Historic Resources Board

April 19, 2021

Attachment 4

Historic Evaluation

Addendum

June 17, 2020

Addendum to Evaluation of Historical Significance for 7th & Dolores (formerly the Palo Alto-Salinas Savings and Loan Complex) APN 010-145-020, Carmel-by-the-Sea, CA.

Executive Summary

Constructed in 1972, the buildings historically known as the Palo Alto-Salinas Savings and Loan complex are located on the southeast corner of Seventh and Dolores Streets in downtown Carmel. The complex consists of two buildings; the former bank and a separate community room.

An evaluation of significance dated October 3, 2019 determined that the complex was not eligible for listing on the National Register of Historic Places due to Criterion G which requires that buildings less than 50 years old be exceptionally important to be listed. In addition, the report concluded that the building did not meet all the eligibility requirements for inclusion in the Carmel Inventory. Specifically, it does not currently represent a theme in the Historic Context Statement[1] and it is not 50 years old. It was determined however, that the building complex is eligible for the California Register of Historic Resources because there is no listing requirement regarding exceptional importance for a building that is less than 50 years old.

This report serves as an addendum to the previous report and specifically focuses on the eligibility for the individual listing of the community room on the California Register of Historic Resources and on its importance within the Palo Alto-Salinas Savings and Loan complex.

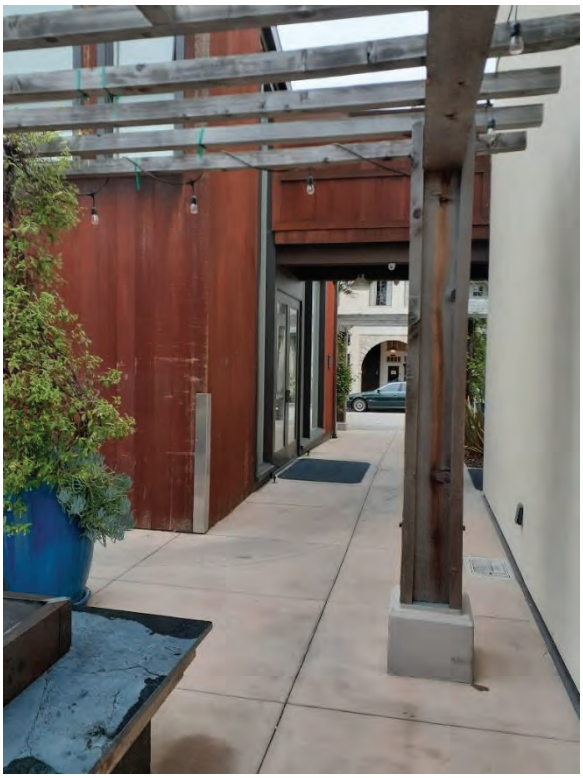
Building Description

The community room fronts Dolores Street and is located directly to the south of the former bank building. Measuring just over 600 square feet, the one-room building utilizes the same materials used in the main building, most notably the copper roofing and vertical heart redwood siding. Identical design elements include a shed roof and large plate glass windows on each elevation. Like the main building, the overall effect is a design of clean simplicity. A pergola-covered walkway separates the two buildings while an elevated walkway connects them.

A 1971 an article in the *Pine Cone* describes plans for the community room:
"In addition to the main building facility, plans call for a separate community room for public use which will be enclosed by a walled garden including trees and plants." [2] The walled garden area is still extant, featuring potted plants and a couple of trees at the rear of the property.

[1] At this time Carmel's Context Statement only includes themes up to 1965. The City is in the process of updating the Context Statement to reflect themes between 1966 – 1990.
[2] *The Carmel Pine Cone.* September 30, 1971, p. 19.

Front Elevation Facing Dolores Street, 2020



Looking towards Dolores Street, 2020

The first remodel of the building took place in 1978[3] and included the removal of the interior chair rails to accommodate plantation blinds. Eventually the exterior rails were removed from the upper and lower windows on the west and south elevations. Single panes of plate glass replaced the original windows. The wall surrounding the community room obscured much of the building but in 2013 a portion of the wall on the south elevation was removed and the entire wall was shortened by twelve inches. That same year new pergolas were added to the front and rear of the walkway.

Building History

Plans got underway for the construction of a new Palo Alto-Salinas Savings and Loan Company building in 1971. The bank was occupying a 1950s building on the corner of 7th and Dolores. By the time the bank opened in November, 1972, Palo Alto-Salinas Savings and Loan had acquired Carmel Savings Bank, changed their name to Northern California Savings and Loan, and were operating 23 branches throughout northern California. The company was rapidly expanding in 1972. The new Carmel branch was third of four new branches planned for that year.

Company President Firmin A. Gryp insisted "that the Northern California Savings staff in each community becomes involved in community improvement projects."[4] Providing a community

[3] 7th & Dolores Building Files. Carmel-by-the-Sea Planning Department.
[4] *The Carmel Pine Cone.* November 8, 1972.

room at each branch was part of the bank's public relations strategy. The company sent their Community Relations Director to Carmel to work with bank manager Charles Lunt to make sure he got off on the right foot with residents. The bank opened with a full week of festivities, drawing on the popular local themes of dogs and trees.

Views showing original window design, 1999.

During the 1970s a variety of lectures, benefits, and meetings were hosted at the community room, ranging from the Carmel River Steelhead Association's monthly meetings to transcendental meditation classes. The community room's proposed use as a gallery never came to pass, and during that decade only one photography exhibit was featured.

Although the 1970s started off as an optimistic period of growth for the bank, storm clouds were on the horizon. On the national front, slow economic growth and high interest rates created a recession by 1980. Fewer families were applying for home loans, leaving the Savings and Loan banks with dwindling portfolios of low interest mortgages as their only source of income. By 1989 more than 1000 of the nation's Savings and Loans had failed. The crisis is now recognized as the most significant bank collapse since the Great Depression. The Northern California Savings and Loan bank was one of the first to fail. In 1982 it was merged into Great Western Bank. The former focus on community relations dropped by the wayside as well. Use of the community room slowed dramatically and by the mid-1980s there is no mention of its use by local groups.

Analysis of Significance

As previously stated, the Palo Alto-Salinas Savings and Loan complex does not meet the criteria for listing in the National Register of Historic Places and in Carmel's Inventory of Historic Resources.

The complex was determined eligible under Criterion 3 (Architecture) in the California Register of Historic Resources (CRHR).[5] Following is an analysis of the community room's individual eligibility based on the CRHR designation criteria.

▪ ***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 (Criterion 1)***
None of the events that took place at the community room made a significant contribution to the broad patterns of local and regional history or the cultural heritage of California or the United States, therefore it does not meet Criterion 1.

▪ ***Associated with the lives of persons important to local, California or national history (Criterion 2)***
The community room did not play a significant role in the lives of any people important to local, California, or national history and does not meet Criterion 2.

▪ ***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 (Criterion 3)***
The bank complex was found eligible for listing under Criterion 3 because it embodies the distinctive characteristics of a type (Bay Region Style) and period. In addition, it represents the

[5] The applicability of the 50-Year Rule was explained in the previous report.

work of two masters, Will Shaw and Walter Burde, who combined their creative energies to create a unified vision.

Several testimonies supporting the architectural significance of the bank building were cited in the previous report. The community room is not included in any of these statements. The bank building was always the design team's focal point and they took great care to make the new building compatible with the character of Carmel.[6] The community room was simply a postscript to their design intentions, tacked on primarily to satisfy the bank's commitment to forging community connections. The remodel of the windows to single-pane plate glass diminished the Bay Region character of the community room, reducing its design to a watered-down version of the bank building. The Community Room features the same materials, nods to the Bay Region design vocabulary, but does not rise to the same level of design acumen reflected in the bank building. It does not contain enough distinctive characteristics to be considered a true representative of the Bay Region style and therefore does not meet this section of Criterion 3.

The bank complex was designed and executed by two master architects and the community room was incorporated into their plans. A property is not eligible as the work of a master simply because it was designed and executed by a prominent architect, and in this case, two prominent architects. Rather, it must exemplify the master's work. The bank building is a vastly superior example of both architect's work on many different levels. They created the illusion of spaciousness through a variety of design techniques and fine materials. They utilized the tenants of the Bay Region Style by successfully blending exterior with interior spaces and the bank building reflects Burde's interest in Japanese design as well. The community room was a minor part of the overall project, and as a stand-alone building, does not realize any of the same intentions reflected in the bank building's design. The community room does not meet this section of Criterion 3.

The third section of Criterion 3, high artistic values, is applicable if a property so fully articulates a particular concept of design that it expresses an aesthetic ideal. Typically, high artistic values relate to community design and planning, engineering, or sculpture. It is not applicable in this case.

▪ ***Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation (Criterion 4)***
Criterion 4 is typically associated with archeological resources and is not applicable to this evaluation.

Definitions

The California Register of Historic Resources provides definitions of terms in the California Code of Regulations (Title 14, Chapter 11.5, Appendix A). A **Building** is defined as follows:

[6] *The Carmel Pine Cone.* September 30, 1971. p. 19.

A resource such as a house, barn, church, factory, hotel, or similar structure, created principally to shelter or assist in carrying out any form of human activity. Also, used to refer to an historically and functionally related unit, such as a courthouse and jail or a house and barn.

Based on this definition, the bank building and community room are a historically related unit but clearly the community room is the subordinate building in the complex. The community room is not an essential component of the bank design; it is not physically integrated into the bank building; it does not add to the bank's integrity; and it does not amplify the bank's architectural qualities. The bank retains its significance with or without the community room, yet the community room, without the bank, would not retain significance.

Summary

The Palo Alto-Salinas Savings and Loan complex consists of two buildings, a bank building and a community room. By definition they are a historically related unit and as a unit they have been determined eligible for listing on the California Register of Historic Resources. The primary building within the complex is the bank, and the property's historical significance is predicated on the bank. The community room is an ancillary structure that does not contribute to the overall significance of the complex. In addition, the community room was evaluated for eligibility for listing in the California Register of Historic Resources based on its merits alone. The community room does not meet the criteria for listing as an individual resource.

Respectfully submitted,

Margaret Clovis

Historic Resources Board

April 19, 2021

Attachment 5

Phase II Evaluation

March 1, 2021

Preliminary Phase Two Report for the Palo Alto - Salinas Savings and Loan Bank, Community Room, Parking Lot, and Garden Wall (APN 010-145-020), Carmel-by-the-Sea, CA.

Executive Summary

The Palo Alto-Salinas Savings and Loan community room, parking lot, and garden wall are part of a larger complex that features the original main bank building as its focal point. All elements in the complex are located on the corner of Dolores and Seventh Streets in downtown Carmel. The bank building has been evaluated for historical significance multiple times. In October 2019[1] the bank building was found eligible for listing in the California Register for Historic Resources (CRHR) under Criterion Three (Architecture) but is currently not eligible for listing on the Carmel Historic Resources Inventory or the National Register of Historic Places due to the Fifty-Year Rule. Nonetheless, it is considered a significant resource for the purposes of CEQA with a period of significance of 1972.

In June 2020[2] the bank's companion community room was evaluated for historical significance under the California Register for Historic Resources criteria and was found ineligible for listing as an individual resource. The garden wall and parking lot have not been evaluated for their individual merit within the complex, however their history and a determination of eligibility will be included as part of this report.

An application has been submitted to the Carmel Planning Department proposing the demolition of the community room, parking lot and garden wall to allow for the construction of an underground parking garage and a two-story building with a combined use of second floor residential apartments and ground floor commercial space. This Phase Two report examines the project's consistency with the *Secretary of the Interior's Standards and Guidelines*[3] based on preliminary plans and makes recommendations which will help guide final plans.

Parking Lot & Garden Wall: Historical Background and Significance

The Palo Alto-Salinas Savings and Loan complex was constructed in 1972 on the corner of Dolores and 7th streets in the same location as it's former building. The former building (originally the telephone company) fronted on Seventh Street. An eighteen-space parking lot was located behind the building and was entered and exited via Dolores Street. Plans for the new bank building reconfigured the space, so most of the bank's facade and the community room fronted on Dolores Street. The parking lot, again with eighteen spaces, wrapped around the rear of the new building and was entered on Dolores Street and exited on Seventh. An article in the *Carmel Pine Cone* stated that, "parking facilities are less visually

[1] Clovis, Meg. *Evaluation of Significance and Phase Two Report for Seventh & Dolores (formerly the Palo Alto Savings and Loan complex),* October 3, 2019.
[2] Clovis, Meg. *Addendum to Evaluation of Historical Significance for Seventh & Dolores (formerly the Palo Alto Savings and Loan Complex),* June 17, 2020.
[3] *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings.* U.S. Department of the Interior. National Park Service. Technical Preservation Services, Washington D.C., 2017.

obtrusive than they are now, stretching around behind the buildings".[4] A drive-up teller window could be accessed from the Seventh Street side of the parking lot and was included in the original construction.

The same *Pine Cone* article that described the future parking facilities also described the garden wall that would partially surround the community room. Originally, a small sculpture garden was planned for the walled space but it never came to fruition. In 2013 a portion of the wall on the south elevation was removed and the entire wall was shortened by twelve inches.

When it was constructed in 1972, the Palo Alto-Salinas Savings and Loan complex included a bank building, a community room, a parking lot, and a wall which surrounded the community room. Historical evaluations have concluded that the bank building is eligible for listing on the California Register of Historic Resources on the local level under Criterion Three (Architecture) because it embodies the distinctive characteristics of a type and period, and it represents the work of two Masters. The community room is not eligible for individual listing on the California Register on its own merit because it does not meet Criterion One (Events), Criterion Two (People), or Criterion Three (Architecture).

Like the Community Room, the parking lot and garden wall are not individually eligible for listing in the California Register. Following is an analysis of their eligibility based on CRHR designation criteria:

- ***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 (Criterion One)***

  There were no events in the parking lot or in the space enclosed by the garden wall that made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. The parking lot and garden wall are not eligible for listing under Criterion One.

- ***Associated with the lives of persons important to local, California or national history (Criterion Two)***

  The parking lot and garden wall did not play a significant role in the lives of any people important to local, California, or national history and they are not eligible for listing under Criterion Two.

- ***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 (Criterion Three)***

  The parking lot and garden wall are generic in design and do not exhibit the distinctive characteristics of a type, period, region, or method of construction. The parking lot in particular was designed to be unobtrusive and not to detract from the main bank building. Although the parking lot and community room were included in the Shaw and Burde plans for the complex, their creative energies were focused on the main bank building. The parking lot supported the bank's functions by offering customers convenient access. The garden wall never enclosed a sculpture court and in 2013 a portion of the wall was removed plus the entire wall was lowered by a foot, thus diminishing its original design and purpose. At one time, both the parking lot and

[4] *Carmel Pine Cone.* September 30, 1971, p. 19.

wall supported the bank's function but they do not contribute to the bank's distinction as a significant local representative of the Bay Region style of architecture. Neither can be considered a historic resource on their own merit and they are not eligible for listing under Criterion Three.

The Secretary of the Interior's Standards for Rehabilitation

Compliance Evaluation

As a historical resource, the Palo Alto-Salinas Savings and Loan Bank building is subject to review under the California Environmental Quality Act (CEQA). The parking lot, community room, and wall are not historic resources and are not individually subject to CEQA, however the impact of their proposed demolition on the historic resource is relevant under several of the Standards. Generally, under CEQA, a project that follows the *Standards for Rehabilitation* contained within *The Secretary of the Interior's Standards for the Treatment of Historic Properties* is considered to have mitigated impacts to a historical resource to a less-than-significant level (CEQA Guidelines 15064.5).

The impact of the proposed demolition of site features within the Palo Alto-Salinas Savings and Loan Bank complex are reviewed below with respect to the *Rehabilitation Standards.* The Standards are indicated in italics, followed by a discussion regarding the project's consistency or inconsistency with each Standard.

Standard One

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 bank building has been used as a bank, retail store and most recently as a restaurant. These different uses have required minimal change to its distinctive materials, features, spaces, and spatial relationships. The community room is separated from the main bank building by a walkway. Sheet A1.0 indicates that the proposed adjacent construction will be separated from the bank building by a new walkway. The new walkway will help to maintain spatial relationships between the buildings however that spatial relationship should be maintained from the ground level to the roof by a setback of the north elevation from the bank building. It is also recommended that the proposed walkway be the same width as the current walkway.

Standard Two

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 the property will be avoided.

The historic character of the bank building will not be altered. No distinctive materials will be removed. Features, and spaces will not be altered. The spatial relationship between the bank and the community room which has been established by the walkway separating the two should be maintained as part of the new construction. *The Secretary of the Interior's Guidelines for Rehabilitation* recommend that any new construction adjacent to a historic structure should be placed away from or at the side or rear of a historic building and must avoid obscuring, damaging, or destroying character-defining features of the building. It appears from the Site Plan that the bulk of the new building will be located behind the bank and set back from Seventh Street. The proposed work appears to be consistent with Standard Two.

Standard Three

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 historical properties, will not be undertaken.

No conjectural features or architectural elements that would create a false sense of history will be added to the historic resource. This Standard is not applicable.

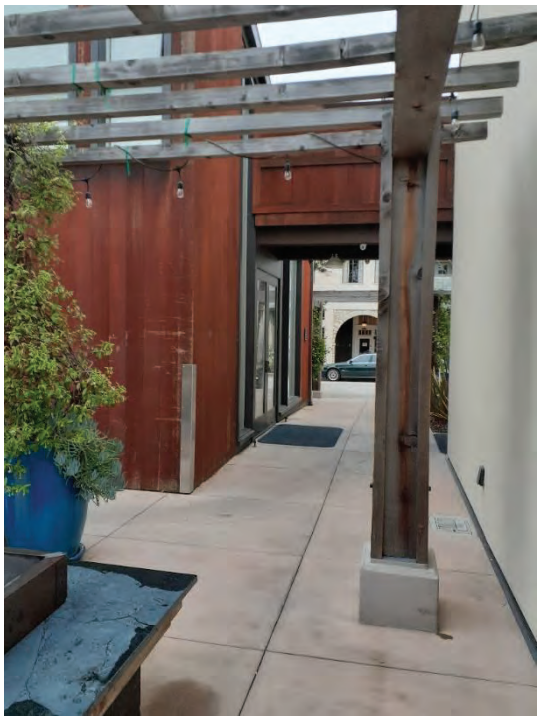
Standard Four

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

The bank building has changed very little over time and there are no features that have achieved significance in their own right. This Standard is not applicable.

Standard Five

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



The community room will be demolished as part of this project. It is connected to the main bank building at the second-floor level by an elevated walkway. When the community room is demolished a gap will be created in the exterior wall of the bank building. The wall should be repaired by matching the original wall in design, color, texture, and if possible, materials. If this is clearly indicated on the construction plans, then the work will be consistent with Standard Five.

It is important that a historic structure be protected during adjacent construction. Demolition activities and construction on neighboring sites can cause immediate harm to the physical integrity of a historic building through concentrations of dust, fire, vibration, and more. The National Park Service provides guidance for the temporary protection of historic structures in Preservation Tech Note Number 3[5] (attached to this report).

Providing adequate protection involves the following steps:

1. Consultation between the historic building owner and development team to identify potential risks, negotiate changes and agree upon protective measures.

[5] Preservation Tech Notes, *Protecting a Historic Structure during Adjacent Construction.* Technical Preservation Services, National Park Service, 2001.

2. Documentation of the condition of the historic building prior to adjacent work.

3. Implementation of protective measures at both the construction site and the historic site.

4. Regular monitoring during construction to identify damage, to evaluate the efficacy of protective measures already in place, and to identify and implement additional corrective steps.

Work will be consistent with Standard Five if a protection plan is submitted to the HRB for review and approval prior to the commencement of any work on the proposed project.

Standard Six

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.

No work will be done on the historic bank building except for the repair of the wall juncture between the community room and bank. As stated in Standard Five, the repair of the bank wall should match the original wall in design, color, texture, and where possible, materials. Construction plans should clearly indicate how the wall will be repaired in order to be consistent with Standards Five and Six.

Standard Seven

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.

Surface cleaning is not proposed for the historic resource. This Standard is not applicable.

Standard Eight

Archeological resources will be protected and preserved in place.

The current parking lot will be demolished, and a 10,746 square foot basement area will be excavated which will serve as a parking garage, gym, and support services for the new building. Because there will be major ground disturbance, an archeological report should be prepared to evaluate whether any resources are present. If resources are discovered, appropriate mitigation measures should be implemented. The proposed work will be consistent with Standard Eight once an archaeological report is completed.

Standard Nine

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.

The new construction will demolish the parking lot, community room, and garden wall which are part of the bank complex however they are not significant in their own right. These features supported the bank's former function but do not support its eligibility under Criterion Three (Architecture). They are

not considered character-defining features. The pathway separating the community room and the bank creates an important spatial relationship that should be preserved, as discussed under Standards One and Two. The proposed work appears to be consistent with Standard Nine.

Standard Ten

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.

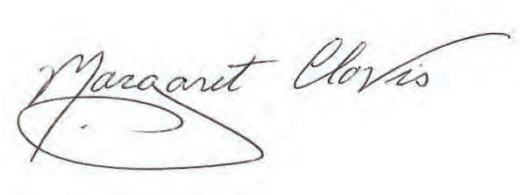
If removed in the future, the proposed new construction adjacent to the historic bank building will not impair the historic property and environment only if care is taken to remove the building following the guidance provided in Preservation Tech Note Number 3 and described under Standard Five.

Conclusion

The former Palo Alto-Salinas Savings and Loan complex consists of the historic bank building, a community room, a parking lot and garden wall. The primary building within the complex is the bank, and the property's architectural significance is predicated on the bank, not the community room which is simply an ancillary structure. The community room has been evaluated for eligibility for listing in the California Register based on its merits alone and it does not meet the criteria for listing as an individual resource.

The proposed project will meet Standards One, Two, Five, Six, Eight, Nine, and Ten of the Secretary of the Interior's Standards and Guidelines for Rehabilitation on the condition that recommendations in this report are carried out. Standards Three, Four, and Seven are not applicable to this project. If the proposed project meets the aforenamed Standards then the project will not have a significant impact on the historic bank building.

Respectfully Submitted,



Margaret Clovis

Historic Resources Board

April 19, 2021

Attachment 6

Preservation Tech

Note Number 35

PRESERVATION
Tech Notes
U.S. Department of the Interior
National Park Service
Cultural Resources
Heritage Preservation Services

TEMPORARY PROTECTION

NUMBER 3

Protecting a Historic Structure during Adjacent Construction

Chad Randl
Technical Preservation Services
National Park Service

IDENTIFYING AND AVOIDING RISKS FROM ADJACENT CONSTRUCTION

Valued for their ability to convey the past through existing materials and features, historic buildings must also survive in an ever-changing present. That change is often characterized by new building construction and demolition activities on neighboring sites. Whether it is the modest renovation of an existing building or the demolition of an existing structure and construction of a new high rise, physical damage to an adjacent historic building may occur. It is important for both the historic property owner and those responsible for the neighboring work to give careful consideration to the potential risks. Early planning offers the opportunity to identify these risks and to determine successful ways to avoid them.

Problem

The forces that contribute to the deterioration of a historic building, from atmospheric pollutants to the footsteps of visitors, often take decades and even centuries to exact their toll. Demolition activities and new construction on neighboring sites, however, can cause immediate harm to the physical integrity of a historic structure. In the instant it takes an improperly planned excavation blast to crack the foundation of an adjacent historic structure, or for a steel beam to be dropped from a construction crane onto its roof, significant damage may occur. Additionally, adjacent construction work can expose the neighboring historic building to concentrations of dust, vibration and fire hazards that would normally be experienced only over the course of many years.

These concerns are often overlooked when a project is undertaken next to historic resources. In some situations, the historic property manager may be unaware of the nature and extent of work at an neighboring site. In other cases, the new construction team is not familiar with the particularly fragile character of the neighboring historic structure or decides to repair any damage after the fact rather than avoiding it from the beginning.

Solution

Effective planning and protective measures initiated before construction takes place can prevent most of the damage that may occur to adjacent historic buildings. Depending upon the nature of the project, protective measures may be limited to documenting and monitoring the historic structure or may encompass a broader plan that includes encasing windows, indepen-

When historic structures are exposed to adjacent construction or demolition work, a protective plan including documentation, monitoring and specific safeguards should be implemented to prevent damage and loss of historic fabric.

dent review of excavation procedures and a range of other precautions. Cooperation between all parties can help to ensure that construction activity continues without interruption and that the neighboring historic building is preserved unharmed.

The information provided in this *Tech Note* can serve as a basis for discussions between the historic property manager and the developer of the adjacent site aimed at ensuring the protection of the historic building in a cost-effective manner. This guidance is also applicable where new construction is undertaken on the same site as the historic structure.

Although adjacent construction work often poses a more immediate threat than the incremental impacts of weather or pollution, the best defense for both situations is that buildings be in good condition. A well maintained structure with tight mortar joints, strong connections between interior and exterior walls, solid foundations and sound plaster is at less risk from neighboring activity than a neglected structure.

Providing adequate protection involves the following steps: 1. consultation between the historic building owner and development team to identify potential risks, negotiate changes and agree upon protective measures; 2. documentation of the condition of the historic building prior to adjacent work; 3. implementation of protective measures at both the construction site and the historic site; and 4. regular monitoring during construction to identify damage, to evaluate the efficacy of protective measures already in place, and to identify and implement additional corrective steps.

Consultation

Early consultation between the historic property owner and the developer of the neighboring construction site is the first and often most important step. Establishing such contact has many advantages. Consultation provides the foundation for a mutually beneficial relationship that is cooperative rather than adversarial. The process gives the historic site owner an opportunity to become familiar with the scope of the impending project and for the development team to understand the historic structure's vulnerabilities. Consultation permits all parties a chance to propose, discuss, and negotiate changes to the construction plan that reduce the risk of damaging adjacent historic resources. The ultimate goal is to draft a protection plan acceptable to both parties.

Resolving concerns before construction is underway can save time and money, as well as the need to repair damaged historic fabric. It is crucial that such discussions take place during the paper stage of the project, before final decisions are made. If not, the developer may conclude that changes would be cost prohibitive and that it is preferable to repair damage after it takes place. Early consultation also provides information that can be used to assess whether the level of insurance coverage is sufficient to meet the specific project risks.

The owner of a historic property cannot in most cases compel the support and cooperation of the development team. If, after consultation has been attempted, the level of protection provided is not sufficient, the aid of local building officials should be sought. Local building officials, through the permitting process, can often insist that changes be made to development plans to ensure that adjacent properties are protected. Local building codes may also provide safeguards by establishing certain conditions such as maximum vibration levels.

Other parties can also participate in and contribute to the consultation process. The support of neighborhood committees, local non-profit preservation organizations, independent engineers and the historic district commission (if applicable) may be enlisted to ensure that protection concerns are fully addressed. The developer will benefit from the assembly of a team, including or representing the general contractor, architect, structural engineer, construction manager, and subcontractors, who can be present at consultation meetings and play a continuing role in balancing protection efforts with development interests.

Preconstruction meetings should address several issues. Most important, the parties should reach an understanding about what steps will be taken to protect the historic structure (*see figure 1*). Responsibility for implementing the agreed upon protections should be established among the developer, the general contractor and relevant subcontractors, and the historic property owner. Such decisions should be listed in performance specifications that accompany agreements between the contractor and the developer. A walk-through of the historic building by the development team is also advisable. Finally, schedules for major work such as excavation, and requirements for materials delivery, site storage, and other use of the premises by the con-

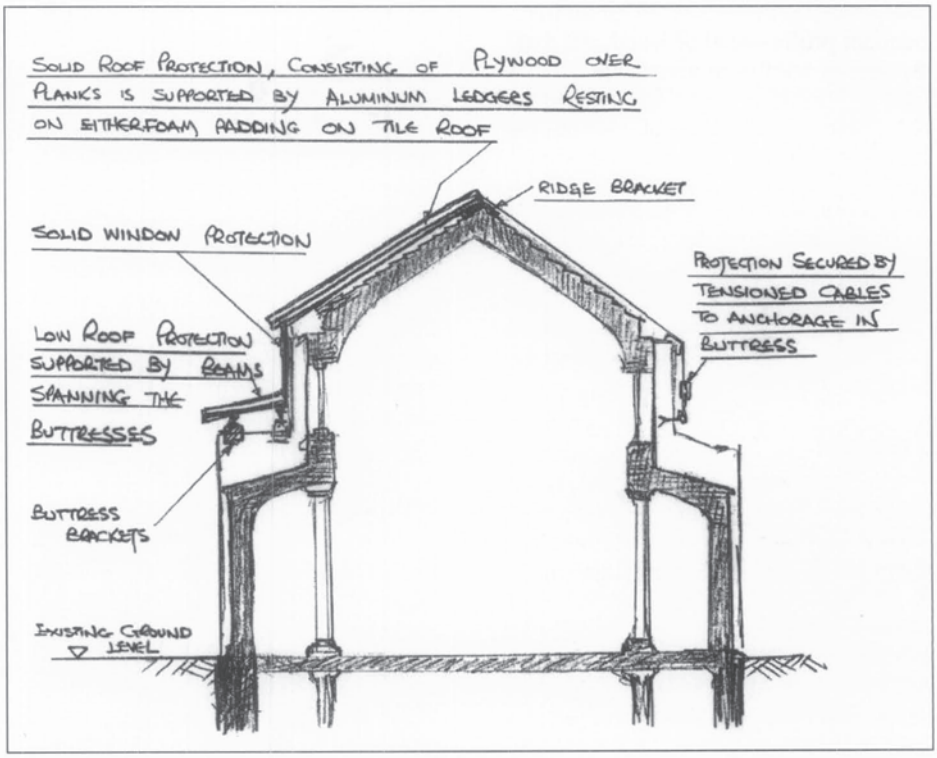


Figure 1. Before new construction was undertaken to the left of this church, a subcontractor was hired to design a protective system for the tile roof and clerestory windows. Drawing: Alan Shalders, Universal Builders Supply, Inc.

tractor should be discussed and arranged to minimize disruptions to the historic site.

Documentation

A crucial step following consultation with the developer is to document the existing condition of the historic structure. Such an investigation provides a "baseline" from which changes to the building during the adjacent construction can be identified, monitored and assessed. Like the consultation process, thorough documentation benefits both the historic property owner and the developer. For the former, it may be used to substantiate claims that damage occurred as a result of the neighboring construction work by illustrating the previously sound condition of the historic building. If the damage existed prior to construction work, the record can show that it was not caused by the developer's negligence. In the case of future litigation, the documentation record can serve as evidence along with the testimony of the professional who undertook the assessment.

Both parties should ensure that the documentation is objective and accurate. Joint surveys, in which both the developer and the historic property owner participate or sign off on noted conditions, are most likely to ensure that the resulting data are not in dispute. When the developer pays for the assessment, it is advisable that an independent professional be hired and that the survey results be accessible.

Information obtained through documentation can also be used in formulating a protection plan for the historic building. By characterizing existing damage and exposing potential weaknesses, the documentation process identifies areas of the structure that may require additional protection as well as appropriate locations for monitoring equipment. Features that should receive particular attention during visual inspections would also be highlighted. Although a formal building condition survey including analysis, repair proposals and cost estimates is not necessary, the property owner may find that the disruptive period during adjacent work provides an opportune time for a thorough survey program.

Documentation of existing conditions should take the form of written descriptions, 35mm color photographs and/or a videotape recording. Photographs should show both the interior and exterior of the building, with close-up images of cracks, staining, indications of settlement or other fragile conditions. A complete interior and exterior crack survey should be undertaken to identify and characterize existing cracks *(see figure 2)*. Their locations can then be plotted on a drawing of each wall or ceiling surface. While identifying every hairline crack may be impractical in a large building or one that exhibits a great deal of preexisting damage, the more thorough the documented record, the better. The condition of features such as arches, chimney stacks and parapet walls determined by the engineer to be particularly susceptible to distress should also be recorded even when no damage is apparent.

Common Risks and Protective Measures

Each instance of new construction or demolition next to an existing historic structure will involve varying risks to that structure. The proximity of the historic site to the project and the scope of the project are two of the most significant variables. Construction of a high rise building with deep foundations is more likely to affect a neighboring structure than the rehabilitation of a nearby rowhouse. However, the converse may be true if the rowhouse is directly adjacent to and sharing a wall with the historic structure. Other factors influencing the degree of likely impact include the age, construction type and structural integrity of the historic building, as well as the depth and makeup of its foundation and its surrounding soil types.

Owners should also anticipate the effect increased dust, vibration and fire risk will have upon interior architectural features and furnishings. For the most sensitive objects, such as chandeliers, paintings and glassware, temporary removal to an off-site location may be the safest course. Those features that cannot be easily removed, including plaster ceiling medallions and cornices, can be cushioned and buttressed by padded wood supports. Additional information concerning the safeguarding of interior features can be found in the preceding *Tech Note* in this series, "Temporary Protection, Number 2. Specifying Temporary Protection of Historic Interiors During Construction and Repair."

The remainder of this section addresses some of the more common dangers to historic structures when new construction or demolition activities occur nearby. The description of each potential impact is accompanied by suggested approaches for reducing or eliminating those risks.

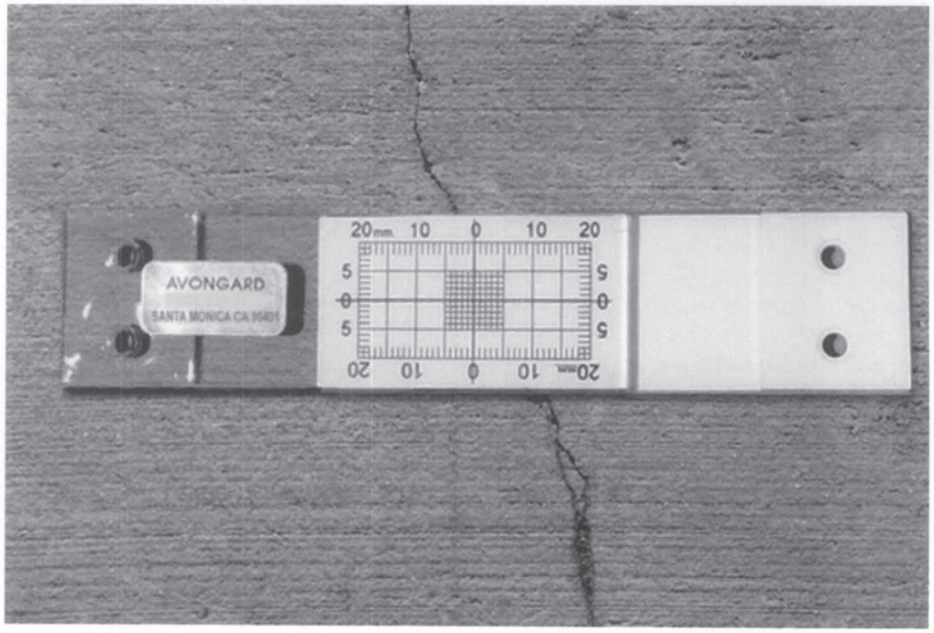


Figure 2. With advanced notice of adjacent construction activity, a crack monitor can be used to determine whether existing cracks in the historic building are stable or still experiencing movement. Compared with measurements taken during the monitoring phase, such information can help determine if subsequent movement resulted from work on the neighboring site. Photo: Avongard Products U.S.A., Ltd.

Vibration

Demolition and new foundation work are common sources of vibrations that can affect adjacent structures. The tools and methods used in demolition, such as impact hammers, wrecking balls, pavement breakers and implosion blasting, produce vibrations that may be transmitted to the historic structure. Similarly, techniques used to prepare new foundations (pile driving and blasting) create potentially dangerous vibrations. Vibrations may also be caused by increased truck traffic accompanying new construction or demolition work. In all cases, the force of the vibrations reaching the adjacent historic structure depends upon the activity generating the vibrations, the distance between the source and the existing structure, and the type of soil or pavement found between the two.

Historic structures may be particularly vulnerable to the effects of vibrations generated at an adjacent site. Deferred maintenance and past alterations may have produced structural weak points that are susceptible to damage. Historic finishes, such as plaster walls and ceilings, lack the flexibility to accommodate abnormal movement, while shallow foundations (common in historic buildings) may lack the rigidity to resist vibration induced movement.

Mitigating the effects of vibrations should begin during the consultation process when acceptable levels can be set and alternative processes explored. Hand demolition is an appropriate substitute when conventional demolition activities may cause excessive vibrations. If pile driving is likely to damage adjacent structures, the contractor may be able to employ non-displacement piles that are inserted in bored holes rather than driven. Lower vibration levels can also be achieved by "jacking-in" or pressing the piles into the ground. Locating delivery entry and exit points farther from the historic site may reduce vibrations caused by increased vehicular traffic. Once construction is under way, continual crack and vibration monitoring provides an effective warning system, indicating that established safe thresholds have been crossed.

Movement

Excavation and foundation work can also cause ground displacement and movement of an adjacent historic building. New construction almost invariably calls for digging a foundation that is much deeper than the foundations of neighboring historic buildings. This is especially true for projects that include underground parking facilities. A historic structure, with a shallow masonry or stone foundation and wall footings, may experience corresponding displacement that can result in major structural damage.

Efforts to control movement should begin during the consultation phase. Whether the developer's engineer selects underpinning or strengthened excavation walls with tie backs as the means to resist movement of the adjacent structure, the historic building team should retain its own engineer to review the plans *(see figure 3)*. The consulting engineer should ensure that the selected approach addresses the unique characteristics and vulnerabilities of the historic structure and that even incidental movement is restricted.

Water

A well functioning water drainage system is essential to the protection of any historic structure. This system can easily be rendered ineffective by neighboring construction or demolition work. Debris originating at the construction site often finds its way to the gutters, downspouts and drains of an adjacent building. Drainage mechanisms may also become inoperable when excavation workers inadvertently seal off or collapse old pipes running from neighboring buildings. If blocked pipes cannot remove water from both above and below the surface of an historic site, excessive moisture levels or flooding may result.

Regular visual inspections (part of the monitoring program described later) are one of the best means of thwarting increased moisture levels. The inspection procedure should include checking gutters, valleys and exposed drains for any obstructions. Also, indications of dampness or water damage in the basement and where gutters and downspouts meet other building surfaces should be noted.

Construction site runoff from cement mixing and cleaning and dust suppression activities should not flow toward the historic property. Although placing screens and wire cages over exposed areas of the drainage system may provide some protection from obstructions, such installations need to be inspected just as frequently. Low-pressure water washes can occasionally be used to flush the system of dirt and debris. To reduce the possibility that drainpipes will be blocked at the adjacent construction site, all concealed pipes should be traced from their origins at the historic structure and the

Figure 3. Concrete pier underpinning to an existing building may be necessary when adjacent construction occurs. In this example, pits are hand dug beneath the foundation of the historic building to provide space for wood forms. After concrete is poured into the forms, the space between the top of the pier and the bottom of the original foundation is packed with a quicksetting grout. The historic building owner should retain an independent engineer to ensure that the underpinning plan adequately protects the historic structure. Photo: Professor Arpad Horvath, Department of Civil and Environmental Engineering, University of California, Berkeley.

information passed on to the appropriate contractors. Final landscaping and grading patterns on adjacent construction sites should be examined to ensure that rainwater is not routed towards the historic building.

In some cases, the lack of water beneath an historic structure can lead to damage. Buildings located in areas with a high water table were often constructed upon timber piles. When groundwater or storm water is removed from a neighboring site during foundation excavations (a process known as "dewatering"), the groundwater level beneath the historic site may also drop. Previously submerged timber piles that are exposed to air can quickly begin to undergo dryrot. If there is reason to suspect that the structure was built on such a foundation, the property manager should work with the neighboring construction team to maintain the existing water table. This can be done using watertight excavation support systems such as slurry walls which ensure that most of the water pumped out of the construction site does not come from adjacent properties. Dewatering of soft clay ground may also result in settlement of a neighboring building, as ground water pressure is reduced and the soil consolidates.

Fire and Security Concerns

The heightened possibility of fire accompanies many demolition and new construction activities. Temporary heating devices, torches, sparks, molten metal and undersized electrical utility panels are some of the most common sources of fire at construction sites. Additionally, the improper storage of fuels, cloth rags and brushes also presents opportunities for fire to ignite and spread. The *Tech Note*, "Specifying Temporary Protection of Historic Interiors during Construction and Repair," provides detailed information on reducing the likelihood of fire in situations involving work near historic structures.

The security of a historic building can be threatened when adjacent construction provides opportunities for illegal entry. Newly constructed floor levels at the building site may make the neighboring historic structure's ledges, windows and rooftops accessible to trespassers. Window openings on the historic building should be fastened and all doors from the roof to the interior should be locked. Where a historic structure is protected by an intruder alarm system, that system should be upgraded to protect rooms that are rendered accessible from the outside. In cases where the historic structure does not directly abut new construction or demolition activity, attention should still be paid to the possibility that incidents of vandalism and theft will carry over to the historic site.

Physical Impact

Construction or demolition can cause direct physical damage to neighboring historic features and materials. Cranes, hoists and workers on upper floors of a construction site can drop building supplies and tools onto an adjacent historic structure. Misdirected debris chutes and backing vehicles may also leave their mark.

Generally, to counter these occurrences, protective barriers are placed over any area of the historic structure deemed at risk. If the new construction will rise above the historic building, plywood sheets should be placed over the roof to distribute the force of dropped materials *(see figure 4)*. Plywood covers should also be placed over decorative roof embellishments such as finials and balustrades. Alternately, horizontal netting can be rigged to shield vulnerable rooftop features.

Facades that are directly exposed to adjacent construction sites should receive close attention. To avoid damage, windows should be covered with plywood. Layers of cushioning materials can be placed between the plywood covering and particularly fragile windows, such as stained glass. If entire wall surfaces are vulnerable, scaffolding should be erected against the facade and debris netting placed on the outside of the scaffolding. Plastic sheeting can provide added protection in areas where acidic cleaning solutions may splash onto historic facades, windows and other surfaces.

The best means of protecting a historic structure from physical impact, however, is often to have adequate horizontal and vertical netting and barriers in place at the construction site. When adjacent buildings are adequately considered in the construction site netting and scaffolding plans, protective measures at the historic site can be less intrusive, and the likelihood of damage reduced even further.

Additional Dangers

Other byproducts of new construction and demolition, such as dirt and dust, can also pose threats to an adjacent historic structure. Dust suppression measures including the installation of fabric enclosure systems should first be employed at the building site *(see figure 5)*. Despite these efforts, historic building owners will undoubtedly have to deal with raised levels of dust infiltration. Accordingly, vulnerable interi-

Figure 4. Dropped equipment, tools, and materials all present risks when new construction rises above neighboring historic structures. In this case, the historic slate roof was completely covered with sheets of exterior grade plywood. Photo: National Park Service files.

Figure 5. The historic building on the left is partially protected from debris and dust generated by the renovation of the structure to the right. Such temporary enclosure systems consist of a polyethylene or other fabric shell stretched between an aluminum frame. Photo: Walton Technology, Inc.

or objects and artifacts should be covered or temporarily moved to another location. Windows can be taped shut or temporarily sealed with clear polyethylene sheets. Additional mats or carpets near entrances can help reduce the amount of dirt tracked inside. An accelerated maintenance program that includes thorough and frequent cleaning and HVAC filter replacement, is an effective means of addressing the degraded environment surrounding a construction site. To lessen the chance of airborne asbestos infiltration, the exhaust from sealed work areas must be properly filtered and vented away from historic buildings.

The owner of a historic property should anticipate the increased rodent and pest presence that accompanies major demolition activity. Newly opened holes in old foundations are easy escape routes that should be promptly sealed. The construction or demolition site rodent control plan should include provisions for protecting adjacent historic resources. Concurrently, the historic property owner should consider securing a contract with an independent extermination company. Plans should include both preventive measures to reduce conditions favorable to infestation as well as a system of eradication such as rodenticide and traps.

Monitoring

A monitoring program should be established during the consultation and documentation phases and continued until adjacent work is finished. It is undertaken to detect, gauge, record and interpret structural movement, the effects of vibration and other changes to the historic building that result from neighboring construction or demolition work. Data collected during the monitoring program can serve as a baseline for any subsequent movement or changes to site drainage patterns that arise within the first years after construction is completed. Ultimately, monitoring shows the degree to which steps taken to protect an historic structure from adjacent construction are sufficient and successful.

Because of liability concerns, those responsible for a new development will often arrange to monitor an adjacent structure. As with a documentation program, the historic property owner may want to hire an independent engineer to review both the monitoring process and the measurements that result.

The extent of the monitoring program and the tools used will depend upon the scope of the adjacent activity. A basic plan to address concerns over vibration levels may include a single seismograph placed on the structure's basement floor. More comprehensive measurements can be obtained by locating sensors at several points throughout the structure and the ground immediately adjacent to the historic building foundation *(see figure 6)*.

Whether acceptable vibration levels are mandated by law or left to the discretion of a project engineer, thresholds should take into account surrounding soils, the makeup and condition of the adjacent foundation and the particular vulnerabilities of the historic resource. Construction projects that involve major excavation work next to historic structures should include a program of test blasting before work begins. Testing various charges, delays and blast design configurations will aid in developing a controlled program that limits blast induced damage to a neighboring property.

Structural movement as described in the preceding section is detected and recorded using a number of different tools. Electronic monitors that feed precise movement measurements to laptop computers can be placed across existing cracks *(see figure 7)*. When budgets are tight or a large number of cracks are involved, inexpensive telltales made from two sheets of overlaid plastic with a grid can be used to track changes.

Optical survey instruments provide another means of detecting vertical and lateral movement within a historic building. Control points are established and marked by targets or reflectors on the historic structure facade and interior walls before adjacent construction begins. The location of each of these markers is precisely measured at regular intervals. Engineers then use the resulting information to determine whether the markers have shifted from their original positions and, if so, the rate and direction of movement.

A program of visual inspections undertaken by a qualified conservator or engineer is an important adjunct to technical monitoring procedures. Inspectors should look for newly opened cracks, other signs of settlement and movement, and evidence of increased dampness or water infiltration. Additionally, visual inspections should ensure that temporary protective coverings are secure, that dust and dirt are not accumulating in the historic building, and that fire and hazardous material protection provisions are being upheld. A checklist can be drawn up during the consulting and documentation phases for use during

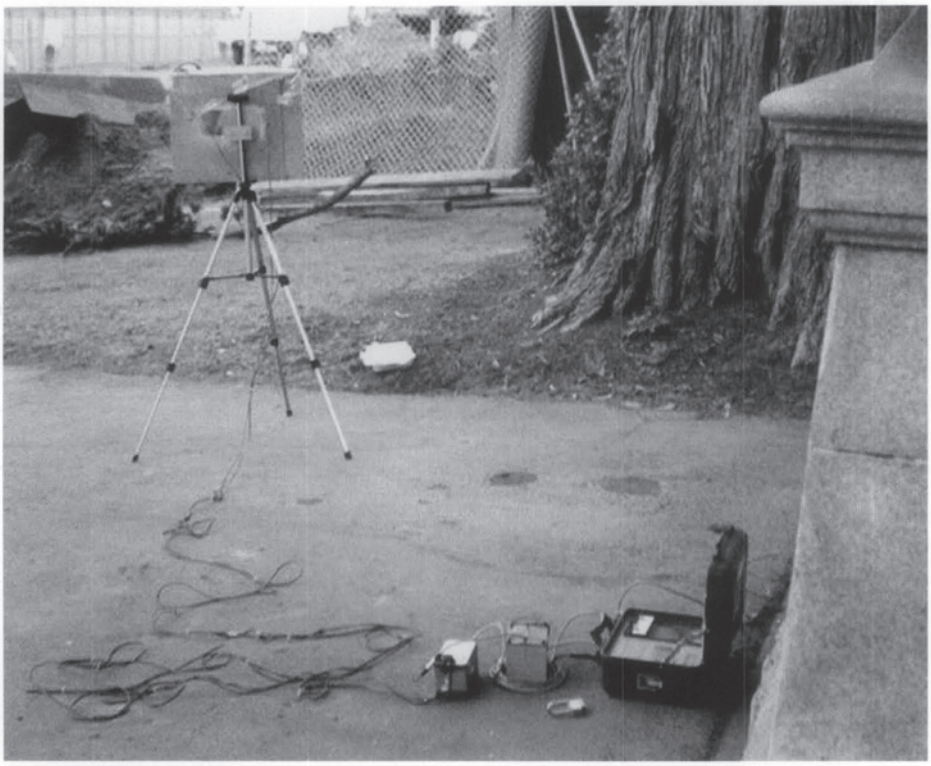


Figure 6. A seismograph records vibrations transmitted at the ground level of an historic building. The instrument is wired to a light and siren designed to warn the excavation crew that vibration levels are approaching preset limits. Additional sensors are often installed in the basement and on sensitive features such as stained glass windows. Photo: Wilson, Ihrig & Associates, Inc.

each visual inspection. Such a systematic written record may also prove useful if disputes arise over the timing of and responsibility for damage.

Conclusion

Protecting a historic building from adjacent construction or demolition activity requires thoughtful planning and cooperation between the developer and the historic property owner. Thorough pre-construction documentation of the historic structure ensures a common understanding of present conditions and suggests appropriate damage prevention measures that can be taken at both the historic site and the construction site. A routine program of visual inspection and vibration and movement monitoring helps insure early detection of the effects neighboring construction work is having on the historic building. Early consideration of these issues, before damage takes place or worsens, can allow for the adoption of safeguards that protect the developer's schedule and budget and the physical integrity of the historic structure.

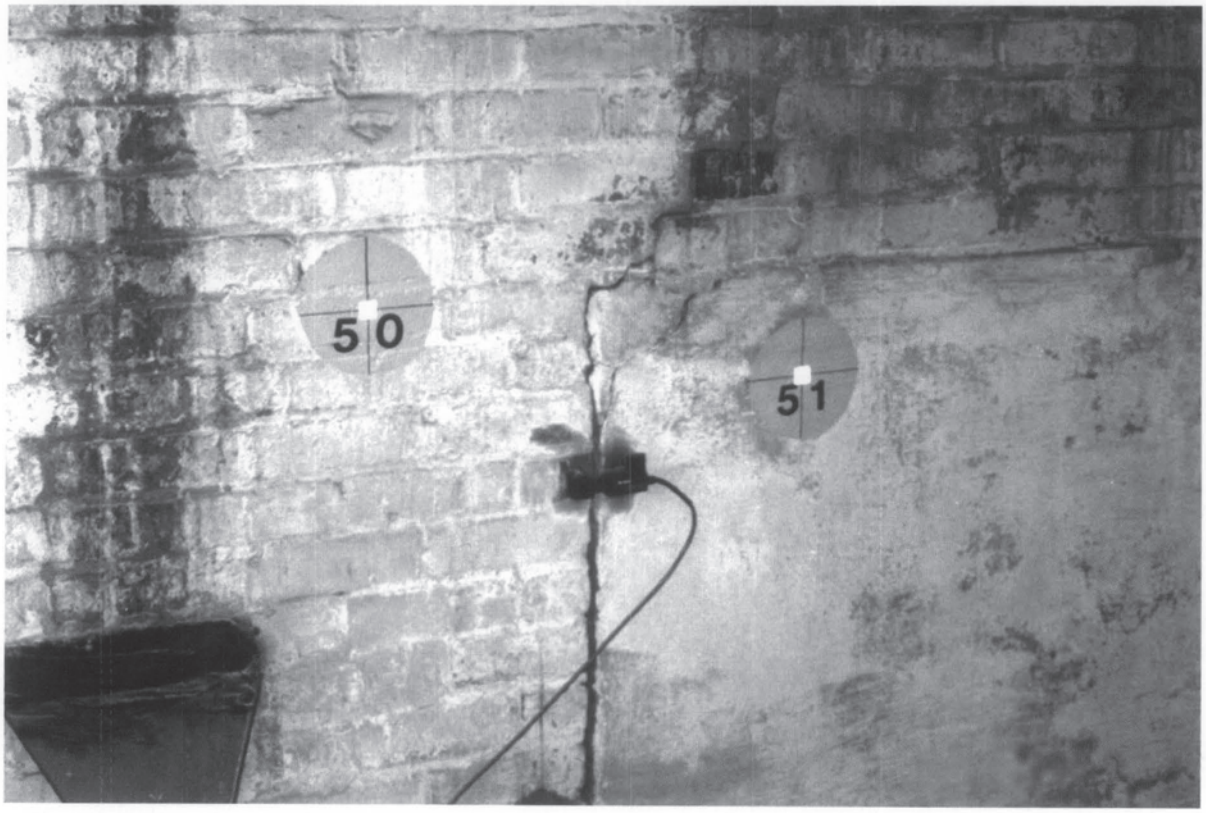


Figure 7. Electronic crack monitor and survey targets are shown installed on an existing wall. The crack monitor feeds movement data to a laptop computer. The targets are aligned and measured with optical survey equipment to determine the degree and direction of movement. Photo: McMullan and Associates, Inc.

Checklist for Historic Property Owner and Historic Site

- ☐ Consult with developer, and other parties to determine extent of work and identify necessary protective measures
- ☐ Conduct survey of existing conditions, including 35 mm photographs, crack inventory and description of other damage
- ☐ Include historic building in construction site fire plan
- ☐ Secure windows and rooftop doors that are made accessible by new construction
- ☐ Remove particularly fragile interior objects and furnishings from site
- ☐ Install temporary supports beneath fragile features that are not moved
- ☐ Place plywood coverings on openings that face construction area
- ☐ If adjacent construction rises above historic site, protect roof with plywood covering, encase rooftop embellishments
- ☐ If construction is directly adjacent, cover historic facade to protect against mortar and acidic cleaning solution
- ☐ Install temporary floor coverings at entrance and seal windows facing construction site to limit dust infiltration
- ☐ Remove dust from interior surfaces on accelerated schedule
- ☐ Clean HVAC system & filters on accelerated schedule
- ☐ Clear obstructions from gutters and drainage system regularly
- ☐ Establish monitoring program, including:
  1) Seismographs to ensure that effects of blasting, pile driving and other work are at acceptable levels
  2) Crack monitors and optical survey methods to detect movement
  3) Schedule of regular visual inspection

Checklist for Development Team and Construction Site

- ☐ Consult with historic property owner and other relevant parties to identify necessary protective measures
- ☐ Review and sign off on pre-construction condition survey of adjacent property
- ☐ Arrange delivery locations and times to limit disruption and possible damage to neighboring historic structure
- ☐ Explore excavation and demolition methods that produce low vibration levels
- ☐ Limit movement of adjacent building with sufficient underpinning or reinforced excavation walls
- ☐ Reduce changes to adjacent ground water level during dewatering
- ☐ Ensure water runoff is not directed toward historic structure
- ☐ Install appropriate debris nets to prevent dropped materials from impacting historic building
- ☐ Direct debris chutes away from historic structure
- ☐ Install fabric enclosure system to reduce spread of construction dust
- ☐ Include adjacent historic building fire plan and ensure fuels, rags and brushes are stored appropriately and not directly adjacent to historic site
- ☐ If asbestos or lead remediation is involved, ensure exhaust from sealed building is filtered and vented away from historic site and that lead chips are gathered and removed
- ☐ Include adjacent historic structure in rodent control program and seal openings in demolished foundation
- ☐ Participate in monitoring program at historic site to ensure that vibration levels or indications of movement are within established thresholds

This PRESERVATION TECH NOTE was prepared by the National Park Service. Charles E. Fisher, Heritage Preservation Services, serves as the Technical Editor. Special thanks go to Deborah Slaton and Michael J. Scheffler, P.E., of Wiss, Janney, Elstner Associates, Inc., Sharon Park, Kay Weeks and Michael Auer of the National Park Service's Heritage Preservation Services, and Marie Ennis of Einhorn Yaffee Prescott for their review and comments. Thanks also go to Denis McMullan, McMullan and Associates; Richard Ortega, PE, Ortega Consulting; Dorothy Richter, Hager-Richter Geoscience, Inc.; George Siekkinen and Gregory Mixon, National Trust for Historic Preservation; Suzanne Pentz, Keast & Hood Co.; Mark Richards, Moretrench American Corporation; Dr. Edward J. Cording, Department of Civil and Environmental Engineering, University of Illinois; Mark Gaudschaal, Schnabel Foundation Co.; William Stivale; Robert M. Powers, Powers and Associates; Martin P. Azola, Azola and Associates; and Margaret Gardiner and Mary Knapp at Merchant's House Museum, for their assistance. Tim Buehner, National Park Service, and Camille Martone provided initial research for this publication.

PRESERVATION TECH NOTES are designed to provide practical information on traditional practices and innovative techniques for successfully maintaining and preserving cultural resources. All techniques and practices described herein conform to established National Park Service policies, procedures and standards. This Tech Note was prepared pursuant to the National Historic Preservation Act which direct the Secretary of the Interior to develop and make available to government agencies and individuals information concerning professional methods and techniques for the preservation of historic properties.

Comments on the usefulness of this information are welcomed and should be addressed to PRESERVATION TECH NOTES, Technical Preservation Services NC200, National Center for Cultural Resources, National Park Service, 1849 C Street, NW, Washington, DC 20240.

ISSN: 0741-9023 PTN 42 July 2001

Historic Resources Board

April 19, 2021

Attachment 7

Protection Plan

JUN A. SILLANO, AIA
IDG
ARCHITECTURE ◆ PLANNING ◆ INTERIOR DESIGN

ESPERANZA CARMEL

J.B. PASTOR BUILDING-DOLORES HISTORIC BUILDING PROTECTION & MONITORING PLAN

March 26, 2001

This plan shall satisfy the recommendation of the Preliminary Phase Two Report by Meg Clovis dated March 1, 2021 and Preservation Tech Notes by Chad Randl, see drawing pages A1.3 and A1.4.
Refer to page A1.1 for the Protection Key Notes on the site Demolition & Historic Building Protection Plan.

The last page of the Tech Notes (see attached) includes Checklists for the historic property owner and the development team. All check marks are noted for the items that apply to this project.

PROPOSED MONITORING PLAN

1. Monthly meetings with historic property owner and development team prior to construction start. The purpose is to discuss and develop all details for the protection plan to satisfaction of the owner. Also included shall be coordination of construction hours of operation and the historic building functions.

2. Developer shall create detailed photographic record of the exterior walls facing construction site. Any damage to these walls prior to construction shall be noted in this record. The report shall be reviewed and approved by the owner.

3. Weekly monitoring schedule of the construction impact to historic building by the owner's and developer's representative, which shall identify any damage, evaluate efficacy of protective measures already in place and to identify and implement additional corrective steps.

4. Development, owner and City approvals and construction of the repairs to historic building due to demolition work of the community building. This shall include the following:
    a) New fire exit plan from the historic building due to demolition of bridge-walkway.
    b) Proposed repair of any exterior finishes due to demolition using finishes matching existing ones.
    c) Proposed replacement of bridge-walk removal by new wall or window which shall match the existing ones.

5. Schedule of historic building HVAC system filter cleaning or replacements.

The following check lists shall be used to finalize the Historic Building Protection Plan:

Checklist for Historic Property Owner and Historic Site

- Consult with developer, and other parties to determine extent of work and identify necessary proactive measures

- Conduct survey of existing conditions, including photographs, crack inventory, and description of other damage

- Include historic building in construction site fire plan

- Place plywood coverings on openings that face construction area

- If construction is directly adjacent, cover historic façade to protect against mortar and acidic cleaning solution

- Install temporary floor coverings at entrance and seal windows facing construction site to limit dust infiltration

- Clean HVAC system & filters on accelerated schedule

- Establish monitoring program, including:
    1) Seismograph to ensure that effects of blasting, pile driving, and other work are at acceptable levels
    2) Crack monitors and optical survey methods to detect movement
    3) Schedule of regular visual inspection

Checklist for Development Team and Construction Site

- o Consult with historic property owner and other relevant parties to identify necessary proactive measures
- o Review and sign off on pre-construction condition survey of adjacent property
- o Arrange delivery locations and times to limit disruption and possible damage to neighboring historic structure
- o Explore excavation and demolition methods that produce low vibration levels
- o Limit movement of adjacent building with sufficient underpinning or reinforced exaction walls
- o Reduce changes to adjacent ground water level during dewatering
- o Ensure water runoff is not directed towards historic structure
- o Install fabric encloser system to reduce spread of construction dust
- o Include adjacent historic building fire plan and ensure fuels, rags, and brushes are stored appropriately and not directly adjacent to historic site
- o If asbestos or lead remediation is involved, ensure exhaust from sealed building is filtered and vented away from historic site and lead chips are gathered and removed
- o Participate in monitoring program at historic site to ensure that vibration levels or indications of movement are within established thresholds

Attachments: HBC application architectural plans dated 3/26/21
Email copy of meeting request with historic building owner

Alem Dermicek

From: Christopher Mitchell <christopher.mitchell@pastor-realestate.com>
Sent: Friday, March 26, 2021 11:08 AM
To: Jeffrey Peterson
Subject: JB Pastor Project, Carmel
Attachments: Tech-notes-protection03.pdf; Seventh & Dolores_PhaseTwo (Community Room)[3025].pdf

Jeff

I hope you are well?

We are now progressing with our planning process for the JB Pastor Project. Next to your building.

For the historic review board we are obliged to develop a plan with you to make sure that we protect your building. Which will include provisions monitoring during construction to ensure the building is not damaged. Please find attached the two documents which outline the requirements for the protection plan.

We would like to set up a meeting with you in the near future to review and agreed this plan with you.

Our architects are currently drafting the plan. Which should be ready early next week. I will send this to you in advance of any meeting.

Would you be available for a Zoom call next week with myself and our project team so we can explain everything?

Have good weekend.

Kind regards

Chris

Christopher Mitchell
BSc (Hons) MRICS

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Zoom link

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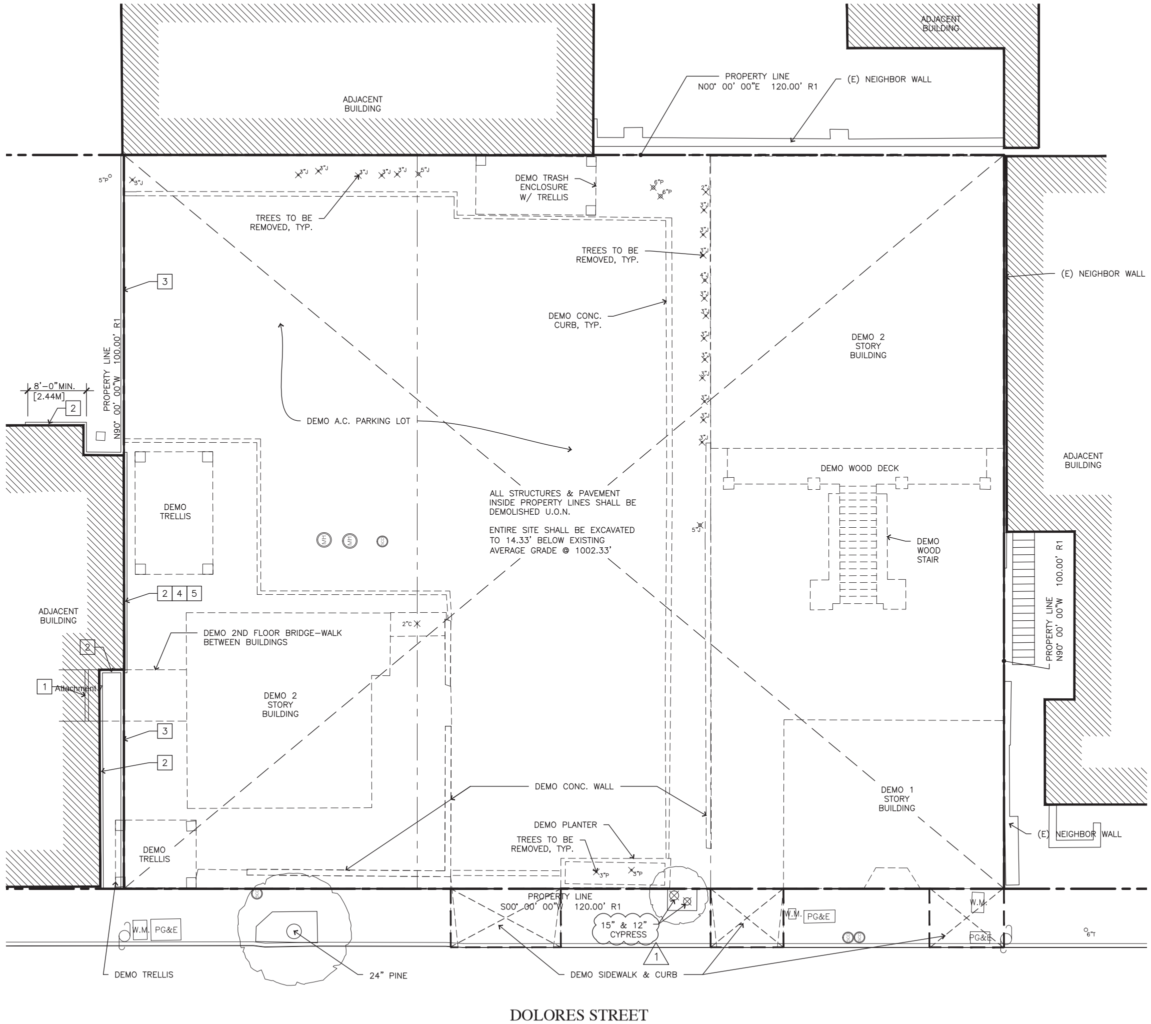

SITE DEMOLITION PLAN

1/8"=1'-0"

0' 4' 8' 16'

0 1.25M 2.5M 5M

N

TREE REMOVAL

TREE	SIZE	QUANTITY
JUNIPER	5"ø	2
JUNIPER	4"ø	1
JUNIPER	3"ø	17
JUNIPER	2"ø	1
PINE	6"ø	2
PINE	3"ø	2
CHERRY	2"ø	1
TOTAL TO BE REMOVED: 26 – PRIVATE PROPERTY		
CYPRESS	15"ø	1
CYPRESS	12"ø	1
TOTAL TO BE REMOVED: 2 – PUBLIC PROPERTY		
26 PRIVATE + 2 PUBLIC		
TOTAL TO BE REMOVED: 28		

1

HISTORIC BUILDING PROTECTION PLAN KEY NOTES

1. CONSTRUCT BARRICADE WALL TO CLOSE OPENING TO BRIDGE-WALK INSIDE OF (E) BUILDING PRIOR TO ANY DEMOLITION WORK.
2. PROVIDE FULL HEIGHT VINYL SHEET TO WALL FOR DUST PROTECTION. ALSO IT SHALL SEAL DOORS, WINDOWS & OTHER OPENINGS PRIOR TO ANY DEMOLITION WORK.
3. CONSTRUCT 6' HIGH SELF-SUPPORTING PLYWOOD BARRICADE WALL
4. ITEM 3 OVER ITEM 2. DEVELOPMENT TEAM SHALL DESIGN THIS WALL W/O ANY ATTACHMENTS TO (E) BUILDING.
5. DEVELOPMENT TEAM TO DESIGN & PROVIDE UNDERPINNING OF (E) BUILDING, FOOTING AS REQUIRED BY THE CONSTRUCTION OF BASEMENT GARAGE.

2

JUN A. SILLANO, AIA
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PACIFIC GROVE CA.
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STAMPS:

PROJECT/CLIENT:

JB PASTOR BUILDING

PROJECT ADDRESS:

DOLORES, 2ND SE OF 7TH
CARMEL, CA
93921

APN: 010-145-012
022, & 023

DATE: DECEMBER 18, 2020
TRACK-2 SUBMITTAL

REVISIONS:

1. MARCH 4, 2021 FOREST & BEACH COMMISSION
2. MARCH 26, 2021 HISTORIC BOARD COMMISSION
3.
4.
5.
6.

SITE DEMO & HISTORIC BLDG. PROTECTION PLAN

SHEET NO.

A1.1

March 1, 2021

Preliminary Phase Two Report for the Palo Alto - Salinas Savings and Loan Bank, Community Room, Parking Lot, and Garden Wall (APN 010-145-020), Carmel-by-the-Sea, CA.

Executive Summary

The Palo Alto-Salinas Savings and Loan community room, parking lot, and garden wall are part of a larger complex that features the original main bank building as its focal point. All elements in the complex are located on the corner of Dolores and Seventh Streets in downtown Carmel. The bank building has been evaluated for historical significance multiple times. In October 2019[1] the bank building was found eligible for listing in the California Register for Historic Resources (CRHR) under Criterion Three (Architecture) but is currently not eligible for listing on the Carmel Historic Resources Inventory or the National Register of Historic Places due to the Fifty-Year Rule. Nonetheless, it is considered a significant resource for the purposes of CEQA with a period of significance of 1972.

In June 2020[2] the bank's companion community room was evaluated for historical significance under the California Register for Historic Resources criteria and was found ineligible for listing as an individual resource. The garden wall and parking lot have not been evaluated for their individual merit within the complex, however their history and a determination of eligibility will be included as part of this report.

An application has been submitted to the Carmel Planning Department proposing the demolition of the community room, parking lot and garden wall to allow for the construction of an underground parking garage and a two-story building with a combined use of second floor residential apartments and ground floor commercial space. This Phase Two report examines the project's consistency with the *Secretary of the Interior's Standards and Guidelines*[3] based on preliminary plans and makes recommendations which will help guide final plans.

Parking Lot & Garden Wall: Historical Background and Significance

The Palo Alto-Salinas Savings and Loan complex was constructed in 1972 on the corner of Dolores and 7th streets in the same location as it's former building. The former building (originally the telephone company) fronted on Seventh Street. An eighteen-space parking lot was located behind the building and was entered and exited via Dolores Street. Plans for the new bank building reconfigured the space, so most of the bank's facade and the community room fronted on Dolores Street. The parking lot, again with eighteen spaces, wrapped around the rear of the new building and was entered on Dolores Street and exited on Seventh. An article in the *Carmel Pine Cone* stated that, "parking facilities are less visually

[1] Clovis, Meg. *Evaluation of Significance and Phase Two Report for Seventh & Dolores (formerly the Palo Alto Savings and Loan complex)*. October 3, 2019.
[2] Clovis, Meg. *Addendum to Evaluation of Historical Significance for Seventh & Dolores (formerly the Palo Alto Savings and Loan Complex)*. June 17, 2020.
[3] *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*. U.S. Department of the Interior. National Park Service. Technical Preservation Services, Washington D.C., 2017.

obtrusive than they are now, stretching around behind the buildings".[4] A drive-up teller window could be accessed from the Seventh Street side of the parking lot and was included in the original construction.

The same *Pine Cone* article that described the future parking facilities also described the garden wall that would partially surround the community room. Originally, a small sculpture garden was planned for the walled space but it never came to fruition. In 2013 a portion of the wall on the south elevation was removed and the entire wall was shortened by twelve inches.

When it was constructed in 1972, the Palo Alto-Salinas Savings and Loan complex included a bank building, a community room, a parking lot, and a wall which surrounded the community room. Historical evaluations have concluded that the bank building is eligible for listing on the California Register of Historic Resources on the local level under Criterion Three (Architecture) because it embodies the distinctive characteristics of a type and period, and it represents the work of two Masters. The community room is not eligible for individual listing on the California Register on its own merit because it does not meet Criterion One (Events), Criterion Two (People), or Criterion Three (Architecture).

Like the Community Room, the parking lot and garden wall are not individually eligible for listing in the California Register. Following is an analysis of their eligibility based on CRHR designation criteria:

- ***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 (Criterion One)***
  There were no events in the parking lot or in the space enclosed by the garden wall that made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. The parking lot and garden wall are not eligible for listing under Criterion One.

- ***Associated with the lives of persons important to local, California or national history (Criterion Two)***
  The parking lot and garden wall did not play a significant role in the lives of any people important to local, California, or national history and they are not eligible for listing under Criterion Two.

- ***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 (Criterion Three)***

  The parking lot and garden wall are generic in design and do not exhibit the distinctive characteristics of a type, period, region, or method of construction. The parking lot in particular was designed to be unobtrusive and not to detract from the main bank building. Although the parking lot and community room were included in the Shaw and Burde plans for the complex, their creative energies were focused on the main bank building. The parking lot supported the bank's functions by offering customers convenient access. The garden wall never enclosed a sculpture court and in 2013 a portion of the wall was removed plus the entire wall was lowered by a foot, thus diminishing its original design and purpose. At one time, both the parking lot and

[4] *Carmel Pine Cone*. September 30, 1971, p. 19.

wall supported the bank's function but they do not contribute to the bank's distinction as a significant local representative of the Bay Region style of architecture. Neither can be considered a historic resource on their own merit and they are not eligible for listing under Criterion Three.

The Secretary of the Interior's Standards for Rehabilitation

Compliance Evaluation

As a historical resource, the Palo Alto-Salinas Savings and Loan Bank building is subject to review under the California Environmental Quality Act (CEQA). The parking lot, community room, and wall are not historic resources and are not individually subject to CEQA, however the impact of their proposed demolition on the historic resource is relevant under several of the Standards. Generally, under CEQA, a project that follows the *Standards for Rehabilitation* contained within *The Secretary of the Interior's Standards for the Treatment of Historic Properties* is considered to have mitigated impacts to a historical resource to a less-than-significant level (CEQA Guidelines 15064.5).

The impact of the proposed demolition of site features within the Palo Alto-Salinas Savings and Loan Bank complex are reviewed below with respect to the *Rehabilitation Standards*. The Standards are indicated in italics, followed by a discussion regarding the project's consistency or inconsistency with each Standard.

Standard One

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 bank building has been used as a bank, retail store and most recently as a restaurant. These different uses have required minimal change to its distinctive materials, features, spaces, and spatial relationships. The community room is separated from the main bank building by a walkway. Sheet A1.0 indicates that the proposed adjacent construction will be separated from the bank building by a new walkway. The new walkway will help to maintain spatial relationships between the buildings however that spatial relationship should be maintained from the ground level to the roof by a setback of the north elevation from the bank building. It is also recommended that the proposed walkway be the same width as the current walkway.

Standard Two

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 the property will be avoided.

The historic character of the bank building will not be altered. No distinctive materials will be removed. Features, and spaces will not be altered. The spatial relationship between the bank and the community room which has been established by the walkway separating the two should be maintained as part of the new construction. *The Secretary of the Interior's Guidelines for Rehabilitation* recommend that any new construction adjacent to a historic structure should be placed away from or at the side or rear of a historic building and must avoid obscuring, damaging, or destroying character-defining features of the building. It appears from the Site Plan that the bulk of the new building will be located behind the bank and set back from Seventh Street. The proposed work appears to be consistent with Standard Two.

Standard Three

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 historical properties, will not be undertaken.

No conjectural features or architectural elements that would create a false sense of history will be added to the historic resource. This Standard is not applicable.

Standard Four

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

The bank building has changed very little over time and there are no features that have achieved significance in their own right. This Standard is not applicable.

Standard Five

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

The community room will be demolished as part of this project. It is connected to the main bank building at the second-floor level by an elevated walkway. When the community room is demolished a gap will be created in the exterior wall of the bank building. The wall should be repaired by matching the original wall in design, color, texture, and if possible, materials. If this is clearly indicated on the construction plans, then the work will be consistent with Standard Five.

It is important that a historic structure be protected during adjacent construction. Demolition activities and construction on neighboring sites can cause immediate harm to the physical integrity of a historic building through concentrations of dust, fire, vibration, and more. The National Park Service provides guidance for the temporary protection of historic structures in Preservation Tech Note Number 3[5] (attached to this report).

Providing adequate protection involves the following steps:

1. Consultation between the historic building owner and development team to identify potential risks, negotiate changes and agree upon protective measures.

[5] Preservation Tech Notes, Protecting a Historic Structure during Adjacent Construction. Technical Preservation Services, National Park Service, 2001.

2. Documentation of the condition of the historic building prior to adjacent work.

3. Implementation of protective measures at both the construction site and the historic site.

4. Regular monitoring during construction to identify damage, to evaluate the efficacy of protective measures already in place, and to identify and implement additional corrective steps.

Work will be consistent with Standard Five if a protection plan is submitted to the HRB for review and approval prior to the commencement of any work on the proposed project.

Standard Six

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.

No work will be done on the historic bank building except for the repair of the wall juncture between the community room and bank. As stated in Standard Five, the repair of the bank wall should match the original wall in design, color, texture, and where possible, materials. Construction plans should clearly indicate how the wall will be repaired in order to be consistent with Standards Five and Six.

Standard Seven

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.

Surface cleaning is not proposed for the historic resource. This Standard is not applicable.

Standard Eight

Archeological resources will be protected and preserved in place.

The current parking lot will be demolished, and a 10,746 square foot basement area will be excavated which will serve as a parking garage, gym, and support services for the new building. Because there will be major ground disturbance, an archeological report should be prepared to evaluate whether any resources are present. If resources are discovered, appropriate mitigation measures should be implemented. The proposed work will be consistent with Standard Eight once an archaeological report is completed.

Standard Nine

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.

The new construction will demolish the parking lot, community room, and garden wall which are part of the bank complex however they are not significant in their own right. These features supported the bank's former function but do not support its eligibility under Criterion Three (Architecture). They are

not considered character-defining features. The pathway separating the community room and the bank creates an important spatial relationship that should be preserved, as discussed under Standards One and Two. The proposed work appears to be consistent with Standard Nine.

Standard Ten

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.

If removed in the future, the proposed new construction adjacent to the historic bank building will not impair the historic property and environment only if care is taken to remove the building following the guidance provided in Preservation Tech Note Number 3 and described under Standard Five.

Conclusion

The former Palo Alto-Salinas Savings and Loan complex consists of the historic bank building, a community room, a parking lot and garden wall. The primary building within the complex is the bank, and the property's architectural significance is predicated on the bank, not the community room which is simply an ancillary structure. The community room has been evaluated for eligibility for listing in the California Register based on its merits alone and it does not meet the criteria for listing as an individual resource.

The proposed project will meet Standards One, Two, Five, Six, Eight, Nine, and Ten of the Secretary of the Interior's Standards and Guidelines for Rehabilitation on the condition that recommendations in this report are carried out. Standards Three, Four, and Seven are not applicable to this project. If the proposed project meets the aforenamed Standards then the project will not have a significant impact on the historic bank building.

Respectfully Submitted,

Margaret Clovis

Margaret Clovis

Attachment 7

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APN: 010-145-012
022, & 023

DATE: DECEMBER 18, 2020
TRACK-2 SUBMITTAL

REVISIONS:

1 MARCH 4, 2021 FOREST & BEACH COMMISSION
2 MARCH 26, 2021 HISTORIC BOARD COMMISSION
3
4
5
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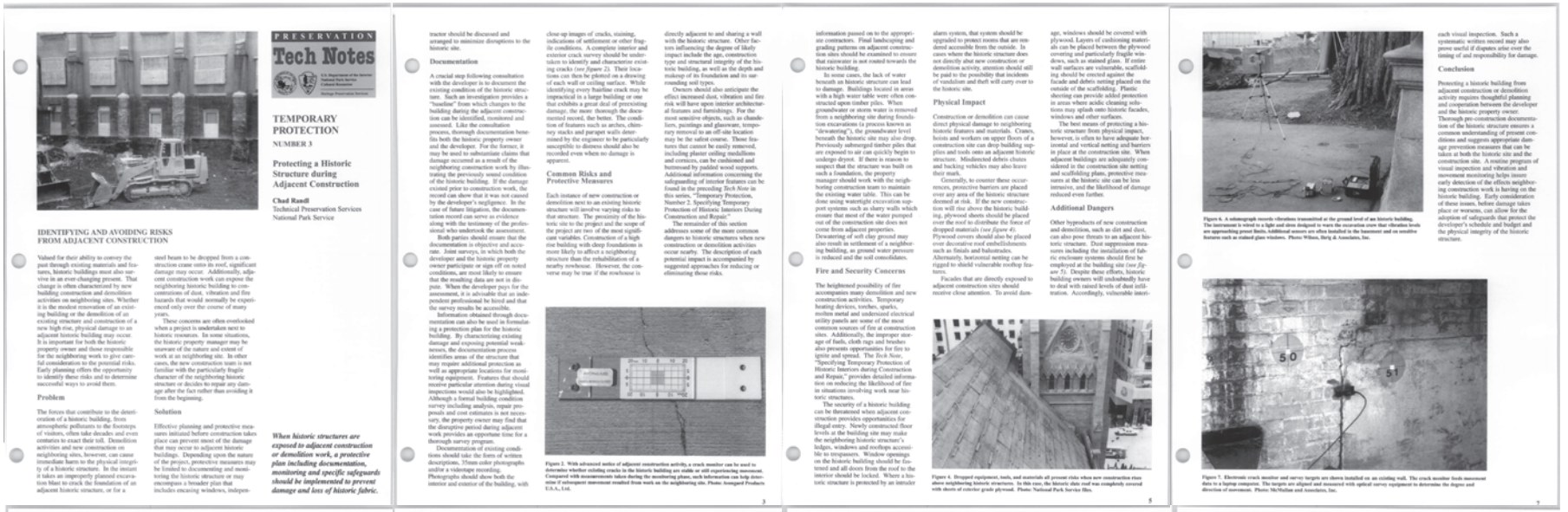
HISTORIC PRESERVATION CONDITIONS

SHEET NO.

A1.3 2



PRESERVATION Tech Notes

U.S. Department of the Interior · National Park Service · Cultural Resources · Heritage Preservation Services

TEMPORARY PROTECTION

NUMBER 3

Protecting a Historic Structure during Adjacent Construction

Chad Randl
Technical Preservation Services
National Park Service

IDENTIFYING AND AVOIDING RISKS FROM ADJACENT CONSTRUCTION

Valued for their ability to convey the past through existing materials and features, historic buildings must also survive in an ever-changing present. That change is often characterized by new building construction and demolition activities on neighboring sites. Whether it is the modest renovation of an existing building or the demolition of an existing structure and construction of a new high rise, physical damage to an adjacent historic building may occur. It is important for both the historic property owner and those responsible for the neighboring work to give careful consideration to the potential risks. Early planning offers the opportunity to identify these risks and to determine successful ways to avoid them.

Problem

The forces that contribute to the deterioration of a historic building, from atmospheric pollutants to the footsteps of visitors, often take decades and even centuries to exact their toll. Demolition activities and new construction on neighboring sites, however, can cause immediate harm to the physical integrity of a historic structure. In the instant it takes an improperly planned excavation blast to crack the foundation of an adjacent historic structure, or for a steel beam to be dropped from a construction crane onto its roof, significant damage may occur. Additionally, adjacent construction work can expose the neighboring historic building to concentrations of dust, vibration and fire hazards that would normally be experienced only over the course of many years.

These concerns are often overlooked when a project is undertaken next to historic resources. In some situations, the historic property manager may be unaware of the nature and extent of work at an neighboring site. In other cases, the new construction team is not familiar with the particularly fragile character of the neighboring historic structure or decides to repair any damage after the fact rather than avoiding it from the beginning.

Solution

Effective planning and protective measures initiated before construction takes place can prevent most of the damage that may occur to adjacent historic buildings. Depending upon the nature of the project, protective measures may be limited to documenting and monitoring the historic structure or may encompass a broader plan that includes encasing windows, independent review of excavation procedures and a range of other precautions. Cooperation between all parties can help to ensure that construction activity continues without interruption and that the neighboring historic building is preserved unharmed.

When historic structures are exposed to adjacent construction or demolition work, a protective plan including documentation, monitoring and specific safeguards should be implemented to prevent damage and loss of historic fabric.

The information provided in this *Tech Note* can serve as a basis for discussions between the historic property manager and the developer of the adjacent site aimed at ensuring the protection of the historic building in a cost-effective manner. This guidance is also applicable where new construction is undertaken on the same site as the historic structure.

Although adjacent construction work often poses a more immediate threat than the incremental impacts of weather or pollution, the best defense for both situations is that buildings be in good condition. A well maintained structure with tight mortar joints, strong connections between interior and exterior walls, solid foundations and sound plaster is at less risk from neighboring activity than a neglected structure.

Providing adequate protection involves the following steps: 1. consultation between the historic building owner and development team to identify potential risks, negotiate changes and agree upon protective measures; 2. documentation of the condition of the historic building prior to adjacent work; 3. implementation of protective measures at both the construction site and the historic site; and 4. regular monitoring during construction to identify damage, to evaluate the efficacy of protective measures already in place, and to identify and implement additional corrective steps.

Consultation

Early consultation between the historic property owner and the developer of the neighboring construction site is the first and often most important step. Establishing such contact has many advantages. Consultation provides the foundation for a mutually beneficial relationship that is cooperative rather than adversarial. The process gives the historic site owner an opportunity to become familiar with the scope of the impending project and for the development team to understand the historic structure's vulnerabilities. Consultation permits all parties a chance to propose, discuss, and negotiate changes to the construction plan that reduce the risk of damaging adjacent historic resources. The ultimate goal is to draft a protection plan acceptable to both parties.

Resolving concerns before construction is underway can save time and money, as well as the need to repair damaged historic fabric. It is crucial that such discussions take place during the paper stage of the project, before final decisions are made. If not, the developer may conclude that changes would be cost prohibitive and that it is preferable to repair damage after it takes place. Early consultation also provides information that can be used to assess whether the level of insurance coverage is sufficient to meet the specific project risks.

The owner of a historic property cannot in most cases compel the support and cooperation of the development team. If, after consultation has been attempted, the level of protection provided is not sufficient, the aid of local building officials should be sought. Local building officials, through the permitting process, can often insist that changes be made to development plans to ensure that adjacent properties are protected. Local building codes may also provide safeguards by establishing certain conditions such as maximum vibration levels.

Other parties can also participate in and contribute to the consultation process. The support of neighborhood committees, local non-profit preservation organizations, independent engineers and the historic district commission (if applicable) may be enlisted to ensure that protection concerns are fully addressed. The developer will benefit from the assembly of a team, including or representing the general contractor, architect, structural engineer, construction manager, and subcontractors, who can be present at consultation meetings and play a continuing role in ensuring protection efforts with development interests.

Preconstruction meetings should address several issues. Most important, the parties should reach an understanding about what steps will be taken to protect the historic structure (*see figure 1*). Responsibility for implementing the agreed upon protections should be established among the developer, the general contractor and relevant subcontractors, and the historic property owner. Such decisions should be listed in performance specifications that accompany agreements between the contractor and the developer. A walk-through of the historic building by the development team is also advisable. Finally, schedules for major work such as excavation, and requirements for materials delivery, site storage, and other use of the premises by the contractor should be discussed and arranged to minimize disruptions to the historic site.

Figure 1. Before new construction was undertaken to the left of this church, a subcontractor was hired to design a protective system for the tile roof and chimney windows. Drawing: Alex Shalders, Universal Builders Supply, Inc.

Documentation

A crucial step following consultation with the developer is to document the existing condition of the historic structure. Such an investigation provides a "baseline" from which changes to the building during the adjacent construction can be identified, monitored and assessed. Like the consultation process, thorough documentation benefits both the historic property owner and the developer. For the former, it may be used to substantiate claims that damage occurred as a result of the neighboring construction work by illustrating the previously sound condition of the historic building. If the damage existed prior to construction work, the record can show that it was not caused by the developer's negligence. In the case of future litigation, the documentation record can serve as evidence along with the testimony of the professional who undertook the assessment.

Both parties should ensure that the documentation is objective and accurate. Joint surveys, in which both the developer and the historic property owner participate or sign off on noted conditions, are most likely to ensure that the resulting data are not in dispute. When the developer pays for the assessment, it is advisable that an independent professional be hired and that the survey results be accessible.

Information obtained through documentation can also be useful in formulating a protection plan for the historic building. By characterizing existing damage and exposing potential weaknesses, the documentation process identifies areas of the structure that may require additional protection as well as appropriate locations for monitoring equipment. Features that should receive particular attention during visual inspections would also be highlighted. Although a formal building condition survey including analysis, repair proposals and cost estimates is not necessary, the property owner may find that the disruptive period during adjacent work provides an opportune time for a thorough survey program.

Documentation of existing conditions should take the form of written descriptions, 35mm color photographs and a videotape recording. Photographs should show both the interior and exterior of the building, with close-up images of cracks, staining, indications of settlement or other fragile conditions. A complete interior and exterior crack survey should be undertaken to identify and characterize existing cracks (*see figure 2*). Their locations can then be plotted on a drawing of each wall or ceiling surface. While identifying every hairline crack may be impractical in a large building or one that exhibits a great deal of preexisting damage, the more thorough the documented record, the better. The condition of features such as arches, chimney stacks and parapet walls determined by the engineer to be particularly susceptible to distress should also be recorded even when no damage is apparent.

Common Risks and Protective Measures

Each instance of new construction or demolition next to an existing historic structure will involve varying risks to that structure. The proximity of the historic site to the project and the scope of the project are two of the most significant variables. Construction of a high rise building with deep foundations is more likely to affect a neighboring structure than the rehabilitation of a nearby rowhouse. However, the converse may be true if the rowhouse is directly adjacent to and sharing a wall with the historic structure. Other factors influencing the degree of likely impact include the age, construction type and structural integrity of the historic building, as well as the depth and makeup of its foundation and its surrounding soil types.

Owners should also anticipate the effect increased dust, vibration and fire risk will have upon interior architectural features and furnishings. For the most sensitive objects, such as chandeliers, paintings and glassware, temporary removal to an off-site location may be the safest course. Those features that cannot be easily removed, including plaster ceiling medallions and cornices, can be cushioned and buttressed by padded wood supports. Additional information concerning the safeguarding of interior features can be found in the preceding *Tech Note* in this series, "Temporary Protection, Number 2, Specifying Temporary Protection of Historic Interiors During Construction and Repair."

The remainder of this section addresses some of the more common dangers to historic structures when new construction or demolition activities occur nearby. The description of each potential impact is accompanied by suggested approaches for reducing or eliminating these risks.

Figure 2. With advanced notice of adjacent construction activity, a crack monitor can be used to determine whether existing cracks in the historic building are stable or still experiencing movement. Compared with measurements taken during the monitoring phase, such information can help determine if subsequent movement resulted from work on the neighboring site. Photo: Avongard Products U.S.A., Ltd.

Vibration

Demolition and new foundation work are common sources of vibrations that can affect adjacent historic buildings. Such tools and methods used in demolition, such as impact hammers, wrecking balls, pavement breakers and implosion blasting, produce vibrations that may be transmitted to the historic structure. Similarly, techniques used to prepare new foundations for the new (pile driving and blasting) create potentially dangerous vibrations. Vibrations may also be caused by increased truck traffic accompanying new construction or demolition work. In all cases, the force of the vibrations reaching the adjacent historic structure depends upon the activity generating the vibrations, the distance between the source and the existing structure, and the type of soil or pavement found between the two.

Historic structures may be particularly vulnerable to the types of vibrations generated at an adjacent site. Deformed mortar joints and plaster alterations may have produced structural weak points that are susceptible to damage. Historic finishes, such as plaster walls and ceilings, lack the flexibility to accommodate structural movement, while shallow foundations (common in historic buildings) may lack the lateral support vibration induced movement.

Mitigating the effects of vibrations should begin during the consultation process when acceptable levels can be set and alternative processes explored. Hand demolition is an appropriate substitute when conventional demolition activities may cause excessive vibrations. If the damage is likely to damage adjacent structures, the contractor may be able to employ less vibration-prone piles that are inserted in bored holes rather than drives. Lower vibration levels can also be achieved by "jacking-in" or pressing the piles into the ground. Locating delivery entry and exit points farther from the historic site may reduce vibrations caused by increased vehicular traffic. Once construction is under way, continual crack and vibration monitoring provides an effective warning system, indicating that established safe thresholds have been crossed.

Movement

Excavation and foundation work can also cause ground displacement and movement of an adjacent historic building. New construction almost invariably calls for digging a foundation that is much deeper than the foundations of neighboring historic buildings. This is especially true for projects that include underground parking facilities. A historic structure, with a shallow masonry or stone foundation and wall footings, may experience corresponding displacement that can result in major structural damage.

Efforts to control movement should begin during the consultation phase. Whether the developer's engineer selects underpinning or strengthened excavation walls with tie backs as the means to resist movement of the adjacent structure, the historic building should retain its own engineer to review the plans (*see figure 3*). The consulting engineer should ensure that the selected approach addresses the unique characteristics and vulnerabilities of the historic structure and that even incidental movement is restricted.

Water

A well functioning water drainage system is essential to the protection of any historic structure. This system can easily be rendered ineffective by neighboring construction or demolition work. Debris originating at the construction site often finds its way to the gutters, downspouts and drains of an adjacent building. Drainage mechanisms may also become inoperable when excavation workers inadvertently seal off or collapse old pipes entering from neighboring buildings. If blocked pipes cannot remove water from both above and below the surface of an historic site, excessive moisture levels or flooding may result.

Regular visual inspections (part of the monitoring program described later) are one of the best means of thwarting increased moisture levels. The inspection procedure should include checking gutters, valleys and exposed drains for any obstructions. Also, indications of dampness or water damage in the basement and where gutters and downspouts enter buildings surfaces should be noted.

Construction site runoff from cement mixing and cleaning and dust suppression activities should not flow toward the historic property. Although placing screens and wire cages over exposed areas of the drainage system may provide some protection from obstructions, such installations need to be inspected just as frequently. Low-pressure water washes can occasionally be used to flush the system of dirt and debris. To reduce the possibility that pipes will be damaged at the adjacent construction site, all concealed pipes should be traced from their origins at the historic structure and the

Figure 3. Concrete pier underpinning to an existing building may be necessary when adjacent construction occurs. In this example, pits are hand dug beneath the foundation of the historic building to provide space for wood forms. After concrete is poured into the forms, the space between the top of the pier and the bottom of the original foundation is packed with a quickstarting grout. The historic building owner should retain an independent engineer to ensure that the underpinning plan adequately protects the historic structure. Photo: Professor Arpad Horvath, Department of Civil and Environmental Engineering, University of California, Berkeley.

information passed on to the appropriate contractors. Final landscaping and grading patterns on adjacent construction sites should be examined to ensure that rainwater is not routed towards the historic building.

In some cases, the lack of water beneath an historic structure can lead to damage. Buildings located in areas with a high water table were often constructed upon timber piles. When groundwater or storm water is removed from a neighboring site during foundation excavations (a process known as "dewatering"), the groundwater level beneath the historic site may also drop. Previously submerged timber piles that are exposed to air can quickly begin to undergo dryrot. If there is reason to suspect that the structure was built on such a foundation, the property manager should work with the neighboring construction team to maintain the existing water table. This can be done using watertight excavation support systems such as slurry walls which ensure that most of the water pumped out of the construction site does not come from adjacent properties. Dewatering of soft clay ground may also result in settlement of a neighboring building, as ground water pressure is reduced and the soil consolidates.

Fire and Security Concerns

The heightened possibility of fire accompanies many demolition and new construction activities. Temporary heating devices, torches, sparks, molten metal and undersized electrical utility panels are some of the most common sources of fire at construction sites. Additionally, the improper storage of fuels, cloth rags and brushes also presents opportunities for fire to ignite and spread. The *Tech Note*, "Specifying Temporary Protection of Historic Interiors during Construction and Repair," provides detailed information on reducing the likelihood of fire in situations involving work near historic structures.

The security of a historic building can be threatened when adjacent construction provides opportunities for illegal entry. Newly constructed floor levels at the building site may make the neighboring historic structure's ledges, windows and rooftops accessible to trespassers. Window openings on the historic building should be fastened and all doors from the roof to the interior should be locked. Where a historic structure is protected by an intruder alarm system, that system should be upgraded to protect rooms that are rendered accessible from the outside. In cases where the historic structure does not directly abut new construction or demolition activity, attention should still be paid to the possibility that incidents of vandalism and theft will carry over to the historic site.

Physical Impact

Construction or demolition can cause direct physical damage to neighboring historic features and materials. Cranes, hoists and workers on upper floors of a construction site can drop building supplies and tools onto an adjacent historic structure. Misdirected debris chutes and backing vehicles may also leave their mark.

Generally, to counter these occurrences, protective barriers are placed over any area of the historic structure deemed at risk. If the new construction will rise above the historic building, plywood covers should also be placed over the roof to distribute the force of dropped materials (*see figure 4*). Plywood covers should also be placed over decorative roof embellishments such as finials and balustrades. Alternately, horizontal netting can be rigged to shield vulnerable rooftop features.

Facades that are directly exposed to adjacent construction sites should receive close attention. To avoid damage, windows should be covered with plywood. Layers of cushioning materials can be placed between the plywood covering and particularly fragile windows, such as stained glass. If entire wall surfaces are vulnerable, scaffolding should be erected against the facade and debris netting placed on the outside of the scaffolding. Plastic sheeting can provide added protection in areas where adjacent cutting solutions may splash onto historic facades, windows and other surfaces.

The best means of protecting a historic structure from physical impact, however, is often to have adequate horizontal and vertical netting and barriers in place at the construction site. When adjacent buildings are adequately considered in the construction site netting and scaffolding plans, protective measures at the historic site can be less intrusive, and the likelihood of damage reduced even further.

Additional Dangers

Other byproducts of new construction and demolition, such as dirt and dust, can also pose threats to an adjacent historic structure. Dust suppression measures (ones including the installation of fabric enclosure systems should first be employed at the building site (*see figure 5*). Despite these efforts, historic building owners will undoubtedly have to deal with stained levels of dust infiltration. Accordingly, vulnerable interior objects and artifacts should be covered or temporarily moved to another location. Windows can be taped shut or temporarily sealed with clear polyethylene sheets. Additional mats or carpets near entrances can help reduce the amount of dirt tracked inside. An accelerated maintenance program that includes thorough and frequent cleaning and HVAC filter replacement, is an effective means of addressing the degraded environment surrounding a construction site. To lessen the chance of airborne asbestos infiltration, the exhaust from sealed work areas must be properly filtered and vented away from historic buildings.

Figure 5. The historic building on the left is partially protected from debris and dust generated by the renovation of the structure to the right. Such temporary systems consist of a polyethylene sheet or other fabric shell stretched between an aluminum frame. Photo: Walton Technology, Inc.

The owner of a historic property should anticipate the increased rodent and pest pressure that accompanies major demolition activity. Newly opened holes in old foundations are easy escape routes that should be promptly sealed. The construction or demolition site rodent control plan should include provisions for protecting adjacent historic resources. Concurrently, the historic property owner should consider securing a contract with an independent exterminator company. Plans should include both preventive measures to reduce conditions favorable to infestation as well as a system of eradication such as rodenticide and traps.

Monitoring

A monitoring program should be established during the consultation and documentation phases and continued until adjacent work is finished. It is undertaken to detect, gauge, record and interpret structural movement, the effects of vibration and other dangers to the historic building that result from neighboring construction or demolition work. Data collected during the monitoring program can serve as a baseline for any subsequent movement or changes to site drainage patterns that arise within the first years after construction is completed. Ultimately, monitoring shows the degree to which steps taken to protect an historic structure from adjacent construction are sufficient and successful.

Because of liability concerns, those responsible for a new development will often arrange to monitor an adjacent structure. As with a documentation program, the historic property owner may want to hire an independent engineer to review both the monitoring process and the measurements that result.

The extent of the monitoring program and the tools used will depend upon the scope of the adjacent activity. A basic plan to address concerns over vibration levels may include a slight seismograph placed on the structure's basement floor. More comprehensive measurements can be obtained by locating sensors at several points throughout the structure and the ground immediately adjacent to the historic building foundation (*see figure 6*).

Whether acceptable vibration levels are mandated by law or left to the discretion of a project engineer, thresholds should take into account surrounding soils, the makeup and condition of the adjacent foundation and the particular vulnerabilities of the historic resource. Construction projects that involve major excavation work next to historic structures should include a program of test blasting before work begins. Testing various charges, delays and blast designs can help ensure that effective and safe blasting is controlled and that limits blast damage to a neighboring property.

Structural movement as described in the preceding section is detected and recorded using a number of different tools. Electronic crack monitors can feed precise movement measurements to laptop computers can be placed across existing cracks (*see figure 7*). When budgets are tight or a large number of cracks are involved, inexpensive telltales made from two sheets of overlaid plastic with a grid can be used to track changes.

Optical survey instruments provide another means of detecting vertical and lateral movement within a historic building. Control points are established and marked by targets or reflectors on the historic structure facade and interior walls before adjacent construction begins. The location of each of these markers is precisely measured at regular intervals. Engineers then use the resulting information to determine whether the markers have shifted from their original positions and, if so, the rate and direction of movement.

A program of visual inspections undertaken by a qualified conservator or engineer is an important adjunct to technical monitoring procedures. Inspectors should look for newly opened cracks, other signs of settlement and movement, and evidence of increased dampness or water infiltration. Additionally, visual inspections should ensure that temporary protective coverings are secure, that dust and dirt are not accumulating in the historic building, and that fire and hazardous material protection provisions are being upheld. A checklist can be drawn up during the consulting and documentation phases for use during each visual inspection. Such a systematic written record may also prove useful if disputes arise over the timing of and responsibility for damage.

Conclusion

Protecting a historic building from adjacent construction or demolition activity requires thoughtful planning and cooperation between the developer and the historic property owner. Thorough pre-construction documentation of the historic structure ensures a common understanding of present conditions and suggests appropriate damage prevention measures that can be taken at both the historic site and the construction site. A routine program of visual inspection and vibration and movement monitoring helps insure early detection of the effects neighboring construction work is having on the historic building. Early consideration of these issues, before damage takes place or worsens, can allow for the adoption of safeguards that protect the developer's schedule and budget and the physical integrity of the historic structure.

Figure 6. A seismograph records vibrations transmitted at the ground level of an historic building. The instrument is wired to a light and siren designed to warn the excavation crew that vibration levels are approaching preset limits. Additional sensors are often installed in the basement and on sensitive features such as stained glass windows. Photo: Wilson, Ihrig & Associates, Inc.

Figure 4. Dropped equipment, tools, and materials all present risks when new construction rises above neighboring historic structures. In this case, the historic slate roof was completely covered with sheets of exterior grade plywood. Photo: National Park Service files.

Figure 7. Electronic crack monitor and survey targets are shown installed on an existing wall. The crack monitor feeds movement data to a laptop computer. The targets are aligned and measured with optical survey equipment to determine the degree and direction of movement. Photo: McMullan and Associates, Inc.

Checklist for Historic Property Owner and Historic Site

- ☐ Consult with developer, and other parties to determine extent of work and identify necessary protective measures
- ☐ Conduct survey of existing conditions, including 35 mm photographs, crack inventory and description of other damage
- ☐ Include historic building in construction site fire plan
- ☐ Secure windows and rooftop doors that are made accessible by new construction
- ☐ Remove particularly fragile interior objects and furnishings from site
- ☐ Install temporary supports beneath fragile features that are not moved
- ☐ Place plywood coverings on openings that face construction area
- ☐ If adjacent construction rises above historic site, protect roof with plywood covering, encase rooftop embellishments
- ☐ If construction is directly adjacent, cover historic facade to protect against mortar and acidic cleaning solution
- ☐ Install temporary floor coverings at entrance and seal windows facing construction site to limit dust infiltration
- ☐ Remove dust from interior surfaces on accelerated schedule
- ☐ Clean HVAC system & filters on accelerated schedule
- ☐ Clear obstructions from gutters and drainage system regularly
- ☐ Establish monitoring program, including:
  - 1) Seismographs to ensure that effects of blasting, pile driving and other work are at acceptable levels
  - 2) Crack monitors and optical survey methods to detect movement
  - 3) Schedule of regular visual inspection

Checklist for Development Team and Construction Site

- ☐ Consult with historic property owner and other relevant parties to identify necessary protective measures
- ☐ Review and sign off on pre-construction condition survey of adjacent property
- ☐ Arrange for delivery locations and times to limit disruption and possible damage to neighboring historic structure
- ☐ Explore excavation and demolition methods that produce low vibration levels
- ☐ Limit movement of adjacent building with sufficient underpinning or reinforced excavation walls
- ☐ Reduce blasting charges to adjacent ground water level during excavation
- ☐ Ensure water runoff is not directed toward historic structure
- ☐ Install appropriate debris nets to prevent dropped materials from impacting historic building
- ☐ Direct debris chutes away from historic structure
- ☐ Install fabric enclosure system to reduce spread of construction dust
- ☐ Include adjacent historic building fire plan and ensure fuels, rags and brushes are stored appropriately and not directly adjacent to historic site
- ☐ If asbestos or lead remediation is involved, ensure exhaust from sealed building is filtered and vented away from historic structure and that lead chips are gathered and removed
- ☐ Include adjacent historic structure in rodent control program and seal openings in demolished foundation
- ☐ Participate in monitoring program at historic site to ensure that vibration levels or indications of movement are within established thresholds

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PRESERVATION TECH NOTES are designed to provide practical information on traditional practices and innovative techniques for successfully maintaining and preserving cultural resources. All techniques and practices described herein conform to established National Park Service policies, procedures and standards. This Tech Note was prepared pursuant to the National Historic Preservation Act which direct the Secretary of the Interior to develop and make available to government agencies and individuals information concerning professional methods and techniques for the preservation of historic properties.

Comments on the usefulness of this information are welcomed and should be addressed to PRESERVATION TECH NOTES, Technical Preservation Services NC200, National Center for Cultural Resources, National Park Service, 1849 C Street, NW, Washington, DC 20240.

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APN: 010-145-012
022, & 023

DATE: DECEMBER 18, 2020

TRACK-2 SUBMITTAL

REVISIONS:

1. MARCH 4, 2021 FOREST & BEACH COMMISSION
2. MARCH 26, 2021 HISTORIC BOARD COMMISSION
3.
4.
5.
6.

HISTORIC PRESERVATION CONDITIONS

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Historic Resources Board

April 19, 2021

Attachment 8

Archaeological Reports

Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Numbers 010-145-023 & 010-145-024 in the City of Carmel-By-the-Sea County of Monterey, California

Prepared for
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February 2021

Evidence of Native American Remains on Site?	Yes__ No_x_
Evidence of Anything of Archaeological Significance?	Yes__ No_x_
Positive Findings of Historical Significance?	Yes__ No_x_

TABLE OF CONTENTS

Introduction

In February 2021 Mr. Alem Dermicek authorized me to conduct a preliminary cultural resources reconnaissance for two parcels in downtown Carmel-By-The-Sea, Assessor's Parcel Numbers (APNs) 010-145-023 & 010-145-024 in Carmel-By-The-Sea (**Figure 3**), County of Monterey, California (**Figure 2**). Plans are proposed to demolish the existing structures on these parcels and to construct a new commercial building. Because these plans include subsurface disturbance of soils, and because the project parcel is located in an area of archaeological sensitivity, the Carmel-By-The-Sea Community Development Department has required an archaeological survey for the permitting process.

In 2019 the author conducted a preliminary archaeological survey for the parcel, APN 010-145-012, to the south of the two project parcels surveyed for this report (Morley 2019). No cultural resources were observed during that survey.

In accordance with the California Environmental Quality Act (1970), site record searches have been conducted through the Northwest Information Center at Sonoma State University in Rohnert Park (File numbers 18-1641, F/X-127, 03-568, 02-344, 03-442). A subsequent archaeological reconnaissance was conducted on February 25, 2021. This report presents the results of the archaeological site record searches, subsequent archaeological reconnaissance, and professional recommendations.

Project Location and Description

The project parcels are both 4,000 square feet in area located on, Dolores Street, 2 SE of 7th, south of Ocean Avenue, north of 8th Avenue, between San Carlos Street and Dolores Street. The parcels may also be located on the Monterey United States Geological Survey 7.5 minute series [1997] Quadrangle, Zone 10 (**Figure 2**). The Universal Transmercator Grid coordinates calculated for the center of these parcels are approximately 596482.1metersE/4045866metersN. The project parcels are approximately one-half mile east of Carmel Bay. Elevation of the parcels is approximately 200 feet above mean. The nearest reliable source of fresh water is the Carmel River, about one third mile to the south.

These two project parcels surveyed for this report are APN 010-145-023 and APN 010-145-024. APN 010-145-023 has existing structures as two-story community room building and two trellises. APN 010-145-024 is an asphalt parking area. As mentioned above the author conducted a preliminary archaeological survey for APN 010-145-012, which adjoins the two parcels (the subject APNS of this report) on the south of APN 010-145-024. Therefore, the project includes a lot merger of three lots, APNs 010-145-012, 010-145-023 and 010-145-024. By this merger the total project lot size would be 12,000 square feet. Existing development on all three APNS are proposed.

Plans proposed for the project parcels include a new commercial building with an underground garage and storage area with mechanical equipment serving the upper two floors (**Figure 5**). The proposed garage ceiling/floor structure are planned to be post tensioned concrete slab. The proposed

upper two floors are planned to be wood structure. The proposed ground floor would house eleven (11) commercial tenants and the second-floor proposal is for eight (8) apartments. The sizes for each floor are as follows: basement is proposed to be 11,371 square feet in area; the ground floor is proposed to be 8,614 square feet in area, and second floor is proposed to be 8,521 square feet in area for total of 28,506 square feet of developed interior spaces. The proposed project also includes yards, courtyards, second floor balconies and roof top terraces for four apartments with landscape and trees in raised planters.

There is little vegetation on the project parcels surveyed for this report. There is a large Monterey Pine (*Pinus radiata*) on the west (street) side of APN 010-145-023 and a small cypress on the west corner of 010-145-024. Although visual inspection of the soils on the project parcel is obscured by the structures and the asphalt, soils are adequately exposed along three sides of these parcel (**Figures 7, & 8**).

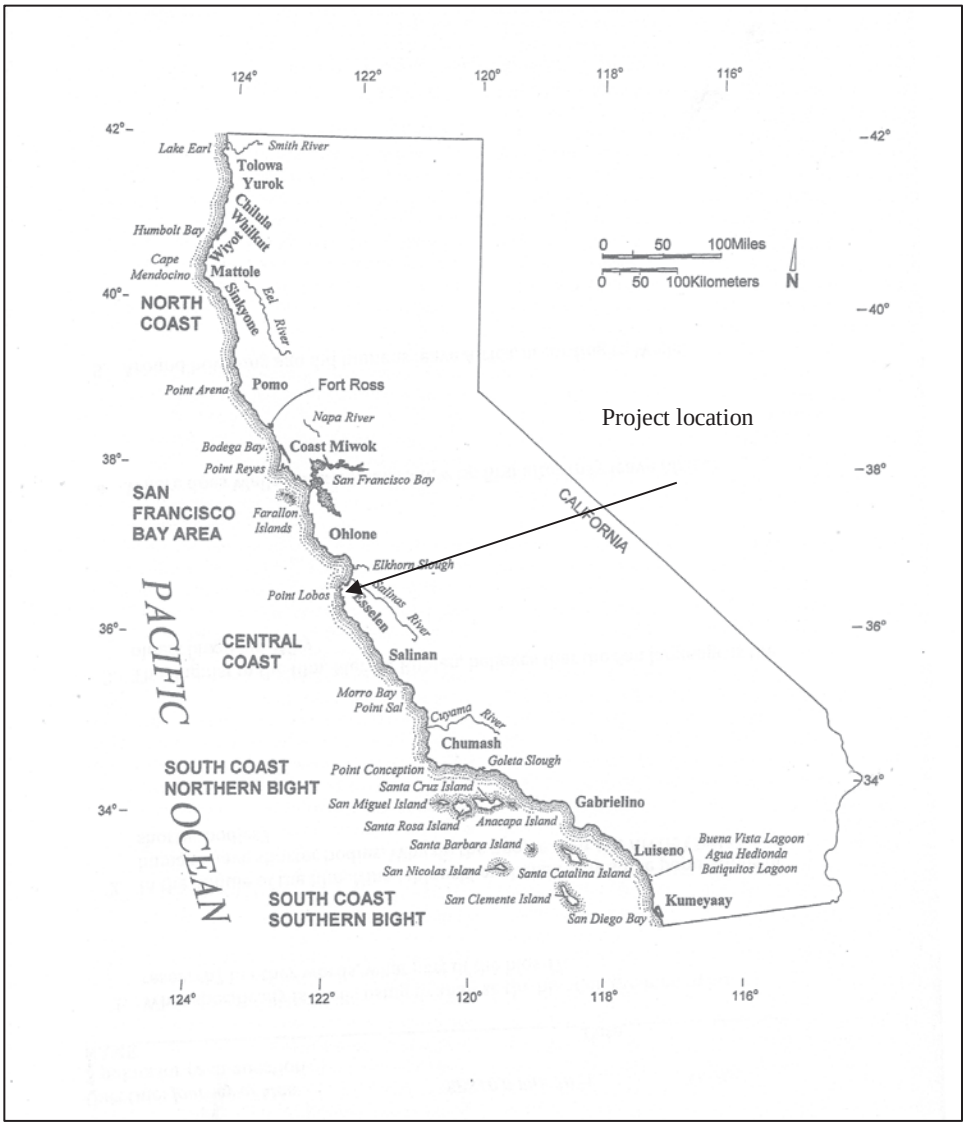

Figure 1: Regional Location Map for City of Carmel-By-The-Sea, (Erlandson and Jones 2002).

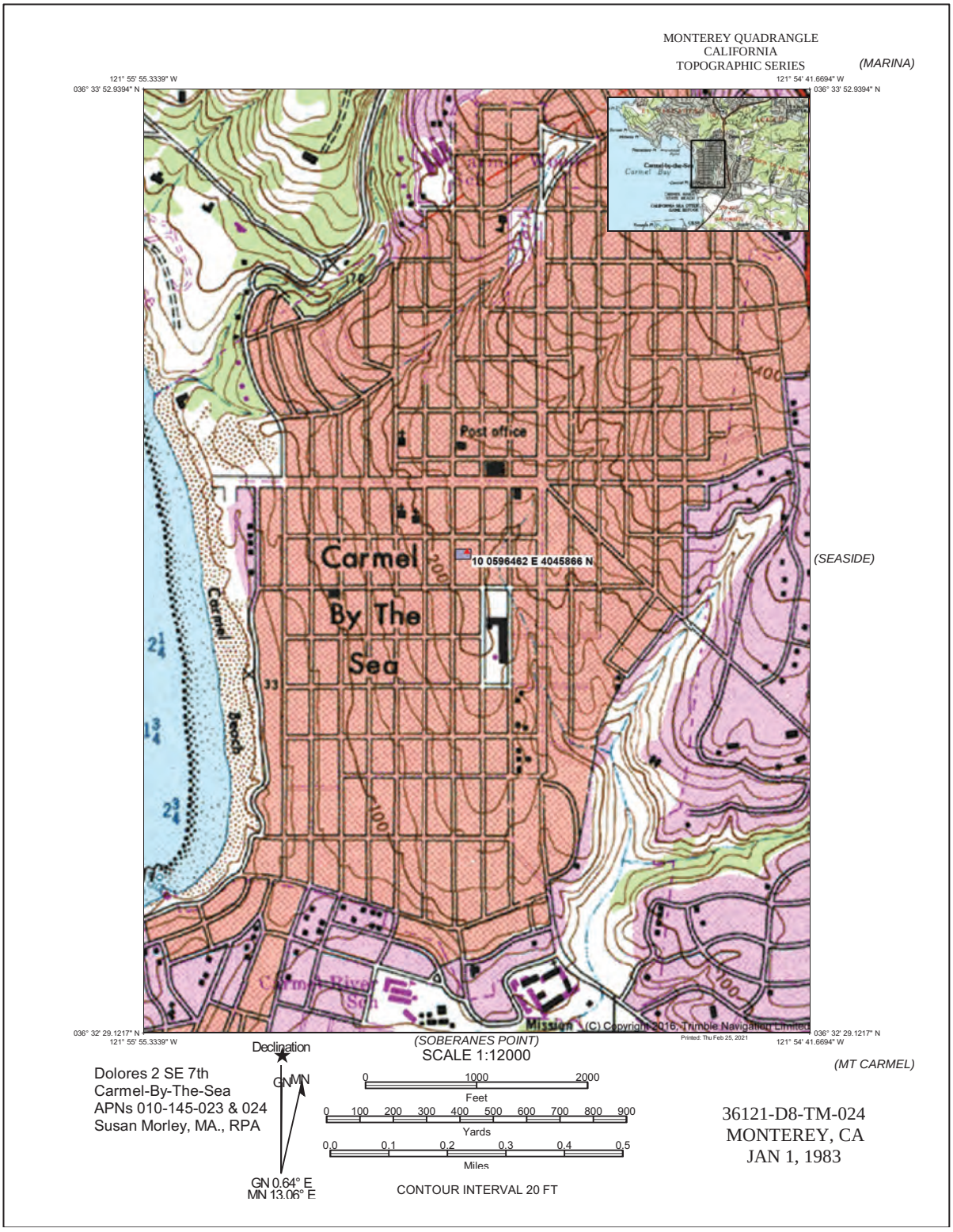

Figure 2: The project parcel is located on a portion of the United States Geological Survey Monterey Quadrangle (1983).

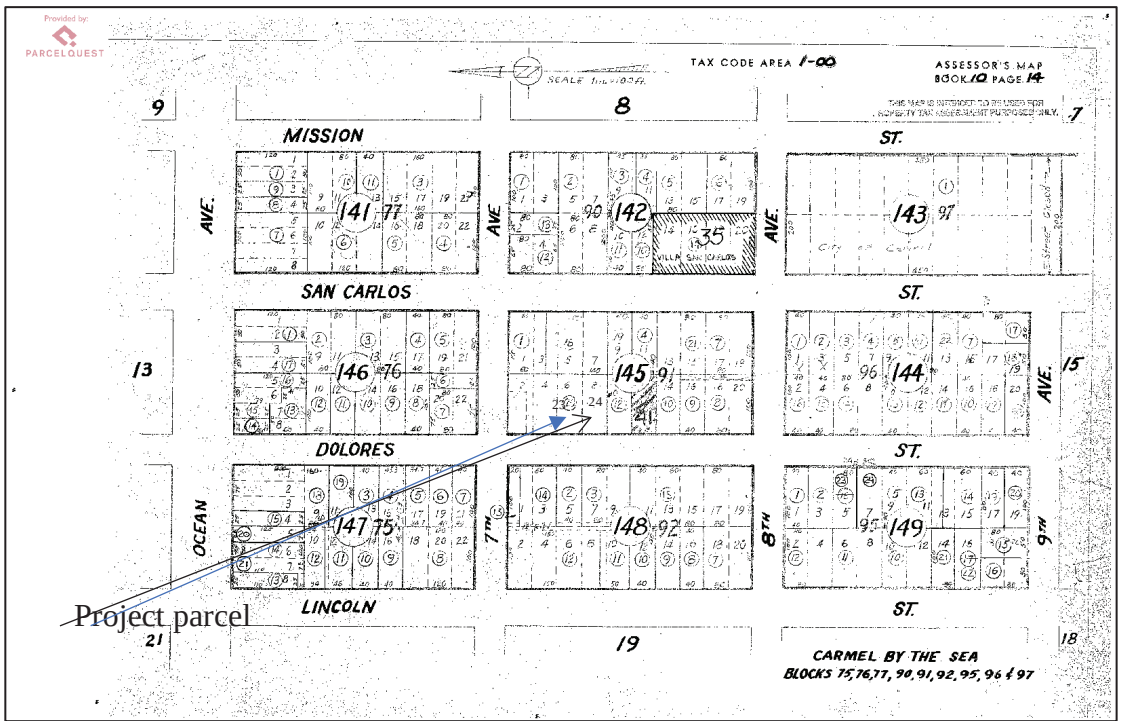

Figure 3: Monterey County Assessor's Parcel map for the project parcels, APNs 010-145-023 & 010-145-024.

Figure 4: Monterey County Assessor's aerial map for the project parcels, APNs 010-145-023 & 010-145-024.

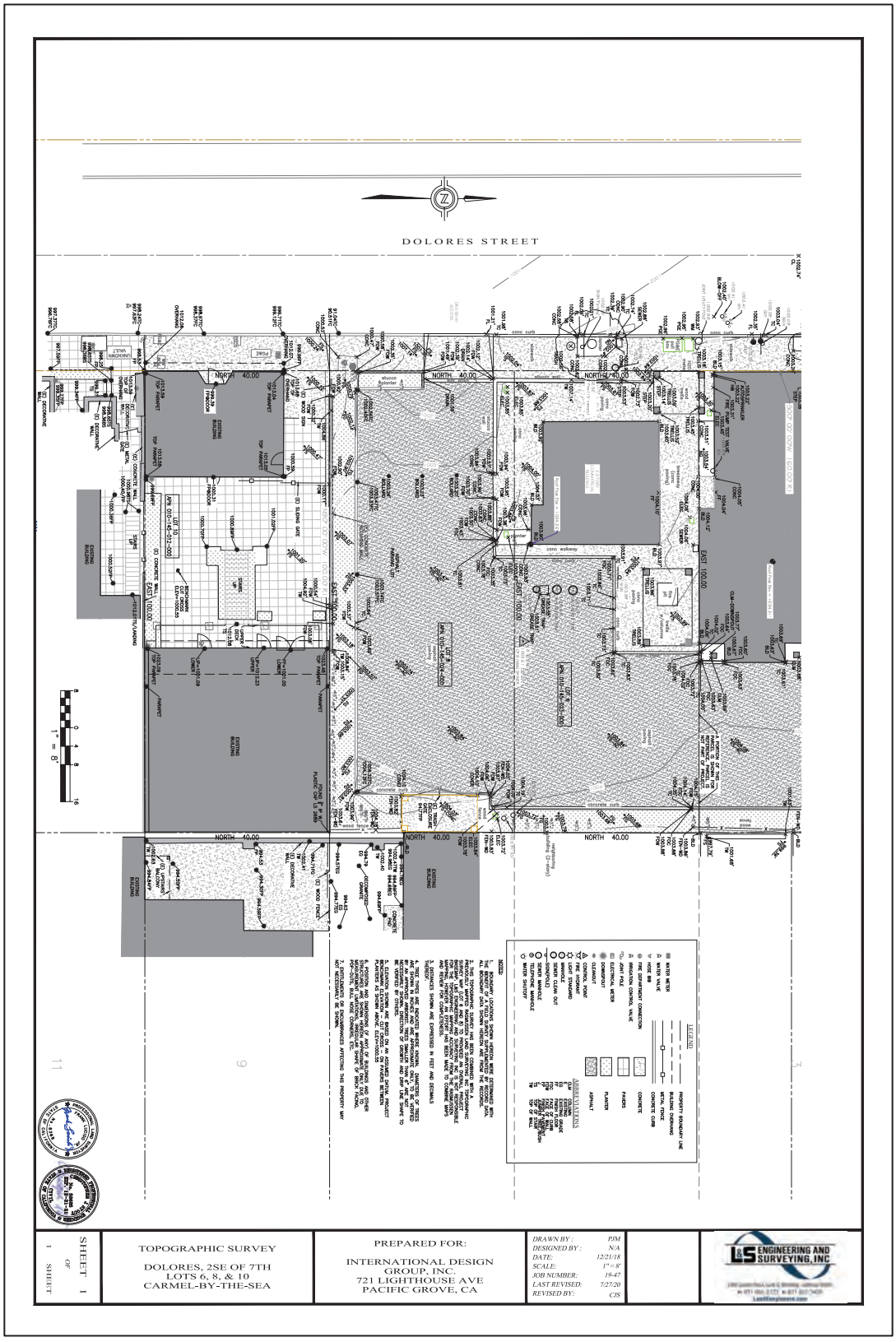

Figure 5: Project site plans

Regional Studies

There are thousands of archaeological sites in Monterey County that are categorized most often as historic or prehistoric. Recently Panich and Schneider, focusing on sites from Marin County, suggested that the use of a "triad"—the conventional use of prehistoric, protohistoric, and historic, is no longer useful. "Not only do recording systems that rely on the prehistoric, protohistoric, and historic triads perpetuate outdated assumptions about the disappearance of Indigenous societies, but they also obscure the realities of lived experience and the element of power inherent in the process of colonialism (Panich & Schneider 2019, 664).

As of this date CA-MNT-17C on Carmel Point has yielded the earliest date for a habitation site on the central coast. The late Dr. Gary Breschini, and Lynn Mounday, obtained a radiocarbon date of 9,400 YBP (Breschini, 2012) for CA-MNT-17C, the most studied archaeology site on Carmel Point. Earlier archaeologists documented an early occupation site along the central coast of California dating to 8,350 BC, the Cross Creek site, in San Luis Obispo County (Jones *et. al.* 2002), evidence for human occupation on the California coast to the terminal Pleistocene. These studies provide evidence that a separate migration of people may have initially populated the central coast. Today early inhabitants are considered as having practiced a different subsistence technology from the inland groups. This has been determined by the recovery of milling stones and crude core and flake lithic technologies that do not appear in association with inland sites.

When the Spanish arrived in Monterey the Esselen and Costanoan societies subsisted as hunter-gatherers. They crafted mortars and pestles, and manos and metates from local granite, mudstone, and sandstone with which they processed vegetable foods. They cultivated and utilized tobacco (Eerkens *et al.* 2018) and that is perhaps the only plant they did cultivate. They also practiced controlled burning to manage the land (Lewis 1978). Amah Mutsun Tribal Band of San Juan Bautista (Costanoan) are reviving such practices at Quiroste near Anõ Nuevo.

Costanoan and Esselen societies are considered to have been semisedentary with a partial dependence on acorn crops. There habitation sites are most often found at the confluence of streams or along streams, and in the vicinity of natural springs ad seeps; however, the original location of these drainages may have been altered. Esselen sites are found on the north and south banks of almost every drainage that empties into the Pacific Ocean. Gathering and processing sites are found on the shoreline.

In the early 1900s California's first anthropologist, Alfred Kroeber, conducted what he called salvage anthropology on tribes whose culture had been seriously disrupted by missionization. Kroeber formulated his idea of 'tribelets' from groups that were already missionized. Bean with Lawton (1973) and Bean with Blackburn (1976) understood that the prehistoric societies of the region we now call California were more connected and complex than Kroeber had initially made them out to be. Bean wrote that the people living in villages of close proximity intermarried and were thus related families. Milliken's ethnographies of the regions prehistoric tribes provided evidence that elite people from the various villages of the Monterey Bay region intermarried to form political alliances (1995 & 1987).

Studies based upon mission records have provided the names and locations of the many villages of the Monterey region (**Figure 5**). Groups of Esselen speakers and those now referred to as Southern Costanoan or "rumsien"-speakers intermarried before missionization, at the missions where they were forced to convert to Catholicism (that is the San Carlos, Soledad, and San Antonio Missions) and after missionization. Beginning in 1770, Esselen and Costanoan converts and other Native American people were taken into the mission system and called "neophytes", from the Spanish, *neofitas*, derived from the Latin for "newly planted".

Ethnographic Background

The people indigenous to the Monterey Bay Region were known as *Rumsen, Esselen, Guacharonnes, Ecclemachs, Sakhones, Sureños, and Carmeleños. "The Indian clans were known as Ensenes, Excelenes, Achistas, Runsenes, Sakhones, and were considered as belonging to one nation"* (Salvador Mucjai quoted in Taylor 1856: 5).

When the Spanish missionaries arrived in the late 18th century, they immediately began to evangelize the indigenous people, taking them into the missions where they labored for the Spanish padres who called them *Costaños*, or coast dwellers. This name was anglicized to Costanoan, for all of the tribes already inhabiting the region between the San Francisco and Monterey Bays, even though the aboriginal people of the present day region comprised many more distinct language groups and tribes (Milliken 1995) and were multilingual peoples.

The indigenous peoples of the central coast today are identified according to linguistic groups, Esselen and Costanoan, aka Rumsen, aka Ohlone speakers. It is theorized by Breschini (2004) and others that the Esselen societies were the first to occupy the region of the Central Coast, for close to or more than 10,000 years BP. The root language of Esselen is Hokan (*Hulele*) the same as for the Pomo to the north. Dr. Breschini hypothesized that circa 3,000 years ago the Penutian speakers, or the Costanoan, intruded into the Esselen homelands and pushed Hokan speakers south and north. Several modern day tribes are composed of both Costanoan/Rumsien/Ohlone and Esselen lineages, and their membership is derived from the mission records.

The Southern Costanoan (*Rumsen, Rumsien,* or *Ohlone*) aboriginal territory extended from the Pajaro River south to either Palo Colorado Canyon (according to Breschini) or Big Sur (the Little Sur River according to Milliken) and east into the lower Carmel Valley. More commonly, people refer to them as Ohlone, though this would be incorrect technically for Monterey (Escobar *et al*., 1998). Only those taken into Mission San Jose referred to themselves as Ohlone in the 1906 and 1928 census records.

Breschini also theorized that upper eastern Carmel Valley and Cachagua were a refuge for Costanoan and Esselen people seeking to escape the missions. Historically, the Costanoan speakers occupied the Monterey Peninsula and the Santa Lucia Mountains from Carmel Valley to the somewhere between Palo Colorado Canyon or Point Sur and inland to Salinas, Spreckles, and south to Soledad (**Figure 5**). There is a considerable body of data suggesting the Esselen or an Esselen-like language was spoken as far north as the San Francisco Bay area, and that gradually that area was lost to intruding Penutian (Costanoan or Ohlone) speakers (Breschini 2004, 58).

> *"The Esselen lived in the rugged and densely-forested Santa Lucia Mountains. Much of this land is now part of the Los Padres National Forest. In addition to the high mountains, they*

also occupied the upper Carmel Valley. The coastal plain in the Little Sur and Big Sur river areas, and an unknown area of the Salinas Valley around Soledad. The heartland of the Esselen appears to have been the upper Carmel River and adjacent areas, including the drainages of Cachagua and Tularcitos Creeks and the adjacent areas of the lower Arroyo Seco River drainage. Much of Esselen territory is now included within the Ventana Wilderness Area (Breschini and Haversat 2004, 17*).*

Both Esselen speakers and Costanoan (Ohlone or Rumsen) speakers were taken into the mission by the Spanish Padres where they lived together at the Carmel Mission, Soledad Mission, and San Antonio Mission. Some of these *rancherias* have come to be known by several different names, due to variability in the transcription of these village and district locations by different priests as recorded in the Mission records. Some of the important *rancherias*/districts are shown in the **Figure 6** map.

Figure 6: Map of districts and villages of Rumsen (Costanoan) and Esselen (after Breschini 2004)

Wacharon (Guachirron)/Calendaruc (Moss Landing, Castroville, Watsonville area
Ensen (interior side of Fort Ord and Salinas Valley)
Achasta (near Monterey)
Tucutnut/Capanay (middle reaches Carmel River drainage)
Soccoronda/Jummis/Sepponet (upper Carmel River drainage)
Echilat/Ixchenta/Tebityilat (upper San Jose and Las Garzas Creek drainages)

Excelen/Excelemach (Santa Lucia Mountains/Ventana Wilderness)
Sargentaruc/Jojopan/Pixchi (Carmel River south to Sur)
Eslanajan/Imunahan/Aspasniahan (Soledad/Arroyo Seco)

Spanish Mission Period (1770-1834)

The Carmel/Monterey region has a distinguished history. Don Sebastian Vizcaino bestowed the place name Carmel in 1602. Vizcaino is thought to be the first European to set foot on the Monterey Peninsula. Carmelite friars were aboard ship on that expedition intending to establish a mission in the area that would be backed by the Spanish military. On June 3, 1770 Junipero Serra founded the mission San Carlos de Borromeo de Monterey. A year later Serra wrote for permission to move the mission to the banks of the Carmel River. Mission San Carlos De Borromeo de Carmelo was founded in 1771.

When the Spanish missionaries arrived in the late 18th century, they applied the name Costaños to all of the tribes already inhabiting the region between the San Francisco and Monterey Bays, even though the aboriginal people of the present-day region comprised many more distinct language groups and tribes (Milliken 1995) and were multilingual peoples. Costaños was anglicized to Costanoan. The Esselen village of Achasta may have been located on the Monterey Peninsula near the Presidio, though Milliken suggests Carmel Point (1987).

> *The Mission San Carlos Borromeo was founded at Monterey in May 1770. Shortly after, Costanoan and Esselen people were taken into the mission. As the Spanish padres and military men were establishing a foothold for the northernmost frontier of the Spanish Empire, the baptized and converted Esselen Indians, working as indentured laborers, built and supported several of the northern Franciscan missions (San Carlos and Soledad), military posts and settlements. Many fled the missions to the interior while others died under harsh and restrictive treatment by the missionaries and settlers.*

The American Flag was raised in Monterey in 1846 by U.S. forces, which claimed formal possession of California. Admiral Sloat gave a speech on the "Color of Right" about legal entitlements to be honored by the US Government. In 1848, the Treaty of Hildalgo, ending the Mexican War, also guaranteed protection of Indian rights (Escobar *et al.* 1998).

After California statehood in 1850, Congress and the President of the United States authorized Special Agents McKee, Barbour and Wozencraft to treat with California Indians in 1851. Eighteen treaties were negotiated between the California tribes and these special agents. These treaties were established to accomplish two basic goals: 1) to cede the majority of aboriginal lands of California to the United States Government; and 2) to reserve 8.5 million acres of land in the interior of the state to be used by the California tribes as reservation lands. These 18 treaties were never ratified, but suppressed by the United States Senate until their rediscovery in 1905. These treaties remain unhonored by the Federal Government Indian lands due to the refusal of the Senate in ratifying the 18 treaties (Lipps, 1932).

Methodology

Results of Site Record Search

There are thousands of archaeology sites in Monterey County and hundreds of sites on the coastline of the Monterey Peninsula. According to the Northwest Information Center there are no prehistoric or historic sites within the boundaries of the project parcel. There are two historic sites, P-2156, the Pacific Telephone Building at San Carlos between Seventh and Eighth Avenues and P-2575 another historic site on Junipero between Seventh and Eighth Avenues.

P-27-002156 is an historic site known as the Hitchcock House recorded by Susan Lassell, working for Jones and Stokes (NWIC 1998). This historic site is approximately 1,600 feet from the project parcel. It is a Craftsman style house built in 1907. This site is about 650 feet from the project parcel.

P-27-002575 is the historic two-story, wood frame 1951 Spanish colonial building once occupied by Pacific Telephone and Telegraph. It was recorded by Ward Hill (NWIC 2002). P-27-002175 is on the parcel adjacent to the east of the project parcel on San Carlos.

The nearest prehistoric site is CA-MNT-1035 (P-001088), which is approximately 1,900 feet west of the project parcel.

Field Survey

In Central California, archaeologists are alerted to prehistoric sites by the presence of midden soils darkened from accumulation of organic remains. In addition, the presence of various shell remnants from either the bay or littoral may indicate a site. Archaeologists also look for flaked stone artifacts and ground stone that is either complete or in fragments representing mortars and pestles or manos and metates. Sites are usually located near a source of fresh water. Some prehistoric sites are occupational sites while others may be quarries, workstations, milling stations, hunting stations, or ideological sites that exhibit rock art or petroglyphs.

Archaeological reconnaissance followed standard methods of procedure. The entire project parcel was physically and methodically inspected for indicators of cultural resources on November 29, 2019 utilizing standard methods of a pedestrian survey for evidence of historic and prehistoric cultural materials.

Project soils

The soils of the project parcel are exposed in numerous locations around the parcel. **Figure 7** is a close up of a handful of soils from the northern parcel, APN 010-145-023. The USDA Web Soil Survey classifies soils in this neighborhood as OaD--Oceano loamy sand, 2 to 15 percent slopes. Oceano loamy sands are stabilized eolian soils (https://websoilsurvey.sc.egov.usda.gov). These soils are found on marine terraces. The soil of the project parcel is dark brown to dark yellowish brown, 10YR 3/3 to 3/4, sandy loam, darkened by recent rains. There are no marine shell fragments, there are no cobbles or cobble fragments (burnt or unburnt), bone or flaked stone on the project parcel that would indicate a prehistoric site, nor are there traces of these materials. There are no fragments of old glass, or ceramics, or metal that would represent an historic site.

Figure 7: Soils along the eastern perimeter of the parking lot are sandy loam with no cultural materials observed.

Figure 8: Soils near the eastern margins of the project parcels are exposed. The photo on the left is the northern parcel APN 010-145-023. The photo on the right is the southern of the two parcels, APN 010-145-023.

Figure 8 shows the eastern margin of the both parcels. On all three sides of these two parcels the soils are clearly exposed and more than adequate for determining the presence of cultural materials. **Figure 9** shows the soils exposed along the south margin of APN 010-145-024.

Figure 9: Soils exposed on the south side of the project parcel APN 010-145-024.

Conclusion and Recommendations

The project parcel was methodically inspected for evidence of prehistoric or historic material remains. Archaeological reconnaissance did not reveal any of the indicators expected of a prehistoric archaeological or historical resource in this region; there are no culturally modified soils present; no shell fragments, bone fragments, or culturally modified lithic materials were noted in the soils of the project parcel. No granitic or other bedrock outcrops were present that may possibly have contained bedrock mortars or cupules.

No evidence of historic or prehistoric cultural activity was observed during the archaeological reconnaissance. The nearest cultural resource, P-27-002575, is an historic building adjacent to the project parcel on the east. The nearest prehistoric site is over 1,900 feet to the west. It is the professional opinion of this writer that this parcel does not contain cultural resources, either historic or prehistoric in nature. Based upon these negative findings, there is no reason to delay the project parcel due to archaeological concerns.

However, it must be recommended that in the event that unexpected traces of historic or prehistoric materials, i.e., human remains, concentrations of shell or heat altered rock or historic trash pits are encountered during grading or other future development, a qualified archaeologist should be retained for appropriate archaeological mitigation.

Health and Safety Code § 7050.5

If any human remains are exposed, the Health and Safety Code § 7050.5 requires that no further excavation or disturbance occurs in the area and that the county coroner is called so that the coroner can verify that the remains are not subject to medical jurisprudence. Within 24 hours of notification, the coroner calls the Native American Heritage Commission if the remains are known or thought to be Native American.

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Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number 010-145-012, the City of Carmel-By-the-Sea County of Monterey, California

Prepared for
Esperanza Carmel Commercial, LLC
C/O Jonathan M. Feldman, ESQ
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By
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Register of Professional Archaeologists
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December 2019

Evidence of Sacred/Religious Site?	Yes__ No_x_
Evidence of Native American Remains on Site?	Yes__ No_x_
Evidence of Anything of Archaeological Significance?	Yes__ No_x_
Positive Findings of Historical Significance?	Yes__ No_x_

TABLE OF CONTENTS

Introduction

In November 2019 Mr. Justin Velasquez authorized me to conduct a preliminary cultural resources reconnaissance for Assessor's Parcel Number 010-145-012 in Carmel-By-The-Sea (Figure 1, p.4), County of Monterey. Plans are proposed to demolish the existing structures on the parcel and to construct a new commercial building. Because these plans include subsurface disturbance of soils, and because the project parcel is located in an area of archaeological sensitivity, the Carmel-By-The-Sea Community Development Department has required an archaeological survey for the permitting process.

In accordance with the California Environmental Quality Act (1970), site record searches have been conducted through the Northwest Information Center at Sonoma State University in Rohnert Park (File numbers 18-1641, F/X-127, 03-568, 02-344, 03-442). A subsequent archaeological reconnaissance was conducted on November 29, 2019. This report presents the results of the archaeological site record searches, subsequent archaeological reconnaissance, and professional recommendations.

Project Location and Description

The project parcel is 0.92 acres, or 4000 square feet in area located on, Dolores St, 2 SE of 7th in downtown Carmel-By-The-Sea. The parcel may also be located on the Monterey United States Geological Survey 7.5 minute series [1997] Quadrangle, Zone 10 (Figure 2, p.5). The Universal Transmercator Grid coordinates calculated for the parcel are approximately 596826.1metersE/4055407metersN. The project parcel is approximately one-half mile east of Carmel Bay. Elevation of the parcel is approximately 200 feet above mean. The nearest reliable source of fresh water is the Carmel River, about one third mile to the south.

There are two existing structures on the project parcel constructed in 1972. One structure is a single story that abuts Dolores St. and the other is a two-story mixed use structure located at the rear of lot. The proposed project is to demolish these two structures. Everything on the project parcel would be demolished to build a new three-story mixed use commercial and residential building with underground parking. The excavation for the structure would be around 11feet deep and include the entire perimeter of the property. The underground garage portion would have a footprint of 2544 square feet and would be built as a post tension concrete structure. The ground floor would be erected on the post tension ceiling of the garage below with traditional wood framed construction. The ground level would have a footprint of 2,544 square feet of commercial space and a 2nd floor with two residential units at 2628.8 square feet with a third floor garden deck.

There is little vegetation on the project parcel other than a few ornamentals. Although visual inspection of the soils on the project parcel is obscured by the structures and the brick patio, soils are adequately exposed at the margins of the parcel and in the center of the courtyard (**Figures 6, 7, & 8**).

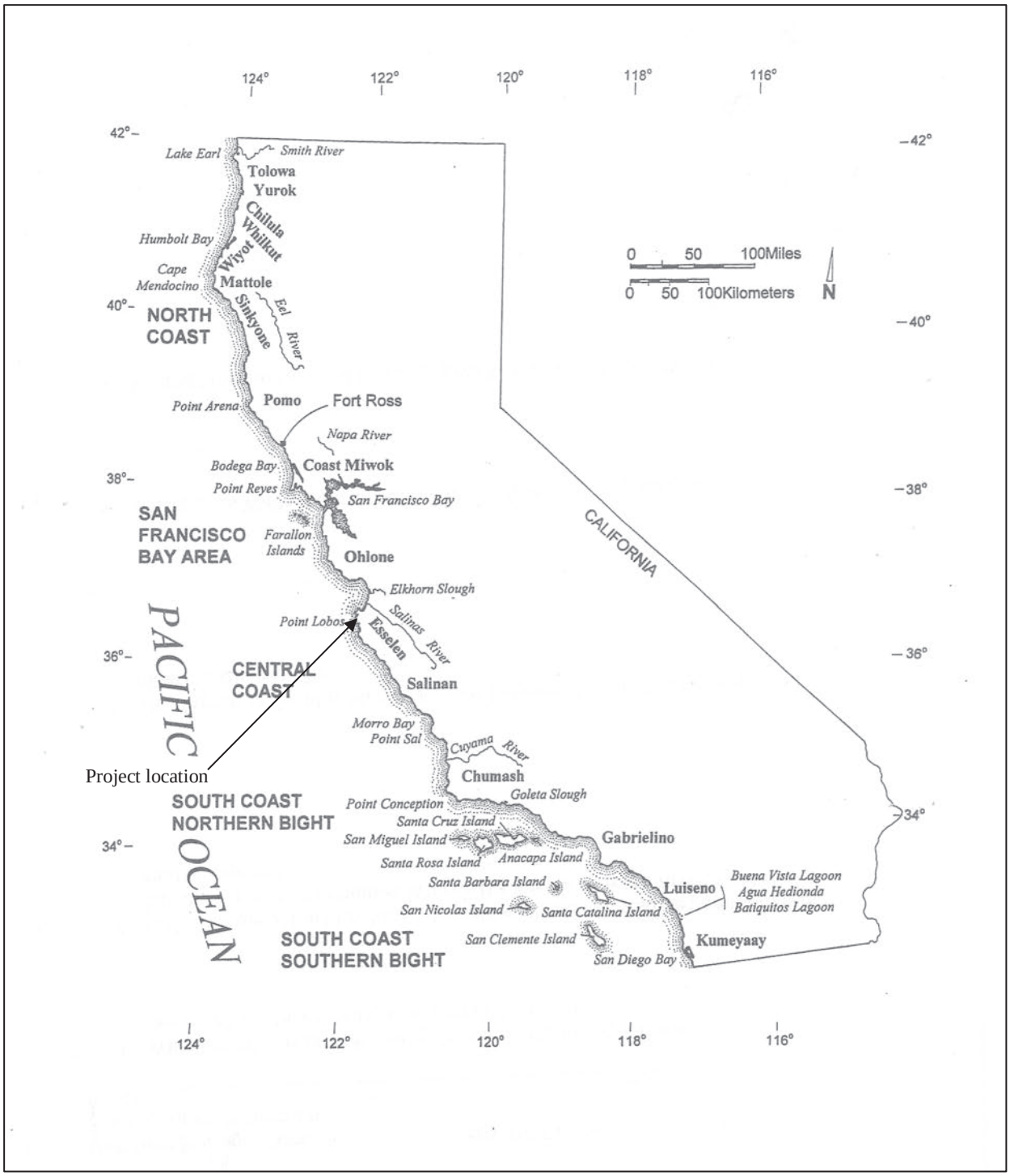

Figure 1: Regional Location Map for City of Carmel-By-The-Sea, County of Monterey (after Erlandson and Jones 2002).

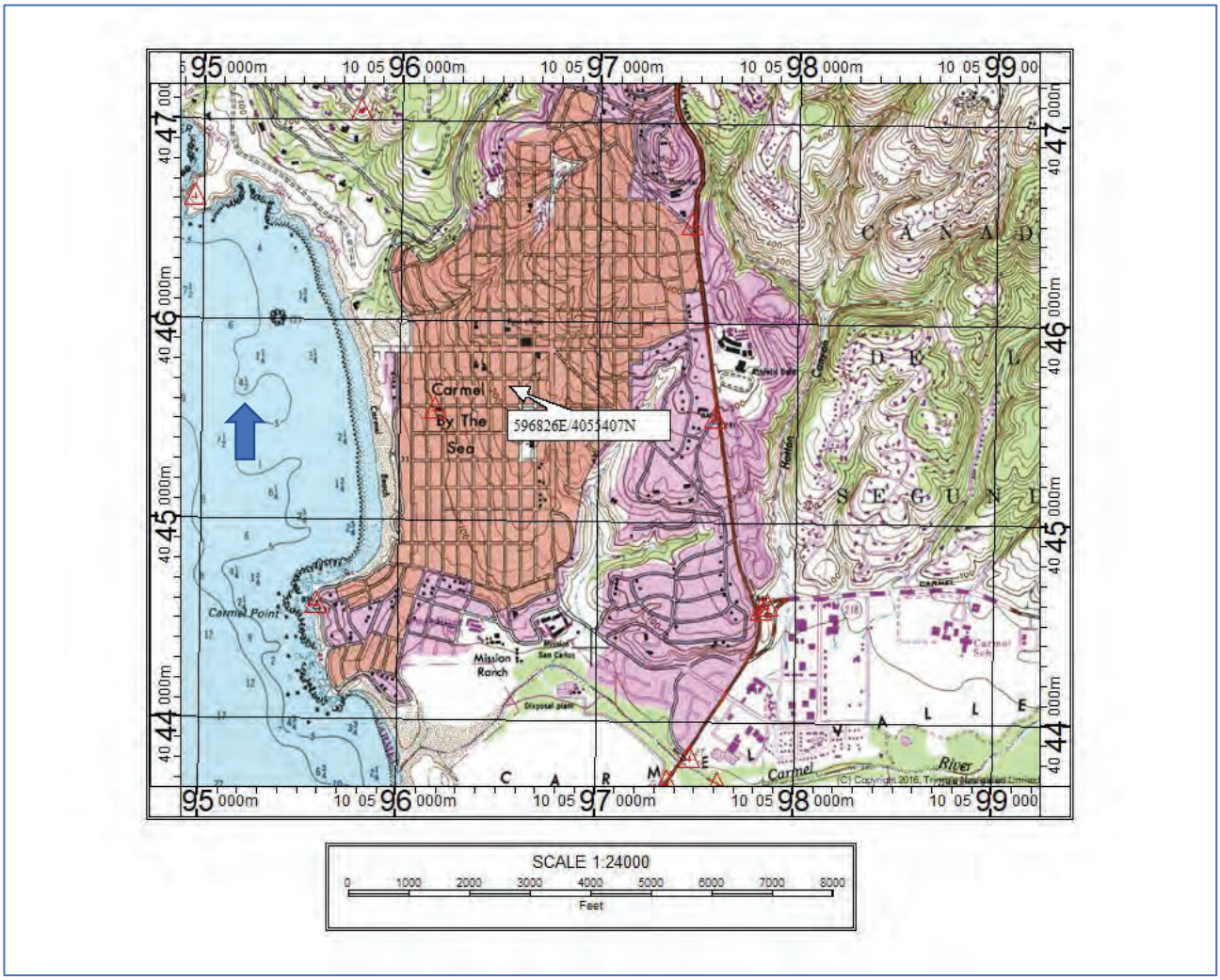

Figure 2: The project parcel is located on a portion of the United States Geological Survey Monterey Quadrangle (1997).

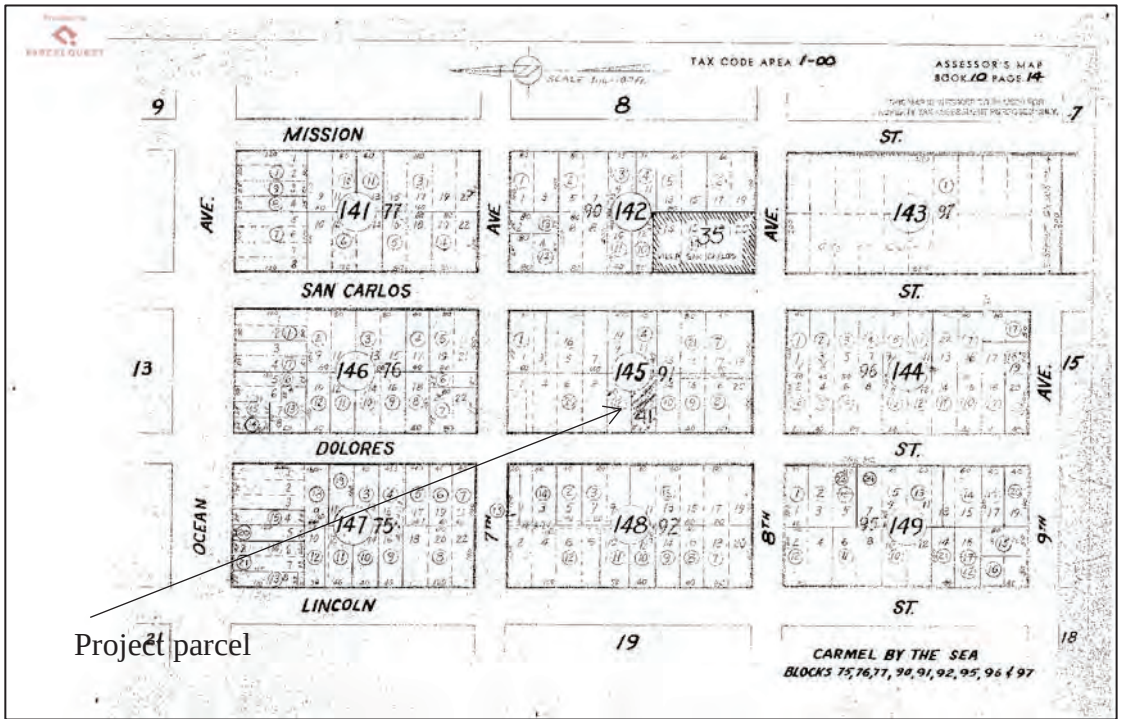

Figure 3: Monterey County Assessor's Parcel map for the project parcel, APN 010-145-012.

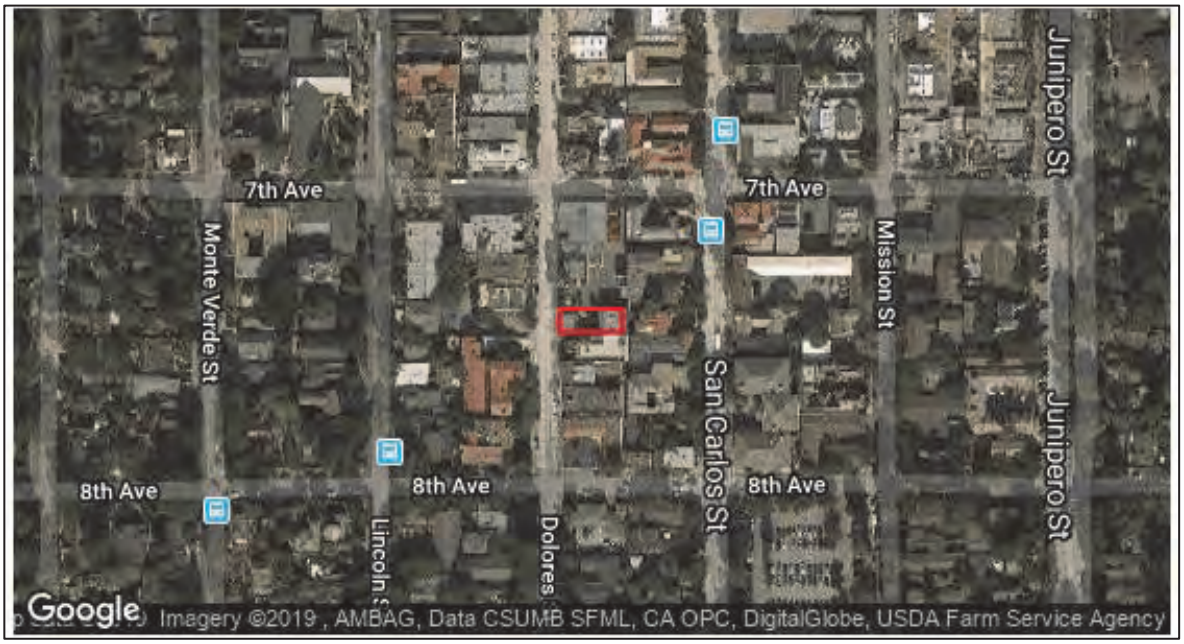

Figure 4: Monterey County Assessor's aerial map for the project parcel, APN 010-145-012.

Regional Studies

There are thousands of archaeological sites in Monterey County, both historic and prehistoric. As of this date CA-MNT-17C on Carmel Point has yielded the earliest date of habitation on the central coast. The late Dr. Gary Breschini, working with Lynn Mounday, obtained a carbon date of 9,300 YBP (Breschini, 2012) for CA-MNT-17C, the most studied archaeology site on Carmel Point. Earlier archaeologists documented an early occupation site along the central coast of California

dating to 8,350 BC, the Cross Creek site, in San Luis Obispo County (Jones *et. al.* 2002), evidence for human occupation on the California coast to the terminal Pleistocene. These studies provide evidence that a separate migration of people may have initially populated the central coast. These early inhabitants are now considered as having practiced a different subsistence technology from the inland groups. This has been determined by the recovery of milling stones and crude core and flake lithic technologies that do not appear in association with inland sites.

At the time of Contact the Esselen and Costanoan societies subsisted as hunter-gatherers with intimate knowledge of the land. They crafted mortars and pestles, and manos and metates from local granite and sandstone with which they processed vegetable foods. They cultivated and utilized tobacco (Eerkens *et al.* 2018) and that is perhaps the only plant they did cultivate. They also practiced controlled burning to manage the land (Lewis 1978). Amah Mutsun Tribal Band of San Juan Bautista (Costanoan) are reviving such practices at Quiroste near Anõ Nuevo.

Precontact Costanoan and Esselen societies are considered to have been semisedentary with a partial dependence on acorn crops. Their habitation sites are most often found at the confluence of streams or along streams, and in the vicinity of natural springs; however, the original location of these drainages may have been altered. Esselen sites are found on the north and south banks of almost every drainage that empties into the Pacific Ocean. Gathering and processing sites are found near the shoreline.

In the early 1900s California's first anthropologist, Alfred Kroeber, conducted what he called salvage anthropology on tribes whose culture had been seriously disrupted by missionization. Kroeber formulated his idea of 'tribelets' from groups that were already missionized. Bean with Lawton (1973) and Bean with Blackburn (1976) understood that the prehistoric societies of the region we now call California were more connected and complex than Kroeber had initially made them out to be. Bean wrote that the people living in villages of close proximity intermarried and were thus related families. Milliken's ethnographies of the regions prehistoric tribes provided evidence that elite people from the various villages of the Monterey Bay region intermarried to form political alliances (1995 & 1987).

Studies based upon mission records have provided the names and locations of the many villages of the Monterey region. Groups of Esselen speakers and those now referred to as Southern Costanoan or "rumsien"-speakers intermarried before missionization, at the missions where they were forced to convert to Catholicism (that is the San Carlos, Soledad, and San Antonio Missions) and after missionization. Beginning in 1770, these Esselen converts and other Native American people taken into the mission system as converts were called "neophytes", from the Spanish, *neofitas*, derived from the Latin for "newly planted".

Ethnographic Background

The people indigenous to the Monterey Bay Region were known as *Rumsen, Esselen, Guacharonnes, Ecclemachs, Sakhones, Sureños, and Carmeleños.* When the Spanish missionaries arrived in the late 18th century, they immediately began to evangelize the indigenous people, taking them into the missions where they labored for the Spanish Padres who called them *Costaños,* or coast dwellers. This name was anglicized to Costanoan, for all of the tribes already inhabiting the region between the San Francisco and Monterey Bays, even though the aboriginal people of the present day region comprised many more distinct language groups and tribes (Milliken 1995) and were multilingual peoples.

The indigenous peoples of the central coast today are identified according to linguistic groups, Esselen and Costanoan aka Rumsen aka Ohlone speakers. It is theorized by Breschini (2004) and others that the Esselen societies were the first to occupy the region of the Central Coast. The root language of Esselen is Hokan (*Hulele*) and the same for the Pomo to the north. Dr. Breschini hypothesized that circa 2,000 years ago the Penutian speakers, or the Costanoan intruded into the Esselen homelands and pushed them south and north. Several modern day tribes are composed of both Costanoan/Rumsien/Ohlone and Esselen lineages, as derived from the mission records.

The Southern Costanoan (*Rumsen, Rumsien,* or *Ohlone*) aboriginal territory extended from the Pajaro River south to either Palo Colorado Canyon (according to Breschini) or Big Sur (the Little Sur River according to Milliken) and east into the lower Carmel Valley. More commonly, people refer to them as Ohlone, though this would be incorrect technically for Monterey (Escobar *et al*., 1998). Only those taken into Mission San Jose referred to themselves as Ohlone in the 1906 and 1928 census records.

Breschini also theorized that upper eastern Carmel Valley and Cachagua were a refuge for Costanoan and Esselen people seeking to escape the missions. Historically, the Costanoan speakers occupied the Monterey Peninsula and the Santa Lucia Mountains from Carmel Valley to the somewhere between Palo Colorado Canyon or Point Sur and inland to Salinas, Spreckles, and south to Soledad (**Figure 5**). There is a considerable body of data suggesting the Esselen or an Esselen-like language was spoken as far north as the San Francisco Bay area, and that gradually that area was lost to intruding Penutian Speakers (Breschini 2004, p. 58).

> *"The Esselen lived in the rugged and densely-forested Santa Lucia Mountains. Much of this land is now part of the Los Padres National Forest. In addition to the high mountains, they also occupied the upper Carmel Valley. The coastal plain in the Little Sur and Big Sur river areas, and an unknown area of the Salinas Valley around Soledad. The heartland of the Esselen appears to have been the upper Carmel River and adjacent areas, including the drainages of Cachagua and Tularcitos Creeks and the adjacent areas of the lower Arroyo Seco River drainage. Much of Esselen territory is now included within the Ventana Wilderness Area (Breschini and Haversat 2004, 17).*

Both Esselen speakers and Costanoan (Ohlone or Rumsen) speakers were taken into the mission by the Spanish Padres where they lived together at the Carmel Mission, Soledad Mission, and San Antonio Mission. Some of these *rancherias, or villages*, have come to be known by different names, due to variability in the transcription of these village and district locations by different priests as recorded in the Mission records. Some of the important *rancherias*/districts are shown in the **Figure 5** map.

Figure 5: Map of districts and villages of Rumsen (Costanoan) and Esselen (after Breschini 2004)

Wacharon (Guachirron)/Calendaruc (Moss Landing, Castroville, Watsonville area
Ensen (interior side of Fort Ord and Salinas Valley)
Achasta (near Monterey)
Tucutnut/Capanay (middle reaches Carmel River drainage)
Soccoronda/Jummis/Sepponet (upper Carmel River drainage)
Echilat/Ixchenta/Tebityilat (upper San Jose and Las Garzas Creek drainages)
Excelen/Excelemach (Santa Lucia Mountains/Ventana Wilderness)
Sargentaruc/Jojopan/Pixchi (Carmel River south to Sur)
Eslanajan/Imunahan/Aspasniahan (Soledad/Arroyo Seco)

After California statehood in 1850, Congress and the President of the United States authorized Special Agents McKee, Barbour and Wozencraft to treat with California Indians in 1851. Eighteen treaties were negotiated between the California tribes and these special agents. These treaties were established to accomplish two basic goals: 1) to cede the majority of aboriginal lands of California to the United States Government; and 2) to reserve 8.5 million acres of land in the interior of the state to be used by the California tribes as reservation lands. These 18 treaties were never ratified but were suppressed in secrecy by the United States Senate until their rediscovery in 1905 (Lipps, 1932).

Methodology

Results of Site Record Search

There are hundreds of archaeology sites on the coastline of the Monterey Peninsula. According to the Northwest Information Center there are no prehistoric or historic sites within the boundaries of the project parcel. There are two historic sites, P-2156, the Pacific Telephone Building at San Carlos between Seventh and Eighth Avenues and P-2575 another historic site on Junipero between Seventh and Eighth Avenues.

P-27-002156 is an historic site known as the Hitchcock House recorded by Susan Lassell (Jones and Stokes, NWIC 1998). This historic site is approximately 1,600 feet from the project parcel. It is a Craftsman style house built in 1907. This site is about 650 feet from the project parcel.

P-27-002575 is the historic two-story, wood frame 1951 Spanish colonial building once occupied by Pacific Telephone and Telegraph. It was recorded by Ward Hill (NWIC 2002). P-27-002175 is on the parcel adjacent to the east of the project parcel on San Carlos.

The nearest prehistoric site is CA-MNT-1035 (P-001088), which is approximately 1,900 feet west of the project parcel.

Field Survey

In Central California, archaeologists are alerted to prehistoric sites by the presence of midden soils darkened from accumulation of organic remains. In addition, the presence of various shell remnants from either the bay or littoral may indicate a site. Archaeologists also look for flaked stone artifacts and ground stone that is either complete or in fragments representing mortars and pestles or manos and metates. Sites are usually located near a source of fresh water. Some prehistoric sites are occupational sites while others may be quarries, workstations, milling stations, hunting stations, or ideological sites that exhibit rock art or petroglyphs.

Archaeological reconnaissance followed standard methods of procedure. The entire project parcel was physically and methodically inspected for indicators of cultural resources on November 29, 2019 utilizing standard methods of a pedestrian survey for evidence of historic and prehistoric cultural materials.

Project soils

The soils of the project parcel are exposed in numerous locations around the parcel. **Figure 6** is a photo of the central courtyard, **Figure 7** is the west, or street side. The USDA Web Soil Survey classifies soils in this neighborhood as OaD--Oceano loamy sand, 2 to 15 percent slopes. Oceano loamy sands are stabilized eolian soils

(https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx). These soils are found on marine terraces. The soil of the project parcel is dark brown to dark yellowish brown, 10YR 3/3 to 3/4, sandy loam, darkened by recent rains. There are no marine shell fragments, there are no cobbles or cobble fragments (burnt or unburnt), there is no bone or flaked stone on the project parcel that would indicate a prehistoric site, nor are there traces of these materials. There are no fragments of old glass, or ceramics, or metal that would represent an historic site.

Figure 6: Soils of the central courtyard are exposed.

Figure 7: Soils near the west edge of the project parcel on Dolores are exposed and contain no cultural resources.

Figure 8: Soils exposed on the northwest corner of the project parcel.

Conclusion and Recommendations

The project parcel was methodically inspected for evidence of prehistoric or historic material remains. Archaeological reconnaissance did not reveal any of the indicators expected of a prehistoric archaeological or historical resoutce in this region; there are no culturally modified soils present; no shell fragments, bone fragments, or culturally modified lithic materials were noted in the soils of the project parcel. No granitic or other bedrock outcrops were present that may possibly have contained bedrock mortars or cupules.

No evidence of historic or prehistoric cultural activity was observed during the archaeological reconnaissance. The nearest cultural resource, P-27-002575, is an historic building adjacent to the project parcel on the east. The nearest prehistoric site is over 1,900 feet to the west. It is the professional opinion of this writer that this parcel does not contain cultural resources, either historic or prehistoric in nature. Based upon these negative findings, there is no reason to delay the project parcel due to archaeological concerns.

However, it must be recommended that in the event that unexpected traces of historic or prehistoric materials, i.e., human remains, concentrations of shell or heat altered rock or historic trash pits are encountered during grading or other future development, a qualified archaeologist should be retained for appropriate archaeological mitigation.

Health and Safety Code § 7050.5

> If any human remains are exposed, the Health and Safety Code § 7050.5 requires that no further excavation or disturbance occurs in the area and that the county coroner is called so that the coroner can verify that the remains are not subject to medical jurisprudence. Within 24 hours of notification, the coroner calls the Native American Heritage Commission if the remains are known or thought to be Native American.

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NWIC
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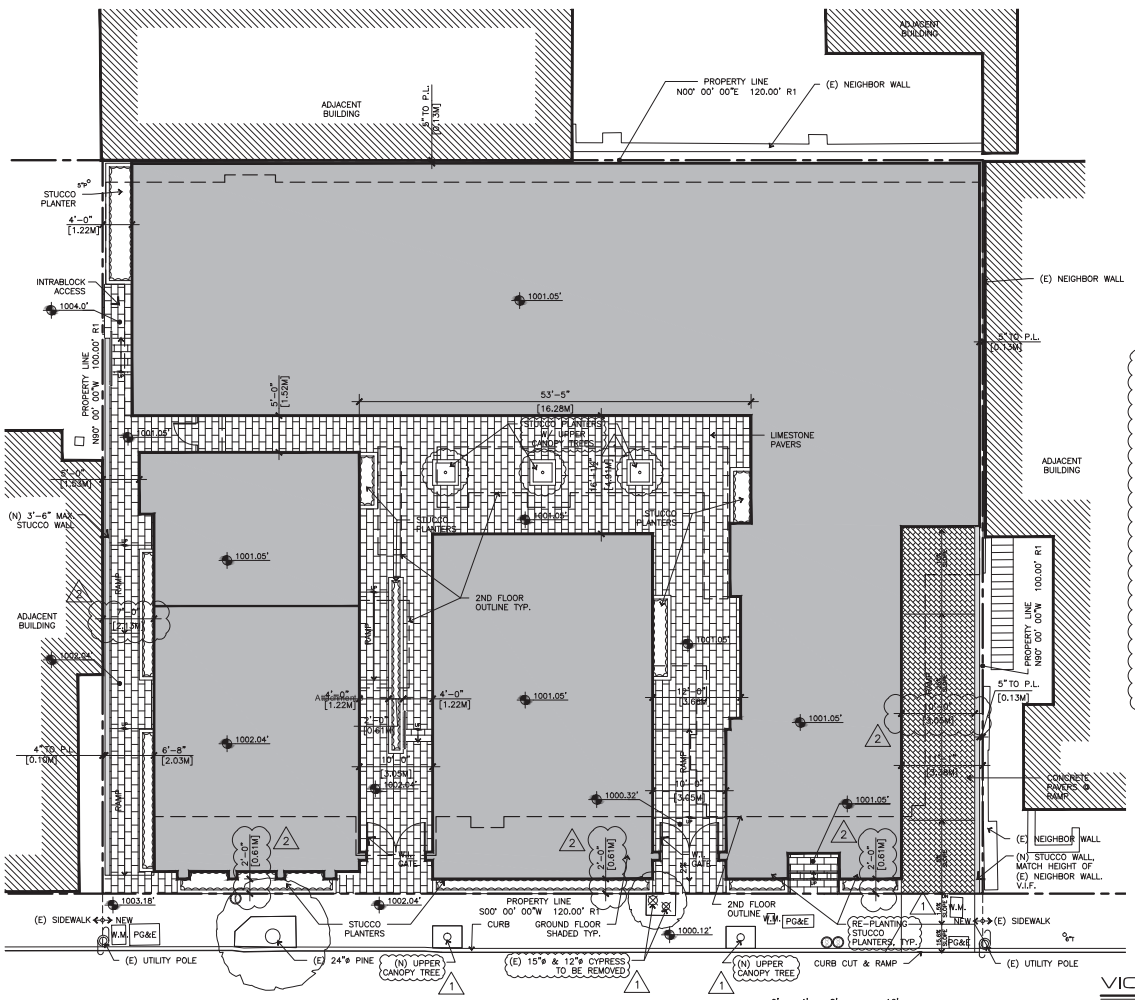
NWIC
1998 *Primary record for site P-27-002156.* On file with Regional Information Center of the California Archaeological Inventory: Sonoma State University, Rohnert Park, CA.

Historic Resources Board

April 19, 2021

Attachment 9

Preliminary Project Plans



SITE PLAN

1/8"=1'-0"

SHEET INDEX

FOREST & BEACH COMMISSION NOTES:

TOTAL SIZE OF OPEN SPACE:
AREA: 1,920 S.F.

LANDSCAPING AREA REQUIRED:
1,920 / 2 = 960 S.F.

PLANT ALTERNATIVES ALLOWED:
960 X 0.25 = 240 S.F.

LANDSCAPE AREA REQUIRED W/ 25% PLANT ALTERNATIVES:

720 S.F.

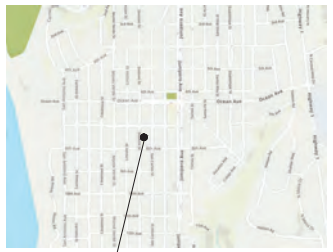
LANDSCAPE AREAS PROVIDED:
GROUND FLOOR: 494 S.F.
GREEN ROOF: 1,927 S.F.
TOTAL: 2,421 S.F.

NEW TREE SUMMARY:
UPPER CANOPY ON PRIVATE PROPERTY: 3
UPPER CANOPY ON PUBLIC PROPERTY: 2
TOTAL: 5

LOWER CANOPY TREES ON ROOF: 4
(SEE SHEET A5.0)

NOTE:
SEE SECTION D/A6.3 FOR TYPICAL EXCAVATION CUT

VICINITY MAP



LOCATION OF PROJECT

PLANNING INFO.

- PROPERTY OWNER:
  ESPERANZA CARMEL COMMERCIAL, LLC
  ATTN: CHRISTOPHER MITCHELL
  C/O INTERNATIONAL DESIGN GROUP, INC.
  721 LIGHTHOUSE AVENUE
  PACIFIC GROVE, CA 93950
- ARCHITECT
  INTERNATIONAL DESIGN GROUP LLC
  PROJECT MANAGER
  ALEM DERMICEK, AIA
  ALEM@IDG-INC.NET
  PHONE: (831) 646-1261 #209
- PROJECT ADDRESS:
  DOLORES ST.
  2 SE OF 7TH AVE,
  CARMEL-BY-THE-SEA, CA 93921
- PROJECT SCOPE:
  DEMOLITION OF EXISTING BUILDINGS.
  NEW CONSTRUCTION FOR PARKING GARAGE, COMMERCIAL SPACES ON GROUND FLOOR, & 8 RESIDENTIAL APARTMENTS ON 2ND FLOOR.
- OCCUPANCY: A-2, B, M, R-2, S-2
- CONST. TYPE: V-B, TYPE I-GARAGE
- A.P.N. 010-145-012, 023, & 024
- LEGAL DESC.: LOTS: 6, 8, & 10 BLOCK: 91
- ZONE: SC (SERVICE COMMERCIAL)
- STORIES: 2 + UNDERGROUND GARAGE
- MAX BLDG. HT: 30 FT ALLOWED
- CUT/FILL: 6,369 C.Y. CUT / 0 C.Y. FILL
- CUT / FILL CALCULATIONS
  1002.33' = AVERAGE GRADE
  988' = B.O. GARAGE SLAB & SUBSTRATE (SAND, ROCK)
  1002.33' - 988' = 14.33 X 12,000 = 171,960 C.F. = 6,369 C.Y.
- TREE REMOVAL: SEE A1.1
- TOPOGRAPHY: SEE TOPOGRAPHIC MAP, SHEET 1 OF 1
- PROJECT CODE COMPLIANCE:
  2019 CBC, CMC, CPC, CFC, CEC, CALIFORNIA GREEN BUILDING CODE & 2019 CALIFORNIA ENERGY CODE
- LOT AREA: 12,000 S.F. (0.276 AC.)
- BUILDING COVERAGE ALLOWED:
  17.14.130
  A. EXCEPTIONS MAY BE GRANTED UP TO A MAXIMUM BUILDING COVERAGE OF 95 PERCENT = 95% (11,400 SF)
- BUILDING COVERAGE CALCULATIONS

	EXISTING TO BE REMOVED	PROPOSED
	2,962 S.F.	10,100 S.F.
TOTAL	24.68%	84.17%

- FLOOR AREA RATIO (FAR) ALLOWED:
  FOR 2 STORIES = 135% (16,200 S.F.)
  + INTRABLOCK ACCESS = 10% (1,200 S.F.)
  TOTAL = 145% (17,400 S.F.)
- FAR CALCULATIONS

	EXISTING TO BE REMOVED	PROPOSED
GROUND FLOOR	2,962 S.F.	8,531 S.F.
SECOND FLOOR	1,597 S.F.	8,360 S.F.
TOTAL	4,559 S.F.	16,891 S.F.(140.76%)

- NOT INCLUDED IN FAR CALCULATIONS

BASEMENT (GARAGE)	0	11,371 S.F.

- PARKING REQUIREMENTS
  COMMERCIAL RETAIL REQ. 1 PER 600 SQ. FT.
  7718 / 600 S.F. = 12.86 = 13 SPACES
  RESIDENTIAL REQUIRES 1 PER UNIT
  8 UNITS = 8 SPACES
  TOTAL REQ. = 21 SPACES
  ACCESSIBILITY REQ.
  VAN PARKING REQ. = 1 PER 25 SPACES
  TOTAL REQ. = 10 COMPACT PARKING SPACES
  10 STANDARD PARKING SPACES
  1 ACCESSIBLE VAN PARKING SPACES
  21 SPACES
  TOTAL PROVIDED = 10 COMPACT PARKING SPACES
  10 STANDARD PARKING SPACES
  1 ACCESSIBLE VAN PARKING SPACES
  21 SPACES

JUN A. SILLANO, AIA
IDG
721 LIGHTHOUSE AVE
PACIFIC GROVE CA. 93950
PH (831) 646-1261
FAX (831) 646-1290
EMAIL idg@dgnc.net
WEB idgnc.net

STAMPS:

PROJECT/CLIENT:
JB PASTOR BUILDING

PROJECT ADDRESS:
DOLORES, 2ND SE OF 7TH
CARMEL, CA 93921

APN: 010-145-012 022, & 023

DATE: DECEMBER 18, 2020
TRACK-2 SUBMITTAL

REVISIONS:
1 MARCH 4, 2021 FOREST & BEACH COMMISSION
2 MARCH 26, 2021 HISTORIC BOARD COMMISSION
3 APRIL 14, 2021 REVISED TRACK-2 APPLICATION
4
5
6

SITE PLAN

SHEET NO.
A1.0

4/14/2021 1:40:56 PM

LEGEND

Symbol	Description
	PROPERTY BOUNDARY LINE
	BUILDING OVERHANG
	METAL FENCE
	CONCRETE CURB
	CONCRETE
	PAVERS
	PLANTER
	ASPHALT
	WATER METER
	WATER VALVE
	HOSE BIB
	FIRE DEPARTMENT CONNECTION
	IRRIGATION CONTROL VALVE
	JOINT POLE
	ELECTRICAL METER
	DOWNSPOUT
	CLEANOUT
	CONTROL POINT
	FIRE HYDRANT
	LIGHT STANDARD
	MANHOLE
	SEWER CLEAN OUT
	SIGN(POLE)
	SEWER MANHOLE
	TELEPHONE MANHOLE
	WATER SHUTOFF

ABBREVIATIONS

Abbreviation	Meaning
CLM	COLUMN
E	EXISTING
EG	EXISTING GRADE
FF	FINISH FLOOR
FOC	FACE OF CURB
FOW	FACE OF WALL
FP	FINISH PAVEMENT
J	JUNIPER TREE/BUSH
TS	TOP OF STAIR
TW	TOP OF WALL

NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS.

2. THIS TOPOGRAPHIC SURVEY HAS BEEN COMBINED WITH A PREVIOUSLY MAPPED RASMUSSEN LAND SURVEYING INC TOPOGRAPHIC SURVEY MAP (LOT 6 AND 8) TO PROVIDED AN OVERALL PROJECT BASEMAP. L&S ENGINEERING AND SURVEYING INC IS NOT RESPONSIBLE FOR THE TOPOGRAPHIC MAPPING ACCURACY FROM THE RASMUSSEN MAPPING, HOWEVER AN EFFORT HAS BEEN MADE TO COMBINE MAPS AND REVIEW FOR COMPLETENESS.

3. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

4. TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST. TREES SMALLER THAN 6" ARE NOT NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.

5. ELEVATION SHOWN ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK ELEVATION – CUT CROSS – ON PAVERS BETWEEN PLANTERS AS SHOWN ABOVE. ELEV=1000.55

6. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP–OUTS, BULL NOSE CORNERS, ETC.

7. ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.

PROFESSIONAL LAND SURVEYOR FRANK LUCIDO JR. No. 8368 STATE OF CALIFORNIA

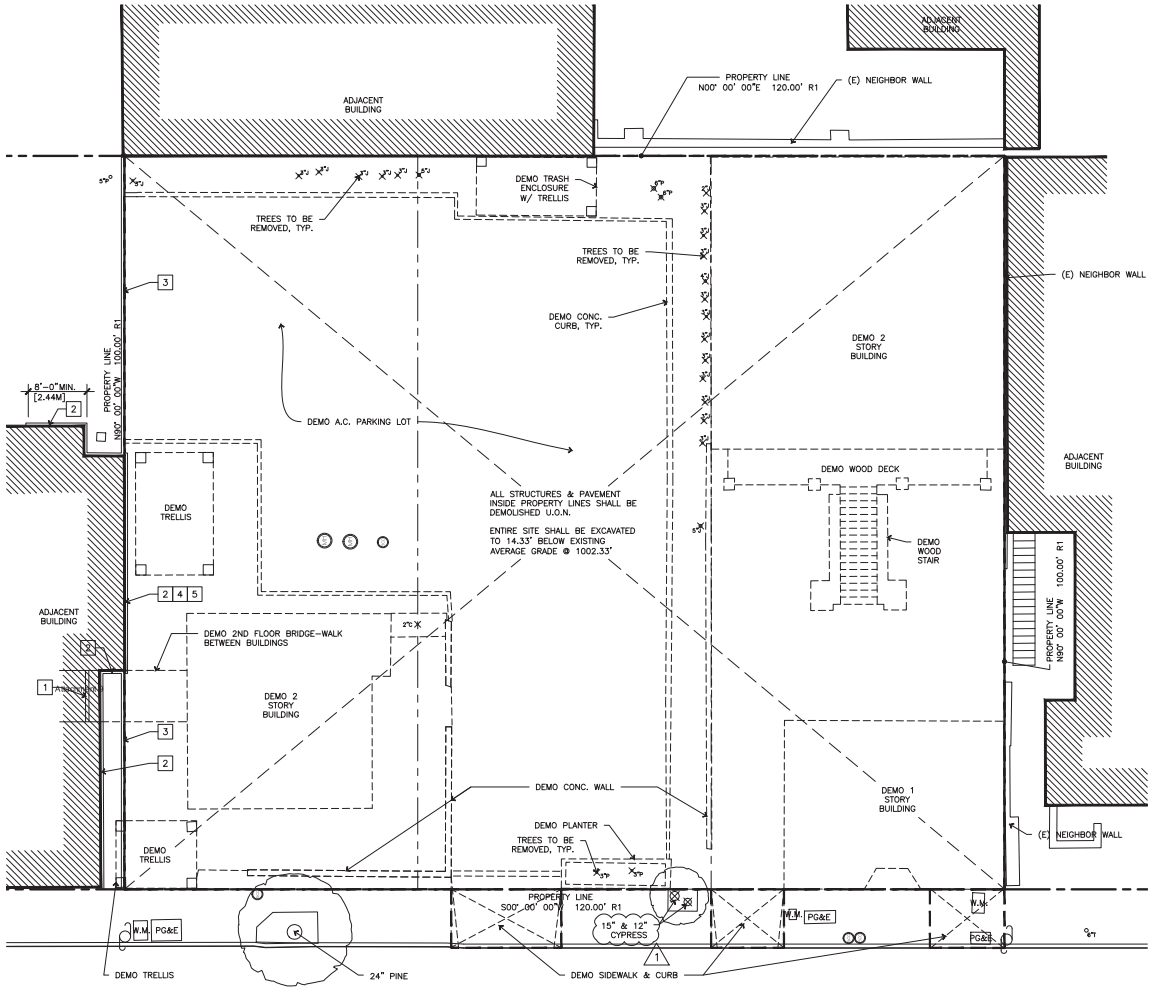
REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER J. STOUT No. 59685 EXP. 12-31-21 CIVIL STATE OF CALIFORNIA

L&S ENGINEERING AND SURVEYING, INC
LandSengineers.com

DRAWN BY:	PJM
DESIGNED BY:	N/A
DATE:	12/21/18
SCALE:	1" = 8'
JOB NUMBER:	19-47
LAST REVISED:	7/27/20
REVISED BY:	CJS

PREPARED FOR:
INTERNATIONAL DESIGN GROUP, INC.
721 LIGHTHOUSE AVE
PACIFIC GROVE, CA

TOPOGRAPHIC SURVEY
DOLORES, 2SE OF 7TH
LOTS 6, 8, & 10
CARMEL-BY-THE-SEA



DOLORES STREET

SITE DEMOLITION PLAN

1/8"=1'-0"

0' 4' 8' 16'

0 1.25M 2.5M 5M

N

TREE REMOVAL

TREE	SIZE	QUANTITY
JUNIPER	5"ø	2
JUNIPER	4"ø	1
JUNIPER	3"ø	17
JUNIPER	2"ø	1
PINE	6"ø	2
PINE	3"ø	2
CHERRY	2"ø	1

TOTAL TO BE REMOVED: 26 – PRIVATE PROPERTY

CYPRESS	15"ø	1
CYPRESS	12"ø	1

TOTAL TO BE REMOVED: 2 – PUBLIC PROPERTY

26 PRIVATE + 2 PUBLIC

TOTAL TO BE REMOVED: 28

1

HISTORIC BUILDING PROTECTION PLAN KEY NOTES

1. CONSTRUCT BARRICADE WALL TO CLOSE OPENING TO BRIDGE-WALK INSIDE OF (E) BUILDING PRIOR TO ANY DEMOLITION WORK.
2. PROVIDE FULL HEIGHT VINYL SHEET TO WALL FOR DUST PROTECTION. ALSO IT SHALL SEAL DOORS, WINDOWS & OTHER OPENINGS PRIOR TO ANY DEMOLITION WORK.
3. CONSTRUCT 6' HIGH SELF-SUPPORTING PLYWOOD BARRICADE WALL.
4. ITEM 3 OVER ITEM 2. DEVELOPMENT TEAM SHALL DESIGN THIS WALL W/O ANY ATTACHMENTS TO (E) BUILDING.
5. DEVELOPMENT TEAM TO DESIGN & PROVIDE UNDERPINNING OF (E) BUILDING, FOOTING AS REQUIRED BY THE CONSTRUCTION OF BASEMENT GARAGE.

2

JUN A. SILLANO, AIA

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STAMPS:

PROJECT/CLIENT:

JB PASTOR BUILDING

PROJECT ADDRESS:

DOLORES, 2ND SE OF 7TH
CARMEL, CA
93921

APN: 010-145-012
022, & 023

DATE: DECEMBER 18, 2020
TRACK-2 SUBMITTAL

REVISIONS:

1. MARCH 4, 2021 FOREST & BEACH COMMISSION
2. MARCH 26, 2021 HISTORIC BOARD COMMISSION
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4.
5.
6.

SITE DEMO & HISTORIC BLDG. PROTECTION PLAN

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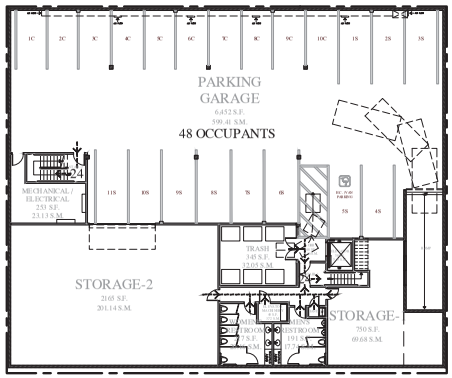
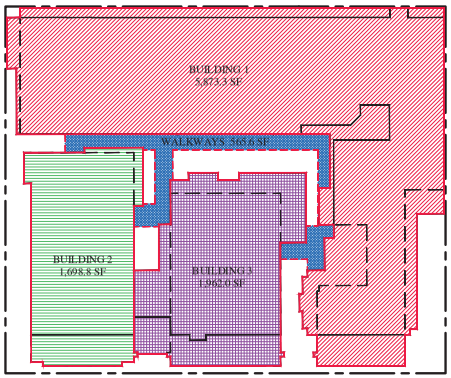


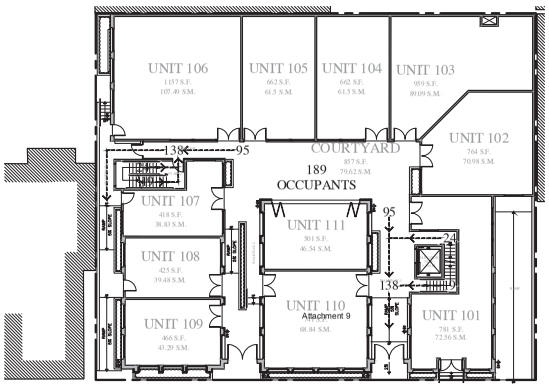
EXITING - BASEMENT PLAN

1/16"=1'-0"



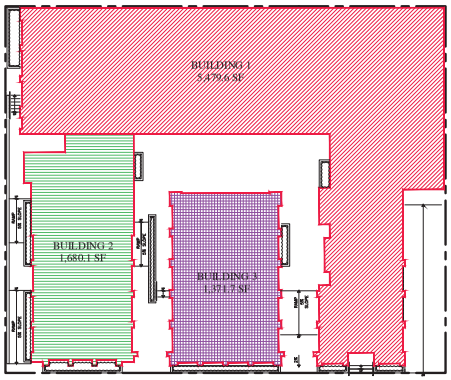
BUILDING COVERAGE

1/16"=1'-0"



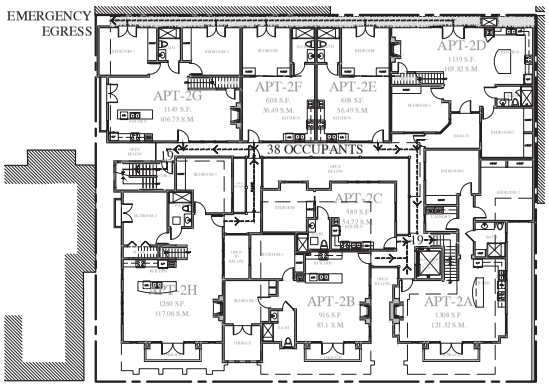
EXITING - GROUND FLOOR

1/16"=1'-0"



F.A.R. - GROUND FLOOR

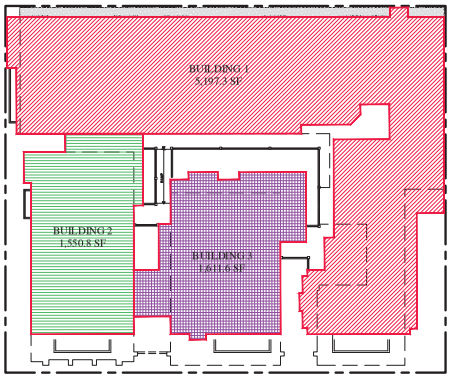
1/16"=1'-0"



EXITING - 2ND FLOOR

1/16"=1'-0"

N



F.A.R. - 2ND FLOOR

0' 8' 16' 32'

1/16"=1'-0"

EXIT ANALYSIS

BASEMENT

TYPE S-2 OCCUPANCY
PARKING GARAGE = 6,452/200 GROSS = 32.26 = 33 OCCUPANTS

TYPE S-3 OCCUPANCY

STORAGE-1	= 750 SF
STORAGE-2	= 2,165 SF
MECHANICAL/ELECTRICAL	= 253 SF
STAIR-1	= 89 SF
STAIR-2	= 121 SF
TRASH	= 345 SF
ELEVATOR	= 58 SF
LOBBY	= 48 SF
MEN'S RESTROOM	= 191 SF
WOMEN'S RESTROOM	= 217 SF
ELEVATOR MECHANICAL	= 40 SF
JANITOR	= 12 SF
TOTAL	= 4,289 SF/300 GROSS = 14.29 = 15 OCCUPANTS

S-2, & S-3 OCCUPANT LOAD = 48 OCCUPANTS > 2 EXITS REQUIRED > 24 OCCUPANTS EACH

EXIT WIDTH REQUIRED:
48 X 0.2" = 9.6" @ DOOR > 72" PROVIDED
48 X 0.3" = 14.4" @ STAIR > 88" PROVIDED

GROUND FLOOR

TYPE A-2 OCCUPANCY (ASSEMBLY)

UNIT-110	= 741 SF/15 NET = 49.4 = 50 OCCUPANTS
UNIT-111	= 501 SF/15 NET = 33.4 = 34 OCCUPANTS

TYPE B OCCUPANCY (BUSINESS) 100 SF GROSS = OCCUPANTS
TYPE M OCCUPANCY (MERCANTILE) 60 SF GROSS = OCCUPANTS

CALCULATED FOR TYPE M

UNIT-101	= 781 SF
UNIT-102	= 764 SF
UNIT-103	= 959 SF
UNIT-104	= 662 SF
UNIT-105	= 662 SF
UNIT-106	= 1,157 SF
UNIT-107	= 418 SF
UNIT-108	= 425 SF
UNIT-109	= 466 SF
TOTAL	= 6,294 SF/60 GROSS = 104.9 = 105 OCCUPANTS

A-2 + M(B) OCCUPANT LOAD = 189 OCCUPANTS > 2 EXITS REQUIRED > 95 OCCUPANTS EACH

EXIT WIDTH REQUIRED:
96 X 0.2" = 19" @ DOOR > 72" PROVIDED
96 X 0.3" = 28.5" @ STAIR > 88" PROVIDED

2ND FLOOR

TYPE R-2 OCCUPANCY

APARTMENT-2A	= 1,308 SF
APARTMENT-2B	= 916 SF
APARTMENT-2C	= 589 SF
APARTMENT-2D	= 1,139 SF
APARTMENT-2E	= 608 SF
APARTMENT-2F	= 608 SF
APARTMENT-2G	= 1,149 SF
APARTMENT-2H	= 1,260 SF
TOTAL	= 7,577 SF/200 GROSS = 37.89 = 38 OCCUPANTS

R-2 OCCUPANT LOAD = 38 OCCUPANTS > 2 EXITS REQUIRED > 19 OCCUPANTS EACH

EXIT WIDTH REQUIRED:
19 X 0.2" = 3.8" @ DOOR > 72" PROVIDED
19 X 0.3" = 5.7" @ STAIR > 88" PROVIDED

F.A.R. CALCULATIONS

GROUND FLOOR

BUILDING 1	= 5,479.6 SF
BUILDING 2	= 1,680.1 SF
BUILDING 3	= 1,371.7 SF
TOTAL	= 8,531.4 SF

2ND FLOOR

BUILDING 1	= 5,197.3 SF
BUILDING 2	= 1,550.8 SF
BUILDING 3	= 1,611.6 SF
TOTAL	= 8,359.7 SF

GROUND FLOOR + 2ND FLOOR (8,531.4 + 8,359.7) = 16,891.1 SF

16,891 / 12,000 = 140.76%

BUILDING COVERAGE SUMMARY

BUILDING COVERAGE

BUILDING 1	= 5,873.3 SF
BUILDING 2	= 1,698.8 SF
BUILDING 3	= 1,962.0 SF
WALKWAYS	= 565.6 SF
TOTAL	= 10,099.7 SF

10,100 / 12,000 = 84.17%

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5
6

EXITING, F.A.R. & BUILDING COVERAGE DIAGRAMS

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March 1, 2021

Preliminary Phase Two Report for the Palo Alto - Salinas Savings and Loan Bank, Community Room, Parking Lot, and Garden Wall (APN 010-145-020), Carmel-by-the-Sea, CA.

Executive Summary

The Palo Alto-Salinas Savings and Loan community room, parking lot, and garden wall are part of a larger complex that features the original main bank building as its focal point. All elements in the complex are located on the corner of Dolores and Seventh Streets in downtown Carmel. The bank building has been evaluated for historical significance multiple times. In October 2019[1] the bank building was found eligible for listing in the California Register for Historic Resources (CRHR) under Criterion Three (Architecture) but is currently not eligible for listing on the Carmel Historic Resources Inventory or the National Register of Historic Places due to the Fifty-Year Rule. Nonetheless, it is considered a significant resource for the purposes of CEQA with a period of significance of 1972.

In June 2020[2] the bank's companion community room was evaluated for historical significance under the California Register for Historic Resources criteria and was found ineligible for listing as an individual resource. The garden wall and parking lot have not been evaluated for their individual merit within the complex, however their history and a determination of eligibility will be included as part of this report.

An application has been submitted to the Carmel Planning Department proposing the demolition of the community room, parking lot and garden wall to allow for the construction of an underground parking garage and a two-story building with a combined use of second floor residential apartments and ground floor commercial space. This Phase Two report examines the project's consistency with the *Secretary of the Interior's Standards and Guidelines*[3] based on preliminary plans and makes recommendations which will help guide final plans.

Parking Lot & Garden Wall: Historical Background and Significance

The Palo Alto-Salinas Savings and Loan complex was constructed in 1972 on the corner of Dolores and 7th streets in the same location as it's former building. The former building (originally the telephone company) fronted on Seventh Street. An eighteen-space parking lot was located behind the building and was entered and exited via Dolores Street. Plans for the new bank building reconfigured the space, so most of the bank's facade and the community room fronted on Dolores Street. The parking lot, again with eighteen spaces, wrapped around the rear of the new building and was entered on Dolores Street and exited on Seventh. An article in the *Carmel Pine Cone* stated that, "parking facilities are less visually

[1] Clovis, Meg. *Evaluation of Significance and Phase Two Report for Seventh & Dolores (formerly the Palo Alto Savings and Loan complex)*, October 3, 2019.
[2] Clovis, Meg. *Addendum to Evaluation of Historical Significance for Seventh & Dolores (formerly the Palo Alto Savings and Loan Complex)*, June 17, 2020.
[3] *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*. U.S. Department of the Interior. National Park Service. Technical Preservation Services, Washington D.C., 2017.

obtrusive than they are now, stretching around behind the buildings".[4] A drive-up teller window could be accessed from the Seventh Street side of the parking lot and was included in the original construction.

Attachment 9

The same *Pine Cone* article that described the future parking facilities also described the garden wall that would partially surround the community room. Originally, a small sculpture garden was planned for the walled space but it never came to fruition. In 2013 a portion of the wall on the south elevation was removed and the entire wall was shortened by twelve inches.

When it was constructed in 1972, the Palo Alto-Salinas Savings and Loan complex included a bank building, a community room, a parking lot, and a wall which surrounded the community room. Historical evaluations have concluded that the bank building is eligible for listing on the California Register of Historic Resources on the local level under Criterion Three (Architecture) because it embodies the distinctive characteristics of a type and period, and it represents the work of two Masters. The community room is not eligible for individual listing on the California Register on its own merit because it does not meet Criterion One (Events), Criterion Two (People), or Criterion Three (Architecture).

Like the Community Room, the parking lot and garden wall are not individually eligible for listing in the California Register. Following is an analysis of their eligibility based on CRHR designation criteria:

- ***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 (Criterion One)***
  There were no events in the parking lot or in the space enclosed by the garden wall that made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. The parking lot and garden wall are not eligible for listing under Criterion One.

- ***Associated with the lives of persons important to local, California or national history (Criterion Two)***
  The parking lot and garden wall did not play a significant role in the lives of any people important to local, California, or national history and they are not eligible for listing under Criterion Two.

- ***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 (Criterion Three)***

  The parking lot and garden wall are generic in design and do not exhibit the distinctive characteristics of a type, period, region, or method of construction. The parking lot in particular was designed to be unobtrusive and not to detract from the main bank building. Although the parking lot and community room were included in the Shaw and Burde plans for the complex, their creative energies were focused on the main bank building. The parking lot supported the bank's functions by offering customers convenient access. The garden wall never enclosed a sculpture court and in 2013 a portion of the wall was removed plus the entire wall was lowered by a foot, thus diminishing its original design and purpose. At one time, both the parking lot and wall supported the bank's function but they do not contribute to the bank's distinction as a significant local representative of the Bay Region style of architecture. Neither can be considered a historic resource on their own merit and they are not eligible for listing under Criterion Three.

[4] *Carmel Pine Cone*. September 30, 1971, p. 19.

The Secretary of the Interior's Standards for Rehabilitation

Compliance Evaluation

As a historical resource, the Palo Alto-Salinas Savings and Loan Bank building is subject to review under the California Environmental Quality Act (CEQA). The parking lot, community room, and wall are not historic resources and are not individually subject to CEQA, however the impact of their proposed demolition on the historic resource is relevant under several of the Standards. Generally, under CEQA, a project that follows the *Standards for Rehabilitation* contained within *The Secretary of the Interior's Standards for the Treatment of Historic Properties* is considered to have mitigated impacts to a historical resource to a less-than-significant level (CEQA Guidelines 15064.5).

The impact of the proposed demolition of site features within the Palo Alto-Salinas Savings and Loan Bank complex are reviewed below with respect to the *Rehabilitation Standards*. The Standards are indicated in italics, followed by a discussion regarding the project's consistency or inconsistency with each Standard.

Standard One

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 bank building has been used as a bank, retail store and most recently as a restaurant. These different uses have required minimal change to its distinctive materials, features, spaces, and spatial relationships. The community room is separated from the main bank building by a walkway. Sheet A1.0 indicates that the proposed adjacent construction will be separated from the bank building by a new walkway. The new walkway will help to maintain spatial relationships between the buildings however that spatial relationship should be maintained from the ground level to the roof by a setback of the north elevation from the bank building. It is also recommended that the proposed walkway be the same width as the current walkway.

Standard Two

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 the property will be avoided.

The historic character of the bank building will not be altered. No distinctive materials will be removed. Features, and spaces will not be altered. The spatial relationship between the bank and the community room which has been established by the walkway separating the two should be maintained as part of the new construction. *The Secretary of the Interior's Guidelines for Rehabilitation* recommend that any new construction adjacent to a historic structure should be placed away from or at the side or rear of a historic building and must avoid obscuring, damaging, or destroying character-defining features of the building. It appears from the Site Plan that the bulk of the new building will be located behind the bank and set back from Seventh Street. The proposed work appears to be consistent with Standard Two.

Standard Three

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 historical properties, will not be undertaken.

No conjectural features or architectural elements that would create a false sense of history will be added to the historic resource. This Standard is not applicable.

Standard Four

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

The bank building has changed very little over time and there are no features that have achieved significance in their own right. This Standard is not applicable.

Standard Five

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

The community room will be demolished as part of this project. It is connected to the main bank building at the second-floor level by an elevated walkway. When the community room is demolished a gap will be created in the exterior wall of the bank building. The wall should be repaired by matching the original wall in design, color, texture, and if possible, materials. If this is clearly indicated on the construction plans, then the work will be consistent with Standard Five.

It is important that a historic structure be protected during adjacent construction. Demolition activities and construction on neighboring sites can cause immediate harm to the physical integrity of a historic building through concentrations of dust, fire, vibration, and more. The National Park Service provides guidance for the temporary protection of historic structures in Preservation Tech Note Number 3[5] (attached to this report).

Providing adequate protection involves the following steps:

1. Consultation between the historic building owner and development team to identify potential risks, negotiate changes and agree upon protective measures.

[5] Preservation Tech Notes, *Protecting a Historic Structure during Adjacent Construction*. Technical Preservation Services, National Park Service, 2001.

2. Documentation of the condition of the historic building prior to adjacent work.

3. Implementation of protective measures at both the construction site and the historic site.

4. Regular monitoring during construction to identify damage, to evaluate the efficacy of protective measures already in place, and to identify and implement additional corrective steps.

Work will be consistent with Standard Five if a protection plan is submitted to the HRB for review and approval prior to the commencement of any work on the proposed project.

Standard Six

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.

No work will be done on the historic bank building except for the repair of the wall juncture between the community room and bank. As stated in Standard Five, the repair of the bank wall should match the original wall in design, color, texture, and where possible, materials. Construction plans should clearly indicate how the wall will be repaired in order to be consistent with Standards Five and Six.

Standard Seven

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.

Surface cleaning is not proposed for the historic resource. This Standard is not applicable.

Standard Eight

Archeological resources will be protected and preserved in place.

The current parking lot will be demolished, and a 10,746 square foot basement area will be excavated which will serve as a parking garage, gym, and support services for the new building. Because there will be major ground disturbance, an archeological report should be prepared to evaluate whether any resources are present. If resources are discovered, appropriate mitigation measures should be implemented. The proposed work will be consistent with Standard Eight once an archaeological report is completed.

Standard Nine

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.

The new construction will demolish the parking lot, community room, and garden wall which are part of the bank complex however they are not significant in their own right. These features supported the bank's former function but do not support its eligibility under Criterion Three (Architecture). They are not considered character-defining features. The pathway separating the community room and the bank creates an important spatial relationship that should be preserved, as discussed under Standards One and Two. The proposed work appears to be consistent with Standard Nine.

Standard Ten

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.

If removed in the future, the proposed new construction adjacent to the historic bank building will not impair the historic property and environment only if care is taken to remove the building following the guidance provided in Preservation Tech Note Number 3 and described under Standard Five.

Conclusion

The former Palo Alto-Salinas Savings and Loan complex consists of the historic bank building, a community room, a parking lot and garden wall. The primary building within the complex is the bank, and the property's architectural significance is predicated on the bank, not the community room which is simply an ancillary structure. The community room has been evaluated for eligibility for listing in the California Register based on its merits alone and it does not meet the criteria for listing as an individual resource.

The proposed project will meet Standards One, Two, Five, Six, Eight, Nine, and Ten of the Secretary of the Interior's Standards and Guidelines for Rehabilitation on the condition that recommendations in this report are carried out. Standards Three, Four, and Seven are not applicable to this project. If the proposed project meets the aforenamed Standards then the project will not have a significant impact on the historic bank building.

Respectfully Submitted,

Margaret Clovis

Margaret Clovis

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PROJECT/CLIENT:
JB PASTOR BUILDING

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4
5
6

HISTORIC PRESERVATION CONDITIONS

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PRESERVATION **Tech Notes**

U.S. Department of the Interior
National Park Service
Cultural Resources
Heritage Preservation Services

TEMPORARY PROTECTION

NUMBER 3

Protecting a Historic Structure during Adjacent Construction

Chad Randl
Technical Preservation Services
National Park Service

IDENTIFYING AND AVOIDING RISKS FROM ADJACENT CONSTRUCTION

Valued for their ability to convey the past through existing materials and features, historic buildings must also survive in an ever-changing present. That change is often characterized by new building construction and demolition activities on neighboring sites. Whether it is the modest renovation of an existing building or the demolition of an existing structure and construction of a new high rise, physical damage to an adjacent historic building may occur. It is important for both the historic property owner and those responsible for the neighboring work to give careful consideration to the potential risks. Early planning offers the opportunity to identify these risks and to determine successful ways to avoid them.

Problem

The forces that contribute to the deterioration of a historic building, from atmospheric pollutants to the footsteps of visitors, often take decades and even centuries to exact their toll. Demolition activities and new construction on neighboring sites, however, can cause immediate harm to the physical integrity of a historic structure. In the instant it takes an improperly planned excavation blast to crack the foundation of an adjacent historic structure, or for a steel beam to be dropped from a construction crane onto its roof, significant damage may occur. Additionally, adjacent construction work can expose the neighboring historic building to concentrations of dust, vibration and fire hazards that would normally be experienced only over the course of many years.

These concerns are often overlooked when a project is undertaken next to historic resources. In some situations, the historic property manager may be unaware of the nature and extent of work at an neighboring site. In other cases, the new construction team is not familiar with the particularly fragile character of the neighboring historic structure or decides to repair any damage after the fact rather than avoiding it from the beginning.

Solution

Effective planning and protective measures initiated before construction takes place can prevent most of the damage that may occur to adjacent historic buildings. Depending upon the nature of the project, protective measures may be limited to documenting and monitoring the historic structure or may encompass a broader plan that includes encasing windows, independent review of excavation procedures and a range of other precautions. Cooperation between all parties can help to ensure that construction activity continues without interruption and that the neighboring historic building is preserved unharmed.

When historic structures are exposed to adjacent construction or demolition work, a protective plan including documentation, monitoring and specific safeguards should be implemented to prevent damage and loss of historic fabric.

The information provided in this *Tech Note* can serve as a basis for discussions between the historic property manager and the developer of the adjacent site aimed at ensuring the protection of the historic building in a cost-effective manner. This guidance is also applicable where new construction is undertaken on the same site as the historic structure.

Although adjacent construction work often poses a more immediate threat than the incremental impacts of weather or pollution, the best defense for both situations is that buildings be in good condition. A well maintained structure with tight mortar joints, strong connections between interior and exterior walls, solid foundations and sound plaster is at less risk from neighboring activity than a neglected structure.

Providing adequate protection involves the following steps: 1. consultation between the historic building owner and development team to identify potential risks, negotiate changes and agree upon protective measures; 2. documentation of the condition of the historic building prior to adjacent work; 3. implementation of protective measures at both the construction site and the historic site; and 4. regular monitoring during construction to identify damage, to evaluate the efficacy of protective measures already in place, and to identify and implement additional corrective steps.

Consultation

Early consultation between the historic property owner and the developer of the neighboring construction site is the first and often most important step. Establishing such contact has many advantages. Consultation provides the foundation for a mutually beneficial relationship that is cooperative rather than adversarial. The process gives the historic site owner an opportunity to become familiar with the scope of the impending project and for the development team to understand the historic structure's vulnerabilities. Consultation permits all parties a chance to propose, discuss, and negotiate changes to the construction plan that reduce the risk of damaging adjacent historic resources. The ultimate goal is to draft a protection plan acceptable to both parties.

Resolving concerns before construction is underway can save time and money, as well as the need to repair damaged historic fabric. It is crucial that such discussions take place during the paper stage of the project, before final decisions are made. If not, the developer may conclude that changes would be cost prohibitive and that it is preferable to repair damage after it takes place. Early consultation also provides information that can be used to assess whether the level of insurance coverage is sufficient to meet the specific project risks.

The owner of a historic property cannot in most cases compel the support and cooperation of the development team. If, after consultation has been attempted, the level of protection provided is not sufficient, the aid of local building officials should be sought. Local building officials, through the permitting process, can often insist that changes be made to development plans to ensure that adjacent properties are protected. Local building codes may also provide safeguards by establishing certain conditions such as maximum vibration levels.

Other parties can also participate in and contribute to the consultation process. The support of neighborhood committees, local non-profit preservation organizations, independent engineers and the historic district commission (if applicable) may be enlisted to ensure that protection concerns are fully addressed. The developer will benefit from the assembly of a team, including or representing the general contractor, architect, structural engineer, construction manager, and subcontractors, who can be present at consultation meetings and play a continuing role in coordinating protection efforts with development interests.

Attachment 9

Preconstruction meetings should address several issues. Most important, the parties should reach an understanding about what steps will be taken to protect the historic structure (*see figure 1*). Responsibility for implementing the agreed upon protections should be established among the developer, the general contractor and relevant subcontractors, and the historic property owner. Such decisions should be listed in performance specifications that accompany agreements between the contractor and the developer. A walk-through of the historic building by the development team is also advisable. Finally, schedules for major work such as excavation, and requirements for materials delivery, site storage, and other use of the premises by the contractor should be discussed and arranged to minimize disruptions to the historic site.

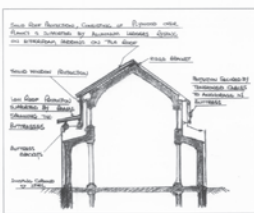

Figure 1. Before new construction was undertaken to the left of this church, a subcontractor was hired to design a protective system for the tile roof and clerestory windows. Drawing: Alan Shalders, Universal Builders Supply, Inc.

Documentation

A crucial step following consultation with the developer is to document the existing condition of the historic structure. Such an investigation provides a "baseline" from which changes to the building during the adjacent construction can be identified, monitored and assessed. Like the consultation process, thorough documentation benefits both the historic property owner and the developer. For the former, it may be used to substantiate claims that damage occurred as a result of the neighboring construction work by illustrating the previously sound condition of the historic building. If the damage existed prior to construction work, the record can show that it was not caused by the developer's negligence. In the case of future litigation, the documentation record can serve as evidence along with the testimony of the professional who undertook the assessment.

Both parties should ensure that the documentation is objective and accurate. Joint surveys, in which both the developer and the historic property owner participate or sign off on noted conditions, are most likely to ensure that the resulting data are not in dispute. When the developer pays for the assessment, it is advisable that an independent professional be hired and that the survey results be accessible.

Information obtained through documentation can also be used in formulating a protection plan for the historic building. By characterizing existing damage and exposing potential weaknesses, the documentation process identifies areas of the structure that may require additional protection as well as appropriate locations for monitoring equipment. Features that should receive particular attention during visual inspections would also be highlighted. Although a formal building condition survey including analysis, repair proposals and cost estimates is not necessary, the property owner may find that the disruptive period during adjacent work provides an opportune time for a thorough survey program.

Documentation of existing conditions should take the form of written descriptions, 35mm color photographs and/or a videotape recording. Photographs should show both the interior and exterior of the building, with close-up images of cracks, staining, indications of settlement or other fragile conditions. A complete interior and exterior crack survey should be undertaken to identify and characterize existing cracks (*see figure 2*). Their locations can then be plotted on a drawing of each wall or ceiling surface. While identifying every hairline crack may be impractical in a large building or one that exhibits a great deal of preexisting damage, the more thorough the documented record, the better. The condition of features such as arches, chimney stacks and parapet walls determined by the engineer to be particularly susceptible to distress should also be recorded even when no damage is apparent.

Common Risks and Protective Measures

Each instance of new construction or demolition next to an existing historic structure will involve varying risks to that structure. The proximity of the historic site to the project and the scope of the project are two of the most significant variables. Construction of a high rise building with deep foundations is more likely to affect a neighboring structure than the rehabilitation of a nearby rowhouse. However, the converse may be true if the rowhouse is directly adjacent to and sharing a wall with the historic structure. Other factors influencing the degree of likely impact include the age, construction type and structural integrity of the historic building, as well as the depth and makeup of its foundation and its surrounding soil types.

Owners should also anticipate the effect increased dust, vibration and fire risk will have upon interior architectural features and furnishings. For the most sensitive objects, such as chandeliers, paintings and glassware, temporary removal to an off-site location may be the safest course. Those features that cannot be easily removed, including plaster ceiling medallions and cornices, can be cushioned and buttressed by padded wood supports. Additional information concerning the safeguarding of interior features can be found in the preceding *Tech Note* in this series, "Temporary Protection, Number 2. Specifying Temporary Protection of Historic Interiors During Construction and Repair."

The remainder of this section addresses some of the more common dangers to historic structures when new construction or demolition activities occur nearby. The description of each potential impact is accompanied by suggested approaches for reducing or eliminating those risks.

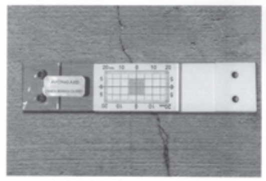

Figure 2. With advanced notice of adjacent construction activity, a crack monitor can be used to determine whether existing cracks in the historic building are stable or still experiencing movement. Compared with measurements taken during the monitoring phase, such information can help determine if subsequent movement resulted from work on the neighboring site. Photo: Avongard Products U.S.A., Ltd.

Vibration

Demolition and new foundation work are common sources of vibrations that can affect adjacent structures. The tools and methods used in demolition, such as impact hammers, wrecking balls, pavement breakers and implosion blasting, produce vibrations that may be transmitted to the historic structure. Similarly, techniques used to prepare new foundations (pile driving and blasting) create potentially dangerous vibrations. Vibrations may also be caused by increased truck traffic accompanying new construction or demolition work. In all cases, the force of the vibrations reaching the adjacent historic structure depends upon the activity generating the vibrations, the distance between the source and the existing structure, and the type of soil or pavement found between the two.

Historic structures may be particularly vulnerable to the effects of vibrations generated at an adjacent site. Deferred maintenance and past alterations may have produced structural weak points that are susceptible to damage. Historic finishes, such as plaster walls and ceilings, lack the flexibility to accommodate abnormal movement, while shallow foundations (common in historic buildings) may lack the rigidity to resist vibration induced movement.

Mitigating the effects of vibrations should begin during the consultation process when acceptable levels can be set and alternative processes explored. Hand demolition is an appropriate substitute when conventional demolition activities may cause excessive vibrations. If pile driving is likely to damage adjacent structures, the contractor may be able to employ non-displacement piles that are inserted in bored holes rather than driven. Lower vibration levels can also be achieved by "jacking-in" or pressing the piles into the ground. Locating delivery entry and exit points farther from the historic site may reduce vibrations caused by increased vehicular traffic. Once construction is under way, continual crack and vibration monitoring provides an effective warning system, indicating that established safe thresholds have been crossed.

Movement

Excavation and foundation work can also cause ground displacement and movement of an adjacent historic building. New construction almost invariably calls for digging a foundation that is much deeper than the foundations of neighboring historic buildings. This is especially true for projects that include underground parking facilities. A historic structure, with a shallow masonry or stone foundation and wall footings, may experience corresponding displacement that can result in major structural damage.

Efforts to control movement should begin during the consultation phase. Whether the developer's engineer selects underpinning or strengthened excavation walls with tie backs as the means to resist movement of the adjacent structure, the historic building team should retain its own engineer to review the plans (*see figure 3*). The consulting engineer should ensure that the selected approach addresses the unique characteristics and vulnerabilities of the historic structure and that even incidental movement is restricted.

Water

A well functioning water drainage system is essential to the protection of any historic structure. This system can easily be rendered ineffective by neighboring construction or demolition work. Debris originating at the construction site often finds its way to the gutters, downspouts and drains of an adjacent building. Drainage mechanisms may also become inoperable when excavation workers inadvertently seal off or collapse old pipes running from neighboring buildings. If blocked pipes cannot remove water from both above and below the surface of an historic site, excessive moisture levels or flooding may result.

Regular visual inspections (part of the monitoring program described later) are one of the best means of thwarting increased moisture levels. The inspection procedure should include checking gutters, valleys and exposed drains for any obstructions. Also, indications of dampness or water damage in the basement and where gutters and downspouts meet other building surfaces should be noted.

Construction site runoff from cement mixing and cleaning and dust suppression activities should not flow toward the historic property. Although placing screens and wire cages over exposed areas of the drainage system may provide some protection from obstructions, such installations need to be inspected just as frequently. Low-pressure water washes can occasionally be used to flush the system of dirt and debris. To reduce the possibility that drainpipes will be blocked at the adjacent construction site, all concealed pipes should be traced from their origins at the historic structure and the information passed on to the appropriate contractors. Final landscaping and grading patterns on adjacent construction sites should be examined to *ensure* that rainwater is not routed towards the historic building.

In some cases, the lack of water beneath an historic structure can lead to damage. Buildings located in areas with a high water table were often constructed upon timber piles. When groundwater or storm water is removed from a neighboring site during foundation excavations (a process known as "dewatering"), the groundwater level beneath the historic site may also drop. Previously submerged timber piles that are exposed to air can quickly begin to undergo dryrot. If there is reason to suspect that the structure was built on such a foundation, the property manager should work with the neighboring construction team to maintain the existing water table. This can be done using watertight excavation support systems such as slurry walls which ensure that most of the water pumped out of the construction site does not come from adjacent properties. Dewatering of soft clay ground may also result in settlement of a neighboring building, as ground water pressure is reduced and the soil consolidates.

Figure 3. Concrete pier underpinning to an existing building may be necessary when adjacent construction occurs. In this example, pits are hand dug beneath the foundation of the historic building to provide space for wood forms. After concrete is poured into the forms, the space between the top of the pier and the bottom of the original foundation is packed with a quicksetting grout. The historic building owner should retain an independent engineer to ensure that the underpinning plan adequately protects the historic structure. Photo: Professor Arpad Horvath, Department of Civil and Environmental Engineering, University of California, Berkeley.

Fire and Security Concerns

The heightened possibility of fire accompanies many demolition and new construction activities. Temporary heating devices, torches, sparks, molten metal and undersized electrical utility panels are some of the most common sources of fire at construction sites. Additionally, the improper storage of fuels, cloth rags and brushes also presents opportunities for fire to ignite and spread. The *Tech Note*, "Specifying Temporary Protection of Historic Interiors during Construction and Repair," provides detailed information on reducing the likelihood of fire in situations involving work near historic structures.

The security of a historic building can be threatened when adjacent construction provides opportunities for illegal entry. Newly constructed floor levels at the building site may make the neighboring historic structure's ledges, windows and rooftops accessible to trespassers. Window openings on the historic building should be fastened and all doors from the roof to the interior should be locked. Where a historic structure is protected by an intruder alarm system, that system should be upgraded to protect rooms that are rendered accessible from the outside. In cases where the historic structure does not directly abut new construction or demolition activity, attention should still be paid to the possibility that incidents of vandalism and theft will carry over to the historic site.

Physical Impact

Construction or demolition can cause direct physical damage to neighboring historic features and materials. Cranes, hoists and workers on upper floors of a construction site can drop building supplies and tools onto an adjacent historic structure. Misdirected debris chutes and backing vehicles may also leave their mark.

Generally, to counter these occurrences, protective barriers are placed over any area of the historic structure deemed at risk. If the new construction will rise above the historic building, plywood sheets should be placed over the roof to distribute the force of dropped materials (*see figure 4*). Plywood covers should also be placed over decorative roof embellishments such as finials and balustrades. Alternately, horizontal netting can be rigged to shield vulnerable rooftop features.

Facades that are directly exposed to adjacent construction sites should receive close attention. To avoid damage, windows should be covered with plywood. Layers of cushioning materials can be placed between the plywood covering and particularly fragile windows, such as stained glass. If entire wall surfaces are vulnerable, scaffolding should be erected against the facade and debris netting placed on the outside of the scaffolding. Plastic sheeting can provide added protection in areas where acidic cleaning solutions may splash onto historic facades, windows and other surfaces.

The best means of protecting a historic structure from physical impact, however, is often to have adequate horizontal and vertical netting and barriers in place at the construction site. When adjacent buildings are adequately considered in the construction site netting and scaffolding plans, protective measures at the historic site can be less intrusive, and the likelihood of damage reduced even further.

Additional Dangers

Other byproducts of new construction and demolition, such as dirt and dust, can also pose threats to an adjacent historic structure. Dust suppression measures including the installation of fabric enclosure systems should first be employed at the building site (*see figure 5*). Despite these efforts, historic building owners will undoubtedly have to deal with raised levels of dust infiltration. Accordingly, vulnerable interior objects and artifacts should be covered or temporarily moved to another location. Windows can be taped shut or temporarily sealed with clear polyethylene sheets. Additional mats or carpets near entrances can help reduce the amount of dirt tracked inside. An accelerated maintenance program that includes thorough and frequent cleaning and HVAC filter replacement, is an effective means of addressing the degraded environment surrounding a construction site. To lessen the chance of airborne asbestos infiltration, the exhaust from sealed work areas must be properly filtered and vented away from historic buildings.

Figure 4. Dropped equipment, tools, and materials all present risks when new construction rises above neighboring historic structures. In this case, the historic slate roof was completely covered with sheets of exterior grade plywood. Photo: National Park Service files.

Figure 5. The historic building on the left is partially protected from debris and dust generated by the renovation of the structure to the right. Such temporary enclosure systems consist of a polyethylene or other fabric shell stretched between an aluminum frame. Photo: Walton Technology, Inc.

The owner of a historic property should anticipate the increased rodent and pest presence that accompanies major demolition activity. Newly opened holes in old foundations are easy escape routes that should be promptly sealed. The construction or demolition site rodent control plan should include provisions for protecting adjacent historic resources. Concurrently, the historic property owner should consider securing a contract with an independent extermination company. Plans should include both preventive measures to reduce conditions favorable to infestation as well as a system of eradication such as rodenticide and traps.

Monitoring

A monitoring program should be established during the consultation and documentation phases and continued until adjacent work is finished. It is undertaken to detect, gauge, record and interpret structural movement, the effects of vibration and other changes to the historic building that result from neighboring construction or demolition work. Data collected during the monitoring program can serve as a baseline for any subsequent movement or changes to site drainage patterns that arise within the first years after construction is completed. Ultimately, monitoring shows the degree to which steps taken to protect an historic structure from adjacent construction are sufficient and successful.

Because of liability concerns, those responsible for a new development will often arrange to monitor an adjacent structure. As with a documentation program, the historic property owner may want to hire an independent engineer to review both the monitoring process and the measurements that result.

The extent of the monitoring program and the tools used will depend upon the scope of the adjacent activity. A basic plan to address concerns over vibration levels may include a single seismograph placed on the structure's basement floor. More comprehensive measurements can be obtained by locating sensors at several points throughout the structure and the ground immediately adjacent to the historic building foundation (*see figure 6*).

Whether acceptable vibration levels are mandated by law or left to the discretion of a project engineer, thresholds should take into account surrounding soils, the makeup and condition of the adjacent foundation and the particular vulnerabilities of the historic resource. Construction projects that involve major excavation work next to historic structures should include a program of test blasting before work begins. Testing various charges, delays and blast design configurations will aid in developing a controlled program that limits blast induced damage to a neighboring property.

Structural movement as described in the preceding section is detected and recorded using a number of different tools. Electronic monitors that feed precise movement measurements to laptop computers can be placed across existing cracks (*see figure 7*). When budgets are tight or a large number of cracks are involved, inexpensive telltales made from two sheets of overlaid plastic with a grid can be used to track changes.

Optical survey instruments provide another means of detecting vertical and lateral movement within a historic building. Control points are established and marked by targets or reflectors on the historic structure facade and interior walls before adjacent construction begins. The location of each of these markers is precisely measured at regular intervals. Engineers then use the resulting information to determine whether the markers have shifted from their original positions and, if so, the rate and direction of movement.

A program of visual inspections undertaken by a qualified conservator or engineer is an important adjunct to technical monitoring procedures. Inspectors should look for newly opened cracks, other signs of settlement and movement, and evidence of increased dampness or water infiltration. Additionally, visual inspections should ensure that temporary protective coverings are secure, that dust and dirt are not accumulating in the historic building, and that fire and hazardous material protection provisions are being upheld. A checklist can be drawn up during the consulting and documentation phases for use during each visual inspection. Such a systematic written record may also prove useful if disputes arise over the timing of and responsibility for damage.

Figure 6. A seismograph records vibrations transmitted at the ground level of an historic building. The instrument is wired to a light and siren designed to warn the excavation crew that vibration levels are approaching preset limits. Additional sensors are often installed in the basement and on sensitive features such as stained glass windows. Photo: Wilson, Ihrig & Associates, Inc.

Conclusion

Protecting a historic building from adjacent construction or demolition activity requires thoughtful planning and cooperation between the developer and the historic property owner. Thorough pre-construction documentation of the historic structure ensures a common understanding of present conditions and suggests appropriate damage prevention measures that can be taken at both the historic site and the construction site. A routine program of visual inspection and vibration and movement monitoring helps insure early detection of the effects neighboring construction work is having on the historic building. Early consideration of these issues, before damage takes place or worsens, can allow for the adoption of safeguards that protect the developer's schedule and budget and the physical integrity of the historic structure.

Figure 7. Electronic crack monitor and survey targets are shown installed on an existing wall. The crack monitor feeds movement data to a laptop computer. The targets are aligned and measured with optical survey equipment to determine the degree and direction of movement. Photo: McMullan and Associates, Inc.

Checklist for Historic Property Owner and Historic Site

- ☐ Consult with developer, and other parties to determine extent of work and identify necessary protective measures
- ☐ Conduct survey of existing conditions, including 35 mm photographs, crack inventory and description of other damage
- ☐ Include historic building in construction site fire plan
- ☐ Secure windows and rooftop doors that are made accessible by new construction
- ☐ Remove particularly fragile interior objects and furnishings from site
- ☐ Install temporary supports beneath fragile features that are not moved
- ☐ Place plywood coverings on openings that face construction area
- ☐ If adjacent construction rises above historic site, protect roof with plywood covering, encase rooftop embellishments
- ☐ If construction is directly adjacent, cover historic facade to protect against mortar and acidic cleaning solution
- ☐ Install temporary floor coverings at entrance and seal windows facing construction site to limit dust infiltration
- ☐ Remove dust from interior surfaces on accelerated schedule
- ☐ Clean HVAC system & filters on accelerated schedule
- ☐ Clear obstructions from gutters and drainage system regularly
- ☐ Establish monitoring program, including:
  1) Seismographs to ensure that effects of blasting, pile driving and other work are at acceptable levels
  2) Crack monitors and optical survey methods to detect movement
  3) Schedule of regular visual inspection

Checklist for Development Team and Construction Site

- ☐ Consult with historic property owner and other relevant parties to identify necessary protective measures
- ☐ Review and sign off on pre-construction condition survey of adjacent property
- ☐ Arrange delivery locations and times to limit disruption and possible damage to neighboring historic structure
- ☐ Explore excavation and demolition methods that produce low vibration levels
- ☐ Limit movement of adjacent building with sufficient underpinning or reinforced excavation walls
- ☐ Reduce changes to adjacent ground water level during dewatering
- ☐ Ensure water runoff is not directed toward historic structure
- ☐ Install appropriate debris nets to prevent dropped materials from impacting historic building
- ☐ Direct debris chutes away from historic structure
- ☐ Install fabric enclosure system to reduce spread of construction dust
- ☐ Include adjacent historic building fire plan and ensure fuels, rags and brushes are stored appropriately and not directly adjacent to historic site
- ☐ If asbestos or lead remediation is involved, ensure exhaust from sealed building is filtered and vented away from historic site and that lead chips are gathered and removed
- ☐ Include adjacent historic structure in rodent control program and seal openings in demolished foundation
- ☐ Participate in monitoring program at historic site to ensure that vibration levels or indications of movement are within established thresholds

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PRESERVATION TECH NOTES are designed to provide practical information on traditional practices and innovative techniques for successfully maintaining and preserving cultural resources. All techniques and practices described herein conform to established National Park Service policies, procedures and standards. This Tech Note was prepared pursuant to the National Historic Preservation Act which direct the Secretary of the Interior to develop and make available to government agencies and individuals information concerning professional methods and techniques for the preservation of historic properties.

Comments on the usefulness of this information are welcomed and should be addressed to PRESERVATION TECH NOTES, Technical Preservation Services NC200, National Center for Cultural Resources, National Park Service, 1849 C Street, NW, Washington, DC 20240.

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APN: 010-145-012
022, & 023

DATE: DECEMBER 18, 2020
TRACK-2 SUBMITTAL

REVISIONS:

1. MARCH 4, 2021 FOREST & BEACH COMMISSION
2. MARCH 26, 2021 HISTORIC BOARD COMMISSION
3. APRIL 14, 2021 REVISED TRACK-2 APPLICATION
4.
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HISTORIC PRESERVATION CONDITIONS

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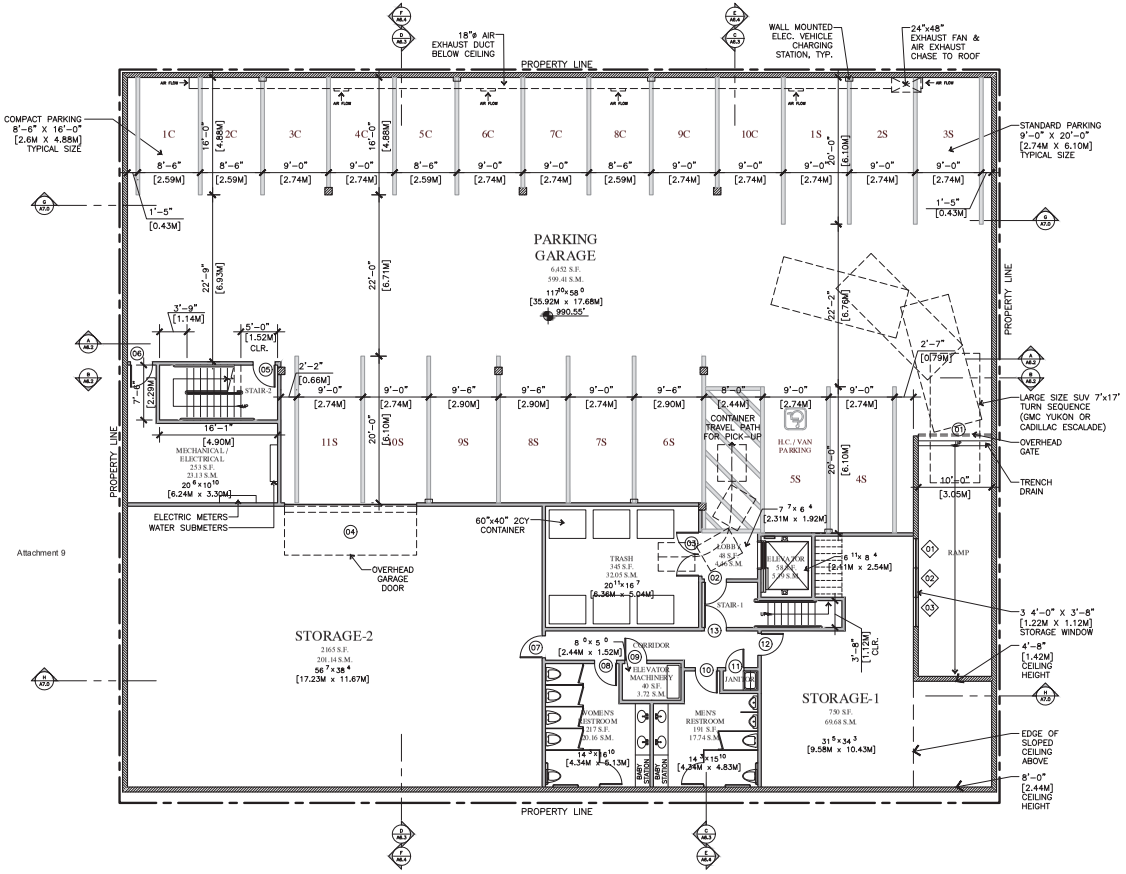

Attachment 9

BASEMENT PLAN

11,406 SQUARE FEET / 1059.65 SQUARE METERS

0' 4' 8' 16'

0 1.25M 2.5M 5M

1/8"=1'-0"

N

PARKING LEGEND

11 STANDARD
10 COMPACT
21 TOTAL

#S - STANDARD PARKING STALL
#C - COMPACT PARKING STALL

DOOR/WINDOW LEGEND

XX DENOTES A WINDOW

XX DENOTES A DOOR

NOTE:
SEE DOOR & WINDOW SCHEDULE FOR CORRESPONDING DOOR & WINDOW INFORMATION

WALL LEGEND

2X6 EXTERIOR STUD FRAMED WALL
2X4 INTERIOR STUD FRAMED WALL, U.O.N.
2X4 INTERIOR STUD FRAMED WALL, U.O.N.

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BASEMENT PLAN

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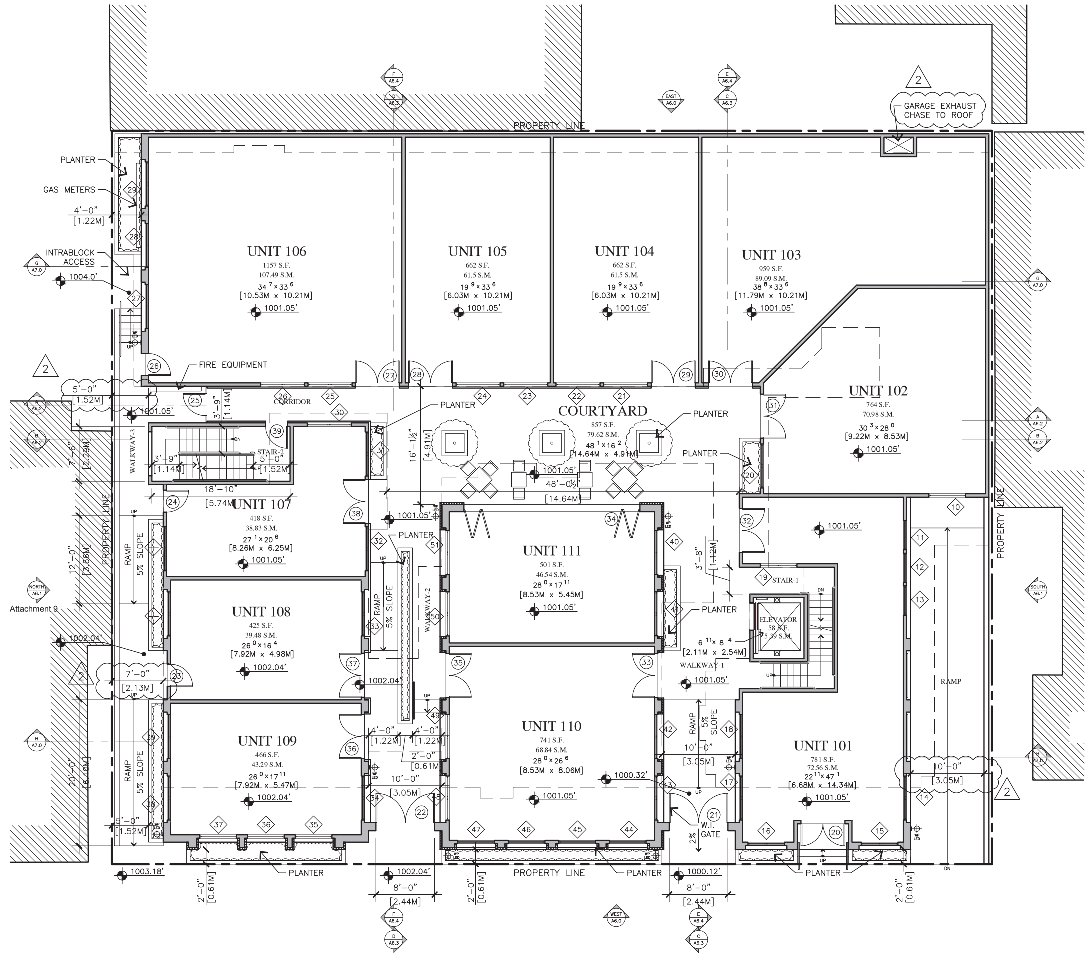

GROUND FLOOR PLAN

8,544 SQUARE FEET / 793.76 SQUARE METERS

1/8"=1'-0"

DOOR/WINDOW LEGEND

DENOTES A WINDOW

DENOTES A DOOR

NOTE:
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WALL LEGEND

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GROUND FLOOR PLAN

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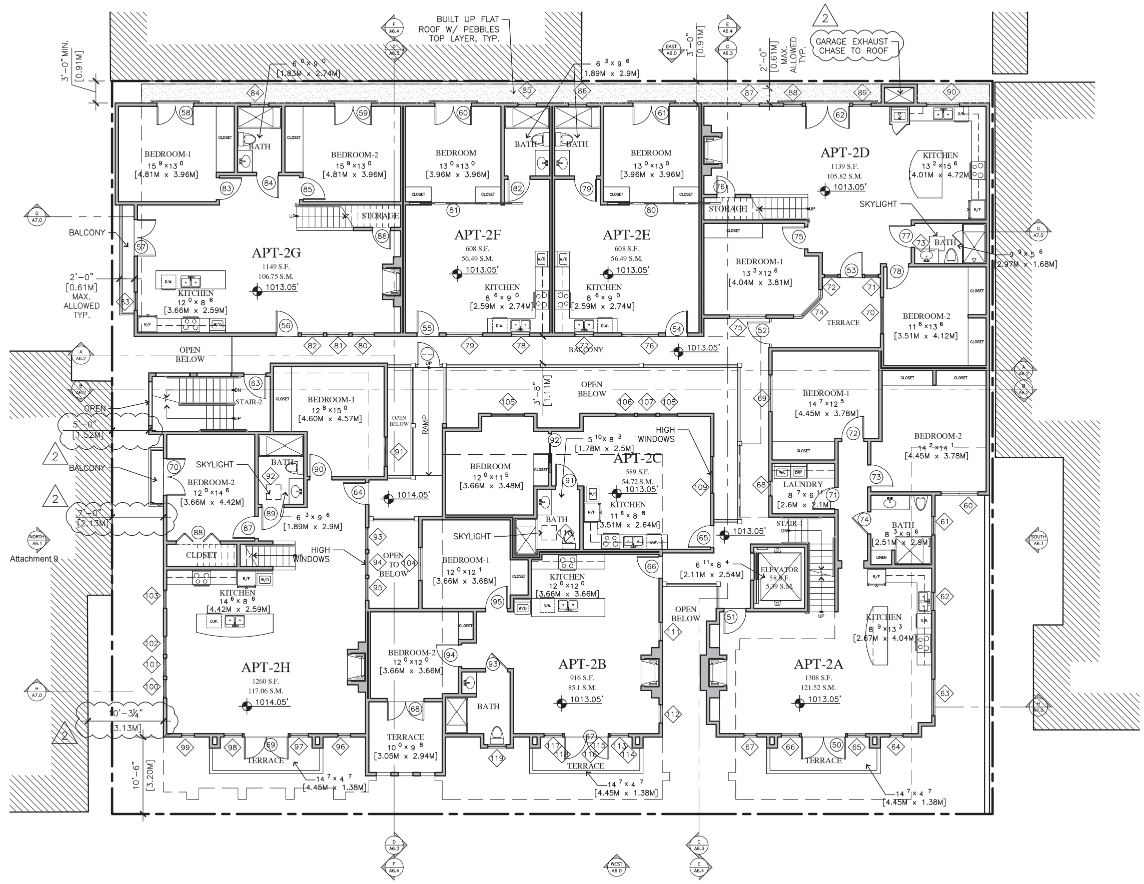

SECOND FLOOR PLAN

8,354 SQUARE FEET / 776.11 SQUARE METERS

0' 4' 8' 16'
0 1.25M 2.5M 5M
1/8"=1'-0"

N

DOOR/WINDOW LEGEND

(XX) DENOTES A WINDOW

(XX) DENOTES A DOOR

NOTE:
SEE DOOR & WINDOW SCHEDULE FOR CORRESPONDING DOOR & WINDOW INFORMATION

WALL LEGEND

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- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.

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STAMPS:

PROJECT/CLIENT:

JB PASTOR
BUILDING

PROJECT ADDRESS:

DOLORES, 2ND SE
OF 7TH
CARMEL, CA
93921

APN: 010-145-012
022, & 023

DATE: DECEMBER 18, 2020
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4.
5.
6.

SECOND
FLOOR PLAN

SHEET NO.

A4.0

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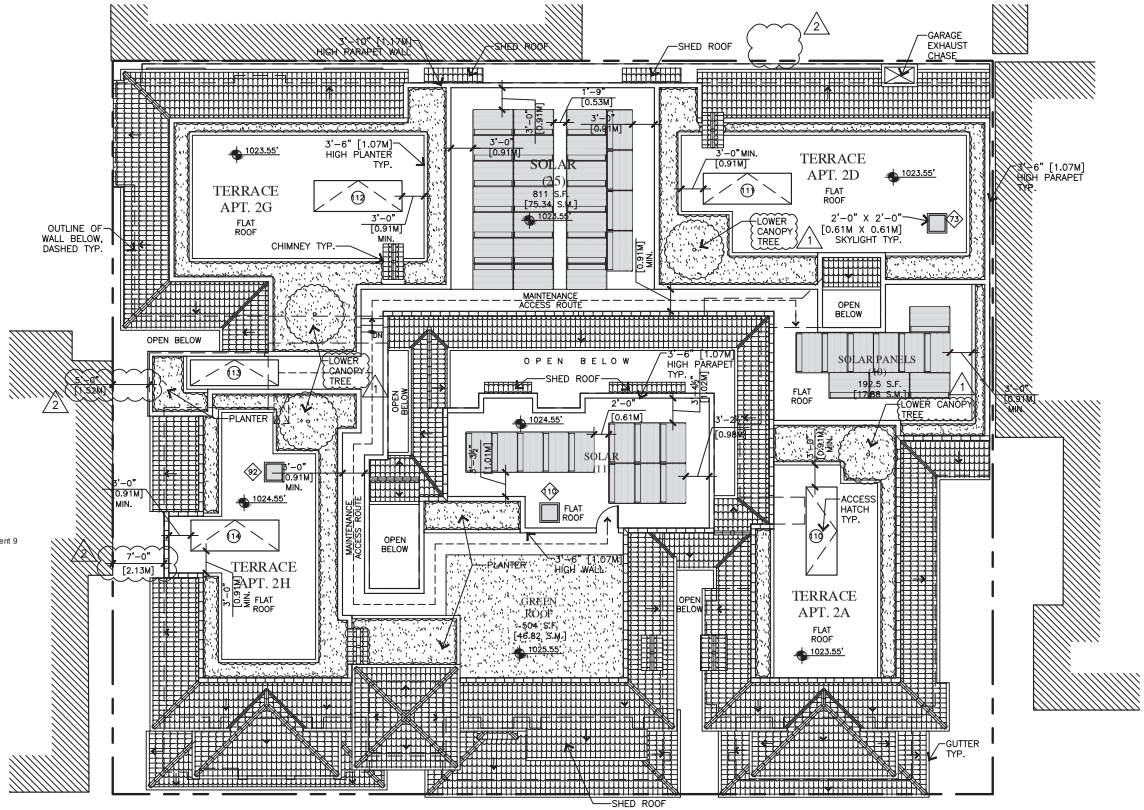

ROOF PLAN

1/8"=1'-0"

0' 4' 8' 16'

0 1.25M 2.5M 5M

N

DOOR/WINDOW LEGEND

XX
X'-X" X'-X"
DENOTES A WINDOW

XX
DENOTES A DOOR

NOTE:
SEE DOOR & WINDOW SCHEDULE FOR CORRESPONDING DOOR & WINDOW INFORMATION

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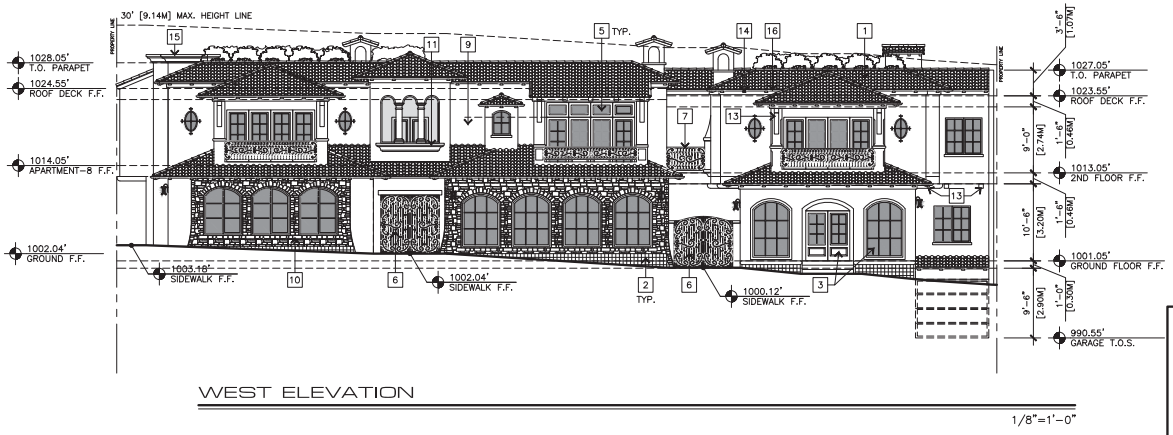
ROOF PLAN

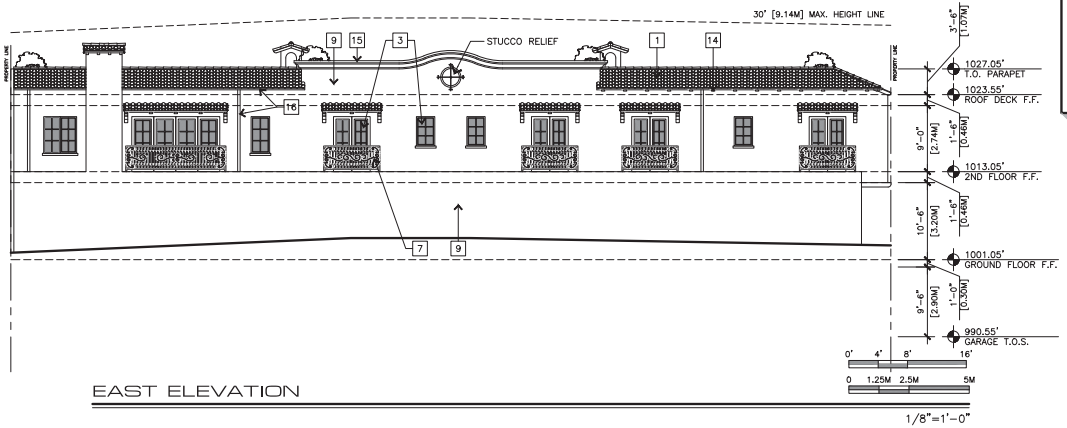
SHEET NO.

A5.0



WEST ELEVATION

1/8"=1'-0"



EAST ELEVATION

1/8"=1'-0"

EXTERIOR FINISH LEGEND

1	MISSION STYLE CLAY TILE ROOF
2	DECORATIVE CERAMIC TILE
3	ALUMINUM CLAD DOORS & WINDOWS
4	PAINTED WOOD DOORS & WINDOWS
5	TRANSOM WINDOW
6	WROUGHT IRON GATE
7	WROUGHT IRON RAILING
9	STUCCO FINISH
10	RANDOM EXTERIOR STONE
11	SHAPED STUCCO SILL
12	REDWOOD POST
13	REDWOOD BEAMS & CORBELS
14	REDWOOD RAFTER TAILS
15	PRECAST CONCRETE PARAPET CAP
16	COPPER GUTTERS & DOWNSPOUT

Attachment 9

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ELEVATIONS

SHEET NO.

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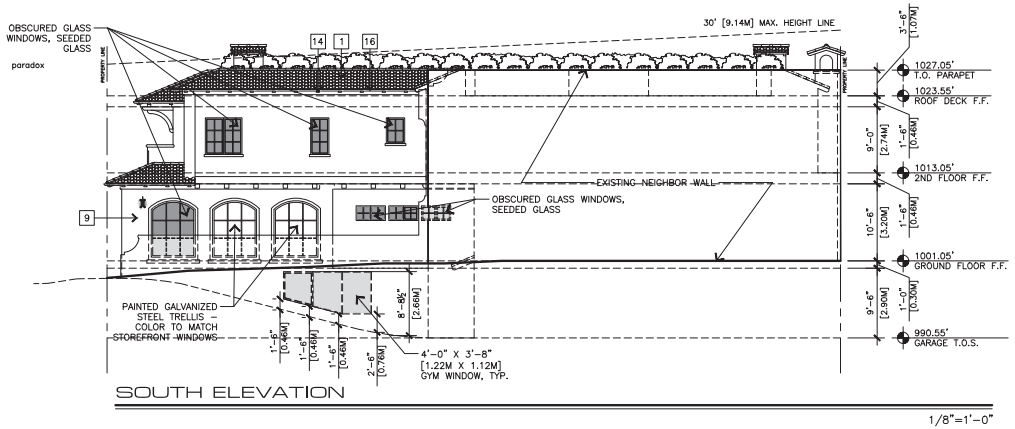
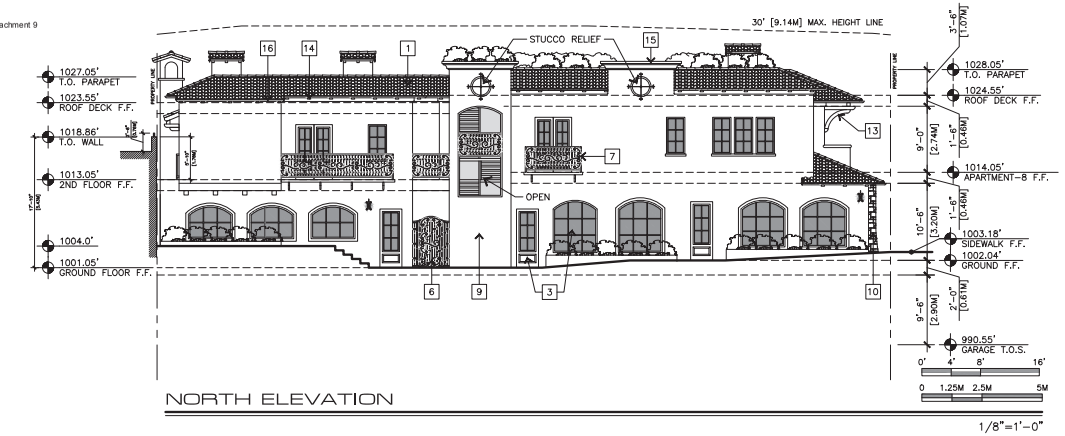


SOUTH ELEVATION

1/8"=1'-0"

Attachment 9



NORTH ELEVATION

1/8"=1'-0"

EXTERIOR FINISH LEGEND

1	MISSION STYLE CLAY TILE ROOF
2	DECORATIVE CERAMIC TILE
3	ALUMINUM CLAD DOORS & WINDOWS
4	PAINTED WOOD DOORS & WINDOWS
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ELEVATIONS

SHEET NO.

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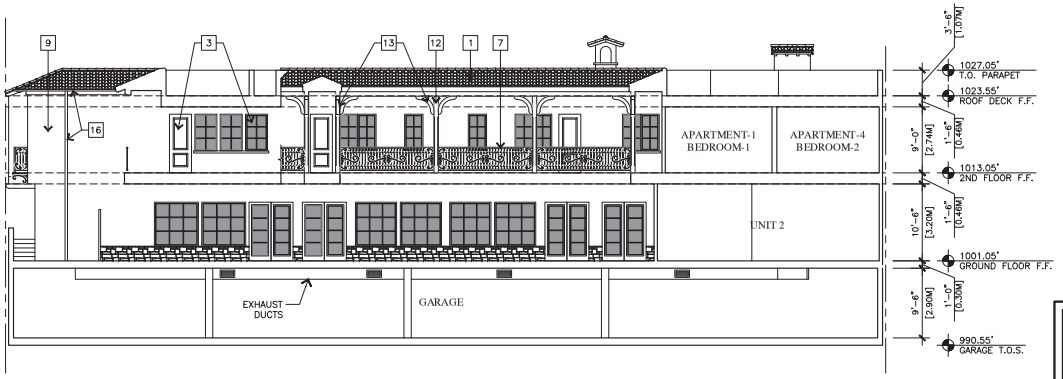

EAST COURTYARD / SECTION A

1/8"=1'-0"

EXTERIOR FINISH LEGEND

1	MISSION STYLE CLAY TILE ROOF
2	DECORATIVE CERAMIC TILE
3	ALUMINUM CLAD DOORS & WINDOWS
4	PAINTED WOOD DOORS & WINDOWS
5	TRANSOM WINDOW
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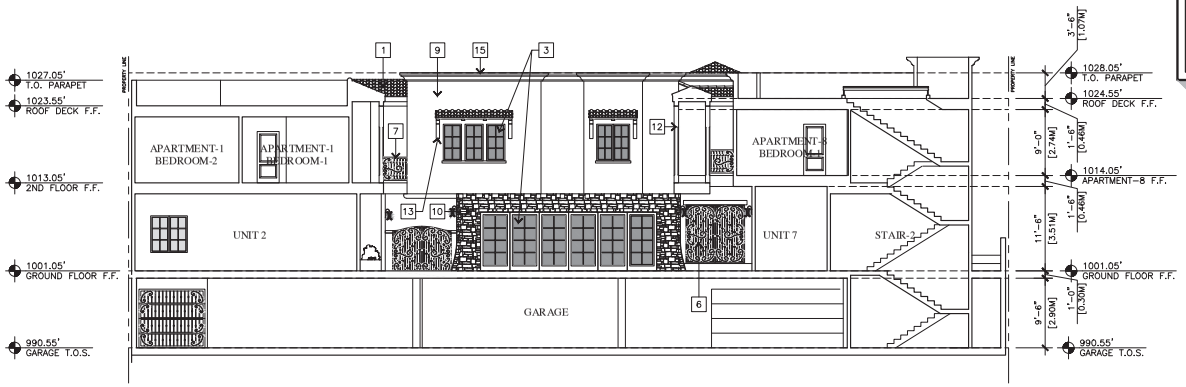
14	REDWOOD RAFTER TAILS
15	PRECAST CONCRETE PARAPET CAP
16	COPPER GUTTERS & DOWNSPOUT

Attachment 9



0' 4' 8' 16'

0 1.25M 2.5M 5M

WEST COURTYARD / SECTION B

1/8"=1'-0"

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ELEVATIONS
& SECTIONS

SHEET NO.

A6.2

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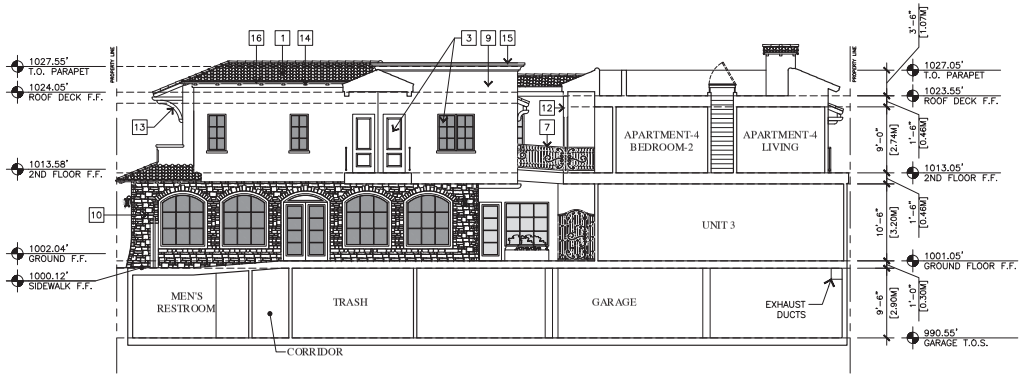

SOUTH COURTYARD / SECTION C

1/8"=1'-0"

EXTERIOR FINISH LEGEND

1	MISSION STYLE CLAY TILE ROOF
2	DECORATIVE CERAMIC TILE
3	ALUMINUM CLAD DOORS & WINDOWS
4	PAINTED WOOD DOORS & WINDOWS
5	TRANSOM WINDOW
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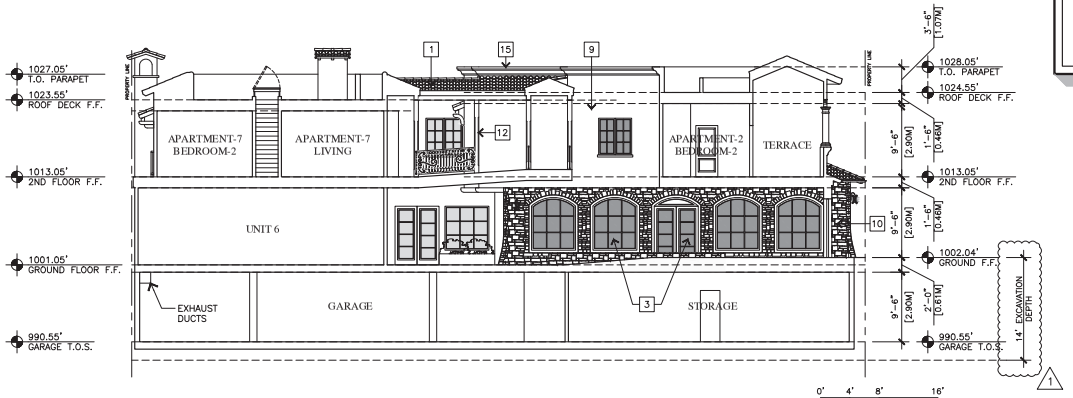
14	REDWOOD RAFTER TAILS
15	PRECAST CONCRETE PARAPET CAP
16	COPPER GUTTERS & DOWNSPOUT

Attachment 9



NORTH COURTYARD / SECTION D

1/8"=1'-0"

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4
5
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ELEVATIONS
& SECTIONS

SHEET NO.

A6.3

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SOUTH COURTYARD / SECTION E

1/8"=1'-0"

EXTERIOR FINISH LEGEND

1	MISSION STYLE CLAY TILE ROOF
2	DECORATIVE CERAMIC TILE
3	ALUMINUM CLAD DOORS & WINDOWS
4	PAINTED WOOD DOORS & WINDOWS
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7	WROUGHT IRON RAILING
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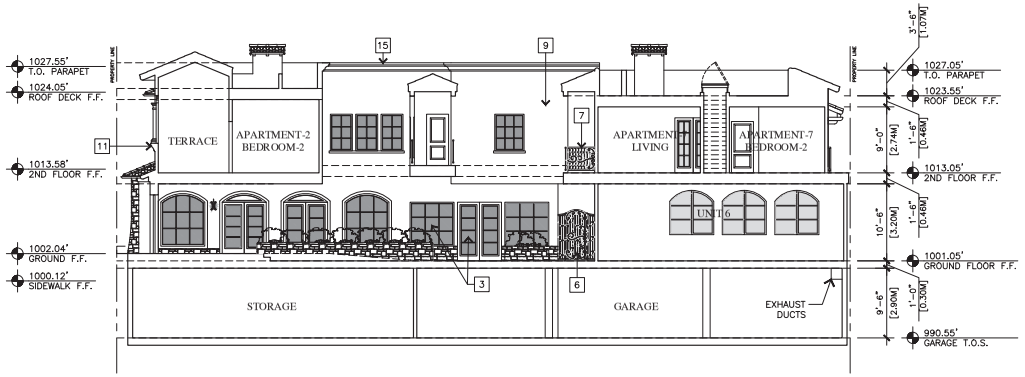
15	PRECAST CONCRETE PARAPET CAP
16	COPPER GUTTERS & DOWNSPOUT

Attachment 9



NORTH COURTYARD / SECTION F

1/8"=1'-0"

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ELEVATIONS & SECTIONS

SHEET NO.

A6.4

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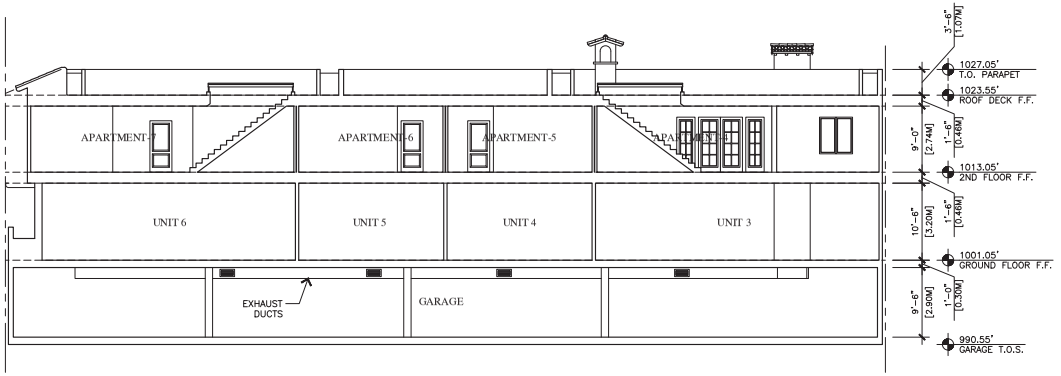
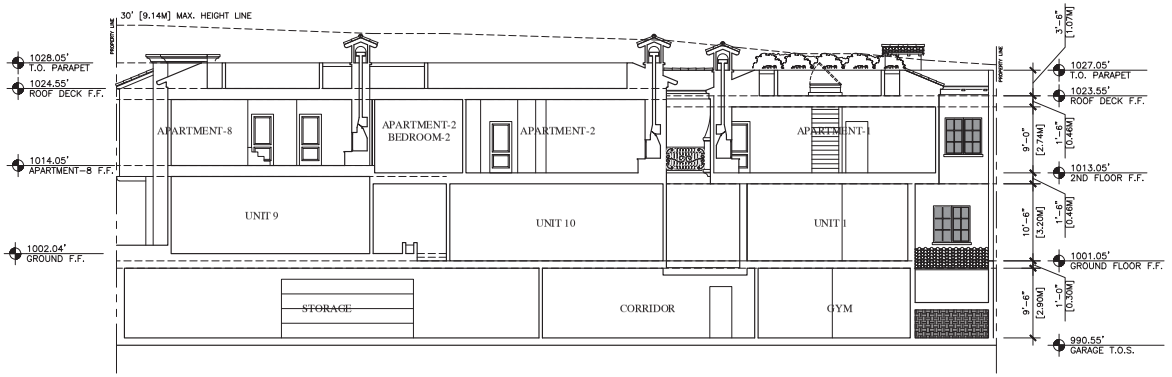


SECTION G

1/8"=1'-0"

Attachment 9



NORTH COURTYARD / SECTION F

1/8"=1'-0"

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SECTIONS

SHEET NO.

A6.5

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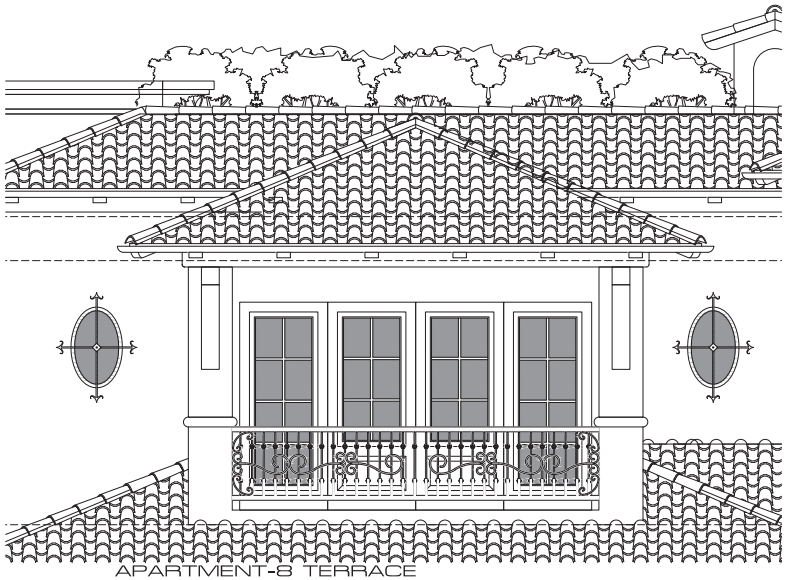
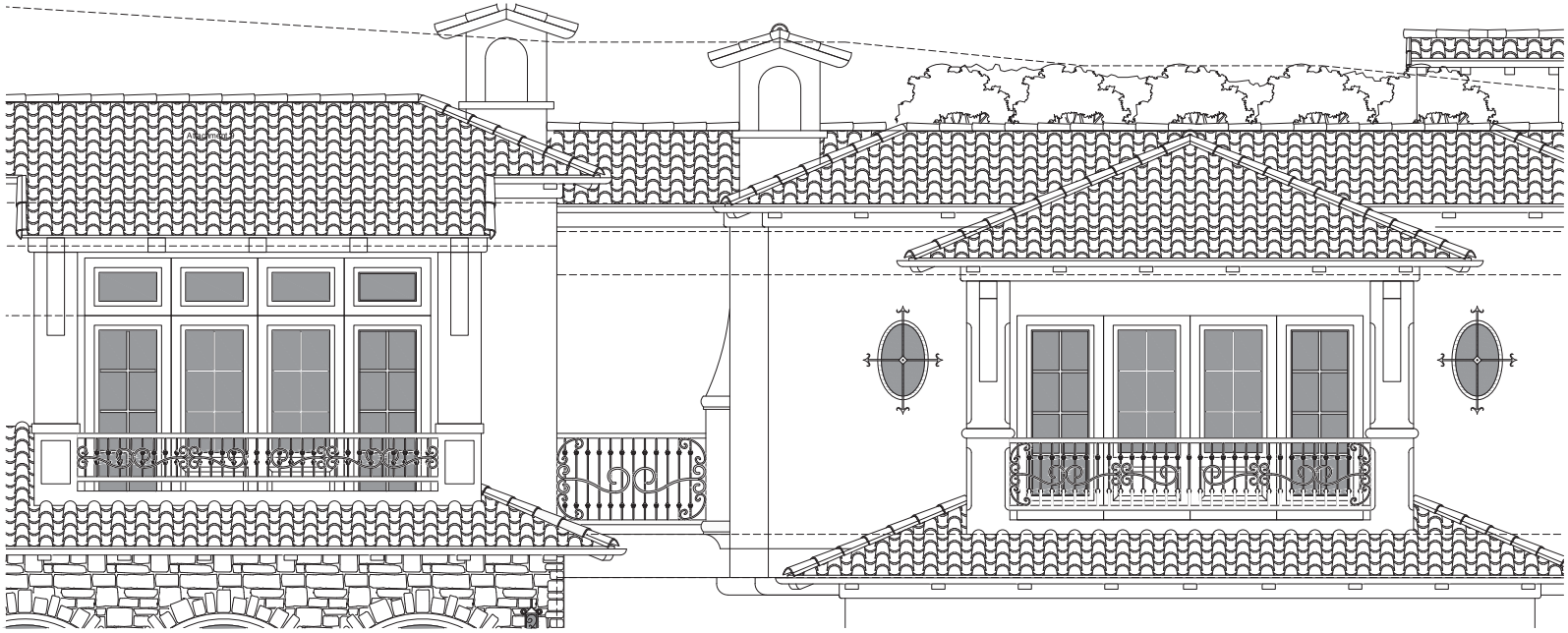


APARTMENT-8 TERRACE

1/2"=1'-0"



APARTMENT-3 TERRACE

1/2"=1'-0"

APARTMENT-1 TERRACE

1/2"=1'-0"

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TERRACE DETAILS

SHEET NO.

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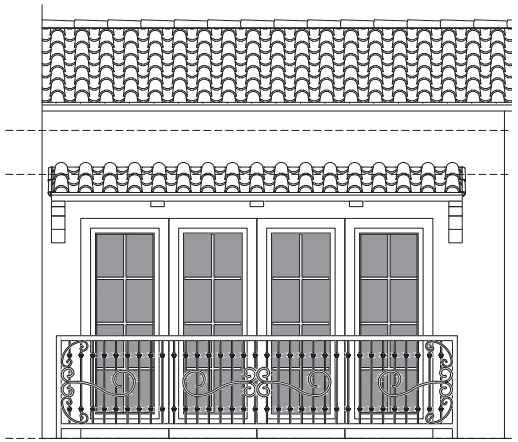
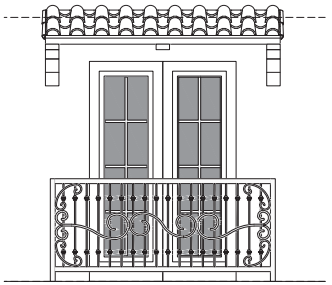


APARTMENT-4 BALCONY

1/2"=1'-0"

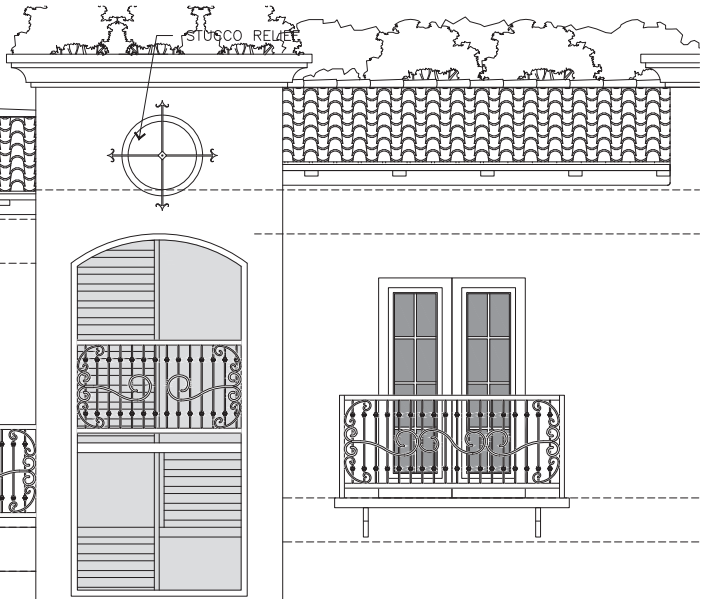


TYP. BALCONY (APT 5,6,7)

1/2"=1'-0"

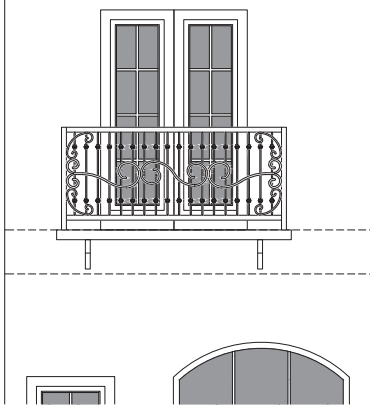
APARTMENT-7 BALCONY

1/2"=1'-0"



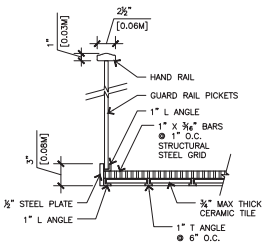
STAIR TOWER

1/2"=1'-0"



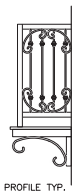
APARTMENT-8 BALCONY

1/2"=1'-0"



BALCONY DETAIL

1-1/2"=1'-0"



BALCONY PROFILE TYP.

1/2"=1'-0"

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TERRACE DETAILS

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A6.8

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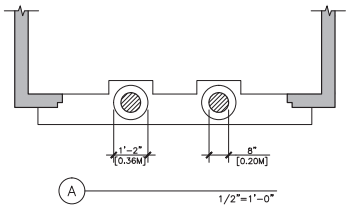
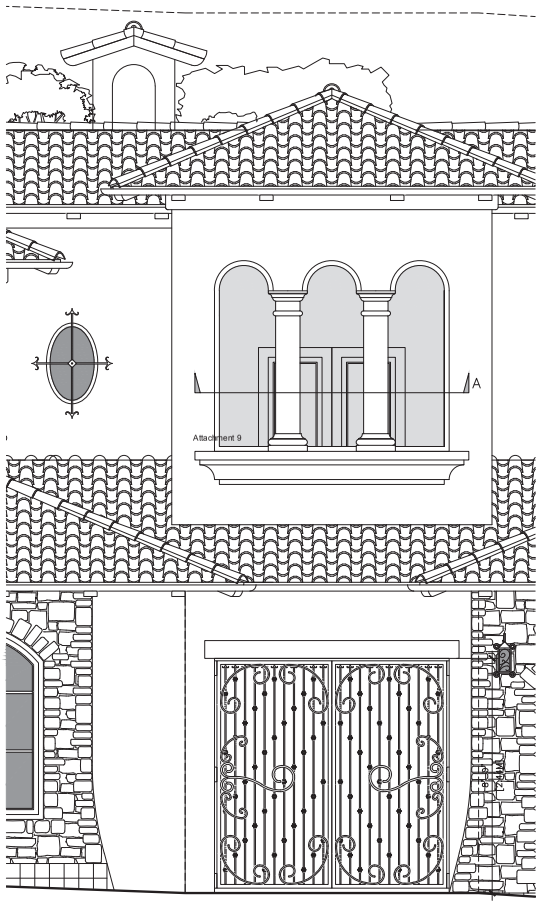
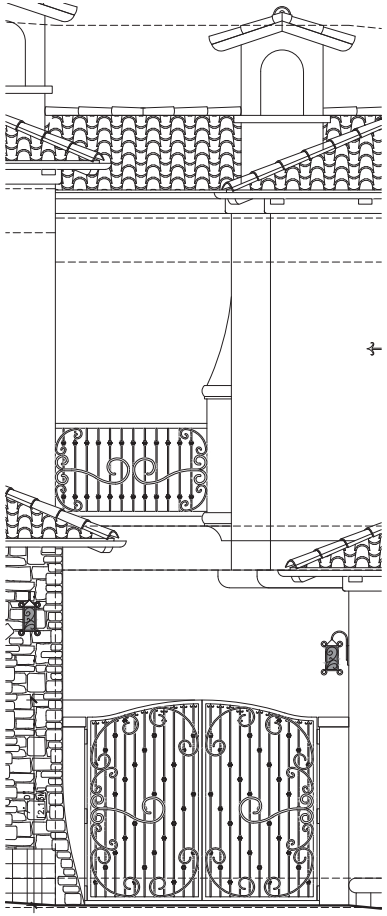




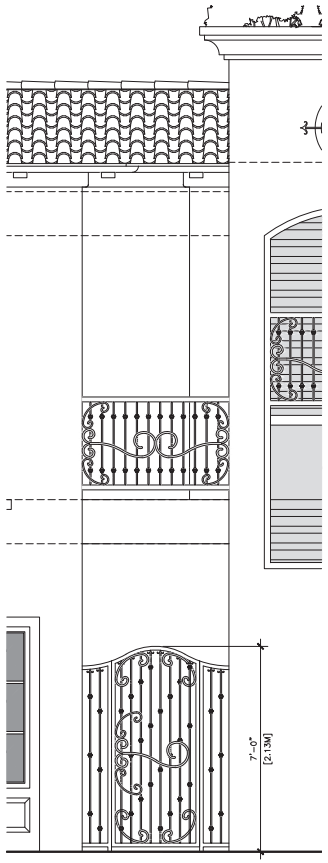
NORTHWEST GATE & TOWER

1/2"=1'-0"



SOUTHWEST GATE

1/2"=1'-0"



NORTH ACCESS GATE

1/2"=1'-0"

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GATE
DETAILS

SHEET NO.

A6.9

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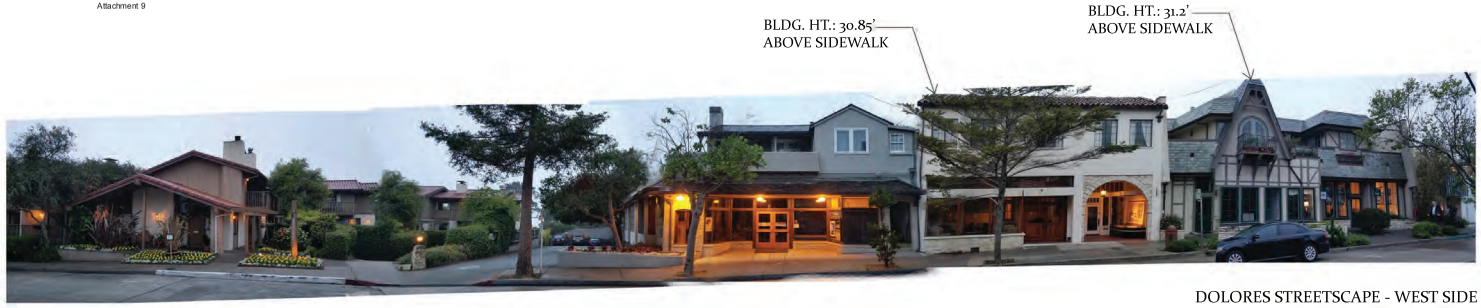
DOLORES STREETSCAPE - EAST SIDE

0' 10' 21' 32'

Attachment 9



DOLORES STREETSCAPE - WEST SIDE

0' 10' 21' 32'

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STAMPS:

PROJECT/CLIENT:

ESPERANZA
CARMEL
COMMERCIAL LLC

PROJECT ADDRESS:

DOLORES ST
2 SE of 7th Ave,
CARMEL, CA 93921

LICENSED ARCHITECT
JUN A. SILLANO JR
C-24875
RENEWAL DATE
STATE OF CALIFORNIA

DATE: DECEMBER 18, 2020
TRACK II SUBMITTAL

REVISIONS:

1. MARCH 4, 2021 FOREST & BEACH COMMISSION
2. MARCH 25, 2021 HISTORIC BOARD COMMISSION
3. APRIL 14, 2021 REVISED TRACK-2 APPLICATION
4.
5.
6.

JB-PASTOR
STREETSCAPES

SHEET NO.

A8.1

ADJACENT BUILDING

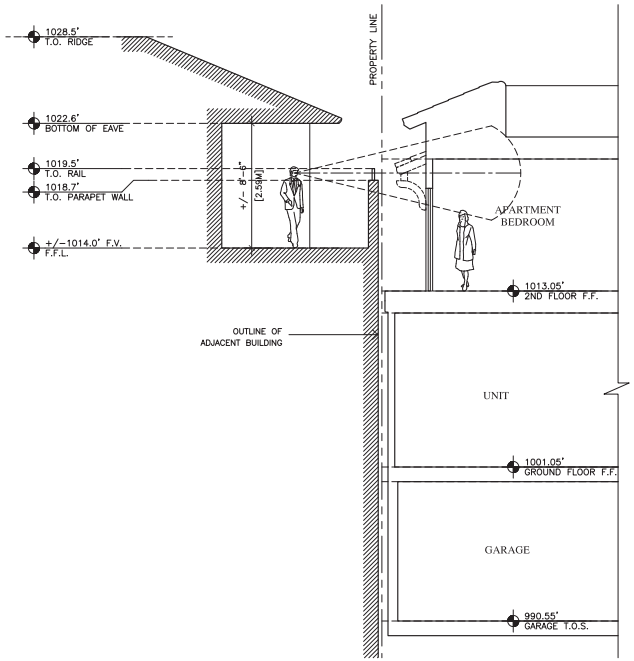
N.T.S.

ADJACENT BUILDING

N.T.S.

ADJACENT BUILDING

N.T.S.



SECTION THRU ADJACENT BUILDING

1/4"=1'-0"

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STAMPS:

PROJECT/CLIENT:

JB PASTOR
BUILDING

PROJECT ADDRESS:

DOLORES, 2ND SE
OF 7TH
CARMEL, CA
93921

APN: 010-145-012
022, & 023

DATE: DECEMBER 18, 2020
TRACK-2 SUBMITTAL

REVISIONS:

1. MARCH 4, 2021
FOREST & BEACH COMMISSION
2. MARCH 26, 2021
HISTORIC BOARD COMMISSION
3. APRIL 14, 2021
REVISED TRACK-2 APPLICATION
4.
5.
6.

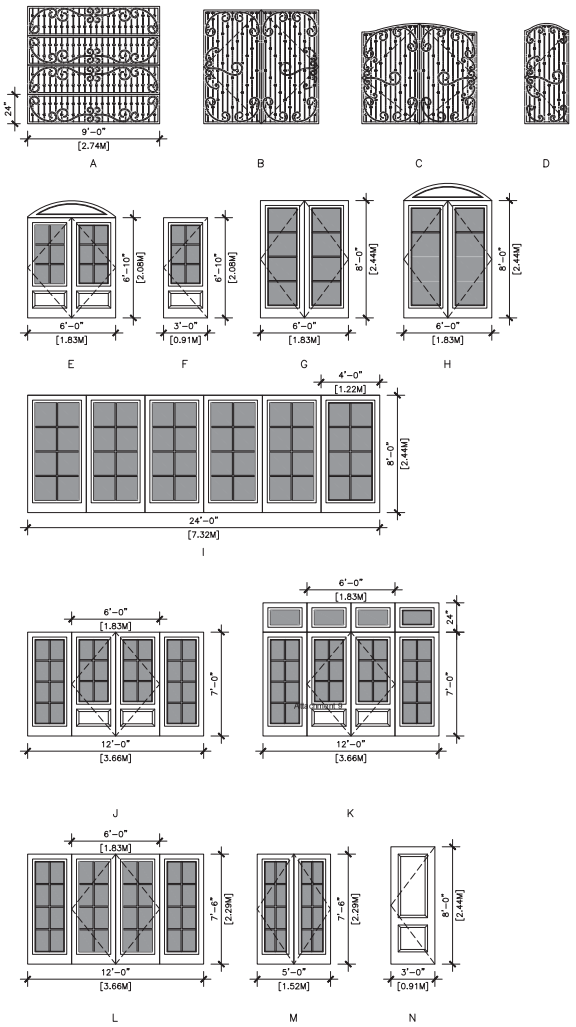
ADJACENT BUILDING
ELEVATIONS

SHEET NO.

A8.2

DOOR TYPES

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



EXTERIOR DOOR SCHEDULE

Door No.	Door Size (Finished) Width	Height	Thick	Style	Material	Core	Glass Type	Glass Tempered	Finish Exterior	Finish Interior	Action	Remarks
BASEMENT												
1	9'-0"	8'-0"	1-3/4"	A	WR. IRON	---	---	---	---	---	ROLL-UP	@ ---
2	3'-0"	7'-0"	1-3/4"	–	---	---	---	---	---	---	SWING	@ ---
3	PAIR 3'-0"	7'-0"	1-3/4"	–	---	---	---	---	---	---	SWING	@ ---
4	18'-0"	8'-0"	1-3/4"	–	---	---	---	---	---	---	ROLL-UP	@ ---
5	3'-0"	7'-0"	1-3/4"	–	---	---	---	---	---	---	SWING	@ ---
6	3'-0"	7'-0"	1-3/4"	–	---	---	---	---	---	---	SWING	@ ---
7	3'-0"	7'-0"	1-3/4"	–	---	---	---	---	---	---	SWING	@ ---
8	3'-0"	7'-0"	1-3/4"	–	---	---	---	---	---	---	SWING	@ ---
9	3'-0"	7'-0"	1-3/4"	–	---	---	---	---	---	---	SWING	@ ---
10	3'-0"	7'-0"	1-3/4"	–	---	---	---	---	---	---	SWING	@ ---
11	2'-6"	7'-0"	1-3/4"	–	---	---	---	---	---	---	SWING	@ ---
12	3'-0"	7'-0"	1-3/4"	–	---	---	---	---	---	---	SWING	@ ---
13	3'-0"	7'-0"	1-3/4"	–	---	---	---	---	---	---	SWING	@ ---
GROUND FLOOR												
20	PAIR 3'-0"	7'-0"	1-3/4"	E	---	---	DBL.-PANE	YES	---	---	SWING	@ ---
21	PAIR 4'-0"	7'-0"	1-3/4"	B	WR. IRON	---	---	---	---	---	SWING	SOUTHWEST GATE @ COURTYARD
22	PAIR 4'-0"	8'-0"	1-3/4"	C	WR. IRON	---	---	---	---	---	SWING	NORTHWEST GATE @ COURTYARD
23	3'-0"	8'-0"	1-3/4"	F	---	---	DBL.-PANE	YES	---	---	SWING	@ ---
24	3'-0"	8'-0"	1-3/4"	F	---	---	DBL.-PANE	YES	---	---	SWING	@ ---
25	3'-0"	8'-0"	1-3/4"	D	WR. IRON	---	---	---	---	---	SWING	NORTH GATE @ COURTYARD
26	3'-0"	8'-0"	1-3/4"	F	---	---	DBL.-PANE	YES	---	---	SWING	@ ---
27	PAIR 3'-0"	8'-0"	1-3/4"	G	---	---	DBL.-PANE	YES	---	---	SWING	@ ---
28	PAIR 3'-0"	8'-0"	1-3/4"	G	---	---	DBL.-PANE	YES	---	---	SWING	@ ---
29	PAIR 3'-0"	8'-0"	1-3/4"	G	---	---	DBL.-PANE	YES	---	---	SWING	@ ---
30	PAIR 3'-0"	8'-0"	1-3/4"	G	---	---	DBL.-PANE	YES	---	---	SWING	@ ---
31	PAIR 3'-0"	8'-0"	1-3/4"	G	---	---	DBL.-PANE	YES	---	---	SWING	@ ---
32	PAIR 3'-0"	8'-0"	1-3/4"	G	---	---	DBL.-PANE	YES	---	---	SWING	@ ---
33	PAIR 3'-0"	8'-0"	1-3/4"	H	---	---	DBL.-PANE	YES	---	---	SWING	@ ---
34	SIX 4'-0"	8'-0"	1-3/4"	I	---	---	DBL.-PANE	YES	---	---	BI-FOLD	@ ---
35	PAIR 3'-0"	8'-0"	1-3/4"	H	---	---	DBL.-PANE	YES	---	---	SWING	@ ---
36	PAIR 3'-0"	8'-0"	1-3/4"	H	---	---	DBL.-PANE	YES	---	---	SWING	@ ---
37	PAIR 3'-0"	8'-0"	1-3/4"	H	---	---	DBL.-PANE	YES	---	---	SWING	@ ---
38	PAIR 3'-0"	8'-0"	1-3/4"	G	---	---	DBL.-PANE	YES	---	---	SWING	@ ---
39	3'-0"	8'-0"	1-3/4"	–	---	---	---	---	---	---	SWING	GATE @ STAIR 2
2ND FLOOR												
50	PAIR 3'-0"	7'-8"	1-3/4"	J	---	---	DBL.-PANE	YES	---	---	SWING	@ TERRACE, APT. 1
51	3'-0"	7'-6"	1-3/4"	N	---	---	---	---	---	---	SWING	@ APT. 1
52	3'-0"	7'-0"	1-3/4"	D	WR. IRON	---	---	---	---	---	SWING	GATE @ APT. 4
53	3'-0"	7'-6"	1-3/4"	N	---	---	---	---	---	---	SWING	@ APT. 4
54	3'-0"	7'-6"	1-3/4"	N	---	---	---	---	---	---	SWING	@ APT. 5
55	3'-0"	7'-6"	1-3/4"	N	---	---	---	---	---	---	SWING	@ APT. 6
56	3'-0"	7'-6"	1-3/4"	N	---	---	---	---	---	---	SWING	@ APT. 7
57	PAIR 2'-6"	7'-6"	1-3/4"	M	---	---	DBL.-PANE	YES	---	---	SWING	@ BALCONY, APT. 7
58	PAIR 2'-6"	7'-6"	1-3/4"	M	---	---	DBL.-PANE	YES	---	---	SWING	@ BALCONY, APT. 7
59	PAIR 2'-6"	7'-6"	1-3/4"	M	---	---	DBL.-PANE	YES	---	---	SWING	@ BALCONY, APT. 7
60	PAIR 2'-6"	7'-6"	1-3/4"	M	---	---	DBL.-PANE	YES	---	---	SWING	@ BALCONY, APT. 6
61	PAIR 2'-6"	7'-6"	1-3/4"	M	---	---	DBL.-PANE	YES	---	---	SWING	@ BALCONY, APT. 5
62	PAIR 3'-0"	7'-6"	1-3/4"	L	---	---	DBL.-PANE	YES	---	---	SWING	@ BALCONY, APT. 4
63	3'-0"	7'-6"	1-3/4"	–	---	---	---	---	---	---	SWING	GATE @ STAIR-2
64	3'-0"	7'-6"	1-3/4"	N	---	---	---	---	---	---	SWING	@ APT. 8
65	3'-0"	7'-6"	1-3/4"	N	---	---	---	---	---	---	SWING	@ APT. 3
66	3'-0"	7'-6"	1-3/4"	N	---	---	---	---	---	---	SWING	@ APT. 2
67	PAIR 3'-0"	7'-6"	1-3/4"	K	---	---	DBL.-PANE	YES	---	---	SWING	@ TERRACE, APT. 2
68	PAIR 3'-0"	7'-6"	1-3/4"	M	---	---	DBL.-PANE	YES	---	---	SWING	@ TERRACE, APT. 2
69	PAIR 3'-0"	7'-6"	1-3/4"	J	---	---	DBL.-PANE	YES	---	---	SWING	@ TERRACE, APT. 8
70	PAIR 2'-6"	7'-6"	1-3/4"	M	---	---	DBL.-PANE	YES	---	---	SWING	@ BALCONY, APT. 8
ROOF												
110	4'-3"	12'-0"	1-3/4"	–	METAL	---	---	---	---	---	SWING-UP	ROOF HATCH @ APT. 1
111	4'-3"	12'-0"	1-3/4"	–	METAL	---	---	---	---	---	SWING-UP	ROOF HATCH @ APT. 4
112	4'-3"	12'-0"	1-3/4"	–	METAL	---	---	---	---	---	SWING-UP	ROOF HATCH @ APT. 7
113	3'-6"	12'-0"	1-3/4"	–	METAL	---	---	---	---	---	SWING-UP	ROOF HATCH @ STAIR-2
114	4'-3"	12'-0"	1-3/4"	–	METAL	---	---	---	---	---	SWING-UP	ROOF HATCH @ APT. 8

DOOR NOTES:

ALL GLAZING IN DOORS SHALL BE TEMP. GLASS.

DOOR SIZES SHOWN ARE PROPOSED DOOR LEAF SIZES. GENERAL CONTRACTOR TO VERIFY MANUFACTURER'S NEAREST STOCK SIZES FOR DESIGNER/OWNER TO REVIEW AND APPROVE.

SPECIALTY DOORS SHALL BE COORDINATED WITH GENERAL CONTRACTOR FOR SITE VERIFICATION AND INSTALLATION.

ALL EXTERIOR DOORS SHALL HAVE A COPPER PAN, ½" MAX THRESHOLD, & BRASS HINGES. OUTSWING DOORS SHALL HAVE A 1-½" MAX CHANGE IN ELEVATION TO THE EXTERIOR.

ALL EXPOSED EDGES TO BE SEALED TO PREVENT MOISTURE PENETRATION AND WARPING.

ALL FRENCH DOORS ARE TO HAVE DEAD BOLTS.

CONTRACTOR TO VERIFY ALL ASPECTS OF DOORS WITH OWNER PRIOR TO ORDERING

EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITION-RESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4 INCHES THICK, SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR MEET THE REQUIREMENTS OF SFM-7A-1. [§R327.8.3]

ALL EXTERIOR GLAZED DOORS ARE TO BE DOUBLE GLAZED, WITH A MINIMUM OF ONE TEMPERED PANE, GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2. [§R327.8.2.1]

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STAMPS:

PROJECT/CLIENT:

JB PASTOR BUILDING

PROJECT ADDRESS:

DOLORES, 2ND SE OF 7TH
CARMEL, CA
93921

APN: 010-145-012
022, & 023

DATE: DECEMBER 18, 2020
TRACK-2 SUBMITTAL

REVISIONS:

1. MARCH 4, 2021 FOREST & BEACH COMMISSION
2. MARCH 26, 2021 HISTORIC BOARD COMMISSION
3. APRIL 14, 2021 REVISED TRACK-2 APPLICATION
4.
5.
6.

DOOR SCHEDULE

SHEET NO.

A9.0

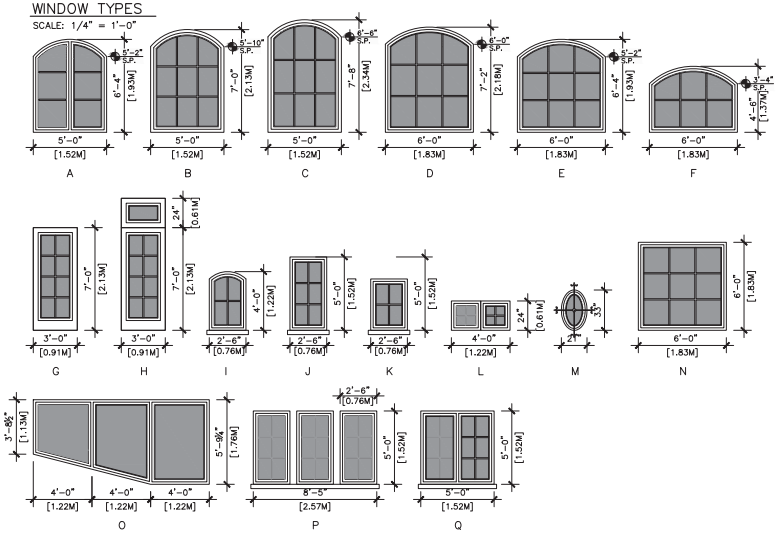
4/14/2021 1:15:46 PM

WINDOW SCHEDULE

Window No.	Window Size (Finished) Width	Height	Head Height	Style	Type	Material	Glass Type	Glass Tempered	Finish Exterior	Finish Interior	Remarks
BASEMENT											
1	4'-0"	V.I.F.	9'-0"	O	FIXED	WOOD	DBL.-PANE	YES	METAL-CLAD	---	@ ---
2	4'-0"	V.I.F.	9'-0"	O	FIXED	WOOD	DBL.-PANE	YES	METAL-CLAD	---	@ ---
3	4'-0"	V.I.F.	9'-0"	O	FIXED	WOOD	DBL.-PANE	YES	METAL-CLAD	---	@ ---
GROUND FLOOR											
10	5'-0"	5'-0"	7'-6"	Q	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
11	4'-0"	2'-0"	7'-6"	L	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
12	4'-0"	2'-0"	7'-6"	L	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
13	4'-0"	2'-0"	7'-6"	L	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
14	6'-0"	7'-8"	8'-2"	C	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
15	5'-0"	7'-8"	8'-2"	C	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
16	5'-0"	7'-8"	8'-2"	C	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
17	6'-0"	7'-2"	9'-2"	D	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
18	6'-0"	7'-2"	9'-2"	D	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
19	5'-0"	6'-0"	8'-0"	Q	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
20	6'-0"	6'-0"	8'-0"	N	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
21	6'-0"	6'-0"	8'-0"	N	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
22	6'-0"	6'-0"	8'-0"	N	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
23	6'-0"	6'-0"	8'-0"	N	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
24	6'-0"	6'-0"	8'-0"	N	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
25	6'-0"	6'-0"	8'-0"	N	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
26	6'-0"	6'-0"	8'-0"	N	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
27	6'-0"	4'-6"	8'-6"	F	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
28	6'-0"	4'-6"	8'-6"	F	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
29	6'-0"	4'-6"	8'-6"	F	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
30	6'-0"	6'-0"	8'-0"	N	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
31	6'-0"	6'-0"	8'-0"	N	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
32	6'-0"	6'-0"	8'-0"	N	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
33	6'-0"	7'-2"	8'-2"	D	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
34	6'-0"	7'-2"	9'-2"	D	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
35	5'-0"	6'-4"	8'-7"	A	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
36	5'-0"	6'-4"	8'-7"	A	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
37	5'-0"	6'-4"	8'-7"	A	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
38	6'-0"	6'-4"	8'-2"	E	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
39	6'-0"	6'-4"	8'-2"	E	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
40	6'-0"	7'-2"	9'-2"	D	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
41	6'-0"	7'-2"	9'-2"	D	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
42	6'-0"	7'-2"	9'-2"	D	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
43	6'-0"	7'-2"	9'-2"	D	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
44	5'-0"	7'-0"	9'-0"	B	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
45	5'-0"	7'-0"	9'-0"	B	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
46	5'-0"	7'-0"	9'-0"	B	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
47	5'-0"	7'-0"	9'-0"	B	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
48	6'-0"	7'-2"	9'-2"	D	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
49	6'-0"	7'-2"	9'-2"	D	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
50	6'-0"	7'-2"	9'-2"	D	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
51	6'-0"	7'-2"	9'-2"	D	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---

WINDOW TYPES

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



WINDOW SCHEDULE

Window No.	Window Size (Finished) Width	Height	Head Height	Style	Type	Material	Glass Type	Glass Tempered	Finish Exterior	Finish Interior	Remarks
2ND FLOOR											
60	5'-0"	5'-0"	7'-6"	Q	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
61	2'-6"	5'-0"	7'-6"	K	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
62	2'-6"	5'-0"	7'-6"	J	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
63	5'-0"	5'-0"	7'-6"	Q	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
64	1'-9"	2'-9"	7'-6"	M	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
65	2'-6"	7'-6"	7'-6"	G	FIXED	WOOD	DBL.-PANE	YES	METAL-CLAD	---	@ ---
66	2'-6"	7'-6"	7'-6"	G	FIXED	WOOD	DBL.-PANE	YES	METAL-CLAD	---	@ ---
67	1'-9"	2'-9"	7'-6"	M	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
68	2'-0"	5'-0"	7'-6"	J	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
69	5'-0"	5'-0"	7'-6"	Q	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
70	5'-0"	5'-0"	7'-6"	Q	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
71	1'-10"	5'-0"	7'-6"	G	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
72	1'-10"	5'-0"	7'-6"	G	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
73	2'-0"	2'-0"	7'-6"	–	SKYLIGHT	WOOD	DBL.-PANE	YES	METAL-CLAD	---	@ ---
74	4'-0"	4'-0"	7'-6"	–	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
75	5'-0"	5'-0"	7'-6"	Q	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
76	5'-0"	5'-0"	7'-6"	Q	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
77	2'-6"	5'-0"	7'-6"	J	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
78	2'-6"	5'-0"	7'-6"	J	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
79	5'-0"	5'-0"	7'-6"	Q	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
80	2'-6"	5'-0"	7'-6"	P	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
81	2'-6"	5'-0"	7'-6"	P	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
82	2'-6"	5'-0"	7'-6"	P	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
83	2'-6"	5'-0"	7'-6"	J	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
84	2'-6"	4'-0"	7'-6"	J	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
85	2'-6"	4'-0"	7'-6"	J	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
86	2'-6"	4'-0"	7'-6"	J	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
87	2'-6"	5'-0"	7'-6"	J	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
88	2'-6"	7'-6"	7'-6"	G	FIXED	WOOD	DBL.-PANE	YES	METAL-CLAD	---	@ ---
89	2'-6"	7'-6"	7'-6"	G	FIXED	WOOD	DBL.-PANE	YES	METAL-CLAD	---	@ ---
90	5'-0"	5'-0"	7'-6"	Q	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
91	5'-0"	5'-0"	7'-6"	Q	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
92	2'-0"	2'-0"	7'-6"	–	SKYLIGHT	WOOD	DBL.-PANE	YES	METAL-CLAD	---	@ ---
93	3'-0"	5'-0"	7'-6"	P	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
94	3'-0"	5'-0"	7'-6"	P	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
95	3'-0"	5'-0"	7'-6"	P	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
96	1'-9"	2'-9"	7'-6"	M	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
97	2'-6"	7'-6"	7'-6"	G	FIXED	WOOD	DBL.-PANE	YES	METAL-CLAD	---	@ ---
98	2'-6"	7'-6"	7'-6"	G	FIXED	WOOD	DBL.-PANE	YES	METAL-CLAD	---	@ ---
99	1'-9"	2'-9"	7'-6"	M	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
100	2'-6"	5'-0"	7'-6"	P	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
101	2'-6"	5'-0"	7'-6"	P	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
102	2'-6"	5'-0"	7'-6"	P	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
103	2'-6"	5'-0"	7'-6"	J	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
104	4'-6"	5'-0"	7'-6"	J	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
105	4'-6"	5'-0"	7'-6"	Q	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
106	2'-6"	5'-0"	7'-6"	P	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
107	2'-6"	5'-0"	7'-6"	P	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
108	2'-6"	5'-0"	7'-6"	Q	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
109	5'-0"	5'-0"	7'-6"	J	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
110	2'-0"	5'-0"	7'-6"	–	SKYLIGHT	WOOD	DBL.-PANE	YES	METAL-CLAD	---	@ ---
111	2'-6"	5'-0"	7'-6"	J	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
112	2'-6"	5'-0"	7'-6"	J	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
113	2'-6"	7'-6"	7'-6"	H	FIXED	WOOD	DBL.-PANE	YES	METAL-CLAD	---	@ ---
114	2'-6"	2'-0"	9'-6"	H	HOPPER	WOOD	DBL.-PANE	YES	METAL-CLAD	---	@ ---
115	2'-6"	2'-0"	9'-6"	H	HOPPER	WOOD	DBL.-PANE	YES	METAL-CLAD	---	@ ---
116	2'-6"	2'-0"	9'-6"	H	HOPPER	WOOD	DBL.-PANE	YES	METAL-CLAD	---	@ ---
117	2'-6"	7'-6"	7'-6"	H	FIXED	WOOD	DBL.-PANE	YES	METAL-CLAD	---	@ ---
118	2'-6"	2'-0"	9'-6"	H	HOPPER	WOOD	DBL.-PANE	YES	METAL-CLAD	---	@ ---
119	2'-6"	4'-0"	7'-6"	I	CASEMENT/TILT	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---

WINDOW NOTES:

ALL CASEMENT WINDOWS USED IN BEDROOMS AS EMERGENCY EGRESS MUST BE "BREAK AWAY" TYPE TO ENSURE COMPLETE OPENABLE AREA FOR ACCESS.

WINDOW DIMENSIONS ARE PROPOSED FINISHED OPENING SIZES. GENERAL CONTRACTOR IS TO VERIFY MANUFACTURER'S NEAREST STOCK SIZES. ALL WINDOW SIZES, SHAPES, COLORS, HARDWARE, SCREENS, GLAZING, ETC. MUST BE APPROVED BY OWNER PRIOR TO ORDERING.

SPECIALTY WINDOWS SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR FOR SITE VERIFICATION AND INSTALLATION.

ALL WINDOWS ARE TO BE DOUBLE GLAZED, WITH A MINIMUM OF ONE TEMPERED PANE, GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2. [8R327.8.2.1]

OWNERS TO SPECIFY WHICH WINDOW ARE TO BE LOW "E".

FOR WINDOWS THAT SERVE AS EMERGENCY EGRESS FROM SLEEPING AREAS:
- MINIMUM NET CLEAR OPENABLE DIMENSION OF 24 INCHES IN HEIGHT.
- MINIMUM NET CLEAR OPENABLE DIMENSION OF 20 INCHES IN WIDTH.
- MINIMUM NET CLEAR OPENABLE DIMENSION OF 5.7 SQUARE FEET IN AREA.
- SILL HEIGHTS OF SUCH OPENINGS SHALL NOT EXCEED 44 INCHES ABOVE FLOOR

ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED TO COMPLY WITH HUMAN IMPACT LOADS PER CRC SECTIONS R308.3 & R308.4 AND LISTED BELOW:

1. FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOOR ASSEMBLIES.
2. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARCH OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
3. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
   - GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.

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APN: 010-145-012
022, & 023

DATE: DECEMBER 18, 2020
TRACK-2 SUBMITTAL

REVISIONS:

1. MARCH 4, 2021 FOREST & BEACH COMMISSION
2. MARCH 26, 2021 HISTORIC BOARD COMMISSION
3. APRIL 14, 2021 REVISED TRACK-2 APPLICATION
4.
5.
6.

WINDOW SCHEDULE

SHEET NO.

A9.1

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