



CITY OF CARMEL-BY-THE-SEA

Historic Resources Board

January 20, 2015

To: Chair Dyar and Board Members

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

Submitted by: Ashley Hobson, Contract Planner

Subject: Consideration of a Design Review (DR 14-31) for alterations to a historic 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 14-31 (Fourtane)

APN: 010-213-003

Block: 73

Lots: Lots 1, 4-10, and portions of Lots 2 and 3

Location: NW Corner of Ocean Ave & Lincoln St.

Applicant: Carrie Ann

Property Owner: Richard Gunner

Background:

This project site is within the Pine Inn Complex located at the northwest corner of Ocean Avenue and Lincoln Street. It is developed with a series of one-, two-, and three-story stucco building elements with hipped roofs. Records show that the building was built in 1889. The subject building complex is listed on the City's Historic Inventory and is historically significant under Criterion #1 in the area of history, as *"the premier hostelry in the history of the Downtown District of Carmel-by-the-Sea."* (See Attachment A, DPR 523 Form).

The building complex is currently occupied with multiple commercial tenant spaces including two separate spaces for Fourtané Jewelry Shop. The applicant is proposing to add a new awning over a walkway between two Fourtané stores. The color of the awning is proposed to be green to match the existing wood canopies throughout the building. The support brackets and bases for the awning would be steel and painted white.

Proposed Plans for the awning are Included as Attachment C. The awning is proposed to be setback 10' from the edge of the sidewalk and total 20' in length. The width of the awning will cover the entire 7'6" of the walkway. The total awning will measure 3' in height. The bottom of the frame will measure 8' above the walkway with an additional foot of free hanging valence below the frame. The Secretary of the Interior's (Secretary's) Standards for the Treatment of Historic Properties are included as Attachment B.

Staff analysis:

Facade Alterations: Secretary's Standard #2 recommends that *"The historic character of a property shall be retained and preserved."* The Secretary Standards also recommend that *"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 awning would be a temporary feature that could easily be removed without impacting the integrity of the building, and it is clearly differentiated in material from the historic elements of the building. The applicant has included details of the proposed brackets that will be used to attach the awning to the building as part of the project plans.

While staff supports the scope of the work, staff is concerned with the compatibility of the proposed white brackets and bases. Secretary's Standard #9 states that new work shall be differentiated from the old, but should also be compatible with the historic materials to protect the historic integrity of the building. The proposed white metal brackets may not be compatible with the style of this building. In staff's opinion, green brackets that match the color of the awning or alternative support systems may better match the historic integrity of the structure.

Planning Commission Review: This Design Review (DR 14-1) application will be reviewed by the Planning Commission, following the issuance of a Determination of Consistency by the HRB. The Commission may require design revisions. Staff will refer this application back to the HRB if the revisions are substantial or potentially inconsistent with the Secretary's Standards.

Environmental Review: The California Environmental Quality Act (CEQA) requires environmental review for alterations to historic resources that are not consistent with the Secretary's Standards for the Treatment of Historic Properties. If the alterations are consistent

with the Standards, potential historic resource impacts under CEQA do not require further analysis. Staff concludes that the proposed alterations would be consistent with the Secretary's Standards and therefore, do not require additional environmental analysis.

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

ATTACHMENTS:

- Attachment A – DPR 523 Form
- Attachment B – Secretary of the Interior's Standards
- Attachment C – Project Plans

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

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

5D1

Other Listings

Review Code _____

Reviewer _____

Date _____

Page 1 of 5

Resource Name or #: (Assigned by recorder)

Pine Inn

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 _____

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)

6th to Ocean, Lincoln to Monte Verde
(Block 73 - Entire)

Parcel No. 10-213-3

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

A rambling series of one, two and three story stuccoed and hipped roof buildings that have been added onto and altered from 1903 to the present. A section of ribboned windows on the second floor of the south elevation facing Ocean Avenue, adjacent to the main entrance passageway, date from the 1903 addition by architect Thomas Morgan to the Hotel Carmelo that was originally built by Delos Goldsmith and moved from the N.E. corner of Ocean and Junipero (then called Broadway). The three-story hipped roof section at the center of the complex is part of the Hotel Carmelo. The original Pine Inn was wood and in the "Craftsman Style." In 1928, a major renovation and addition was designed by Blaine and Olson and constructed by M. J. Murphy in a Spanish style. In 1940, many one story commercial shops were added along the perimeter of the hotel property and now encompass the entire block bounded by 6th, Ocean, Lincoln, and Monte Verde. A glass and steel gazebo was added to the open central courtyard in 1972 creating an additional dining room. For the most part, the Spanish style stucco wall surfaces have been maintained throughout the complex while the hodgepodge of interesting-hipped roofs have evolved from wood to composition shingles.

P3b. Resource Attributes: (List attributes and codes)

HP6 - 1-3 story Commercial Building

P4. Resources Present

☒ Building

☐ Structure

☐ Object

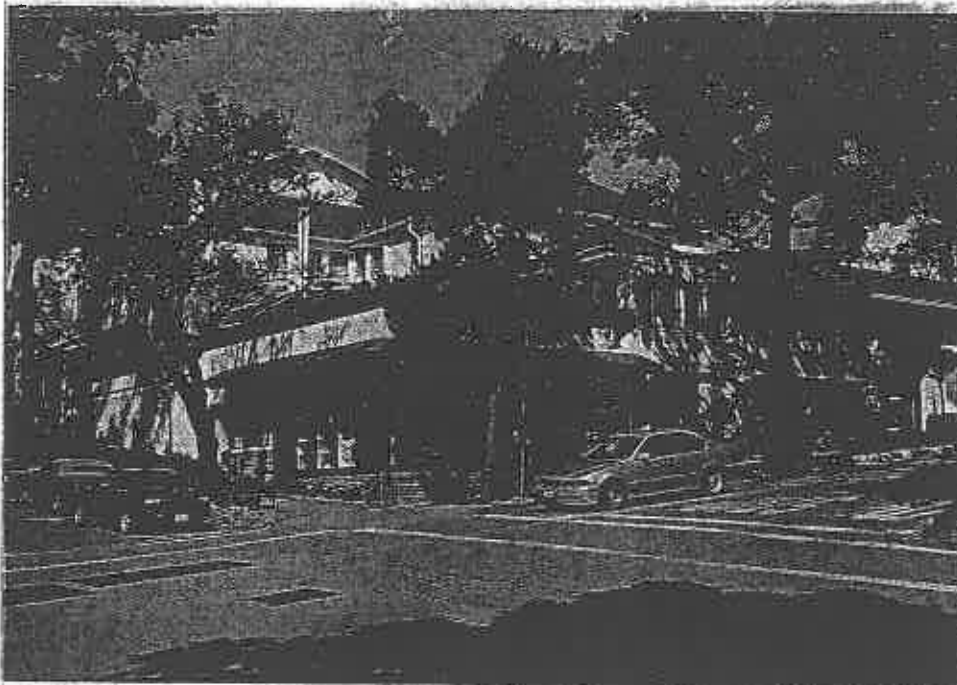
☐ Site

☐ 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 N.E. at South & West
elevations. #38674-6. 3/17/03.

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1903 Carmel Building Files

P7. Owner and Address

Richard Gunnar
555 W. Shaw, Suite B-4
Fresno, CA 93704

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

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

P9. Date Recorded: 3/18/2003

P10. Survey Type: (Describe)

Carmel HRI 2001-2002

P11. Report Citation: (Cite survey report and other sources, or enter "none") Significant Building Survey 1978 Carmel Historical Survey 1989-96

Attachments

☐ NONE

☒ Continuation Sheet

☒ District Record

☐ Rock Art Record

☐ Other: (List)

☐ Location Map

☒ Building, Structure, and Object Record

☐ Linear Feature Record

☐ Artifact Record

☐ Sketch Map

☐ Archaeological Record

☐ Milling Station Record

☒ Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

NRHP Status Code

Resource Name or #: (Assigned by recorder) Pine Inn

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Commercial

B5. Architectural Style: Arts and Crafts - Tudor - Spanish

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

1. 1889 - Hotel Carmelo created by Delos Goldsmith for Abbie Jane Hunter at N. E. corner of Ocean and Junipero (known as Broadway)

(See Continuation Sheet)

B7. Moved? ☐ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: Thomas Morgan - 1903; Blaine and Olson - 1928 b. Builder: M. J. Murphy

B10. Significance: Theme: Architectural Development of Carmel

Area: Carmel-by-the-Sea

Period of Significance: 1880-1940 Property Type: C-1

Applicable Criteria: CR#1

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

The Pine Inn qualifies under CR#1 as the premier hostelry in the history the Downtown District of Carmel-by-the-Sea. The Hotel Carmelo, built by Delos Goldsmith and Abbie Jane Hunter in the 1880's, originally located at the northeast corner of Ocean and Broadway (now Junipero), was moved to the northeast corner of Monte Verde and Ocean where a one story low hipped roof entrance, sun room, and dining room were added by architect Thomas Morgan in 1903 to the original two-story structure. The 1903 style was Craftsman. In 1928, a major remodel was designed by Blaine and Olson in a Spanish style with major additions to the existing buildings that would eventually encompass most of Block 73. The walls were covered with stucco and the shingled roofs remained intact. Parts of the hotel expanded to three stories on the sloping lot. A rendering appeared in a promotional pamphlet of contractor builder M. J. Murphy who carried out the major remodeling. In 1940, the interiors were remodeled in a Victorian style for owner Harrison Godwin, and several one story retail shops were added to the southeast, southwest, and eastern perimeters of Block 73 almost encircling the hotel. An open courtyard in the center of the complex had a glass gazebo dining area added in 1972.

The Pine Inn embraces the historical development of downtown Carmel from the 1880s to the present. The mix of architectural styles from Craftsman to Spanish to modern technology mirrors Carmel's overall architectural development. The architects and builders, including Delos Goldsmith, Thomas Morgan, Blaine and Olson, and M. J. Murphy, also attest to the Pine Inn's historical significance.

(See Continuation Sheet)

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

B12. References:

1. Hale, Sharon, A Tribute to Yesterday, 1980, Valley Press, pp. 10-12, 15-16, 19-21, 40-41, 63-64
2. "Pine Inn to be Altered at Expense of \$250,000," Monterey Herald, September 21, 1928

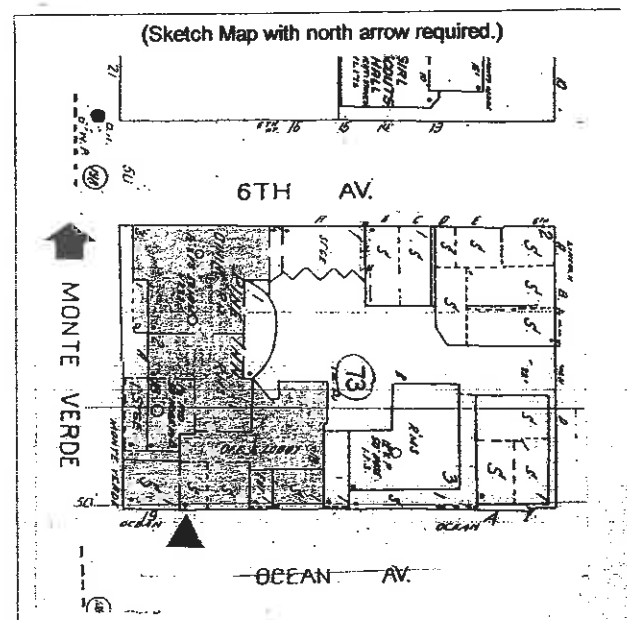
(See Continuation Sheet)

B13. Remarks: Zoning CHCS AD/ED

B14. Evaluator: Richard N. Janick

Date of Evaluation: 3/18/2003

(This space reserved for official comments.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

Page 3 of 5 Resource Name or #: (Assigned by recorder)

Pine Inn

Recorded by: Richard N. Janick

Date 3/18/2003

☒ Continuation ☐ Update

B. 6. Construction History (Continued from Page 2)

2. 1903, Hotel Carmelo moved to lot at Ocean Avenue and Monte Verde (northeast corner) by Carmel Development Company (Devendorf & Powers). One story low hipped roof L plan addition added to original two-story hipped roof hotel. Also created adjacent tent grounds for camping. Architect: Thomas Morgan; Contractor: M. J. Murphy
3. Managers for Carmel Development Company of Pine Inn
 - a. George Shields - 1912
 - b. Roy Newberry - 1916
4. New Owner - 1922 - John Jordan (also owns Lobos Lodge)
 - a. 1928 - Major remodel (\$250,000) Spanish detailed plan by Blaine and Olson. Contractor: M. J. Murphy.
5. New Owner - 1940 - Harrison Godwin - Victorian interior remodel - 12 retail shops - outer lots
6. 1954-55 - Halls and lobby remodeled
7. 1972 - Glass "Gazebo" added to central courtyard by owner: Carroll McKee

B. 10. Significance (Continued from Page 2)

DELOS GOLDSMITH

Delos Goldsmith was born in Painsville, Ohio, on September 3, 1828. He left Ohio at the age of 19 for New Orleans. When New Orleans did not capture his youthful spirit, he moved to San Francisco in 1850 and was a witness to the great fire in 1851. A carpenter for two years in San Francisco, he worked on the first Presidio reservation, then left for Marysville, and later went to Yuma, Arizona. He worked in the oil business there until the outbreak of the Civil War at which time he was appointed citizen wagon-master of the Twenty-ninth Ohio Volunteers. Goldsmith was taken prisoner at Harper's Ferry and endured hardships until he managed to escape, which eventually took him south on a lumber expedition. In 1879, he became an agent for a Dr. Stockton who was involved in an oil concern.

Back in California again in 1888, Goldsmith came to Carmel in late 1888 where he erected a home for his wife's sister's daughter, Miss Robinson, in which he lived while constructing other homes for early residents - the Berwicks, Joseph Sley, and Miss M. E. Donnelly, among others. He built a shed for his carpenter shop on the southwest corner of Ocean and San Carlos, behind the Carmel Development Store. Between 1892 and 1894, acting on behalf of Abbie Jane Hunter, the wife of his nephew, Wesley Hunter, he constructed two lovely identical homes. One was on the northeast corner of Guadalupe and Fourth and later belonged to Mr. and Mrs. William Askew, Sr. The other home, on the northwest corner, became the Goldsmiths' home.

THOMAS MORGAN

Thomas Morgan was the brother of artist Mary deNeal Morgan.

BLAINE AND OLSON

Roger W. Blaine and David Olsen had been partners with Willson J. Wythe in Oakland, and were primarily church and commercial designers. Wythe, an instructor at UC Berkeley, died in 1926, and the firm of Blaine & Olsen only lasted until the Depression. Both Blaine and Olsen had spent some time traveling in Spain prior to the commission, so they were acutely aware of the nuances of Spanish architecture.

M. J. MURPHY

Michael J. Murphy was a pioneer builder and contractor in the earliest era of Carmel, and therefore helped to shape the entire architectural character of the village. He was born in Minden Utah in 1884 of hardworking parents of limited means. Young Murphy managed to finish high school, but then had to begin to earn a living as a house painter. In 1902, he visited Carmel and became attracted to the area. He married in 1904 and returned to Carmel to live. His son Frank was "the first white boy child" to be born in Carmel.

Murphy continued to be a house painter until after the San Francisco earthquake and fire of 1906 when a number of residents of that city came to Carmel to live in their summer homes and created a demand for housing. Although Murphy had no formal training as an architect or builder, he had learned enough about the trade while working as a house painter to be able to design and build simple structures that would suffice for those who came to live for the summer or reside temporarily until San Francisco was rebuilt. Murphy was soon in business erecting the simple board and batten structures so common in Carmel at the time.

(See Continuation Page 4)

CONTINUATION SHEET

Primary #

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Trinomial

Page 4 of 5 Resource Name or #: (Assigned by recorder)

Pine Inn

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Date 3/18/2003

☒ Continuation ☐ Update

B. 10. Significance (Continued from Page 3)

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At the same time, Franklin Devendorf of the Carmel Development Company had purchased much of the land in Carmel, and began to subdivide and sell the parcels. Devendorf knew Murphy and had taken a liking to him. Therefore, when he needed more houses for his lots to satisfy his prospective buyers, he helped Murphy set up a construction business. Because of his passion to be the best, Murphy went to great lengths to make certain that his structures were solidly built of quality materials. As his reputation in this regard blossomed, more and more people wanted a Murphy house. Murphy obliged and built houses all over the Monterey Peninsula, using his own designs and doing much of the work himself. In 1914, Murphy established his own contracting business, opened up a lumber and building supply store and hired many workers.

To assure a supply of crushed rock and gravel, Murphy erected a rock crusher in Carmel Valley. He obtained his rock from the shore of the Pacific Ocean and his gravel from the Carmel River. His team of horses and his wagons became a familiar sight in the area. People turned to him for assistance when they needed help. When the surf piled up the sand and blocked the mouth of the river causing the water to back up and flood the artichoke fields, the farmers called on Murphy who took his earth scraper and a team of horses to open up the channel. When high winds lashed the area and threatened to topple trees, Murphy came to the rescue by tying a sturdy rope around several closely grouped trees, thereby enabling the trees to reinforce each other and resist the force of the wind. He also helped to plant trees in Carmel to stabilize the soil exposed by building activity, and to prevent the soil from being washed into the sea by the heavy rains.

As Murphy's own business grew, he added more carpenters, stone masons, plumbers, electricians, plasterers and painters to his staff. He needed administrative and managerial help, so he hired J. O. Handley as his General Manager. Handley remained in this capacity until he began his own construction supply business, Handley and Handley (later becoming H&H). While most of the structures that Murphy erected were of his own design, he was also the contractor for a number of well known architects - Julia Morgan, Bernard Ralph Maybeck, and Robert Stanton among them. In designing his buildings, Murphy would talk to the customer, visit the site to get a visual image of the proposed structure on the site, and then go home and put it on paper. His designs were simplified drawings, but were complete and accurate enough so that major changes could be made. Murphy was a most active and prolific builder in the area and did as much to give Carmel its character as any other single person. Handley has stated "that Murphy built more than half the houses in Carmel."

Among his most notable structures are the Pine Inn, which he completely remodeled with his own design, the La Playa Hotel, the Carmel Highlands Inn, the Carmel Art Association, the Holiday House, the Carmel Texaco Station, the Sundial Lodge, the Farley Building, the Carmel City Hall (originally All Saints Episcopal Church), and the Dansk Building. The Harrison Memorial Library was partially designed by Bernard Ralph Maybeck and constructed by Murphy. However, there are no known plans of the library to be found. According to Murphy's daughter, Mrs. Rosalie Gladney, Bernard Maybeck who lived in San Francisco, would come down periodically from the city, view the progress, consult with Murphy, and return to the city on the afternoon train. It is generally conceded that Murphy had as much to do with the design of this building as Maybeck.

(See Continuation Sheet Page 4)

B. 12. References (Continued from Page 2)

3. Carmel Building Files
4. CHCS, 1997
5. "Lessee Purchases Pine Inn Property," Carmel Pine Cone, April 6, 1922
6. "Pine Inn Gazebo: Instant Favorite," by Phyllis Jervey, The Peacock, August 24, 1972
7. Lis. Slevia, January 1945, "Carmel - Infancy to Adolescence"
8. Brochure "Structures of the Period," M. J. Murphy, Builder. Perspective drawing of remodeled Pine Inn (1926-28)
9. Sanborn Fire Maps (1910, 1924, 1936, 1962)

CONTINUATION SHEET

Primary #

HRI #

Trinomial

Page 5 of 5 Resource Name or #: (Assigned by recorder)

Pine Inn

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Date 3/18/2003

☒ Continuation ☐ Update

B. 10. Significance (Continued from Continuation Page 4)

Another important structure that Murphy helped to build was Tor House, the famous home of poet Robinson Jeffers. The Jefferses designed Tor House and at first hired Murphy to build it. Then in a turn-about, Jeffers worked for Murphy at \$1.00 a day learning, by working alongside Murphy, how to build his home with granite boulders from the Carmel Beach. The first section of the house was finished by Murphy in 1919. Jeffers, himself, completed the rest of the structure, including the tower and wall, over an extended period of time.

Murphy was a busy, prolific builder for a long time, but he also contributed to the general welfare of the community in other ways. He was a member of the Carmel City Council, and the Carmel Building and Loan Society. He was a charter member and director of the Manzanita Club, a social organization for the community that conducted adult athletic events as well. When moving pictures came to Carmel in 1915, Murphy was one of a committee for the Carmel Hall Association to oversee the new business, and to make sure "first class" movies were shown every Saturday. The Murphys had four children. They and other village youngsters were always welcome at the Murphy Lumberyard to gather scrap wood for projects or just to play nearby. Before a permanent school was built, classes for eighteen children were held in Murphy's lumberyard for two years (1905 and 1906), and when the first Carmel Boy Scout Troop was organized, M. J. Murphy built the clubhouse.

Murphy retired in 1941, shortly after his wife's death. He turned his business over to his son Frank, and spent most of the remaining years of his life living in a summer house in Oregon and fishing in the McKenzie River. Murphy died there in 1949. M.J. Murphy, Inc., is still an active business in Carmel Valley, where it was relocated after Murphy sold the original Carmel store. It has been operated by his two grandsons since his son's death.

The Pine Inn clearly reflects the finding of, and is consistent with, the 1997 Carmel Historical Context Statement under the themes of architectural and economic development.



Looking N.E. at S/facing façade & W/side
Elev. 1903, #73-14-4, Pat Hathaway,
Historical California Views, Monterey

**SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF
HISTORIC PROPERTIES**

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



Wall to Wall 7'-6" (80")

Top of Awning

Top to bottom of frame-2'

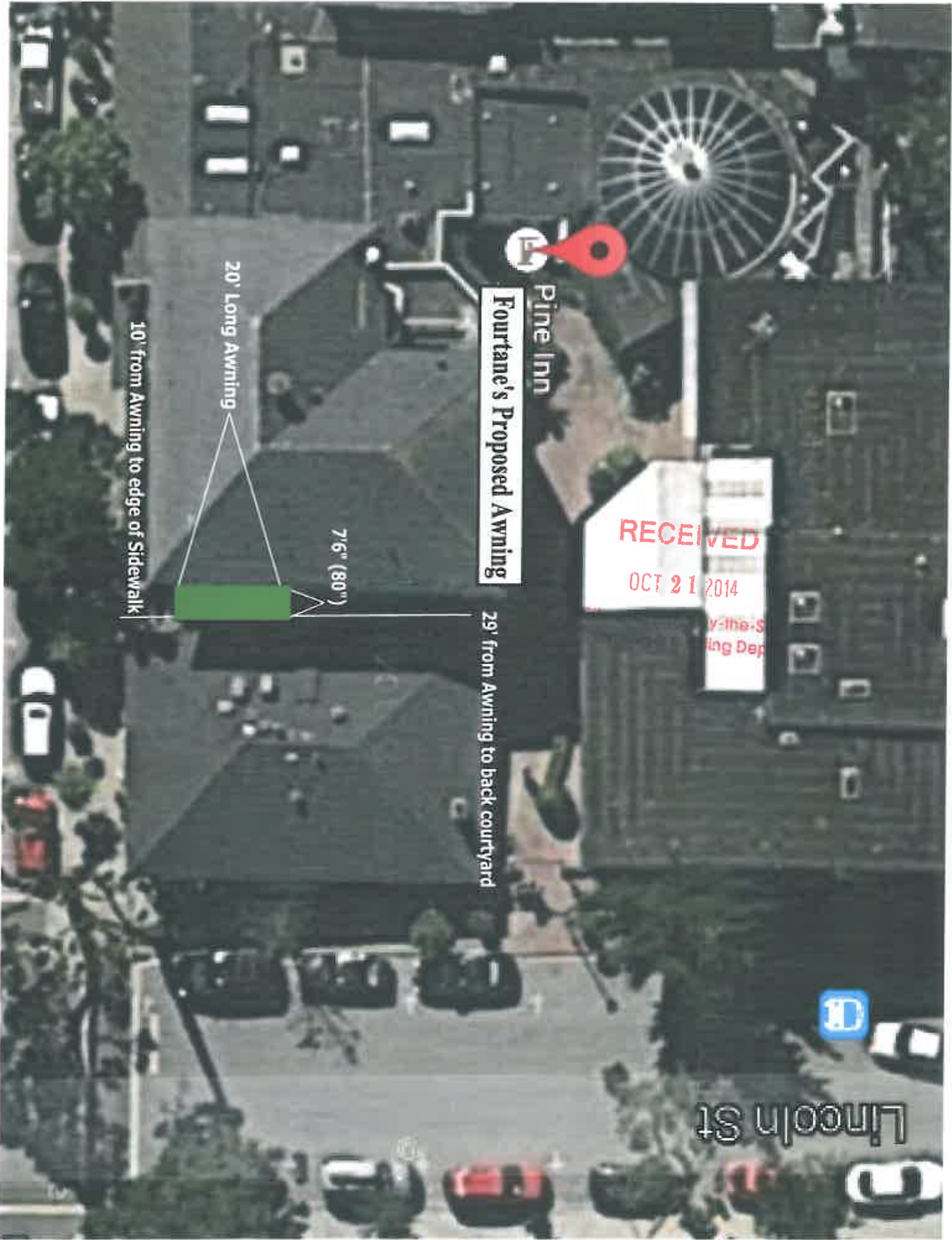
Free Hanging Valance-1'

Overall - 3'

Ground to Awning Frame-8' (96")

RECEIVED

THE STATE OF
NEW YORK
OFFICE OF THE
ATTORNEY GENERAL
PLANNING



Fourtane's Proposed Awning

Pine Inn

20' Long Awning

10' from Awning to edge of Sidewalk

7'6" (80")

29' from Awning to back courtyard

RECEIVED

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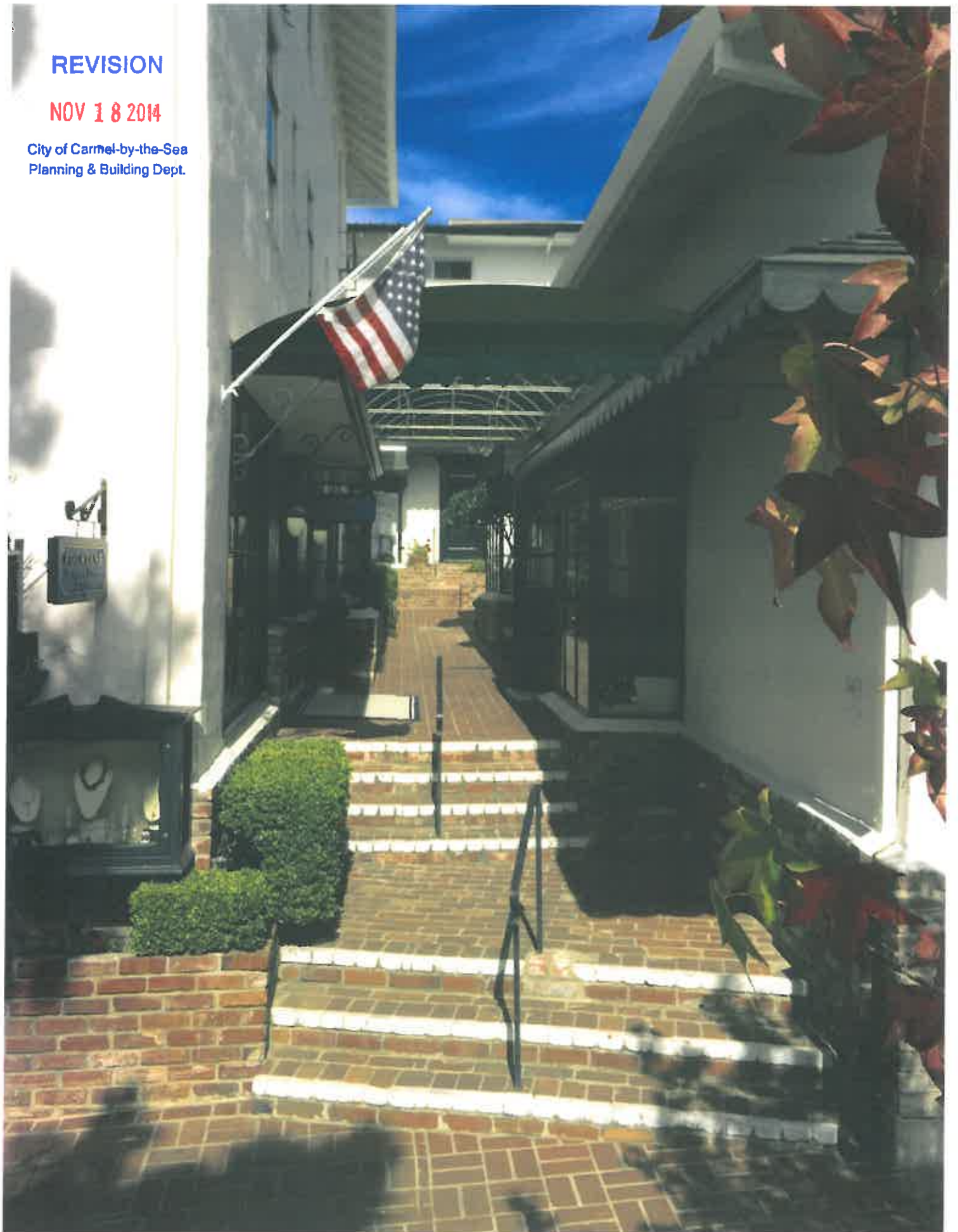


Lincoln St

REVISION

NOV 18 2014

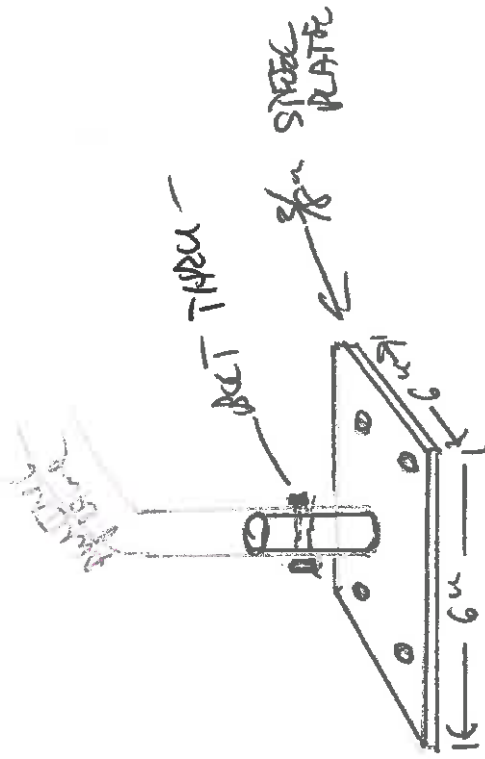
City of Carmel-by-the-Sea
Planning & Building Dept.



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DEC 31 2014

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



TYPICAL ROOF/BEAM BRACKET



RECEIVED

DEC 31 2014

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