

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

Monday, September 15, 2014
3:30 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
GREGORY CARPER
ELINOR LAIOLO
KATHRYN GUALTIERI
JULIE WENDT

B. TOUR OF INSPECTION

Shortly after 3:30 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

No Items

F. APPLICATIONS

- | | |
|--|--|
| 1. DR 14-21 (Goese)
Myrna Goese
Lincoln Street 2 SW of Ocean Ave
Block: 74, Lot: 9
APN: 010-201-002 | Consideration of a Design Review (DR 14-21) application for alterations to a commercial building located in the Central Commercial (CC) Zoning District (La Rambla Building) |
| 2. HA 14-01 (Forest Theater)
City of Carmel-by-the-Sea
NE side of Mt. View Ave bet
Guadalupe and Santa Rita
Block: 85, Lots: All
APN: 010-043-008 | Consideration of a recommendation to add the Forest Theater to the City's Inventory of Historic Resources |

G. DISCUSSION ITEMS

H. BOARD MEMBER ANNOUNCEMENTS

I. DIRECTOR'S REPORT

J. 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 7th Avenues during normal business hours.

The next regular meeting of the Historic Resources Board is scheduled for Monday, October 20, 2014.

3:15 p.m. – Tour of Inspection

4:00 p.m. – Regular Agenda

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, Robert A. Mullane, AICP, 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 Avenues and the Carmel Post Office and distributed to members of the media on September 12, 2014.

Dated this 12th, day of September 2014 at the hour of 1:00 p.m.

Robert A. Mullane, AICP
Community Planning and Building Director



CITY OF CARMEL-BY-THE-SEA

Historic Resources Board

September 15, 2014

To: Chair Dyar and Board Members

From: Rob Mullane, AICP, Community Planning and Building Director *RM*

Submitted by: Marc Wiener, Senior Planner

Subject: Consideration of a Design Review (DR 14-21) application for alterations to a commercial building located in the Central Commercial (CC) Zoning District

Recommendation:

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

Application: DR 14-21 **APN:** 010-201-002
Block: 74 **Lot:** 9
Location: Lincoln Street 2 southwest of Ocean Ave
Applicant: Stoker and Allaire, architect **Property Owner:** Myrna Goese

Background:

This project site is located on Lincoln Street two parcels southwest of Ocean Avenue, and is developed with a two-story Spanish Eclectic-style commercial building that was built in the mid-1920s and is named the La Rambla Building. On January 30, 2003, the building was added to the City's Historic Inventory. The residence is historically significant under Criteria #3, in the area of architecture, as an excellent example of a Spanish Eclectic-style building designed by architect, Guy O. Kopp, and built by noted Carmel contractor, Carlyle Stoney.

Unsafe conditions were noted by the City's Building Official in February 2014, and access to the La Rambla Building has been restricted to allow the necessary repairs. The property owner is currently in the process of renovating the building to address the safety issues. In addition to addressing safety issues, the renovation project includes a proposal for the following alterations to the building:

- The addition of 461 square feet to the rear of the existing 3,356-square foot building, including the addition of 195 square feet to the upper-level apartments, 196 square feet to the lower level commercial space, and 70 square feet to the basement. The new additions include the removal of several rear windows.
- Included with the addition would be the construction of an elevator shaft near the northwest corner of the building
- Installation of a new 24' x 6' ridge skylight
- Replacement in-kind of the second-story wood railing on the west (rear) elevation
- Installation of new stairs with a wrought-iron railing on the west (rear) elevation of the building. The stairs provide access to the rear garden area.
- Alterations to the rear garden area to include new landscaping, a paver patio, and a raised tile patio
- Replacement in-kind of the Ladrillo type tile in the breezway

Staff analysis:

CEQA: The California Environmental Quality Act requires environmental review for alterations to historic resources that are not consistent with the. If the alterations are consistent with the standards, potential historic resource impacts under CEQA do not require further analysis. A Phase II Historic Evaluation was prepared for this project and concluded that the alterations would be consistent with the Secretary of the Interior's Standards.

Historic Evaluation: The applicant has submitted a Phase II Historic Evaluation prepared by Mr. Seth Bergstein of PAST Consultants. The report provides a response to the ten Secretary Standards and indicates that the project would be consistent with these standards. Staff concurs with the Mr. Bergstein's assessment of the project. In particular, staff notes that the project would be consistent with the Secretary's Standards because the alterations will primarily occur at the rear of the building and will not impact the historic integrity of the primary front building facade.

The report was peer reviewed by Mr. Kent Seavey. Mr. Seavey concluded that the project would be consistent with the Secretary's Standards for Rehabilitation, but has made some specific recommendations as addressed in the following section.

Peer Review Recommendations: Mr. Seavey's peer review of the project was submitted to the City on August 27, 2014, and is included as Attachment E. Mr. Seavey supports the project, but recommended that one of the arched windows on the west (rear) elevation be preserved and re-used on the west elevation of the addition. In addition, Mr. Seavey recommended that the Ladrillo type tile flooring in the breezeway be retained as well as the two decorative hanging light fixtures.

In response to these recommendations, the applicant has revised the design and is now proposing to re-use (relocate) one of the rear arched windows on the west elevation of the southerly lower-level addition as depicted on Sheet A-6.2 of the plan set. The applicant is not proposing to re-use the other arched window on the northerly rear addition, as the addition contains an elevator shaft, and as such would be unsuitable for a window. Staff has drafted a condition regarding the re-use of one arched window on the west elevation.

With regard to the tile and light fixtures in the breezeway, the report prepared by Mr. Bergstein indicates that the tile will be preserved; however, the applicant has since submitted a letter (Attachment C) indicating that the breezeway floor needs to be replaced because of the presence of dry rot, and that the Ladrillo tile floor cannot be salvaged because it cannot be separated from the mud-bed binder. The applicant has indicated the intent to replace the tiles in kind and will bring a sample to the meeting for HRB review. Staff will be seeking Mr. Seavey's input on this specific issue raised by the applicant team.

The applicant's letter also indicates that the two light fixtures will be preserved. A condition has been drafted regarding the tile and the light fixtures, including a requirement that it be noted on the plans that the light fixtures will be retained and that the tile floor will be replaced to match existing. However, depending on Mr. Seavey's input, the condition regarding the tile replacement may need to be modified.

Alternatives: The staff recommendation is to issue a determination that the application, as conditioned by staff, is consistent 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.

ATTACHMENTS:

- Attachment A – Conditions of Approval
- Attachment B – DPR 523 Form
- Attachment C – Applicant Letter
- Attachment D – Phase II Historic Evaluation (prepared by Seth Bergstein)
- Attachment E – Peer Review (prepared by Kent Seavey)
- Attachment F – Secretary of the Interior Standards
- Attachment G – Project Plans

Attachment A – Conditions of Approval

CITY OF CARMEL-BY-THE-SEA

HISTORIC RESOURCES BOARD

CONDITIONS OF APPROVAL

DR 14-21

Myrna Goese

Lincoln Street 2 southwest of Ocean Ave

Block: 74, Lot: 9

APN: 010-201-002

AUTHORIZATION:

1. A Determination of Consistency with the Secretary Standards is issued for Design Review (DR 14-21) authorizing alterations to an existing 3,356-square foot commercial building including: 1) the addition of 461 square feet to the rear of the building that includes the re-use of one west elevation arched window, 2) replacement of Ladrillo tiles in the breezeway with matching tiles, 3) installation of a new 24' x 6' ridge skylight, 4) replacement in-kind of the second-story wood railing on the west (rear) elevation, 5) installation of new stairs with a wrought-iron railing on the west (rear) elevation of the building and 6) Alterations to the rear garden area to include new landscaping, a paver patio, and a raised tile patio, as depicted on the September 15, 2014 approved plan set.

SPECIAL CONDITIONS:

2. Prior to the beginning of construction, the applicant shall convene a pre-construction meeting to include the contractor and the Project Planner to ensure compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.
3. The applicant shall re-use one of the west (rear) elevation arched windows on the southerly addition as depicted on the September 15, 2014 approved plan set
4. The Ladrillo tile in the breezeway shall be replaced with new tile to match existing as reviewed by the Historic Resources Board at the September 15, 2014 meeting. The working plan set shall include a note that the tile will be replaced to match existing.
5. The applicant shall retain the two light fixtures in the breezeway. The working plan set shall include a note that the light fixtures will be retained.

*Acknowledgement and acceptance of conditions of approval.

Property Owner Signature

Printed Name

Date

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

PRIMARY RECORD

Primary # _____
 HRI # _____
 Tricomial _____
 NRHF Status Code _____ 5D1
 Review Code _____ Reviewer _____ Date _____

Attachment B - DPR

Page 1 of 3

Other Listings _____
 Resource Name or #: (Assigned by recorder) *La Rambla Bldg.*

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 _____ E.M.
 c. Address: _____ City *Carmel-by-the-Sea* Zip *93921*
 d. UTM: (Give more than one for large and/linear resources) _____ mE' _____ mN
 e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
2 S/of Ocean, W/side Lincoln (Blk 74, Lot 9)

Parcel No. *010-201-002*

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

A two-story, wood-framed Spanish Eclectic commercial building rectangular in plan, w/a central arcaded pass through on the first floor. The exterior wall cladding is a textured cement stucco. The second floor, along the facade, slightly overhangs the ground floor, and exhibits shaped, decorative brackets above the arcade entry and to the north, between two large, stuccoed braces. A slightly projecting tower w/very low-pitched roof, and a narrow surround of false half-timbering at the eave line, is found at the SE cr. of the second story. This feature, and a low-pitched roof dormer, near the NE cr. of the building have large recessed round-arched bays, w/ glazed French doors opening out onto narrow balconies w/wrought iron railings. The ground floor is characterized by three large, round-headed openings, two are display windows, flanking the central pass through. The display windows sit below each of the second story balconies. A pair of small, wrought iron grilled windows, set in the second story wall, above the arched pass through, complete the composition of solids and voids along the facade. The entry to the pass through has angled niches w/stuccoed drop pendants on either side as you enter. The pass through has flat, ladrillo type ceramic tiles for flooring, and an open, straight-approach wooden staircase on the south side, towards the west end of the arcade, w/a landing that crosses to the north.

P3b. Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial Building*

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 west at east facing facade, 1/27/03, #35357-18

P6. Date Constructed/Age and Sources
 Prehistoric Historic Both

1929 carmel bldg. records

P7. Owner and Address

*Alan R. Klester, et. al.
 24272 Queen Anne Dr.
 Philomath, OR 97370*

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

*Kent L. Seavey
 Preservation Consultant
 310 lighthouse Ave.
 Pacific Grove, CA 93950*

P9. Date Recorded: *1/30/2003*

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001

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

None

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *La Rambla Bldg.*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *commercial*

B4. Present Use: *commercial*

B5. Architectural Style: *Spanish Eclectic*

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

Constructed 1929 (CBP# 2139); minor add 1938 (CBP# 443); reroof 1991 (CBP# 91-54); reroof w/add 1994 (CBP# 94-217)

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features: *commercial plant nursery use to rear (west) introduced in 1957*

B9a. Architect:

b. Builder: *A. Carlyle Stoney*

B10. Significance: Theme: *Arch. & Econ. Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *two-story commercial*

Applicable Criteria: *CR3*

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

La Rambla is significant under California Register criteria 3, in the area of architecture, as an excellent example of the commercial work of noted Carmel contractor, A. Carlyle Stoney, as one of the three remaining arcaded Spanish Eclectic style commercial buildings in Carmel, and as a contributor to a potential downtown historic district. One of the more interesting features of the Carmel downtown business district is its maze of mid-block pedestrian pass throughs, from street to street. This phenomena was introduced to the village in the mid-1920s with a commercial building boom that saw the creation of several romantic revival style mixed-use building complexes. The first was Edward Kuster's Court of the Golden Bough, at the SE cr. of Monte Verde & Ocean. Kuster fronted his Golden Bough Theatre with an open Carmel stone courtyard and several small specialty shops of medieval European design. His project initiated the employment of romantic revival forms, especially the Tudor and Spanish Eclectic revival styles, to replace the older, western false front stores and shops that constituted the business core. Tudor influenced designs moved east along Ocean from Monte Verde, while the somewhat later Spanish Eclectic forms developed along 7th, between Lincoln and Dolores Street. By the late 1920s, both styles were freely intermixed as the village took on a new commercial look. These complexes tended to establish small shops on the ground floors, w/studio and residential quarters on the second. The arcaded passages, so common the the Spanish Eclectic mode, were ideal for these uses. The best remaining examples are El Paseo (1928), with a T shaped interior court, at the NE cr. of 7th & Dolores, Las Tiendas (1929), on the south side of Ocean between Dolores and San Carlos, and Las Ramblas. It is the quality of these public spaces, with their intimate scale, and rich decorative vocabularies, that has done as much to give Carmel its architectural reputation as a village in a forest, as the woody homes and fairy-tale cottages of its residential district.

B11. Additional Resource Attributes: (List attributes and codes) *HP6 - 1-3 story Commercial*

B12. References:

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel

Carmel Historic Context Statement 1997

Carmel Pine Cone, 8/19/49

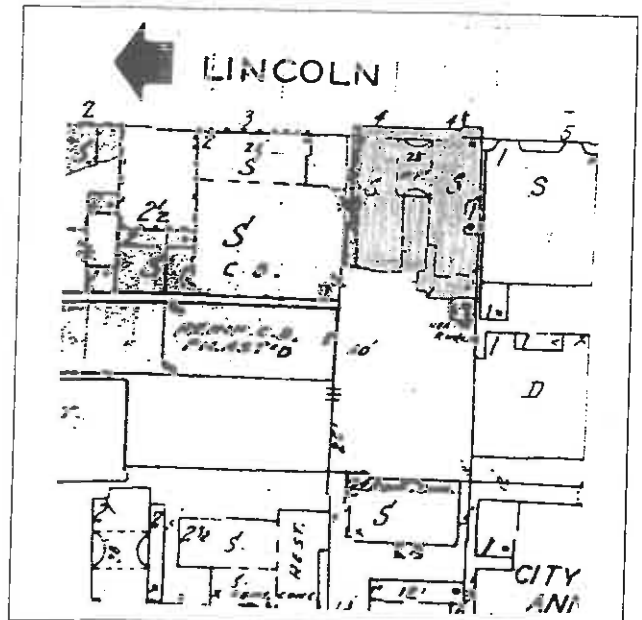
Sanborn insurance maps of Carmel, 1930, 1930-69

B13. Remarks: *Zoning C-1-C
CHCS (AD/ED)*

B14. Evaluator: *Kent seavey*

Date of Evaluation: *1/30/2003*

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 3 Resource Name or #: (Assigned by recorder) *La Rambla Bldg.*

Recorded by: *Kent L. Seavey*

Date *1/30/2003*

Continuation Update

P3. Shaped, flat-board balusters make up the railing of this feature. A low-pitched, gable-roof w/skylight was added above the arcade pass through in a 1994 reroofing, that saw the loss of the original mission tile roof covering, and its replacement w/composition shingle. Fenestration includes round-arched wooden doors & windows for the shops along the inside the arcade. There are round-arched windows in the rear (west) wall of the ground floor, facing a plant nursery in a large, terraced patio, below to the west. The second floor is characterized by bands of multi-paned, steel casement type windows along the sides and rear (west) elevations. La Rambla is sited abutting the sidewalk along Lincoln, behind a screen of street trees.

B10. Guy O. Koepp came to Carmel in the early 1920s as an unlicensed architect, most of his major commercial work appears to have been done in the later 1920s and into the 1930s, when he designed at least four major commercial buildings in the business core. They included La Rambla, the Gould Bldg. at the NE cr. of San Carlos & Ocean, a replacement building for the old Manzanita Hall, at the SW cr. of Ocean and Mission, w/M.J. Murphy as contractor. This building and the Reardon bldg., which housed the Carmel Dairy still frame the visual entry to Carmel's commercial core. Koepp and Murphy also collaborated on the new Manzanita Clubhouse on Dolores. He also did residential design. Among those known are his own home, in Carmel Woods, the Alan Knight Hse. and the Webb Hse. Koepp moved to Los Angeles at the outbreak of WWII, and died in Beverly Hills in 1959.

Contractor A. Carlyle Stoney came to Carmel in 1917 from Utah, where he had been associated with the Brigham Copper Mines for some time as an engineer, after taking a degree from the University of Utah, at Salt Lake. He came with his four brothers, Maurice, Robert, Paul and Ronald, who were carpenters, and went to work for M.J. Murphy. They built a home on Carmel Point, adjacent to the old Abalone League baseball field, and worked for Murphy until forming their own building enterprise in 1925. A.C. Stoney's name is the only one that appears on the building permit for the La Rambla Bldg., suggesting that he may have also been the designer. There were available examples of the Spanish Eclectic style for his scrutiny. The record on this is unclear. The only apparent change to the facade of the 1929 building is the loss of the Mission tile that capped part of the roof system. Anyone familiar with Carmel in the early 1930s would easily recognize the building today. The La Rambla Bldg. clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the themes of architectural and economic development.

Supplemental Photograph or Drawing

Description of Photo (View, date, accession#)

Looking west at the east facing facade, 1931, #71-01-462, Pat Hathaway, Historic California Views, Monterey

Marc Wiener

From: C Spellacy [cspellacy@stockerallaire.com]
Sent: Thursday, August 28, 2014 12:50 PM
To: Marc Wiener
Cc: cboqua@stockerallaire.com; Dave Allaire
Subject: Re: La Rambla Project

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AUG 28 2014

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

Hi Mark,

Thank you for the response and forwarding the peer review letter.

Regarding the breezeway tiles: unfortunately the Ladrillo tiles are not in a condition that they can be salvaged. They are embedded in a mud bed and cannot be separated from it. We can however replace them with material that matches the original. The breezeway floor needs to be replaced due to the dry rot of the floor framing. The tile is actually spanning over crawl space. Previously, when it would rain the breezeway would fill with water. To prevent this holes were drilled in the tile for the water to drain directly into the crawl space. Not a good situation. We will bring examples of replacement material to the HRB meeting.

We will make changes to the drawings and have them to you by Sept 8. We will use the arched window in the rear elevation in the south commercial space. The existing window is completely rotted. We will make one that duplicates the existing window. We saved the existing light fixtures and will refurbish them. The dashed lines indicating walls above will be changed to a different dash.

I think that covers it, let me know if anything else comes up.

Sincerely,
Cynthia L. Spellacy

Stocker & Allaire

General Contractors Inc.

Lic# 504797

21 B Mandeville Court

831.375.1890

Monterey, CA 93940

Fax 831.375.1480

cspellacy@stockerallaire.com

On Aug 28, 2014, at 11:01 AM, Marc Wiener <mwiener@ci.carmel.ca.us> wrote:

Cynthia and Chris,

I have attached the report that was prepared by Kent Seavey. In summary, he recommends that project include a proposal to preserve at least one of the rear arched windows and to preserve the Ladrillo tile flooring in the breezeway and the decorative hanging light fixtures. The next HRB meeting is Monday, September 15th. I can put this item on that

P A S T
CONSULTANTS LLC

Seth A. Bergstein
415.515.6224
seth@pastconsultants.com

July 2, 2014

Cynthia Spellacy
Stocker & Allaire General Contractors, Inc.
21 Mandeville Court
Monterey, CA 93940

Re: Phase Two Historic Assessment for the La Rambla Building, Lincoln Street 2 SW of Ocean Avenue, Carmel, CA. APN: 010-201-002-000

Dear Ms. Spellacy:

This letter evaluates the proposed alterations to the La Rambla Building, located at Lincoln Street 2 SW of Ocean Avenue, in Carmel. The La Rambla Building is listed as significant on the City of Carmel's historic inventory. Because the subject building is a listed historic resource, all proposed changes to the building must comply with the *Secretary of the Interior's Standards for Rehabilitation* (the *Standards*). PAST Consultants, LLC (PAST) attended a site visit on June 2, 2014, to photograph the building and assess its existing condition. Drawings by Stocker & Allaire General Contractors, Inc., dated June 26, 2014 are attached to this letter.

The Secretary of the Interior's Standards

The *Secretary of the Interior's Standards for the Treatment of Historic Properties* (the *Standards*) provides the framework for evaluating the impacts of additions and alterations to historic buildings. Because the proposed treatment approach is *rehabilitation*, the following 10 *Standards* apply.

The ten *Standards* for rehabilitation are:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

RECEIVED

P.O. Box 721
Pacific Grove, CA 93950
www.pastconsultants.com

JUL 11 2014
City of Carmel-by-the-Sea
Planning & Building Dept.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.¹

La Rambla Building: Remaining Character-Defining Features

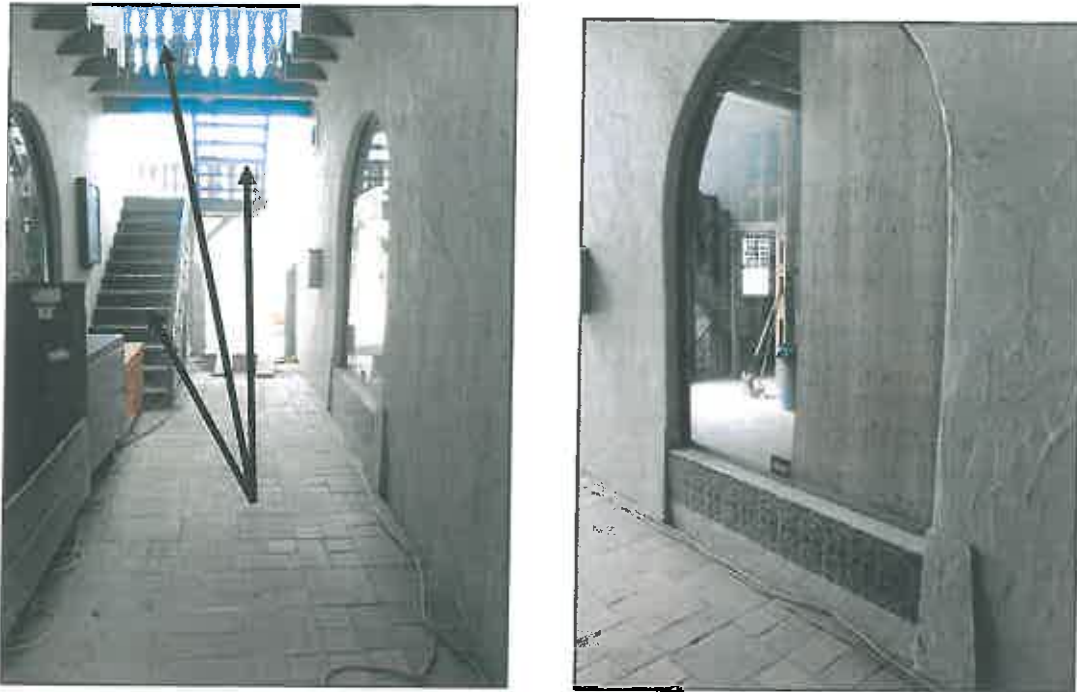
Photographs of the front (east) and rear (west) elevations appear as **Figures 1 and 2** below.



Figures 1 and 2. Left image shows the La Rambla Building's front (east) elevation. Existing historic wrought iron window surrounds and balcony railings will be restored. Right image shows the rear (west) elevation. The existing historic wood bridge and railings between the upstairs apartments will be retained and restored.

¹ *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (accessed via <http://www.nps.gov/hps/tps/standguide/>).

Photographs looking through the breezeway appear as **Figures 3 and 4** below.



Figures 3 and 4. Left image shows the breezeway looking west. The historic wood stairs, landing and bridge (arrows) will be retained and restored. Right image shows a detail of the breezeway's arched window. The windows in the breezeway and the decorative tile sills will be retained and restored.

The remaining character-defining features are:

Front (East) Elevation:

- First floor arched windows with decorative tile sills flanking arched breezeway.
- Arched, second-floor balconies with French doors (replaced) and wrought iron railings.
- Paired second-floor sash windows with decorative wrought iron grills above breezeway.
- Second-floor tile inserts flanking the paired sash windows (8 tiles).
- Exposed wood corbels.
- Stucco corner niches and brackets flanking breezeway and stucco exterior wall cladding.

Side (North & South) Elevations:

- Metal casement, second-floor windows visible from the street.

Breezeway

- Wood staircase, railings and bridge.
- Existing ceramic floor tile.
- Arched windows with decorative tile sills.
- Wrought iron gate in front of staircase.
- Two wrought iron hanging light fixtures (removed for protection).

Summary of Proposed Alterations

Proposed exterior alterations include:

- Construction of elevator shaft on north side of rear (west) elevation; including removal of existing first-floor arched window and one existing second-floor steel casement window.
- Construction of a first-floor addition on south side of rear (west) elevation; including removal of existing first-floor arched window, existing first floor casement window and existing first floor, rear wall.
- Construction of a new, second-floor deck and deck entry onto south side, second-floor apartment; including removal of replaced casement windows and construction of new second-floor opening onto proposed new deck.
- Moving of south elevation's second-floor wall adjacent to existing lightwell outward 1'-6" to accommodate enlarged second floor bathroom. Existing non-historic glass screen to be removed. Existing sash window in bathroom wall to be removed and replaced in-kind, with respect to window style, material and number of panes (Figure 5).
- Addition of skylight to gable-roofed canopy over rear of existing breezeway. The canopy is not original to the building and is not a character-defining feature.



Figure 5. View of south elevation, with an arrow showing the non-historic glass screen blocking original lightwell.

Evaluation of Proposed Site Alterations

For the proposed alterations to the La Rambla Building, the following lists the ten *Standards* for rehabilitation, with an evaluation given below each standard.

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

The proposed rehabilitation design impacts historic materials on the rear and non-primary façade of the building. The proposed project will enable the building to continue its historic, combined commercial/residential use.

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

The proposed rear additions remove several windows on the rear elevation. However, the arched windows on primary elevations and the breezeway will be retained and restored. The proposed project retains the historic character-defining features on the primary facades.

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

This Standard does not apply, as the proposed alterations do not add conjectural features or elements from other historic properties.

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

This Standard does not apply, as no changes to the buildings have acquired historic significance.

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

The proposed rehabilitation design will retain the distinctive materials and features on the front (primary) façade and the breezeway. These character-defining features include the arched windows, second floor windows, decorative ceramic tile and wrought iron grilles and railings.

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

If replacement of original casement windows is necessary due to deteriorated conditions, the new windows will match the existing windows in design, materials and number of panes.

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

Proposed chemical and physical treatments to historic wood windows; and historic steel windows, railings and grilles will be undertaken using gentle means that do not damage the historic fabric.

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

This Standard does not apply, as archaeological features are not identified at the site.

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

While the proposed rear additions do remove two arched windows and several casement windows, examples of these removed features are being retained and restored on the primary elevations and within the breezeway. In addition, the historic wood stairs, railings and bridge connecting to the breezeway will be retained and restored. The existing breezeway ceramic pavers will also be retained and restored.

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

The proposed new construction removes sections of the rear building wall and several rear windows. These alterations are on the rear of the building and impact areas that have been altered previously. While these additions will not be reversible, the proposed rehabilitation design retains enough of the building's character-defining features on the primary facades and will enable the building to retain sufficient historic integrity.

Conclusion

In conclusion, the proposed alterations to the La Rambla Building satisfy the *Standards* and will allow the building to possess sufficient historic integrity to enable the property to retain its local historic significance.

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

Sincerely,



Seth A. Bergstein, Principal

Attachments: Design Drawings, "The La Rambla Building," by Stocker & Allaire, June 26, 2014 (13 sheets)

Cc: Monterey County Planning Department

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

August 27, 2014

Mr. Marc Weiner/Senior Planner
Carmel Planning & Building Department
City of Carmel by-the-Sea
P.O. Drawer G
Carmel, CA 93921

Dear Mr. Weiner:

I have reviewed of your consultant's evaluation of the proposed rehabilitation of the La Rambla commercial building, 2 south of Ocean on the west side of Lincoln (APN#010-201-002), as per your request for Peer Review .

The subject property is listed in the 2003 Carmel Historic Resource Inventory (see DPR 523 provided). The commercial building is significant for its Spanish Eclectic Style of architecture, the design work of its architect, Guy O. Kopp, and for the craftsmanship of its builder, A Cariyle Stoney. It is one of the three remaining arcaded Spanish Eclectic Style commercial buildings in Carmel from the 1920s, and is particularly interesting because of its mid-block pedestrian pass throughs. It is also a contributor to a potential downtown historic district.

As noted in the consultants introductory comments, the building is a listed historic resource, and all changes to the building must comply with the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The consultant then identifies the character-defining features of the historic building by each exterior elevation, and the breezeway, rightfully including the significant light features that were removed for protection (see photos provided).

Under the Evaluation of Proposed Site Alterations section, the consultant does a clear and concise analysis of the consistency of the changes called for in the project as regards each of the ten *Standards for Rehabilitation*.

Under Standard #2, however, consideration should be given to preserving one of the arched windows on the rear (west) elevation, for use as a focal window in the rear wall of the proposed commercial space on the south side of the building.

This would not only preserve the character-defining feature , but afford excellent views of the rear gardens from the commercial space. Such reuse of historic fabric is an acceptable component of rehabilitation.

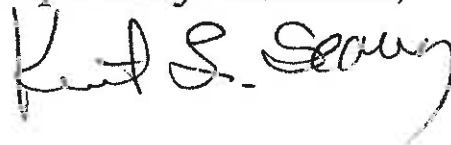
In that regard, every effort should be made to retain the two original windows in the proposed rear-elevation bathroom bump out, rather than replacement with new material.

Standards #2, 5 & 6 particularly come into play as regards the significance of the breezeway noted above. As a unique mid-block pass through, this will be the most public feature in the building. In each of the *Standards* noted, there should be more specific reference to the careful restoration of the Ladrillo type tile flooring and the retention of the decorative hanging light fixtures (see photos provided). Specific mention of the replication of the La Rambla signage over the arcaded entry should also be referenced here.

The consultant's comments in *Standards # 9 & 10* clearly state the reality of the rehabilitation process as regards alterations and additions, especially on secondary elevations, and I am generally in accord with his findings.

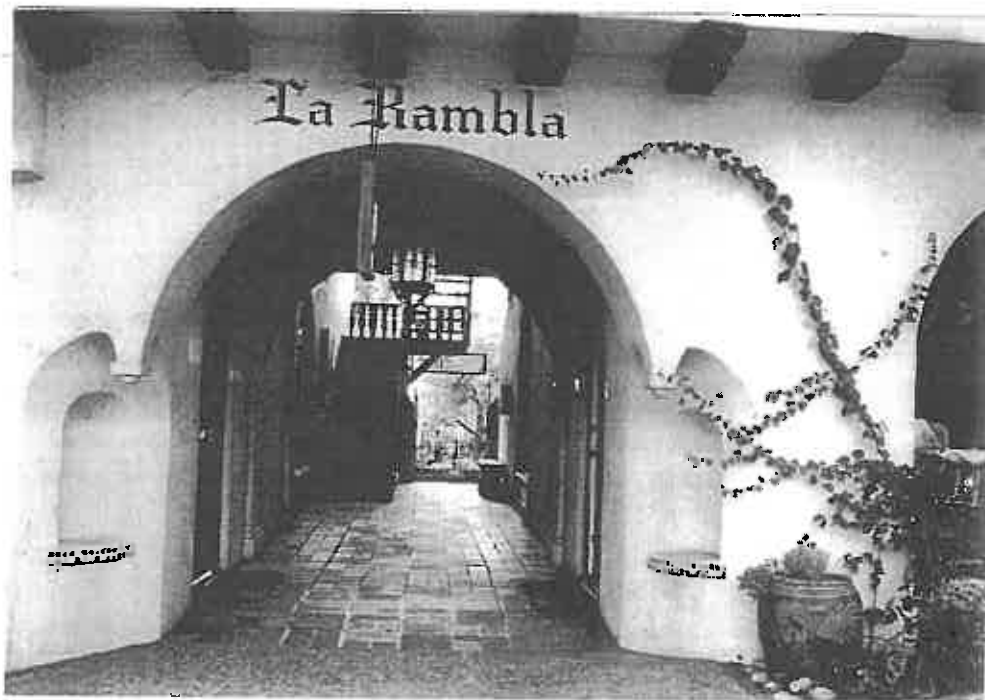
I concur with the consultant's conclusion that the alterations proposed for the La Rambla Building, as stated, satisfy the *Standards* and will allow the building to possess sufficient historic integrity to enable the property to retain its local historic significance.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Kent S. Seaman". The signature is written in a cursive, slightly slanted style.



Looking west at the east facing facade, c 1931.



Looking west at the east facing facade, 2001.
Note hanging lamps and floor tiles.



Looking west at the east facing facade, 2014.



Looking east at the rear (west) elevation, 2014.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.**
- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.**
- 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.**
- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.**
- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.**
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.**
- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.**
- 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.**
- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**
- 10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

THE LA RAMBLA BUILDING



Stocker & Allaire
General Contractors, Inc.
Lic. # 504787

Ph 831.375.1490 Fax 831.375.1490

21 Mandeville Court Monterey, CA 93940

2 SW OF OCEAN ON LINCOLN
CARMEL, CA. 93923

APN: 010-201-002

JUNE 26, 2014

**THE LA RAMBLA BUILDING
COVER SHEET &
PROJECT DATA**

PROJECT DATA

PROPERTY OWNER:	MYRNA GOESE P.O. BOX 1626 LOS ALTOS, CA 94023 PH: (831) 626-9801	MAX BUILDING HEIGHT:	30 FT.
PROJECT ADDRESS:	2 SW OF OCEAN ON LINCOLN CARMEL, CA. 93923	TREE REMOVAL:	(1) 48" STUMP
APPLICANT:	CYNTHIA SPELLACY STOCKER & ALLAIRE, INC. 21B MANDEVILLE CT. MONTEREY, CA. 93940 PH: (831) 375-1890	GRADING:	FOUNDATION = 67 CY CUT SITE = 0 CY CUT
A.P.#:	010-201-002	LOT SIZE:	4,000 SQ. FT. (.092 AC.)
ZONING:	CC	BUILDING COVERAGE ALLOWED:	4,000 SF x 80% 3,200 SF
LOT/BLOCK:	LOT: 9 BLK: 74	BUILDING COVERAGE EXISTING:	(E) BUILDING = 1,834.0 SF (E) STAIRS & WALLS = 122.3 SF TOTAL = 1,956.3 SF
PROJECT CODE COMPLIANCE:	2013 CBC, CRC, CPC, CEC, CMC, CFC, CALIFORNIA ENERGY CODE, & GREEN BUILDING CODE	BUILDING COVERAGE PROPOSED:	(E) BUILDING = 1,834.0 SF +ADDITION = 221.0 SF (E) STAIRS & WALLS = 122.3 SF -REMOVAL = 118.8 SF +ADDITION = 131.0 SF TOTAL = 2,189.5 SF
OCCUPANCY GROUP:	M, R-3	FLOOR AREA ALLOWED:	4,000 SF x 135% (2-STORY) 5,400 SF
CONSTRUCTION TYPE:	V		
TOPOGRAPHY:	SLOPING TO WEST		

FLOOR AREA EXISTING:	MAIN LEVEL	COMMERCIAL SPACE 1 = 770.5 SF COMMERCIAL SPACE 2 = 579.5 SF BREEZEWAY = 341.0 SF
	UPPER LEVEL	APARTMENT 1 = 730.0 SF APARTMENT 2 = 675.0 SF MEZZANINE = 142.0 SF
	BASEMENT	GARDEN SHOP = 118.5 SF TOTAL = 3,356.5 SF
FLOOR AREA PROPOSED:	MAIN LEVEL	COMMERCIAL SPACE 1 = 770.5 SF +ADDITION = 55.5 SF COMMERCIAL SPACE 2 = 579.5 SF BREEZEWAY = 341.0 SF +ADDITION = 90.5 SF ELEVATOR = 51.0 SF
	UPPER LEVEL	APARTMENT 1 = 730.0 SF +ADDITION = 104.0 SF APARTMENT 2 = 675.0 SF MEZZANINE = 142.0 SF +ADDITION = 40.0 SF ELEVATOR = 51.0 SF
	BASEMENT	ADA BATH = 60.0 SF LAUNDRY = 77.0 SF ELEVATOR = 51.0 SF TOTAL = 3,818.0 SF

DESCRIPTION

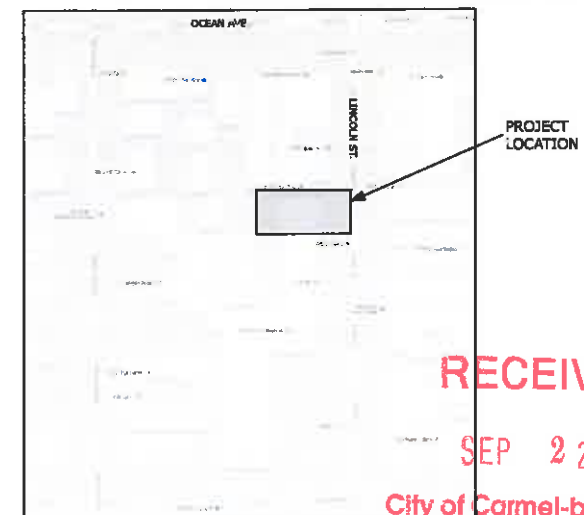
RENOVATION OF AN EXISTING MIXED USED BUILDING WHICH INCLUDES:

- RENOVATION OF EXISTING COMMERCIAL SPACE 1 WITH 55 SF ADDITION.
- RENOVATION OF EXISTING COMMERCIAL SPACE 2.
- NEW ELEVATOR TO SERVE BOTH STORIES AND BASEMENT.
- RENOVATION OF EXISTING APARTMENT 1 WITH A 104 SF ADDITION OVER EXISTING LOWER LEVEL.
- RENOVATION OF EXISTING APARTMENT 2.
- REMODEL EXISTING BASEMENT TO INCLUDE ADA BATH, LAUNDRY, MECHANICAL AND STORAGE AREAS.
- IMPROVEMENTS TO BACK GARDEN AREA TO INCLUDE NEW STAIRS, GRAVEL PATHS, ~~FIRE PIT AND FOUNTAIN~~.
- REMOVAL OF (1) 48" STUMP.
- 67 CY OF CUT FOR NEW FOUNDATIONS.

- MATERIALS

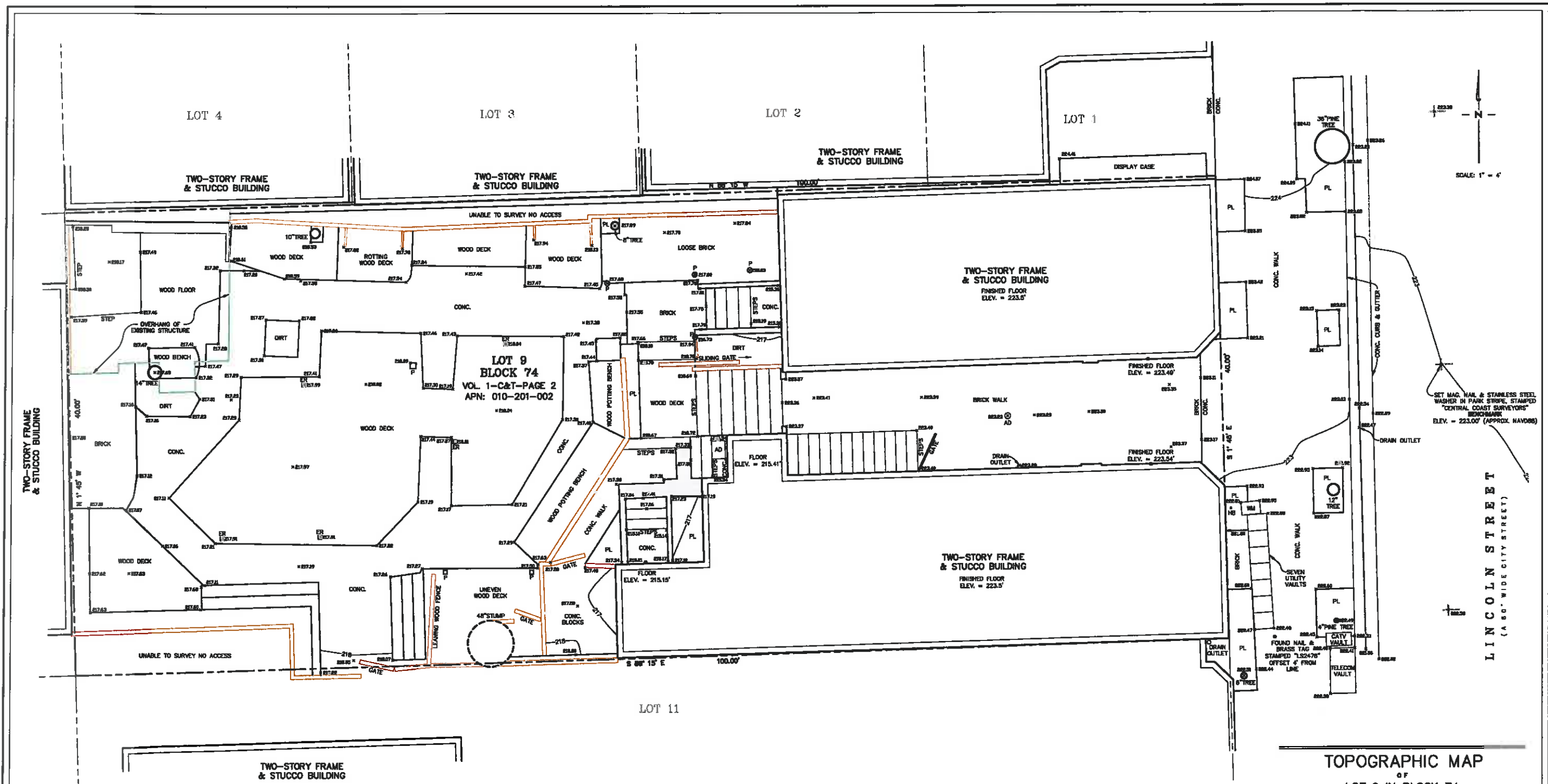
ROOFING: EXISTING COMPOSITION SHINGLES
SIDING: PAINTED PLASTER TO MATCH EXISTING
WINDOWS: PAINTED WOOD & METAL TO MATCH EXISTING
RAILINGS: PAINTED WOOD & METAL TO MATCH EXISTING

VICINITY MAP



Revisions:
- 8/28/14 PLANNING UPDATES

A0.0



- 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. THIS IS NOT A BOUNDARY SURVEY.
 - ELEVATIONS SHOWN ARE BASED ON ASSUMED DATUM THAT APPROXIMATES THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PROJECT BENCHMARK IS A MAG. NAIL & STAINLESS STEEL WASHER STAMPED "CENTRAL COAST SURVEYORS" IN THE PARK STRIPE OF LINCOLN STREET. ELEVATION = 223.00 FEET (ASSUMED)
 - CONTOUR INTERVAL = ONE FOOT.

- LEGEND:**
- AD AREA DRAIN
 - ER ELECTRICAL RISER
 - HB HOSEBIB
 - P PILLAR
 - WM WATER METER
 - DENOTES WOOD FENCE
 - DENOTES METAL CANOPY
 - DENOTES CONC. RETAINING WALL



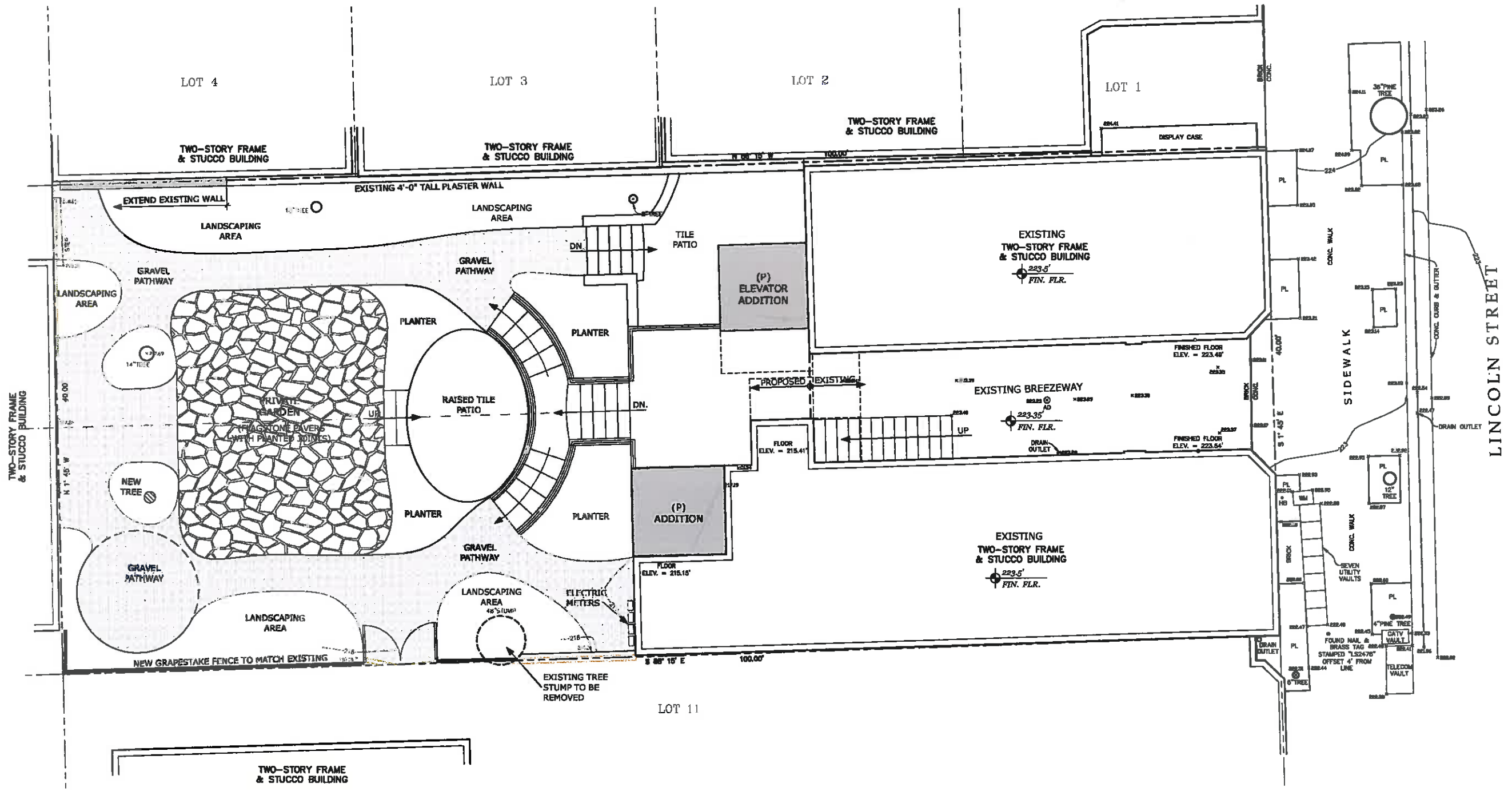
TOPOGRAPHIC MAP
 OF
LOT 9 IN BLOCK 74
 AS SHOWN ON THE MAP OF
CARMEL-BY-THE-SEA
 VOL. 1 - CITIES & TOWNS - PG. 2
 OFFICIAL RECORDS OF MONTEREY COUNTY
 CARMEL-BY-THE-SEA/COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR
Stocker & Allaire

BY
CENTRAL COAST SURVEYORS
 8 HARRIS COURT, SUITE 11-11 MONTEREY, CALIFORNIA 93940
 Phone: (831) 394-4630
 Fax: (831) 394-4931

SCALE: 1" = 4' JOB No. 13-67 DECEMBER 2013
 PREPARED: LLJS

APN 010-201-002



NOTES:

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- AD AREA DRAIN
 - ER ELECTRICAL RISER
 - HB HOSEBIB
 - P PILLAR
 - WM WATER METER
 - DENOTES WOOD FENCE
 - DENOTES METAL CANOPY
 - DENOTES CONC. RETAINING WALL

SITE LEGEND

- FOOTPRINT OF EXISTING STRUCTURE
- AREA OF PROPOSED ADDITION
- AREA OF PROPOSED REMOVAL

SITE PLAN

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



THE LA RAMBLA BUILDING
SITE PLAN

2 SW OF OCEAN ON LINCOLN
CARMEL, CA. 93923

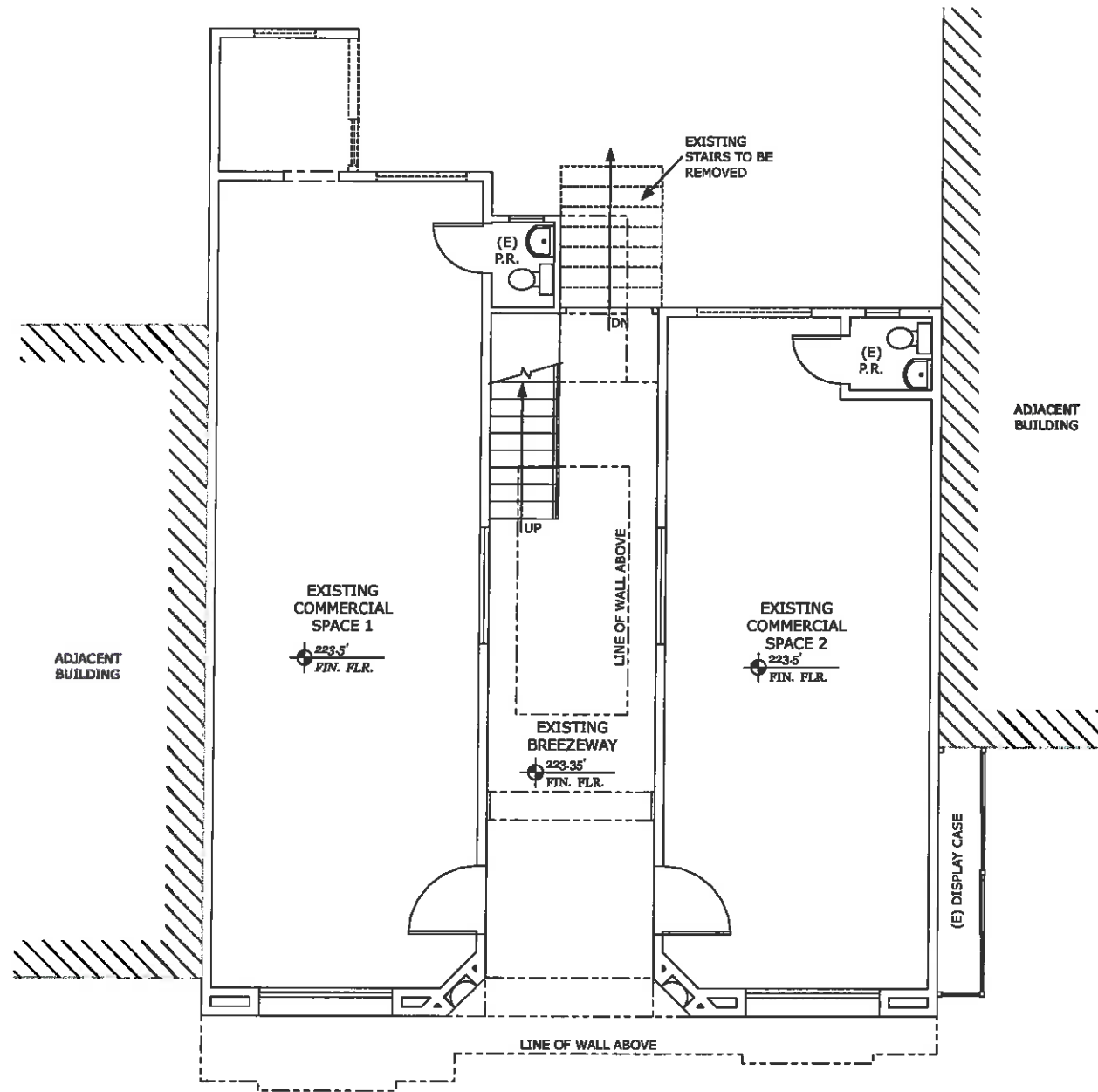
JUNE 26, 2014 APN: 010-201-002

Stocker & Allaire
General Contractors, Inc. Lic. # 804797

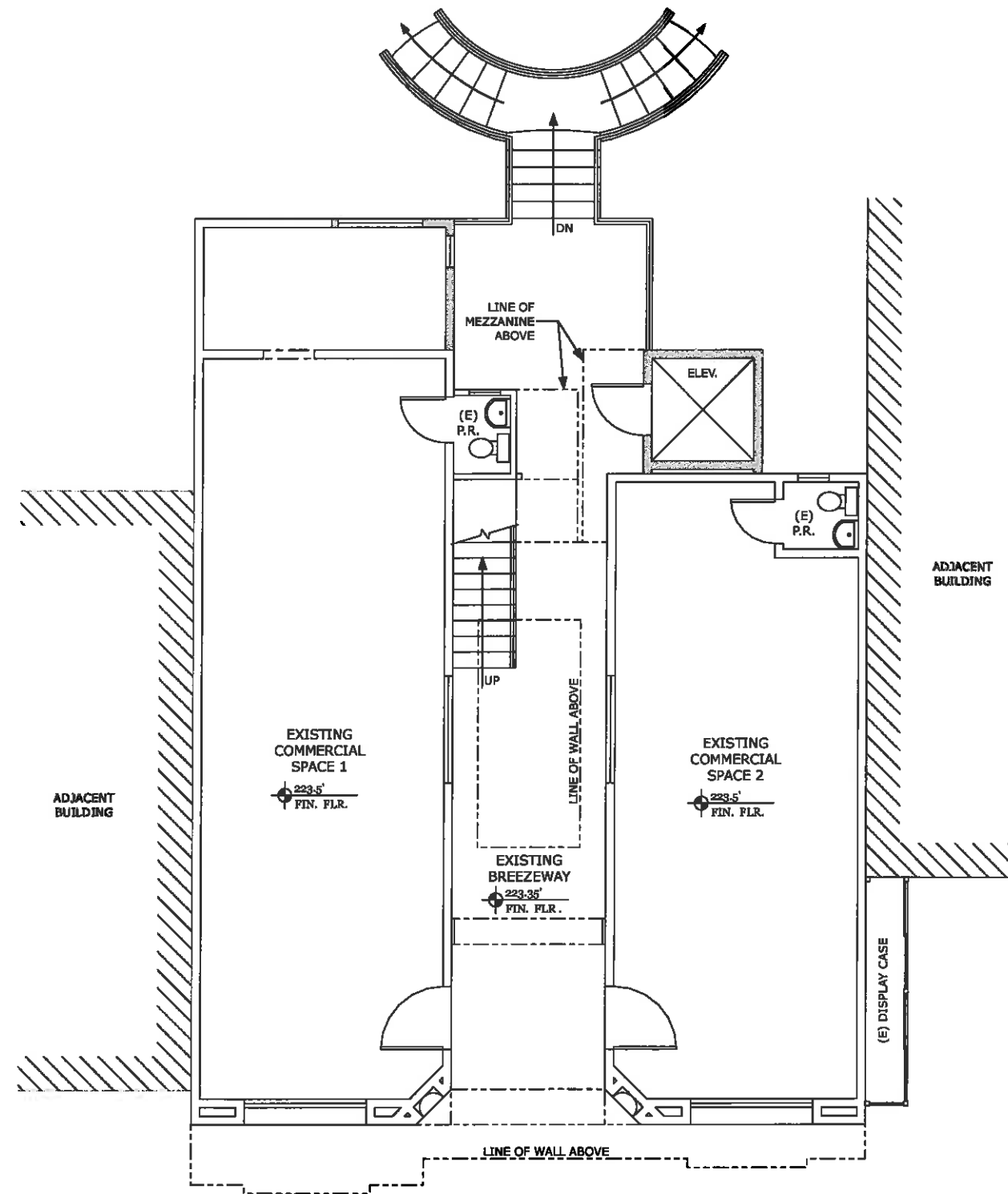
21 Mendocino Court Monterey, CA 93940 Ph 831.376.1490 Fax 831.376.1480

Revisions:
- 8/28/14 PLANNING UPDATES

A1.0







MAIN LEVEL EXISTING/DEMO FLOOR PLAN
 scale: 1/4"=1'-0" 



PROPOSED MAIN LEVEL FLOOR PLAN
 scale: 1/4"=1'-0" 



WALL LEGEND

	EXISTING WALLS TO REMAIN
	PROPOSED WALLS TO BE REMOVED
	EXISTING RETAINING WALL
	PROPOSED WALLS TO BE ADDED

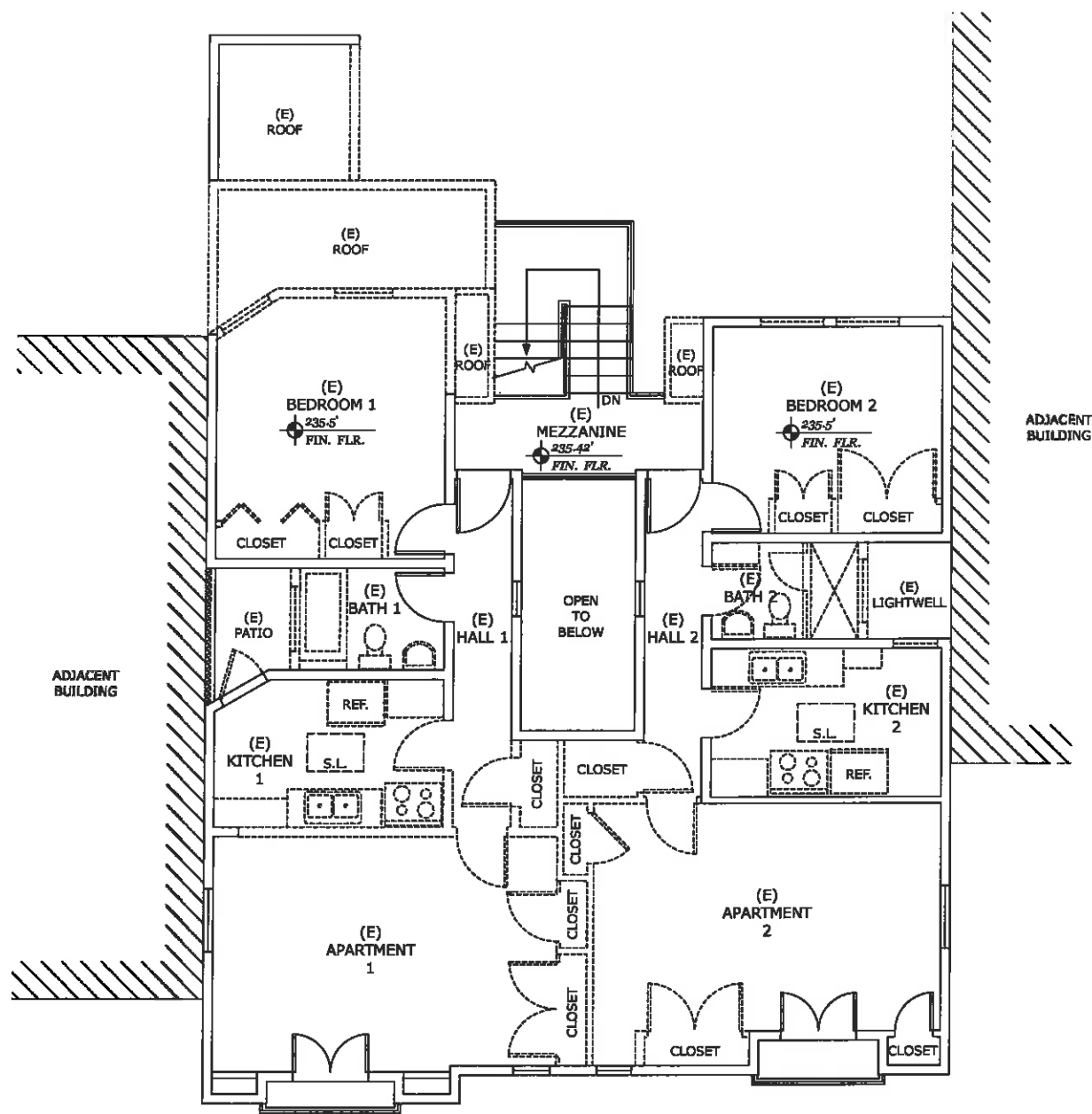
THE LA RAMBLA BUILDING
MAIN LEVEL PLANS

Stocker & Allaire
 General Contractors, Inc. Lic. # 504757
 21 Mendocino Court Monterey, CA 93940 Ph 831.375.1890 Fax 831.375.1480

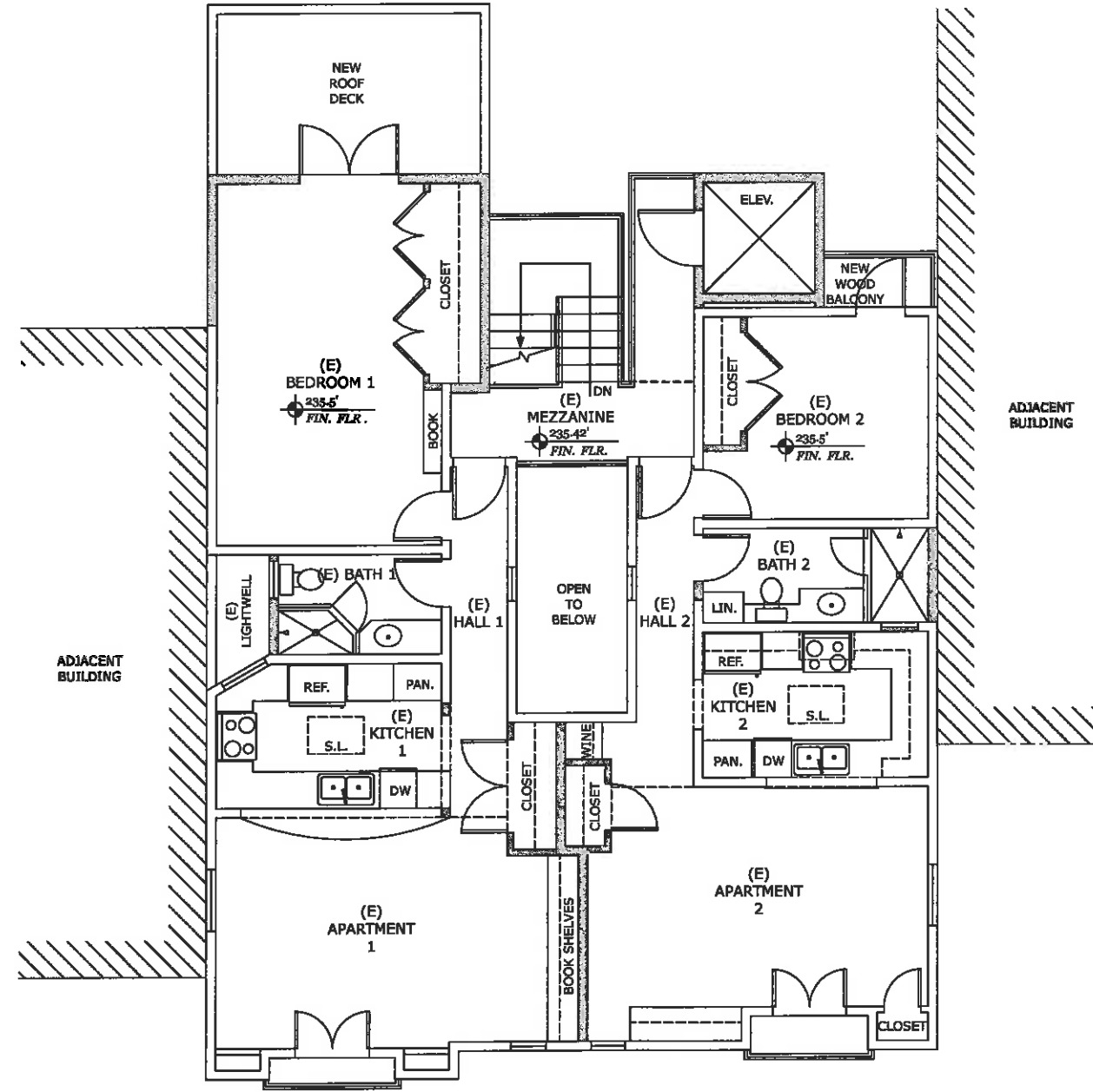
2 SW OF OCEAN ON LINCOLN
 CARMEL, CA. 93923
 APN: 010-201-002
 JUNE 26, 2014

Revisions:
 - 8/28/14 PLINING UPDATES

A2.0







UPPER LEVEL EXISTING/DEMO FLOOR PLAN
 scale: 1/4"=1'-0" 



PROPOSED UPPER LEVEL FLOOR PLAN
 scale: 1/4"=1'-0" 



WALL LEGEND

	EXISTING WALLS TO REMAIN
	PROPOSED WALLS TO BE REMOVED
	EXISTING RETAINING WALL
	PROPOSED WALLS TO BE ADDED

THE LA RAMBLA BUILDING
UPPER LEVEL PLANS

2 SW OF OCEAN ON LINCOLN
 CARMEL, CA. 93923

JUNE 26, 2014

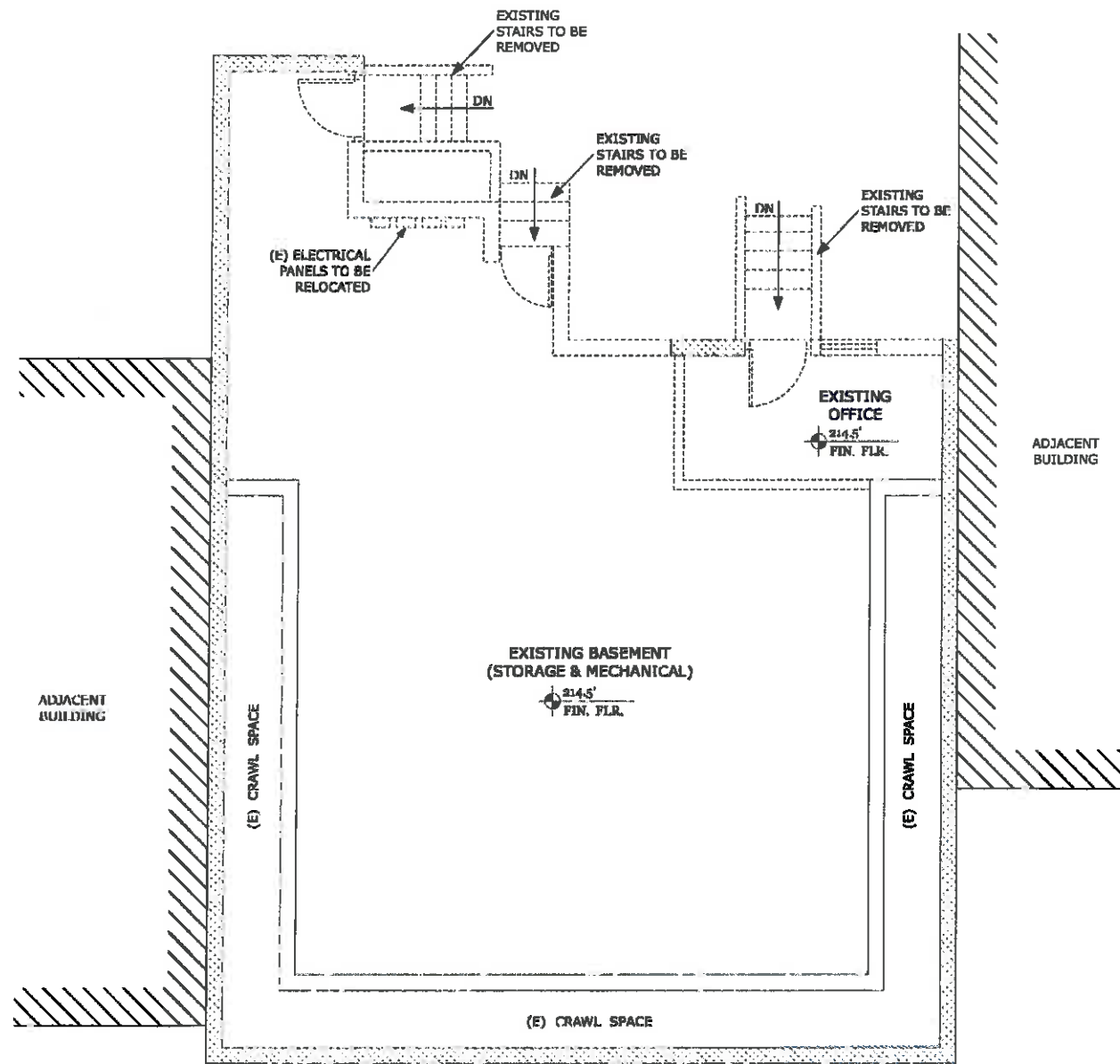
APN: 010-201-002

Stocker & Allaire
 General Contractors, Inc.
 Lic. # 80797

21 Mendocino Court Monterey, CA 93940
 Ph 831.375.1890 Fax 831.375.1480

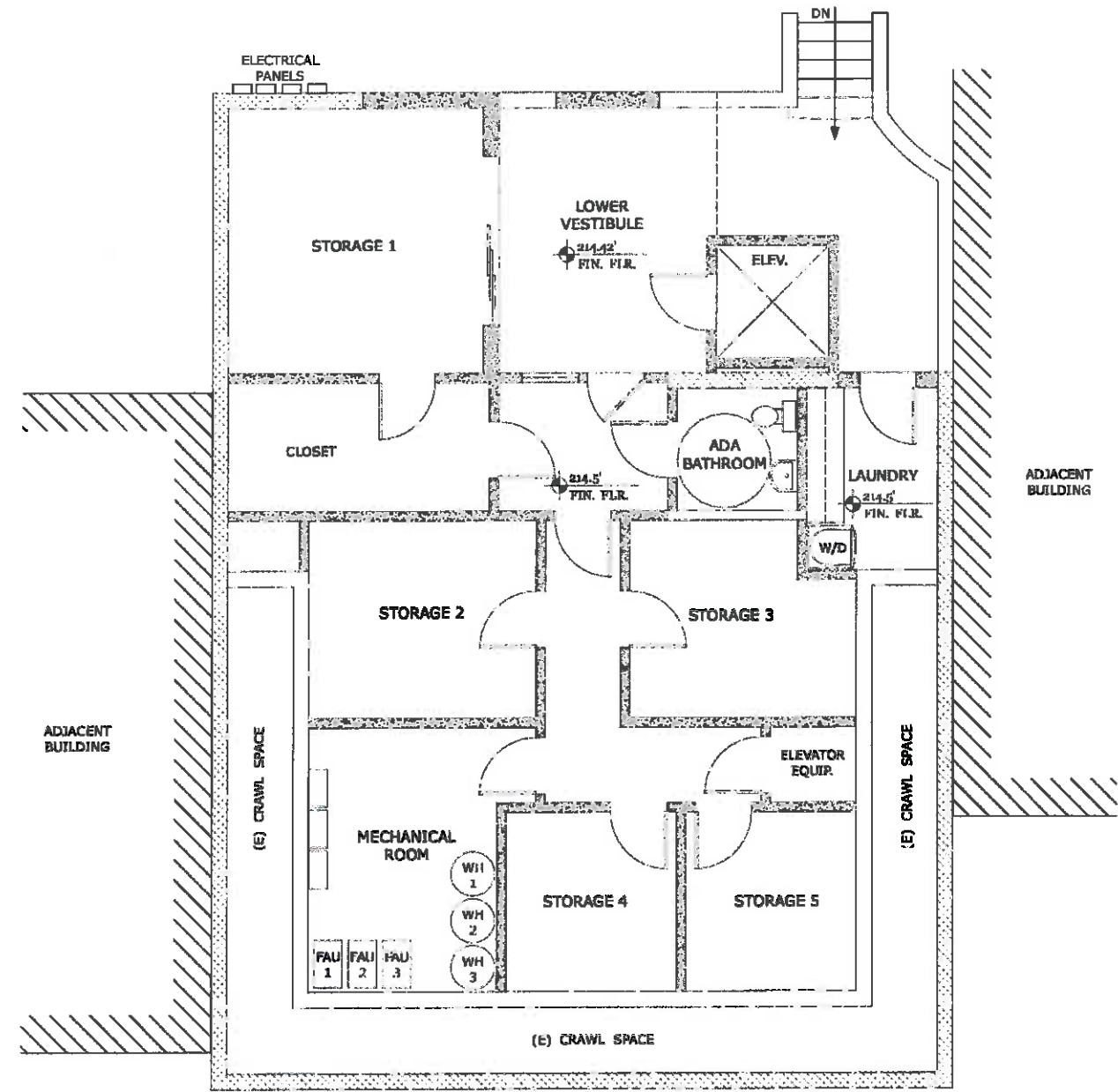
Revisions:
 - 8/28/14 PLANNING UPDATES

A3.0



LOWER LEVEL EXISTING/DEMO FLOOR PLAN

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



PROPOSED LOWER LEVEL FLOOR PLAN

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



WALL LEGEND

- EXISTING WALLS TO REMAIN
- PROPOSED WALLS TO BE REMOVED
- EXISTING RETAINING WALL
- PROPOSED WALLS TO BE ADDED

Revisions:
- 8/28/14 PLINING UPDATES

A4.0

THE LA RAMBLA BUILDING
LOWER LEVEL & PLANS

2 SW OF OCEAN ON LINCOLN
CARMEL, CA. 93923

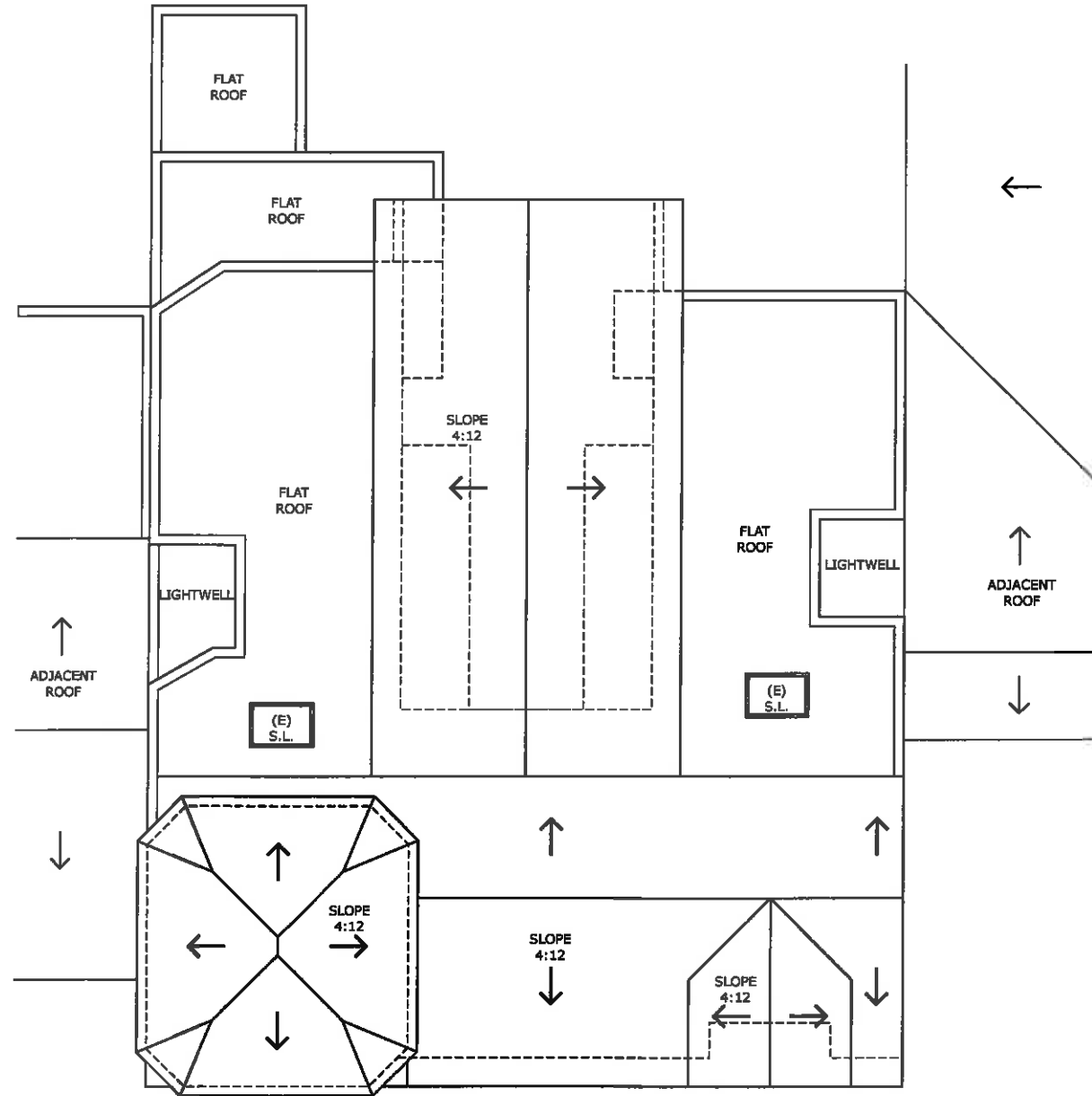
JUNE 26, 2014

APN: 010-201-002

21 Mendocino Court Monterey, CA 93940

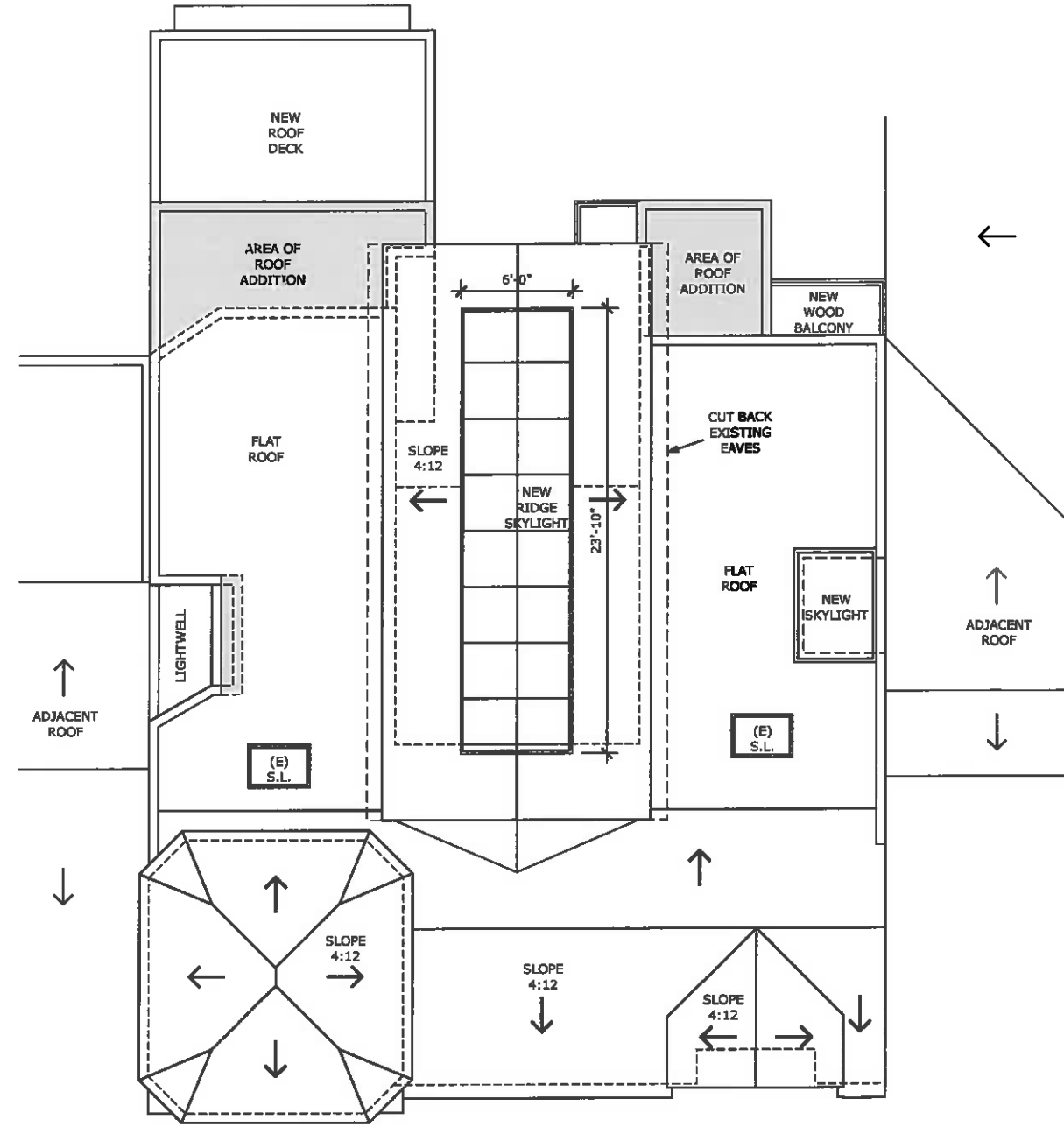
Stocker & Allaire
General Contractors, Inc.
Lic. # 500797

Ph 831.375.1890 Fax 831.375.1490



EXISTING ROOF PLAN

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



PROPOSED ROOF PLAN

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



ROOF LEGEND

AREA OF ROOF TO BE ADDED OR MODIFIED

Revisions:

8/28/14	PLINING UPDATES

A5.0

THE LA RAMBLA BUILDING
PROPOSED
UPPER LEVEL & ROOF PLAN

2 SW OF OCEAN ON LINCOLN
CARMEL, CA. 93923

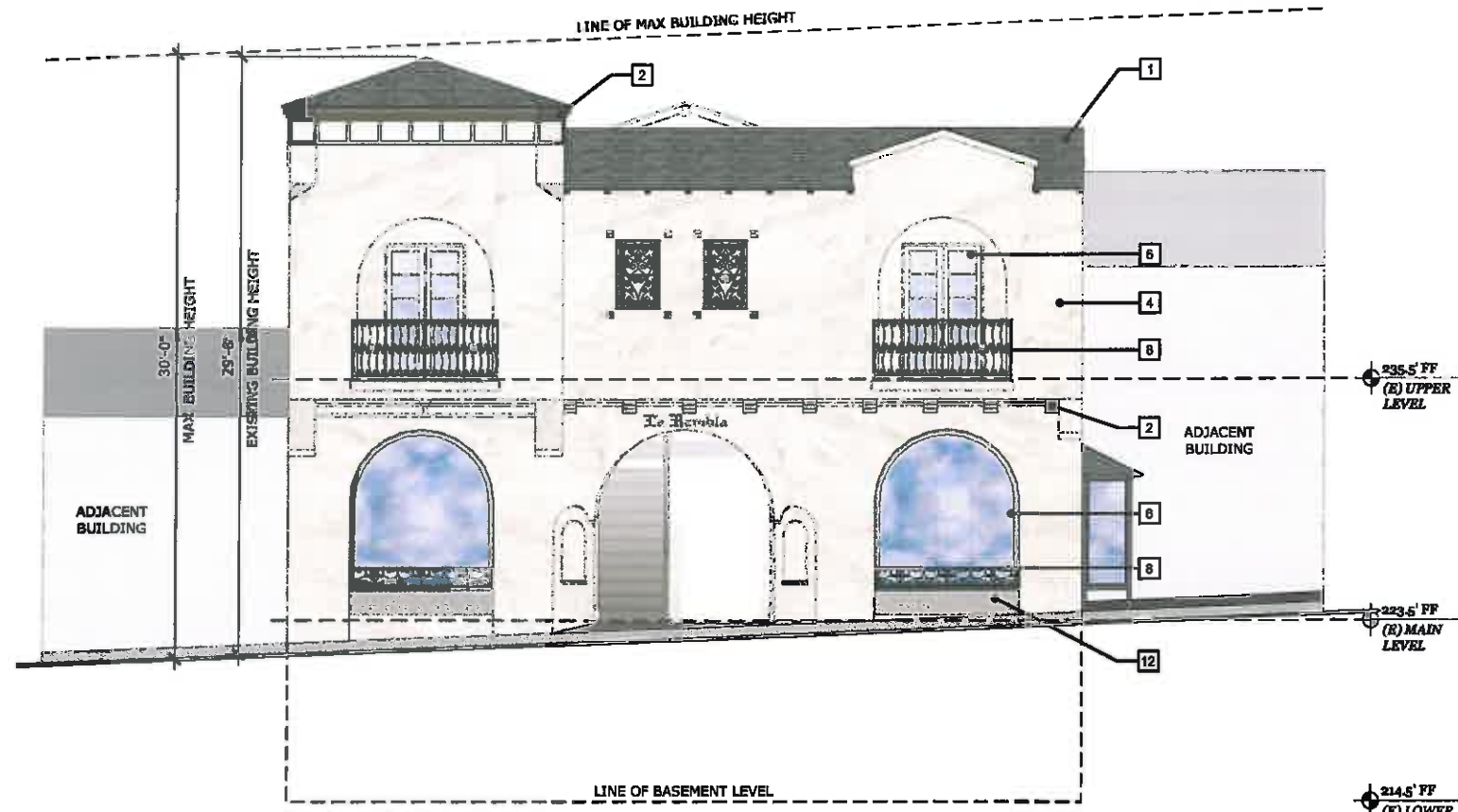
JUNE 26, 2014

APN: 010-201-002

Stocker & Allaire
General Contractors, Inc.
Lic. # 804797

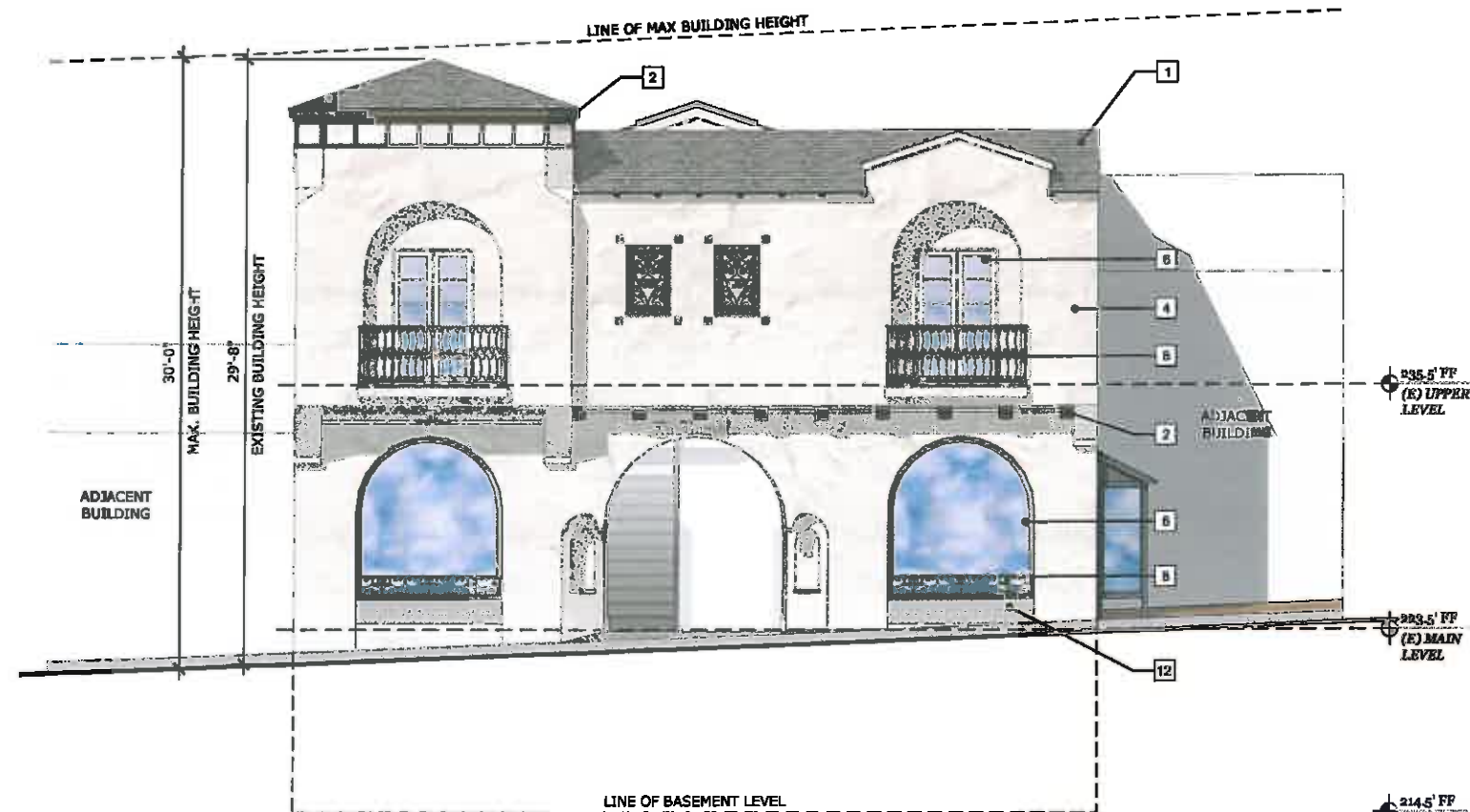
21 Mendocino Court, Monterey, CA 93940

Ph: 831.375.1800 Fax: 831.375.1800



EXISTING EAST (FRONT) ELEVATION

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



PROPOSED EAST (FRONT) ELEVATION

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

MATERIAL LEGEND

- 1 EXISTING COMPOSITION SHINGLE ROOFING
- 2 EXISTING PAINTED WOOD FASCIA, TRIM, & CORBELS.
- 3 NEW PAINTED WOOD FASCIA, TRIM, & CORBELS TO MATCH EXISTING.
- 4 EXISTING PAINTED EXTERIOR PLASTER.
- 5 NEW PAINTED EXTERIOR PLASTER TO MATCH EXISTING.
- 6 EXISTING PAINTED WOOD DOORS & WINDOWS.
- 7 NEW PAINTED WOOD DOORS & WINDOWS TO MATCH EXISTING.
- 8 EXISTING PAINTED IRON RAILINGS.
- 9 NEW PAINTED IRON RAILINGS.
- 10 EXISTING PAINTED WOOD RAILINGS.
- 11 NEW PAINTED WOOD RAILINGS TO MATCH EXISTING.
- 12 EXISTING DECORATIVE TILE
- 13 NEW PAINTED METAL SKYLIGHT

NOTE:
ALL ADJACENT BUILDINGS SHOWN ARE APPROXIMATE AND FOR REFERENCE ONLY.



Stocker & Allaire
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Lic. # 504787

21 Mendocino Court Monterey, CA 93940
Ph 831.375.1880 Fax 831.375.1480

2 SW OF OCEAN ON LINCOLN
CARMEL, CA. 93923

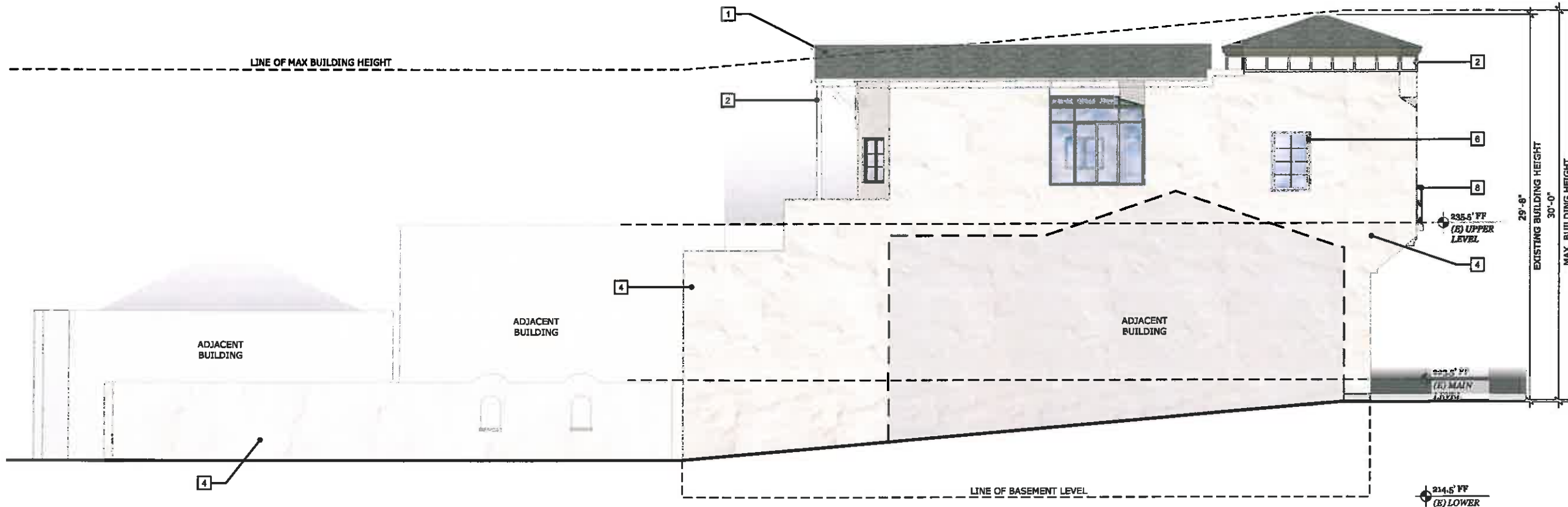
APN: 010-201-002

JUNE 26, 2014

THE LA RAMBLA BUILDING
ELEVATIONS

REVISIONS:
- 8/28/14 PLANNING UPDATES

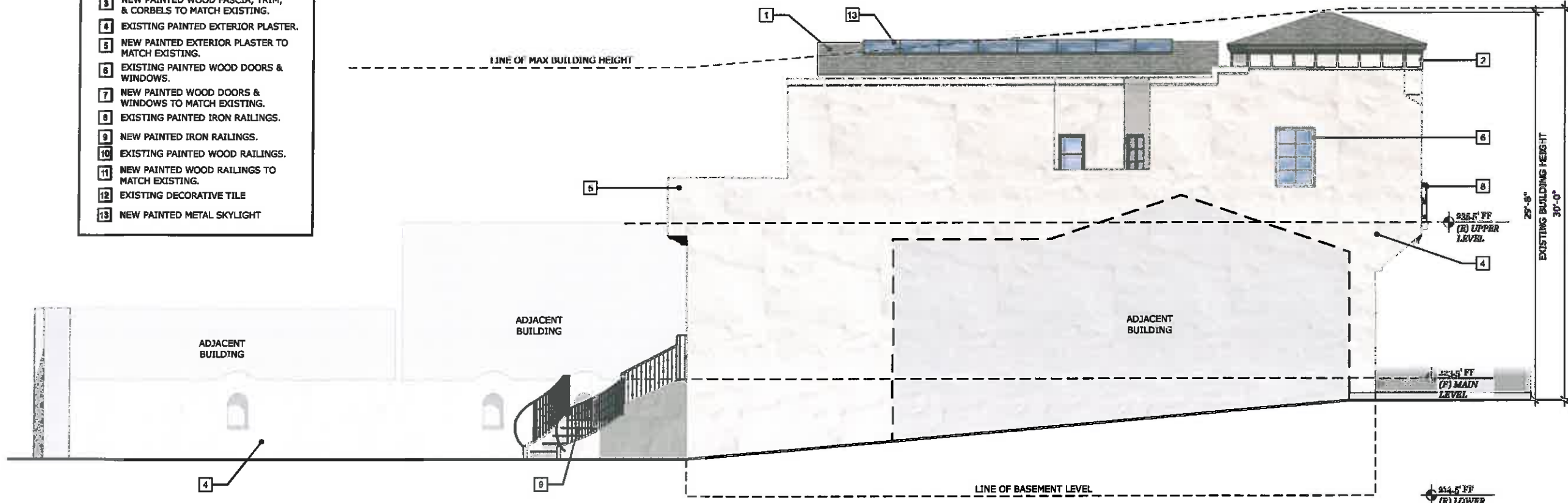
A6.0



EXISTING SOUTH (SIDE) ELEVATION

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

- MATERIAL LEGEND**
- 1 EXISTING COMPOSITION SHINGLE ROOFING
 - 2 EXISTING PAINTED WOOD FASCIA, TRIM, & CORBELS.
 - 3 NEW PAINTED WOOD FASCIA, TRIM, & CORBELS TO MATCH EXISTING.
 - 4 EXISTING PAINTED EXTERIOR PLASTER.
 - 5 NEW PAINTED EXTERIOR PLASTER TO MATCH EXISTING.
 - 6 EXISTING PAINTED WOOD DOORS & WINDOWS.
 - 7 NEW PAINTED WOOD DOORS & WINDOWS TO MATCH EXISTING.
 - 8 EXISTING PAINTED IRON RAILINGS.
 - 9 NEW PAINTED IRON RAILINGS.
 - 10 EXISTING PAINTED WOOD RAILINGS.
 - 11 NEW PAINTED WOOD RAILINGS TO MATCH EXISTING.
 - 12 EXISTING DECORATIVE TILE
 - 13 NEW PAINTED METAL SKYLIGHT



PROPOSED SOUTH (SIDE) ELEVATION

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

NOTE:
ALL ADJACENT BUILDINGS SHOWN ARE APPROXIMATE AND FOR REFERENCE ONLY.



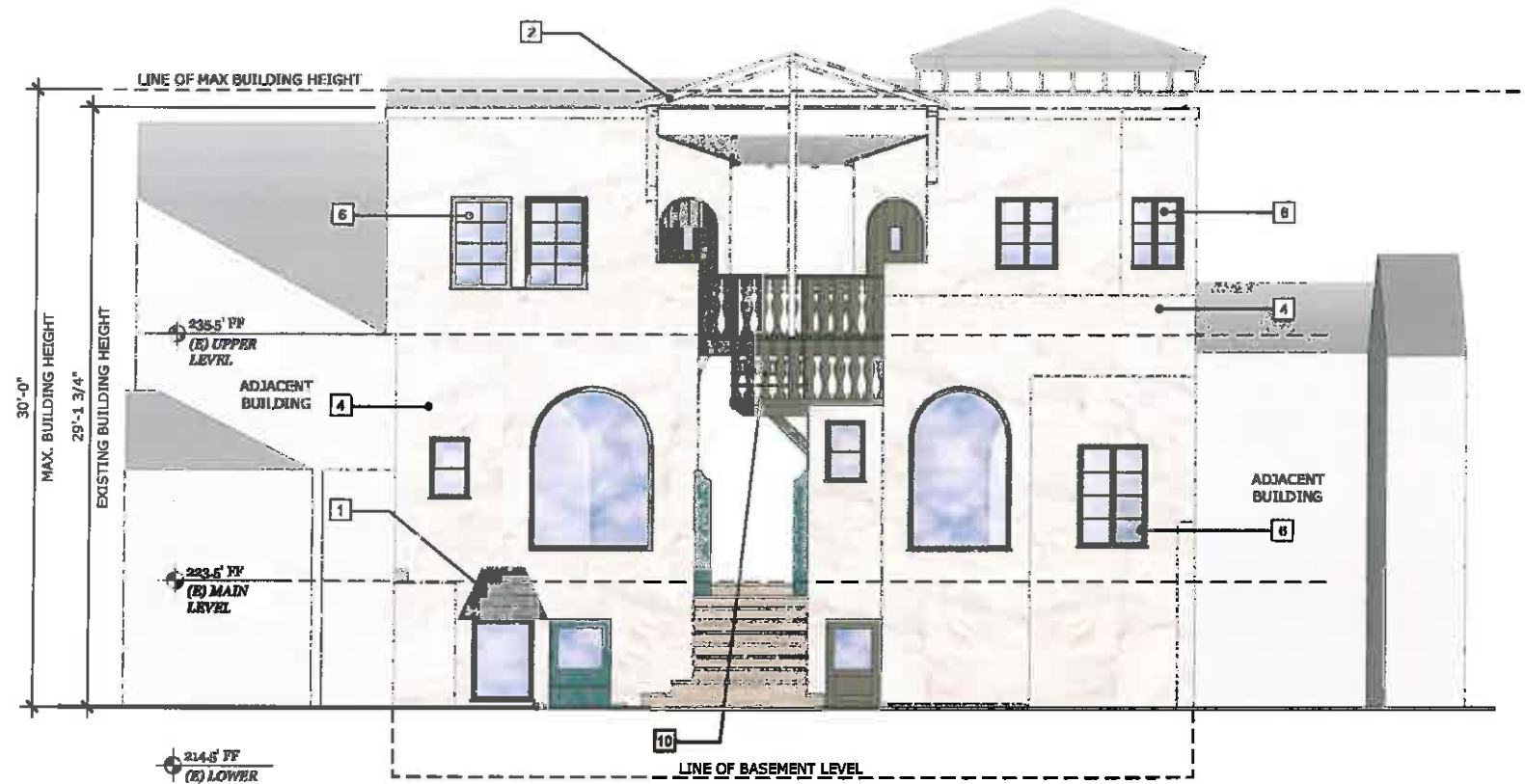
Stocker & Allaire
General Contractors, Inc. Lic. # 504797
21 Mendocino Court Monterey, CA 93940
Ph: 831.375.1890 Fax: 831.375.1480

THE LA RAMBLA BUILDING
ELEVATIONS

2 SW OF OCEAN ON LINCOLN CARMEL, CA. 93923
APN: 010-201-002
JUNE 26, 2014

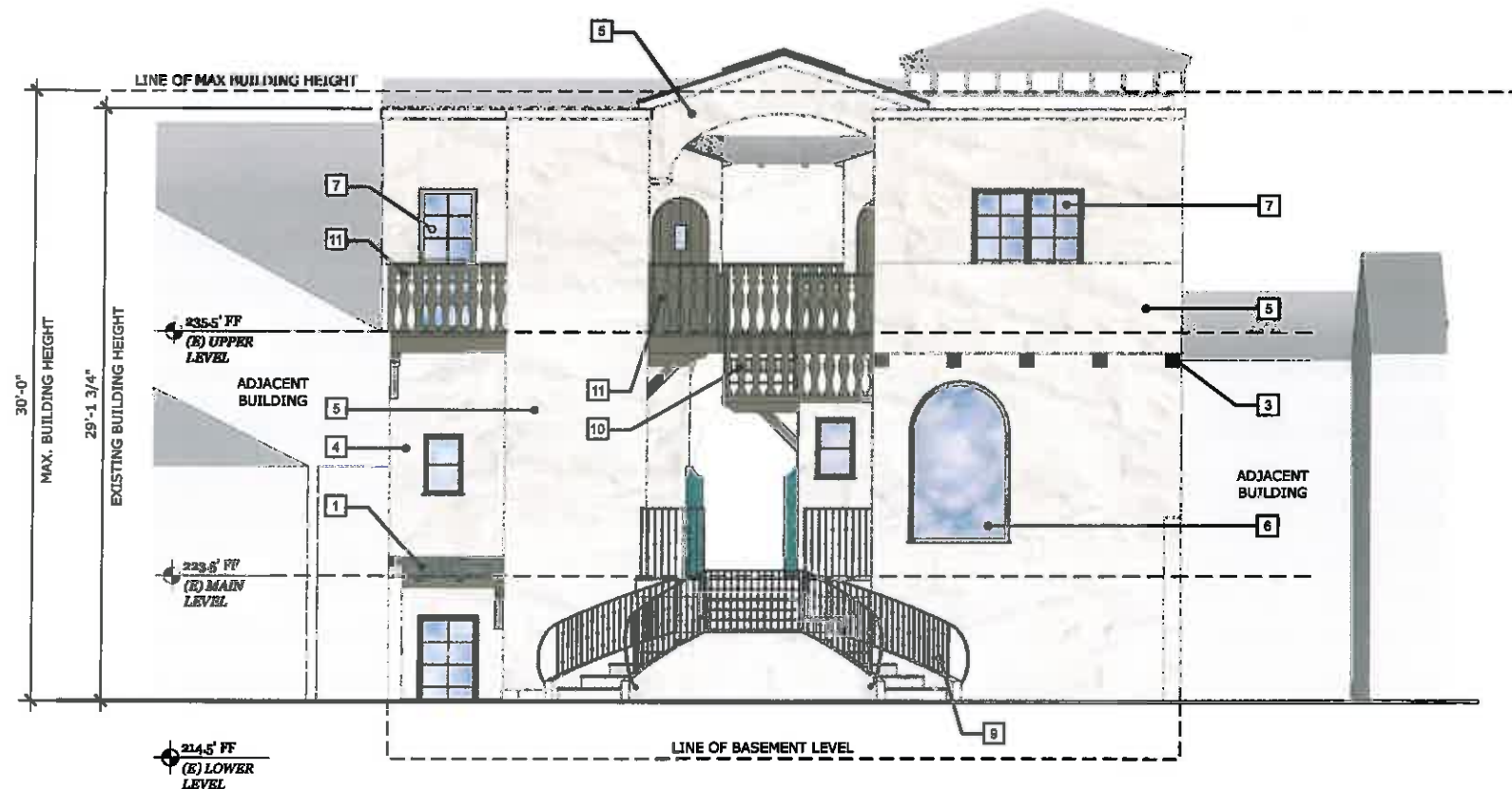
Revisions:
- 8/28/14 PLUMBING UPDATES

A6.1



EXISTING WEST (REAR) ELEVATION

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



PROPOSED WEST (REAR) ELEVATION

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

MATERIAL LEGEND

- 1 EXISTING COMPOSITION SHINGLE ROOFING
- 2 EXISTING PAINTED WOOD FASCIA, TRIM, & CORBELS.
- 3 NEW PAINTED WOOD FASCIA, TRIM, & CORBELS TO MATCH EXISTING.
- 4 EXISTING PAINTED EXTERIOR PLASTER.
- 5 NEW PAINTED EXTERIOR PLASTER TO MATCH EXISTING.
- 6 EXISTING PAINTED WOOD DOORS & WINDOWS.
- 7 NEW PAINTED WOOD DOORS & WINDOWS TO MATCH EXISTING.
- 8 EXISTING PAINTED IRON RAILINGS.
- 9 NEW PAINTED IRON RAILINGS.
- 10 EXISTING PAINTED WOOD RAILINGS.
- 11 NEW PAINTED WOOD RAILINGS TO MATCH EXISTING.
- 12 EXISTING DECORATIVE TILE
- 13 NEW PAINTED METAL SKYLIGHT

NOTE:
ALL ADJACENT BUILDINGS SHOWN ARE APPROXIMATE AND FOR REFERENCE ONLY.



Revisions:

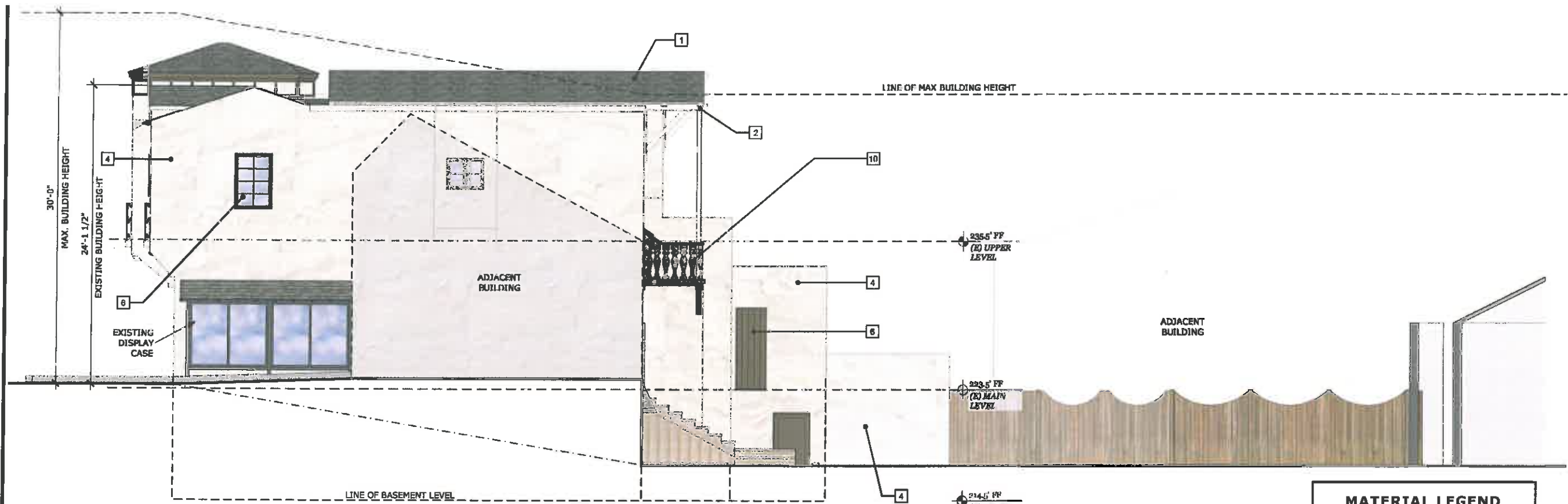
-	8/28/14	PLUMBING UPDATES

Stocker & Allaire
General Contractors, Inc.
Lic. # 504787
21 Mendocino Court Monterey, CA 93940
Ph: 831.375.1690 Fax: 831.375.1490

2 SW OF OCEAN ON LINCOLN
CARMEL, CA. 93923
APN: 010-201-002
JUNE 26, 2014

THE LA RAMBLA BUILDING
ELEVATIONS

A6.2

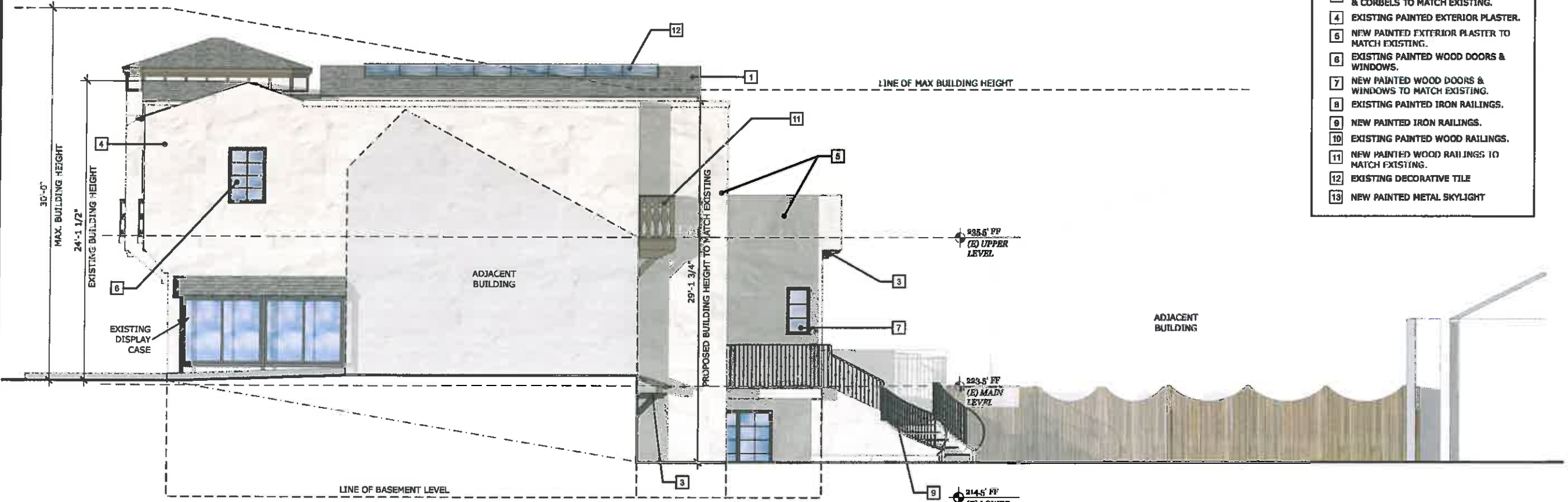


EXISTING NORTH (SIDE) ELEVATION

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

MATERIAL LEGEND

- 1 EXISTING COMPOSITION SHINGLE ROOFING
- 2 EXISTING PAINTED WOOD FASCIA, TRIM, & CORBELS.
- 3 NEW PAINTED WOOD FASCIA, TRIM, & CORBELS TO MATCH EXISTING.
- 4 EXISTING PAINTED EXTERIOR PLASTER.
- 5 NEW PAINTED EXTERIOR PLASTER TO MATCH EXISTING.
- 6 EXISTING PAINTED WOOD DOORS & WINDOWS.
- 7 NEW PAINTED WOOD DOORS & WINDOWS TO MATCH EXISTING.
- 8 EXISTING PAINTED IRON RAILINGS.
- 9 NEW PAINTED IRON RAILINGS.
- 10 EXISTING PAINTED WOOD RAILINGS.
- 11 NEW PAINTED WOOD RAILINGS TO MATCH EXISTING.
- 12 EXISTING DECORATIVE TILE
- 13 NEW PAINTED METAL SKYLIGHT



PROPOSED NORTH (SIDE) ELEVATION

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

NOTE:
ALL ADJACENT BUILDINGS SHOWN ARE APPROXIMATE AND FOR REFERENCE ONLY.



Stocker & Allaire
General Contractors, Inc. Lic. # 806787

2 SW OF OCEAN ON LINCOLN CARMEL, CA. 93923

JUNE 26, 2014

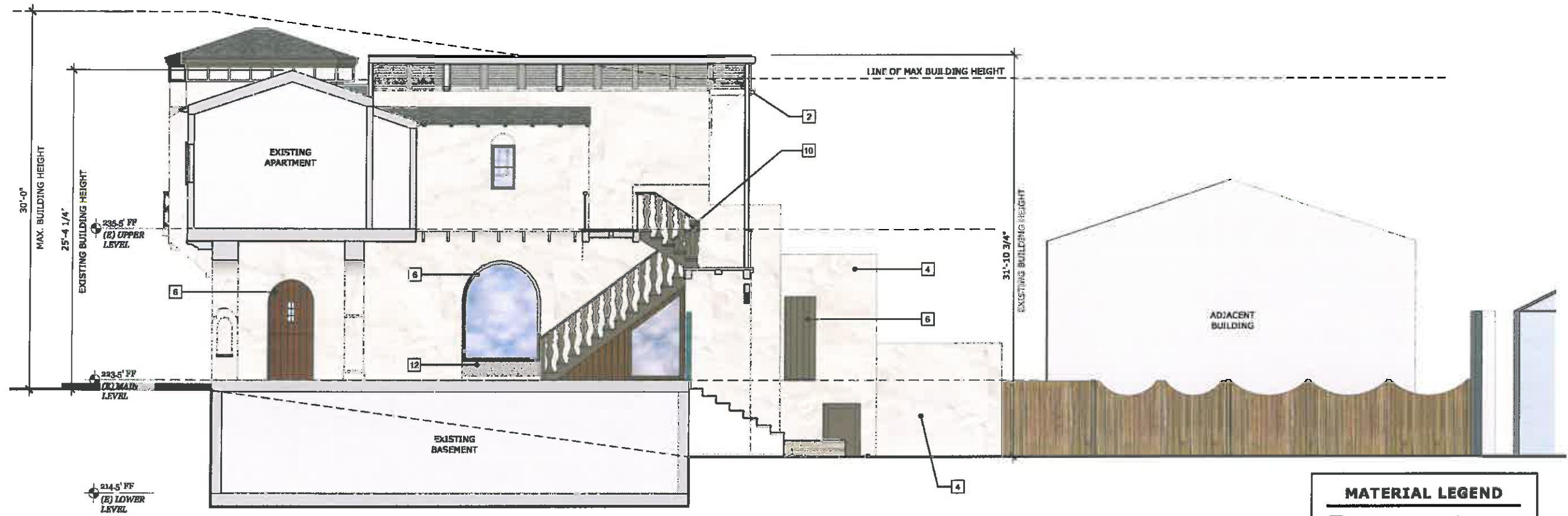
APN: 010-201-002

21 Mendocino Court Monterey, CA 93940
Ph 831.375.1890 Fax 831.375.1490

THE LA RAMBLA BUILDING
ELEVATIONS

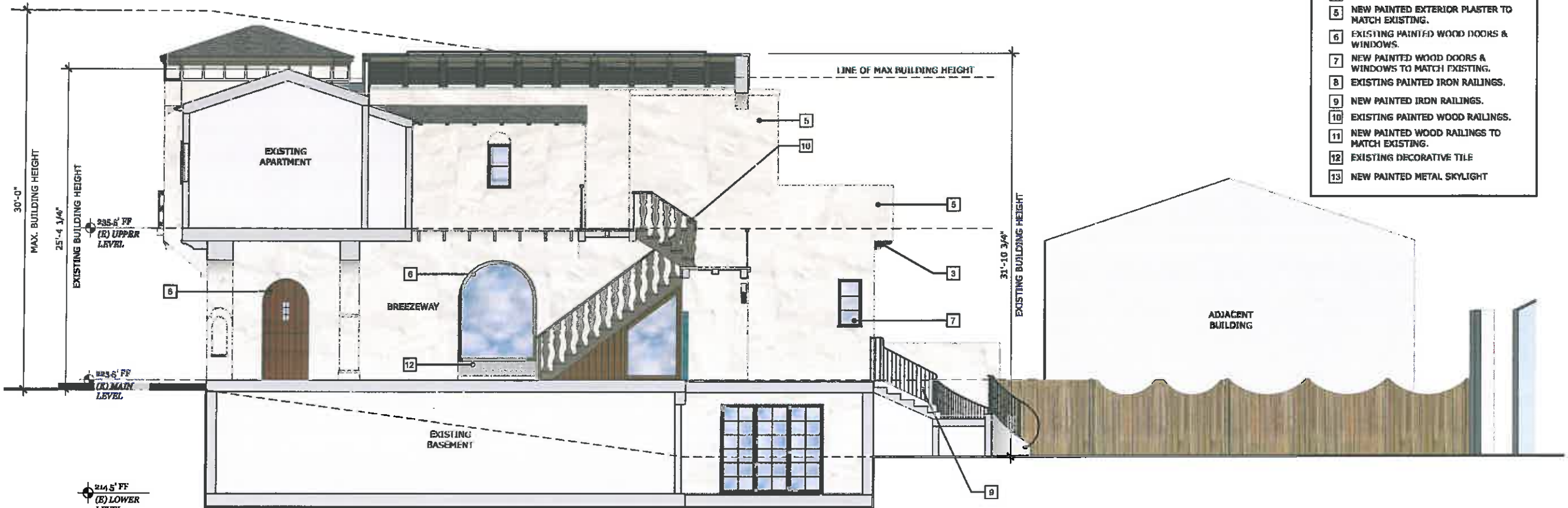
Revisions:
- 8/28/14 PLANNING UPDATES

A6.3



EXISTING NORTH (BREEZEWAY) ELEVATION

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



PROPOSED NORTH (BREEZEWAY) ELEVATION

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

MATERIAL LEGEND

- 1 EXISTING COMPOSITION SHINGLE ROOFING
- 2 EXISTING PAINTED WOOD FASCIA, TRIM, & CORBELS.
- 3 NEW PAINTED WOOD FASCIA, TRIM, & CORBELS TO MATCH EXISTING.
- 4 EXISTING PAINTED EXTERIOR PLASTER.
- 5 NEW PAINTED EXTERIOR PLASTER TO MATCH EXISTING.
- 6 EXISTING PAINTED WOOD DOORS & WINDOWS.
- 7 NEW PAINTED WOOD DOORS & WINDOWS TO MATCH EXISTING.
- 8 EXISTING PAINTED IRON RAILINGS.
- 9 NEW PAINTED IRON RAILINGS.
- 10 EXISTING PAINTED WOOD RAILINGS.
- 11 NEW PAINTED WOOD RAILINGS TO MATCH EXISTING.
- 12 EXISTING DECORATIVE TILE
- 13 NEW PAINTED METAL SKYLIGHT

NOTE:
ALL ADJACENT BUILDINGS SHOWN ARE APPROXIMATE AND FOR REFERENCE ONLY.



THE LA RAMBLA BUILDING
ELEVATIONS

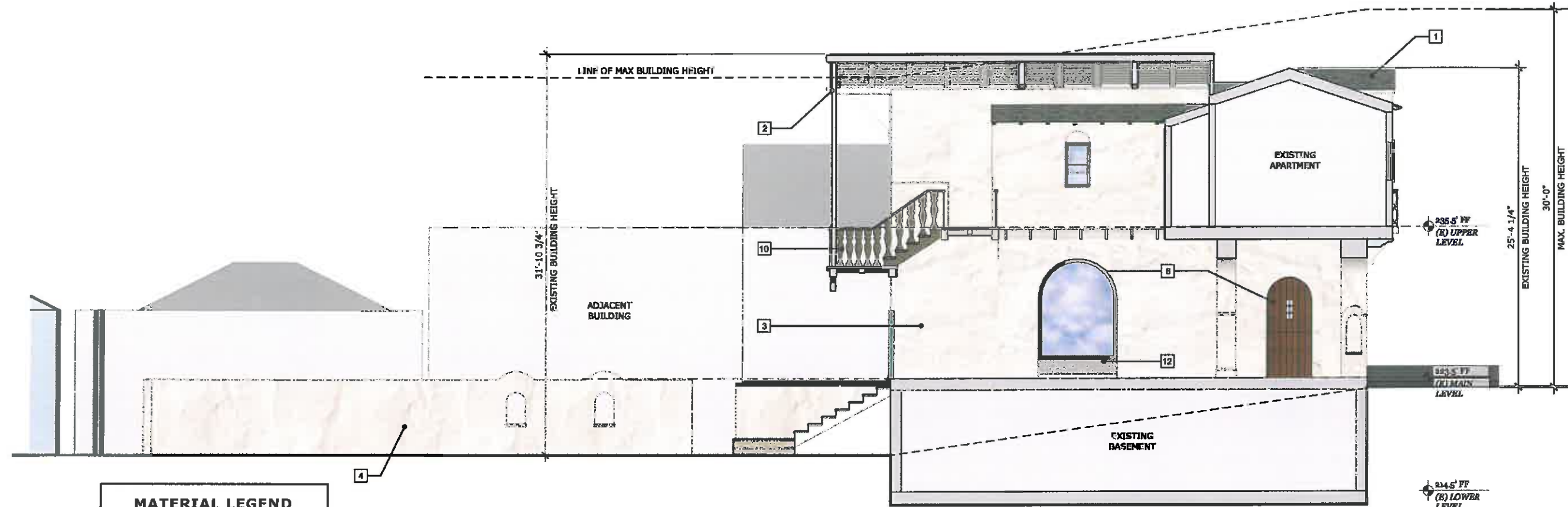
Stocker & Allaire
General Contractors, Inc. Lic. # 504787
21 Mendocino Court Monterey, CA 93940 Ph 831.375.1890 Fax 831.375.1480

2 SW OF OCEAN ON LINCOLN CARMEL, CA. 93923

JUNE 25, 2014 APN: 010-201-002

Revisions:
- 8/28/14 PLINING UPDATES

A6.4

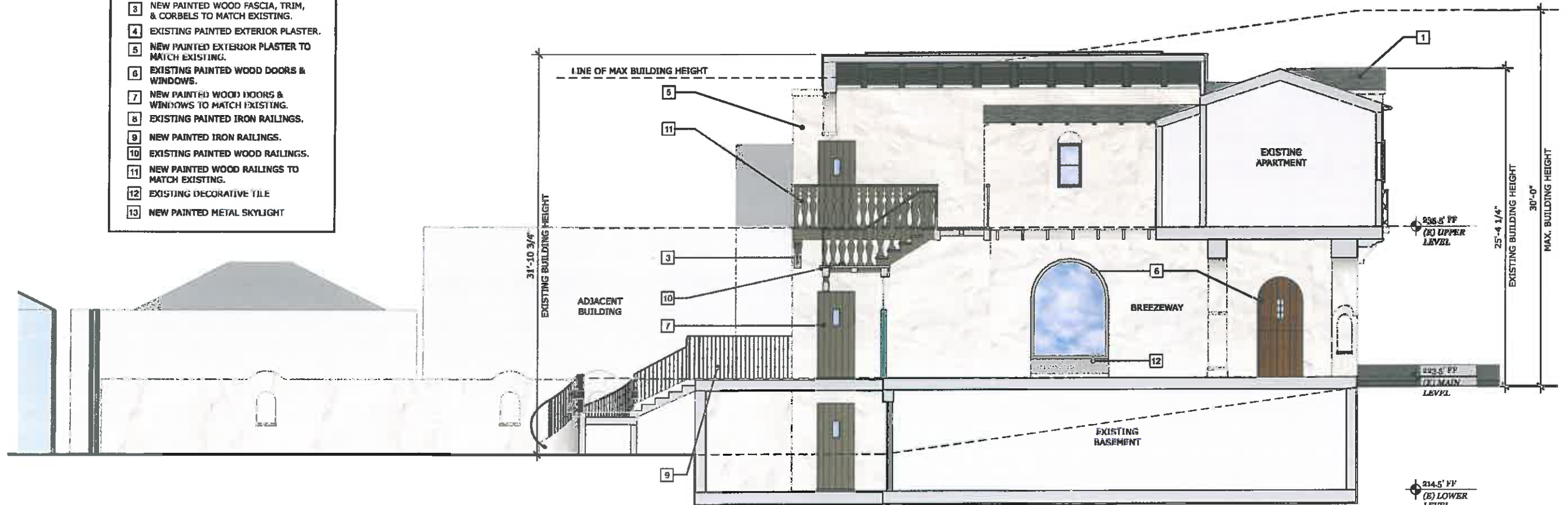


EXISTING SOUTH (BREEZEWAY) ELEVATION

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

MATERIAL LEGEND

- 1 EXISTING COMPOSITION SHINGLE ROOFING
- 2 EXISTING PAINTED WOOD FASCIA, TRIM, & CORBELS.
- 3 NEW PAINTED WOOD FASCIA, TRIM, & CORBELS TO MATCH EXISTING.
- 4 EXISTING PAINTED EXTERIOR PLASTER.
- 5 NEW PAINTED EXTERIOR PLASTER TO MATCH EXISTING.
- 6 EXISTING PAINTED WOOD DOORS & WINDOWS.
- 7 NEW PAINTED WOOD DOORS & WINDOWS TO MATCH EXISTING.
- 8 EXISTING PAINTED IRON RAILINGS.
- 9 NEW PAINTED IRON RAILINGS.
- 10 EXISTING PAINTED WOOD RAILINGS.
- 11 NEW PAINTED WOOD RAILINGS TO MATCH EXISTING.
- 12 EXISTING DECORATIVE TILE
- 13 NEW PAINTED METAL SKYLIGHT



PROPOSED SOUTH (BREEZEWAY) ELEVATION

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

NOTE:
ALL ADJACENT BUILDINGS SHOWN ARE APPROXIMATE AND FOR REFERENCE ONLY.



Stocker & Allaire
General Contractors, Inc. Lic. # 504787
Ph 851.575.1890 Fax 851.575.1490
21 Mendocino Court Monterey, CA 93940

THE LA RAMBLA BUILDING
ELEVATIONS

2 SW OF OCEAN ON LINCOLN CARMEL, CA. 93923
APN: 010-201-002
JUNE 26, 2014

Revisions:
- 8/28/14 PLUMBING UPDATES

A6.5



CITY OF CARMEL-BY-THE-SEA

Historic Resources Board

September 15, 2014

To: Chair Dyar and Board Members

From: Rob Mullane, AICP, Community Planning and Building Director *RM*

Submitted by: Marc Wiener, Senior Planner

Subject: Consideration of a recommendation to add the Forest Theater to the City's Inventory of Historic Resources

Recommendation:

Add the Forest Theater to the City's Inventory of Historic Resources

Application: HA 14-01

APN: 010-043-008

Block: 85

Lots: All

Location: Northeast side of Mountain View Ave between Guadalupe and Santa Rita Streets

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

Background:

The Forest Theater is located on the northeast side of Mountain View Avenue between Guadalupe and Santa Rita Streets in the Improved Parklands (P-2) Zoning District. The site was originally operated as an open-air theater in July 1910. The site contains seven structures, the oldest of which are the stage and stone walls, which were constructed in 1939-1940. A notice was posted by the City's Building Official on April 23, 2014, that the Forest Theater is unsafe to enter.

The City will be repairing the facility in a two-phase approach, with the goal of being able to be open by the beginning of next theater season with additional access improvements being made in the 2015-2016 offseason. To lead this effort, the City has retained Cody Anderson Wasney Architects (CAW) to develop plans addressing the safety and access deficiencies.

Over the last 20 years, the City has commissioned several reports to assess the historic status of Forest Theater. The theater was first evaluated for historical significance in 1994 by Ms. Enid Sales as part of a draft City-wide comprehensive survey. The survey found that the Forest Theater was eligible for local listing, and hence a Phase I Evaluation (DPR 523) was prepared for the site, which is included as Attachment A.

In 1996, the City retained the services of Archives & Architecture to revise the 1994 City-wide survey. At that time, the Forest Theater was revisited, and the evaluation findings were the same. In 2001, Mr. Kent Seavey re-evaluated the Forest Theater as part of a new City-wide survey, and concluded that the property was eligible for the National Register under Criterion A, as the first open-air community theater in the west, with a proposed period of significance of 1910.

In 2007, the City retained the services of JRP Historical Consulting to re-evaluate the site. The JRP report included a new Phase I Evaluation (DPR 523) that was more thorough than the original 1994 evaluation and that provided additional historical background on the Forest Theater (Attachment B). The 2007 analysis concluded that the Forest Theater did not meet state or national criteria for eligibility of the California Register or National Register. It was noted in the report that the Forest Theater was not the first open-air theater in the west (or in California), and that it had substantially lost its historic integrity through the alteration and replacement of the on-site structures.

The 2007 report noted that while the property did not appear to meet the criteria for California or National registers, it was clear that the Forest Theater played a significant role in the development of arts and culture in Carmel and therefore likely met the criteria for listing on the local Carmel Historic Inventory. It was recommended that the site qualify under Criteria 1, which pertains to properties associated with events that have made a significant contribution to the broad patterns of local or regional history.

HRB Review:

Pursuant to Municipal Code Section 17.32.070, the City is required to file a resolution with Monterey County Recorder designating the property as historic. There is no indication in City or County records that a resolution was filed with the Monterey County Recorder designating the theater site as historic. A resolution has been prepared and is included as Attachment C. Staff intends to file the resolution with the Monterey County Recorder, but is first seeking

concurrence from the Historic Resources Board (HRB) on this matter. Staff notes that the HRB will have the opportunity to review the proposed alterations to the Forest Theater at the time that the project plans are prepared. A Phase II historic analysis should be included with the project proposal.

Alternatives:

The HRB may decide that the site is ineligible for listing as a local historic resource. If so, staff should be directed to hold off on signing and filing the draft resolution with Monterey County.

ATTACHMENTS:

- Attachment A – DPR 523 Form (1994, prepared by Ms. Enid Sales)
- Attachment B – DPR 523 Form (2007, prepared by JRP Historical Consulting)
- Attachment C – Resolution for Historic Designation

Attachment A - 1994 Phase I Evaluation (DPR 523)

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

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

Other Listings _____
 Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: AP#10-043-8 Forest Theater - City Owned
 P1. Other Identifier: Carmel Historic Survey
 *P2. Location: Not for Publication Unrestricted a. County Monterey
 b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____ B.M. _____
 c. Address E/SMt. View betw. Guadalupe & Santa Rita city Carmel Zip 93921
 d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
 e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Block 85, Entire block.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
 An open air theater on a natural slope which forms an amphitheater, with pine trees creating a proscenium arch. The stage is wooden supported on a concrete foundation. On either side of the stage are large stone fireplaces and the redwood benches seating some 600 people ascend the slope. There are auxiliary buildings including a small ticket booth and a restroom facility. At the rear of the main stage and below it there is a large deck leading to a small inside theater built beneath the stage.

*P3b. Resources Attributes: (List attributes and codes) HP10. Theater
 *P4. Resources Present: Building Structure Object Site District Element of District Other (isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
1993

*P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both
1910

*P7. Owner and Address:
City of Carmel-by-the-Sea
Carmel, CA 93921
M--Municipal

*P8. Recorded by: (Name, affiliation, address)
Jean Rodriguez
Carmel Historic Survey
P.O. Box 3959
Carmel, CA 93921

*P9. Date Recorded: 07/27/1997

*P10. Survey Type: (Describe)
Comprehensive

*P11. Report Citation: (Cite survey report/other sources or "none") Leslie Heumann/Glory Ann Laffey
Historic Context Statement

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

State of California -- The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
 BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
 HRI # _____

Page 2 of 2

*NRHP Status Code SS1

*Resource Name or #: AP#10-043-8 Forest Theater - City Owned

B1. Historic Name: Forest Theater

B2. Common Name: Forest Theater

B3. Original Use: Outdoor theater B4. Present Use: P--Public

*B5. Architectural Style: Unknown

*B6. Construction History: (Construction date, alterations, and date of alterations.)
Constructed 1910. 1939 Concrete foundation built by City and WPA.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: H. Heron b. Builder: _____

*B10. Significance: Theme Civic Architecture Area Carmel-by-the-Sea

Period of Significance 1902-1945 Property Type Unique site Applicable Criteria MC 17.411
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The early life of Carmel was very much influenced and enhanced by the interests of its citizens in the theater. The Forest Theater has the distinction of being the first open-air community theater in America. After Herbert Heron founded the Forest Theater in 1910, plays were presented every summer until 1937, when the property was given to the City of Carmel-by-the-Sea with the understanding that it would always remain a theater. All members of the community participated in the Forest Theater, either as writers, actors, set designers, costume makers, directors, or producers. Poets, painters, and novelists took part, along with equally well represented merchants, builders and landlords. The theater was the main social activity for years, and a complete spectrum of plays was aired. Many locally written dramas, comedies, and musicals shared the stage with the classic plays. During the depression, the theater was in need of repair. Federal aid was secured and the original stage and dressing rooms were rebuilt with concrete faced with stone. The plain wooden seats were replaced with two-inch redwood benches and a new fence was built around the property.

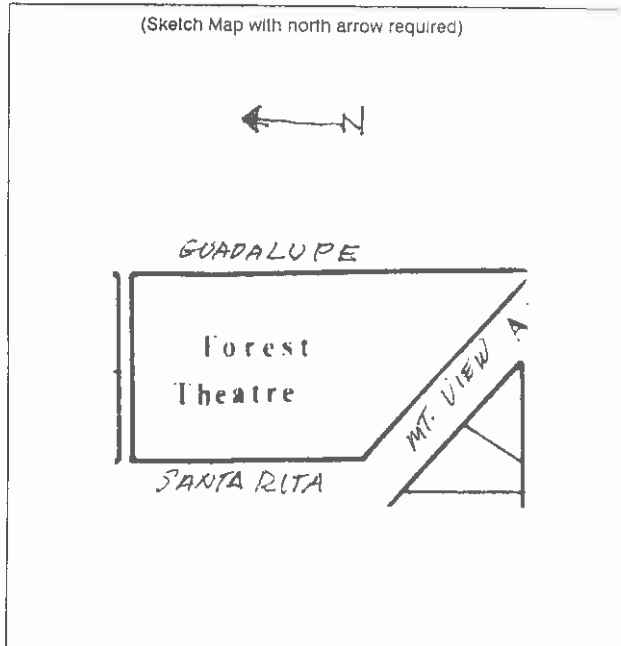
B11. Additional Resource Attributes: (List attributes and codes) HP10. Theater

*B12. References:
Carmel-by-the-Sea building records.
Carmel Historic Survey files.

B13. Remarks:
Zoning: R-1

*B14. Evaluator: Enid T. Sales
 Date of Evaluation: 11/08/1994

(This space reserved for official comments.)





Rand F. Herbert
Stephen R. Wee
Meta Bunse
Christopher McMorris

October 1, 2007

Carmel-by-the-Sea Planning Department
Attn: Sean Conroy
Carmel City Hall
Post Office Drawer G
Carmel, CA 93921

RE: Historic Evaluation of the Forest Theater property

JRP Historical Consulting, LLC (JRP) conducted an inventory and evaluation of the property known as the Forest Theater, located near Santa Rita and Mountain View Avenue in Carmel-by-the-Sea, California. This study was prepared to help the City comply with local, state and federal environmental regulations as they pertain to the protection of historic architectural resources. The evaluation used the evaluation criteria of the Carmel Inventory of Historic Resources, the California Register of Historical Resources (CRHR), and the National Register of Historic Places (NRHP). The evaluation was also conducted in accordance with Section 15064.5(a)(2)-(3) of CEQA, using the criteria outlined in Section 5024.1 of the California Public Resources Code, as well as Section 106 of the National Historic Preservation Act.

The conclusion of our evaluation is that this facility does not meet state or national significance criteria of eligibility for the California Register or National Register, but that it appears to meet the criteria for listing on the Carmel Inventory of Historic Resources. This review included examination of previous evaluations of the property, the theater facility itself, property permit records, and the local historic preservation guidance.

The theater was established early in Carmel's history, and has a long history as a center for theater arts, an important theme in the development of the community. This association with the history of the local arts community offsets the considerable loss of historic integrity that prevents the property from being eligible for the California Register or National Register. The property appears to be eligible for the local inventory for because of this association with the early years of the city's development (Criterion 1). It does not retain integrity of design, style, method, or period of construction and is not eligible under Criterion 3, nor is the building eligible under the other criteria of significance (Criteria 2 or 4).

In conclusion, we recommend that this property be considered eligible for listing in the Carmel Inventory of Historic Resources, but not the California Register or National Register.

Sincerely,

A handwritten signature in blue ink that reads 'Meta Bunse'.

Meta Bunse, Partner
enc: 1 (DPR 523 forms)

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

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code 5S3.6Z

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 13

*Resource Name or # (Assigned by recorder) Forest Theater

P1. Other Identifier: _____

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

*a. County Monterey

*b. USGS 7.5' Quad Monterey Date 1997, reprinted 2003 T _____; R _____; _____ ¼ of Sec _____; _____ B.M.

c. Address Mountain View Avenue City Carmel-By-The-Sea Zip 93923

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

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

APN: 010-043-008

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

The Forest Theater is situated within a residential neighborhood on the north side of Mountain View Avenue between Santa Rita and Guadalupe streets, southeast of downtown Carmel. The property consists of 7 buildings and structures (ticket, projection and telephone booths, restrooms, concession stand, stage, and amphitheater) constructed between 1939 and the early 2000s located in the northern half of the property, which is bordered by a stone wall constructed in 1939-1940 and topped with a wood fence likely added in the 1970s. Pedestrian and vehicular entrances are found along Guadalupe and Santa Rita streets and Mountain View Avenue. Two paved parking areas, accessed from corner driveways, front Mountain View. The property is planted with pine, oak and cypress trees, with paved and dirt paths providing access to the main stage, other buildings and entrance gates. The oldest structures on site are the stage and stone walls and steps, all of which were built in 1939-1940. The open-air main stage is wood-frame on a reinforced, board-formed concrete base with an irregular plan. Two stage-level buildings are located on either side of the stage: dressing rooms on the east and a storage room on the west. (See Continuation Sheet).

*P3b. Resource Attributes: (List attributes and codes) HP10 (Theater), HP35 (WPA Project)

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

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



P5b. Description of Photo: Photograph 1, view of stage and seating, camera facing south

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1939-2000s, City Property Files & Library Local History Dept.

*P7. Owner and Address:
Carmel-By-The-Sea
Carmel, CA 93923

*P8. Recorded by:
Toni Webb, JRP Historical Consulting, LLC, 1490 Drew Ave, Suite 110, Davis, CA 95618

*P9. Date Recorded: September 2007

*P10. Survey Type: Intensive

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

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (list) _____

DPR 523A (1/95)

*Required Information

B1. Historic Name: Forest Open Air Theater, Forest Theatre
B2. Common Name: Forest Theater
B3. Original Use: Outdoor Theater B4. Present Use: Outdoor Theater

*B5. Architectural Style: rustic

*B6. Construction History: Stage, stone walls & steps = 1939-1940; amphitheater seating = 1990s; concession building = 2001; restrooms, projection building, ticket & phone booths = 1970s. Alterations to the stage include: Theater in the Ground = 1952; storage and dressing room ca. 1966-1975; rehabilitation of the stage (includes widening of stage platform and construction of stairs) = 1970s-1980s; various trees (including the proscenium trees) have been removed and new trees & shrubs planted within the last 20 years.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9. Architect: _____ b. Builder: Hugh W. Comstock

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The Forest Theater does not meet state, or national significance criteria of eligibility for the California Register of Historical Resources or National Register of Historic Places, but does appear to be eligible for local listing on the Carmel Inventory. This evaluation included examination of previous evaluations of the property, the theater itself, property permit records, and the local historic preservation guidance, including the "Historic Context Statement, Carmel-by-the-Sea" (1996-1997) and the "Carmel-by-the-Sea Historic Resources Survey: Final Report" (October 2001). The Forest Theater was previously evaluated on two separate occasions. First in 1994 by Enid T. Sales as part of the draft comprehensive survey "Historic Context Statement: Carmel-By-The-Sea," prepared by Leslie Heumann and Associates in 1994. That survey found that the Forest Theater was eligible for local listing only (National Register Status Code 5S1). In 1996, the City retained Archives & Architects to revise the 1994 survey. At that time, the Forest Theater was revisited and the evaluation findings were the same. The City adopted the revised survey in January 1997. In 2001, Kent L. Seavey completed a historical resources survey for the City of Carmel. As part of that survey, Seavey inventoried and re-evaluated the Forest Theater. This evaluation concluded that the property was eligible for the National Register under Criterion A, as the first open-air community theater in the West, with a proposed a period of significance of 1910, the date the theater was constructed, to 1951, the arbitrary 50 year cut off date. (See Continuation Sheet)

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

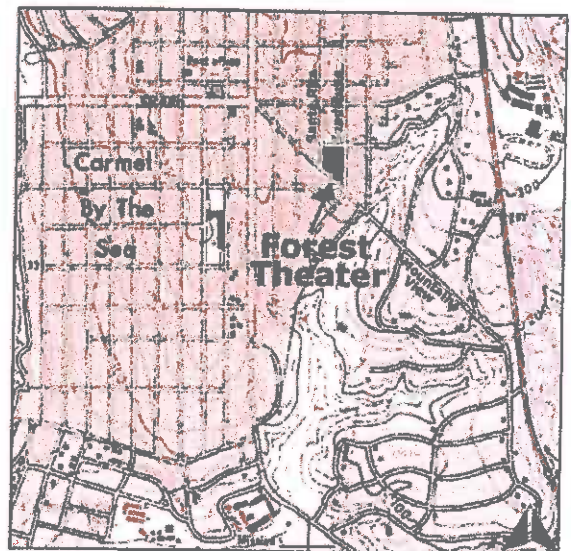
*B12. References: See Footnotes

B13. Remarks:

*B14. Evaluator: Toni Webb

*Date of Evaluation: September 2007

(This space reserved for official comments.)



P3a. Description (continued):

Both of these wood-frame additions were constructed in the late 1960s and 1970s and have plywood siding and sliding windows. The stage base is built into the grade of the site and the lower portion houses the production areas and a small indoor theater. Offices, storage and the green room are located in this part of the facility. The indoor theater (Theater in the Ground) was constructed within the interior of the structure in 1951-1952 and is accessed by two double wood batten doors on the south side.

Curvilinear rough stone walls with thick mortar flank both sides of the stage but are partially concealed beneath the stage's wood deck, which has been enlarged over the last thirty years. Stone walls and steps and two stone fireplaces that were constructed in 1939-1940 are still extant within the amphitheater, although some have been altered (such as the fireplaces and the addition of the wood boundary fences), or covered (at the main stage). The curved amphitheater was rebuilt in the 1990s and presently consists of a stepped concrete floor, wood benches and wood railings. All of the ancillary buildings are modern structures constructed from the mid-1960s to 2001 and consist of wood frame buildings with plywood or board and batten wood siding, with shed and gable roofs.

B10. Significance (continued):

The Seavey evaluation recognized the numerous alterations to the site, including the demolition of the original 1910 stage and benches, a 1927 studio and other various ancillary buildings constructed through the 1980s, but nevertheless concluded that the changes "reflect the practical and technical needs of a working theater." This 2001 evaluation claimed that the theater continued to retain a high integrity of integrity of setting, location, workmanship, feeling, design, materials and association. This current evaluation (September 2007) has been prepared for the City to clarify these disparate findings.

Construction History and Alterations

Established in 1910, the Forest Theater was the site of the first theater in Carmel and was managed by Forest Theater Society, which was comprised of a group of local artists, writers, actors, and businessmen. The Society's primary purpose was to "produce plays written by local writers, and to give local writers the opportunity and experience of writing, producing, acting and directing, as well as stage and costume design."¹ Theater arts were a vital part of Carmel's social, cultural, and art scene during the 1910s and 1920s and local residents founded several other theater facilities and acting troupes during this time. Under the Society's direction, the Forest Theater became one of the cultural centers of the Carmel community and during the first thirty years of operation, was the site of more than a hundred of plays and pageants. The Forest Theater Society was responsible for the construction and maintenance of the property during its occupancy of the site, including buildings and structures. By the 1930s, with growing competition for local audiences, and the burdens of taxes and mortgages, the Society was deep in debt. Unable to maintain the quickly deteriorating stage and other buildings it had constructed at the theater site, the Society convinced the City to take over the property and in 1937, the Forest Theater was deeded to the City and the Society disbanded.²

¹ Sharon Lee Hale, *A Tribute to Yesterday, the History of Carmel, Carmel Valley, Big Sur, Point Lobos, Carmelite Monastery, and Los Burros*, (Santa Cruz: Valley Publishers, 1980) p44

² Irene Alexander, "Gund to the Rescue of Carmel's Historic Forest Theater," *Monterey Peninsula Herald*, June 15, 1959.

B10. Significance (continued):

The City soon obtained a federal grant from the Works Progress Administration to construct a new and larger wood platform stage and a new concrete foundation, as well as two stone fireplaces, stone walls in the amphitheater, and a stone fence around the property. Local architect Hugh Comstock provided drawings for the project and WPA crews built the new facilities in 1939-1940. The theater reopened in 1940, but the onset of World War II left the stage virtually dark for the next five years. It was not until the Forest Theater Guild was organized in 1947 that the theater started to operate regularly again. Over the next decade, the Guild's productions at the Forest Theater were successful and it was during this period that they were able to construct an indoor theater underneath the main stage in 1951-1952. Although it could only seat 80 people, the indoor "Theatre in the Ground" could be used all year round as a theater, classroom or meeting space. No formal plan was used and most of the work was done by the Guild.³ Nevertheless, during the 1950s and early 1960s, the theater was neglected as the public's interest in the venue waned. In the mid 1960s, the only known alteration to the site was the construction of a storage room on the main stage. The stage and other buildings were deteriorated, in part from weathering and general use, but also because of lack of maintenance.⁴

By 1971, the City proposed to demolish the theater and turn the site into a corporation yard, but the local community rallied and the theater saw a brief resurgence.⁵ The property received the majority of its alterations during the 1970s and 1980s. In 1977, the city drafted the Forest Theater Master Plan, as various improvements and added uses for the site were contemplated. During this period the City Forester noted that the forested character of the area "has changed dramatically" and suggested a comprehensive planting program be included in master plan.⁶ New restrooms, ticket booth, and projection room were constructed 1970s and the stage was reportedly also rehabilitated. In 1988 the City spent \$114,000 for the reconstruction of the stage area and additional storage facilities.⁷ These alterations likely account for the current size of the platform stage, the exterior stairs and deck on the south side of the foundation, as well as the second storage building on the stage and exterior lighting throughout the site.

National Register / California Register Evaluation

Although the history of this property is interesting and it is potentially important at the local level, the property does not retain sufficient integrity to convey that importance. As such, the Forest Theater does not appear to be eligible for listing in the National Register or California Register.

The Forest Theater is not the first open-air theater established in the West (or in California), however this location is most likely the site of the first open-air *community* theater, that is, a theater created and run by local citizens for no profit. Regardless of whether a building is significant for its historical associations, or for associations with a historic individual, or for its architecture or information potential, it must retain enough integrity to convey that significance. The extant buildings that comprise the Forest Theater do not retain the essential physical features to

³ Garyth Ann Tyler, "From the Ground Up," *Pacific* p 64-65; Application for Building Permit, Permit No. 2229, approved September 27, 1950; "Forest Theater Guild's Workshop Theater Nears Completion," *Monterey Peninsula Herald*, November 29, 1951. The Theater in the Ground originally utilized the benches from the outdoor Forest Theater.

⁴ "Forest Theater: A Carmel Tradition Revives," *Monterey Peninsula Herald*, June 10, 1961.

⁵ "The History of...Carmel's Historic Forest Theater," *Carmel Shakespeare Festival Publication* (1990) p 4.

⁶ Letter from Gregory D'Ambrosio, City Forester, to Richard Typer, Sunset Cultural Director, May 10, 1977; Letter from Robert G. Griggs, Planning Director, to Cultural Commission, May 24, 1977.

⁷ City of Carmel-By-The-Sea, Resolution No. 88-13 "A," January 27, 1988.

B10. Significance (continued):

convey its significance as the first open-air community theater in the West. At the time of the opening of its original production in July 1910, the property consisted of a simple 32' x 44' wood platform stage built between two large pines which formed a 55-foot wide proscenium; plain wood benches for the amphitheater and a wood fence surrounding the property.⁸ (Figure 1 depicts the stage and amphitheater in 1912.) While the overall site retains a relatively rustic setting and includes a sloping amphitheater, the other character-defining features (stage, amphitheater benches and pine trees that created the proscenium) have been removed. Many new features have also been added (paved parking area and paths, new ticket, telephone, and projection booths, modern concession building and stage storage/dressing rooms, lighting, metal towers and stage rigging, etc.) and these additions further diminish the historic integrity of the site. Without those distinctive characteristics, the site does not retain sufficient integrity of design, materials, workmanship, feeling and association and does not appear to be eligible for the California Register or National Register under Criterion 1 and Criterion A, as the first open-air community theater in the West.⁹

Because the Forest Theater has operated as an open-air theater for much of its nearly 100 year history, the appropriate context for its evaluation would be that of early development of the theater arts in Carmel. Within this context its period of significance would be between 1910 and 1937, the period during which the Forest Theater Society's established the theater, and owned and operated the property before disbanding and turning the property over to the City of Carmel.¹⁰ The Forest Theater Society contributed to the local theater community and had a profound effect on the local arts during this period. Nevertheless, none of the buildings or structures constructed during this period are extant today. The stage structure, portions of the amphitheater, and some of the boundary walls date to 1939-1940 when the WPA built new facilities for the City. The other buildings and structures are even more recent and date to the mid-1960s and later. Despite the rustic appearance of the site and sloping amphitheater none of the other character-defining features of the theater during this period (listed above) that would convey the theater's importance are extant today. Furthermore, modern buildings (including metal towers for lighting and stage rigging) have been added to the site, as well as two large paved parking areas. Without its original elements and distinctive characteristics, the site no longer retains integrity of design, materials, workmanship, feeling and association and does not appear to be eligible for the California Register or National Register under Criterion 1 and Criterion A, respectively.

Even when evaluating the extant resources within a latter period of significance, from 1938 to 1958, they do not appear to meet the exacting threshold under Criterion A. While the theater continued to operate as an outdoor

⁸ Robert Miskimon, "Forest Theater History Intertwines with Carmel," *Carmel Pine Cone*, August 23, 1973; "Carmel by the Sea: Forest Theater is Nearing Completion and will be Dedicated on June 15," *Monterey Daily Cypress*, May 29, 1910.

⁹ US Department of the Interior, National Park Service, "How to Apply the National Register Criteria for Evaluation," *National Register Bulletin 15* (Washington, D.C.: U.S. Government Printing, 1991, revised 1995 through 2002), 44-46.

¹⁰ The proposed period of significance (1910-1951) suggested in the previous evaluation does not comply with Office of Historic Preservation instructions or National Register guidelines for determining a period of significance. The Forest Theater was founded at this location in 1910 and its original ownership structure ended in 1937 when it was sold to the City of Carmel. The most appropriate period of significance, therefore, is 1910-1937, the years during which it was owned by the founders of the theater and operated and used by various local theater groups in cooperation with the owners. This period of significance describes the length of time that the resource was associated with the important trend. No buildings exist from the early years of founding. There is no documentation in the previous evaluation or permit file for this facility to support a period of significance extending beyond 1937 when it was acquired by the city. See: California Department of Parks and Recreation, Office of Historic Preservation, "Instructions for Nominating Historical Resources to the California Register of Historical Resources" (Sacramento: Office of Historic Preservation, 1997), 11; *National Register Bulletin 15*, 42.

B10. Significance (continued):

venue for the Forest Theater Guild and other drama groups, by the time the current stage foundation and stone walls and stairs were built, the theater art scene in Carmel was already well rooted in the social and cultural identity of the City and several other venues had been established and utilized by local drama groups and performers (Arts & Crafts Theatre, Golden Bough, and Sunset Theater).

Furthermore, the theater does not appear to be eligible under National Register Criteria B and C, or California Register Criteria 2 and 3. Although Herbert Heron was a well-known Carmelite, none of the extant historic-era structures (stage, stone walls, fireplace and steps), are directly associated with Heron. By the time these structures were built, Heron was no longer a leading force in the day-to-day operation of the theater. Although he still maintained an active role in many of the theater's productions, Heron was not significant within the theater arts generally as actor, producer, or director. Architecturally, none of the extant historic-era structures (stage, stone walls, fireplace and steps) embody distinctive characteristics of a type, period or method of construction, nor are they the work of a master. While these structures may have been designed by local architect Hugh H. Comstock, who is credited with developing the local Fairytale style and Post and Adobe construction, his work is better represented by other local buildings that express these styles for which Comstock is important.

Local Evaluation

According to the local preservation ordinance, Carmel-by-the-Sea Municipal Code 17.32.040 specifically requires that historical resources on the Carmel Inventory have both integrity and meet at least one of the significance criteria of the California Register of Historical Resources. While this property does not appear to meet the exacting criteria for the California or National registers, it is clear that the Forest Theater played a significant role in the development of arts and culture in Carmel and today is a beloved institution in the local community. While the historic integrity of the theater has been compromised, its historic significance within the local context of theater arts makes a compelling case for historic designation as the first theater in Carmel, in continual operation for virtually all of its 98 year history. Therefore Forest Theater's importance to the cultural history of the local community outweighs its impaired integrity; thus the Forest Theater appears to be eligible for the Carmel Inventory.



Figure 1. Historic view of the Forest Theater in 1912, two years after its founding.¹¹

¹¹ *The Theater Magazine*, December 1912, p 185.
DPR 523L (1/95)

B10. Significance (continued):

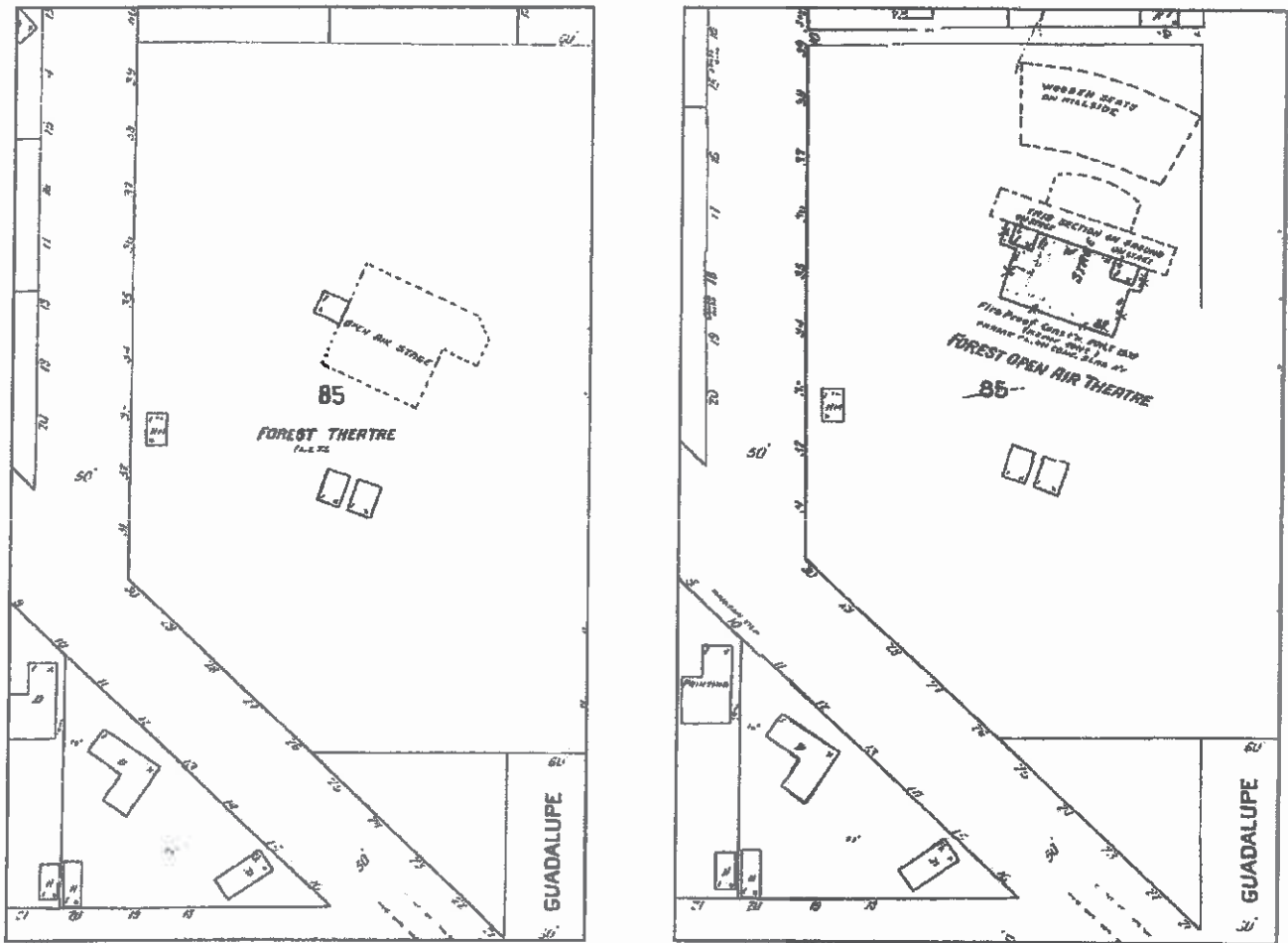


Figure 3. Forest Theater Sanborn Maps, as of 1930 (left) and as of 1962 (right).

Photographs



Photograph 2. West and south side of the stage.



Photograph 3. West side of stage.

Photographs



Photograph 4. Fire pit and amphitheater seating, facing northeast.



Photograph 5. View of amphitheater from stage, with projection booth (center background).

Photographs



Photograph 6. Stone fireplace.



Photograph 7. Concession building.

Photographs



Photograph 8. Concession building (right), restrooms (center) and ticket booth.



Photograph 9. Ticket and phone booths.

Photographs



Photograph 10. Entrance gate at Guadalupe Street, showing stone fence along Mountain View Avenue.



Photograph 11. Entrance along Mountain View Avenue at Santa Rita Street.

Photographs



Photograph 12. Pedestrian entrance along Santa Rita Street.

Attachment C – Resolution for Historic Designation

Return to:
Carmel City Hall
Post Office Drawer G
Carmel, CA 93921
Attention: Rob Mullane

RESOLUTION

DESIGNATING AN HISTORIC RESOURCE

The Department of Community Planning and Building of the City of Carmel-by-the-Sea has completed intensive survey work, and has made an Administrative Determination that the property identified below meets the criteria for an historic resource as established in the City's General Plan, the Municipal Code and the Local Coastal Program for Carmel-by-the-Sea.

Based on this determination, effective September 15, 2014, the Department of Community Planning and Building hereby resolves to designate the property described below as a local resource on the Carmel Inventory of Historic Resources.

This Resolution/Administrative Determination is being recorded pursuant to section 5029(b) of the California Public Resources Code that requires the City to record all historic resource determinations. This action also is taken in furtherance of the Local Coastal Program certified by the California Coastal Commission and implemented by the City of Carmel-by-the-Sea Ordinances No. 2004-01 and 2004-02.

Assessor's Parcel Number: 010-043-008-000

Block: 85 Lot(s): All

Current Owner: City of Carmel-by-the-Sea

Street Location: Northeast side of Mountain View Ave between Guadalupe and Santa Rita Streets

It is the purpose of this Resolution/Administrative Determination to alert the owner, successors and assigns to the existence of an historic resource on the property. This historic resource is protected under laws of the State of California and of the City of Carmel-by-the-Sea including the California Coastal Act, the California Public Resources Code, the Carmel-by-the-Sea Municipal Code and the Local Coastal Program. Specific regulations affecting remodels, alterations, additions and demolitions can be found in the City of Carmel-by-the-Sea planning documents referenced above.

Certified by:

Rob Mullane,
Community Planning and Building Director, AICP