

PRIMARY RECORD

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

5S1

Other Listings

Review Code

Reviewer

Date

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Resource Name or #: (Assigned by recorder)

Northern California Savings & Loan

P1. Other Identifier:

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 Location: ☐ Not for Publication ☐ Unrestricted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

a. County Monterey

b. USGS 7.5' Quad

Date

T

R

1/4 of

1/4 of Sec

E

c. Address:

City Carmel-by-the-Sea

Zip 93921

d. UTM: (Give more than one for large and/linear resources)

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

S.E. corner 7th & Dolores

(Block 91 Lots 2, 4, 6, 8)

Parcel No. 10-145-20

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

A large concrete tiled gabled roof building featuring extended overhanging eaves supported by freestanding steel and redwood columns and 4"x16" exposed ceiling joists painted a "chinese - vermillion red" that characterized the detailing of architect Walter Burde. One half of the north gable wall is floor to ridge-line tinted glass with stucco defining an enclosed office space. The side walls are all floor to ceiling glass. A shed roof-vertical 1"x6" redwood sided "community room" extends from the south elevation. Exposed concrete aggregate flooring extends from the inside to the outside walkways. Four-foot concrete walls define a small garden area visible through floor to ceiling windows on the south facade of the community room. The building blends Bay Area II Modern Technology with strong Oriental aesthetics that stress open vistas and dramatic structural expression that can be seen in the early Craftsman work of Julia Morgan.

P3b. Resource Attributes: (List attributes and codes)

HP-6 Commercial

P4. Resources Present

☐ Building

☐ Structure

☐ Object

☐ Site

☐ District

Element of District

☐ Other (Isolates, etc.)

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

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

Looking S.E. at west facing facade and N/elev. 3/12/01

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☐ Historic ☐ Both

1972 - Carmel Building Files

P7. Owner and Address

Stephen P. and Suzanne Diamond Trust
4115 Moller Drive
Pleasanton, CA 94566

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

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

P9. Date Recorded: 11-21-2001

P10. Survey Type: (Describe)

HRI - 2001 Carmel

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

Attachments

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Continuation Sheet

☐ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

☐ Other: (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #

HRI #

Page 2 of 3

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder)

Northern California Savings & Loan

B1. Historic Name: *Palo Alto Savings and Loan*

B2. Common Name: *Northern California Savings and Loan*

B3. Original Use: *Commercial - Banking*

B4. Present Use: *Furniture Design Shop*

B5. Architectural Style: *Second Bay Region Style*

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

1. Permit #72-80 (October 26, 1972) - \$250,000 Contractor: Carl Swenson Inc. Architect: Will Shaw and Associates (Original site plan in file.) Original specs in file (See Continuation Sheet)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features: 1. Shed roof redwood vertical clad Community Room extends from south elevation.

B9a. Architect: *Will Shaw and Associates*

b. Builder: *Carl Swenson Inc.*

B10. Significance: Theme: *Carmel Architectural Development*

Area: *Carmel-by-the-Sea*

Period of Significance: *1970s*

Property Type: *Service Commercial*

Applicable Criteria: *CR#3*

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

This building qualifies under Criteria #3 as a significant example of the Second Bay Region Style by a local architect Will Shaw and Associates with design assistance by former partner Walter Burde. The large exposed redwood timber framing, reminiscent of vernacular California rural barns, is blended with larger curtain wall glass windows revealing open interior space expressing the "less is more" dictum of the International Style. The partnership of Burde and Shaw was a training center for a generation of Monterey Peninsula architects such as: David Allen Smith, Roger Larson, Richard Rhodes and Augie Acuna. The use of vermillion red on the exposed roof trusses is a Walter Burde trademark that accentuates the Chinese-Japanese influences found in the Bay Area Tradition. The building's large scale is offset by the openness of the plan and the large overhanging eaves of the roof that create a covered walkway along Dolores Street. Stucco wall surfaces create a context to earlier Spanish and Moorish styled buildings just across the street. This building is an excellent example of the Bay Area Tradition, originally defined by Lewis Mumford in the late 1940s, in its second phase emphasizing dramatic structural innovations and simple, open plans.

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

HP-6 Commercial

B12. References:

1. Domestic Architecture of the San Francisco Bay Region 1949. Articles by Lewis Mumford and Clarence Mayhew.
2. Will Shaw and Associates: Vitae circa 1987
- 3 Bay Region Style - Architectural Characteristics

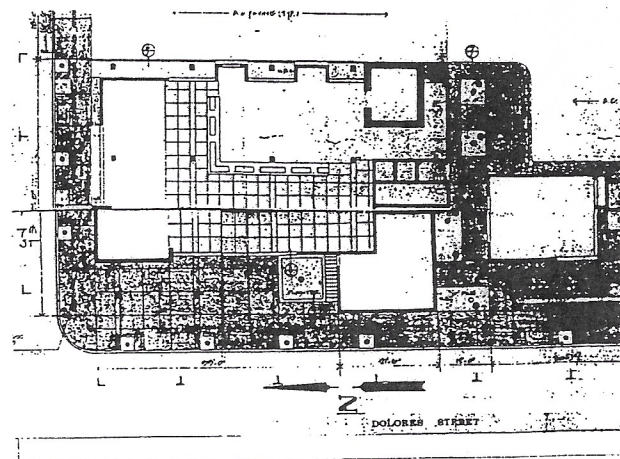
B13. Remarks: *Zoning: Service-Commercial*

B14. Evaluator: *Richard N. Janick*

Date of Evaluation: *11-21-2001*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

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Resource Name or #: (Assigned by recorder)

Northern California Savings & Loan

Recorded by: Richard N. Janick

Date 11-21-2001

☐ Continuation ☐ Update

B6. Construction History (Continued from Page 2)

2. Permit #78-132 (August 4, 1978) Interior remodel of building - Community Room - (\$30,000). Contractor: Hampshire Construction
Planning Architect: Holowinski & Blevens
3. Permit #83-103 (July 27, 1983) - Remodel for Auto-Bank Teller (A.T.M) on S.E. side of building (\$15,500) Contractor: Mill Construction
Owner: Great Western Savings
4. Permit #86-9 (January 8, 1986) Repair roof beams (\$3,700) Contractor: Dyversatech Owner: Great Western Savings
5. Remodel Application (1999) John Thodos, Architect
6. Demolition Application and Rebuild - (2001) (Carmel Center) John Mandurrigo, Architect Current Tenant: Homescape Inc.