
CHCS (AD)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *9/6/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Name of Resource Name or #: (Assigned by recorder)
Recorded by: Kent L. Seavey

Adelaide J. Trethaway Hse.

Date 9/6/2002

☐ Continuation ☐ Update

P3. Fenestration is irregular w/ single and paired bungalow style casement windows, and paired and banked wood sliders. Some of these appear in slightly projecting bays, capped by narrow shed roofs w/exposed rafter tails, and carried on decorative brackets. There are also multi-paned glazed wood French Doors. The house is sited high on a steeply SW sloping lot at the south end of N. Casanova. The grounds are overgrown, and there are mature trees and shrubbery masking the house along Lopez Street. Except for a utility box on the NE wing, there appear to be no exterior changes since its 1914 construction.

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Attachment 10

5S1

Other Listings

Review Code _____

Reviewer _____

Date _____

Page of

Resource Name or #: (Assigned by recorder)

"Cave of the Winds"

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

Date

T

; R

1/4 of

1/4 of Sec

;

B.M.

c. Address:

City Carmel by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources)

;

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

2 SE of Ocean E/side Carmelo (Blk M, Lots 6, 8)

Parcel No. 010-266-012

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-and-one-half story wood-framed Craftsman style residence, basically rectangular in plan w/a raised basement, resting on a concrete foundation. The exterior wall cladding is wood shingle w/about 30" to weather. The low-pitched side-gabled roof has wide, overhanging eaves w/exposed rafters, and is covered in a composition shingle. An interior brick chimney is located in the ridge line about midway along the long axis of the building. The main entry is on the south side in the form of a partial-width projecting open porch w/a shed roofed hood, supported on simple square posts w/a closed rail. The building was constructed on ground rising to the east. An interesting feature of that construction is an open bay below the ground floor along the west side of the house. The residence overhangs this open storage space and is supported by four large posts, sheathed in the same wood shingle found throughout the building envelope. Fenestration is irregular w/single, paired and banded fixed and casement type wood windows. The house sits a little back from Carmelo St. behind mature oak trees in an informal landscape setting of ferns and natural ground cover.

1b. Resource Attributes: (List attributes and codes)

4. Resources Present

☒

Building

☐

Structure

☐

Object

☐

Site

☐

District

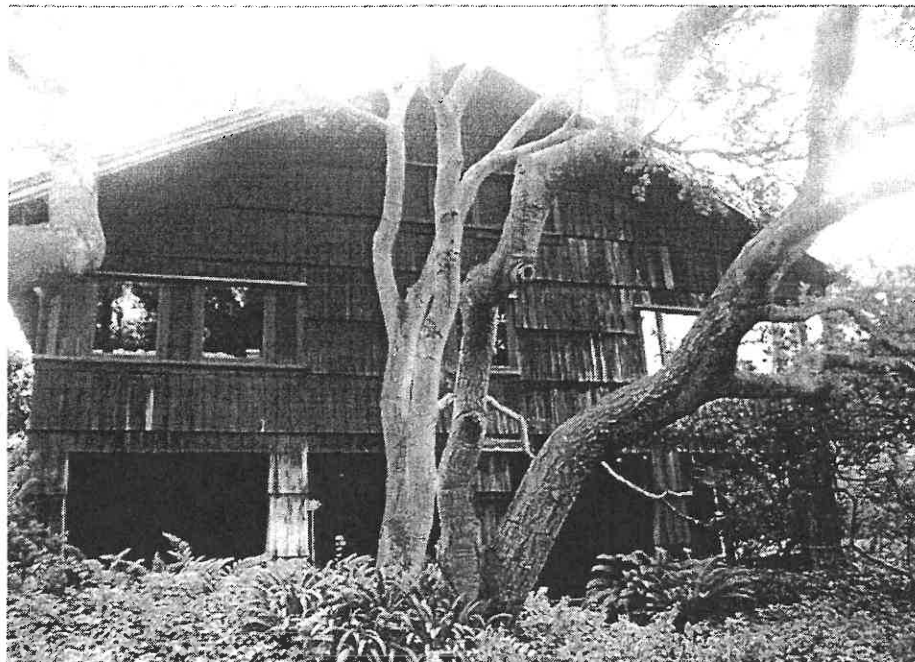
☐

Element of District

☐

Other (Isolates, etc.)

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



P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 841-, .

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☐ Historic ☐ Both

1908 Monterey Herald 4/17/77

P7. Owner and Address

C.J. Buckminster Trust

P.O. Box 4443

Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310
Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: 9/14/2002

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001

1. Report Citation: (Cite survey report and other sources, or enter "none")

Carmel by-the-Sea Survey 1989-1996

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)

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

Attachment 10

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) "Cave of the Winds"

B1. Historic Name: *Ruth Rice Hse.*

B2. Common Name: *George & Carrie Blackman Hse.*

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Craftsman*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1908; some interior alterations 1922 (Cbp# 439); interior alterations 1950 (Cbp # 1944); interior alterations 1966 (Cbp# 4514)

B7. Moved? ☐ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features: *Wood-framed garage located at the SW cr. of the parcel*

B9a. Architect:

b. Builder:

B10. Significance: Theme: *Development of Art, Architecture & Culture* Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940* Property Type: *single family residence* Applicable Criteria: *CR 2,*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Ruth Rice House is significant under California Register criterion 2, for the contributions to the arts & culture in Carmel of George & Carrie Blackman, and of their son-in-law Orrick Johns, an early editor of Carmel's short lived leftist newspaper *The Carmelite*. It is also significant under criterion 3, in the area of architecture as a basically unaltered example of very early Craftsman design in Carmel.

George Blackman was from St. Louis, MO., where he had worked w/the Board of Education for many years, while maintaining a deep and abiding interest in the arts & culture. He was a founder of the St. Louis Artists Guild, the Art League, the Little Theatre, and The Players. He and his artist wife, Carrie conducted an important "salon" in their family home where writers, artists and intellectuals met for many years, Carl Sandburg, Sarah Teasdale & Kate Chopin among them. Carrie Blackman, a successful portrait painter, discovered Carmel on a visit to California in 1920. Characteristically impulsive, she purchased the Carmelo property on the spot, and the Blackmans moved to Carmel where they remained for the rest of their productive lives. Carrie was a poet and fine musician as well as a painter. George purchased a number of cottages which he rented out. They bought property in Big Sur, and were members of the Trails Club there. Both participated in the Forest Theater, and were founders of the Carmel Music Society. The couple reinstituted their "salon" in the "Cave of the Winds" and drew a wide variety of Carmel's creative and intellectual community through their doors. Among them was poet Orrick Johns, who as a young man had attended the Blackman salons in St. Louis. Johns met, and found a mentor in the Blackman's neighbor, Lincoln Steffens. Steffens introduced him to the black poet Langston Hughes, who also lived in Carmel and wrote his *Tales of White Folk* here. In 1930 Orrick Johns married the Blackman's daughter, Caroline, and in 1932 both he and Robinson Jeffers were listed in the Carmel Hall of Fame. In 1933, at the behest of his friend Lincoln Steffens, Johns became editor of the village's leftist newspaper, *The Carmelite*

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997

Lagorio, Elena, "There's a Bit of Old Carmel Left in Professor's Cottages." *The Herald Weekend Magazine*, 4/17/77

Sanborn fire insurance maps of Carmel 1924, 1930, 1930-62

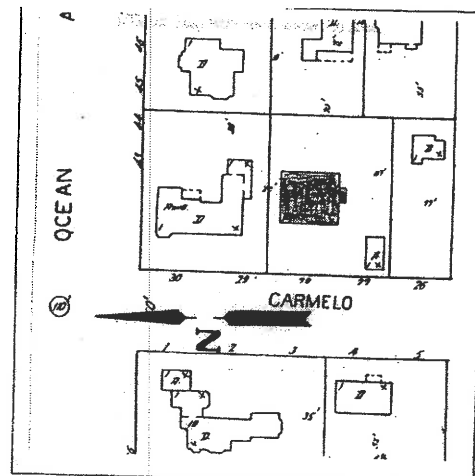
B13. Remarks: *Zoning R-1*
CHCS (AD/AC)

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *9/14/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

3 of Resource Name or #: (Assigned by recorder) "Cave of the Winds"
Recorded by: Kent L. Seavey Date 9/14/2002 ☐ Continuation ☐ Update

B10. Upon the passage of the elder Blackmans, the house went to Caroline and Ornick Johns, and has continued in the family until the present.

The house is an early example of Craftsman design in Carmel. While it employs natural materials that express the structural make-up of the building, the house is anything but horizontal, a principal characteristic of the mode. Its building envelope harkens back to earlier vernacular barn-like forms, and lacks the sophistication of the redwood houses coming out of the San Francisco bay region. Because of its early date of construction (1908) and the exterior's unaltered state, the house provides an excellent opportunity for the study of the development of the Arts & Crafts aesthetic in Carmel during an important architectural character defining period of its growth. The Ruth Rice House clearly meets the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the themes of Development of architecture, and of the arts & culture.

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Attachment 10

Looking west at the north facing facade &

Other Listings

Review Code _____

Reviewer _____

Date _____

Page 1 of

Resource Name or #: (Assigned by recorder)

Blanche M. Ayles House

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 _____

Date _____

T _____

; R _____

1/4 of _____

1/4 of Sec _____

; _____

B.M. _____

c. Address:

City Carmel-by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources)

; _____

mE/ _____

mN _____

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

5 NW of 4th, W/side Camino Real (Blk MM Lot 19)

Parcel No. 010-241-007

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed Craftsman style residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a combination of wood shingle, with about 16 inches to weather, and wide, horizontal wood ship lap siding below the water table. As the house is on a steeply westward sloping hill, the ship lap siding is more pronounced on the downhill side. The low-pitched front gabled roof has wide, overhanging eaves and exposed rafter tails. There is a small, projecting bay on the SE side of the south elevation, suggesting that this may have been the principal entry. This elevation also has a shed roof overhanging a raised open porch. The roof is supported by a square column and is reached by a set of open, wood stairs. The stairs were modified in 1994 for easier access from both the south and west side of the building, but are in keeping with the design character of the residence. There is also a set of side approach wood stairs on the north (rear) elevation, adjacent to Jane Powers Walk. A shed-roofed door hood covers the raised landing for the stairs and is supported by wood posts with wood lattice screens on the north and west sides. There is one exterior brick eave wall chimney present. It is found about midway along the west side-elevation. The roof covering is composition shingle. Fenestration is irregular with a combination of single light and Craftsman style wood sliders in varying sizes, that are paired, and banded in groups of three.

b. Resource Attributes: (List attributes and codes)

4. Resources Present

☐ Building

☐ Structure

☐ Object

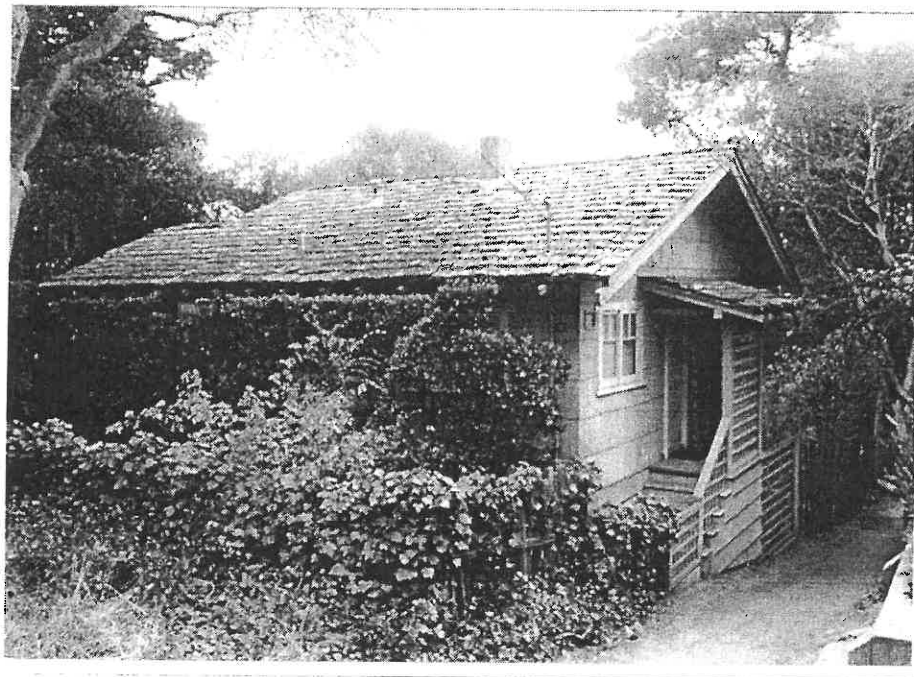
☐ Site

☐ District

☐ Element of District

☐ Other (Isolates, etc.)

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



P5b. Description of Photo: (View, date, accession#)
(View toward). Photo No: 5019-.

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☐ Historic ☐ Both

Ca. 1920 Mo. Co. Recorder's Off.

P7. Owner and Address

Donald Cooley
140 Peckham Road
Watsonville, CA 95076

P8. Recorded by: (Name, affiliation, and address)

Kent L. Seavey, Preservation Consultant, 310
Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: 9/7/2004

P10. Survey Type: (Describe)

Intensive-Carmel Historic Resource
Inventory-ongoing

Report Citation: (Cite survey report and other sources, or enter "none")

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)

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

Attachment 10

Page 2 of

NRHP Status Code

Resource Name or #: (Assigned by recorder) *Blanche M. Ayles House*

B1. Historic Name:

B2. Common Name: *"Sunshine Cottage"*

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Craftsman*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed ca. 1920 (Mo. Co. Recorder's Off.); repair & replace wood stairs at the SW cr. of the building 1994 (CBP# 94-150)

B7. Moved? ☐ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect:

b. Builder:

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *single family residence*

Applicable Criteria: *CR 3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Blanche Ayles House is significant under California Register criteria 3, in the area of architecture as a basically intact example of an early Craftsman style residence, still in its original landscape setting in Carmel. As noted in the 1997 Carmel Historic Context Statement, "The Craftsman style was an expression of the philosophy of the Craftsman movement, the American adaption of the English Arts & Crafts Movement which had crystallized around William Morris in the second half of the nineteenth century. Popularized in this country by Gustav Stickley and his Craftsman magazine, and in California by the work of architects Greene & Greene. Craftsman homes were characterized by horizontality of proportions, seen in the spreading lines of low-pitched, overhanging gable roofs and in informal building plans; reliance on the honest use of materials such as wood, brick and stone and undisguised structural elements such as exposed beams, braces and rafters for architectural beauty; and enjoyment of the natural setting through porches, outdoor spaces, and the clustering of windows into horizontal bands."

Blanche M. Ayles was born in Kent, England in 1869. The 1920 Census for Carmel identifies her as a proprietor and teacher. As a member of the International New Thought Alliance she had made a presentation before an Alliance conference at the 1915 fair in San Francisco. She appears in a 1922 Carmel directory at the Camino Real location.

Of particular interest with the Ayles House is its siting adjacent to the Mary Austin Walkway, close to Camino Real, leaving the bulk of the parcel in its natural landscape setting. This is a rare instance in Carmel where the historic setting of a residence is still intact as it might have appeared at its ca. 1920 date of construction. The Blanche M. Ayles House retains both its historic character and landscape setting to a remarkable degree. It evokes a strong sense of time and place, and of feeling and association. It clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

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

HP2 - Single Family Property

B12. References:

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997

Monterey County Deeds, Book 160 at Page 460, 12/8/19

Sanborn fire insurance map of Carmel, 1924

U.S. Census records for Carmel, 1920

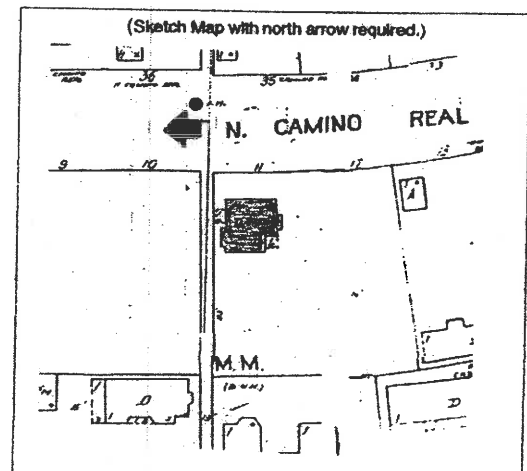
B13. Remarks: *Zoning R-1*
CHCS (AD)

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *9/7/2004*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

Attachment 10

Page 3 of

Resource Name or #: (Assigned by recorder)

Blanche M. Ayles House

Recorded by:

Kent L. Seavey

Date 9/7/2004

☐ Continuation ☐ Update

P3. The house sits below the street, fronting Jane Powers Walk on the north , on a large undeveloped parcel in a natural landscape setting. It is located in a wooded neighborhood of one and two-story residences of varying sizes and age.

Primary # _____
HRI # _____ Attachment 10
Trinomial _____
NRHP Status Code 5S1

Other Listings

Review Code _____ Reviewer _____ Date _____

Page _____ of _____ Resource Name or #: (Assigned by recorder) *Gunnar Norberg hse.*

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 _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address: _____ City *Carmel by-the-Sea* Zip *93921*

d. UTM: (Give more than one for large and/linear resources) _____ ; _____ mE/ _____ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

SE Cr. Carmelo & 10th (Blk Q, Lot 2)

Parcel No. *010-275-016*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-and-one-half story, wood-framed Craftsman bungalow, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a combination of wood shingle & vertical board-and-batten. An interesting feature of the wood shingle is that it is used with different exposures to weather; shorter in the gable apexes, and longer on the building envelope. The board-and-batten is employed along the raised foundation as a skirt-board. The medium pitched front-gable roof has a lower projecting bay to the east. The roof has wide overhanging eaves, w/exposed rafter-tails. The rafter-tails have a modified decorative birds-mouth detailing. A raised, open partial-width entry porch, centered on the north facing facade, balances the roof composition. The porch is capped by a wooden pergola, supported by large, square wood columns. The porch rail is closed and faced w/wood shingle, below a plain, wide frieze. The recessed entry door has a glazed panel above, and is flanked by multi-paned side-lights. There is a shed, roof-dormer centered on the west side-elevation, and below that, a small, angled bay projecting off the ground floor. It too is shed-roofed, w/exposed rafter-tails. There are exposed joists below this feature. A second, lower projecting gable is found on the SW cr. of the building, although it reads as part of the west side-elevation. A 1974 one-story kitchen addition is found projecting off the SE cr. at the rear of the house. Fenestration is irregular, w/ single, paired and banked 6/1 double-hung Craftsman style wood sash.

3b. Resource Attributes: (List attributes and codes)

4. Resources Present ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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



P5b. Description of Photo: (View, date, accession#)
(View toward _____). Photo No: *850-* .

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

CA. 1909 Barbara Norberg (widow)

P7. Owner and Address

*Sueila A. Maze Trust
P.O. Box S
Carmel, CA 93921*

P8. Recorded by: (Name, affiliation, and address)

*Kent L. Seavey, Preservation Consultant, 310
Lighthouse Ave., Pacific Grove, CA 93950*

P9. Date Recorded: *9/14/1902*

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001

Report Citation: (Cite survey report and other sources, or enter "none")

Carmel by-the-Sea Survey 1989-1996

Attachments

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

je of

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) *Gunnar Norberg hse.*

B1. Historic Name: *Gunnar Norberg hse.*

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Craftsman bungalow*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed ca. 1909 (Barbara Norberg); foundations added, and kitchen addition to SE cr. of hse in 1974 (Cbp# 74-191);
reroofed 1992 (Cbp# 92-165)*

B7. Moved? ☐ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features: *Wood-framed one-car garage along lot line east of main hse.*

B9a. Architect:

b. Builder:

B10. Significance: Theme: *Architecture, Govt., Civic & Soc. Instit.* Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940* Property Type: *single family residence* Applicable Criteria: *CR 2,*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Gunnar Norberg Hse. is significant under California Register criterion 2, for the contributions made to the protection and preservation of Carmel by Gunnar Norberg during the productive period of his life. It is also significant under criterion 3, as an excellent example of early Craftsman style residential design in Carmel.

Gunnar Norberg (1907-1988) was a native of Ontario, Canada. He soon moved to Minnesota where he was naturalized as an American citizen. Prior to coming to Carmel Norberg, a 1931 graduate of Stanford University, was a writer and editor, who contributed a number of stories and articles to popular magazines of the day. He worked in New York & Chicago for the Hearst interests, and was editor of *Radio Guide* magazine. He came to Carmel in 1940 on a vacation, and stayed the rest of his life. In 1941 he opened Norberg Travel Service, which he operated when not producing Shakespearean plays at the village's Forest Theater. As an active politician, he served as a City Councilman from 1958-62 and 1964-68, as vice-mayor from 1972-76, then as mayor from 1976-80. In the tradition of Perry Newberry, Norberg referred to himself as "the conscience of Carmel," and practiced what he preached. He did his uppermost to maintain the village character of Carmel and protect its natural setting. He fought the original Hatton Canyon Freeway proposal, initiated the movement to freeze hotel and motel development, saved the Forest Theater from becoming a city corporation yard, and even attempted to have the village zoned a "heritage city", in the same manner wildlife sanctuaries were designated. As mayor he was responsible for the creation of the Arts and Forestry Commissions. A Carmel "original", Norberg was a driving force who fought continually to preserve the special spirit and beauty of the area.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Carmel Pine Cone, 8/18/88
Gilliam, Harold & Ann, *Creating Carmel: The Enduring Vision*,
Gibbs-Smith Pub.: Salt Lake City, 1992
Monterey Herald, 8/18/88

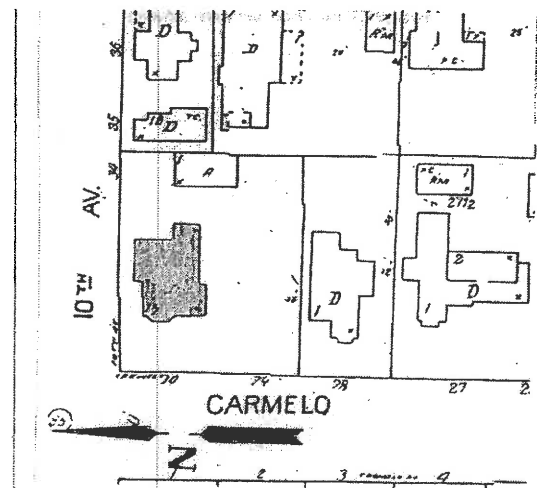
B13. Remarks: *Zoning R-1
CHCS (GCSI/AD)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *9/14/1902*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

je of Resource Name or #: (Assigned by recorder)
corded by: Kent L. Seavey

Gunnar Norberg hse.

Date 9/14/1902

☐ Continuation ☐ Update

P3. The band of four lights in the west facing roof-dormer appear to have aluminum frames, and one or two rear windows may have been changed to aluminum sliders. However, these changes do not significantly alter the historic integrity of the residence. Not previously noted is an interior, rough stone chimney, centered in the ridge line of the building. The house sits a little back from the SE cr. of Carmelo & 10th behind a low, flat-topped picket fence faced w/hedging along 10th, and mature eucalyptus trees along the Carmelo elevation.

B10. According to Norberg's widow, Barbara Collins Norberg, Her parents, Dr. & Mrs. Collins purchased the house from Maude DeYoe in 1940 as a wedding gift for Gunnar & Barbara. Mrs. Norberg had a photograph of the house dated 1909, establishing a base date for its construction. The wood shingled building's low-to-medium-pitched roof with wide, overhanging eaves and decorative exposed rafter-tails is typical of the form, as is its partial-width open porch w/the pergola supported by square, Craftsman columns. The 6/1 bungalow windows w/the upper lights much smaller than the lower, are also common elements of the mode, as is the shed-roof dormer on the west side-elevation. Except for the minor window changes noted in P3. above, and a painted, rather than natural wood exterior, the Norberg Craftsman bungalow is one of the few remaining basically intact examples of this early Carmel residential type. It clearly reflects the findings of the 1997 Carmel Historic Context statement under the theme of architectural development, as does Gunnar Norberg's long association with the building reflect the theme of government, civic & social institutions.

B12. Sanborn fire insurance maps of Carmel, 1924, 1930, 1930-62

PRIMARY RECORD

Primary # _____ Attachment 10

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 5

*Resource Name or #: (Assigned by recorder) Rockwell House

P1. Other Identifier: Rockwell House

*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 Monterey Date 2012 T ; R ; ¼ of ¼ of Sec ; Mount Diablo B.M.

c. Address NE Corner San Antonio & 12th Ave. City Carmel by the Sea Zip 93921

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN 010-279-008, Block X; Lots 18, 20

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

Constructed in 1923, the Craftsman style Rockwell House has a rear-facing U-shaped plan and is set back on a large lot that slopes down towards San Antonio Avenue. The roof is covered with composite shingles and has wide over-hanging eaves with decorative notched rafters. The exterior walls of the principle living area are covered with staggered shingles while the finished basement is faced with horizontal shiplap siding. This was a common treatment used by Murphy to visually separate the foundation framing from the main living areas of his house designs. Fenestration varies and includes square bays with multipaned windows, casement windows, French doors on the front and rear elevations, and one canted bay window on the south elevation (added in 1989). Most of the windows have extended lintels and sills, a Craftsman design trait. A tripartite window, composed of a central multipaned window flanked by two narrow windows, is located on the front elevation. The windows in the finished basement area are four-paned casement windows. (continued on page 3)

*P3b. Resource Attributes: (List attributes and codes) HP2, Single family residence

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



P5b. Description of Photo: (View, date, accession #) Front Elevation, 06/2022

*P6. Date Constructed/Age and

Sources: 1923 ☒ Historic

☐ Prehistoric ☐ Both

Building Permit

*P7. Owner and Address:

Frances McKeon

14230 Warnerville Rd.

Oakdale, CA. 95361

*P8. Recorded by: (Name, affiliation, and address)

Meg Clovis

14024 Reservation Rd.

Salinas, CA 93908

*P9. Date Recorded: 06/2022

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (cite survey report and other sources, or enter "none.") 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)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

*NRHP Status Code

*Resource Name or # (Assigned by recorder) Rockwell House

B1. Historic Name: Rockwell House
B2. Common Name: Rockwell House
B3. Original Use: Residence

B4. Present Use: Residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed in 1923, Enlarge kitchen (1950); Alter bathroom, construct new deck & steps, replace garage doors (1960); Add bay window (1989); Reroof (1994); Replace front deck (2002)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

*B8. Related Features: None

B9a. Architect: M.J. Murphy (Designer)

b. Builder: M.J. Murphy

*B10. Significance: Theme Architectural Development

Area Carmel by the Sea

Period of Significance 1923

Property Type Building Applicable Criteria CR 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Address integrity.)

In 1923 an article in the April 28th edition of the *Carmel Pine Cone* announced that contractor M.J. Murphy was constructing a residence for the Rockwells on the corner of 12th and San Antonio Avenues. This was a second home for the family as their principal home was in Pasadena. Frederick Clark Rockwell (1855-1928) had made his fortune as a pioneer wooden box manufacturer in Hartford, CN. He was also involved with real estate development in Hartford and served in the State legislature. Frederick and his wife Jennie retired to Pasadena in 1908 and are first recorded as visitors to Carmel in 1920. The following year Jennie purchased lots 17-20 in Block X from the Carmel Development Company, but they did not start construction of their new home until 1923. They split their time between Pasadena and Carmel until Frederick's death. Then Jennie made Carmel her permanent home, living in the house with her daughter and two grandchildren. She passed away in 1931.

The Rockwell's house was designed and constructed by Michael J. Murphy (1885-1959). Murphy first (continued on pg. 3)

B11. Additional Resource Attributes (List attributes and codes): HP2

*B12. References:

Carmel Context Statement & Historic Preservation Ordinance

Carmel Pine Cone: 2/5/1920, 1/27/1921, 4/28/1923

Building File, Carmel Planning Dept.

National Register Bulletin 15

Polk's City Directories, Harrison Memorial Library

U.S. Census & Voter Registration Records

F.C. Rockwell Obit., Hartford Courant, 12/13/1928, pg. 9

Seavey, Ken. Carmel: A History in Architecture

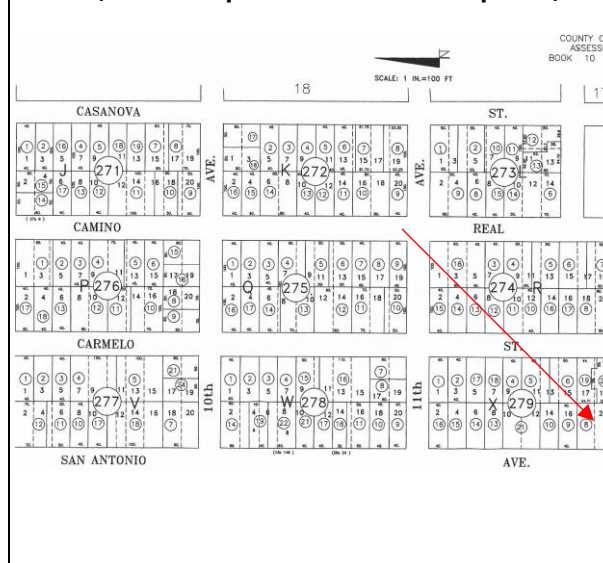
B13. Remarks

*B14. Evaluator: Meg Clovis

*Date of Evaluation: 06/2022

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

P3a. Description:

The French doors on the front elevation open out to a TimberTech deck with a railing of vertical balusters. The deck railing transitions to a decorative metal railing that borders the curved stairway to the driveway. The deck is located over the garage which has a non-historic overhead door. A doorway that leads into the finished basement is located next to the garage door.

A brick patio is located on the rear elevation, between the two wings of the U plan. A brick step leads to the front door which is located at an angle within the junction of the living room and bedroom wings. Two French doors flank the chimney. The large chimney, constructed of rough-cut rubble masonry, is a dominant feature of the patio. The kitchen is accessed through another French door which was installed as part of the kitchen remodel in 1950.

The house is located on a large, sloping lot on the northeast corner of San Antonio and 12th Avenues. A wood stake fence surrounds the perimeter of the property. The front yard appears recently landscaped but some mature bushes and abundant ferns are present. A brick path along the 12th Avenue elevation leads to the rear patio. In 2018 damaged stone and brick pathways were removed and replaced with sand-set brick pathways.

No original plans are in the building file. Following is a description of the permitted changes to the property:

- **BP# 2058 (9/18/1950):** Hugh Comstock enlarged the kitchen wing towards the rear lot line. A new window was installed in the rear wall and the original Dutch doors were reinstalled in the new wall. French doors were installed that opened out to the patio.
- **BP# 3488 (2/15/1960):** The bathroom was remodeled which included closing the original bathroom window and creating a new louvred window with obscure glass (since removed). Plans indicate that the original 3' wide porch (termed "lookout") on the front elevation was removed and replaced with a wider deck. Steps were constructed which connected the deck and the driveway.
- **BP# 89-205 (10/3/1989):** In 1989 two rotten windows on the south elevation were removed. One was replaced with a similar sash window (the bathroom window) and the other with a canted bay window.
- **BP# 94-130 (7/11/1994):** Reroof with composite shingles
- **BP# 02-150 (9/6/2002):** The 1960s deck was replaced with a TimberTech deck and railing. The stone wall and steps to the driveway were retained.

The owners of the property applied for a rooming house permit in 1984 and the basement was one of the rented spaces. There is no record of when the basement was converted into livable space. The small windows that light the basement were presumably installed when the basement was remodeled.

Character Defining Features

Character refers to all the visual aspects and physical features that comprise the appearance of a historic building. Character-defining features include the overall shape of the building, its materials, craftsmanship, decorative details, and the various aspects of its site and environment. The Rockwell House exhibits many of the design traits that characterize Carmel's Craftsman style homes, as described in Carmel's Historic Context Statement. Character-defining features include:

CONTINUATION SHEET

- Shingle and shiplap siding
- Original square bay windows
- French doors and original fenestration
- Chimney
- Roof system and U-shaped plan with interior patio
- Exposed rafters
- Extended lintels and sills

Integrity

Integrity is defined as the ability of a property to convey its significance. There are seven aspects of integrity and to retain integrity, a property must retain several, if not most aspects. Despite some changes over time, the Rockwell House still retains integrity:

- Location: the Rockwell House is still in its original location.
- Design: the Rockwell House has retained its U-shaped plan and original roof configuration.
- Setting: the Rockwell House is still located in a residential setting.
- Materials: the Rockwell House retains the majority of its materials.
- Workmanship: the Rockwell House still displays Murphy's workmanship, such as the notched rafters.
- Feeling: the Rockwell House retains the physical features that convey its historic character, i.e., an early Craftsman house in Carmel.
- Association: association is only applicable for properties eligible under Criterion 2 and 3.

Since the Rockwell House possess the defined characteristics required to strongly represent its context, it is not necessary to compare it against other examples of Murphy-designed Craftsman homes.

B10. Significance:

came to Carmel in 1902. Two years later Frank Devendorf hired him to do the building for the Carmel Development Company. Murphy went on to become the most prolific builder in the history of Carmel, with the Pine Inn, Highlands Inn, La Playa Hotel, Sundial Court, Tor House, Harrison Memorial Library, and numerous houses to his credit. In 1914 Murphy established his own contracting company and in 1924 he opened the M.J. Murphy Company which sold building supplies, did rock crushing and concrete work, and operated a lumber mill and cabinet shop located between San Carlos and Mission.

Evaluation for Significance

Historians use National Register Bulletin 15¹ as a guide when evaluating a property's significance whether on a local, state, or national level. As a first step, to determine whether or not a property is significant, it must be evaluated within its historic context and the City of Carmel's Historic Context Statement² provides this context. The City of Carmel's Historic Preservation Ordinance (Section 17.32.040) reiterates the role of *National Register Bulletin 15* in the evaluation of historic resources. Adopted eligibility criteria is modeled on the California Register's four criteria with the addition of specific qualifications for criterion 3 (Section 17.32.040.D).

¹ National Register Bulletin 15. *How to Apply the National Register Criteria for Evaluation*. National Park Service. 1998.

² *Historic Context Statement: Carmel-by-the-Sea (updated)*. Adopted by the City Council September 9, 2008.

CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

Attachment 10

Page 5 of 6

*Resource Name or # Rockwell House

*Recorded by Meg Clovis

*Date 06/2022

☒ Continuation ☐ Update

The Rockwell House is not eligible under **Criterion One (Event)** as no specific event led to the construction of this building and no important event took place in the building.

The Rockwell House is not eligible under **Criterion Two (Person)** as Mr. and Mrs. Rockwell are not individually significant within Carmel's historic context. Mr. Rockwell was a successful business man, real estate developer and member of the Connecticut legislature, however these accomplishments during his productive life would be best represented by his former home or factory in Hartford.

The Rockwell House is eligible for listing in the Carmel Inventory under **Criterion Three (Architecture)** because it was designed and built by Michael J. Murphy, a builder-designer who is recognized as significant in Carmel's Historic Context Statement (Carmel Historic Preservation Ordinance Section 17.32.040.D(1)). In addition, it is a good example of the Craftsman style which characterizes Carmel's architectural legacy during the town's formative years. Murphy himself is credited with laying the foundation of Carmel's early Arts and Crafts aesthetic with his Craftsman houses. The Craftsman style is recognized as significant in the Historic Context Statement (Carmel Historic Preservation Ordinance Section 17.32.040.D(3)).

To be eligible for the Carmel Inventory a resource must represent a theme in the Context Statement, retain substantial integrity, be at least 50 years old, and meet at least one of the four criteria for listing in the California Register. The Rockwell House represents the theme of Architectural Development, it retains substantial integrity, and it is over 50 years old. It meets Criterion Three of the California Register on the local level because it is representative of Carmel's architectural chronology, specifically the Craftsman style, as described in the Context Statement.

In summary, the Carmel Context Statement, the Carmel Historic Preservation Ordinance, and the historical record support the eligibility of the Rockwell House for the Carmel Historic Inventory.



Figure 1: View of back patio

CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

Attachment 10

Page 6 of 6

*Resource Name or # Rockwell House

*Recorded by Meg Clovis

*Date 06/2022

☒ Continuation ☐ Update



Figure 2: View of south elevation with added bay window



Figure 3: View from corner of San Antonio and 12th

CARMEL INVENTORY OF HISTORIC RESOURCES DATABASE
Attachment 10

	Block	Lot	APN	Resource Name	Criteria	Designer	Style	Year	Conservation District
15	AA	6	010281018000	Leroy Babcock Hse.	3	Babcock	Craftsman	1918	No
17	B	5	010195002000	Effa Spencer House	3		Craftsman	1922	No
19	B	SWpt. 15	010195016000	George Seideneck Studio Building	3	Seideneck	Craftsman	1915	No
23	C	W 50' of 1, 3 N 20' of 5	010194018000	Stonehouse	2,3	Turner	Craftsman	1906	No
28	D	19	010186008000	Guest house	3	Bain	Craftsman	1938	No
29	D	12	010186013000	Artie Bowen Hse.	3	Bowen	Craftsman	1906	No
32	EE	27	010214006000	Meade Hse.	3		Craftsman	1923	No
33	EE	15	010214010000	Abbie McDow Hse.	3		Craftsman	1923	No
35	F	7 &9 north part 11	010184004000	Hinds Cottage	3		Craftsman	1913	No
38	FF	29	010251024000	Collis Hse.	3	Murphy	Craftsman	1913	No
39	FF	20, 22	010251027000	Prof. Karl Rendorff Hse.	3	Murphy	Craftsman	1913	No
40	G	19	010261006000	Emma Williams Hse.	2	Murphy	Craftsman	1921	No
42	GG	1, 3, 5	010252011000	Alfred P. Fraser Hse.	2,3		Craftsman	1913	No
43	H	8	010262010000	Dr. Kellogg Hse. & E. Wright Cottage	2,3		Craftsman	1910	No
44	HH	N 1/2 9, 11, E pts 10, 12	010253021000	William Posey Silva House	2, 3		Craftsman	1914	No
48	I	1 & 3	010263019000	George F. Beardsley Hse.	2, 3	Murphy	Craftsman	1909	No
51	K	5	010272002000	Helen Brown Studio/Home	1,3	Murphy/Comstock	Craftsman	1925	No
52	K	9	010272004000	Goetz Cottage	3		Craftsman	1921	No
55	KK	2, 3	010231011000	Adelaide J.Trethaway Hse.	3		Craftsman	1914	No
66	M	6, 8	010266012000	"Cave of the Winds"	2, 3		Craftsman	1908	No
67	MM	19	010241007000	Blanche M. Ayles House	3		Craftsman	1920	No
74	Q	2	010275016000	Gunnar Norbert Hse.	2, 3		Craftsman	1909	No
85	X	18, 20	010279008000	Rockwell House	3	Murphy	Craftsman	1923	No
94	4 1/2	W 1/2 17 & 19	010115006000	Francis Whitaker Cottage	2,3	Murphy	Craftsman	1928	No
95	5.5	E1/2 18, 20	010111008000	Perry Newberry Cottage	2,3	Newberry	Craftsman	1937	No
96	5 1/2	1 & N1/2 3	010111020000	Ann Nash-Dorothy Bassett House	3	Nash	Craftsman	1921	No
101	10	10	010126015000	Denny-Watrous Studio	2	Watrous	Craftsman	1922	No
102	10	5	010126020000	Jo Mora Hse.	2,3	Mora	Craftsman	1921	No
114	25	5	010102003000	G.H. Philips House	3		Craftsman	1925	No
118	32	13	010222019000	Mary Austin Hse.	3	Austin	Craftsman	1911	No
122	45	W pts 15, 17	010036015000	Frank Smith Hse. & Fence	3	Murphy	Craftsman	1926	No
127	53	S1/2 of 16 & N1/2of 18	010211007000	Gertrude McCaslin House	3		Craftsman	1922	No
133	54	2 of 1, 2, 3, 4	010212016000	Rudolph Ohm Hse.	3	Turner	Craftsman	1922	No
142	62	11 & 13	010035006000	William Muench Cottage	3	Parkes	Craftsman	1929	No
143	62	14	010035013000	Raymond Meeks House	3	Meeks	Craftsman	1927	No
160	72	E1/2 of 1	010139001000	Wilson Building	3		Craftsman	1905	Yes
163	73	All	010213003000	Pine Inn	1	Murphy	Craftsman/Tudor/Spanish	1889	Yes
181	75	9	010147018000	Mary Dummage Shop	3	Parkes	Craftsman	1926	Yes
187	76	18 (southwest corner)	010146008000	The Garden Shop Addition	3	Comstock	Craftsman	1931	Yes
209	87	23	010082006000	Elizabeth H. Sullivan Hse.	3	Parkes	Craftsman	1927	No
210	87	18, N1/2 of 20	010082008000	Jacob F. Kreps Hse.	3	Parkes	Craftsman	1926	No
215	94	16	010193011000	Thomas B. Reardon Hse.	3	Murphy	Craftsman	1924	No
234	113	2	010181022000	M.J. Murphy Hse.	2,3	Murphy	Craftsman	1905	No
244	118	Spt 14, Npt 16	010075023000	Anne Martin House	2	Murphy	Craftsman	1923	No

CARMEL INVENTORY OF HISTORIC RESOURCES DATABASE
Attachment 10

	Block	Lot	APN	Resource Name	Criteria	Designer	Style	Year	Conservation District
247	129	13, 15, p 17	010074002000	Celia Seymour Studio-House	2,3	Seymour	Craftsman	1925	No
254	134	6	010175018000	William McPhillips Hse.	3	McPhillips	Craftsman	1927	No
256	136	9, 11	010171003000	Perry Newberry Stone Hse.	2,3	Newberry	Craftsman	1923	No
260	142	30, 32, 33	010162013000	Rev. Gardner Hse.	3	Murphy	Craftsman	1904	No
262	142	26. 28	010162027000	"Casa della Comedia"	2,3		Craftsman	1921	No
269	145	5-1/2, 7, 9, 11	010173039000	Charles Sumner Greene Studio	3	S. Greene	Craftsman	1923	No
<u>Historic Objects</u>									
285			Ocean & San Carlos	World War I Memorial Arch	1,3	Greene	Mission Revival	1921	Yes
286	EE	1/2 of 16	010214020000	Milk Shrine	3			1920s	No
287	102	N18	010331022000	Mission Model - Miss Williams School	3		Folk Art	1915	No

Historic Resources Board
City of Carmel-by-the-Sea, CA 93921

January 16, 2023

Re: HE 22-294 (Schneider)
Southwest corner of Mission Street and 12th Avenue
Block 138, Lot 1
APN 010-163-001

Dear Members of the HRB:

Thank you for the opportunity to make the case that my home, referenced above, is not worthy of being included on Carmel's inventory of historic places. I would have preferred my architect, Erik Dyar, be able to address the board. He declined because he has submitted an application to rejoin the Historic Resources board as a member.

Carmel-by-the-Sea is a charming place and I value the older homes, which is one of the reasons I purchased this one. I have tried to make mine cozy and charming. Joan and I would like to retire to Carmel but the home is really too small for us to live in full time. I am anticipating closing my surgical practice in San Mateo in a few years and moving full time to Carmel, maybe working part-time at CHOMP. Joan is a writer and needs a secluded room where she can work undisturbed. Between us, we have four adult children, one getting married this year and two more in the near future. In a home of about 900 square feet, there is simply not enough room for us to accommodate ourselves, our children, and the grandchildren to come. I love the home and do not want to tear it down, preferring to keep the charm and character. Instead, I asked Erik Dyar to design an addition that gives us another bedroom, a dining area, a larger kitchen, and a study. He advised me that the declaration of historic ineligibility was a necessary first step. The reason I bring up all these personal details is that your decision whether to include my home on the historic inventory is not some academic exercise, but one that has real world consequences for people who would like to join the ranks of full time residents in Carmel. If my property truly does not belong on the inventory, listing it as historic will have a negative impact on both my family and the city of Carmel-by-the-Sea.

The report by the historian Meg Clovis, completed September 2022, recommended inclusion of my home on the inventory. Three other historians have reached the opposite conclusion. In

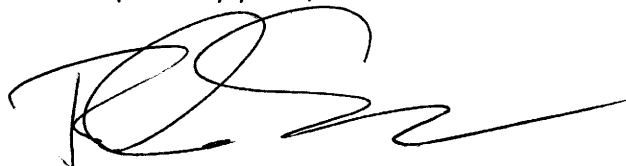
101 S. San Mateo Drive, #104, San Mateo, CA 94401 - 650-342-1414
2950 Whipple Avenue, #4, Redwood City, CA 94062 - 650-368-0881

2008, the historian Kathryn Gualtieri concluded the home was not eligible for the historic inventory, and that the windows were not original. The report by the historian Anthony Kirk, in January 2023, not only concluded the windows were not original, but also that the home was such a poor example of the Craftsman style that it was not eligible for listing. He cited examples of worthy Craftsman homes, including the one on the corner of Carmelo and 10th, which happens to be my favorite home in all of Carmel. A third historian, Kent Seavey, concurred with Mr. Kirk's opinion. Though I have tried to make my home charming as possible, compared to the homes listed on the inventory, my place is a little more than a shack.

Throughout this process I have learned a great deal about architecture and historic integrity. The windows and doors play an important role and alterations to same affect the integrity that is required to include my home on the historic inventory. Three of the four historians have concluded that the windows and doors are not original. I concur. The Residential Building record of the Monterey County Assessor's office, a copy of which has been provided to the Planning Department, dated as best as I can tell in 1956, states the construction is substandard and the windows are casement.

It is my contention that the original windows were casement and most have been changed to sliders at a date subsequent to 1956. The documentary evidence of the Residential Building record is the only evidence we have, above and beyond the expert opinions of the four historians, and should be given great weight. In addition, there are three remaining casement windows in my home, two facing 12th Avenue and one facing west. These three are much older and in poorer shape than the sliders. The casements fit the frames poorly, they have been painted many times, and the strike plates for the locks have all pulled loose. I believe the three casements were not changed out when the sliders were installed as they were smaller than the other windows. The sliders are constructed using Torx wood screws which were not invented when the house was built. The front doors are also not original. In short, the written and physical evidence supports dating the installation of the windows and front doors to 1956 or later.

Respectfully yours,

A handwritten signature in black ink, appearing to read 'Tobin Schneider', with a stylized, flowing script.

Tobin Schneider

DYAR ARCHITECTURE

January 16, 2023

Historic Resources Board
City of Carmel-by-the-Sea

RE: HE 22-294 (Schneider Residence)
Southwest corner Mission Street and 12th Avenue
APN: 101-163-001

Dear Chair Chroman and Members of the Historic Resources Board,

Dr. Schneider retained us to see how we could address his family's needs to enlarge his small 900 square foot house in Carmel, while keeping its undeniable character. We immediately recommended applying for an historical determination by the City, since the conclusion of that determination would make clear the design options available. As professionals, we had to inform our client of his options depending upon this outcome. We certainly, let him know that if the house was determined to be ineligible for the historic inventory, that he would be allowed to demolish it and build a new home. Dr. Schneider immediately made VERY clear, he did NOT want nor would he demolish his home. He reiterated to us many times his love for this house--- its charm, character, and materials. He also explained how much he wanted him and his wife to move permanently here and how the existing house was just too small and rundown to accommodate their needs. For our design, we propose to keep the front façade facing 12th street intact and will be keeping the additions to the rear and the garage area. The existing, significantly altered garage will be reconstructed to provide more functional spaces for the Schneiders while staying complimentary and in the style of the original home. We feel that our design will do exactly as Dr. Schneider requested: Keep all the character and charm for him and the community, while creating the functionality they need. An historic designation for the main house and the garage, especially since this is on a corner lot with public views from two sides not just one, would be prohibitive in making the required modifications for the Schneiders to meet their needs as full-time residents. While much of our work in Carmel is with historically significant structures and new more modern homes, we have pride that many of our projects here take more humble, charming, but not historically significant homes and creating additions and remodels that maintain their character, style and only enhance it for the City and our clients.

When we first visited the home, its charm was clear, but also obvious was that it is basically a single-wall shack. There are no real distinguishing marks of quality which would signal this as a good example of the Craftsman-style. Arts and Crafts style of architecture and the movement itself was based on seeing, in form and detail, the hand of the craftsman and the quality of the craftsmanship. We think it can be simply said that a good example of craftsman style architecture must, by definition, display good craftsmanship. This house just does not. As we reviewed Meg Clovis' report, she does list elements of this house which can be considered in determining whether it is OF the Craftsman-style, but there is nothing discussed of why

it is a good example of that style. The reason the quality (whether it's a good example) was not discussed is probably because there are no elements of the structure that can be characterized as of good quality.

With this in mind, it's important to understand and have a grasp of the breadth of the Craftsman-style in Carmel. It is, without question, one of the most important architectural styles in Carmel-by-the-sea, with at least 30 homes on the City's historic inventory designated as Craftsman. This makes this style one of the best represented of any. What is also significant about these 30 homes is the variety of scales, from the grand to the modest, and what unites them is the Craft exhibited. They include from the house of the former Mayor, Gunnar Norberg (Exhibit A, on the Southeast Corner of Carmelo and 10th), which is a large, magnificent, quintessential craftsman-style home, to much more modest examples that reflect the simplicity and smaller scale for which Carmel is known.



Exhibit A: Gunnar Norberg House

There are so many marvelous, excellent examples of the Craftsman-style on the inventory that show exactly what a good example is and how the Schneider Residence doesn't really compare. Take the Goetz Cottage (Exhibit B, Casanova (4) SW of 10th). Very modest in size, but you see the quality and craftsmanship clearly in the corbels and beautifully shaped fascia boards and shingle design.



Exhibit B: Goetz Cottage



Exhibit C: Anson House

Another is the Anson House (Exhibit C, Monte Verde (3) NW of Ocean). This very small, wonderful, home shows its quality with the unique corbel and roof eave of the entry, the expressive redwood fascias and well-composed bay window facing the street.



Exhibit D: McDow House

The McDow House (Exhibit D, next door) is yet another modest, good example of the Craftsman-style in Carmel, with its exuberant entry overhang and fine details exhibiting craftsmanship.

We hope through showing these examples that a reasonable basis can be established for what actually IS a good example of this style in Carmel and what can just be categorized as 'OF' the style.

We respectfully request the board, after reviewing the evidence and our reasoning, issue a determination of ineligibility of this residence for the City's Historic Inventory and allow us to continue to work with the Schneiders to enhance and make functional their Carmel home.

Sincerely,

A handwritten signature in blue ink, appearing to read 'MPorges'.

Matthew Porges
Senior Designer
DYAR Architecture



CARMEL-BY-THE-SEA

NOTICE OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On January 23, 2023 the Historic Resources Board made a preliminary determination that the property identified below does not constitute an historic resource and is therefore ineligible for the Carmel Inventory of Historic Resources.

Assessor's Parcel Number: **010-163-001**

Current Owner: **Tobin M. Schneider Trust**

Block/Lot: 138/1

Street Location: **Southwest corner of Mission Street and 12th Avenue**

Lot size: 4,635

Original Date of Construction: c.1925

The basis for this determination is:

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

This preliminary determination will be circulated for a 10 calendar day public review period beginning on January 24, 2023, and ending at 5:00 P.M. on February 2, 2023. If no requests for further review are received during this period, the determination shall become final and shall remain valid for a period of 5 years.

Katherine Wallace, Associate Planner

RECORDING REQUESTED BY
CITY OF CARMEL-BY-THE-SEA

AND WHEN RECORDED MAIL TO

Carmel City Hall
Post Office Drawer CC
Carmel, CA 93921
Attn: Evan Kort

This space reserved for the Recorder's use only

RESOLUTION OF HISTORICAL RESOURCE DESIGNATION

The City of Carmel-by-the-Sea Historic Resources Board has completed intensive survey work, and has made a determination that the property identified below meets the criteria for a historic resource as established in the City's General Plan, the Municipal Code and the Local Coastal Program for Carmel-by-the-Sea.

Based on this determination, effective January 23, 2023, the Historic Resources Board hereby resolves to designate the property described below as a local resource on the Carmel Inventory of Historic Resources.

This Resolution is being recorded pursuant to section 5029(b) of the California Public Resources Code that requires the City to record all historic resource determinations. This action also is taken in furtherance of the Local Coastal Program certified by the California Coastal Commission and implemented by the City of Carmel-by-the-Sea Ordinances No. 2004-01 and 2004-02.

Assessor's Parcel Number: 010-163-001

Block/Lot: 138/1

Current Owner: Tobin M. Schneider Trust

Street Location: Southwest corner of Mission Street and 12th Avenue

It is the purpose of this Resolution to alert the owner, successors and assigns to the existence of a historic resource on the property. This historic resource is protected under the laws of the State of California and of the City of Carmel-by-the-Sea including the California Coastal Act, the California Public Resources Code, the Carmel-by-the-Sea Municipal Code and the Local Coastal Program. Specific regulations affecting remodels, alterations, additions and demolitions can be found in the City of Carmel-by-the-Sea planning documents referenced above.

Date:

Certified by:

Katherine Wallace, Associate Planner
City of Carmel-by-the-Sea



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

January 23, 2023
ADJOURNMENT

TO: Historic Resources Board Commissioners

SUBMITTED BY: Leah Young, Administrative Coordinator

SUBJECT: PUBLIC CORRESPONDENCE: Regarding Public Hearings on Agenda

RECOMMENDATION:

BACKGROUND/SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:



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

January 23, 2023
ADJOURNMENT

TO: Historic Resources Board Commissioners

SUBMITTED BY: Leah Young, Administrative Coordinator

SUBJECT: PUBLIC CORRESPONDENCE: Additional items not associated with Public Hearings

RECOMMENDATION:

BACKGROUND/SUMMARY:

FISCAL IMPACT:

ATTACHMENTS: