

P A S T
CONSULTANTS LLC

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January 3, 2023

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

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

Dear Mr. Kort:

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

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

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

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

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

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


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

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

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

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

Sincerely,



Seth A. Bergstein, Principal

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 11

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

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Monterey

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

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

c. Address: SE Corner Dolores St. and 7th Ave.

City: Carmel-by-the-Sea Zip: 93923

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

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

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

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

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

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

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



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

North and West Elevations, 2022

***P6. Date Constructed/Age and Sources:**

Historic Prehistoric Both
 1972

***P7. Owner and Address:**

APN 010-145-022 APN 010-145-023/024
 D & K Dolores, LLC Esperanza Carmel
 1777 S. Bascom Ave. P.O. Box 134
 Campbell, CA 95008 Carmel, CA 93921

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

Seth A. Bergstein, Principal
 PAST Consultants, LLC
 P.O. Box 721
 Pacific Grove, CA 93950

*P9. Date Recorded: 12/30/22

*P10. Survey Type: (Describe)

Owner-requested

*P11. Report Citation: None

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

BUILDING, STRUCTURE, AND OBJECT RECORD

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

B1. Historic Name: Palo Alto Savings & Loan Complex

B2. Common Name:

B3. Original Use: Commercial Bank

B4. Present Use: Commercial Restaurant

*B5. Architectural Style: Bay Region Modern

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

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

*B7. Moved? No Yes Unknown Date:

Original Location: Same

*B8. Related Features: N/A

B9a. Architect: Walter Burde & Associates/Will Shaw & Associates

b. Builder: Carl Swenson, Inc.

*B10. Significance: Theme: Architectural Development

Area: Carmel-by-the-Sea

Period of Significance: 1972

Property Type: Commercial: Bank

Applicable Criteria: CR#3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) See continuation sheets, pages 7-11.

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

*B12. References:

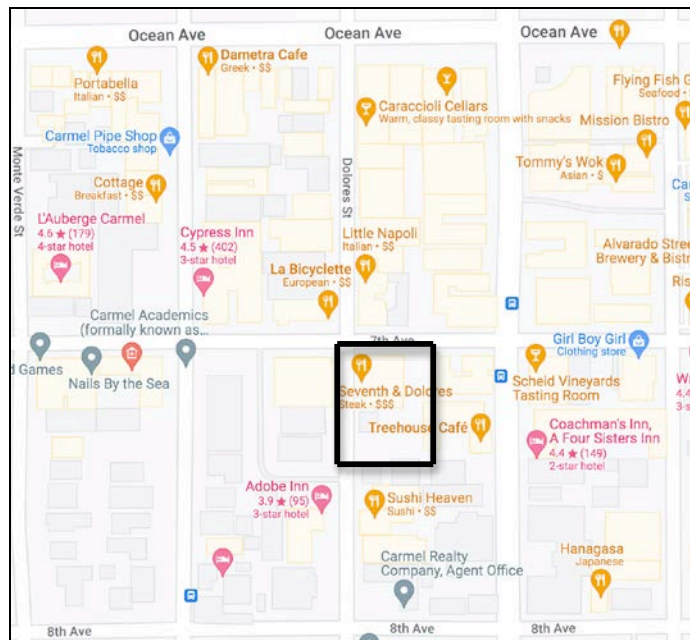
- *Architecture of the Monterey Peninsula*, Monterey Peninsula Museum of Art, 1976.
- AIA, Monterey Bay, *A Guide to Contemporary Architecture of the Monterey Bay Region 1947-2008*, 2008.
- Carmel-by-the-Sea Planning Department Files (original building and landscape specifications present).
- *Carmel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

B13. Remarks::

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

*Date of Evaluation: 12/30/22

(This space reserved for official comments.)



P3a. Description: Historic Drawings

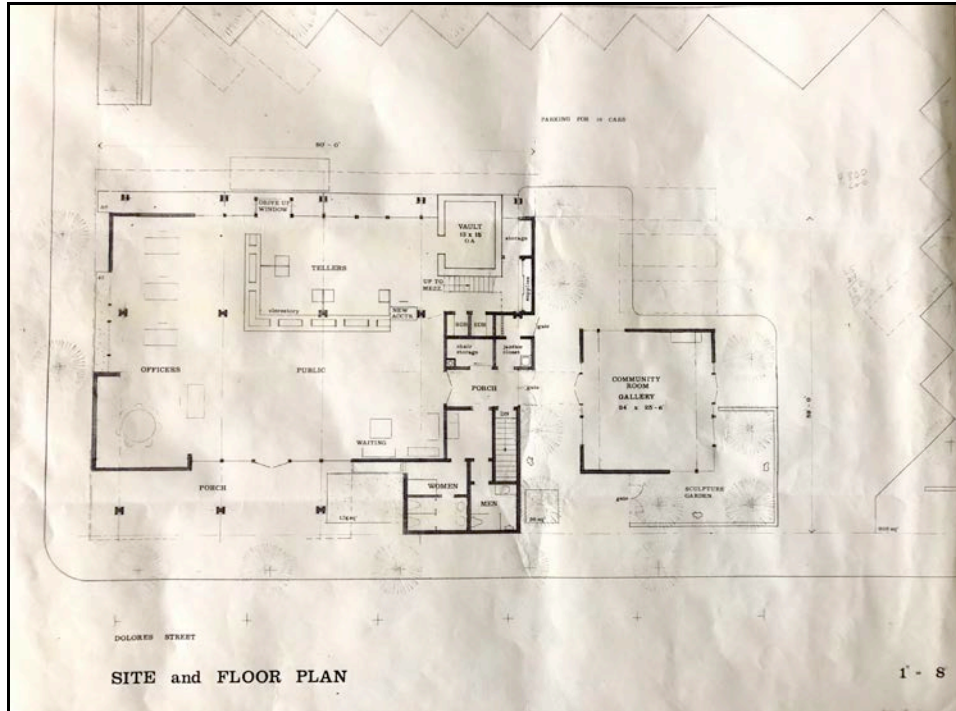


Figure 1. 1972 Site and Floor Plan.



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

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Continuation

Update

P3a. Description: Site Description and Photographs

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

- Lot 2, APN 010-145-022: Contains northern portions of the bank building and east portions of the parking lot.
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Figure 3. North and west elevations.



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

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Continuation

Update

P3a. Description: Current Photographs



Figure 5. North and east elevations.



Figure 6. South elevation, with Community Room.



Figure 7. South and east elevations of Community Room.

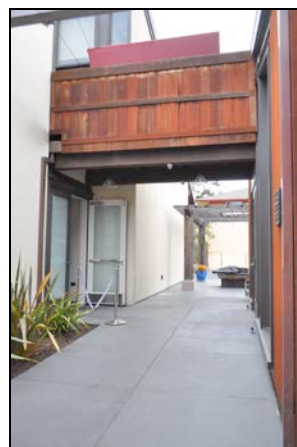


Figure 8. Walkway connecting bank to Community Room.

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Continuation

Update

B6. Construction History:

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

Character Defining Features:

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

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

***B10. Significance:**

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

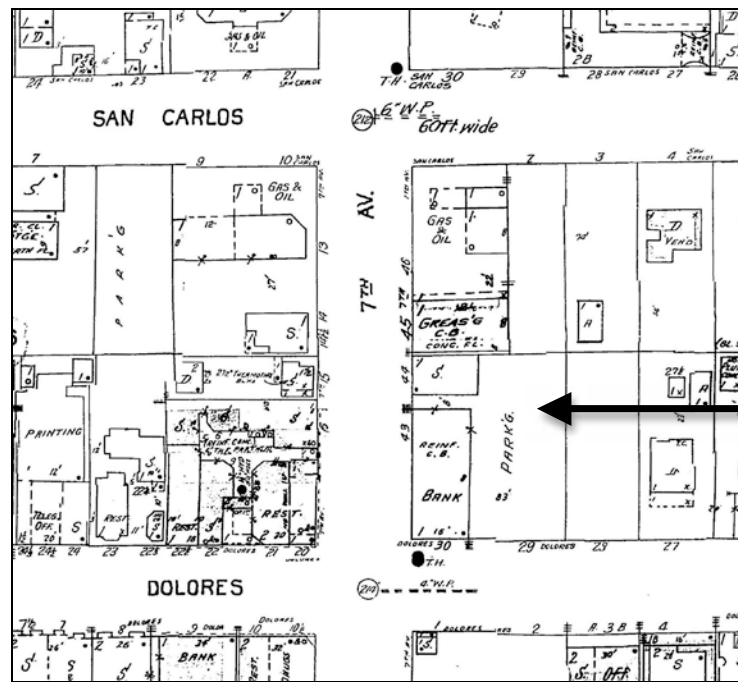


Figure 9. 1962 Sanborn map, showing the previous bank on the subject property (arrow).

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

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

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***B10. Significance:**

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

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

Walter Burde and Will Shaw, Architects

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

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

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Continuation

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***B10. Significance:**

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

Historic Integrity

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

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

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*Date: 12/30/22

Continuation

Update

***B10. Significance:**

California Register of Historical Resources (CR) Significance

Criterion 1. *Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.*

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

Criterion 2. *Associated with the lives of persons important to local, California or national history.*

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

Criterion 3. *Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.*

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

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

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

Referred to as the archeological criterion, the subject property does not have the potential to yield any important prehistorical information.

California Register Significance Conclusion

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

*Recorded by: PAST Consultants, LLC

*Date: 12/30/22

Continuation

Update

B10. Significance:

Carmel-by-the-Sea HRI Significance

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

- A. *Should be representative of at least one theme included in the Historic Context Statement.*
Completed in 1972, the subject bank complex supports the theme, Architectural Development in Carmel, as a commercial property type constructed in the Bay Region Modern style, a significant architectural style noted in the Carmel Historic Context Statement.
- B. *Shall retain substantial integrity according to the Federal definition and evaluation methodology for historic integrity as detailed in National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*
The bank complex maintains all seven aspects of historic integrity, as described previously on Page 9.
- C. *Should be a minimum of 50 years of age and shall meet at least one of the four criteria for listing on the California Register at a national or statewide level of significance (primary resource) or at a regional or local level of significance (local resource) per CEQA Guidelines Section 15064.5(a)(3).*
The bank complex on the subject property is greater than 50 years old and is California-Register eligible.
- D. *To qualify for the Carmel Inventory, an historic resource eligible under California Register Criterion No. 3 (subsection (C)(3) of this section) only, should have been designed and/or constructed by an architect, designer/builder or contractor whose work has contributed to the unique sense of time and place recognized as significant in the Historic Context Statement.*

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