

In review of the property file, permit history, and online records for the Complex, staff notes the following regarding the timeline wall (the information below is not intended to be an all-encompassing timeline, but is intended to provide additional context to materials and information already provided in the past staff reports and attachments).

- Plans from a 1978 office remodel (BP# 78-132) show the wall running parallel to Dolores Street, making a 90-degree turn east following the driveway, then making another 90-degree turn north, returning to the building. Heights of the wall are not noted.

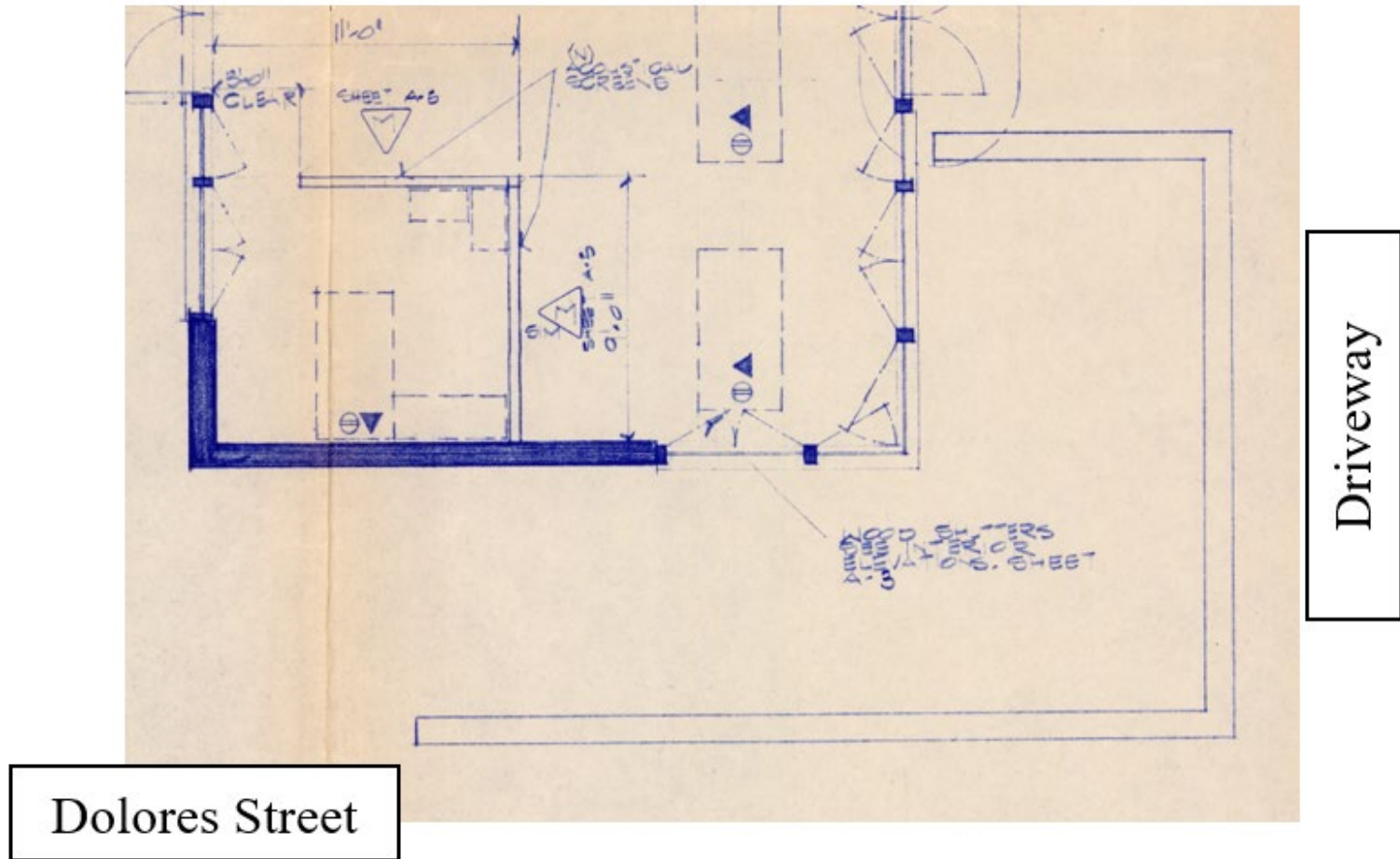


Figure 1. Partial Floor Plan.

- On November 10, 1999, the Planning Commission approved a Design Review Application (DR 99-35) to “remove concrete wall.” Photos of existing wall from application materials below (see Figures 2-3)
 - The application submitted by the applicant at the time states the design objective project was for “accessibility and greater versatility of the building instead of an ugly concrete wall.”

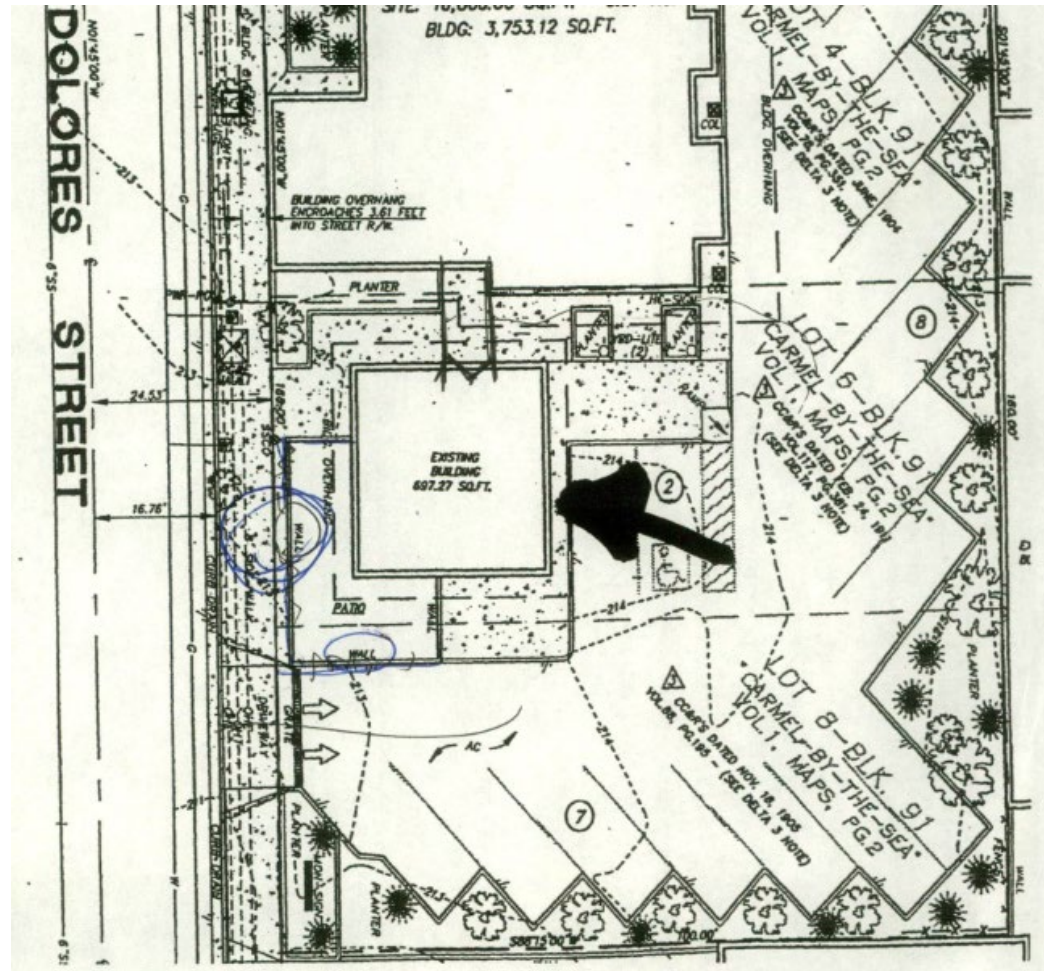


Figure 2. Partial Site Plan



Figure 3a. Photo of original concrete wall submitted as part of application materials for DR 99-35.



Figure 3b. Photo of original concrete wall submitted as part of application materials for DR 99-35.



Figure 3c. Photo of original concrete wall submitted as part of application materials for DR 99-35.



Figure 3d. Photo of original concrete wall submitted as part of application materials for DR 99-35.



Figure 3e. Photo of original concrete wall submitted as part of application materials for DR 99-35.

- *“Four-foot concrete walls define a small garden area visible through floor to ceiling windows on the south facade of the community room.”* (Richard Janick, Historic Evaluation – DPR Form, 2001)
 - Height of walls noted above is unclear. Existing walls (measured from inside of courtyard area) range between ~3’6” – ~5’6” though the four-foot height may allude to the height of the wall fronting Dolores Street. Staff presumes the walls had been cut/demolished as part of the November 1999 approval when the 2001 Janick report was prepared.
- Photo from Google Street View – Jan 2008:



Figure 4. Wall viewed from Dolores Street. January 2008. Image shows wall had been cut down on Dolores Street Elevation with planter on top.

- Photo from Google Street View – June 2011:



Figure 5. Wall viewed from Dolores Street. June 2011. Image shows wall had been cut down on Dolores Street Elevation with planter on top. Portion of wall returning to Community Room visible beyond.

- On August 27, 2013, a Design Review Application (DR 13-24) for *“the installation of new glass doors on the east elevation, construction of two new wood trellises and restoration of the concrete wall along the west property line.”*
 - From email correspondence from project applicant regarding the project: *“Please find copied below photographs of the existing concrete site walls. We propose to remove the existing 12” planter (photo 1+2) from the top of the west wall, and repair the finish to match the original concrete design with exposed rock aggregate (photo 3). We will submit samples for approval prior to completing this work.”*
 - It is unclear as to when the planter was installed on the top portion of the wall (record could not be located). It also appears that the wall was partially covered with plaster.



Figure 6a. Photos from application materials submitted with DR 13-24 (Photo 1). Photo is a of the northern most portion of the wall fronting Dolores Street where the wall connects to a steel gate (see Figure 5, above). Wall has been installed with a planter, a lip has been added to the top area around the planter, and the wall appears to have been partially plastered over.



Figure 6b. Photos from application materials submitted with DR 13-24 (Photo 2). Photo is of the mid-section of the wall fronting Dolores Street (see Figure 5, above). Wall has been installed with a planter, a lip has been added to the top area around the planter, and the wall appears to have been partially plastered over. Original aggregate is shown on the right with plastered area shown on the planter lip and left side of the wall.



Figure 6c. Photos from application materials submitted with DR 13-24 (Photo 3).

- In July 2014, a Design Review Application, DR 14-23C was submitted. The approval included recognition of “as-built” drawings for interior remodel and site modifications. The as-built drawings show the wall in its current configuration with the portion of the wall returning to the building demolished, and the new eastern (non-original) wall addition. It is unclear if the walls were demolished as part of this approval or previously.

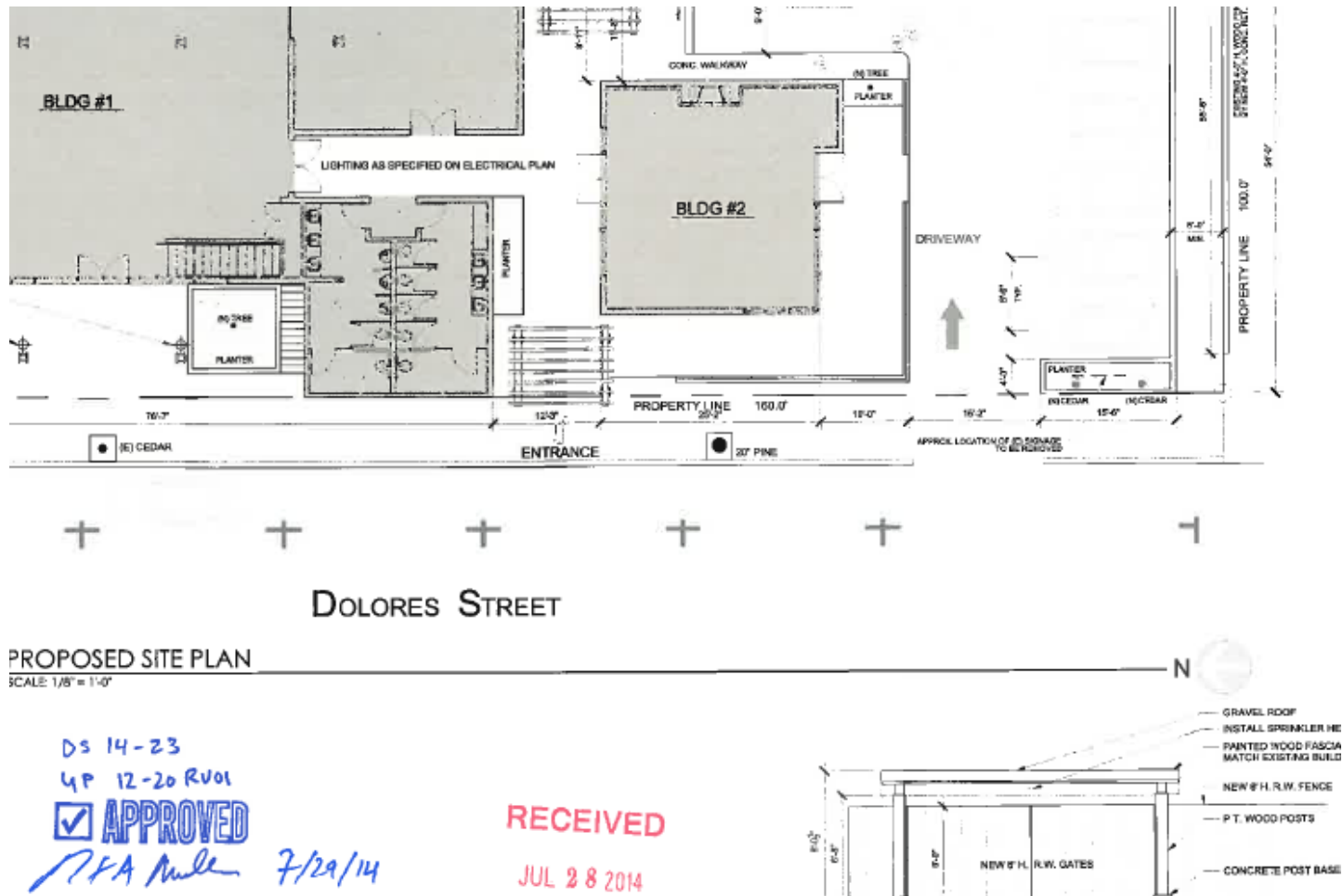


Figure 7. Partial as-built approved site plan. Wall shown in existing configuration. Return to community room demolished and new wall addition constructed.

- Photo from Google Street View – December 2016:



Figure 8. Wall viewed from Dolores Street. December 2016. Wall on fronting Dolores is repaired. All wall portions appear to be painted or stained from previous condition (see Figures 3, 5, and 6)

- Photo from Google Street View – October 2018:



Figure 9. Wall viewed from Dolores Street. October 2018.

- The existing concrete walls were proposed to be demolished entirely as part of a 2019 proposal to construct a multi-family project on the southern two lots of the complex site (DR 19-463). As part of the HRB’s consideration of the project, HRB also listed the site Carmel Inventory.
 - The project (including the demolition of the walls) was found to be consistent with the Secretary’s Standards, however, the decision to list the property on the local inventory was appealed to the City Council and the appeal was granted (APP 19-486). While the Determination of Consistency was granted by the HRB, formal Design Review Approval was never sought and an entitlement for the project was never granted. Ownership of the property was transferred to the current property owner who has proposed an alternate project (this subject application).