

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
(408) 427-4863

RECORD PACKET COPY

Th 3c



ADMINISTRATIVE PERMIT NUMBER 3-00-095

Applicant Doug & Gillian Clendon

Project location Casanova St., 3SW of 10th Ave., Carmel (Monterey County)

Project description... Demolition of existing 935 sq.ft. one story single-family residence, to facilitate construction of a new 1800 sq. ft., split-level two story residence, on a 4,000 sq.ft. lot (APN 010-272-003).

Local Approvals City of Carmel-by-the-Sea: DS 99-33/RE 99-25, on Feb. 23, 1999, for relocation of existing house and new construction (withdrawn); DS 00-27/RE 99-25, on June 14, 2000, for demolition of existing house and new construction.

Note: Public Resources Code Section 30624 provides that this permit shall not become effective until it is reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs. This permit will be reported to the Commission at the following time and place:


Sept 14, 2000
9:00 A. M.

Eureka Inn
7th and "F" Streets
Eureka, CA 95501

(707) 442-6441

IMPORTANT: Before you may proceed with development, the following must occur: You must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return to our office (Title 14, California Code of Regulations, Sections 13150(b) and 13158). Following the Commission's meeting, and once we have received the signed acknowledgment and evidence of compliance with all special conditions, if applicable, we will send you a Notice of Administrative Permit Effectiveness. **Before you can proceed with development, you must have received both your administrative permit and the notice of permit effectiveness from this office.**

PETER DOUGLAS
Executive Director


By: Charles Lester
Central Coast District Manager



California Coastal Commission
September 14, 2000 Meeting in Eureka
Staff: L. Otter

STAFF NOTE

IN RESPONSE TO PENDING LITIGATION FROM THE FRIENDS OF CARMEL CULTURAL HERITAGE, ON APRIL 4, 2000, THE CITY COUNCIL ADOPTED AN URGENCY ORDINANCE PLACING A MORATORIUM ON THE PROCESSING OF FURTHER DEMOLITIONS FOR A PERIOD OF 45 DAYS. THAT URGENCY ORDINANCE EXPIRED ON MAY 15, 2000, AND WAS NOT EXTENDED BY THE CITY. THIS PROPOSAL WAS APPROVED BY THE CITY ON JUNE 14, 2000.

EXECUTIVE DIRECTOR'S DETERMINATION: THE FINDINGS FOR THIS DETERMINATION, AND FOR ANY SPECIAL CONDITIONS, APPEAR BELOW.

STANDARD CONDITIONS

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

Special Condition

1. **Relocation or Salvage.** PRIOR TO COMMENCEMENT OF REMOVAL OR DEMOLITION OF THE EXISTING STRUCTURE, permittee shall submit, for review and approval by the Executive Director, the following measures to implement relocation or salvage:

- a. Documentation that arrangements have been made to move the existing building to a location within the same lot, or to another location, either within or outside of the City; or,
- b. If relocation is not feasible, then a salvage plan that has been agreed to by permittee, providing for identification, recovery and reuse of all significant exterior architectural elements of the existing building that can be feasibly incorporated in new construction on or off site. To the extent salvageable materials exceed on-site needs, they may be sold, exchanged or donated for use elsewhere. The plan shall specify that salvageable materials not used on site, sold or



exchanged shall be offered without charge, provided recipient may be required to bear the cost of removal. Unsound, decayed, or toxic materials (e.g., asbestos shingles) need not be included in the salvage plan.

Relocation shall not be deemed infeasible unless: 1) a Licensed Historical Architect, Licensed Historical Contractor, or equivalent qualified expert has determined that relocation of the structure would not be feasible, or if feasible, would not result in worthwhile preservation of building's architectural character; or, 2) it has been noticed by appropriate means as available for relocation, at no cost to recipient, and no one has come forward with a *bona fide* proposal to move the existing structure within a reasonable time frame (i.e., within 60 days from date of first publication and posting of availability notice). Such notice of availability shall be in the form of a public notice or advertisement in at least two local newspapers of general circulation (at least once a week for four weeks), as well as by posting on the site and by other means as appropriate.

Submitted salvage plans shall be accompanied by a summary of all measures taken to encourage relocation, copies of posted notice, text of published notices/advertisements, and evidence of publication, along with a summary of results from this publicity, a list of relocation offers (if any) that were made and an explanation of why they were not or could not be accepted.

EXECUTIVE DIRECTOR'S DETERMINATION

The Executive Director hereby determines that the proposed development is a category of development that qualifies for approval by the Executive Director through the issuance of an administrative permit (Public Resources Code Section 30624). Subject to Standard and Special conditions as attached, said development is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976, will not prejudice the ability of the local government to develop a Local Coastal Program in conformity with the provisions of Chapter 3, and will not have any significant adverse effects on the environment within the meaning of the California Environmental Quality Act.

FINDINGS FOR EXECUTIVE DIRECTOR'S DETERMINATION

An important component of Carmel's special community character are its many small, well-crafted cottages. These modest, sometimes quaint residences are associated with the era in which Carmel was known for its resident artists and writers, and functioned as a retreat for university professors and other notables. These little homes were nestled into the native Monterey pine/Coast live oak forest, on a grid of streets which was executed in a way that yielded to trees more than to engineering expediency. This was the context for Carmel's community life and its built character.

A primary issue is the cumulative loss of these cottages that so epitomize the Carmel character. City planners estimate that as much as one-third of the existing housing stock is comprised of "antiquated" structures, although not all older homes contribute anything in particular to the community's "special character." An accelerating trend is the replacement of these older, all-too-



often neglected small homes with larger, more modern residences. The demolition phenomenon impacts both those structures worth saving, and those that are not. Nonetheless, hundreds of worthy cottages remain. Some have historical credentials, and some—because of their architectural character and context—are contributing characters on the stage.

Demolition of existing residential buildings in Carmel is not a recent phenomenon. However, a series of demolitions in the recent past have engendered controversy over whether or not an existing house represents the historical, architectural, and environmental character of Carmel; and if a replacement house detracts from Carmel's character because of a modern design, tree removal, proposed house size, or other characteristics. There are a number of examples where a house or houses were demolished and a single, much larger house constructed on the site. In other instances, a single house straddling a lot line has been demolished and two new, smaller houses were constructed. In either of these types of instances, the character of Carmel may or may not be preserved. The size of a house is one aspect of Carmel's character, but not all existing houses in Carmel are small. However, because the lots are almost all relatively small, about 4000 square feet, the general pattern of development is one of smaller houses.

The architectural style of houses in Carmel is another aspect of the City's character. Many of the houses were built in the first quarter of the century in the Craftsman style; others resemble houses that might be found in an English village. Modern style houses, while they do exist, are not prevalent in Carmel.

A third aspect of Carmel's character is the pine and oak dominated landscape. Although the forest landscape is not all natural – there has been enhancement over the years by tree planting – it is the type of landscape that pervades the City and for which it is known. Demolition can result in tree damage and/or removal. New construction after demolition also may result in the loss of trees, and reduce the available area for the growth of new trees--especially if a new structure is built out to the maximum allowed by the zoning.

The three aspects of the City's character briefly described above are not exhaustive. The relatively small physical size of the City, about 1 mile wide by 1.5 miles long, contributes to the City's character, as does the absence of sidewalks in the residential areas. Further, Carmel's character is not necessarily expressed by any one aspect, whether that be historical, architectural, environmental, or something else, but is rather a combination of several different aspects, all of which work together synergistically to create the unique ambiance of the City.

Applicable Policies for Demolitions. While residential development in most of Carmel is excluded from the requirement for a coastal development permit by virtue of Commission Categorical Exclusion E-77-13, demolitions are not excluded. Because the City of Carmel does not have a certified LCP, the Coastal Commission must issue the coastal development permit. The main issue raised by demolition projects in Carmel is the preservation of community character. Sections 30253 and 30251 of the Coastal Act address the issue of preserving the community character of special communities such as Carmel:

30251: The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be



sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality on visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

30253(5): New development shall where appropriate, protect special communities and neighborhoods which, because of their unique characteristics, are popular visitor destination points for recreational uses.

These Coastal Act sections as they apply to the proposed project require the protection of the unique community and visual character of Carmel. The City of Carmel is a very popular visitor destination as much for its quaint residential architecture as its renowned commercial shopping area and white sand beaches. Carmel is made special by the style and character of development within City limits. In particular, as a primarily residential community, residential development in Carmel plays a key role in defining the special character of the area.

Although there is no certified LCP for Carmel, structures that have been voluntarily designated as a historic resource enjoy certain protections from demolition under the City's Municipal Code. Without such voluntary designation, as is the case with this application, the subject site is not offered any special protection under local ordinances. When there is information indicating that a structure may be a significant historic resource, it is evaluated under the following Municipal Code criteria: Cultural Heritage, Architectural Distinction and Notable Construction, Unique Site Conditions, or relationship to an Important Person.

Applicable Policies for New Construction. Like most new construction in most of Carmel, the new house that is proposed to be built after the existing house is demolished is excluded from the requirement for a coastal development permit by virtue of Commission Categorical Exclusion E-77-13. The regulations governing the proposed new construction are the City's existing regulations.

Project Description. The project site is 4,000 sq.ft., the standard size for lots in Carmel. It is located on the west side of Casanova Street between 10th and 11th Avenues, four blocks inland from the beach, in the south central part of the City. The site has an existing, 935 square foot cottage-style home centered on the 40-ft. width lot. This typical Arts and Crafts style Carmel cottage was constructed in 1928, and is commonly known as "Flower Box." A historic resource evaluation report (DPR Form 523) from the files of the Carmel Preservation Foundation, attached as Exhibit 3, concludes:

This house is important to its neighborhood and is representative of the early cottages characteristic of the development of early Carmel. The loss of this building would contribute to the cumulative effect of the demolition program that is destroying the unique architectural and cultural heritage that identifies this City.



More recently, an updated report, including a revised DPR 523, was submitted for this structure (*Evaluation Report for the Baker, Clendon, Feiner, and Leaton Residences, Carmel-by-the-Sea, Monterey County, California*, Jones & Stokes Associates, July 28, 1999). See Exhibit 4, attached, for relevant excerpt. Regarding the cottage as a historic resource, this report has a somewhat less emphatic conclusion:

The house contributes to the historic district through its embodiment of the characteristics of the Arts and Crafts movement in the architectural design, its landscaping features that convey the principles of the Arts and Crafts movement, and because this lot and house exhibit the development patterns typical of Carmel's early design traditions. The property lacks the significance necessary to make it eligible as an individual resource because, on its own, it does not meet the CRHR criteria for having an individually significant association with events or persons significant in our past. While the property embodies the characteristics of the Craftsman style, it is not an example of this style of such high quality as to meet the criteria for individual listing.

Finally, according to the City staff report

In February of 1999 the Planning Commission reviewed and approved the alteration of ...[the] existing single-family residence...At the same meeting, the [Planning] Commission rejected ...[the] updated DPR 523 Form and found that the structure did not constitute a historic resource. The applicant now proposes to demolish that portion of the structure originally proposed to be saved and construct an entirely new two-story single-family dwelling.

Analysis: Issue Identification. The parcel is currently developed with a small single family dwelling. The existing home on the site, as seen from the street, is an attractively proportioned wooden structure with a decoratively shingled exterior finish. From such a perspective, it appears to be in reasonably good condition. Its public face, in both scale and design, represents a typical and authentic Carmel cottage. However, as observed by Commission staff, the side facing away from the street is not in such good condition, and the presence of such features as a modern aluminum-frame window detracts from the original character of the cottage. See Exhibits 2 and 3, attached, for photograph of the existing structure as seen from the street side.

As illustrated by the attached photos, the existing structure exhibits authentic cottage features and therefore contributes to Carmel's special community character within the meaning of Coastal Act Section 30253(5)--whether or not it constitutes a historic resource. In other words, for Coastal Act purposes, the impact of the proposed demolition needs to be addressed primarily in terms of protecting architectural character rather than historical resources. A persistent challenge for the City, in developing its LCP, is the question of how to protect this "cottage character." The



companion challenge for the Coastal Commission is how, in the meanwhile, to mitigate the loss, preserve planning options, and avoid prejudicing the outcome of the LCP process. Clearly, at least some of the cottages will need to be preserved, in the context of a neighborhood of like character. The establishment of a Historic District has been proposed by historic preservation advocates, but has not (yet) been adopted by the City government as policy.

Analysis: Alternatives. As the various planning options are being debated, what options are available when an owner requests demolition to facilitate construction of a new residence? One alternative would be to deny such applications. However, this would result in some inequitable situations, especially in those instances where the existing structure has decayed beyond reasonable repair, or where there is no particular historic or architectural characteristic that demands such a stringent measure, or where the value of an architecturally or historically worthy structure has been severely compromised by the loss of its neighborhood context.

Another alternative is to identify those buildings that contribute to Carmel's special character—by virtue of their "cottage" style or their contribution as a historic resource—and to provide an opportunity for relocation. In order to maintain historic context, such relocation would ideally be on the same parcel if there is enough space. But, Carmel's relatively small 4,000 sq.ft. lots dictate that in most cases relocation will have to occur elsewhere.

While relocation results in the loss of original historic context, at least the architectural expression that the structure represents will live on, somewhere, hopefully in Carmel or the vicinity. And in those instances where relocation proves to be infeasible or inadvisable, or no one comes forward to claim an offered structure, at least some exterior (or interior) portions of the building may nonetheless be salvaged for reuse in other construction. In this way, not only are materials conserved, but also some of the architectural elements that contribute to the "Carmel character" can be reclaimed and enjoyed again.

Analysis: Conclusion. In the case of this application, the purpose of the proposed demolition is to facilitate the construction of a replacement residence. The replacement of one residence for another will not open the way to new development that would be growth inducing or lead to compromise of an existing urban-rural boundary. Parcels in the vicinity of the subject parcel are developed with single family dwellings at urban densities. All utilities are connected to the existing house on this site. There are adequate public services for the proposed new house. Parking is adequate. Additionally, the proposed new house meets City requirements for maximum height, floor area, coverage, and yard setbacks. The new building—which needs no coastal development permit pursuant to Carmel's categorical exclusion—is much taller and far larger than the existing cottage. On the other hand, it displays certain architectural "character" features associated with Carmel, such as a steeply gabled, shingled roof, special window treatments, etc. See Exhibit 5 for site plan and street elevation of the proposed new structure.

As noted above, the case for "Flower Box" as a historical resource on its own merits is not as strong as for some other cottages evaluated in the Jones & Stokes report. Nonetheless, the structure proposed for demolition, through its attractive, modest proportions, and Arts and Crafts-style



architectural elements, strongly evokes the Carmel character. The cumulative loss of such structures erodes the overall small-scale character and context of Carmel's historic neighborhoods. The impact of the proposed demolition therefore needs to be offset through an appropriate mitigation measure.

In this case, the loss of the existing structure can be mitigated, in part, through relocation or salvage. Relocation—or failing that, salvage—will provide for reasonable conformance with Coastal Act Sections 30251 and 30253(5), and will help to avoid prejudice to the City's efforts to prepare an LCP that conforms with Coastal Act policies. This permit is conditioned accordingly.

City of Carmel Local Coastal Program. Section 30604 of the Coastal Act states in part that a coastal development permit shall be granted if the Commission finds that the development will not prejudice the local government's ability to prepare a Local Coastal Program (LCP) in conformity with the resource protection policies of the Coastal Act. The entire City of Carmel falls within the coastal zone, although most development currently is excluded from the requirement for a coastal development permit by Categorical Exclusion E-77-13.

Approximately twenty years ago, the City submitted the Land Use Plan (LUP) portion of its LCP for review by the Coastal Commission. On April 1, 1981, the Commission certified part of the LUP as submitted and part of the LUP with suggested modifications regarding beach-fronting property. The City resubmitted an amended LUP which addressed the beach-fronting properties provisions, but which omitted the previously certified portion of the document protecting significant buildings within the City. On April 27, 1984, the Commission certified the amended LUP with suggested modifications to reinstate provisions for protecting significant structures. However, the City never accepted the Commission's suggested modifications. The City is currently working on a new LUP submittal. The City's work plan proposes to examine a number of issues including community character. It will be important for the City to assess development trends, including demolitions and associated new construction, since the approval of the Categorical Exclusion in 1977 and the relationship of those development trends to community character. Commission staff will be meeting with City staff to discuss measures to ensure that the issue of community character is adequately addressed.

The zoning or Implementation Plan (IP) was certified with suggested modifications on April 27, 1984. The City did not accept the suggested modifications and so the IP remains uncertified. The City is presently working on a new IP submittal.

Approval of the proposed project, as conditioned to require relocation or salvage of the existing structure, will not prejudice the ability of the City to complete its LCP in accordance with Coastal Act requirements.

California Environmental Quality Act (CEQA). Section 13096 of the California Code of Regulations requires that a specific finding be made in conjunction with coastal development permit applications showing the application to be consistent with any applicable requirements of CEQA. Section 21080.5(d)(2)(i) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. The Coastal



Commission's review and analysis of land use proposals has been certified by the Secretary of Resources as being the functional equivalent of environmental review under CEQA. This report has examined the relevant issues in connection with the environmental impacts of this proposal. The Commission finds that, for the reasons stated above, the proposed project as conditioned to require location or salvage of the existing structure will not have any significant adverse effects on the environment within the meaning of CEQA.

ACKNOWLEDGMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS

I/We acknowledge that I/we have received a copy of this permit and have accepted its contents including all conditions.

Applicant's signature





Date of signing

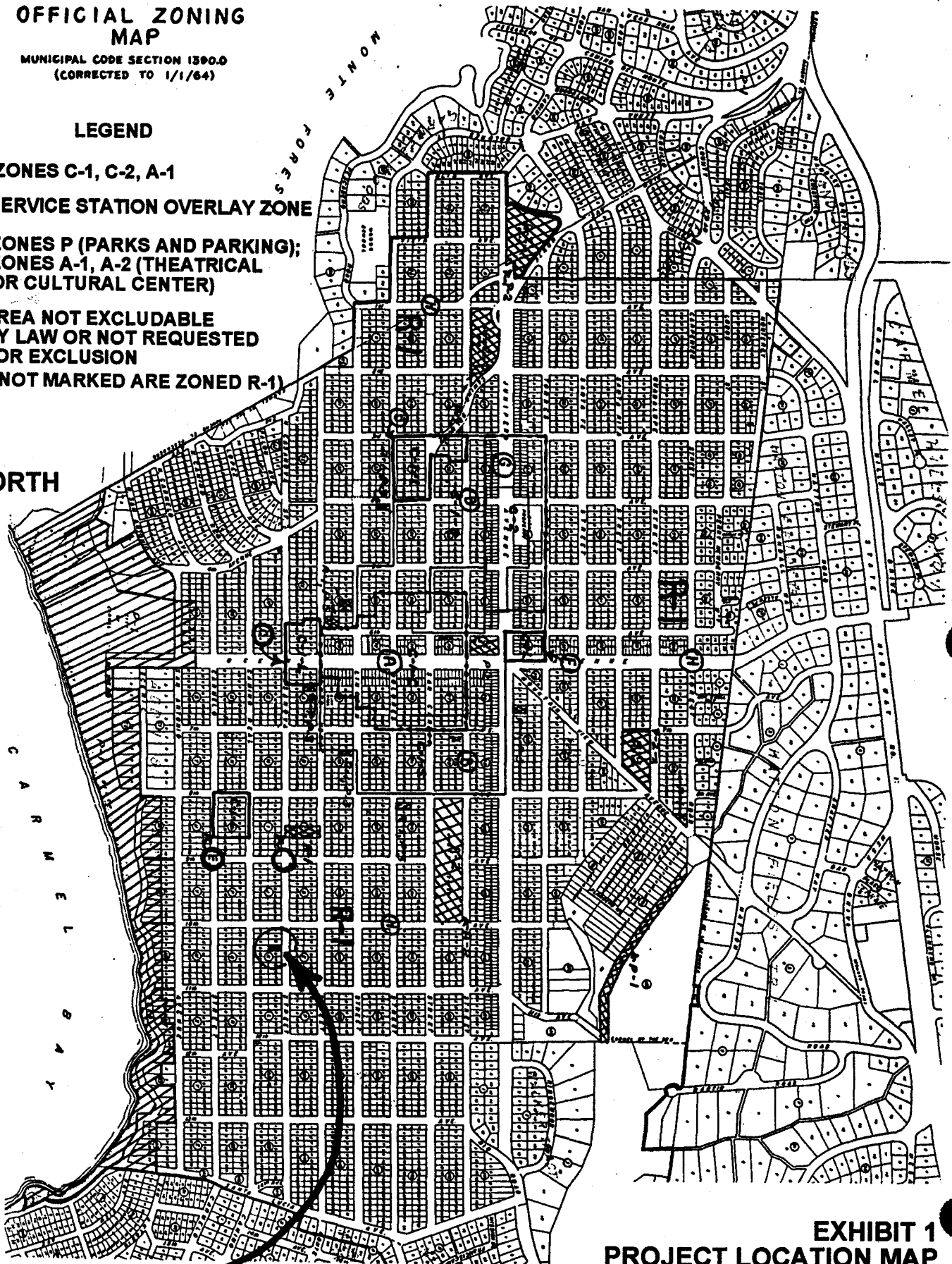


CARMEL-BY-THE-SEA OFFICIAL ZONING MAP

MUNICIPAL CODE SECTION 1390.0
(CORRECTED TO 1/1/64)

LEGEND

-  ZONES C-1, C-2, A-1
-  SERVICE STATION OVERLAY ZONE
-  ZONES P (PARKS AND PARKING);
ZONES A-1, A-2 (THEATRICAL
OR CULTURAL CENTER)
-  AREA NOT EXCLUDABLE
BY LAW OR NOT REQUESTED
FOR EXCLUSION
(AREAS NOT MARKED ARE ZONED R-1)



SITE

**EXHIBIT 1
PROJECT LOCATION MAP
3-00-095 CLENDON**



Photo 1. Northwest corner of existing cottage, side facing Casanova Street.



Photo 2. Southeast corner of existing cottage.

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Other Listings _____
Review Code _____ R

Page 1 of 2

*Resource Name or #: AP# 10-272-03 Flower Box

P1. Other Identifier: Carmel Historic Survey

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Monterey
b. USGS 7.5' Quad _____ Date _____ T _____ R _____ 1/4 of _____ 1/4 of Sec _____ B.M. _____
c. Address 6th NE of 11th, on Casanova city Carmel zip 93921
d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)
Block K, Lot 7. Addition #1

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

This is a small wood frame house with a main side gabled roof with front gabled projecting entry. The roof covering is of wood shakes and the roof itself has a medium pitch with overhanging eaves, the rafters covered with a fascia. Windows are small mullioned casements of irregular size. The wall cladding is of a unique wood shingle pattern, very evenly laid with under-lapped joints. There is a small brick chimney visible at center rear and the front entry has a mullioned French door. The landscaping is of native bushes, trained ivy and neatly kept fir needles leading to a circular chalkrock entry stairway. This house was built in 1928 by Nichols for Walter Fischer.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property

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



P5b. Description of Photo: (View, date, etc.)
8/23/1991

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1928

*P7. Owner and Address:
Bonnie Lind
33 Park Hill Ave.
San Francisco, CA 94117
P--Private

*P8. Recorded by: (Name, affiliation, address)
Carmel Preservation Foundation
P.O. Box 3959
Carmel, CA 93921

*P9. Date Recorded: 03/31/1999

*P10. Survey Type: (Describe)
Intensive
Volunteer
C--Comprehensive Survey

*P11. Report Citation: (Cite survey report/other sources or "none") Glory Ann Laffey
Historic Context Statement

*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

Page 2 of 2

*NRHP Status Code 551

*Resource Name or #: AP#10-272-03 Flower Box

B1. Historic Name: Flower Box

B2. Common Name: Flower Box

B3. Original Use: Residential

B4. Present Use: R--Residential

*B5. Architectural Style: Craftsman Cottage

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

8/1928 Permit #2038; Owner: Walter Fisher, Bldr: Nichols - \$1100.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: None

b. Builder: Nichols

*B10. Significance: Theme Residential Architecture Area Carmel-by-the-Sea

Period of Significance 1900-1940

Property Type Residential

Applicable Criteria MC 17.411

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

This house is important to its neighborhood and is representative of the early cottages characteristic of the development of early Carmel. The loss of this building would contribute to the cumulative effect of the demolition program that is destroying the unique architectural and cultural heritage that identifies this City.

B11. Additional Resource Attributes: (List attributes and codes) HP2, Single Family Property

*B12. References:

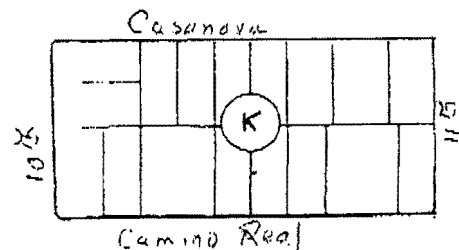
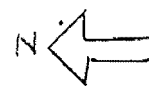
B13. Remarks:
Zoning: R-1

*B14. Evaluator: Enid T. Sales

Date of Evaluation: 11/18/1998

(This space reserved for official comments.)

(Sketch Map with north arrow required)



History

The Flower Box residence was constructed in 1928 for Walter N. Fischer (building permit #2038). The house was built by J.E. Nichols of Carmel at a cost of \$1,100, and was described as a 22 foot by 22 foot wood house with one chimney. Fischer's design notes indicate that the house consisted of one bedroom, a living room, a kitchen, a bath, and a garage. Walter N. Fischer is not listed in the city directories of 1930-1947, so he may have held the house as a rental.

By 1948 the house was owned by David D. and Jessie MacGregor (building permit #1634). The MacGregors invested \$1,500 into upgrading the house that year, including new floors, windows, and doors. The sketch plan that accompanies the building permit indicates that the original entry porch was enclosed as a front hall with a separate sun room immediately to the west of the front hall, and that the garage was converted to a second bedroom. In 1949 the city directories list Douglas D. and Jessie MacGregor as residing on Carmelo Street, near 11th (Polk's, 1949). By 1951 Jessie is listed as a widow, but she continued to live on Carmelo Street through the late 1950s (Polk's 1951). It appears that David D. and Jessie MacGregor held the Flower Box house as a rental property. Jessie was an artist who was active in the Carmel art community, who exhibited her first one-man show in 1938 (Alexander 1952). Jessie went on to have numerous shows in Carmel, Sacramento, and San Francisco. She served as treasurer and president of the Carmel Art Association (MacGregor 1956, Special 11th annual...1956).

In 1956, Monroe Rude is listed as the owner of the house on a building permit for the addition of a 12 foot by 11 foot unroofed porch to be added at the north end of the west facade (building permit 1634). The house passed through three owners (James and Ethel Dixon, Emily Bleeker, and Iona Logie) between 1958 and 1963, when it was sold to Peter and Bonnie Lind (Monterey County deeds reel 1880 page 31; reel 2022 page 393; reel 28 page 261, and; reel 131 page 125). City directories indicate that the house was vacant from 1956 through 1959 and again between 1962 and 1966 or 1967 (Polk's, 1956, 1958, 1959, 1962, 1963, 1964, 1965, and 1966). By 1965 ownership of the house had transferred to Peter M. Lind (Monterey County deed reel 1467 page 990), who occupied the house intermittently during the late 1960s and early 1970s. In 1965, Lind hired Raymond Clifford to construct a 204 square foot bedroom addition at a cost of \$2,500 (building permit #4279). This is most likely the lower level room at the south end of the west elevation. The house was transferred to Bonnie Lind in 1981 (Monterey County deed reel 1467 page 990); she owned it until 1998, when she sold it to Doug and Gillian Clendon (Monterey County deed reel 9885 page 720). Little information about Monroe Rude, the Bonnie Lind, or the short-term owners was revealed during the historical research.

Description

The Flower Box residence is the third house south of Tenth Avenue on Casanova Street. This block of Casanova has a generally consistent rhythm of houses set half-way back from the street with small fences covered with foliage bordering the front edge of the lots. The narrow two-lane street has gravel shoulders which are separated from the street by a small earthen curb. The shoulder is used for off-street parking and is randomly interrupted with mature trees that help create a partial canopy over the street. The overall visual character of the street is the forested feeling that is typical of Carmel.

The Flower Box house is set at the center of the lot, with approximately one third of the lot used as the front yard, one third for the house, and the rear one third used as the back yard. The house is a side-gabled rectangular plan with several small additions that create a more complex building plan. A small cross-gabled bay projects slightly from the north corner of the front facade; a flat-roofed sun room has been added to the north corner of the rear elevation; a lower level room has been added to the remainder of the west facade, with a roof deck that hits the original house at about 3 feet above the interior floor level; and; the small porch on the south gable-end has been enclosed for use as an entry vestibule. The original side-gabled structure is one story, while the slope of the lot puts the room that was enclosed under the rear porch at a second, lower level. The house is a wood frame on a concrete slab foundation. The house is clad with wood shiplap below the watertable level, while from the watertable to the roofline the house is clad with long, uniform wood shingles hung in ordered horizontal bands with two layers of shingle in each band creating a fringed look. The wood cladding has been painted light blue and is accented by the fenestration framing and the gable fascias that have been painted white. The medium pitch, wood frame, cross-gable roof has exposed eaves and is covered with wood shakes. The enclosed entry porch has a wood frame shed roof also covered with wood shakes. The entry door is a wood frame Dutch door with 9 light glazing in the upper half and an X-braced wood lower half. Secondary entries include a wood frame multilight door centered on the cross-gable facade and an aluminum framed sliding glass door leading to the addition on the rear facade. Windows on the front facades consist of two pairs of nearly square wood framed, six light casement windows on the south east corner, a single bottle-glass casement window, and two tall wood frame, six light casement windows flanking the entry door on the cross-gable facade. Two wood frame, 12-light fixed windows pierce the south facade of the enclosed entry porch. The lower addition at the rear of the house has several aluminum frame slider windows. The sun room addition has a band of large, fixed windows in heavy wood framing on the south and west elevations, with a glass jalousie (louvered) window at the north end of the west facade. A small door provides access from the sun room to the roof deck of the lower addition. The deck is surrounded by a wood railing composed of 4 by 4 posts and 2 by 4 rails. Overall, the main body of the house appears to be in good condition, but the rear additions appear to be in poorer condition, with some signs of insect damage, water damage, and general lack of maintenance over the years.

The landscaping around the Flower Box house generally consists of two small yards that are open grassy areas surrounded by informal edge plantings and then by a tall ivy covered fence. Mature trees at the front of the lot and in neighboring lots create a back drop of forest rather than a canopy

over the yards. A short landing of stone paving leads to the brick steps to the entry vestibule, while two stone, horseshoe shaped steps lead to the entry at the north end of the west facade.

Evaluation

California Register of Historic Resources

The Flower Box residence is eligible for listing in the CRHR as a contributing element of the potentially eligible "District One" historic district. The house contributes to the historic district through its embodiment of the characteristics of the Arts and Crafts movement in the architectural design, its landscaping features that convey the principles of the Arts and Crafts movement, and because this lot and house exhibit the development patterns typical of Carmel's early design traditions. The property lacks the significance necessary to make it eligible as an individual resource because, on its own, it does not meet the CRHR criteria for having an individually significant association with events or persons significant in our past. While the property embodies the characteristics of the Craftsman style, it is not an example of this style of such high quality as to meet the criteria for individual listing.

Architectural features such as the wood shingles, hinged-casement windows, accented window sills and surrounds, low horizontal massing, and simple floor plan are characteristic of the Arts and Crafts tradition that characterizes the historic district. The house is fully integrated into its natural surroundings, with the ivy-covered fence, informal plantings at the edges of the yard, creation of open living spaces in the front and back yards, and backdrop of trees combining to create a landscape that conveys the Arts and Crafts aesthetic. The house also exhibits the characteristics of the design traditions of a typical residential block in Carmel, with its simple rectangular plan, its setback from the street, the staggered relationship between this garden and its neighbors, its placement on the uphill portion of the lot, and its placement at the north edge of the lot creating varied widths in the side yards. Although the deck and lower level bedroom that were added to the rear elevation are not compatible with the significance of the house, they do not detract from its visual character as viewed from the street. Therefore, the house still conveys its historic significance as a contributing element to District One.

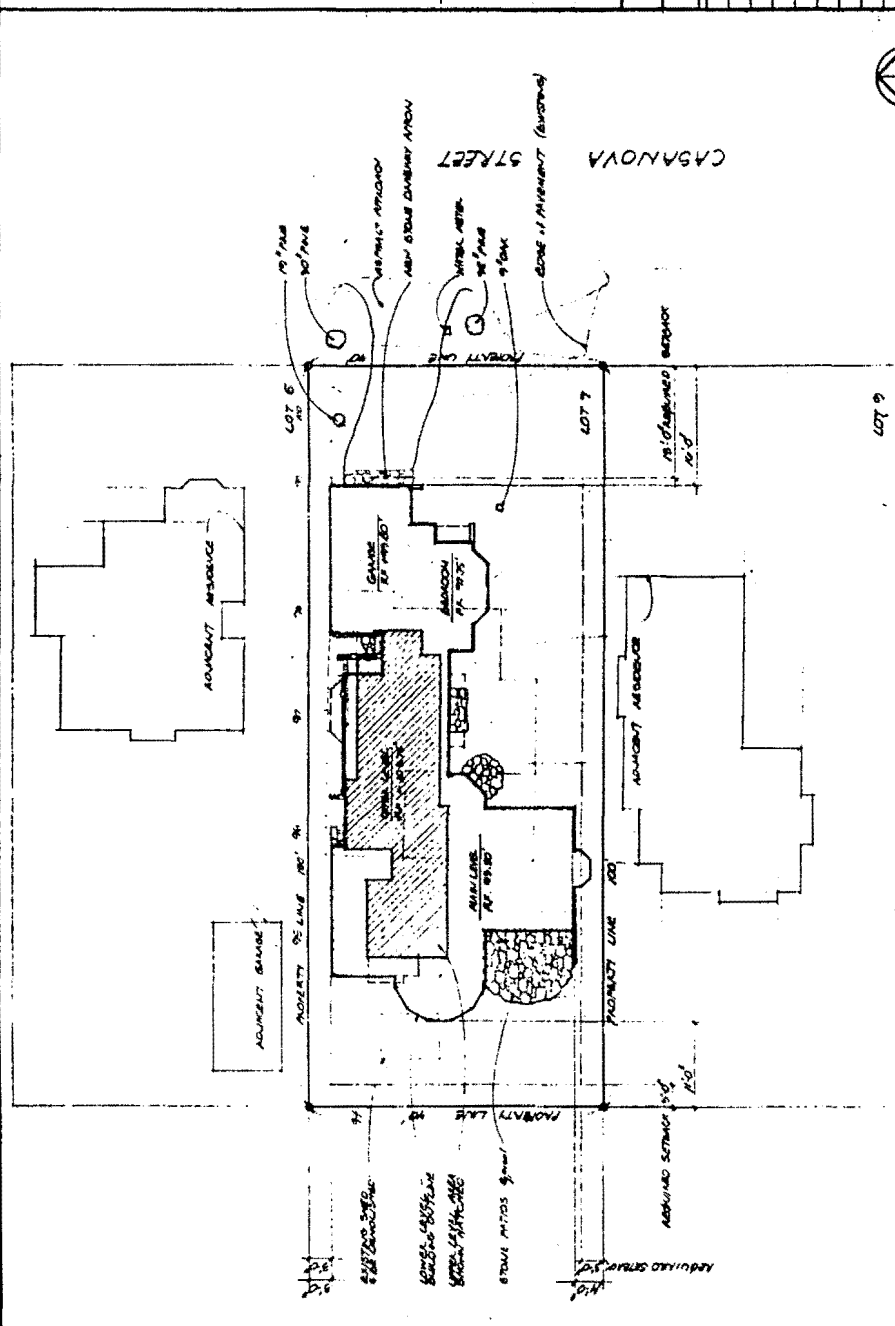
Character-defining features of the house include: the low, horizontal massing; wood shingles; wood frame, hinged casement windows; simple rectangular plan; its current siting on the lot; the ivy-covered wood fence and gate along the street; informal and diverse plantings around the house and fence-lines, and use of stone paving materials at the entries.

Project Data	2
<i>INDEX of DRAWINGS</i>	

SHEET 1	SITE PLAN - PROJECT DATA
SHEET 2	PROPOSED FLOOR PLANS
SHEET 3	EXTERIOR ELEVATIONS
SHEET 4	EXTERIOR ELEVATIONS
SHEET 5	CONCEPTUAL LANDSCAPE PLAN
SHEET 6	EXISTING FLOOR PLAN
SHEET 7	STREET ELEVATIONS

Index of Drawings	8
-------------------	---

PROJECT DATA

[illegible]

Site Plan

SITE PLAN (PROPOSED)

CLENDON
3-00-095

EXHIBIT 5
p. 1 of 2

CORNERSTONE
NORMANDY INN, CARMEL BY THE SEA

Jon Sather Erlanson Architect
Phone (805) 425-8100
Fax (805) 425-8125
Email jon@jse.com

CLENDON RESIDENCE
Copyright © 1995, Clendon by the Sea

Job Number
99-004

Date

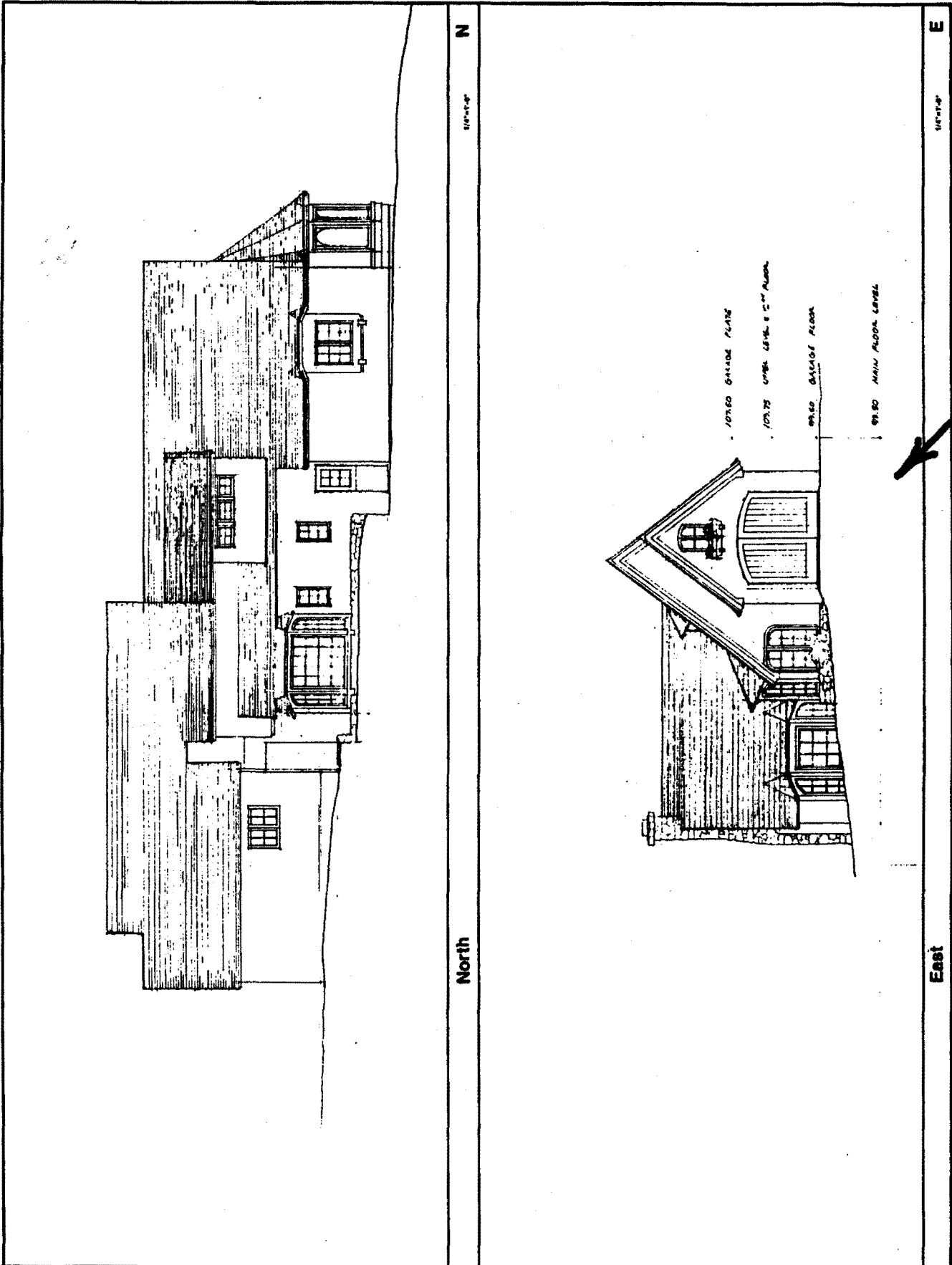
Revisions

Sheet Number
3

Exterior Elevations



Jon Sather Erlanson Architect © 1995



ELEVATIONS
(PROPOSED)

CLENDON
3-00-095

EXHIBIT 5
p. 2 of 2