

**CITY OF CARMEL-BY-THE-SEA  
HISTORIC RESOURCES BOARD  
SPECIAL MEETING AGENDA**

Tuesday, January 19, 2016  
2:30 p.m. Tour  
4:00 p.m. Open Session

City Hall Council Chambers  
East side of Monte Verde Street  
Between Ocean and Seventh Avenues

**A. CALL TO ORDER AND ROLL CALL**

BOARD MEMBERS:

ERIK DYAR, CHAIR  
ELINOR LAIOLO  
KATHRYN GUALTIERI  
JULIE WENDT

**B. TOUR OF INSPECTION**

Shortly after 2:30 p.m., the Board will leave the Council Chambers for an on-site Tour of Inspection as noted on “applications” section of the agenda. The public is welcome to follow the Historic Resource Board on its tour of the subject sites. The Board will return to Council Chambers at 4:00 p.m., or as soon thereafter as possible.

**C. PLEDGE OF ALLEGIANCE**

**D. APPEARANCES**

Anyone wishing to address the Board on matters within the jurisdiction of the Board may do so now. Please state the matter on which you wish to speak. Matters not appearing on the Board’s agenda will not receive action at this meeting, but may be referred to staff for a future meeting. Presentations will be limited to three minutes, or as established by the Board. Persons are not required to give their name or address, but it is helpful for speakers to state their name in order that the Secretary may identify them.

**E. CONSENT AGENDA**

1. Consideration of the minutes of November 16, 2015 Historic Resources Board Meeting

**F. ITEM**

- |  |  |
|--|--|
| 1. DS 15-158 (Henderson)<br>Runnoe Construction<br>NW Cor. Scenic and Martin Way<br>Block: B-18, Lots: 1 & 2<br>APN: 009-423-001         | Consideration of a Design Study (DS 15-158) application for alterations to a historic site located in the Single-Family Residential (R-1) and Beach and Riparian Overlay (BR) Zoning Districts |
| 2. MP 16-002 (City War Memorial)<br>American Legion Post 512<br>Ocean and San Carlos   | Consideration of a Municipal Project (MP 16-002) for the replacement of the War Memorial Bell on the Ocean Avenue median, at the intersection of Ocean Avenue and San Carlos Street.           |
| 3. DR 15-451 (Forest Theater)<br>Pacific Repertory Theater<br>NE Cor. Santa Rita & Mt. View<br>Block: 85, Lots: 1-15<br>APN: 010-043-008 | Consideration of a Design Review (DR 15-451) application for a proposed west pathway at the Forest Theater   |
| 4. City of Carmel-by-the-Sea   | Review of the Certified Local Government Annual Reports to be submitted to the California Office of Historic Preservation  |

**G. DIRECTOR'S REPORT**

**H. SUBCOMMITTEE REPORT**

**I. DISCUSSION ITEMS**

**J. BOARD MEMBER ANNOUNCEMENTS**

**K. ADJOURNMENT**

Any writings or documents provided to a majority of the Historic Resources Board regarding any item on this agenda will be made available for public inspection in the Planning and Building Department located at City Hall, on Monte Verde between Ocean and 7<sup>th</sup> Avenues during normal business hours.

The next regular meeting of the Historic Resources Board is TBD.

The City of Carmel-by-the-Sea does not discriminate against persons with disabilities. The City of Carmel-by-the-Sea Telecommunication's Device for the Deaf/Speech Impaired (TDD) number is 1-800-735-2929.

The City Council Chambers is equipped with a portable microphone for anyone unable to come to the podium. Assisted listening devices are available upon request to the Board Secretary. If you need assistance, please advise the Board Secretary what item you would like to comment on, and the microphone will be brought to you.

#### **AFFIDAVIT OF POSTING**

*I, Marc E. Wiener, Acting Community Planning and Building Director, for the City of Carmel-by-the-Sea, DO HEREBY CERTIFY, under penalty of perjury under the laws of the State of California, that the foregoing notice was posted at the Carmel-by-the-Sea City Hall bulletin board, posted at the Harrison Memorial Library on Ocean and Lincoln January 15, 2016.*

Dated this 15<sup>th</sup> day of January, 2016, at the hour of 3:00 p.m.

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Marc Wiener, Acting Community Planning and Building Director

**MINUTES  
CITY OF CARMEL-BY-THE-SEA  
HISTORIC RESOURCES BOARD  
November 16, 2015**

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 Erik Dyar at 3:06 p.m.

PRESENT: Erik Dyar, Chair  
Elinor Laiolo  
Kathryn Gualtieri

ABSENT: Julie Wendt

STAFF PRESENT: Marc Wiener, Acting Community Planning and Building Director  
Matthew Sundt, Contract Planner  
Cortina Whitmore, Historic Resources Board Secretary

**B. TOUR OF INSPECTION**

The Board left to tour the following project sites:

- APP 15-292 (Loneragan), NEC of Dolores and 12<sup>th</sup>
- DS 15-302 (Hitch), San Carlos 2 SW of 11<sup>th</sup>

The Board returned to City Hall to begin the regular meeting at 4:00 p.m. Chair Dyar reconvened the meeting and called for a roll call. Board Members Dyar, Laiolo, and Gualtieri were noted as present. Board Member Wendt was absent. Chair Dyar called for roll call at **4:00 p.m.**

**C. PLEDGE OF ALLEGIANCE**

Members of the audience joined the Board in the Pledge of Allegiance.

**D. APPEARANCES**

N/A

**E. CONSENT AGENDA**

1. Consideration of the minutes of August 18, 2015 Historic Resources Board meeting.

Marc Wiener noted page 5 of the August 18, 2015 minutes was not included in the Agenda Packet; page 5 was presented to the Board for review.



**Board Member Gualtieri moved to approve the draft minutes from the August 18, 2015 Historic Resources Board Meeting. Motion seconded by Board Member Liaolo and carried by the following roll call vote:**

|          |   |
|----------|---|
| AYES:    | COMMISSIONERS: DYAR, LAIOLO & GUALTIERI |
| NOES:    | COMMISSIONERS: NONE                     |
| ABSENT:  | COMMISSIONERS: WENDT                    |
| ABSTAIN: | COMMISSIONERS: NONE                     |

**F. ITEM**

- |                               |   |
|-------------------------------|---|
| 1. APP 15-292 (Lonergeran)    | Appeal of an Administrative Decision (APP   |
| Scott Lonergeran              | 15-292) to add an existing residence to the |
| NE Corner of Dolores and 12th | City's Historic Inventory                   |
| Block: 131, Lot: 14           |   |
| APN: 010-154-005              |   |

Matthew Sundt, Contract Planner presented the staff report for APP 15-292 (Lonergeran) and provided history of the residence. Mr. Sundt summarized Kent Seavy's historical analysis report and permit history for the residence. Mr. Sundt noted that in staff's opinion the alterations to the residence have not significantly altered the appearance of the residence.

Chair Dyar opened the public hearing.

Speaker #1: Applicant, Scott Lonergeran provided further clarification on the property history and noted his reasons for the appeal. Mr. Lonergeran expressed his concern for the significance and the integrity of his residence.

Seeing no other speakers, the public hearing was closed.

Board Members held discussion and noted the ambiguity in determining the vernacular of the home. Board member Gualtieri noted any previous determination from 2009 should not be second guessed in 2015. Board members agree with staff determination that the home should be considered historic and stated it meets the standards in regards to age and integrity.

**Board Member Gualtieri moved to approve APP 15-292 (Lonergeran). Motion seconded by Chair Dyar and carried by the following roll call vote:**

|          |   |
|----------|---|
| AYES:    | COMMISSIONERS: LAIOLO, GUALTIERI & DYAR |
| NOES:    | COMMISSIONERS: NONE                     |
| ABSENT:  | COMMISSIONERS: WENDT                    |
| ABSTAIN: | COMMISSIONERS: NONE                     |

2. DS 15-302 (Hitch)  
Thomas Hitch  
San Carlos 2 SW of 11<sup>th</sup>  
Block: 131, Lot: 3  
APN: 010-154-011

Consideration of a Design Study (DS 15-302)  
application for alterations to a historic  
residence located in the Single Family  
Residential (R-1) Zoning District

Matthew Sundt, Contract Planner presented the staff report and summarized the proposed design changes to the historic residence. Mr. Sundt answered questions from the Board and noted staff recommendations.

Chair Dyar opened the public hearing.

Speaker #1: Applicant, Claudio Ortiz provided further clarification for DS 15-302 (Hitch). Mr. Ortiz summarized the remodel completed in 2000 and answered questions from the Board.

Seeing no other speakers, the public hearing was closed.

Board Members held discussion. Chair Dyar noted his support for shingle differentiation.

1. **Board Member Gualtieri moved to approve DS 15-302 (Hitch) with an amendment to special condition #5: To delineate the proposed addition from the original building shingles will be installed that have a staggered butt and extended to the foundation. The Board added special condition #6: Knee braces under the new roof eaves will be slightly smaller than those existing. Motion seconded by Chair Dyar and carried by the following roll call vote:**

|          |   |
|----------|---|
| AYES:    | COMMISSIONERS: LAIOLO, GUALTIERI & DYAR |
| NOES:    | COMMISSIONERS: NONE                     |
| ABSENT:  | COMMISSIONERS: WENDT                    |
| ABSTAIN: | COMMISSIONERS: NONE                     |

**G. DIRECTOR'S REPORT**

1. Update on the Forest Theater Landmark Designation

Marc Wiener, Acting Planning and Building Director informed the Board Kent Seavy will complete an application on behalf of the City.

**H. SUBCOMMITTEE REPORT**

1. Update on Mid-Century Modern Subcommittee

Chair Dyar informed the Board that the Mid-Century Modern Subcommittee is in the process of creating an addendum to add to the City's design guidelines to reference for appropriate examples of Mid-Century design.

**I. DISCUSSION ITEMS**

N/A

**J. BOARD MEMBER ANNOUNCEMENTS**

Chair Dyar announced the resignation of Board Member Gregory Carper.

**K. ADJOURNMENT**

There being no further business to come before the Board, the meeting was adjourned at 5:16 p.m.

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Cortina Whitmore, Historic Resources Board Secretary

ATTEST:

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Erik Dyar, Chair



CITY OF CARMEL-BY-THE-SEA

Historic Resources Board

January 19, 2016

**To:** Chair Dyar and Board Members

**From:** Marc Wiener, Acting Community Planning and Building Director

**Submitted by:** Ashley Hobson, Contract Planner

**Subject:** Consideration of a Design Study (DS 15-158) for alterations to a historic site located in the Single-Family Residential (R-1) Zoning District

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**Recommendation:**

Issue a Determination of Consistency with the Secretary of the Interior's Standards

|                     |                                    |                        |                             |
|---------------------|------------------------------------|------------------------|-----------------------------|
| <b>Application:</b> | DS 15-158 (Henderson)              | <b>APN:</b>            | 009-423-001 and 009-423-002 |
| <b>Block:</b>       | B-18                               | <b>Lots:</b>           | 1 & 2                       |
| <b>Location:</b>    | NW Corner of Scenic and Martin Way |                        |                             |
| <b>Applicant:</b>   | Runnoe Construction                | <b>Property Owner:</b> | Wellington S. Henderson Jr. |

**Background:**

The existing residence, known as the "Cabin on the Rocks", is a low one-story concrete and Carmel Stone house that projects out on a granite outcropping over the Carmel Bay. The house was designed by Architect Frank Lloyd Wright in 1948 and construction was completed in 1952. It is included in the Carmel Historic Survey, whereupon a DPR523 Form for this residence was prepared in 2001, and the residence is listed in the Carmel Historic Resource Inventory. The residence is also eligible as both a California State Historical Resources and a National Historic Resource under Criteria #3 as the only house designed and constructed by Frank Lloyd Wright in Carmel that relates directly to its seaside location and environment. The "Cabin on the Rocks" also meets the significance criterion established by the City of Carmel's Historic Preservation Ordinance, Chapter 17.41 of the Municipal Code. The property meets three of the criteria enumerated in Section 17.41.040 of the ordinance: (1) Cultural Heritage, because its architectural character has value as part of the residential development of the community; (2) Architectural Distinction, because it embodies the distinguishing characteristics of the

Craftsman Bungalow style of architecture; and (5) Notable Construction, because it is the sole residence in Carmel designed by a master architect.

According to the City's property records and Monterey County Assessor records, the construction period of the residence lasted from April 1951 to November 1952. At some point after construction, "Desert Masonry" stone siding was changed to the existing "Carmel Stone" siding, and multiple interior changes were made. In 1961, a master bedroom addition was constructed and between 1999 and 2000, the owners rebuilt the existing fences surrounding the property.

Because of the property's close proximity to the ocean, the movement of water has eroded the bluff face to the extent that it appears to be an eminent threat to the entry gate and driveway of the residence. Recent erosion on the lower portions of the bluff has resulted in focused ocean spray on specific areas supporting the bluff top driveway.

#### **Proposed Project:**

The applicant is proposing to construct a 63-foot long bluff-top retaining wall along the northern boundary of the property, overlooking the southern edge of Carmel Beach. The wall is proposed to range between 7 feet and 8 feet in height, with the top of the wall approximately 16 feet above the existing grade of the beach. The wall is proposed to match, to the extent feasible, the existing bluff face, and would be constructed with the appearance of natural stone.

The purpose of the wall is to prevent further erosion of the bluff caused by ocean spray and rain. A Geological and Geotechnical Engineering Investigation was completed for the project by Haro, Kasunich and Associates, Inc in September 2014. The report found that although the exposed volcanic bedrock surrounding the house is relatively hard, it has been weakened by naturally occurring weathering, joints, and fractures. The engineers have reviewed the plans and have developed geotechnical design criteria contained throughout the report.

#### **Staff Analysis:**

***Historic Evaluation Summary:*** The California Environmental Quality Act requires environmental review for alterations to historic resources that are not consistent with the Secretary of the Interior's Standards. The proposed alterations were reviewed by the City's Historic

Preservation Consultant and reported in the Phase II Historic Assessment, and includes an analysis of the proposed changes based on the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (Attachment C). The assessment concludes that the project, as shown on the project plans dated September 4, 2014, would be consistent with the Standards, and will help protect a National Register eligible property. Additionally, the report states that *"as proposed, the new work will not diminish the historic integrity nor cause a significant change to the historic building site and will not create a significant adverse effect on the environment."*

***Secretary of the Interior's Standards:*** Standard #2 states that *"The historic character of a property shall be retained preserved"* and Standard #9 states that *"new additions...or related construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."*

The applicant is proposing to build a new 63-foot long bluff top retaining wall to prevent further erosion. Without the wall, the residence is at risk of being damaged during a large storm or as a result of constant erosion, and therefore the wall will be constructed in an effort to preserve the significant historic resource. As proposed, the new wall will be differentiated from the historic stone masonry walls on the site. In staff's opinion, the project meets the Secretary of the Interior's Standards, which are included as Attachment C.

***Archaeological Analysis:*** The subject residence and surrounding lands are located within the City of Carmel Archaeological Significance Overlay zone. An Archaeological Review of the 63-foot long bluff-top retaining wall was completed by BASIN Research Associated on October 21, 2015 (Attachment E), and found that sediment with a very low density of Red Abalone shell fragments are present within the footprint of the proposed retaining wall. This sediment may represent prehistoric midden (culturally affected soil) associated with the archaeological site that was destroyed during the construction of the residence in the early 1950s. The report notes that the sediment along the bluff appears to lack cultural integrity and significant prehistoric archaeological materials. The Archaeologist recommended the following three conditions:

- 1) The project proponent shall note on any plans that require ground disturbing excavation that there is a potential for exposing buried cultural resources including prehistoric Native American burials.

- 2) The project proponent shall retain a Professional Archaeologist to provide pre-construction briefing(s) to supervisory personnel of any excavation contractor to alert them to the possibility of exposing significant prehistoric archaeological resources within the project area. The briefing shall discuss any archaeological objects that could be exposed, the need to stop excavation at the discovery, and the procedures to follow regarding discovery protection and notification of the project proponent and archaeological team. An "Alert Sheet" shall be posted in conspicuous locations at the project location to alert personnel to the procedures and protocols to follow for the discovery of potentially significant prehistoric archaeological resources.
- 3) The project proponent shall retain a Professional Archaeological on an "on-call" basis during ground disturbing construction for the project to review, identify, and evaluate cultural resources that may be inadvertently exposed during construction. The archaeologist shall review and evaluate any discoveries to determine if they are historic resource(s) and/or unique archaeological resources under the California Environmental Quality Act (CEQA).

**Alternatives:** The staff recommendation is to issue a determination that the application, as conditioned by staff, is consistent with the Secretary's Standards. Also, the Board could find the application inconsistent with the Secretary's Standards, which would result in either the applicant withdrawing the project or require additional CEQA analysis to evaluate impacts on historic resources.

**Environmental Review:** Consistent with the California Environmental Quality Act (CEQA), an environmental Initial Study (IS) will be completed for this project. A draft IS will be released to the public for comments on the adequacy of the environmental analysis prior to a public hearing before the Planning Commission.

**ATTACHMENTS:**

- Attachment A – Conditions of Approval
- Attachment B – Phase II Historic Assessment / DPR 523 Form
- Attachment C – Secretary of the Interior Standards
- Attachment D – Site Photographs
- Attachment E – Archaeological Report
- Attachment F – Project Plans

## **Attachment A – Conditions of Approval**

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

### **CONDITIONS OF APPROVAL**

DS 15-158

Wellington Henderson Jr.

NW Corner of Scenic and Martin

Block: B-18, Lot: 1 & 2

APN: 009-423-001 and 009-423-002

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### **AUTHORIZATION:**

This Determination of Consistency (DS 15-158) authorizes the construction of a 63-foot bluff top retaining wall along the North bluff of the property. The retaining wall will range from 7-feet to 8-feet in height, with the top of the wall approximately 16-feet above the existing grade of the beach. The wall is proposed to match, to the extent feasible, the existing bluff face, and be constructed of Carmel Stone masonry.

### **SPECIAL CONDITIONS:**

1. Prior to the beginning of construction, the applicant shall convene a pre-construction meeting to include the contractor and the City's Project Planner to ensure compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.
2. The project proponent shall note on any plans that require ground disturbing excavation that there is a potential for exposing buried cultural resources including prehistoric Native American burials.
3. The project proponent shall retain a Professional Archaeologist to provide pre-construction briefing(s) to supervisory personnel of any excavation contractor to alert them to the possibility of exposing significant prehistoric archaeological resources within the project area. The briefing shall discuss any archaeological objects that could be exposed, the need to stop excavation at the discovery, and the procedures to follow regarding discovery protection and notification of the project proponent and archaeological team. An "Alert Sheet" shall be posted in conspicuous locations at the project location to alert personnel to the procedures and protocols to follow for the discovery of potentially significant prehistoric archaeological resources.



4. The project proponent shall retain a Professional Archaeological on an “on-call” basis during ground disturbing construction for the project to review, identify, and evaluate cultural resources that may be inadvertently exposed during construction. The archaeologist shall review and evaluate any discoveries to determine if they are historic resource(s) and/or unique archaeological resources under the California Environmental Quality Act (CEQA).

***\*Acknowledgement and acceptance of conditions of approval.***

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Property Owner Name

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Property Owner Signature

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Date

***Once signed, please return to the Community Planning and Building Department.***

PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code

Other Listings

Review Code

Reviewer

Date

Page 1 of 5

\*Resource Name or #: (Assigned by recorder) Mrs. Clinton Walker House

P1. Other Identifier: Cabin on the Rocks

\*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 \_\_\_\_\_ ¼ of \_\_\_\_\_ ¼ of Sec \_\_\_\_\_ B.M.

c. Address N.S. Santa Lucia bet. Martin Way & Bay City Carmel By The Sea Zip 93921

d. UTM: (Give more than one for large and/or linear resources) Zone View \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Monterey County Assessor's Parcel #9-423-1 (Block B, Lot 18)

\*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.)

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



P5b. Description of Photo: (View, date, accession #) West Facade  
8/14/01 #1857-18

\*P6. Date Constructed/Age and Sources: ☒ Historic

☐ Prehistoric ☐ Both  
1951-52 "The Cabin on the Rocks" (1994)

\*P7. Owner and Address:

Henderson Family Trust  
77 New Place Road  
Hillsborough, CA 94010

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

Richard N. Janick

MART

\*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**

Page 2 of 5

\*NRHP Status Code 3S

\*Resource Name or # (Assigned by recorder) Mrs. Clinton Walker House

B1. Historic Name: Mrs. Clinton Walker House

B2. Common Name: \_\_\_\_\_

B3. Original Use: Single Family Residence B4. Present Use: Vacation House

\*B5. Architectural Style: Frank Lloyd Wright - Organic Architecture

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

See Continuation Sheet.

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

1. The stone work was done by the DeMaria Bros. and was Mrs. Walker's contribution to the design when the "Desert Masonry" proved ineffective. 2. A kitchen door was also fabricated by Mrs. Walker's insistance against Wright's plan.

B9a. Architect: Frank Lloyd Wright

b. Builder: Miles Bain (Local) and

Walter Olds (Bay Area)

\*B10. Significance: Theme "Organic Architecture"

Area

Period of Significance Post WW II

Property Type S.F.R.

Applicable Criteria CR3

(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.

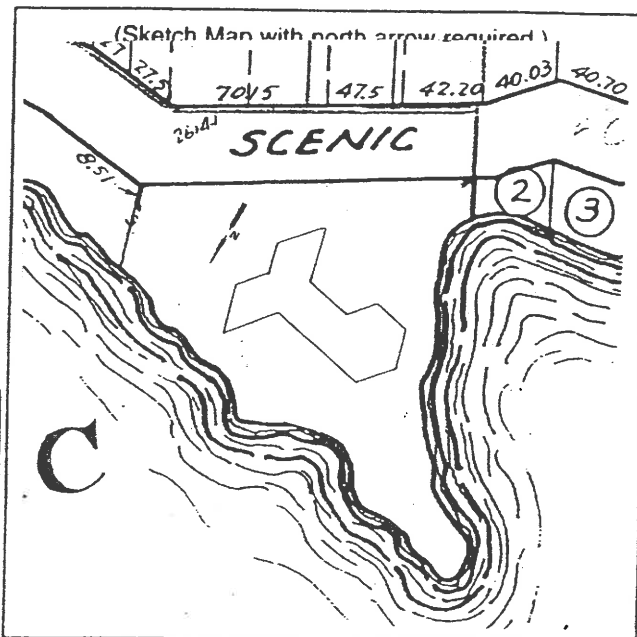
B13. Remarks:

Zoning R-1

\*B14. Evaluator: Richard N. Janick, MARI

\*Date of Evaluation: Carmel HRI, Summer 2001

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 5

\*Resource Name or # (Assigned by recorder) Mrs. Clinton Walker House

\*Recorded by \_\_\_\_\_

Richard N. Janick

\*Date Summer 2001 ☐ Continuation ☐ Update

P3a. Description:

A low one-story concrete and "Carmel Stone" house that projects out on a granite outcropping into Carmel Bay. The plan features a hexagonal living room covered by a hexagonal low hipped roof sheathed in weathered copper. The gabled roof bedroom wing extends into a hipped roof carport that features an open window to a Thomas Church-landscaped garden and the ocean. The waves of Carmel Bay break against a triangular ship-like prow of concrete and "Carmel Stone" forming a terrace beyond the panoramic glazed living room. Inverse stepped windows framed in Cherokee-red painted steel enclose and surround the living room. The bedroom wing features a loggia of redwood French doors that open out into the garden and diagonal redwood screens that shield the wind. The master bedroom, the studio addition of 1960-61, features a fireplace and extends at an angle opposite the carport giving the plan a footprint of a "fish" form when seen from above. The stepped in window treatment is used in the master bedroom and two smaller guest bedrooms. A glass and steel screen shields a private patio off the master bedroom accessible through redwood and glass French doors. A long redwood fence and overgrown cypress trees shield the property from Scenic Road and a trapezoidal shaped redwood gate extends from the fence to a concrete and "Carmel Stone" triangular support post that originally contained a circular planter filled with blue-green tinted glass spheres illuminated by recessed lighting. The house sits on a concrete slab foundation and red-tinted concrete floor inscribed by hexagonal patterns and containing copper tubes for radiant heating. From the west, the terrace and living room form a distinct ship cutting through the waves. From the east, the terrace disappears and the long-low roof line and ribboned windows of the guest bedrooms form a natural extension of the rock outcrop that anchors the house to the site.

B6. Construction History:

1. First Rendering and Plans – 1948 – Carport facing southwest copper roof.
2. Revised Rendering and Plans – 1949 – Carport facing southeast copper roof.
3. Working Drawings – Specifications – 1950 – Based on Revised 1949 Plan.
4. Monterey County Zoning Permit Application #C-46, 4/24/50. Architect: Frank Lloyd Wright. Contractor: Miles Bain. Building 2,000 sq. ft. – 9,170 sq. ft. lot. Initial Projected Cost: \$35,000.
5. Construction Period (April 1951 to November 1952):
  - a. "Desert Masonry" changed to "Carmel Stone." Supervising Architects: Aaron Green and Walter Olds.
  - b. Concrete floor instead of "Green Slate."
  - c. "Kitchen door" added – against Wright's scheme.
  - d. Fireplace in bedroom – main fireplace problems (Pole wood).
  - e. Loggia doors and screens on west versus east.
  - f. Copper roof changed to "Ludowichi-Celadon" roof. Triangular ceramic glazed interlocking metal panels in blue-green color pattern. Architectural porcelain construction – Oakland – Roos Roofing Co. Final cost \$55,000.
  - g. Tommy Church Landscape.

CONTINUATION SHEET

age 4 of 5

\*Resource Name or # (Assigned by recorder) Mrs. Clinton Walker House

\*Recorded by Richard N. Janick

\*Date Summer 2001 ☐ Continuation ☐ Update

B6. Construction History (Continued):

- h. Roof leaks (May 1956). Replaced with copper panels of original design – P.M.C. Roofing Co., Pacheco, California
- i. Studio Addition design to bedroom – November 1956 – later carried out in 1960–61 by Sandy Walker, A.I.A., nephew of Mrs. Walker (Wright died in April 1959. Became Master Bedroom.
- j. Mermaid Sculpture on deck – Mrs. Walker acquisition.
- k. Permit #97-102 – May 1997 – new copper roof by P.M.C. Roofing, Pacheco, California - \$50,000 – original contractors in 1956.
- l. New Gate – 1999 – Built to original specifications.
- m. Permit # R.E. 00-41 – New fence built to exact specifications of old fence – October 2000 (completed 2001) (horizontal redwood board and batten – 5 ft. high).
- 6. 1996 – “Frank Lloyd Wright Conservancy” – detailed “as-is” analysis of the house, identifying future maintenance.

B10. Significance:

This house qualifies as both a State Historical Resource and National Historic Resource under Criteria #3 as the only house designed and constructed by Frank Lloyd Wright in Carmel that also relates directly to its seaside location and environment. It has been internationally photographed and published and was even featured in the 1960 motion picture “A Summer Place.” The house, originally designed as a vacation home, has been willed to the Henderson Family Trust (Harriet Henderson is Mrs. Clinton Walker’s daughter), and continues to be utilized with its original intent. Wright also designed three other houses on coastal sites in the Carmel-Pebble Beach area

- 1. The John Nesbitt House – “Sea Garden” 1941 – Pebble Beach.
  - 2. The Stuart Haldorn House – “The Wave” 1945 – Carmel Point.
  - 3. The George Clark House – “Sunbonnet” 1952 – Carmel Beach.
- that were not built.

The Clark House was adapted to the Arizona Desert for Georgine Boomer in 1955–1956. The Nesbitt and the Haldorn Houses were featured in a color portfolio of Wright’s renderings published in the 1960s.

The Walker House fully embodies Wright’s concept of “organic” architecture. The *hexagonal plan* derives from the Paul Hanna House. At Stanford University (1937) and the stepped recessed window pattern is seen in the Haldorn House of 1945 and was also utilized at “Kentuck-Nob,” S.W. Pennsylvania in the mid-1950s. The walls of native “Carmel Stone” and the natural redwood and Douglas fir trim speak to Wright’s use of “natural” materials. Radiant heating and the steel-framed inverse pyramid windows express Wright’s innovative use of new technology. The unique siting, it’s the only house in complete public view within Carmel City limits on the ocean side, is a masterpiece, as each façade emphasizes its harmony with nature. This house is one of the trademarks within Wright’s vast architectural spectrum and universally recognized throughout the world.

CONTINUATION SHEET

Page 5 of 5

\*Resource Name or # (Assigned by recorder) Mrs. Clinton Walker House

\*Recorded by Richard N. Janick

\*Date Summer 2001 ☐ Continuation ☐ Update

B10. Significance (Continued):

THOMAS D. CHURCH

Church was born in 1902 and graduated from the University of California, Berkeley, in 1921. In 1925, he received the degree of Master of Arts in Landscape Architecture from Harvard University. Since 1928, he has practiced in the San Francisco Bay Area and has made a major contribution to the field of modern landscape design, principally in the decades 1930–1960.

The Walker family are descended from the Walker Art Center in Minneapolis, Minnesota, and the Henderson Family Trust also owns houses designed by William Wilson Wurster in Hillsborough, California, and Joseph Frederick in Lake Tahoe, California.

B12. References:

"The Cabin on the Rocks," Chronology of Mrs. Clinton Walker's House, correspondence from Tahesin Archives, compiled by Richard N. Janick, Carmel, California, 1994.

Homes Illustrated: Carmel By The Sea, Home for Mrs. Clinton Walker. Photography by George Seidenech. List of Contractors.

**KENT L. SEAVEY**

**310 LIGHTHOUSE AVENUE  
PACIFIC GROVE, CALIFORNIA 93950  
(831)375-8739**

**December 15, 2015**

**Ms. Gail Hatter-Crawford  
Sr. Land Use Specialist  
ANTHONY LOMBARDO & ASSOCIATES  
144 W. Gabilan Street  
Salinas, CA 93901**

**Dear Ms. Hatter-Crawford:**

**Thank you for the opportunity to review the proposed retaining wall adjacent to the Frank Lloyd Wright designed Mrs. Clinton Walker House ("Cabin on the Rocks"), N.S. Scenic Rd, between Martin Way & Bayview Ave. in Carmel. The review is to establish compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, as required by the City of Carmel by-the-Sea and the California Environmental Quality Act (CEQA).**

**This focused Review has been prepared as part of an application to create a protective retaining wall on a portion of the northeastern bluff, immediately adjacent to the subject property, that is being eroded by continued surface water runoff, because of its location at the south end of Carmel Beach. The movement of surface water has eroded the terrace deposits along the bluff face to the extent that it appears to be an eminent threat to the Wright designed entry gate and driveway of the National Register eligible property.**

**As proposed, the retaining wall will match, to the extent feasible, the existing bluff face, without obscuring, damaging or destroying any building fabric, nor causing a significant change to the physical setting of the residence as viewed from Carmel Beach. (see photos, plans & drawings, provided).**

**The Walker House is eligible for inclusion in the National Register of Historic Places at the state level, in the area of architecture, as an exemplar of the master architect's concept of Organic design. The subject property personifies the the architects organic system, where, "the mass of the materials, the shape of the spaces, the flow of the air, the orientation of the building on the site are all working together in one unified system to make a pleasant environment"<sup>1</sup>**

<sup>1</sup> Hess, Alan, "Frank Lloyd Wright, Natural Design Organic Architecture", Rizzoli: New York, 1984, p. 183

The subject property occupies a spectacular site on a rock outcrop above Carmel Beach, and possesses high artistic value, evoking a strong sense of time and place and feeling and association with its natural setting. "Few of Wright's site-specific designs have been better captured in his goal of achieving an organic "oneness" with the nature of the site than the efficient Usonian organic form he conceived for Della Walker."<sup>2</sup>

A Carmel-stone masonry retaining wall, shaped like a ship's prow, encases a portion of the natural rock formation, creating space above for a terrace that appears to grow out of the rock. The 1200 sq. ft. cottage itself is designed on a module of four-foot interlocking equilateral triangles. It is covered by a cantilevered copper roof that floats over the interior space above narrow, horizontal steel framed windows, which are stepped back from top to bottom, and afford an unobstructed 240 degree view, facing every direction but SE. His design of underside wood venting for the three-tiered corbeled bands of glass, in the primary living space noted above, while providing for controlled natural air flow, also deflects the saltwater spray associated with the property's immediate proximity to the ocean.

Wright's key-shaped arrangement of rooms, windows and French doors provides ready access to, and protection from the almost constant sea breezes. He privatized the public side of the property by placing no windows on the south-southwest walls on the landward elevation of the house. The promontory offers panoramic views of the ocean, from horizon to horizon. At the base were massive rock formations carved out by the pounding surf, seaside vegetation and a vast expanse of beach sand at low tide. Based on the general literature, it was one of Wright's favorite projects.

Over time the forces of nature have been undermining the bluff on which the subject property is resting and will require continued maintenance and repair for its preservation.

The terrace deposits of loose silty sands are expected to be six feet in depth overlaying the exposed volcanic bedrock. The continued use without addressing the current erosion and slope instability will a) impact the historic character of the land form b) accessibility to the historic residence c) degrade and eliminate the yards and landscapes and d) allow the active unstable topographic condition to deteriorate the historic setting.

---

2. Augar, C.E., & B., "Wrightscapes Frank Lloyd Wright's Landscape Designs", McGraw-Hill: NY, 2002, p. 284



The proposed retention of the upper terrace deposits will allow the continuation of the landscape vegetation in the surrounding yards that have historically capped the exposed bedrock bluff.

The proposed retaining structures should be constructed in a manner to replicate the volcanic bedrock textured surface with undulations both vertically and horizontally. The gunite surface should be textured and colored to blend and conform with the underlying bedrock formation to eliminate a horizontal line at the top and the seam between the retaining wall and bedrock.

The installation of the gunite will require unique textures and coloring that will require artistic interpretation of bedrock form and coloring. Samples of the proposed gunite finish should be reviewed and approved for color and texture prior to installation.

The drainage from behind the proposed wall and any surface flows should be collected and discharged in a manner as not to visually interrupt the bedrock or "man-made" surfaces (i.e. no pipe outlets). Any drainage outlets should be located at vertical discontinuities in the volcanic bedrock to conceal the feature since outlets will leave discoloration (i.e. rust and algae growth) below the outlet. The existing drainage outlet adjacent to the existing entry pilaster should be concealed and its outlet relocated below the terrace deposits to prevent further erosion.

*The Secretary of the Interior's Standards for the Treatment of Historic Properties*, recognizes that the relationship between historic buildings and their landscape features helps define the historic character of the property and should be retained and preserved, including berms and drainage, as an integral part of any preservation planning.

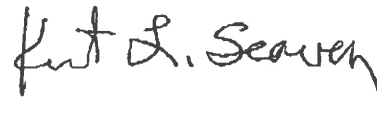
The Standards specifically recommend protection and maintenance of the building site by providing proper drainage, "to assure that water does not erode the foundations of buildings nor the historic landscape setting." Regarding necessary repair or replacement of damaged terrain, the Standards call for minimizing disturbance of the site, but allow for employing a compatible substitute material, if the existing material is not technically or economically feasible for repairs. In design, the Standards recommend that any new exterior features preserve the historic relationship of the building and site.

The deteriorated physical condition of the subject landscape feature is such that if exacerbated by this winter's forecasted El Nino weather event, will probably cause the loss of the significant Wright designed entry gate and portions, if not all, of the entrance driveway.

Based on the plans and drawings provided by the proponents, the proposed protective retaining wall for the northeast portion of the bluff adjacent to, and part of architect Frank Lloyd Wright's, Mrs. Clinton Walker House site meet the recommendations of The Secretary of the Interior's Standards for the Treatment of Historic Properties under the Standards for Rehabilitation.

As noted above, the proposed creation of a protective retaining wall will be executed consistent with the Secretary of the Interior's Standards for Rehabilitation, with minimal loss of historic material, so that the remaining character-defining features of the historic resource will not be obscured, damaged or destroyed. As proposed the new work will not diminish the historic integrity nor cause a significant change to the historic building site and will not create a significant adverse effect on the environment.

Respectfully Submitted,

A handwritten signature in black ink, reading "Kent L. Seavey". The signature is written in a cursive, flowing style with a long, sweeping underline.

## ATTACHMENT C

### **SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES (Rehabilitation)**

1. "A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment."
2. "The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided."
3. "Each property shall 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 architectural elements from other buildings, shall not be undertaken."
4. "Most properties change over time; changes that have acquired historic significance in their own right shall be retained and preserved."
5. "Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved."
6. "Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, and pictorial evidence."
7. "Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible."
8. "Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken."
9. "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."
10. "New additions and adjacent or related new construction shall 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."

Attachment D – Site Photographs



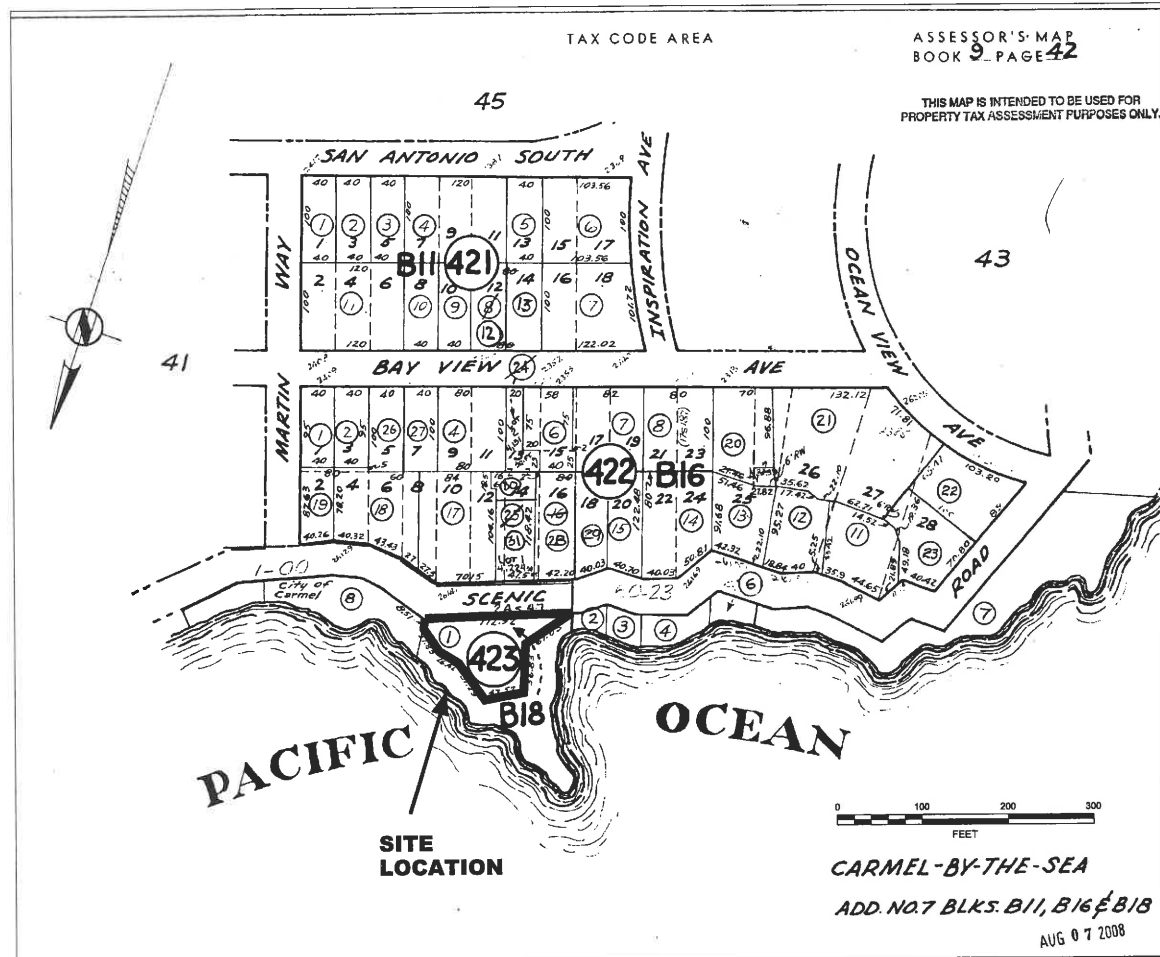


Attachment D – Site Photographs

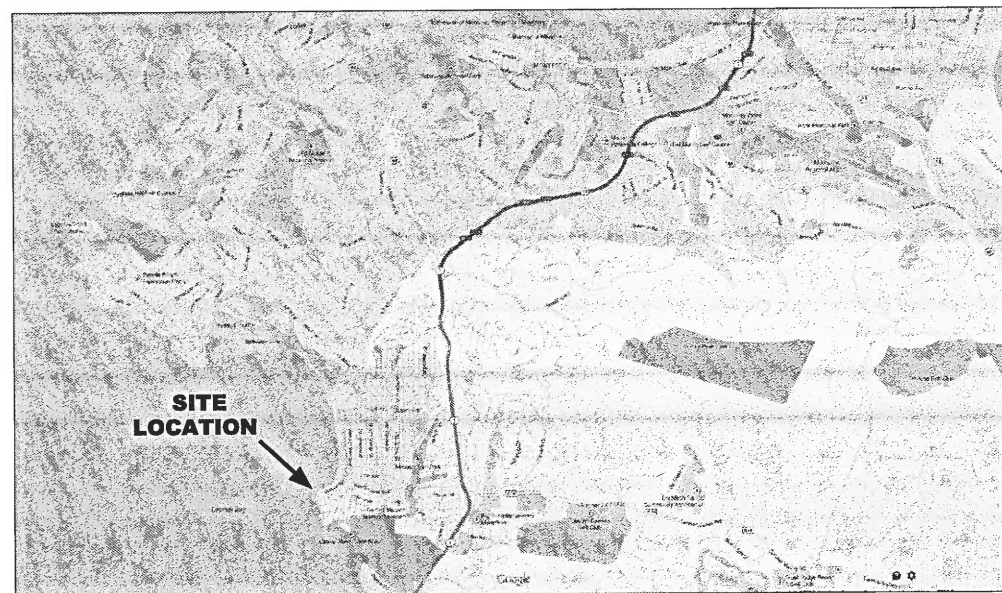


Rendering of proposed wall

D:\FOX\Henderson\2014-9-22 Henderson Upcoast Seawall.dwg, 9/22/2014 12:18:39 PM



MONTEREY COUNTY A.P.N. 009-423-001



VICINITY MAP

# CONCEPTUAL BLUFFTOP RETAINING WALL PLANS UPCOAST SIDE OF THE HENDERSON PROPERTY SCENIC ROAD, CARMEL, CA MONTEREY COUNTY APN 009-423-001

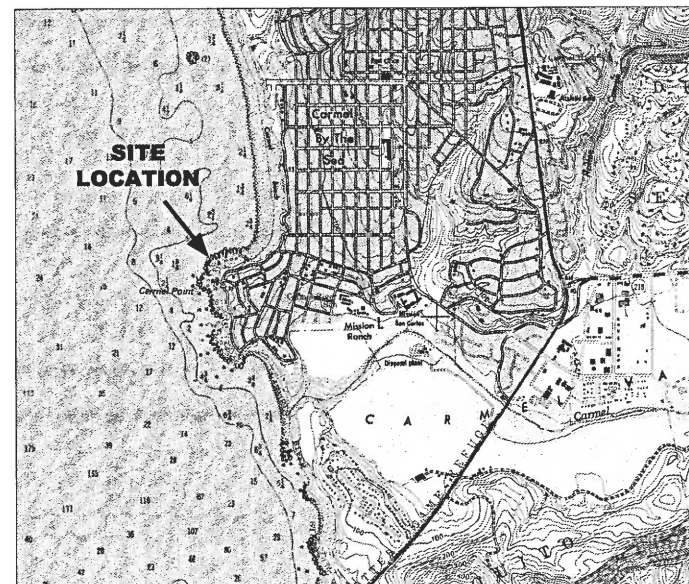
## PROJECT DATA

A.P.N. : 009-423-001

OWNER : WELLINGTON S. HENDERSON JR.  
1325 HOWARD AVENUE, #940  
BURLINGAME, CA

## SHEET INDEX

- SHEET 1 - TITLE SHEET
- SHEET 2 - CONCEPTUAL BLUFFTOP RETAINING WALL PLAN
- SHEET 3 - CONCEPTUAL BLUFFTOP RETAINING WALL CROSS SECTIONS



TOPOGRAPHIC MAP

## PLAN PREPARERS:

John Kasunich, G.E. 455  
Mark Foxx, C.E.G. 1493  
HARO, KASUNICH & ASSOCIATES, INC.  
116 East Lake  
Watsonville, CA 95076  
(831)722-4175 (831)722-3202 FAX

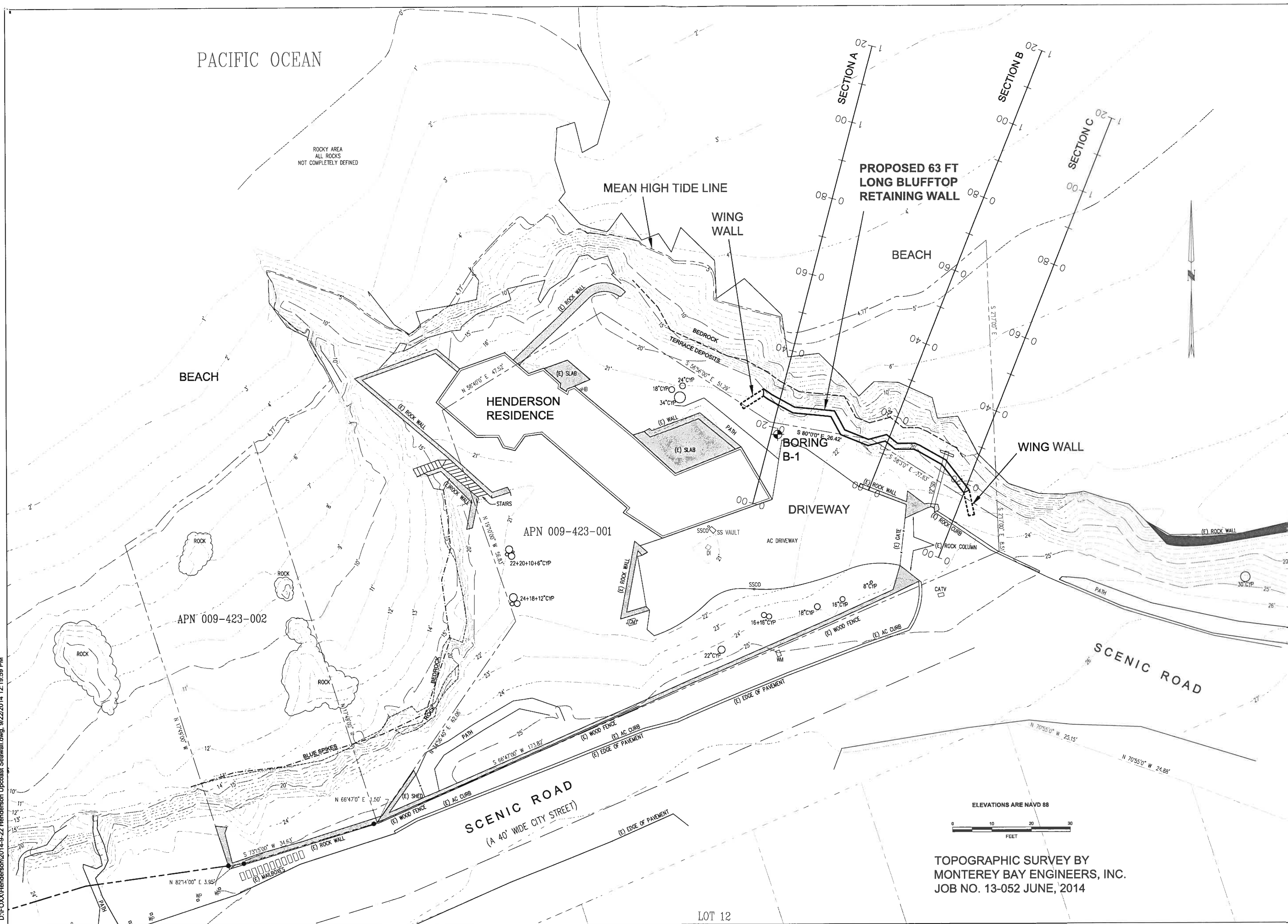
SURVEYOR:  
MONTEREY BAY ENGINEERS, INC.  
607 Charles Ave Suite B  
Seaside, California 93955  
(831) 899-7899 (831)899-7879 FAX



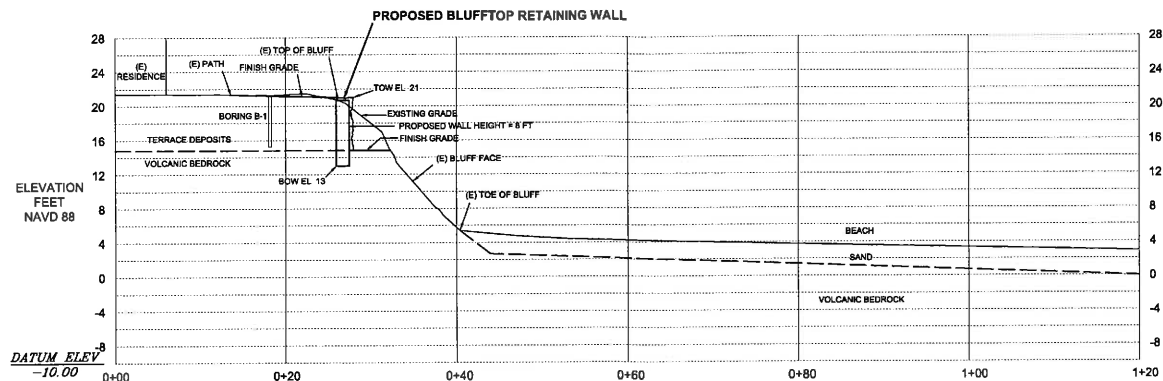
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|---|----------|
|   |          |
| TITLE SHEET   |          |
| CONCEPTUAL BLUFFTOP RETAINING WALL PLANS  |          |
| UPCOAST SIDE OF THE HENDERSON PROPERTY, SCENIC ROAD, CARMEL, CA   |          |
| MONTEREY COUNTY APN 009-423-001   |          |
| HARO, KASUNICH AND ASSOCIATES, INC.<br>CONSULTING CIVIL, GEOTECHNICAL & COASTAL ENGINEERS<br>116 EAST LAKE AVE., WATSONVILLE, CA 95076 (831) 722-4175 |          |
| Date  | 9/4/2014 |
| Scale   | AS SHOWN |
| Drawn   | MF       |
| Job   | M1066    |
| Sheet   | 1        |
| 26<br>OF 3 SHEETS   |          |



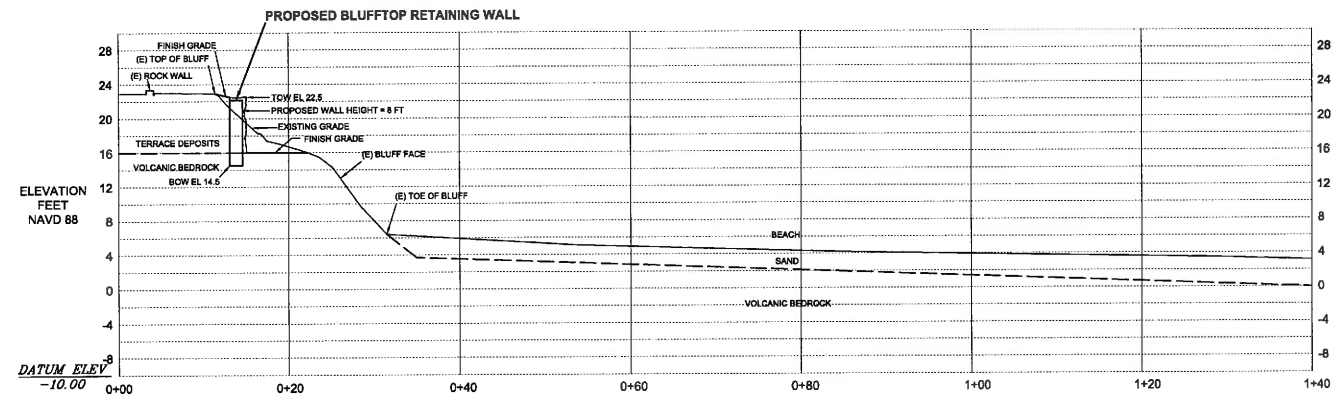
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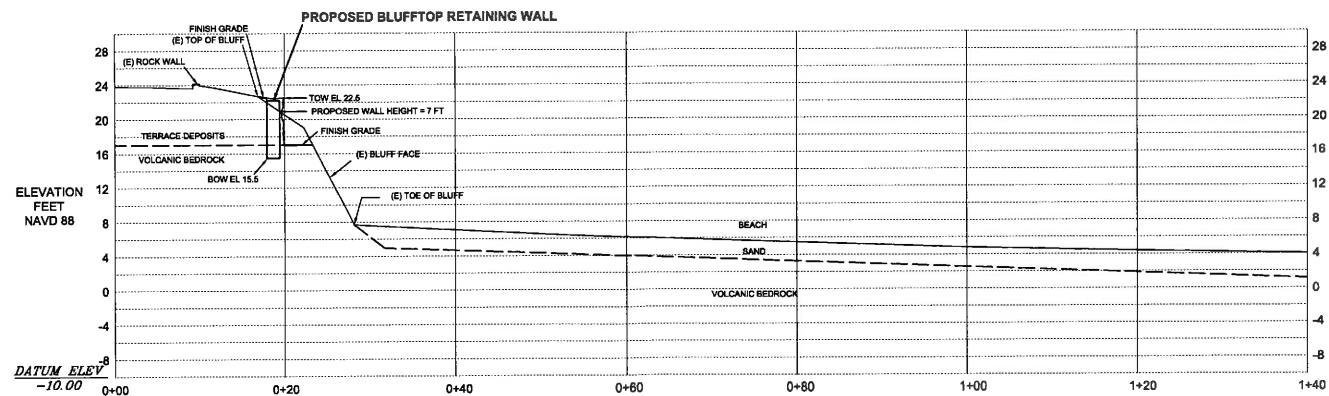
| REVISIONS   | BY                     |
|---|------------------------|
|   |                        |
| CONCEPTUAL BLUFFTOP RETAINING WALL PLAN   |                        |
| UPCOAST SIDE OF THE HENDERSON PROPERTY, SCENIC ROAD, CARMEL, CA   |                        |
| MONTEREY COUNTY APN 009-423-001   |                        |
| HARO, KASUNICH AND ASSOCIATES, INC.<br>CONSULTING CIVIL, GEOTECHNICAL & COASTAL ENGINEERS<br>116 EAST LAKE AVE., WATSONVILLE, CA 95076 (831) 722-4175 |                        |
| Date  | 9/4/2014               |
| Scale   | AS SHOWN               |
| Drawn   | MF                     |
| Job   |                        |
| Sheet   | 2<br>27<br>OF 3 SHEETS |



**A CROSS SECTION A**  
SCALE: HORIZONTAL: 1" = 10', VERTICAL: 1" = 10'



**B CROSS SECTION B**  
SCALE: HORIZONTAL: 1" = 10', VERTICAL: 1" = 10'



**C CROSS SECTION C**  
SCALE: HORIZONTAL: 1" = 10', VERTICAL: 1" = 10'



CONCEPTUAL BLUFFTOP RETAINING WALL CROSS SECTIONS  
UPCOAST SIDE OF THE HENDERSON PROPERTY, SCENIC ROAD, CARMEL, CA  
MONTEREY COUNTY APN 009-423-001

**HARO, KASUNICH AND ASSOCIATES, INC.**  
CONSULTING CIVIL, GEOTECHNICAL & COASTAL ENGINEERS  
116 EAST LAKE AVE., WATSONVILLE, CA 95076 (831) 722-4175

Date 9/4/2014  
Scale AS SHOWN  
Drawn MF  
Job  
Sheet 3 28  
OF 3 SHEETS



CONSTRUCTION NOTES

**HARDSCAPE AREA**  
EXISTING HARDSCAPE = 4935.00 SQ. FT.  
PROPOSED HARDSCAPE = 93.00 SQ. FT.  
TOTAL HARDSCAPE = 5028.00 SQ. FT.

**CUT / FILL**  
CUT = 56.0 CUBIC YARDS  
FILL = 5.0 CUBIC YARDS  
EXPORT TO APPROVED DUMPSITE = 51.0 CUBIC YARDS

**CONSTRUCTION METHODS / TOOLS**  
VARIOUS HANDTOOLS (SHOVELS, PICKS, ETC.), A JACKHAMMER, A BOBBAT COMPACT TRACK LOADER, A MINI EXCAVATOR, A PORTABLE DRILL RIG FOR TIEBACK INSTALLATION, LADDER, SCAFFOLDING AND REQUIRED SAFETY EQUIPMENT. ALL WORK WILL BE DONE FROM THE BLUFF-TOP. NO WORK WILL TAKE PLACE ON THE BEACH. THE WORK AREA IS WELL LANDWARD OF THE MEAN HIGH TIDE LINE AND FAR ABOVE THE MEAN HIGH WATER ELEVATION.

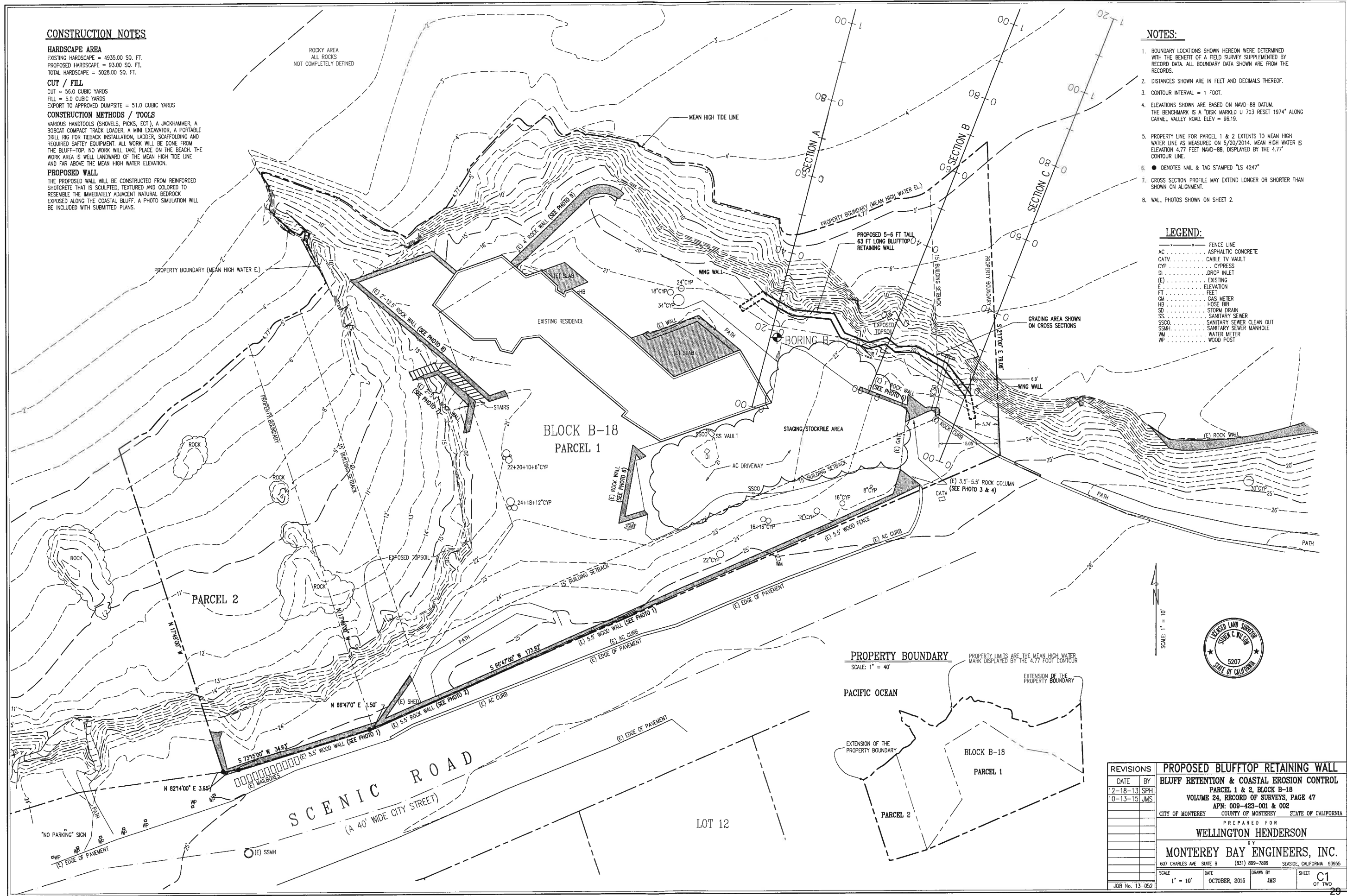
**PROPOSED WALL**  
THE PROPOSED WALL WILL BE CONSTRUCTED FROM REINFORCED SHOTCRETE THAT IS SCULPTED, TEXTURED AND COLORED TO RESEMBLE THE IMMEDIATELY ADJACENT NATURAL BEDROCK EXPOSED ALONG THE COASTAL BLUFF. A PHOTO SIMULATION WILL BE INCLUDED WITH SUBMITTED PLANS.

NOTES:

- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
- DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
- CONTOUR INTERVAL = 1 FOOT.
- ELEVATIONS SHOWN ARE BASED ON NAVD-88 DATUM. THE BENCHMARK IS A "DISK MARKED U 703 RESET 1974" ALONG CARMEL VALLEY ROAD. ELEV = 96.19.
- PROPERTY LINE FOR PARCEL 1 & 2 EXTENDS TO MEAN HIGH WATER LINE AS MEASURED ON 5/20/2014. MEAN HIGH WATER IS ELEVATION 4.77 FEET NAVD-88, DISPLAYED BY THE 4.77' CONTOUR LINE.
- DENOTES NAIL & TAG STAMPED "LS 4247"
- CROSS SECTION PROFILE MAY EXTEND LONGER OR SHORTER THAN SHOWN ON ALIGNMENT.
- WALL PHOTOS SHOWN ON SHEET 2.

LEGEND:

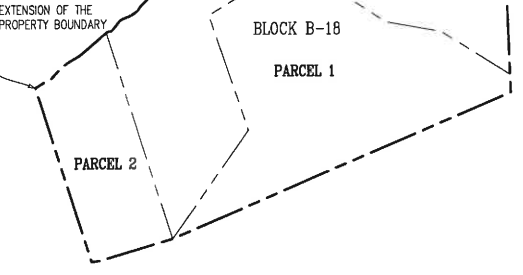
- FENCE LINE
- AC — ASPHALTIC CONCRETE
- CATV — CABLE TV VAULT
- CYP — CYPRESS
- DI — DROP INLET
- (E) — EXISTING
- FT — FEET
- GM — GAS METER
- HB — HOSE BIB
- SD — STORM DRAIN
- SS — SANITARY SEWER
- SSCO — SANITARY SEWER CLEAN OUT
- SSMH — SANITARY SEWER MANHOLE
- WM — WATER METER
- WP — WOOD POST



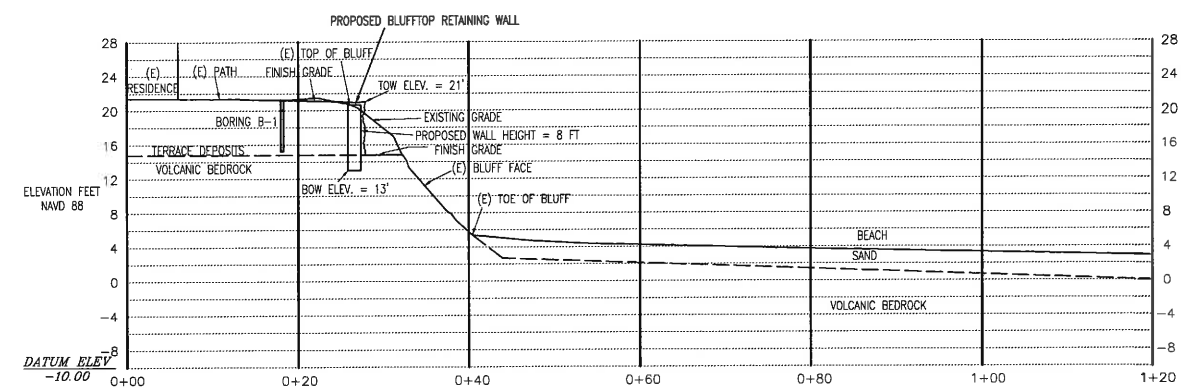
PROPERTY BOUNDARY

SCALE: 1" = 40'

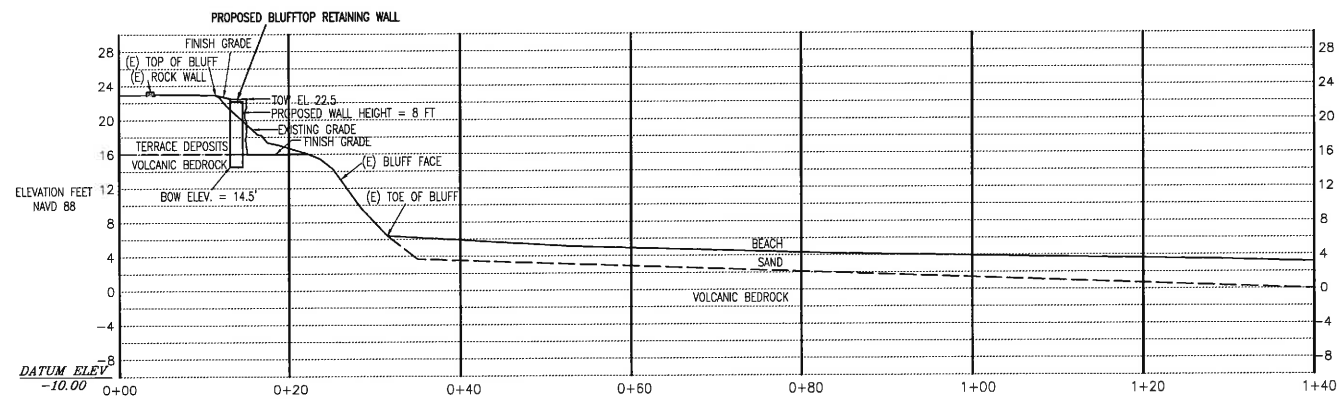
PACIFIC OCEAN



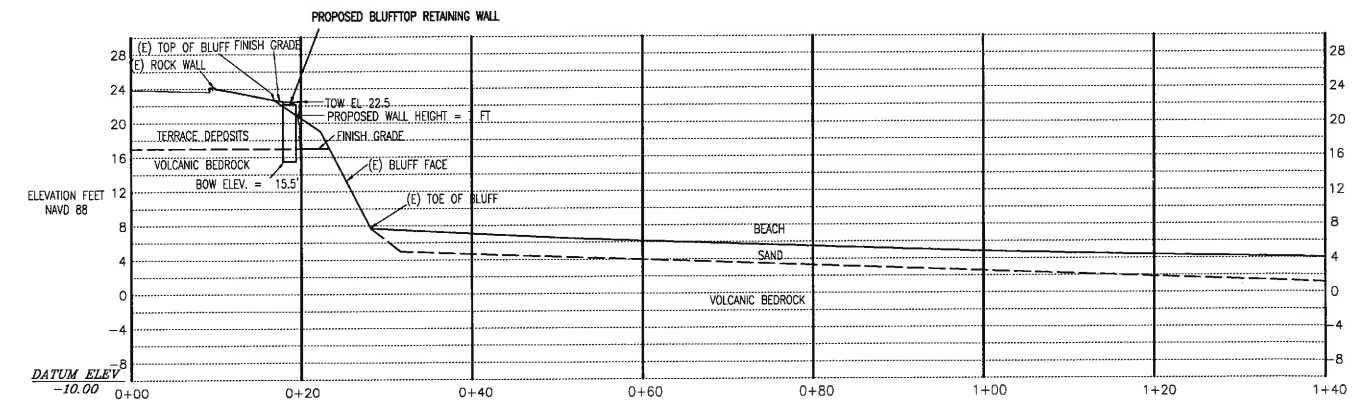
| REVISIONS      |               | PROPOSED BLUFFTOP RETAINING WALL                                 |       |
|----------------|---------------|--|-------|
| DATE           | BY            | BLUFF RETENTION & COASTAL EROSION CONTROL                        |       |
| 12-18-13       | SPH           | PARCEL 1 & 2, BLOCK B-18   |       |
| 10-13-15       | JMS           | VOLUME 24, RECORD OF SURVEYS, PAGE 47                            |       |
|                |               | APN: 009-423-001 & 002   |       |
|                |               | CITY OF MONTEREY COUNTY OF MONTEREY STATE OF CALIFORNIA          |       |
|                |               | PREPARED FOR   |       |
|                |               | WELLINGTON HENDERSON   |       |
|                |               | BY   |       |
|                |               | MONTEREY BAY ENGINEERS, INC.                                     |       |
|                |               | 607 CHARLES AVE SUITE B (831) 899-7899 SEASIDE, CALIFORNIA 93955 |       |
| SCALE          | DATE          | DRAWN BY   | SHEET |
| 1" = 10'       | OCTOBER, 2015 | JMS  | C1    |
| JOB No. 13-052 |               | OF TWO   |       |



**CROSS SECTION A**  
SCALE: HORIZONTAL: 1" = 10', VERTICAL: 1" = 10'



**CROSS SECTION B**  
SCALE: HORIZONTAL: 1" = 10', VERTICAL: 1" = 10'



**CROSS SECTION C**  
SCALE: HORIZONTAL: 1" = 10', VERTICAL: 1" = 10'

**WALL PHOTOS**



**PHOTO 1**



**PHOTO 2**



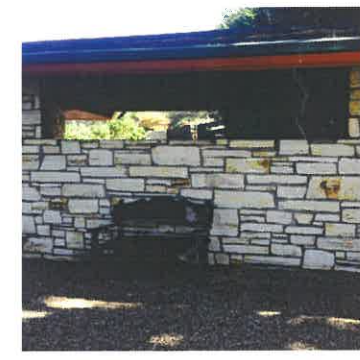
**PHOTO 3**



**PHOTO 4**



**PHOTO 5**



**PHOTO 6**



**PHOTO 7**



**PHOTO 8**



**PHOTO 9**



| REVISIONS      |               |          | PROPOSED BLUFFTOP RETAINING WALL                                 |  |  |
|----------------|---------------|----------|--|--|--|
| DATE           | BY            |          | BLUFF RETENTION & COASTAL EROSION CONTROL                        |  |  |
| 12-18-13       | SPH           |          | PARCEL 1 & 2, BLOCK B-18   |  |  |
| 10-13-15       | JMS           |          | VOLUME 24, RECORD OF SURVEYS, PAGE 47                            |  |  |
|                |               |          | APN: 008-423-001 & 002   |  |  |
|                |               |          | CITY OF MONTEREY COUNTY OF MONTEREY STATE OF CALIFORNIA          |  |  |
|                |               |          | PREPARED FOR   |  |  |
|                |               |          | WELLINGTON HENDERSON   |  |  |
|                |               |          | BY   |  |  |
|                |               |          | MONTEREY BAY ENGINEERS, INC.                                     |  |  |
|                |               |          | 607 CHARLES AVE SUITE B (831) 899-7899 SEASIDE, CALIFORNIA 93955 |  |  |
| SCALE          | DATE          | DRAWN BY | SHEET  |  |  |
| 1" = 10'       | OCTOBER, 2015 | JMS      | C2   |  |  |
| JOB No. 13-052 |               |          | OF TWO   |  |  |



CITY OF CARMEL-BY-THE-SEA

Historic Resources Board

January 19, 2016

**To:** Chair Dyar and Board Members

**From:** Marc Wiener, Acting Community Planning and Building Director

**Subject:** Consideration of a Municipal Project (MP 16-002) for the replacement of the War Memorial Bell on the Ocean Avenue median, at the intersection of Ocean Avenue and San Carlos Street.

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**Recommendation:**

Issue a Determination of Consistency with the Secretary of the Interior's Standards and make recommendations to the City Council on the project

**Application:** MP 16-002

**APN:** City Right of Way

**Block:** n/a

**Lot:** n/a

**Location:** World War I Memorial Arch in the Ocean Avenue median, on the east side of the intersection of Ocean Avenue and San Carlos Street.

**Applicant:** American Legion Post 512

**Property Owner:** City of Carmel-by-the-Sea

**Background:**

On December 7, 2015, the American Legion Post 512 submitted a letter to the mayor requesting approval to replace the existing bell located on the World War I memorial arch. The World War I memorial arch, where the current bell hangs, is located at the intersection of Ocean Avenue and San Carlos Street, and was completed in 1922 under the design and supervision of Charles Sumner Greene, who is one of the founders of the Arts and Crafts Movement. Sufficient funds were not available at the time of the original construction to cast the bell, hence, it was not hung in the arch. The arch stood empty until the City's 50<sup>th</sup> birthday in 1966 when the present mission bell was gifted from Sir Harry Downie, a master restorer of the Carmel Mission. The 1966 bell still remains in the archway today. The current bell has multiple faded inscriptions which were analyzed by Planning Commissioner, Ian Martin. A detail of these inscriptions is included as Attachment F. It appears that the only decipherable wording on the bell is the number "1692", which is likely the date that the bell was cast.

The American Legion Post 512 is proposing to remove the existing bell and install a new bell to closely match the original 1922 design of the bell and memorial arch done by Charles Sumner Greene. The original design included an approximately 20-inch bell with a 19-inch diameter (Attachment C) and the existing bell has a height of approximately 14-inches with a 14-inch diameter. The proposed bell will have a height of approximately 20-inches and a diameter of 19.56-inches, as shown in Attachment G. The bell will be constructed by the Christoph Paccard Bell Foundry located in Charleston, South Carolina and the bell is proposed to be composed of copper and tin, and cast only of bronze, with a decorative crown and custom inscription. The proposed inscription will read:

IN HONOR OF  
THE MEN AND WOMEN OF CARMEL  
WHO SERVED THEIR COUNTRY,

AND

IN MEMORY OF THOSE  
WHO DIED IN THAT SERVICE,

WE DEDICATE THIS CENTENNIAL BELL  
OCTOBER 31, 1916 – OCTOBER 31, 2016

AMERICAN LEGION POST 512  
THE PEOPLE AND CITY OF CARMEL-BY-THE-SEA

The bell is proposed to be installed on October 27, 2016 (50 years to the day that the previous bell was installed) and dedicated on the City's 100<sup>th</sup> birthday (October 31, 2016) as part of the Centennial Celebration.

Staff is requesting that the HRB make a determination on whether the proposal is consistent with the Secretary of the Interior's Standards for the Rehabilitation and make a recommendations to the City Council on the proposed project. The request to replace the bell will be scheduled for a future City Council meeting. Staff notes that the new bell would be donated to the City and the applicant is in the process of fundraising.



**Staff analysis:**

***Bell Replacement:*** Secretary of the Interior Standard #4 states that *“most properties change over time; changes that have acquired historic significance in their own right shall be retained and preserved”*. The current bell was installed in 1966, and while it is not the original intended design, it has obtained historic significance in its own right. However, the proposal to install a new bell that matches the original intended Charles Sumner Greene design would be consistent with the practice of rehabilitating a historic property through the use of documentation, plans, and photographs. Staff could support the proposal to replace the bell with a new bell that matches the original intended design.

In addition, the applicant (American Legion Post 512) has indicated that one of the primary reasons for replacing the current bell is to protect it. Because the bell was cast in 1692, it is historically significant and may currently be vulnerable to theft or vandalism. If the HRB supports the proposal to remove the bell, it should make recommendations to the City Council as to where the bell should be displayed.

***City Council Review:*** This application will be reviewed for acceptance by the City Council at a future meeting. In making its decision, the Council will rely on recommendations made by the HRB. If the City Council requires design revisions, staff may refer this application back to the HRB if the revisions are substantial or potentially inconsistent with the Secretary’s Standards.

***Environmental Review:*** The California Environmental Quality Act (CEQA) requires environmental review for alterations to historic resources that are not consistent with the Secretary of the Interior Standard’s for historic resources. If the alterations are consistent with the standards, potential historic resource impacts under CEQA do not require further analysis. Staff concludes that the proposed alterations would be consistent with the Secretary of the Interior’s Standards and therefore, do not require additional environmental analysis.

***Alternatives:*** The staff recommendation is to issue a Determination of Consistency with the Secretary’s Standards. Alternatively, the Board could direct additional changes to the plan to achieve consistency with the Secretary’s Standards, in which case, the Board may need to continue the item to allow the applicant to return with further-revised plans. Finally, the Board could find the application inconsistent with the Secretary’s Standards, which would result in either the applicant withdrawing the project or require additional CEQA analysis to evaluate impacts on historic resources.

**ATTACHMENTS:**

- Attachment A – DPR 523 Form
- Attachment B – Applicant’s Letters to HRB and City Council
- Attachment C – Charles Sumner Greene Plans
- Attachment D – Secretary of the Interior Standards
- Attachment E – Site Photographs
- Attachment F – Current Inscription Details
- Attachment G – Project Plans/Details

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

## PRIMARY RECORD

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

551

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) World War I Memorial Arch

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/end median divider, e/side junction of San Carlos &amp; Ocean Ave.

Parcel No. N/A

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

A Carmel stone monument in the form of a rounded arch of coursed ashlar with a bronze bell hanging from a wooden cross-beam inside the apex of the arch. The semi-circular base on the west side of the monument originally functioned as a series of three fountains, one for horses, one for dogs and one for people. A white stone bowl, carved with a design of breaking waves by monument designer Charles Sumner Greene is no longer present. The monument was damaged in an automobile accident on August 6, 1977, and restored by Charles S. Greene's son Thomas Gordon Greene, and relatives of the original stonemason Joseph McElowney, executing an exacting restoration of the original monument employing new stone, where needed, quarried from the Stuyvestant Fish Ranch south of Carmel. The voids of the original drinking fountains are now planted with shrubbery. The monument is sited in the middle of Ocean Ave. at San Carlos St. at the original location of a wooden trough used early on in Carmel for watering horses.

3b. Resource Attributes: (List attributes and codes) HP26 - Monument

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 along Ocean Ave. at south facing monument, 8/29/01, #8720-15

P6. Date Constructed/Age and Sources

☐ Prehistoric ☒ Historic ☐ Both

1921 Carmel city records

P7. Owner and Address

City of Carmel-by-the-Sea  
City Hall  
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: 11/16/2001

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001  
(Intensive)

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 3

NRHP Status Code

551

Resource Name or #: (Assigned by recorder) *World War I Memorial Arch*

B1. Historic Name: *World War I Memorial Arch*

B2. Common Name: *Carmel War Memorial*

B3. Original Use: *monument*

B4. Present Use: *monument*

B5. Architectural Style: *Mission Revival*

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

*Constructed 1921; wooden cross-beam and bronze bell added 1966; damaged by auto accident Aug. 1977; restored and rededicated Nov. 1977*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features:

B9a. Architect: *Charles S. Greene*

b. Builder: *Joseph McEldowney*

B10. Significance: Theme: *Govt., Civic & Soc. Institutions*

Area: *Carmel-by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *Civic Monument*

Applicable Criteria: *CR 1,3*

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

*Carmel's WWI Memorial Arch is significant under California Register criteria 1, in the area of history as a community's expression of pride in and respect for the 56 Carmelites who served their country in the First World War. It is also significant under California register criteria 3, in the area of architecture as the work of one of California's most notable architects, Charles Sumner Greene (1868-1957). It is one of the very few projects Greene undertook after his move to Carmel from Pasadena in 1916. Charles Sumner Greene and his brother Henry Mather Greene were "most noted for their carefully articulated wood residences." Their influence was widespread, especially in the development of the California bungalow. Biographer Randell Makinson notes, "The Greenes not only charted new courses in American architecture and related interiors and furnishings, but also established higher standards of construction." Charles began to remove himself from the partnership in 1916 because of the proliferation of low-quality bungalows, and a general movement toward "period" revival architectural forms. He was also interested in developing his writing as well as pursuing his deep interest in eastern philosophy.*

B11. Additional Resource Attributes: (List attributes and codes) *HP26 -Monument*

**B12. References:**

*Greene, Thomas Gordon, copies of articles on and original drawings for restoration, City Planning Dept., City Hall, Carmel*

*Hale, Sharron, A Tribute to Yesterday, Valley Pub.: Santa Cruz, 1980*

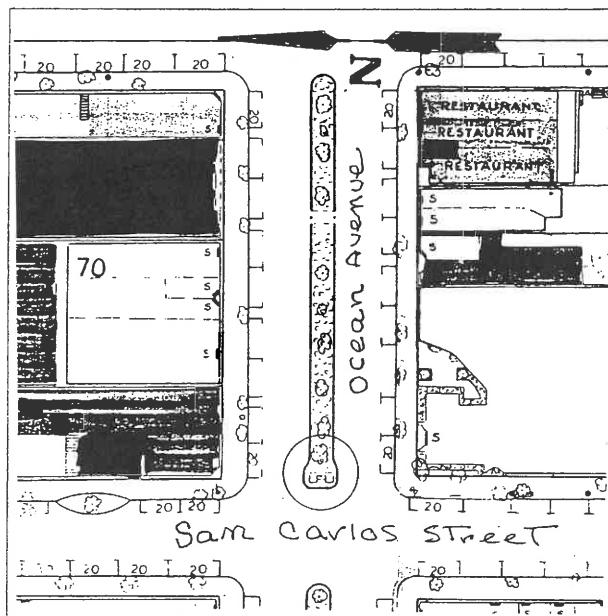
*Maddex, Diane, Master Builders, The Preservation Press: Washington D.C., 1985, pp. 124-127*

B13. Remarks: *Zoning CC*

B14. Evaluator: *Kent Seavey*

Date of Evaluation: *11/16/2001*

(This space reserved for official comments.)





**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 of 3

Resource Name or #: (Assigned by recorder) *World War I Memorial Arch*

Recorded by: *Kent L. Seavey*

Date *11/16/2001*

☒ Continuation ☐ Update

B10. Carmel, with its creative artists' colony seemed the logical spot for these endeavors. He culminated his design career with the majestic D. L. James Hse. and work on the Martin Flavin home, both at Carmel Highlands. There followed a few smaller projects, including the WWI Memorial Arch, for which he donated his services as designer and supervisor of construction. Stone mason Joseph McEldowney did much of the actual construction. The design of the arch draws its inspiration from the of the California Mission campanile, interpreted by Greene in native Carmel stone, hand-crafted in coursed ashlar. The bronze bell, carried on a wooden beam in the apex of the arch was donated and installed by Harry Downie, curator of the Carmel Mission, in 1966.

The idea for the monument and its funding came from the efforts of Carmel Post 512 of the American Legion. Post members spearheaded a year-long fund drive, conducted by the *Carmel Pine Cone*, that included, among other things, three plays at the Manzanita Theater, a Fandango (dance) at the La Playa Hotel and a vaudeville show. The completed monument was dedicated on November 11, 1921, and a time capsule placed in the base of the arch. A bronze dedicatory plaque was added to the monument by Post 512 in 1964. On August 6, 1977 the north pier of the arch was destroyed in an automobile accident. Thomas Gordon Greene, son of the original designer, and a trained architect, volunteered to restore the monument. Joseph McEldowney, son of the original stone mason, and his son Brian joined in the volunteer effort, doing the actual masonry work. Undamaged original stones were retrieved from the rubble and new ones quarried from the Fish Ranch, south of Carmel. The masons dressed the stone to Mr. Greene's specifications at their Sand City stone yard. The actual work was completed in five weeks, and the restored monument was rededicated on November 11, 1977 with an updated time capsule replaced in the base. This stone arch is the only major public monument in Carmel. It was designed by noted American architect Charles Sumner Greene, and restored by his son Gordon, as a tribute to the men in the village who served in World War I. It is a Carmel landmark worthy of listing in the California Register of Historical Places.

**Richard C. Kreitman**  
**PO Box 189**  
**Carmel, California 93921-0189**  
[rckreitman@gmail.com](mailto:rckreitman@gmail.com)  
**(831)236-3120**

Monday, January 4, 2016

Eric Dyar, Chairman  
Carmel Historic Resources Board  
Carmel-by-the-Sea, California

Dear Mr. Dyar,

I represent a group from the Carmel community who propose, as part of the City's centennial this year, to replace the Spanish mission bell that has hung in the historic World War I Memorial Arch at San Carlos & Ocean since 1966 with a new Centennial Bell cast to architect Charles Sumner Greene's original design.

Marc Wiener, Acting Community Planning and Building Director and the Carmel City advisor to this committee, asked me to explain why we are proposing to replace the existing bell. (Please see the supporting documentation accompanying this letter for background.)

The motivation for the project began just about one year ago when Ian Marten and I took the time to look closely at the old bell. Ian is a Carmel Planning Commissioner, a passionate student of Carmel history and architecture, and a member of our noon bell group. He photographed and deciphered the inscription (See *San Carlos Bell Inscription* attached) and began researching the bell's history and origins. That research continues, but as of now the one thing we are reasonably sure of is that it was cast in 1692. It is a valuable, irreplaceable historic object and we and some of our friends at American Legion Post 512 became concerned about its vulnerability. So the first concern was to protect and preserve the old bell.

At about the same time Ian, in his continuing investigations, came upon Mr. Greene's original drawings for the arch, which contain his design for a graceful and proportionally correct bell. As the reports have it, the community could not come up with the funds to cast that bell, so the arch hung empty until 1966 when, on the City's 50th anniversary, Sir Harry Downey contributed the current bell to the community and it was hung in the arch. By replacing the old bell with a newly cast bell as proposed we can finally complete this historic monument as intended by its illustrious designer and with an inscription properly honoring the community's veterans to whom the arch was dedicated.

I appreciate the opportunity to present this project to the Historic Resources Board and look forward to speaking before you and answering your questions at your January 18 meeting. Thank you,

Respectfully,

Richard Kreitman



**AMERICAN LEGION POST 512  
Carmel-by-the-Sea  
P.O. BOX 512  
CARMEL, CA 93921-0512**

7 December 2015

Mayor Burnett and Esteemed Council Members,

At the regular monthly meeting of American Legion Post 512, Carmel-by-the-Sea, on December 7, we decided to respectfully ask your approval and cooperation in a project to place a newly-cast Centennial Bell in the World War I Memorial Arch on Ocean at San Carlos that community veterans, Post 512, and the City of Carmel have shared responsibility for since its construction.

The arch was completed in 1922 to the design and under the supervision of Charles Sumner Greene, although the bell he designed to hang in the arch was not cast due to a lack of funds. The arch sat empty until the City's 50th birthday in 1966 when the present antique mission bell was installed, that bell a gift from Sir Harry Downie, master restorer of the Carmel Mission.

The community's veterans, officially represented by American Legion Post 512 since its chartering in 1933, have traditionally shared responsibility with the City for the care and maintenance of the arch and bell. A Post 512 member rings the bell at 11:00am every Veterans Day and Memorial Day.

The plan as now envisioned is to remove the old bell and install the new bell on October 27, 2016 - 50 years to the day from when the current bell was installed - and to dedicate the new bell 4 days later on October 31, 2016, the City's 100th Birthday, as part of the Centennial celebrations.

The new bell will be cast in bronze to Mr. Greene's original design, and include an inscription on the order of:

In Honor of the  
Men and Women of Carmel  
Who Served Their Country,  
and In Memory of Those  
Who Died in That Service,  
We Dedicate this Centennial Bell  
October 31, 1916 - October 31, 2016  
American Legion Post 512  
The People and City of  
Carmel-by-the-Sea

All funds for the project are to come from community donations to be held in an account set up by Post 512. It is estimated that the total cost for the bell and inscription plaque will be less than \$8000. Over-subscribed funds will go directly to veterans outreach services. We have contacted three of the premier bell foundries in the United States for proposals and bids.

We respectfully request the City Council approve this project and direct the City Administrator and city employees to cooperate with American Legion Post 512 and its representatives in carrying it through to fruition. If you believe it necessary for us to get approval from other city commissions and/or boards before you can render a decision please provide us with guidance as to how to proceed.

Respectfully submitted by,

A handwritten signature in black ink, appearing to read 'Michael L. Bloom', with a long horizontal flourish extending to the right.

Michael L. Bloom  
Adjutant

On behalf of and for the Commander Bernie McDermott,  
The Post Officers & Executive Board and  
Members of Post 512 Carmel-by-the-Sea



## **ATTACHMENT D**

### **SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES (Rehabilitation)**

1. "A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment."
2. "The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided."
3. "Each property shall 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 architectural elements from other buildings, shall not be undertaken."
4. "Most properties change over time; changes that have acquired historic significance in their own right shall be retained and preserved."
5. "Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved."
6. "Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, and pictorial evidence."
7. "Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible."
8. "Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken."
9. "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."
10. "New additions and adjacent or related new construction shall 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."



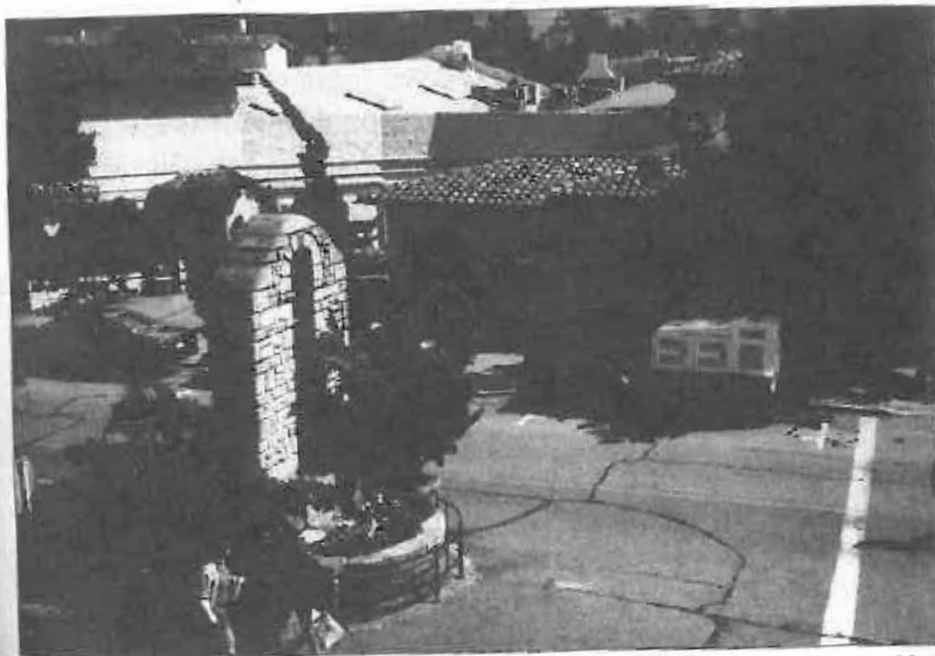


Memorial Fountain, October, 2014

THE NEWBERRY ERA



Ocean and San Carlos at the cornerstone-laying of the World War I monument in the early 1920s. (Photo: The Pat Hathaway Collection)



The World War I monument in 1990 from the same viewpoint. It was designed by a nationally known Carmel architect, Charles Greene, who with his brother, Henry, had earlier developed a distinctive style of bungalow architecture in Southern California.



Attachment E – Site Photographs



World War I Memorial Fountain in 1964.






In the top portion of the bell:



In the rim of the bell wrapping all the way around, 1" high lettering:

this symbol quite faint, I assume that it's the symbol that appears to combines "D" and "E."

P<sup>e</sup>frMARCO S  Mr SSAANO  1692 ADe BOSIOND  L

might be "88" not "SS"?

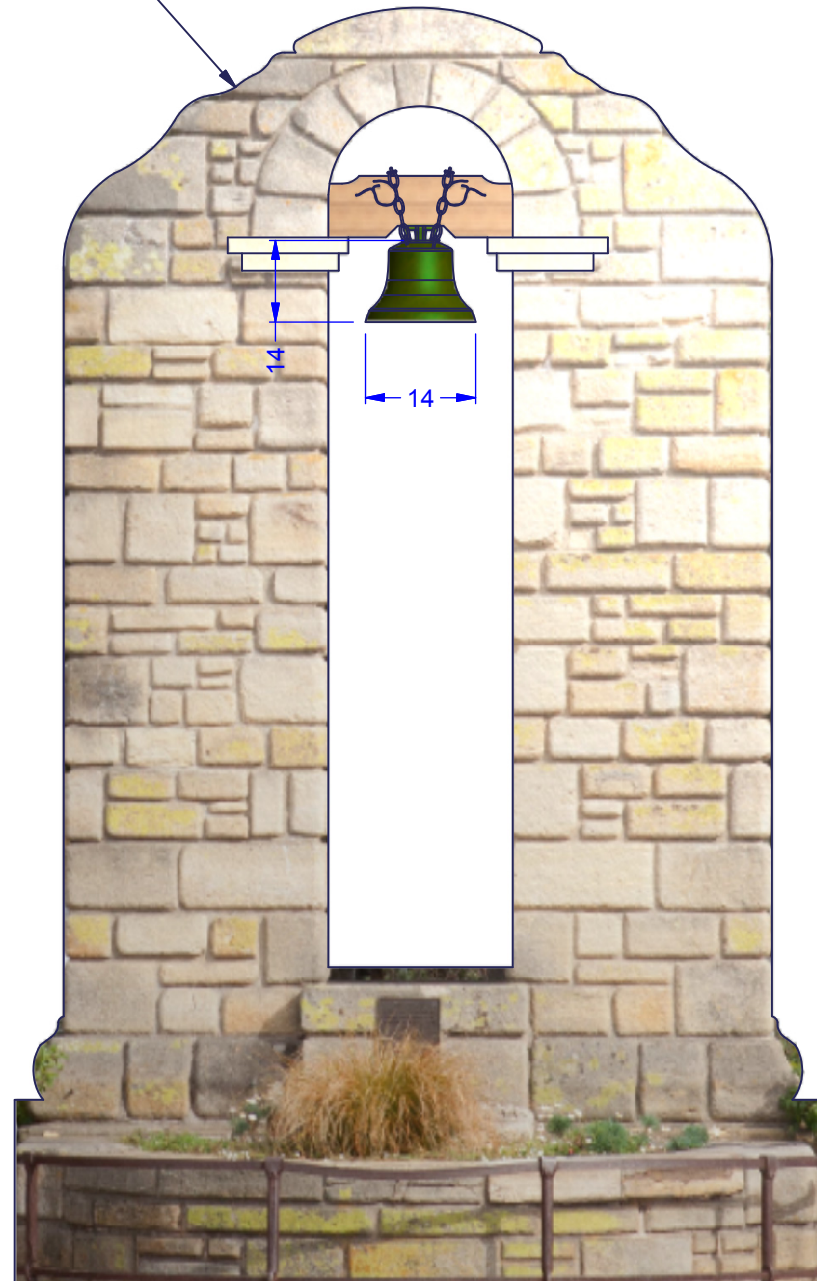
very faint symbol here, maybe an "I" or "L"?

Bell is approx 17" tall, 14" at widest point in diameter.

Compiled by Ian Martin  
ian@ianmartinphotography.com



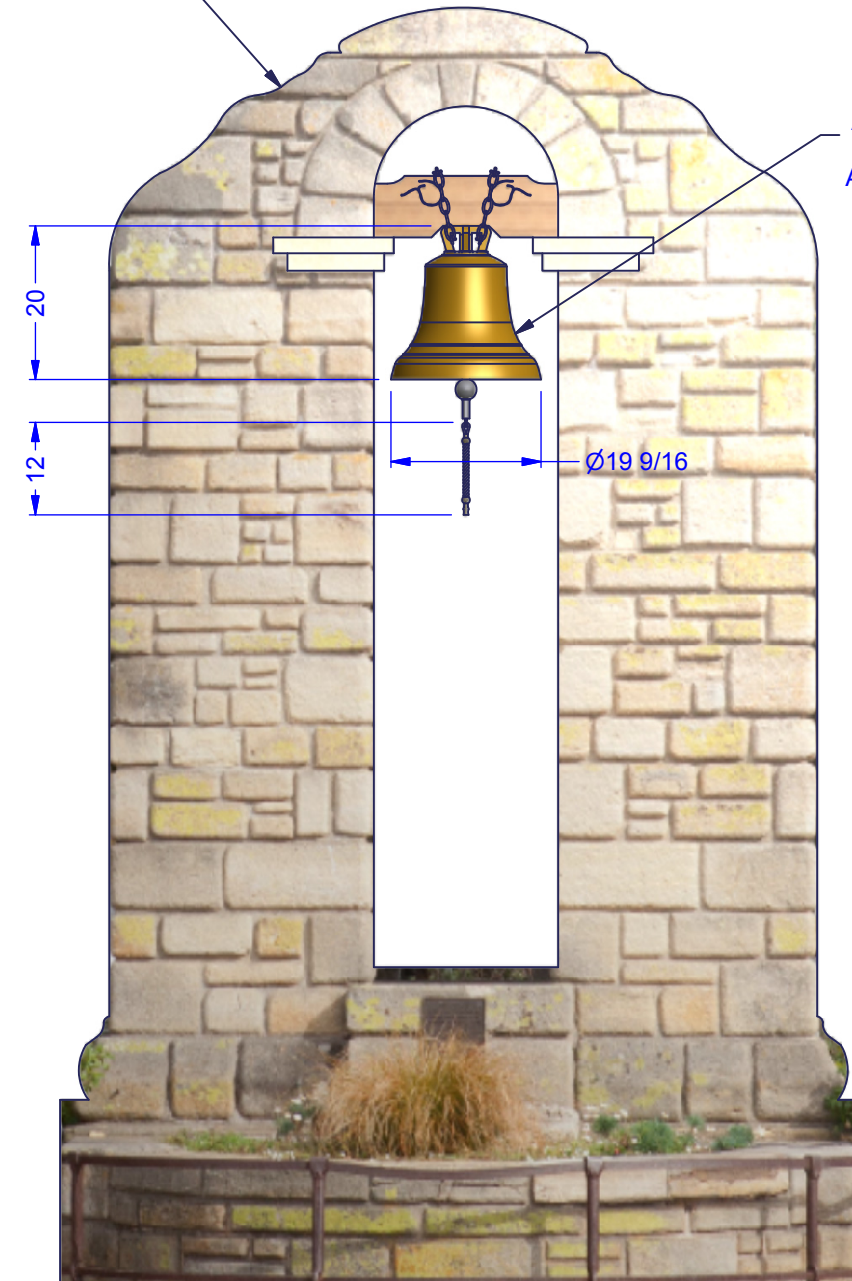
EXISTING TOWER  
WITH EXISTING BELL, YOKE  
AND SUPPORT CHAINS.



EXISTING FRONT ELEVATION

EXISTING TOWER  
WITH BELL YOKE  
AND SUPPORT CHAINS.

NEW G4 BELL  
AT 187 POUNDS  
WITH CLAPPER  
AND PULL ROPE.



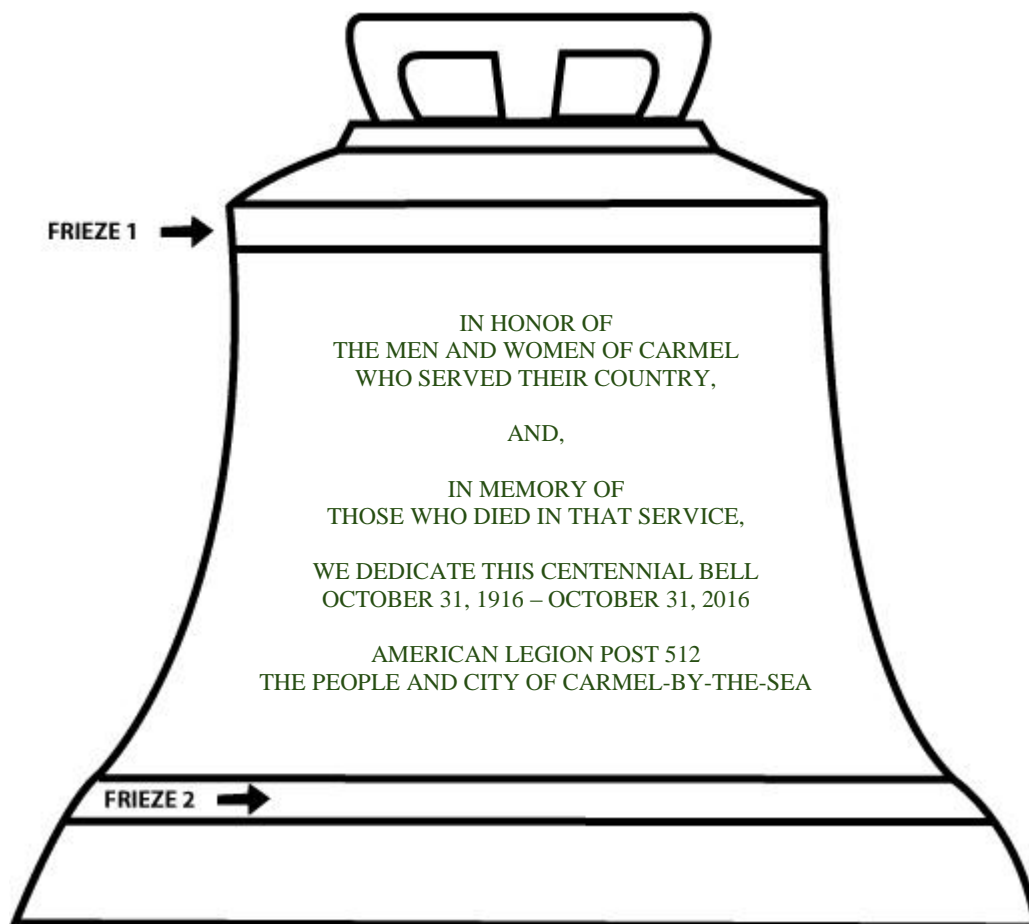
FRONT ELEVATION

|     |      |    |          |   |                   |  |               |             |                |          |
|-----|------|----|----------|---|-------------------|--|---------------|-------------|----------------|----------|
| NO. | DATE | BY | REVISION | <div><div>CUSTOM BELLS ♦ CLOCKS ♦ BELL SCULPTURES</div><div>CHRISTOPH PACCARD</div><div>BELL FOUNDRY™</div><div>PO BOX 1042 CHARLESTON, SOUTH CAROLINA 29457</div><div>TOLL FREE 1 800 849 6870 FAX 1 843 557 1619</div></div> | JOB TITLE         | DESCRIPTION                                    | DATE:         | 1/6/2016    | SCALE          | NTS      |
|     |      |    |          |   | Carmel By The Sea | New Centennial Bell with Clapper and Pull Rope | DRAWN BY:     | Jerry Quick | FIN. GOOD NO.: | 10187-SU |
|     |      |    |          |   |                   |  | CHECKED BY:   |             | SHEET NO.:     | 1 OF 1   |
|     |      |    |          |   |                   |  | CAD REF. NO.: |             | WORK ORDER:    | 47       |

|                     |                                 |                 |           |
|---------------------|---------------------------------|-----------------|-----------|
| <b>CITY</b>         | <b>Carmel-By-The-Sea</b>        | <b>REF BELL</b> | <b>G4</b> |
| <b>Organization</b> | <b>American Legion Post 512</b> | <b>FACE 1</b>   |           |

**FILL YOUR TEXT IN THE BELL, TYPESCRIPT AND CAPITAL LETTER**

| <b>FILL THE NAME OF THE EFFIGIES</b> |     | <b>FRIEZES</b>  |            | <b>FINISH</b>    |     |
|--------------------------------------|-----|-----------------|------------|------------------|-----|
| <b>EFFIGY 1</b>                      |     | <b>FRIEZE 1</b> | Grape vine | <b>BRUSHING</b>  |     |
| <b>2</b>                             |     | <b>2</b>        | Lines only | <b>POLISHING</b> | Yes |
| <b>3</b>                             |     |                 |            |                  |     |
| <b>4</b>                             |     |                 |            |                  |     |
| <b>WITH CROWNS</b>                   | Yes |                 |            |                  |     |
| <b>NO CROWNS</b>                     |     |                 |            |                  |     |



|   |                                  |
|---|----------------------------------|
| <b>Christoph Paccard Bell Foundry</b><br><b>Charleston, South Carolina</b><br><b>800-849-6670</b> | <b>Name, address...</b>          |
| <b>Date</b><br><b>Signature</b>   | <b>Date,</b><br><b>Signature</b> |



## **PURCHASE AGREEMENT FOR:**

[Carmel by the Sea](#)  
[Carmel, California](#)

### **Scope Of Work**

This purchase agreement is between Christoph Paccard Bell Foundry and Carmel By the Sea.

The project is for the casting, tuning, polishing, delivery and installation of a single bell, musical note G4 of 19 7/8" in diameter, height of 20 1/16", and weight of 187 pounds. The bell will have a decorative crown, galvanized and painted clapper, and your custom inscriptions. As discussed, the bell can be mounted using a heavy chain in similar fashion as the existing historic bell. Alternatively, the bell may be mounted to a galvanized and painted bracket that attaches to the existing beam. A removable bell rope will be provided that attaches to the clapper.



The bell will be cast and tuned by the 219 year Paccard Foundry des Cloches of Annecy, France. Paccard bells are described by carillonneurs and musicians around the world as the "Stradivarius of bells", for not only the precision of the tuning, but also for the musical warmth and sweetness of tone that is unique to Paccard.

The important opportunity of this new bell is to have the highest quality of the sound of a musically tuned bronze bell for the next generations upon generations of Carmel residents and visitors.

All bells larger than 86 pounds may include your custom inscriptions cast permanently in relief using the lost wax process. A decorative frieze may be cast around the shoulder of the bells. Custom extra length inscriptions, friezes or logos are additional, charged at the cost of production and any digital artwork required. The classic symbols of each of the military services may be a consideration to be used as the frieze of the bell at no additional cost.

## **Paccard casting method**

Each Paccard bell is meticulously crafted by hand, carefully cast using the lost wax process, and finely tuned to exacting musical standards. Cast only of bronze, Paccard bells are composed of pure red copper and block tin. Although the ratio of copper to tin is slightly different depending on the size of the bell, most bells are approximately 78% copper and 22% tin.



Only new metal is used in the casting. When selecting a cast bronze bell, it is also critically important to choose a founder who understands how to properly tune a bell. Paccard is the best choice.

### **Tuning Process:** The Importance of Tuning

A bell is unlike many other instruments because it actually produces multiple notes, called partials. Tuning a bell is a time consuming process that requires the bellfounder to be proficient with both a simple tuning fork and high-end digital tuning equipment. Using a lathe, metal is shaved from inside the bell at various points until the proper tuning is achieved. The bellfounder must tune the five lowest partials, at minimum, to the standard of A3=440 vibrations per second. From the lowest partial to the highest, the notes are:

- The Hum, (an octave below the prime or “strike” note)
- The Prime, (an octave above the Hum)
- The Minor Third, (of the Prime)
- The Fifth, (of the Prime)
- The Octave, (of the Prime)

While the Prime tone is the most important note of the bell, the hum tone, the minor third and the octave must be tuned with the same accuracy. Of particular interest is the minor third, which is unusual in a musical instrument. Although the Paccard profile and tuning process works to intensify the prime while subduing the minor third, it is the minor third that gives bells their beautiful, melancholy, plaintive and compelling sounds.





## **Client's Responsibilities**

In order to ensure the timely completion of this project, Purchaser agrees to take responsibility for the following:

### **Any Required Permits**

The cost for any permits, licenses, or stamps of engineering approval associated with this project are the full responsibility of the Purchaser, whether or not they are to be issued to the Purchaser or to Christoph Paccard.

### **Safety**

The purchaser is responsible for cordoning off the tower, walkway and areas around the tower while the work is being performed to ensure safety.

### **Warranty**

The standard warranty is 20 years for the bell. Acts of God, theft, vandalism, fire, etc., are not a part of this warranty.

### **Investment**

The investment required for this project as described above is \$7,000, excluding any and all taxes, fees, permits or levies which are the responsibility of the purchaser.

### **Option: Professional Installation:**

As an option, Christoph Paccard will professionally install the bell for the sum of \$1,500; please initial your acceptance of this option here: \_\_\_\_\_.

### **Terms of Payment**

50% initial deposit,  
30% upon shipment of the bells from the foundry,  
Balance within 30 days of completion of the installation if by Christoph Paccard or within 30 days of delivery if by purchaser.

This purchase agreement valid for 30 days from December 29, 2015.

Respectfully submitted December 29, 2015

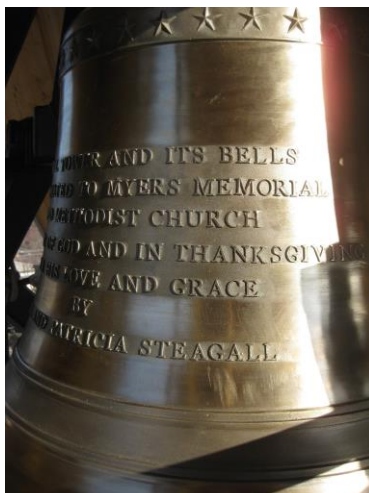
Accepted:

Christoph Paccard Bell Foundry

Carmel By the Sea,  
Carmel, California

By: \_\_\_\_\_  
Stan Christoph, President

By: \_\_\_\_\_  
Date: \_\_\_\_\_







Theater, both the City Council and Planning Commission have indicated the intent to explore the concept of a west pathway.

### **Proposed Project**

The west pathway project description is attached in the form of a letter from the project architect, Mr. Brian Congleton (Attachment D). In general, the pathway project is intended to supplement the elements of access to the Forest Theater. The Triage project provided code-compliant seating for persons with disabilities as well as access to the seating and restroom facilities in proximity to the path of travel. The addition of the west pathway will provide equal access to person with disabilities, giving them the same options of travel as the general public, and allowing them full access to the designated seating at the aisle. This pathway will also allow both disabled and non-disabled persons to exit the seating area directly to the concession stand and primary restrooms and without passing in front of the audience, shortening the distance, and eliminating undue attention and disturbance during a performance.

The west pathway rendering and site plan are included as Attachment E. Project components include the following:

- The walkway would be constructed of colored (earth-tone) concrete with a minimum width of 4 feet with some areas slightly wider to accommodate passing;
- certain areas of the pathway include short stone walls that would match other stone walls at the site;
- the removal of approximately 4 feet of an existing low stone wall to allow wheelchair access (the stone taken from this wall will be used for the stone walls along the pathway);
- path lighting is provided via bollard light posts with low-level pools of light to allow safe navigation on path without impacts to performances or the residential neighborhood; and
- the project plans indicate that the pathway will have minimal grading and impacts on the trees.

### **Staff Analysis**

**Historic Evaluation Summary:** The California Environmental Quality Act requires environmental review for alterations to historic resources that are not consistent with the Secretary of the Interior's Standards. The proposed alterations to the Forest Theater were reviewed by the City's Historic Preservation Consultant, Mr. Kent Seavey, and reported in the Phase II Historic Assessment (Attachment B). The Phase II Assessment includes an analysis of

the proposed changes based on the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. The assessment concludes that the project, as shown on the project plans dated December 8, 2015, would be consistent with the Standards as described in the following section.

**Historic Evaluation Summary:** The proposed project was reviewed by the City's Historic Preservation Consultant, Mr. Kent Seavey. Mr. Seavey notes that the proposed pathway would have a low profile and would blend well with the landscape setting and that the short sections of low stone walls are consistent with other stone features within the theater grounds. In summary, Mr. Seavey states that: "The proposed work on the subject property will be executed consistent with the least possible loss of historic materials so that the remaining character-defining features of the historic resource will not be obscured, damaged or destroyed. As proposed all changes are reversible. As proposed the new work will not create significant change to an historic site and will not cause an adverse effect on the environment."

Staff concurs with Mr. Seavey's analysis and hence recommends that the Board issue a Determination of Consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Conditions have been drafted requiring that any stone walls constructed along the pathway match other stone walls at the site, that the applicant work with staff on reviewing the color of the concrete, and that any substantial changes to the project would require additional review to the Historic Resources Board.

**City Council Review:** This application will be reviewed for acceptance by the City Council at a future meeting. In making its decision, the Council will rely on recommendations made by the HRB. If the City Council requires design revisions, staff may refer this application back to the HRB if the revisions are substantial or potentially inconsistent with the Secretary's Standards.

**Alternatives:** The staff recommendation is to issue a Determination of Consistency with the Secretary's Standards. Alternatively, the Board could direct additional changes to the plan to achieve consistency with the Secretary's Standards, in which case, the Board may need to continue the item to allow the applicant to return with further-revised plans. Finally, the Board could find the application inconsistent with the Secretary's Standards, which would result in either the applicant withdrawing the project or require additional CEQA analysis to evaluate impacts on historic resources.

***Environmental Review:*** 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. If the alterations are consistent with the standards, potential historic resource impacts under CEQA do not require further analysis. Staff concludes that the proposed alterations would be consistent with the Secretary of the Interior's Standards and therefore, do not require additional environmental analysis.

**ATTACHMENTS:**

- Attachment A – Draft Conditions/Recommendations
- Attachment B – Phase II Assessment
- Attachment C – Triage Project Site Plan
- Attachment D – Project Description by project architect
- Attachment E – Project Plans

## **Attachment A – Draft Conditions/Recommendations**

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

### **PROJECT CONDITIONS**

DR 15-451

Pacific Repertory Theater

NE Corner of Santa Rita and Mt. View

Block: 85, Lots: 1-15

APN: 010-043-008

---

### **SPECIAL CONDITIONS:**

1. Prior to the beginning of construction, the applicant shall convene a pre-construction meeting to include the contractor and the City's Project Planner to ensure compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.
2. All new stone walls associated with the pathway shall match the design of the other stone walls at the Forest Theater.
3. The applicant shall work with staff and the Planning Commission on determining an appropriate earth-tone color for the pathway.
4. Any substantial revisions to the plans shall require subsequent review by the Historic Resources Board.

KENT L. SEAVEY  
310 LIGHTHOUSE AVENUE  
PACIFIC GROVE, CALIFORNIA 93950  
(831)375-8739

January 13, 2016

Mr. Marc Weiner  
Acting Planning Director  
Carmel Planning & Building Dept.  
City of Carmel-by-the-Sea  
P.O. Drawer G  
Carmel, CA 93921

Dear Mr. Weiner:

Thank you for the opportunity to review the proposed Forest Theater Accessible West Pathway Plan for consistency with the *Secretary of the Interior's Standards for the treatment of Historic Buildings*, under the treatment for Rehabilitation.

Rehabilitation is defined as the act or process of making a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

As stated in the 1992 National Park Service *Illustrated Guidelines for Rehabilitating Historic Buildings*, "The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility."

The Forest Theater is owned by the City of Carmel-by-the Sea, and is listed in their 2003 Historic Resource Inventory (for description and significance of the Forest Theater see California DPR 523 by JRP Historical, Davis, CA provided).

Under the Secretary's Rehabilitation Standards for building sites, retaining the historic relationship between buildings (theater seating), landscape features and open space is recommended, as is minimizing disturbance of terrain around buildings or elsewhere on the site. To the extent feasible, employ historic materials if available, or compatible substitute materials if their use is not technically or economically feasible.

As part of the proposed pathway all work needs to be carefully planned and undertaken so that it does not result in a significant loss of character-defining spaces, features of finishes.

The West Pathway will be located within the NW quadrant of the full Forest Theater site, west of, but parallel with its open seating, and will consist of a slightly meandering switchback trace through forested space. The pathway will consist of a colored concrete aggregate surface, flanked by low, bollard type lighting with appropriate, screening landscaping.

The pathway will require the removal of approximately four feet of an existing low, stone wall to allow wheelchair access. The stone removed will be reused, to the extent possible, in one of two new low walls at the turning of the switchback, where a straight section of stone wall will separate the pathway, and a curved wall section will form a U on the inside of the corner. This section of low wall will be suitable for seating if needed for the continuing climb to the ADA spaces located on the west end of the theater seating. The pathway splits close to the two levels of ADA seating, for easier access to the upper tier. As there is a slight rise in the upper trace, a simple code required open metal railing will be installed. It will not inhibit any views through the landscape setting (see plans and drawings provided).

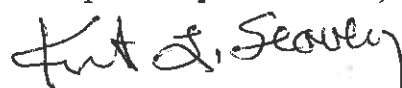
The Accessible West Pathway, as proposed, has a very low profile and blends well into its landscape setting. The short sections of low stone walls are consistent with other stone features within the theater grounds. As designed, this new feature will not visually encroach on the historic relationship between the landscaping and its open space. It clearly minimizes disturbance of the sites terrain, and employs natural and historically appropriate materials in its construction. Its simple design both reflects and respects the existing character-defining spaces, features and finishes of the historic outdoor theater. As designed, the proposed Accessible West Pathway appears to afford the least possible loss of historic materials and that the character-defining features of the historic property will not be obscured, damaged or destroyed.

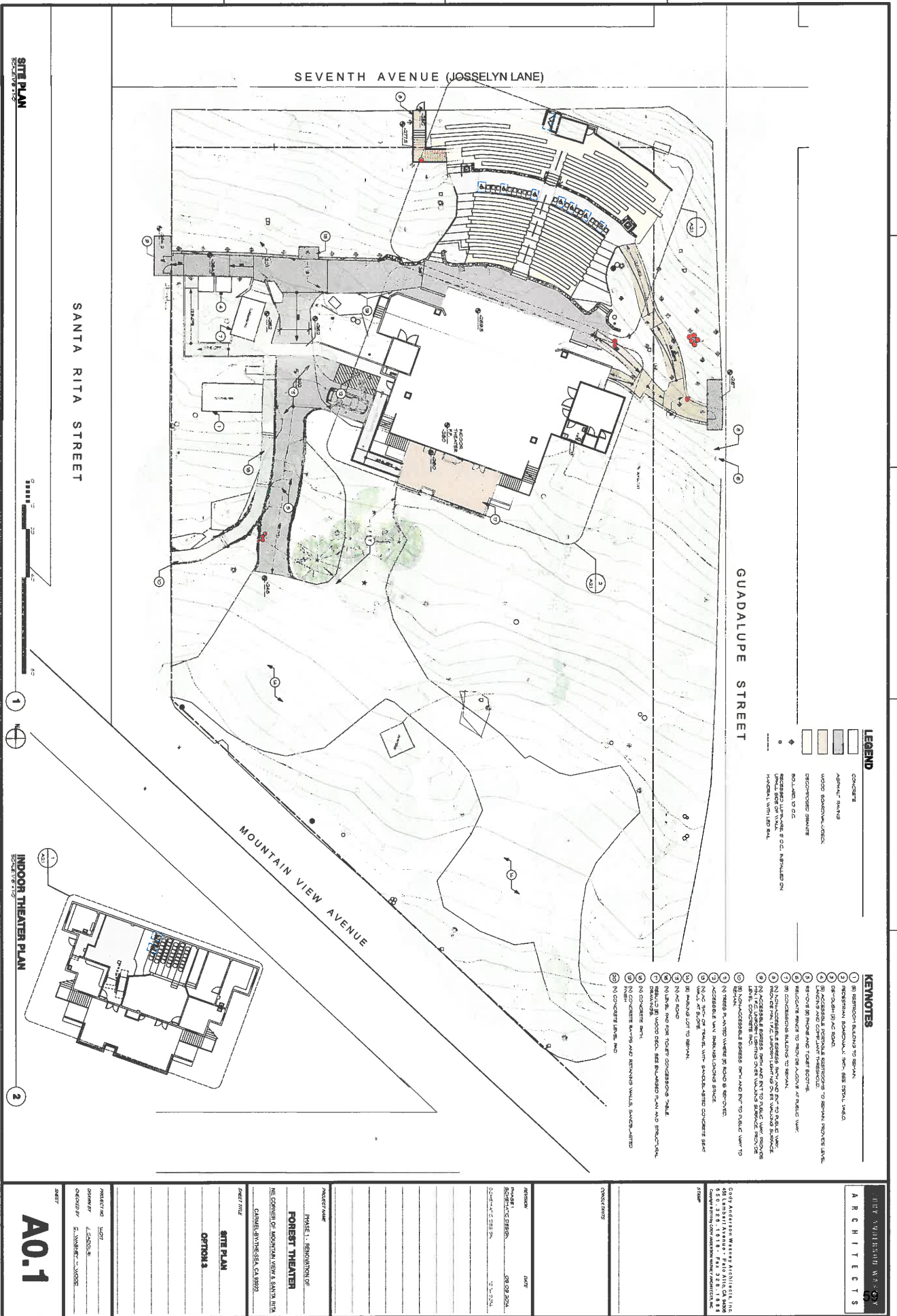
The Forest Theater is listed as a significant historic resource in the 2008 Carmel Historic Context Statement under the theme of The Development of Arts and Culture (1904-1965) as Carmel's first theater.

CEQA states in CCR Section 15064.5 (2)(B) that a change which demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that account for its inclusion in a local register of historical resources may constitute a substantial adverse change in the significance of the resource. However, CEQA also notes that the degree of potential adverse change be considered "proportionate to the level of significance of an historic resource" based on its relative importance to history.

The proposed work on the subject property will be executed consistent with the *Secretary of the Interior's Standards for Rehabilitation*, with the least possible loss of historic materials so that the remaining character-defining features of the historic resource will not be obscured, damaged or destroyed. All proposed changes are reversible. As proposed the new work will not create a significant change to an historic site and will not cause an adverse effect on the environment.

Respectfully Submitted,









**RECEIVED**  
DEC 11 2015  
City of Carmel-by-the-Sea  
Planning & Building Dept.

December 10, 2015

Marc Weiner, Senior Planner  
CARMEL PLANNING & BUILDING DEPARTMENT  
Post Office Box CC  
Carmel-by-the-Sea, California 93921

RE: Proposed Forest Theater West Pathway

Dear Mr. Weiner:

On behalf of Pacific Repertory Theatre, I am pleased to submit application materials for a proposed West Pathway project at the Forest Theater. As a major Forest Theater user group, PacRep proposes to construct the pathway as a gift to the City of Carmel. The funding for this project is to be provided by a gift to PacRep from an elderly donor wishing to see the project come to fruition during her lifetime.

There are three stipulations to the funding provided by the anonymous donor:

1. The \$100,000 contribution is directed towards the completion of the West-handicapped path at the Forest Theater, with a goal of having the path completed within the first half of 2016, in time for all or part of the 2016 summer season and centennial celebration. Should there be any remaining funds after the West Path project, those funds are directed toward supplementary facility needs in the school space below the main stage.
2. In the event that the West Path project cannot be approved, and completed or nearing completion, within the first half of the 2016 calendar year, the donor reserves the option to either approve an alternate time-table, approve an agreeable alternate project and budget, or to direct that the donation be returned to the donor or her heirs, less any project expenses already incurred.
3. The donor is making this gift to Pacific Repertory Theatre, a non-profit organization, who will act as the fiduciary entity responsible for managing and disbursing the funds. Pacific Repertory Theatre will provide a quarterly accounting to the donor.

Our review of the project scope provides us confidence that the project can be completed within the funding provided. Meeting the schedule for project completion depends on a coordinated effort between PacRep and the City of Carmel for timely processing of approvals.

The proposed pathway responds to comments made by community members, Council members, and Planning Commissioners, during the process of the Phase One Improvements

**Congleton Architect AIA**  
Post Office Box 4116 Office at Eighth & San Carlos Carmel, California 93921  
831-626-1928 fax 831-626-1929  
Email: brian@congletonarchitect.com

Project for the Forest Theater. While the path was part of the original Master Plan, it was removed during Phase One design development in favor of an east-side ramp system to provide access to the center cross-aisle location of designated accessible seating spaces.

Since that time, both the council and the planning commission, as well as many community members, have expressed a general and positive interest for future implementation of the west pathway.

### **Project Characteristics**

The project being submitted is for a path walkway winding diagonally from the west concourse through the forest to the west side of the center cross-aisle. It includes a walk with slope of less than 1:20 for its entire length, leading to a ramp approximately 12 feet in length, having a slope of 1:12, with handrails on both sides. A 180 degree turn in the path, at the west end of the forest area, will provide a method of grade change as well as a resting area, a focal node in the length of the path.

Due to potentially high usage, the path is to be concrete, which will be treated in a manner to visually read as a path through the forest. To accomplish this, the concrete will be stained an earth tone and hand-seeded with exposed aggregate to soften the concrete appearance. Edges of the path will meander somewhat, with wider and narrower places (minimum width four feet), to further soften the look and allow places for persons to pass one another.

The path has been designed to weave through the forest; no trees are proposed for removal or modification. The root structures of a few trees in the immediate proximity of the path will need to be protected during installation of the path and ramp, with possible hand cutting of some roots. We have reviewed the concept with the City Forester and are including necessary precautions as we design the project.

Grading for the project will be minimal, mainly directed toward eliminating cross-slope to make the path level and therefore accessible. Uphill sides of the path may be cut and downhill sides will be filled to create the level (maximum  $\frac{1}{4}$ " per foot cross slope) walking surface. While exact export or import is unknown at this initial stage, we expect cut and fill to be fairly balanced.

Landscaping for the pathway should be minimal as well, limited to the areas of disturbance on each side of the path and ramp. The landscape modifications will serve two purposes:

1. Replanting of areas of disturbance to prevent erosion and restore the forest floor.
2. Provide softening of the edges of the concrete pathway as well as defining the path.

Planting materials have not been selected at this stage, but are intended to be indigenous and compatible with the existing flora. In addition to new plantings, stone rip-rap retaining will aid in securing steeper slope areas.

Lighting for the pathway is proposed to be via bollard lights spaced intermittently along both sides of the path. Low-level pools of light from the bollards will allow navigation along the path without light-source impacts on either the theater or surrounding neighborhood.

### **Benefits of the Project**

The pathway project is intended to supplement the elements of access to the Forest Theater. As noted above, the Phase One Forest Theater Project provides code-compliant seating for persons with disabilities as well as access to that seating and restroom facilities in proximity to

the path of travel. The addition of the west pathway to the paths of access will provide equal access to persons with disabilities, giving them the same options of travel as the general public, and allowing them to full access to the designated seating at the cross-aisle. The pathway will also allow both disabled and non-disabled persons to exit the seating area directly to the concession stand and primary restrooms, without passing in front of the audience, shortening the distance and eliminating undue attention and disturbance during performances.

### **Compliance with ADA requirements**

According to the Building Official, a waiver was allowed for the Forest Theater, based on the theater's designation as an historic property, to allow relief from impact that would be imposed on the theater's forest element by full compliance with ADA requirements. At issue is "distributive seating" for persons with disabilities, essentially requiring an even distribution of seating for persons with disabilities throughout all areas of the facility that are accessible.

The upper portion of the house is not accessible, with a steep slope and steps as the only access. The main portion of the house has two areas of access: The center cross-aisle (noted above), and the front of the house adjacent to the main concourse and orchestra area. All of the required seating is currently spaced across the cross-aisle, which meets the required number of wheelchair spaces and the correct location in the audience to provide appropriate viewing angle ("bright line rule").

Accessible seating on the front row would not meet the bright line rule because it is too low in relation to the front of the stage. In addition, such seating would be directly behind persons crossing in the concourse, creating view blockage not allowed in ADA standards. For this reason, accessible seating is not appropriate for the front row of the audience.

Side Aisle Seating: Another element in provision of distributive seating is the requirement for designation of side aisle seating on or in the proximity of a path of access. Because there is only one existing path of access, the only aisle seating provided is in the cross-aisle itself. The proposed west path design has been modified in response to the Building Official's concerns, adding a path to side aisle seating midway between the center cross-aisle and the front of the house. This path will provide access to two spaces of side aisle seating on the access route with no steps, plus two additional seats (one immediately above, one immediately below) requiring the handling of only two steps to access. While this proposed element does not add to available wheelchair locations, which are already provided in the cross-aisle, it does significantly expand available seating for non-wheelchair patrons with disabilities, and it adds an element to distribution of available seating in the facility.

### **Interface with Phase One Improvement Work**

The proposed West Pathway project is designed to be separate from Phase One Improvements, with four exceptions:

1. Entrance to West Pathway at main concourse: The design calls for the pathway to intersect the main concourse through an existing retaining wall, requiring removal of a small portion of the wall and stonework repair at the exposed wall ends on each side of the path entrance.
2. Upper end of proposed ramp at center cross aisle: The ramp intersects the end of the cross aisle at steps, requiring modification of the steps to meet the width of the ramp, as well as minor modifications to the railing.
3. Path at side aisle: The path to side aisle seating will intersect the steps at a landing (no change to landing required), requiring minor modifications to the railing.

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City of Carmel-by-the-Sea  
Planning & Building Dept. 62

4. Electrical circuitry for bollard lighting: The proposed bollard lighting will require interface with existing electrical service, either by extension of existing area lighting circuits or by new circuitry from the existing panel.

**Items submitted with this application**

The following items are submitted in this application package:

1. Application for Commercial Design Review.
2. Check for application for Commercial Design Review.
3. Deposit check for historic review.
4. Letter of Project Description (this letter).
5. Two sets of Architectural Drawings of proposed path (sheets A1-A4).
6. Two sets of 11x17 reductions of Architectural Drawings.
7. Color sketch site plan of West Pathway project.
8. Color sketch detail plans of path entry, west turn, and ramp to cross aisle.
9. Color sketch views of west turn and ramp to cross aisle.
10. Color typical detail and section showing path construction.

**Request for waiver of City fees and charges**

Since Pacific Repertory Theatre is proposing to give the West Pathway to the City, and as the project is intended to improve city property and benefit the City and community at large, we respectfully request a waiver of all City fees and charges associated with the project.

In making the contribution, the donor has expressed the desire that other donors and partners step forward to participate in the project. To this end we are seeking both services and materials from local business supporters, and have already had some success. Waiver support from the city would complete the individual-business-municipal funding triumvirate that is so important in accomplishing beneficial projects such as the West Path.

Because such a waiver will require approval by City Council, and because time is of the essence in implementation of the project, PacRep is submitting payment now to expedite the review process, with the request for refund of funds upon Council action.

I trust this adequately explains the aspects of the proposed West Pathway project. We look forward to moving through the City review process. Due to the time-sensitivity of the contribution, and the positive comments and support for the project from both council and planning, I was hoping you might revisit the possibility of getting this proposal before the council in January. I would hate to see a month's delay put the project in doubt.

Thank you, Marc.

Sincerely,



Brian T. Congleton AIA

Encl.

C. Stephen Moorer, Pacific Repertory Company



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DESIGN BY  
DATE 7-2-15  
REVISION

**Congleton Architect AIA**

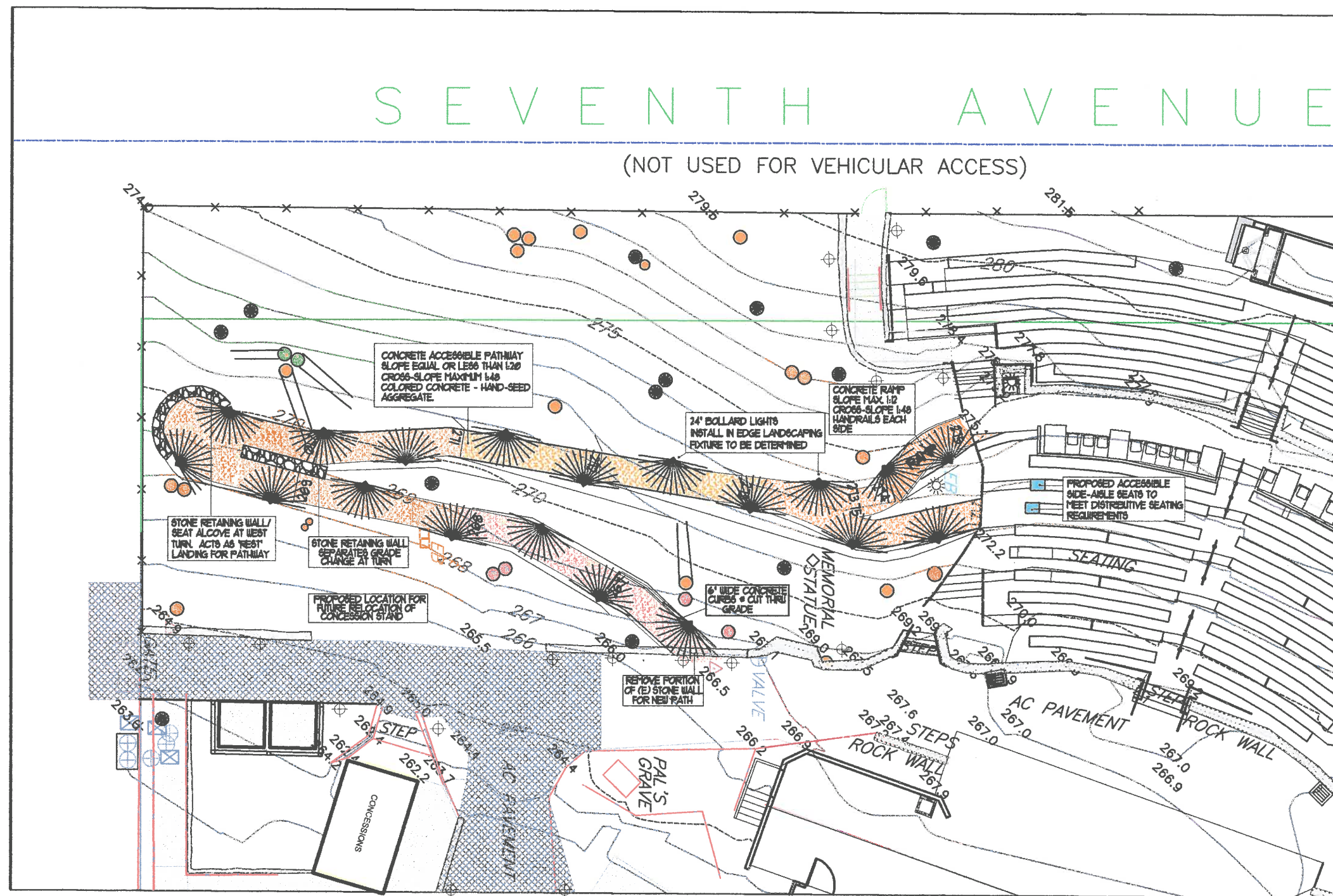
Post Office Box 4719 Carmel, CA 95021 (831) 928-8225 License No. C-16000

**FOREST THEATER WEST PATHWAY**

MOUNTAIN VIEW AVENUE AND SANTA RITA STREET, CARMEL, CA

SHEET NUMBER

**A1**



# WEST PATHWAY SITE PLAN

DECEMBER 8, 2015

1/8" = 1'-0"

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Planning & Building Dept.



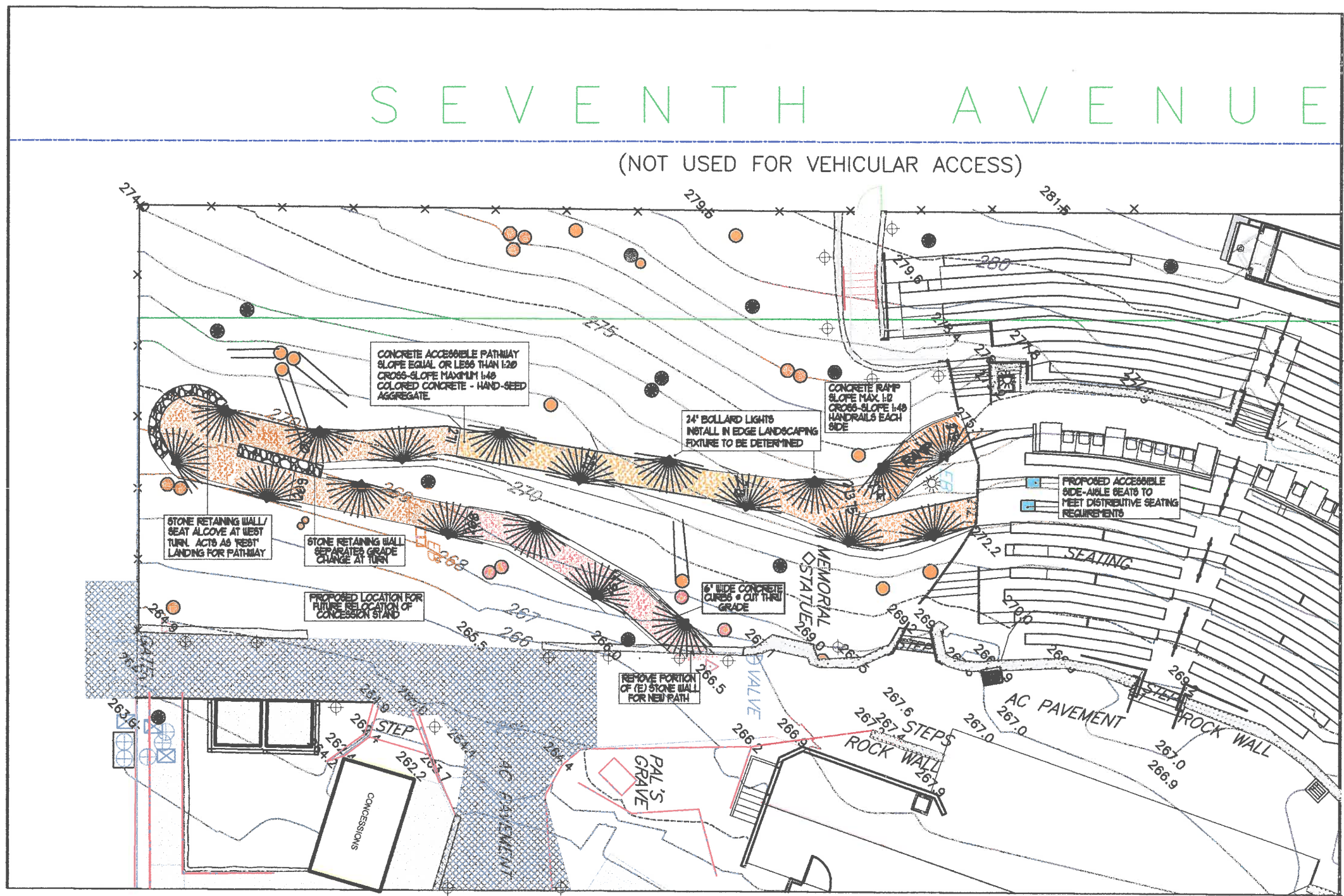
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DESIGN BY JC  
DATE 7-9-15  
REVISED

**Congleton Architect AIA**

Forest Theater West Pathway  
Mountain View Avenue and Santa Rita Street, Cammel, CA  
Post Office Box 4718 Cammel, CA 95021 (916) 638-8228 License No. C-10000

SHEET NUMBER  
**A1**



**WEST PATHWAY SITE PLAN**  
**DECEMBER 8, 2015**  
 1/8" = 1'-0"



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DESIGNED BY JC  
 DATED 7-8-15  
 REVISED

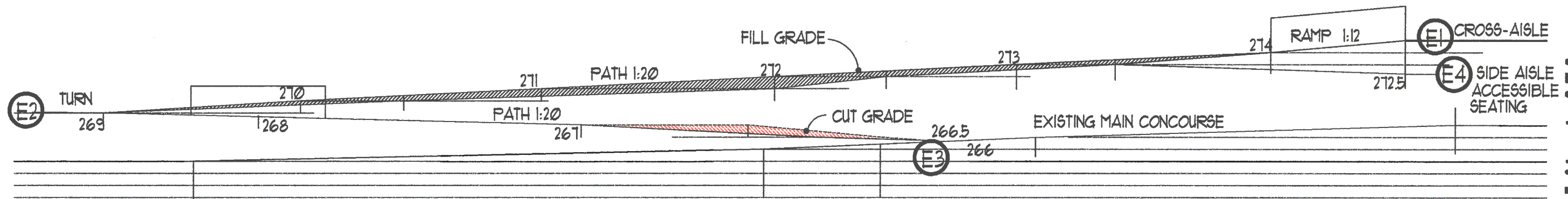
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FOREST THEATER WEST PATHWAY  
 MOUNTAIN VIEW AVENUE AND SANTA RITA STREET, CAMARILLO, CA

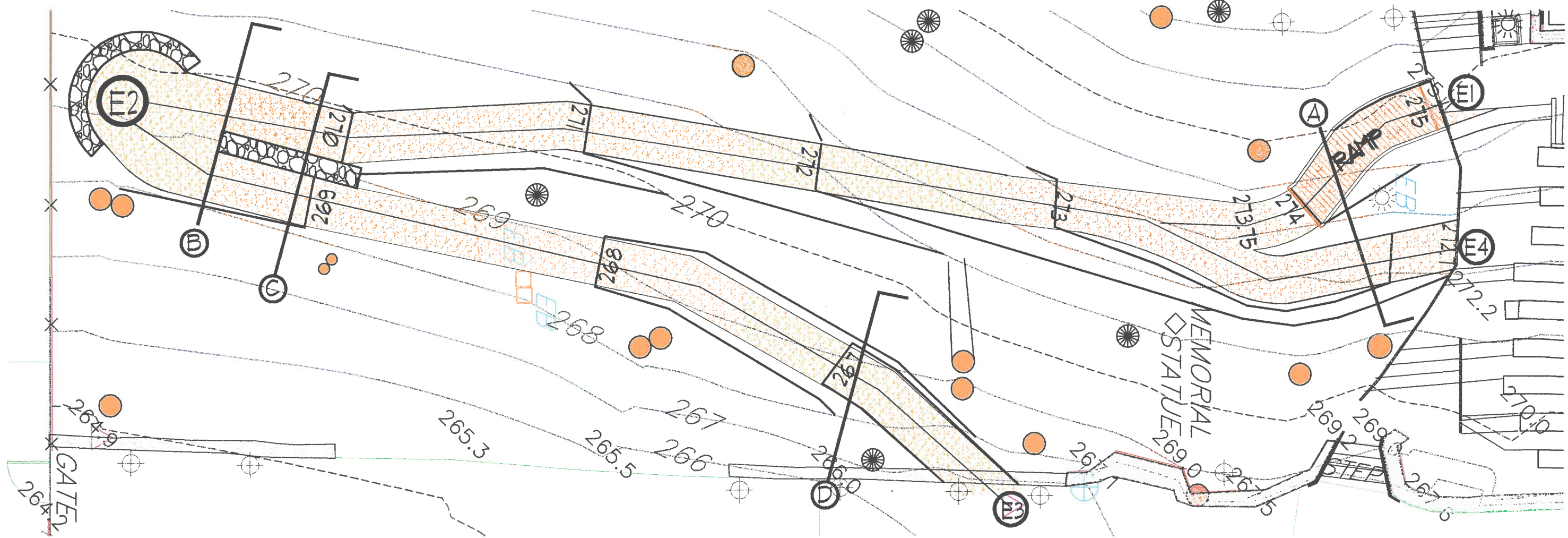
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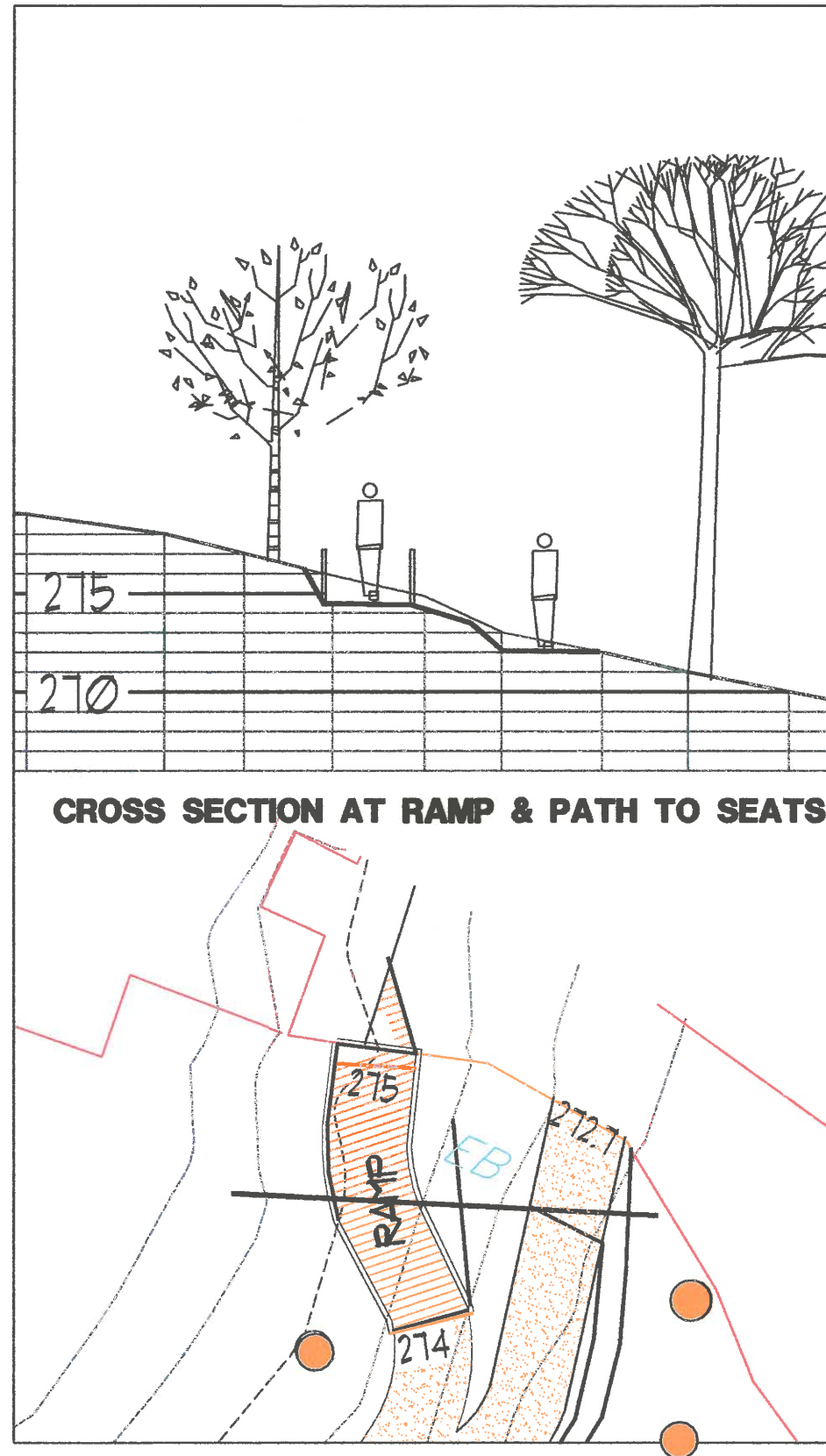
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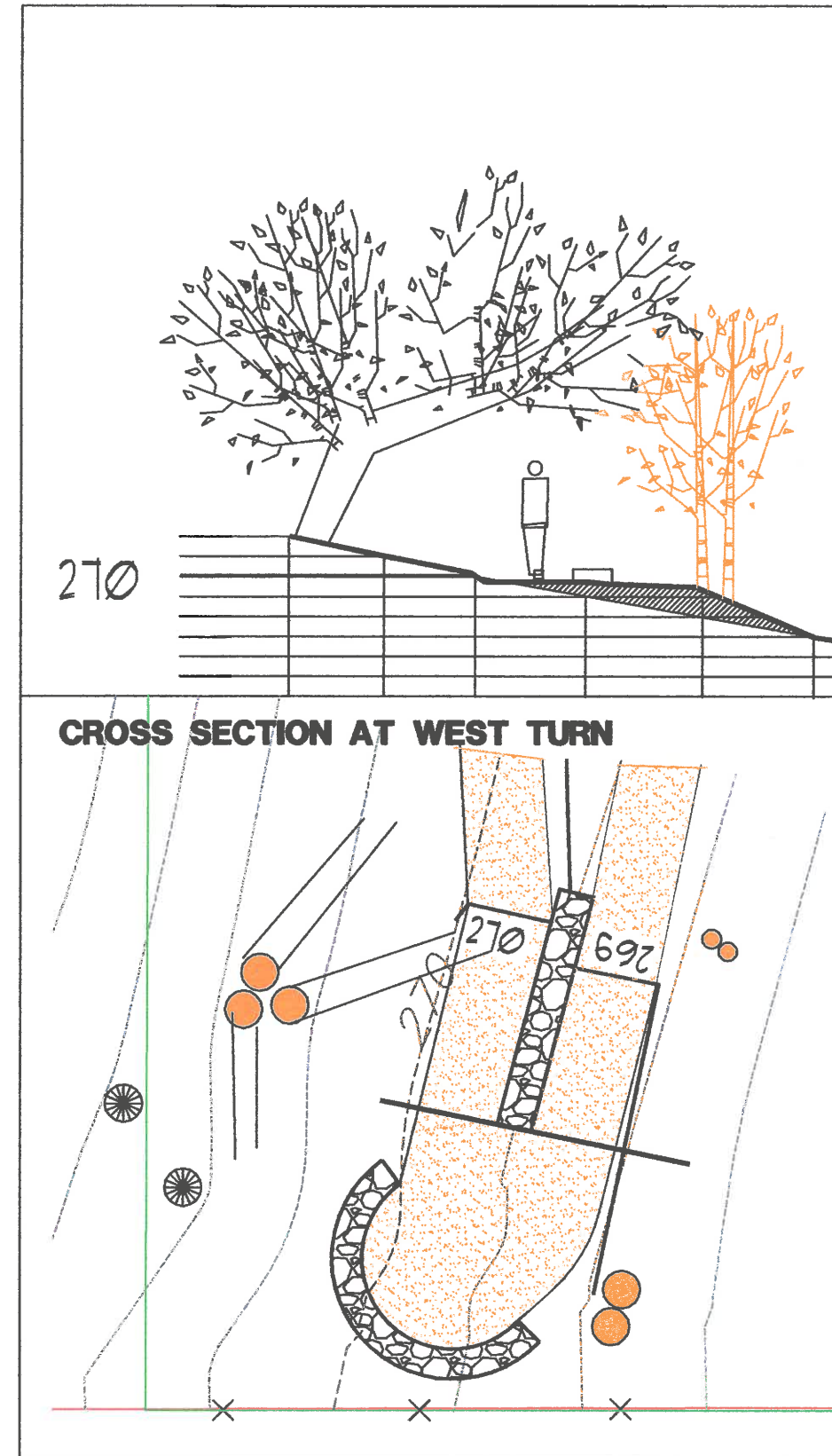
**E LONGITUDINAL SECTION**  
 $\frac{1}{4}" = 1'-0"$



**PLAN SHOWING SECTION CUTS**  
 $\frac{1}{4}" = 1'-0"$



**DETAIL AT RAMP & PATH TO SEATS**  
 $\frac{1}{4}" = 1'-0"$



**DETAIL AT WEST TURN**  
1/4" = 1'-0"

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BRN:BTC  
DATED 12-8-15  
REVISED

**leton Architect AIA**

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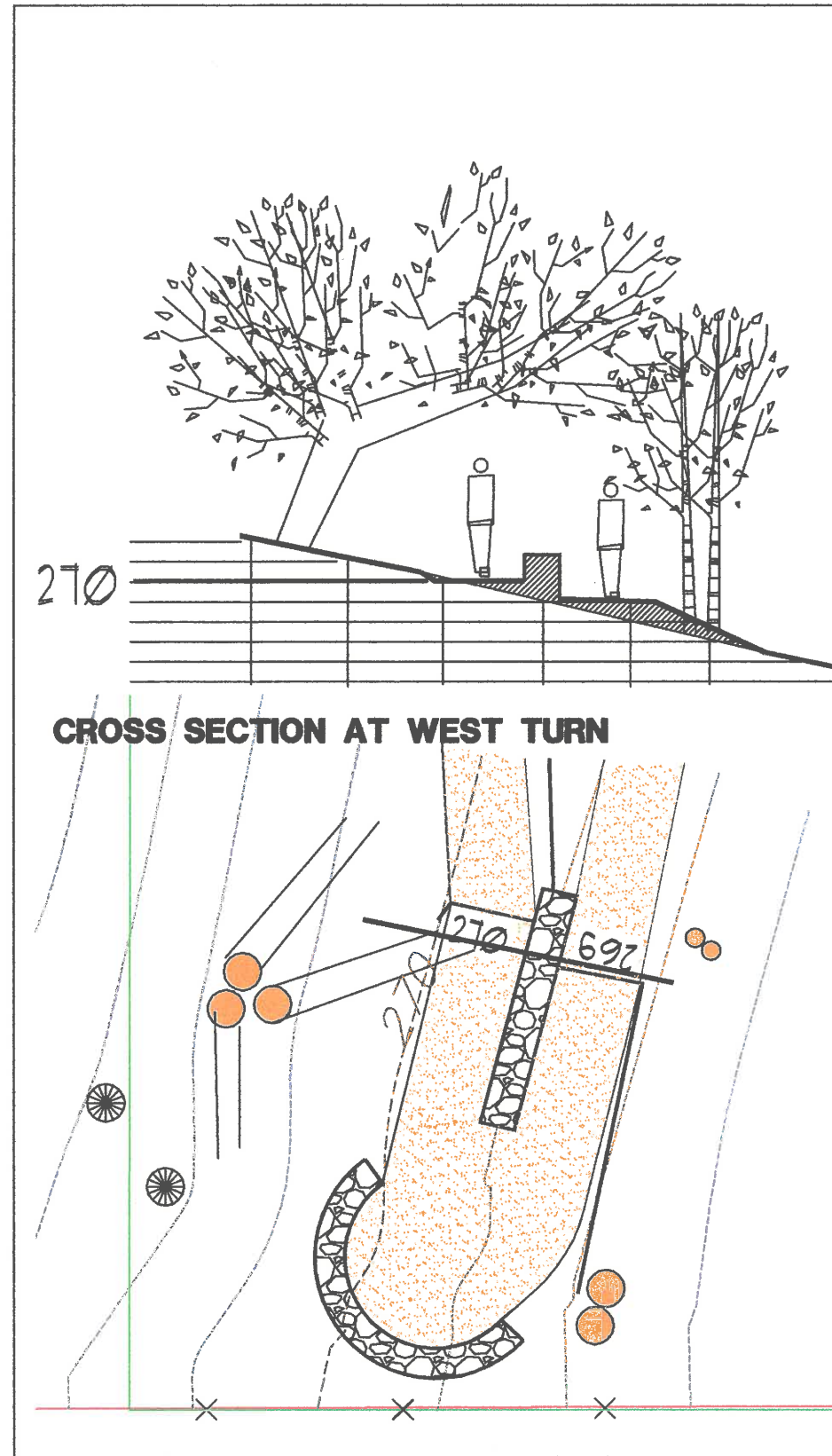
**FOREST THEATER WEST PATHWAY**  
MOUNTAIN VIEW AVENUE AND SANTA INITA STREET, CARMEL, CA

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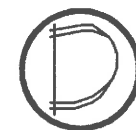
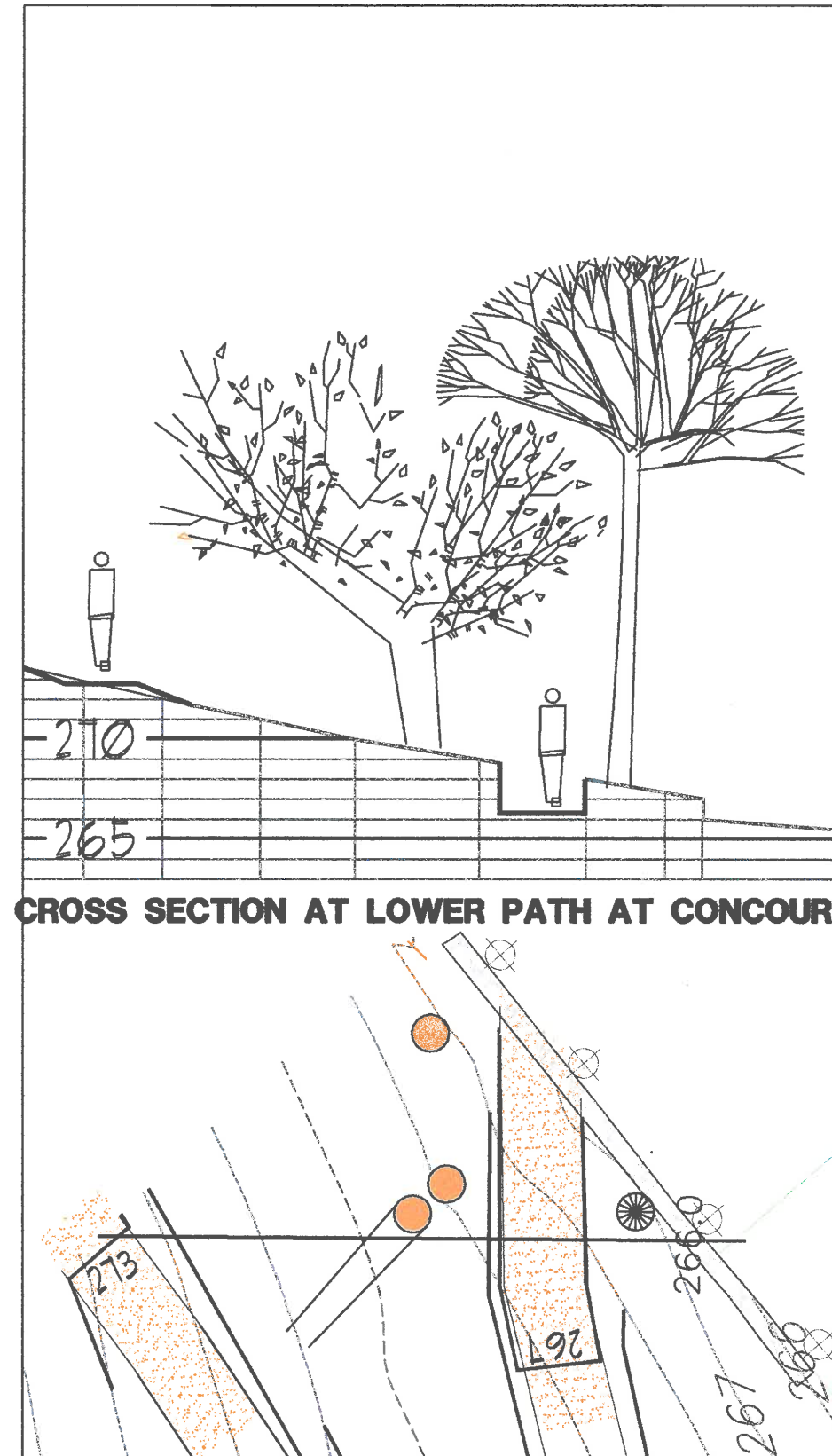
# A3

7





**DETAIL AT WEST TURN**  
 $\frac{1}{4}" = 1'-0"$



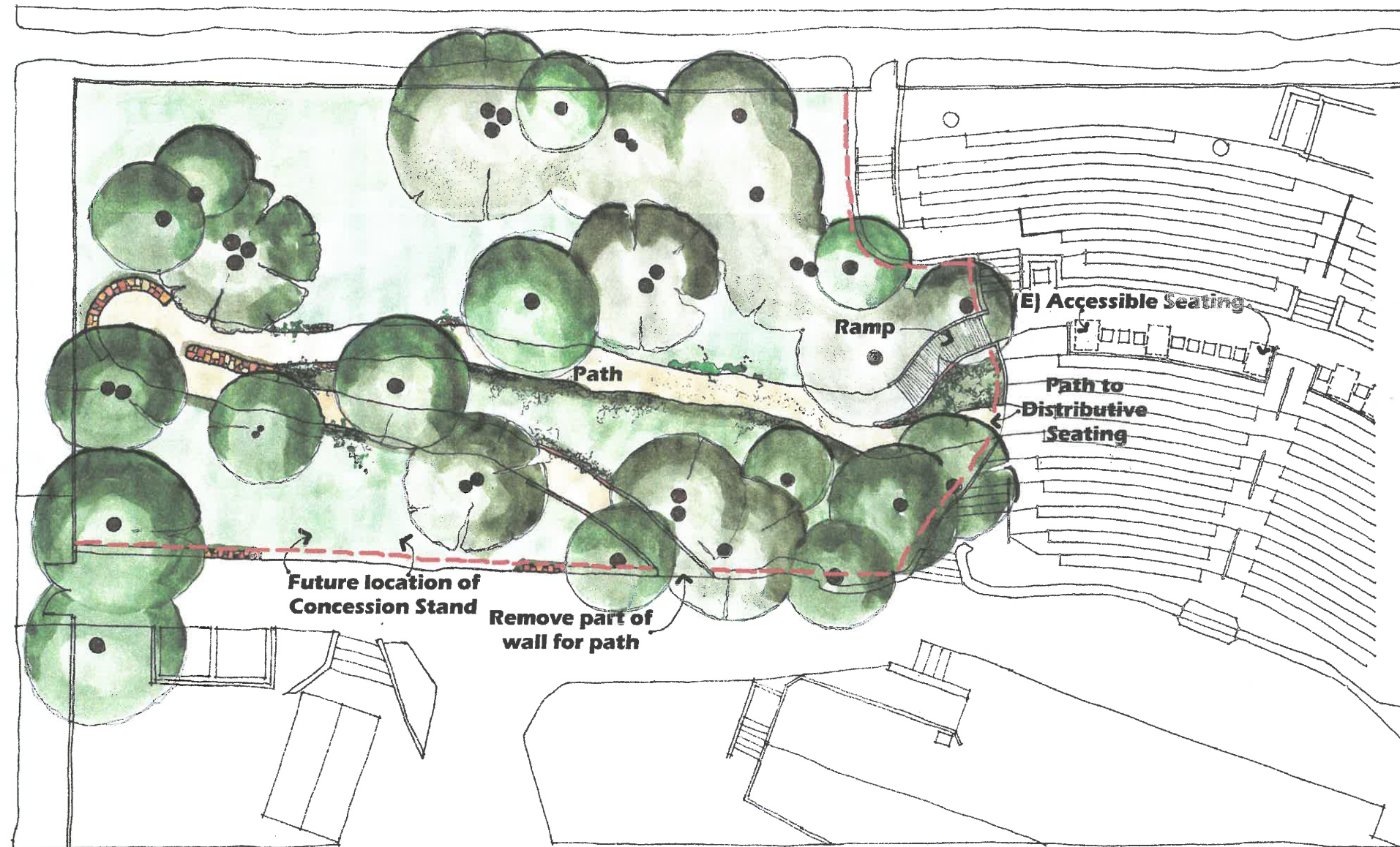
**DETAIL AT LOWER PATH AT CONCOURSE**  
 $\frac{1}{4}" = 1'-0"$

These drawings are to be used for construction purposes only. They are not to be used for any other purpose without the prior written consent of the Architect.  
 DRAWN BY: JIC  
 DATE: 12-8-15  
 REVIEWED BY:

**Congleton Architect AIA**  
 Post Office Box 4119 Camarillo, CA 93021 (805) 638-0228 License No. C-10050

**FOREST THEATER WEST PATHWAY**  
 MOUNTAIN VIEW AVENUE AND SANTA RITA STREET, CAMARILLO, CA

SHEET NUMBER  
**A4**  
 68



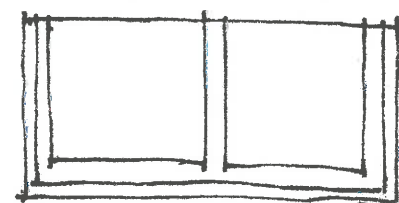
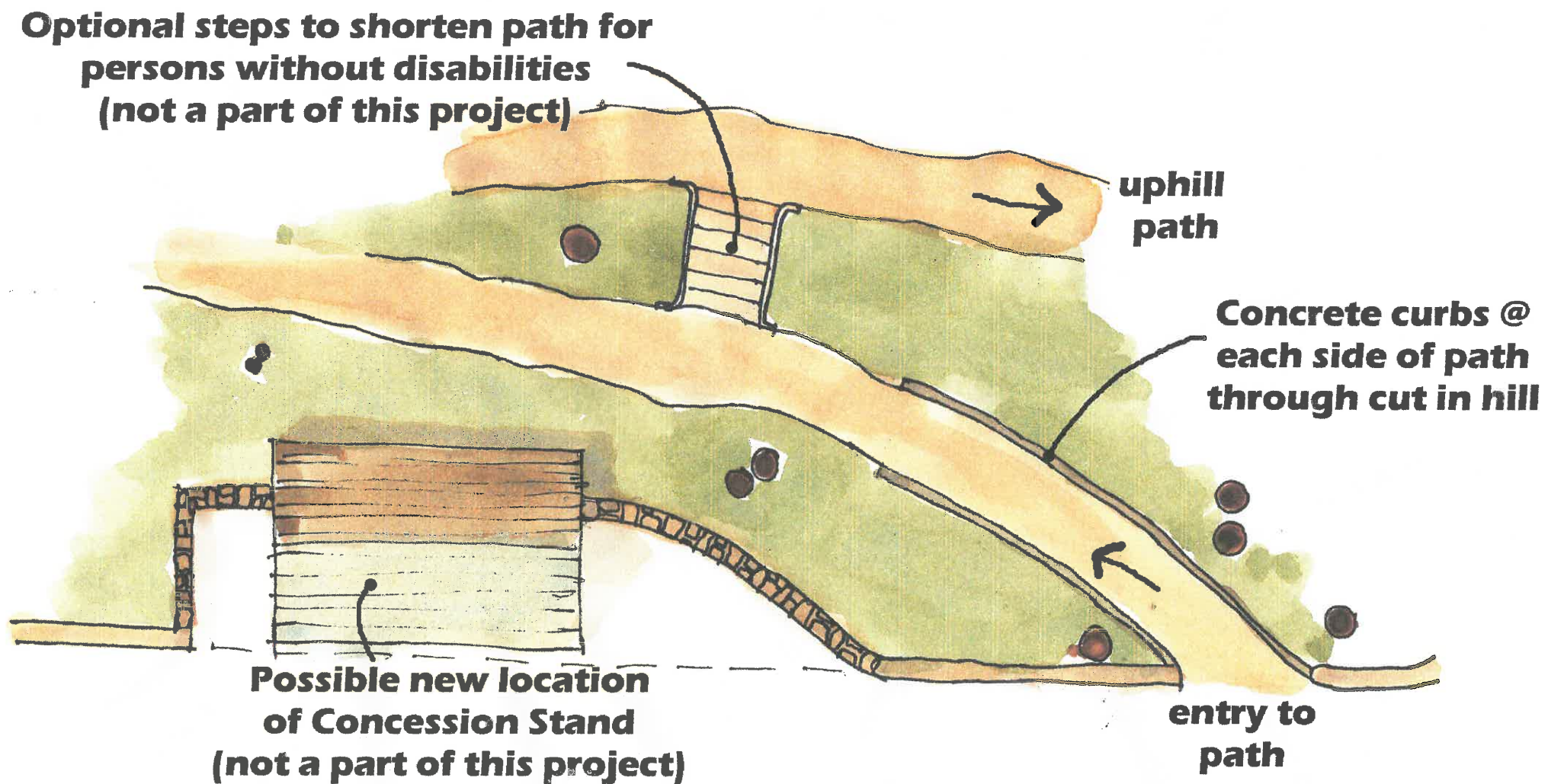
## Forest Theater Accessible West Pathway

Brian Congleton

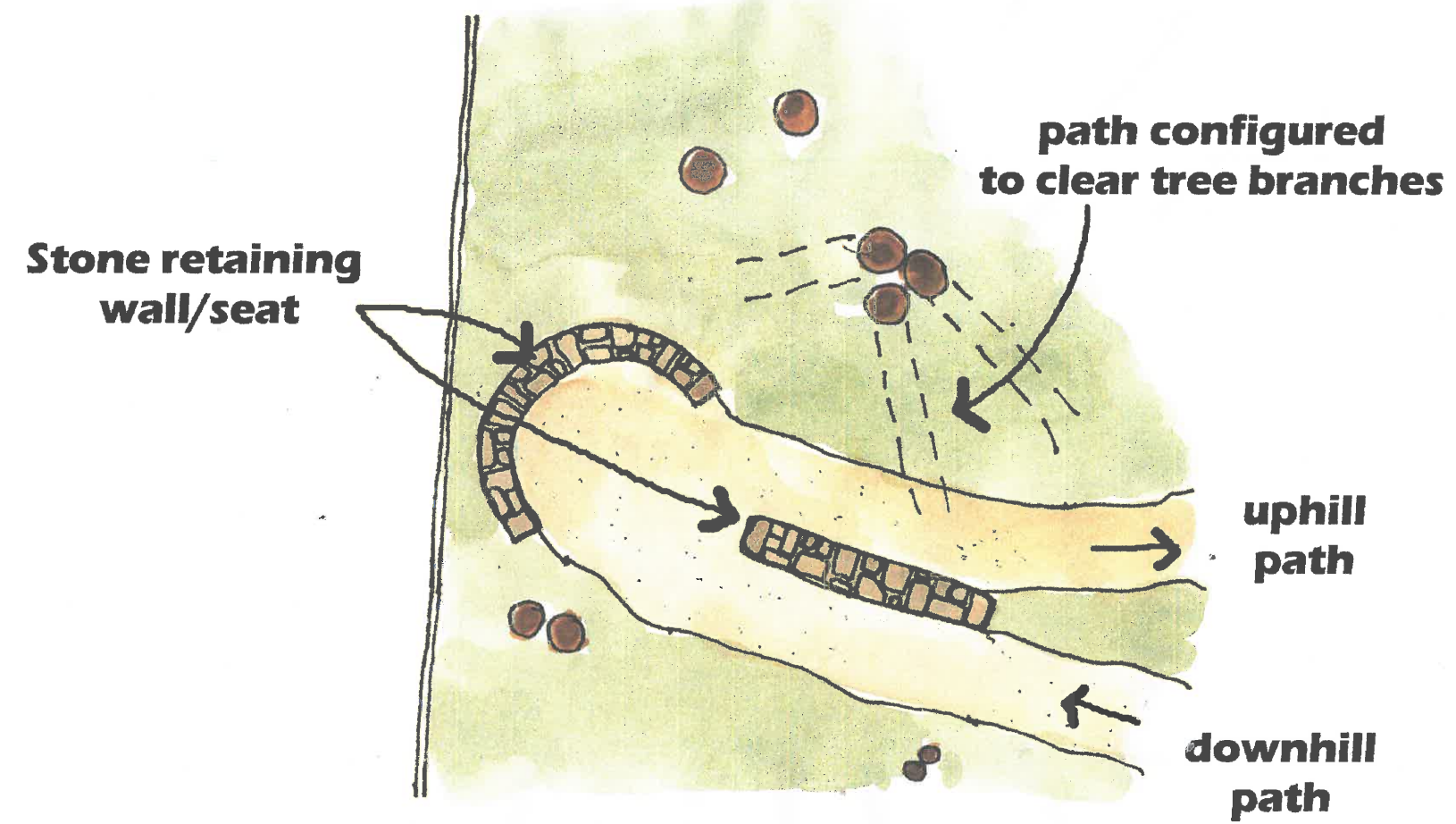


Architect AIA



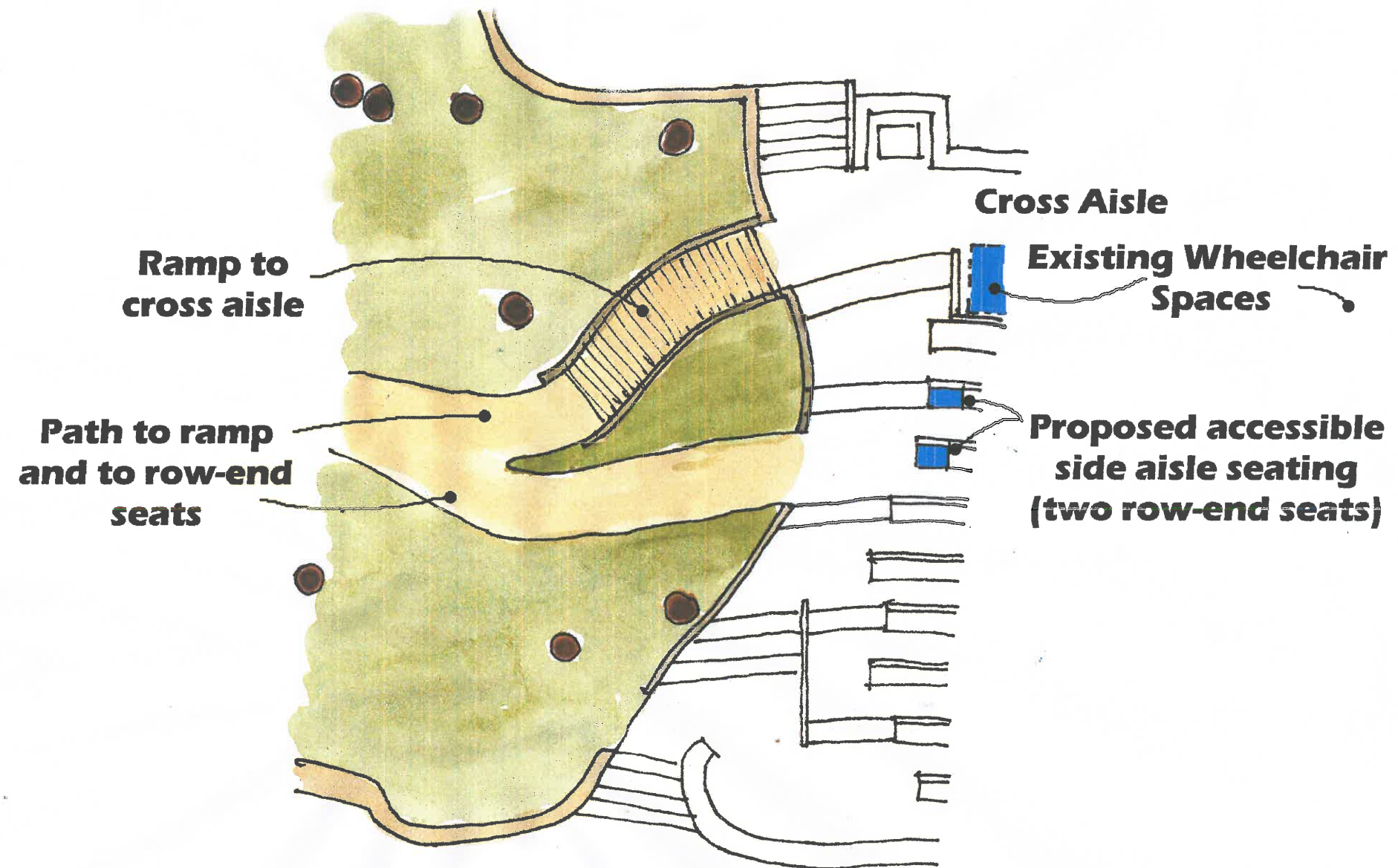


## Lower Pathway at Concourse



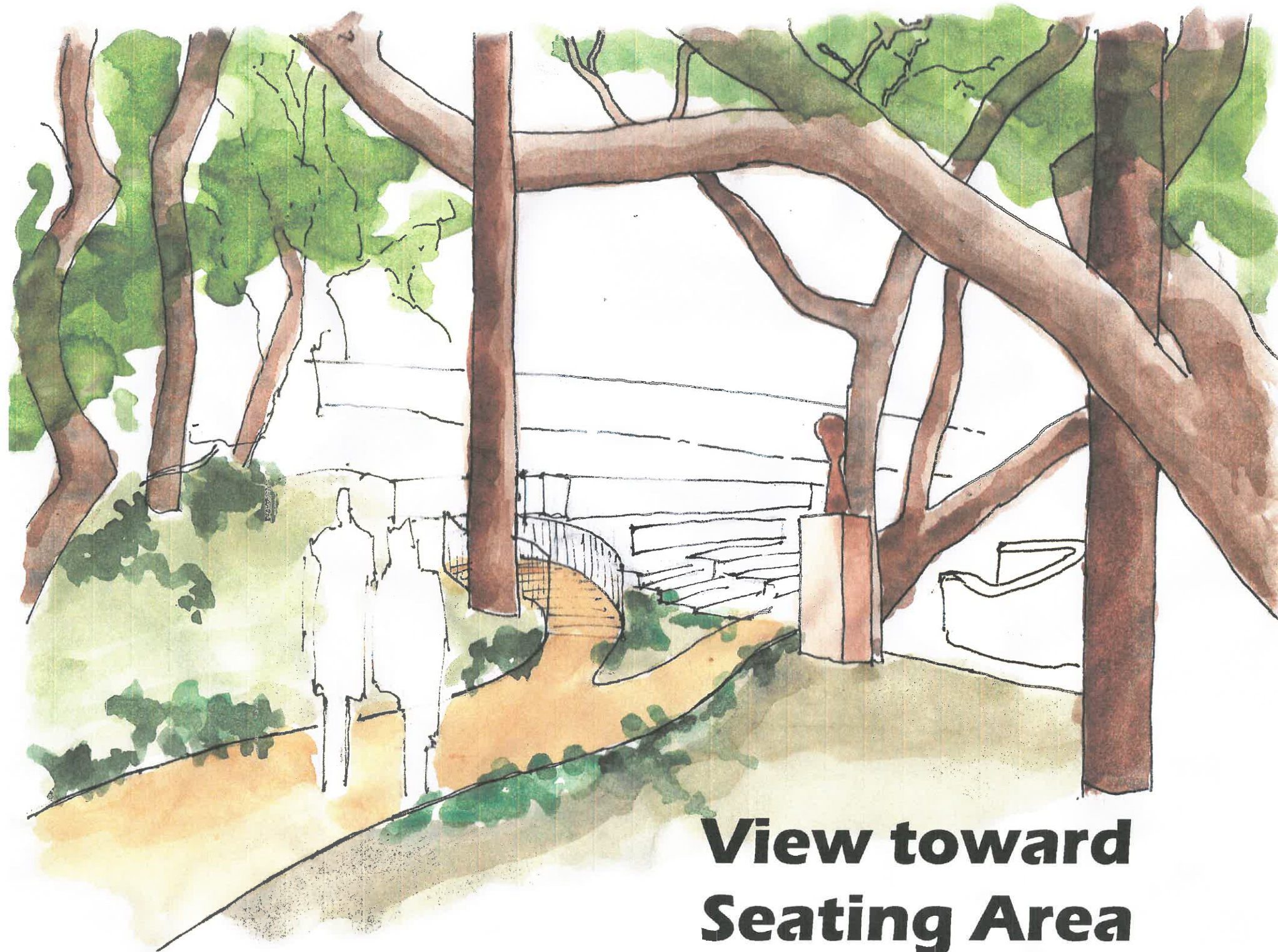
## West Turn





## **Ramp & Path at Seating Area**









**Section through Path**



CITY OF CARMEL-BY-THE-SEA

Historic Resources Board

January 19, 2016

**To:** Chair Dyar and Board Members

**From:** Marc Wiener, Acting Community Planning and Building Director

**Subject:** Review of the Certified Local Government Annual Reports to be submitted to the California Office of Historic Preservation

---

**Recommendation:**

Review and provide any input on the CLG Annual Reports

**Background:**

The Certified Local Government (CLG) Historic Preservation Program is a partnership among local governments, the California Office of Historic Preservation (OHP), and the National Park Service (NPS), which is responsible for administering the National Historic Preservation Program. Local governments that have been certified are recognized for having established historic preservation programs that are consistent with Federal and State standards. Local governments must meet the following criteria in order to become a CLG:

- Enforce appropriate State and local laws and regulations for the designation and protection of historic properties;
- Establish a historic preservation review commission by local ordinance;
- Maintain a system for the survey and inventory of historic properties;
- Provide for public participation in the local preservation program; and
- Satisfactorily perform responsibilities delegated to it by the State.

On December 17, 2012, the City of Carmel-by-the-Sea received CLG status from the California Office of Historic Preservation (OHP). To maintain status as a CLG, the City is required to submit an annual report to the OHP covering the period from October 1 to September 30 of each federal fiscal year. Staff has drafted a report for the period of 2014-2015. The CLG Annual report is included as Attachment A, for the Historic Resources Board to review and provide any comments prior to submitting to the OHP.

**Staff analysis:**

The CLG Annual Report includes several questions pertaining to the City's historic preservation program. In reviewing the CLG report, staff notes that the OHP places an emphasis on long-range historic preservation planning, public outreach, and on continued education and training for staff and Board Members. The report also requires the City to identify historic preservation goals for 2015-2016. Staff has identified the three goals listed below. The HRB may add to or modify this list of goals.

*Forest Theater - Historic State Landmark Designation:* Staff has initiated the process of applying to have the Forest Theater designated as a State Landmark. The project was originally being worked on by the City's historic preservation consultant, Kent Seavey. However, Mr. Seavey is unable to work on the project at this time and staff is working with a new consultant who will be assisting with the preparation of the application.

*Municipal Code Amendments:* Section I.A of the Annual Report form requires information on what amendments or revisions, if any, is the City considering making to its Historic Preservation Ordinance. Staff's recommendation is that the Municipal Code (CMC 17.32) be amended to better distinguish the difference between properties on the Historic Inventory and Historic Register. In practice, properties on the Historic Register are noted as having greater historical significance; however, this is not explicitly set forth in the Municipal Code. The HRB should provide input on this issue and discuss whether any other amendments the Municipal Code should be considered.

*Historic Context Statement:* The City's Historic Context Statement is an important tool in evaluating which properties may qualify for the City's Historic Inventory. The Historic Context Statement was last updated in 2008 and is required to be updated every five years. Staff intends to initiate the process of updating the Historic Context Statement in 2016.

**ATTACHMENTS:**

- Attachment A – CLG Annual Report 2014-2015

# Certified Local Government Program -- 2015 Annual Report

(Reporting period is from October 1, 2014 through September 30, 2015)

**INSTRUCTIONS:** This is an interactive form with expanding text fields and check boxes. It will probably open as Read-Only. Save it to your computer before you begin entering data. This form can be saved and reopened.

Because this is a WORD form, it will behave generally like a regular Word document except that the font, size, and color are set by the text field.

- Start typing where indicated to provide the requested information.
- Click on the check box to mark either yes or no.
- To enter more than one item in a particular text box, just insert an extra line (Enter) between the items.

Save completed form and email as an attachment to [Lucinda.Woodward@parks.ca.gov](mailto:Lucinda.Woodward@parks.ca.gov). You can also convert it to a PDF and send as an email attachment. Use the Acrobat tab in WORD and select Create and Attach to Email. You can then attach the required documents to that email. If the attachments are too large (greater than 10mb total), you will need to send them in a second or third email.

**Name of CLG: Carmel-by-the-Sea**

**Report Prepared by: Marc Wiener, Planning Director**

**Date of commission/board review: January 19, 2016**

## **Minimum Requirements for Certification**

### **I. Enforce Appropriate State or Local Legislation for the Designation and Protection of Historic Properties.**

#### **A. Preservation Laws**

1. What amendments or revisions, if any, are you considering to the certified ordinance? Please forward drafts or proposals.

**REMINDER:** Pursuant to the CLG Agreement, OHP must have the opportunity to review and comment on ordinance changes prior to adoption. Changes that do not meet the CLG requirements could affect certification status.

**Carmel-by-the-Sea has the following two classifications of historic designation: 1) Historic Inventory, and 2) Historic Register. A property that is found to be historically significant is placed on the City's Historic Inventory. At the property owner's request, a property on the City's Historic Inventory can also be added to the City's Historic Register. City Municipal Code 17.32 (Historic Preservation) identifies that properties on the Historic Register are entitled to certain benefits not available to those on the**



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Historic Inventory, such as a Mills Act Contract and certain waivers from zoning standards. Other than identifying these benefits, the Municipal Code does not clearly indicate the difference between the Historic Inventory and the Historic Register. In applying the Municipal Code, City staff has determined that the Register is intended for properties of greater historical significance and/or for properties which the property owner agrees to limit future alterations to the historic building. The City intends to amend Chapter 17.32 of the Municipal Code to provide a clearer distinction between the Historic Inventory and Historic Register. No specific language has been drafted at this time, and potential amendments will be considered with the assistance of the City's Historic Resources Board.

2. Provide an electronic link to your ordinance or appropriate section(s) of the municipal/zoning code.  
<http://www.codepublishing.com/CA/carmel.html>

### B. New Local Landmark Designations (Comprehensive list of properties/districts designated under local ordinance, HPOZ, etc.)

1. During the reporting period, October 1, 2014 – September 30, 2015, what properties/districts have been locally designated?

| Property Name/Address   | Date Designated | If a district, number of contributors | Date Recorded by County Recorder |
|-------------------------|-----------------|---------------------------------------|----------------------------------|
| Lloyd C. Miller Cottage | 11/16/15        | N/A                                   | In Process                       |
| Josselyn Residence      | 4/22/15         | N/A                                   | 6/10/15                          |
| Woodside Library        | 5/31/15         | N/A                                   | 6/10/15                          |

**REMINDER:** Pursuant to California Government Code § 27288.2, “the county recorder shall record a certified resolution establishing an historical resources designation issued by the State Historical Resources Commission or a local agency, or unit thereof.”

2. What properties/districts have been de-designated this past year? For districts, include the total number of resource contributors.

| Property Name/Address | Date Removed |
|-----------------------|--------------|
| None.                 | N/A          |

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## C. Historic Preservation Element/Plan

1. Do you address historic preservation in your general plan? ☐ No  
☐ Yes, in a separate historic preservation element. **X** Yes, it is included in another element. **(Land Use Element)**

Provide an electronic link to the historic preservation section(s) of the General Plan.

**[http://ci.carmel.ca.us/tasks/sites/carmel/assets/File/general\\_plan/Land\\_Use.pdf](http://ci.carmel.ca.us/tasks/sites/carmel/assets/File/general_plan/Land_Use.pdf)**

2. Have you made any updates to your historic preservation plan or historic preservation element in your community's general plan? ☐ Yes **X** No If you have, provide an electronic link. Type here.
3. When will your next General Plan update occur? **Likely in the next 3-4 years**

## D. Review Responsibilities

### 1. Who takes responsibility for design review or Certificates of Appropriateness?

☐ All projects subject to design review go the commission.

**X** Some projects are reviewed at the staff level without commission review. What is the threshold between staff-only review and full-commission review? **The majority of the projects are reviewed by the City's Historic Resources Board (HRB). However, staff has the authority to approve minor alterations and repairs to historic buildings, as set forth in Municipal Code Section 17.32.150.**

### 2. California Environmental Quality Act

- What is the role of the staff and commission in *providing input* to CEQA documents prepared for or by the local government? **The City's HRB provides staff with input on the associated CEQA document or determination when there are such opportunities. For example, the most recent opportunity was when the City prepared an EIR for the potential sale of a portion of parkland that included the historic Flanders's mansion. The HRB reviewed several drafts of the EIR and provided input and**

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analysis that were incorporated in the development of the CEQA document. There were no CEQA review opportunities in 2015.

What is the role of the staff and commission in *reviewing* CEQA documents for projects that are proposed within the jurisdiction of the local government? **The HRB is advisory to the Planning Commission and/or City Council on the adequacy of CEQA documents that pertain to historic preservation. Staff functions in a supportive role by providing the environmental document to the HRB with an environmental review analysis and summary included in a staff report.**

### 3. Section 106 of the National Historic Preservation Act

- What is the role of the staff and commission in *providing input* to Section 106 documents prepared for or by; the local government? **The Carmel Mission Basilica is located within the City's boundaries and is listed on the National Register of Historic Places. Any project requiring the preparation of Section 106 documents would require input from staff, the HRB, and the Planning Commission if necessary.**
- What is the role of the staff and commission in *reviewing* Section 106 documents for projects that are proposed within the jurisdiction of the local government? **The Carmel Mission Basilica is located within the City's boundaries and is listed on the National Register of Historic Places. In 2010 a Basilica seismic retrofit project was approved by the City. As part of the permit process the HRB Board and Planning Commission were provided a copy of the Section 106 documents for review and input.**

## II. Establish an Adequate and Qualified Historic Preservation Review Commission by State or Local Legislation.

### A. Commission Membership

| Name              | Professional Discipline              | Date Appointed | Date Term Ends | Email Address  |
|-------------------|--------------------------------------|----------------|----------------|--|
| Erik Dyar         | Architect                            | Oct., 2006     | Oct., 2017     | <a href="mailto:edyar@aol.com">edyar@aol.com</a>               |
| Julie Wendt       | Retired (formerly a legal secretary) | Oct., 2013     | Oct., 2017     | <a href="mailto:juliewendt@yahoo.com">juliewendt@yahoo.com</a> |
| Kathryn Gualtieri | Historian                            | Oct., 2013     | Oct., 2019     | <a href="mailto:kgcarmel@yahoo.com">kgcarmel@yahoo.com</a>     |

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|               |         |            |            |  |
|---------------|---------|------------|------------|--|
| Elinor Laiolo | Retired | Oct., 2006 | Oct., 2016 | <a href="mailto:kelcbts@comcast.net">kelcbts@comcast.net</a> |
| Vacant        | -       | -          | -          | -  |

Attach resumes and Statement of Qualifications forms for all members.

1. If you do not have two qualified professionals on your commission, why have the professional qualifications not been met and how is professional expertise being provided? **The HRB currently has two qualified professionals including a professional historian and a licensed architect (see 2015 CLG report).**
2. If all positions are not currently filled, why is there a vacancy, and when will the position will be filled? **One member of the Historic Resources Board resigned in November 2015. The City is currently in the process of recruiting to fill the vacant seat.**

### B. Staff to the Commission/CLG staff

1. Is the staff to your commission the same as your CLG coordinator? ☒ Yes ☐ No
2. If the position(s) is not currently filled, why is there a vacancy? **N/A**

Attach resumes and Statement of Qualifications forms for staff.

| Name/Title                     | Discipline    | Dept. Affiliation               | Email Address  |
|--------------------------------|---------------|---------------------------------|--|
| Marc Wiener, Planning Director | City Planning | Community Planning and Building | <a href="mailto:mwiener@ci.carmel.ca.us">mwiener@ci.carmel.ca.us</a> |

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### C. Attendance Record

Please complete attendance chart for each commissioner and staff member. Commissions are required to meet four times a year, at a minimum.

| Commissioner/Staff | Oct                      | Nov                      | Dec                      | Jan | Feb                      | Mar                      | Apr | May                      | Jun                      | Jul                      | Aug | Sep                      |
|--------------------|--------------------------|--------------------------|--------------------------|-----|--------------------------|--------------------------|-----|--------------------------|--------------------------|--------------------------|-----|--------------------------|
| Erik Dyar          | X                        | <input type="checkbox"/> | X                        | X   | X                        | <input type="checkbox"/> | X   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X   | <input type="checkbox"/> |
| Julie Wendt        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X   | <input type="checkbox"/> | <input type="checkbox"/> | X   | X                        | <input type="checkbox"/> | <input type="checkbox"/> | X   | <input type="checkbox"/> |
| Kathryn Gualtieri  | X                        | <input type="checkbox"/> | X                        | X   | X                        | <input type="checkbox"/> | X   | X                        | <input type="checkbox"/> | <input type="checkbox"/> | X   | <input type="checkbox"/> |
| Elinor Laiolo      | X                        | <input type="checkbox"/> | X                        | X   | X                        | <input type="checkbox"/> | X   | X                        | <input type="checkbox"/> | <input type="checkbox"/> | X   | <input type="checkbox"/> |
| Gregory Carper     | X                        | <input type="checkbox"/> | X                        | X   | X                        | <input type="checkbox"/> | X   | X                        | <input type="checkbox"/> | <input type="checkbox"/> | X   | <input type="checkbox"/> |

### D. Training Received

Indicate what training each commissioner and staff member has received. A CLG requirement is that all commissioners and staff to the commission attend at least one training program relevant to your commission each year. It is up to the CLG to determine the relevancy of the training.

| Commissioner/Staff Name | Training Title & Description                   | Duration of Training | Training Provider                          | Date    |
|-------------------------|--|----------------------|--|---------|
| Erik Dyar               | Historic Preservation Training in Capitola, CA | 1 day                | California Office of Historic Preservation | 8/21/15 |
| Julie Wendt             | N/A  | N/A                  | N/A  | N/A     |
| Kathryn Gualtieri       | Historic Preservation Training in Capitola, CA | 1 day                | California Office of Historic Preservation | 8/21/15 |
| Elinor Laiolo           | Historic Preservation Training in Capitola, CA | 1 day                | California Office of Historic Preservation | 8/21/15 |

### III. Maintain a System for the Survey and Inventory of Properties that Furthers the Purposes of the National Historic Preservation Act

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**A. Historical Contexts:** initiated, researched, or developed in the reporting year

**NOTE:** California CLG procedures require CLGs to submit survey results including historic contexts to OHP. If you have not done so, submit a copy (PDF or link if available online) with this report.

| Context Name                      | Description  | How it is Being Used   | Date Submitted to OHP |
|-----------------------------------|--|--|-----------------------|
| Carmel Historic Context Statement | Document includes a summary of Carmel's development history, people of local significance, and a description of historic architectural themes. | The Context Statement provides guidance for making determinations of historic eligibility. The document will eventually be used to assist the City with creating historic districts. | Sep., 2012            |

**B. New Surveys or Survey Updates (excluding those funded by OHP)**

**NOTE:** The evaluation of a single property is not a survey. Also, material changes to a property that is included in a survey, is not a change to the survey and should not be reported here.

California CLG procedures require CLGs to submit survey results including historic contexts, to OHP. If you have not done so, submit a copy (electronic format preferred) with this report.

| Survey Area      | Context Based-yes/no | Level: Reconnaissance or Intensive | Acreage | # of Properties Surveyed | Date Completed | Date Submitted to OHP |
|------------------|----------------------|------------------------------------|---------|--------------------------|----------------|-----------------------|
| No survey update | N/A                  | N/A                                | N/A     | N/A                      | N/A            | N/A                   |

How are you using the survey data? **N/A**



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## C. Corrections or changes to Historic Property Inventory

| Property Name/Address | Additions/Deletions to Inventory | Status Code Change From - To | Reason | Date of Change |
|-----------------------|----------------------------------|------------------------------|--------|----------------|
| N/A                   | N/A                              | N/A                          | N/A    | N/A            |

## IV. Provide for Adequate Public Participation in the Local Historic Preservation Program

### A. Public Education

What public outreach, training, or publications programs has the CLG undertaken? Please provide copy of (or an electronic link) to all publications or other products not previously provided to OHP.

| Item or Event | Description | Date |
|---------------|-------------|------|
| N/A           | N/A         | N/A  |

## VI. Additional Information for National Park Service Annual Products Report for CLGs (certified before October 1, 2013).

**NOTE:** OHP will forward this information to NPS on your behalf. **Please read** “Guidance for completing the Annual Products Report for CLGs” located [http://www.nps.gov/history/hpg/local/2013CLG\\_GPRA/FY2013\\_Annual\\_Instructions2014.doc](http://www.nps.gov/history/hpg/local/2013CLG_GPRA/FY2013_Annual_Instructions2014.doc).

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## A. CLG Inventory Program

During the reporting period how many historic properties did your local government **add** to the CLG inventory? This is the total number of historic properties and contributors to districts (or your best estimate of the number) added to your inventory **from all programs**, local, state, and Federal, during the reporting year. These might include National Register, California Register, California Historic Landmarks, locally funded surveys, CLG surveys, and local designations.

| Program area      | Number of Properties added |
|-------------------|----------------------------|
| Local Designation | 3                          |

## B. Local Register (i.e., Local Landmarks and Historic Districts) Program

1. During the reporting period did you have a local register program to create local landmarks and/or local districts (or a similar list of designations) created by local law? ☒ Yes ☐ No
2. If the answer is yes, then how many properties have been added to your register or designated since October 1, 2014? **0**

## C. Local Tax Incentives Program

1. During the reporting period (October 1, 2013-September 30, 2014) did you have a Local Tax Incentives Program, such as the Mills Act? ☒ Yes ☐ No
2. If the answer is yes, how many properties have been added to this program since October 1, 2014? **0**

| Name of Program | Number of Properties Added During<br>2014-2015 | Total Number of Properties Benefiting<br>From Program |
|-----------------|--|---|
| Mills Act       | 0  | 5   |

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### D. Local “bricks and mortar” grants/loan program

1. During the reporting period did you have a local government historic preservation grant and/or loan program for rehabilitating/restoring historic properties? ☐ Yes ☒ No
2. If the answer is yes, then how many properties have been assisted under the program(s) **after** October 1, 2013? **N/A**

| Name of Program | Number of Properties that have Benefited |
|-----------------|--|
| N/A             | N/A                                      |

### E. Design Review/Local Regulatory Program

1. During the reporting period did your local government have a historic preservation regulatory law(s) (e.g., an ordinance requiring Commission and/or staff review of, 1) local government undertakings and/or, 2) changes to, or impacts on historic properties? ☒ Yes ☐ No
2. If the answer is yes then, since October 1, 2014, how many historic properties did your local government review for compliance with your local government’s historic preservation regulatory law(s)? **9**

### F. Local Property Acquisition Program

1. During the reporting period did your local program acquire (or help to acquire) historic properties in whole or in part through purchase, donation, or other means? ☐ Yes ☒ No
2. If the answer is yes, then how many properties have been assisted under the program(s) since October 1, 2014? **N/A**

| Name of Program | Number of Properties that have Benefited |
|-----------------|--|
| N/A             | Type here.                               |

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### VII. In addition to the minimum CLG requirements, OHP is interested in a Summary of Local Preservation Programs

- A. What are the most critical preservation planning issues? **1) Educating property owners on the goals and objectives of Carmel's historic preservation program, 2) Challenges associated with the rehabilitation and alteration of historic properties, and 3) Promoting benefits that go along with having a historic property, such as the Mills Act Contract.**
- B. What is the single accomplishment of your local government this year that has done the most to further preservation in your community? **A subcommittee was appointed with the purpose of studying historic mid-century modern architecture. The subcommittee intends to host a workshop to educate the public and to identify modern-style buildings that could potentially be added to the City's Historic Inventory. In addition, the City's Historic Resources Board met seven times between the reporting-period of October 2014 to September 2015. At each meeting, the board discussed long-range planning efforts pertaining to historic preservation as well as reviewing current planning projects to historic resources. One prominent project reviewed was the rehabilitation of the historic Carmel Mission.**
- C. What recognition are you providing for successful preservation projects or programs? **At the end of 2013 the Historic Resources Board initiated a subcommittee for the purpose of recognizing a historic property on a monthly basis. This is to help increase awareness of Carmel's historic properties and historic preservation programs. The program is called the Historic Home-of-the Month.**
- D. How did you meet or not meet the goals identified in your annual report for last year? **In the previous CLG report it was noted that the City intended to designate the Forest Theater as a state historic landmark. This process has been initiated. Another objective was to advance community awareness on the importance of historic Mid-Century Modern architecture. A subcommittee has been established to study this topic and progress is being made.**

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- E. What are your local historic preservation goals for 2016? **1) Designate the Forest Theater (one of California's first outdoor theaters) as a State Landmark, 2) Update the City's Historic Context Statement, and 3) Initiate the process of amending the Municipal Code to distinguish between the Historic Inventory and Register.**
- F. So that we may better serve you in the future, are there specific areas and/or issues with which you could use technical assistance from OHP? **Provide notifications of upcoming grants.**
- G. In what subject areas would you like to see training provided by the OHP? How you like would to see the training delivered (workshops, online, technical assistance bulletins, etc.)?

| Training Needed or Desired                               | Desired Delivery Format  |
|--|--|
| How to apply for State Historic Preservation Grants      | Workshop or webinar  |
| Information on how to create a historic district         | Work with City staff and speak to Historic Resources Board at a public meeting |
| How to designate a historic property as a State Landmark | Work with City staff and speak to Historic Resources Board at a public meeting |

- H. Would you be willing to host a training working workshop in cooperation with OHP? ☒ Yes ☐ No

### XII Attachments

- ☒ Resumes and Statement of Qualifications forms for **all** commission members/alternatives and staff
- ☒ Minutes from commission meetings

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- ☐ Drafts of proposed changes to the ordinance
- ☐ Drafts of proposed changes to the General Plan
- ☐ Public outreach publications

Email to [Lucinda.Woodward@parks.ca.gov](mailto:Lucinda.Woodward@parks.ca.gov)