

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
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Staff: RH/MW
Staff report: 3.13.01
Hearing date: 4/13/01

COASTAL DEVELOPMENT PERMIT APPLICATION

Application number 3-00-136

Applicant Lauri Virkkunen

Project location East Side Of Camino Real (between 7th & 8th Avenues), Carmel (Monterey County).

Project description Demolition of existing 900 s.f. house and detached 200 sq. ft. carport, to facilitate construction of a new two-story 1599 sq. ft. residence with detached carport, on a 4000 sq.ft. lot (APN 010-262-019).

File documents City of Carmel-by-the-Sea: DS 99-47/RE 99-34, approved on February 9, 2000.

Staff recommendation... Approval with Conditions

I. Summary: The proposed project is located within the City of Carmel-by-the-Sea. Carmel is a very popular visitor destination, as much for the style, scale, and rich history of its residential, commercial, and civic architecture, as for its renowned shopping area, forest canopy and white sand beach. Carmel is especially notable for the character of both public and private development within the context of its native pine forest. In particular, as a primarily residential community, Carmel's predominantly small scale, well-crafted homes play a key role in defining the special character of the City.

Applicant proposes to demolish an existing residential structure, and to replace it with a new residence on the same site. Pursuant to Categorical Exclusion E-77-13, a coastal development permit is required for the demolition portion of the project (but not the new construction). There is a concern that the existing pattern of such demolitions and rebuilding may prejudice the ability of the City to complete its Local Coastal Program (LCP) in a manner that would be in conformance with Coastal Act policies. In particular, the LCP will need policies that respect and protect the keystone elements of Carmel's special character—the beach, the forest canopy, the compact scale and design of its built environment, the context and integrity of its historic resources. At the same time, the LCP will also need to provide reasonable standards for restoration, additions, or where warranted, replacement.

Originally, the City anticipated that these policies would be determined through a community process, culminating with the completion of an LCP Land Use Plan by April 2001. Staff has been reviewing the City's current draft of the Land Use Plan and is in the process of providing comments and edits. The City's current draft fails to specifically elaborate on the central issue of

historic resources and its relationship to community character. The City has indicated that the process of gathering historical information may take some time to complete and therefore is planning to fold its findings and subsequent policies into the LUP and Implementation Plan at that time. Until then, though, for each application approved, the Commission must make a specific finding that such approval would not prejudice the completion of a Local Coastal Program that conforms with Coastal Act policies. (Note: Staff will report on the status of the City's LCP completion efforts at the upcoming May 2001 meeting in the Central Coast.)

In this case, the project will result in an increase in building size and scale, though the new structure still retains much of the site's important community characteristics. No removal of significant native trees would be required. Although remodeled several times, the existing c. 1922 house does exhibit some of the small-scale characteristics associated with the traditional Carmel Cottage style. However, the dominant features of the site are its open space veranda, tree canopy, and setback from Camino Real. Moreover, the unique design of the proposed development with its cascading roof-line, 3 dimensional aspect, and European architecture does not detract from the site's natural traits but rather is in keeping with the ambience and charm of the surrounding neighborhood.

Although, the cumulative effect of such demolitions raises concerns with respect to the overall protection of the City's special character, in this particular case, the defining community characteristics at this site are being maintained through the proposed demolition and rebuild. Nonetheless, pending LCP completion, additional mitigation—in the form of a relocation / salvage condition—is warranted in this case, because of the existing building's cottage character, its architectural details, and historic fixtures. Therefore, while the proposed demolition may result in a change of character, as conditioned such change will not be substantial enough to undermine the effort to complete a certifiable LCP within the timeframe projected by the City that will cumulatively protect its unique community character. Accordingly, as conditioned to provide for reuse or salvage of the existing structure to the extent feasible, the project is consistent with the policies of Chapter 3 of the Coastal Act and will not prejudice the City's ability to complete its Local Coastal Program.

II. Staff Recommendation on Coastal Development Permit

The staff recommends that the Commission, after public hearing, **approve** the proposed project subject to the standard and special conditions below. Staff recommends a **YES** vote on the motion below. A yes vote results in approval of the project as modified by the conditions below. The motion passes only by affirmative vote of a majority of the Commissioners present.

Motion: I move that the Commission approve Coastal Development Permit Number 3-00-136 subject to the conditions below and that the Commission adopt the following resolution:

Approval with Conditions. The Commission hereby grants a permit for the proposed development, as modified by the conditions below, on the grounds that the modified development is consistent with the requirements of Chapter 3 of the California Coastal Act of 1976 (Coastal Act), will not prejudice the ability of the City of Carmel

to prepare a local coastal program conforming to Chapter 3 of the Coastal Act, and will not have any significant adverse effects on the environment within the meaning of the California Environmental Quality Act (CEQA).

III. Conditions of Approval

A. 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.

B. 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 another location within the City; or,
 - b. If relocation is not feasible, then documentation of the structure shall be completed in accordance with the Secretary of Interior's (HABS) standards; and, a materials salvage plan shall be prepared. Such plan shall provide 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 (with preference for

recipients proposing reuse within Carmel). 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. The plan shall include a written commitment by permittee to implement the 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.

Nothing in this condition is intended to limit permittee's right to sell the structure or salvaged portions thereof; nor is permittee required to pay for moving costs, whether the structure is sold or donated.

IV. Recommended Findings and Declarations

The Commission finds and declares as follows:

A. Project Location and Description

The project site is a standard 4,000 sq.ft. rectangular lot, on the east side of Camino Real between 7th and 8th Avenues, about 4 blocks inland from the beach, in the west-central part of the City of Carmel-by-the-Sea (see Exhibit A). The lot has an existing 900 sq. ft. one-story single family residence (located at the rear of the lot), proposed for demolition. A large Monterey cypress is located near the front edge of the lot, and will be retained.

According to the City staff report, the small residence slated for demolition was constructed in 1922. A historic evaluation report was prepared (Jones & Stokes, April 2000); it concluded that the existing house is not a significant historic resource. (See

Exhibit E) The City's conditions of approval require several measures to protect the existing native tree(s), which will be retained.

B. LCP History and Status

The entire City of Carmel falls within the coastal zone, but the City does not yet have a certified LCP. 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 subject to suggested modifications regarding beach-fronting property. The City resubmitted an amended LUP that addressed the beach-fronting properties provisions, but that 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 and so the LUP certification expired. Similarly, the LCP zoning or Implementation Plan (IP) was certified by the Commission subject to suggested modifications on April 27, 1984. However, the City did not accept the suggested modifications and so the IP, too, was never certified.

Predating the City's LCP planning efforts, the Commission in 1977 authorized a broad-ranging categorical exclusion covering most of the area of the City of Carmel (Categorical Exclusion E-77-13). E-77-13 excludes from coastal permitting requirements most types of development not located along the beach and beach frontage of the City; not excluded, however, are demolitions such as that proposed in this case.

The City is currently working on a new LCP submittal (both LUP and IP), funded in part by an LCP completion grant awarded by the Commission. According to City representatives, the Land Use Plan, minus the Historical Resource element, is expected to be submitted for Commission review by April 2001, with the Implementation Plan submittal expected by December 2001. The Historical Resource element has been put on a separate track so as not to offset the timing of the balance of the City's LUP submittal. According to the City, the effort to map and quantify the extent of historical resources throughout the City will take a substantial amount of time and effort.

This current City effort is focused on protecting the significant coastal resources found in Carmel, including the spectacular public beach and recreational amenities along the City's shoreline, the urban forest that uniquely identifies Carmel as "the City within the trees," the substantial riparian and habitat areas (such as Mission Trails Nature Preserve and Pescadero Canyon), and the unique community and visual character of Carmel as exhibited by the style, scale, and rich history of its residential, commercial, and civic architecture. Taken as a whole, these resources combine to form the special character of Carmel; a character that comprises a significant coastal resource worthy of protection in its own right.

C. Standard of Review

Unless and until the Commission has certified any future City LCP submittals, the Commission retains coastal permitting authority over non-excluded development within the City. As a result,

although the City's current ordinances and policies can provide context and guidance, the standard of review for this application is the Coastal Act.

D. Coastal Development Permit Determination

1. Community Character

Sections 30253 and 30251 of the Coastal Act address the issue of preserving the community character of special communities such as Carmel:

Section 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.

Section 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.

The Coastal Act defines special coastal communities in terms of their unique characteristics that make them attractive to the visitor. The City of Carmel is a very popular visitor destination as much for the style, scale, and rich history of its residential, commercial, and civic architecture, as for its renowned shopping area and white sand beach. Carmel is made special, in part, by the character of development within City limits.

In particular, as a primarily residential community, the web of residential development in Carmel plays a key role in defining the special character of the City. Carmel is distinctly recognized for 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 that 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.

Particulars for this project: In this case, the parcel is currently developed with a single family dwelling. A large Monterey cypress located near the front edge of the lot dominates the site. The existing home, sited along the rear of the parcel, appears from the street to be an attractive cottage-style structure, modest in profile, with period window character. In scale and design, it resembles a typical Carmel cottage. However, according to applicant, the structure is not

presently habitable, is termite-ridden, and lacks a foundation. See Exhibit B, attached, for photograph of the existing structure.

Commission staff has been unable to attain any information to indicate that the structure is listed on any roster of historical or architecturally important structures in the City. As discussed in the attached Jones & Stokes report, Exhibit E, the structure is not eligible for such listing. Notably, the cottage was substantially remodeled in 1948, 26 years after the original construction of the house. Additions have been made in 1977 to the entry stair and again in 1993 to place a Carmel stone retaining wall. Nonetheless, the existing cottage exhibits certain character values, the cumulative loss of which is a concern.

The view from Camino Real evokes a feeling of open space, such as is experienced in an outdoor courtyard. It is the combination of front yard setback and overhead canopy that gives this site its particular ambiance. The open space feel is furthered by the presence of several large pine trees visible in the distant background. The site piques ones interest and invites a temptation to go and have a look. By comparison, the majority of the homes on this stretch of Camino Real are sited right at the 20' setback. Though somewhat charming to look at, the homes create an urban wall, rejecting any notion that one is invited beyond its facade.

The proposed project preserves the defining characteristics of this particular parcel: the cypress canopy and open space "feeling" of the site. The structure is sited close to the original footprint of the existing house, maximizing the front setback. (See Exhibit C) In keeping with the character of the site and the adjacent home of the applicant, the architecture incorporates a cascading roof-line that softens the impact of the proposed two story structure and preserves the view of the pine trees in the background. The design takes advantage of the slope of the lot, allowing the additional height of the structure to be visible from Camino Real, but not obtrusive to passerby's. The proposal therefore compliments the site grade and surrounding natural features rather than attempting to override them.

The proposed design also combines a 3-dimensional aspect, which by cascading towards the west view (i.e., towards Camino Real) helps to disguise the additional height and bulk of the structure. The project's eclectic mix of various European architectural styles also fits well with the character of the City of Carmel-by-the-Sea.

The area is developed at urban densities and with urban services in an area able to accommodate the replacement of the existing house with a new one. All utilities are connected to the existing house on this site. There are adequate public services for the proposed new house. The proposed demolition will not open the way to new development that would be growth inducing or lead to compromise of an existing urban-rural boundary. Parking is adequate. Additionally, the proposed new house meets City requirements for maximum height, floor area, coverage, and yard setbacks.

Mitigation, through Relocation or Salvage: The structure proposed for demolition, through cottage-style architecture or historical attributes, or both, evokes the Carmel character. (See attached Exhibit B for illustration of the existing structure, and Exhibit C for site plan and elevations of the replacement structure.) The loss of the existing structure can be mitigated, in part, through relocation elsewhere within Carmel.

Suitable sites for relocation are relatively scarce within Carmel. While the supply of relocation-worthy structures is likely to substantially outpace the availability of receiver sites within City limits, such relocations from time to time are in fact accomplished in Carmel. A recent example is the Door House, which at its new location will serve as a guest unit. Even though its original specific context is changed, a certain level of mitigation is achieved because the relocated structure is retained within its overall community context.

The likelihood of a successful relocation can be improved by publicizing the availability of the structure that is proposed for demolition. And, in those instances where relocation is not feasible or no qualified recipients come forward, at least parts of the structure can nonetheless be salvaged and eventually incorporated in other structures in Carmel¹.

At present, there is no formal relocation or salvage program in Carmel. Informal and commercial channels are already available in the region. For example, Carmel has at least one shop (Off the Wall) that specializes in salvaged architectural details and the City of Capitola has the Recycled Lumber Company. There is discussion of a regional program for the Monterey Peninsula area, which would facilitate not only the reuse of structures in Carmel but also support existing programs such as that already in place in the neighbor city of Pacific Grove.

Conclusion: The existing cottage together with the overall ambient surrounding of the site exhibit certain qualities and character values, the cumulative loss of which is a concern. The cottage is a typical circa 1920's Carmel cottage, though it has undergone remodeling over time and is in particularly poor condition. The substantial front setback, open space, and tree canopy provided by the Monterey cypress is typical throughout Carmel, but is in short supply along this block of Camino Real. There is no evidence to support the findings for historical status of the cottage, thus it is the ambient quality of the site that is the overriding "character" central to the issue of community character.

Still, the cottage, through cottage-style architecture or historical attributes, or both, does evoke the Carmel character. The Commission has in the past required that the structure be rehabilitated and incorporated into the overall design of the new structure (e.g., Shellooe, 3-00-093). In those instances, the cottages potential as a historic resource and contribution to community character

¹ What if the permit is conditioned to require that the building be offered for relocation or salvage, but there are no takers for reuse within Carmel? The usual demolition expedient is destruction and removal to the nearest landfill. The Coastal Act contains no specific direction regarding structural relocation or salvage of existing buildings. Nonetheless, relocation and salvage would support other Statewide public policy efforts to provide affordable housing, conserve valuable materials, avoid placing unnecessary materials into the wastestream and minimize energy consumption. Therefore, while the purpose of such a condition would clearly be to protect Carmel's character, the public offering and thoughtful disposition of the structure would also serve the broader public interest-- whether or not relocation is achieved within Carmel in any given instance.

was the defining characteristic of the site. Rehabilitation similar to that required in the Shelooe project is not appropriate in this case because it is the ambient character of the site that is the defining characteristic. In addition to the front setback, open space, and tree canopy, the existing structure has been through several recent remodels and is in very poor condition. Moreover, there is no evidence to support the findings for historical status of the cottage. Nonetheless, attempting to salvage certain aspects of the cottage is appropriate. In fact, the applicant has already indicated that he has made notice of the salvage option and received interest in the windows.

Therefore, considering existing and future avenues for relocating or recycling older buildings, such measures appear appropriate and feasible. To the extent that salvaged materials will find their way back into new construction in Carmel, the requirement to prepare a relocation/salvage plan will provide a limited form of mitigation for impacts on Carmel's community character. Accordingly, 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.

2. Potential for Prejudice to LCP Planning Efforts

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 applicable resource protection policies of the Coastal Act. More specifically, Section 30604(a) of the Coastal Act states:

Prior to certification of the local coastal program, a coastal development permit shall be issued if the issuing agency, or the commission on appeal, finds that the proposed development is in conformity with Chapter 3 (commencing with Section 30200) and that the permitted development will not prejudice the ability of the local government to prepare a local coastal program that is in conformity with Chapter 3 (commencing with Section 30200). A denial of a coastal development permit on grounds it would prejudice the ability of the local government to prepare a local coastal program that is in conformity with Chapter 3 (commencing with Section 30200) shall be accompanied by a specific finding which sets forth the basis for that conclusion.

As previously described, the City is currently working on a new LUP submittal. A community planning process is now underway to determine, among other things, the basis for defining Carmel's community character and ways to protect and preserve this character consistent with the Coastal Act.

Each residential demolition results in a significant change to the character of the lot upon which it is situated. In some cases, an existing structure—because of virtues such as architectural style or historical associations—constitutes a significant component of the City's special character all by itself. More commonly, the structure only contributes incrementally to the overall impression on the visitor. Thus, the proposed project also affects community character on a cumulative basis. In other words, the effect of this particular demolition/rebuild must be evaluated within the context of the larger pattern of demolition and rebuild in Carmel.

Development trends: Over time, Carmel has been changing as its older housing and commercial

stock makes way for new developments, usually larger in size and scale. As such, the period since 1990 can be examined to provide a meaningful sample for understanding the change issue in Carmel.

Since 1990, there have been 177 development proposals in Carmel. Of these, 145 projects (or over 80%) involve some form of demolition, rebuilding and/or substantial alteration of residential housing stock in Carmel. This comes out to roughly 13 such residentially related projects per year since 1990; nearly all of these have been approved. Other than the three year period from 1992 - 1994 when a total of 13 applications were received, the number of development proposals in Carmel was fairly constant until 2000. By October of 2000, the Commission had received 44 applications for the year. Of these, 33 involved some form of demolition, rebuilding and/or substantial alteration of residential structures. More recently, then, the average has been approximately 3 per month.

Clearly the trend for demolition/rebuild/substantial remodel has been magnified in current years as demand for Carmel properties has outstripped the limited supply represented by the approximately 3,200 parcels within the City limits. However, at the expected rate of approximately 3 demolition applications per month, the cumulative amount of overall change by the target submittal date for the Land Use Plan (April 2001) will be relatively limited. In the event the Commission receives more than the expected number of applications that it has been averaging most recently, the Commission can evaluate such a changed circumstance and revise its approach accordingly.

Summary: Reliance on the City's own forestry, design review and historical resource protection procedures, together with monitoring of the application rate trends by Commission staff and the Commission's individual assessment of projects on a case-by-case basis, adequate for addressing the mandate of Coastal Act Section 30253 to protect community character (at least in the short term). In this case, the Commission finds that, in light of the particular site attributes and the relocation / salvage condition attached to this permit, this project is consistent with Coastal Act requirements. Therefore, while the proposed demolition will result in a change of character, as conditioned for relocation or salvage such change is not substantial enough to undermine the efforts to complete a certifiable LCP. Accordingly, approval of the proposed project will not prejudice the ability of the City to complete its LCP in accordance with Coastal Act requirements.

3. 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 City found the project to be Categorical Exempt. 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 will not have any significant adverse effects on the environment within the meaning of CEQA.

CARMEL-BY-THE-SEA OFFICIAL ZONING MAP

MUNICIPAL CODE SECTION 1590.0
(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

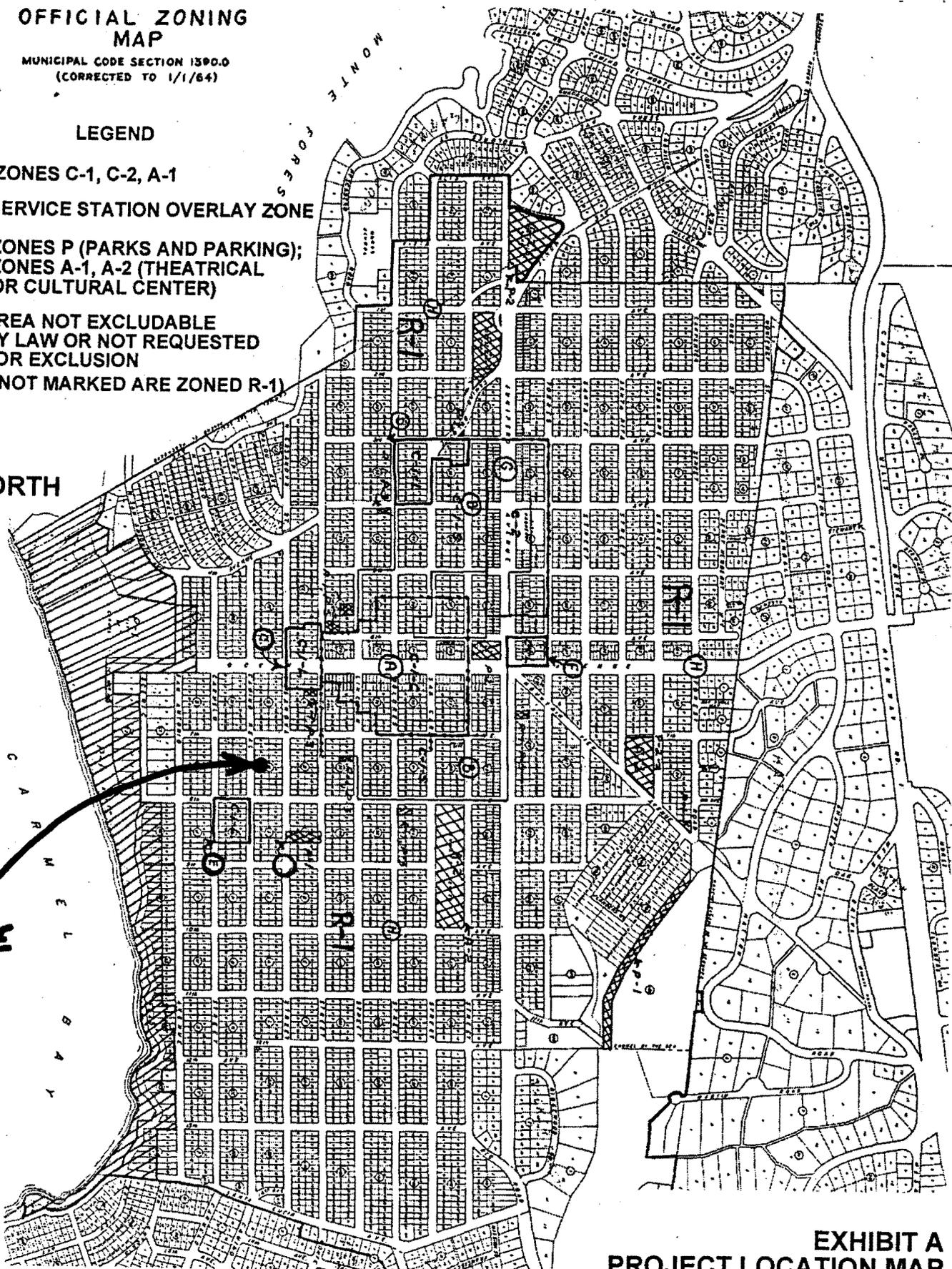


EXHIBIT A
PROJECT LOCATION MAP
3-00-136 VIRKKUNEN

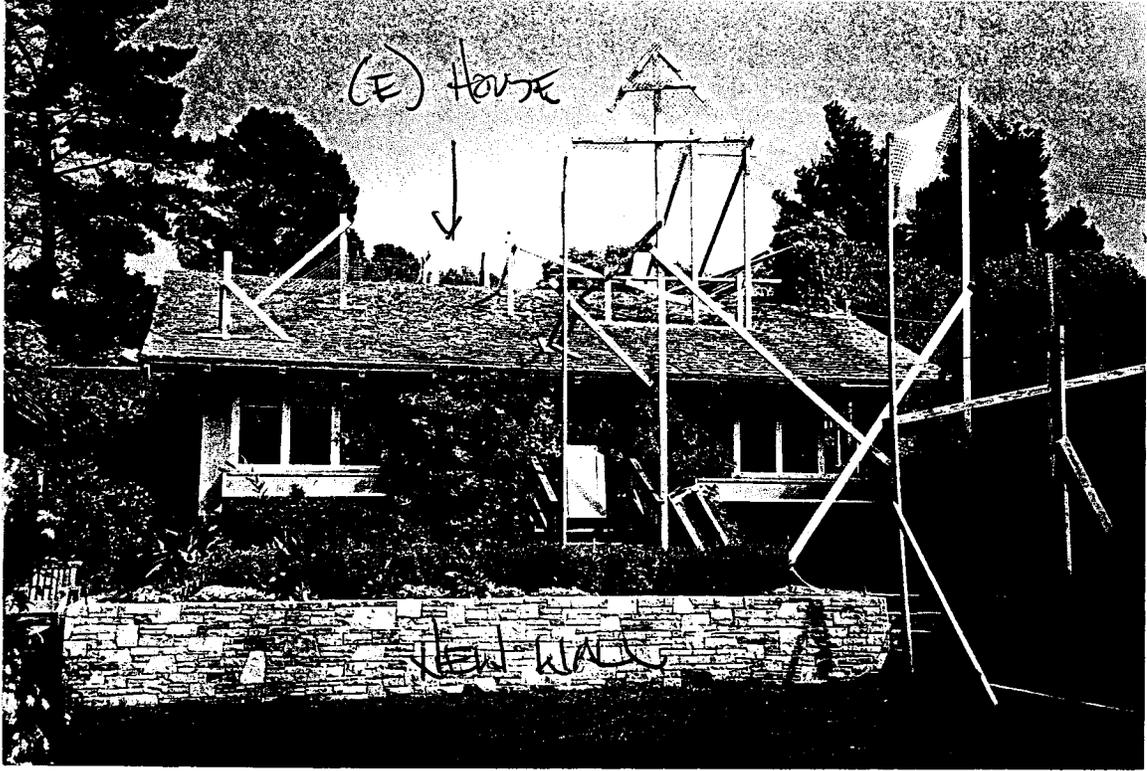


EXHIBIT NO. B

APPLICATION NO.
3-00-136

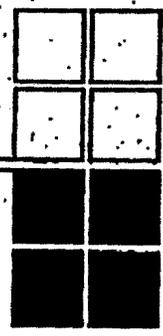
PHOTO: EXIST. HOUSE

 California Coastal Commission

ATTN: LEE OTTER / VIKKI MERRI
FAX: 831 427 4877

ERIC MILLER, AIA ARCHITECT

157 GRAND SUITE #106, PACIFIC GROVE, CA 93950 (831) 372-0410 FAX (831) 372-7840



November 13, 2000

Lee Otter
California Coastal Commission
725 Front St., Suite 300
Santa Cruz, CA 95060

Re: Virkkunen Demolition
Ap.#: 3-00-136
Camino Real, 7th / 8th
Carmel, CA

Dear Lee:

We are aware of a changing wind in regards to how the Coastal Commission is viewing proposed redevelopment, particularly demolitions, in the City of Carmel. Our office received a packet last week, W11 Coastal Development Review & LCP Completion/Protection, detailing the ongoing concerns and discussions between the Coastal Commission and the City. Of obvious concern to us is how all of this will affect our proposed residence for the Virkkunen family. The implication seems to be that all permits-in-process may be tabled until at least April, if not December, of 2001. In an effort to ameliorate this extended timeline as it may apply to our project, I'd like to give you a rundown on the unique circumstances surrounding this particular case.

Lauri Virkkunen owns 2 contiguous residential properties in Carmel. One, a house completed in the late 80's that he and his family have resided in continuously for 10 years; the other, a house built in 1922, in an advanced state of disrepair, that has not been inhabited for at least 10 years. Mr. Virkkunen contracted with our office in late fall of 1998 to design a new house for the older property that would serve as an adjunct residence for his 2 growing daughters, as well as a guesthouse for relatives from Finland who come to visit for extended periods of time.

We submitted our initial package to the Carmel Planning department in July of 1999. There commenced a staff review which was not completed, for reasons that remain obscure, until the end of the year. Initially scheduled for a January 2000 hearing with the Planning Commission, our office continued the application when it became clear that a neighbor was not pleased with the proposed design. With modest modifications, we resubmitted for a March review wherein we received positive commentary from the Commission but no decision. A member of the Carmel Historical Society felt, despite the property in question having been found to be non-historic in a prior survey, that further analysis should be undertaken. Particularly as there was a transcription error in

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APPLICATION NO. 3-00-136
CORRESPONDENCE

the paperwork of the initial application, she expressed concern of whether the appropriate property had been reviewed.

We immediately initiated a historic evaluation for the property, prepared by Jones & Stokes of Sacramento, CA. Then began a frustrating series of meetings between the Historic Review Board, ourselves, and the City of Carmel. The first H.R.B. meeting concluded with the project being continued do to this member of the Carmel Historic Society stating with absolute certainty, but no substantiation, that the property was more historic than indicated in the evaluation report. In the second meeting the evaluation for the property, prepared by Jones & Stokes, was called into question by the Carmel Historic Society due to minor discrepancies in two other reports Jones & Stokes had prepared for other properties. In one case the error was a misspelling of an ex-mayors name. Again, the project was continued. Finally on July 17, 2000, after twice re-reviewing all information relevant to the project based on the apparently subjective opinion of one member of the public, the H.R.B. approved the evaluation report (identical in every respect to the first report completed in April), the proposed project, and the demolition. This set the stage for a final appearance before the Planning Commission on August 23rd, during which we obtained Planning Approval from the City of Carmel. At which point, of course, the project was forwarded to your agency.

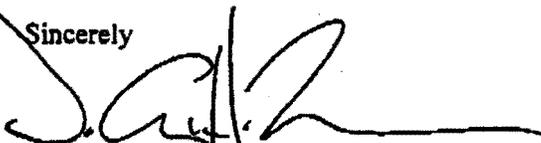
It is our belief that this project should have been in your hands many months earlier.

We feel very strongly that the singular ambience of Carmel, as defined by its architecture and sense of community, justifies protection and continuation by strong means. Indeed, our success as a local design firm demands that we work with great sensitivity within the vernaculars established by our predecessors. We hold ourselves accountable to very high standards as we desire, and believe, that in 50 years some of our houses will be among those finding protection through similar agencies.

However, we feel very strongly that in this case there has been a miscarriage of the review process. Our client is a committed, full-time member of the community. He has been diligent about meeting all requirements and suggestions put forth by the city, his neighbors, his community, yet his project has moved through the process with remarkable sloth. His daughters continue to grow up. As a result, 2 years after beginning the project we finally achieve City Planning approval and find ourselves deposited in an unfavorable milieu with the Coastal Commission

It is our hope you'll be able to assist us in moving this project through the final hurdle and obtain a demolition permit. Please call if I can offer any additional insight into the situation.

Sincerely



J. Craig Holdren Project Manager
For Eric Miller AIA

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EXHIBIT D
3-00-136

**Evaluation Report for the
Virkkunen Property, Carmel-by-the-Sea,
Monterey County, California**

Prepared for:

City of Carmel-by-the-Sea
Community Planning and Building
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Contact: Ben Berto
831/620-2010

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EXHIBIT NO. <i>E</i>
APPLICATION NO.
<i>3-00-136.</i>
<i>10/17/19</i>
 California Coastal Commission

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INTRODUCTION

The City of Carmel-by-the-Sea (City) has requested that Jones & Stokes conduct research and an evaluation of the historical significance of the Virkkunen property, located on the east side of Camino Real between 7th and 8th Avenues (Assessor's Parcel Number [APN] 010-262-017, Block H, Lot 14).

This study will be used to facilitate the assessment of the environmental impacts of a recent application to demolish the house located in the Virkkunen property. In light of recent changes to the California Environmental Quality Act (CEQA) and relevant case law (e.g., *League for Protection of Oakland's Architectural and Historic Resources v. City of Oakland*), the City has established historic preservation protocols for project review on those applications that involve the demolition or major alteration of properties that are 50 years old or older. CEQA requires that environmental review occur on any project that may demolish, partially destroy, relocate, or alter a historical resource. The protocols require that on such projects the application include the preparation of an updated and revised evaluation indicating whether the property qualifies as a historical resource for the purpose of CEQA. This process is being implemented to ensure that all CEQA project review performed by the City staff and its consultants is based on professional findings that objectively apply the California Register of Historical Resources (CRHR) criteria for significance. If the property does not meet the CRHR criteria, then Carmel's local significance criteria (City of Carmel-by-the-Sea 1993) will be applied. Individual California Department of Parks and Recreation (DPR) inventory forms have been prepared for inclusion with the application (Appendix A).

This report has been prepared to assist the planning staff with the CEQA review process by describing the methods, analysis, and findings of the inventory and evaluation of the building. The following section of the report describes the methods used to conduct the research on the history and historic context of the property and the methods used to conduct the physical inventory of the house. The third section of the report presents the historic context for the property, based on the City's evaluation context for historic properties. The final section of the report provides the individual history, physical description, and evaluation of the property. That section includes an explanation of the evaluation criteria that were applied, followed by the analysis of how the property meets or does not meet those criteria. If the property is determined eligible for listing, a description is provided of those character-defining features that specifically convey the significance of the property.

The principal investigator for this study was Janice C. Calpo, who meets the Secretary of the Interior's professional qualification standards for both architectural history and historic preservation. Ms. Calpo has an M.S. in historic preservation from the University of Oregon and more than 5 years of experience conducting inventory, evaluation, and planning studies for historical resources.

RESEARCH AND INVENTORY METHODS

Jones & Stokes conducted three stages of research and inventory before conducting the evaluation of the property. The first stage involved reviewing previous investigations of the property to determine whether any previous research or assessments had been conducted and to provide direction for locating additional research materials and for updating or verifying previous evaluations of the property. The second stage involved conducting archival research to determine the construction, ownership, and community history of the property. The property history that was developed as a result of the archival research was compared with the evaluation context and criteria to determine the significance of the property, as described in further detail in the "Evaluation" section of this report. The third stage involved conducting a site visit to observe the physical setting, features, and condition of the property. The results of each of the stages in the research and inventory process are described below.

Previous Studies

The residence on Camino Real between 7th and 8th Avenues has not been included in any previous studies. It was not studied in the 1989-1991 volunteer survey conducted by the Carmel Preservation Foundation (CPF) (Carmel Preservation Foundation 1996).

Archival Research

Archival research was conducted on March 30 and April 3, 2000. The building files held at Carmel City Hall provided information on the original construction of the building, as well as modifications that have been made over time. They served as a source for identifying people associated with the house, even though the person applying for the building permit was not always the resident or even the owner of the house. Research to determine the ownership history of the house was conducted at the Monterey County Recorder's office on March 30, 2000. Research at the Harrison Memorial Library local history room in Carmel included a search of the library's "Nixon Files", a combination of a clippings file and general index for various print, video, and photographic holdings at the local history room. Research at the Monterey Public Library's history room included reviewing general histories of the area and using the information gleaned from the property research to search the clippings file and historic city directories for information on former owners of the property. The clippings file at the Monterey Public Library is indexed by both the name of a person and by themes such as "artist" or "buildings". The clippings file at this library is extremely comprehensive and covers a wide range of people, from local custodians to prominent artists, with the number of articles generally correlating to the prominence of the person in the community or in a larger context.

Site Visit

A site visit was conducted on April 1, 2000. The site visit involved investigating the physical character and condition of the building from the street and from the front, side, and rear yards. During the site visit, the building was photographed and written notes were taken describing the architectural characteristics of the house. The built environment of the block on which the building is located was observed to determine the current physical context of the building, as well as the general integrity of that block, considering the architectural design traditions of the residential character of the northeastern section of Carmel.

HISTORIC CONTEXT

The City of Carmel-by-the-Sea has adopted a historic context statement that addresses five themes for the purpose of evaluating historic resources (Archives & Architecture 1996). Two themes are particularly relevant to the current study: Architectural Development in Carmel (1888-1940) and Development of Art and Culture. Arts and Crafts landscaping is an element of these themes. Because evaluation of the character of landscaping is part of the evaluation of historic resources, the following discussion of Arts and Crafts landscaping was developed. It incorporates concepts developed during the recent Carmel Design Traditions project (Winter & Company 1999).

As with the architectural design trends of the Arts and Crafts movement, the Arts and Crafts garden visually represented the rejection of the formality, abundance, and ostentation of the Victorian era's social values and design principles. Arts and Crafts gardens exercised a

studied restraint and timeless English quality that were epitomized by perceptions of the Tudor garden, combining strong architectural structures, box-edged beds, and the division of the garden into a sequence of separate compartments, with an abundance of natural planting . . . plants were allowed to scramble over arches and pergolas, to spill across the outlines of pathways and to burst out of the joints of stone retaining walls (Hitchmough 1997).

High-style, professionally landscaped gardens were rare during this period (Winter and Vertikoff 1996). Instead, gardens were customized by the residents to reflect their own needs, desires, and interpretations of the following Arts and Crafts principles:

- unify house and garden;
- enclose the garden with trees, hedges, or natural-looking fences;
- preserve local identity;
- plant simple flowers;
- eschew fashion;
- integrate existing trees;
- make it productive; and

- include places for recreation and relaxation. (Hamilton et al. 1999.)

EVALUATION

According to the State CEQA Guidelines, a property can qualify as a significant historical resource for the purposes of CEQA review if:

1. the resource is listed in or determined eligible for listing in the CRHR;
2. the resource is included in a local register of historical resources as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in a historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, unless the preponderance of evidence demonstrates that it is not historically or culturally significant; or
3. the lead agency determines the resource to be significant as supported by substantial evidence in light of the whole record (California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15064.5).

The purpose of this evaluation report is to present the determination of significance for the purposes of CEQA. To ensure that all aspects of significance are evaluated, the CRHR criteria will be applied first. If a property does not meet the CRHR criteria, then the City's criteria for designation of significance will be applied. These criteria are not entirely consistent with the CRHR criteria. However, CEQA also allows a lead agency to determine that the resource may be a historical resource purely at its own discretion (Section 15064.5[a][4]). Applying the local significance criteria will help the City to determine whether it chooses to treat the property as a historical resource if it does not meet one of the tests defined above. If the property meets the CRHR criteria, the local criteria need not be applied because the property would already qualify as a significant historical resource for the purpose of CEQA.

California Register of Historical Resources Criteria for Evaluation

A historical resource may be eligible for inclusion in the CRHR if it:

1. is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. is associated with the lives of persons important in our past;

3. embodies the distinctive characteristics of a type, period, region, or method of construction; represents the work of an important creative individual; or possesses high artistic values; or
4. has yielded, or may be likely to yield, information important in prehistory or history.

City of Carmel-by-the-Sea Significance Designation Criteria

The City's preservation planning goals and policies establish a framework for judicious, rather than all-encompassing, designation of historic resources. The key is to determine whether the property is one of the resources that "make especially significant contributions to the unique character and identity of the City" (City of Carmel-by-the-Sea. n.d.:O5-1) in light of the City's policy to "prevent the designation of an excessive number of buildings to assure that land use and design policies and regulations are not compromised" (City of Carmel-by-the-Sea. n.d.:P5-5). According to the Carmel-by-the-Sea zoning code, resources may be designated as significant if they are 50 years old or older and exhibit one or more of the following characteristics:

1. Cultural Heritage: Its character, interest, or value is part of the development, heritage, or cultural characteristics of the community, county, state, or country.
2. Significant Event: Its location is a site of a significant local, county, state, or national event.
3. Important Person: It can be identified with a person or persons who significantly contributed to the development of the community, county, state, or country.
4. Architectural Distinction: It embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials.
5. Notable Construction: It can be identified as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state, or country.
6. Architectural Detail: It embodies elements of design, detailing, materials, or craftsmanship that render it architecturally significant.
7. Architectural Innovation: It embodies design elements that make it structurally or architecturally innovative.
8. Unique Site Conditions: Its unique location or singular physical characteristics make it an established or familiar visual feature.

Application of the Criteria

The CRHR criteria will be applied to the house based on the history of the community; the history of notable owners, tenants, and uses of the house; and the physical characteristics of the house. The historic context provides information to assist with the application of the CRHR criteria. The purpose of Carmel's historic context statement "is to provide a framework for identifying historic resources, determining their relative significance, and applying the criteria" (Archives & Architecture 1996). For each historic theme, the context identifies the associated resource types that represent significant aspects of that theme. The context statement also provides six appendices listing important people who contributed to the development of the community. Finally, the historic context statement includes an appendix identifying the notable architects and builders in Carmel. This information establishes a benchmark for determining significance that is based on the comprehensive historic context of the City. A person who is not currently listed in the historic context statement may be important in Carmel's history if he or she exhibits equivalent characteristics of community involvement, artistic achievement, or stylistic influence on Carmel's built environment. However, because not every resident, event, or designer can be considered significant, the benchmark can be used to determine the relative significance of a property's association with people, events, or design trends important in Carmel or California history.

The house on Camino Real between 7th and 8th Avenues falls in one of the historic districts identified during the CPF survey. According to the survey, "District One is that portion of Addition One that had the largest number of properties still remaining and represents one of the oldest areas of the City. The boundaries of this district extend from the west side of Dolores to the east side of Carmelo between Ninth and Thirteenth Avenues" (Archives & Architecture 1996:90).

Although this historic district has not yet been fully documented, there is strong indication that the area defined by the CPF survey would be eligible for listing in the CRHR as a historic district under criterion 3 for exhibiting distinctive characteristics of a region and under criterion 1 for the district's association with prominent early citizens in Carmel. Both the historic context statement and the findings of the recent Carmel Design Traditions project (Winter & Company 1999) discuss characteristics that distinguish the development of Carmel between the 1900s and 1940s. Although these characteristics are partially embodied in the history and architectural design of individual houses, the true character that distinguishes Carmel from other communities in California is the interrelationship between houses, yards, landscaping, and streetscapes combined with the aesthetic tradition instilled by the early residents of this artistic community.

This kind of interrelationship between individual properties defines a historic district. The California Office of Historic Preservation recommends using the guidance of National Register Bulletin 15 to assist with making an evaluation of a resource's significance (California Office of Historic Preservation 1999). According to the bulletin,

a district derives its importance from being a unified entity, even though it is often composed of a wide variety of resources. The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall

historic environment or be an arrangement of historically or functionally related properties. A district can comprise both features that lack individual distinction and individually distinctive features that serve as focal points. It may even be considered eligible if all of the components lack individual distinction, provided that the grouping achieves significance as a whole within its historic context. (National Park Service 1991.)

Each property determined to be a contributing element of an eligible historic district is considered a historical resource under CEQA.

As discussed at the beginning of this section, a property must be considered a historical resource for the purpose of CEQA if it meets the criteria for listing in the CRHR, if it is listed in or eligible for listing in a qualified local register, or if the lead agency chooses to treat it as a historical resource. This report will assess the property's eligibility in the same order, beginning with the CRHR criteria. If the property does not meet the CRHR criteria, the local criteria will be applied. If the property does meet the CRHR criteria, the property must be considered a historical resource and the local criteria need not be applied.

VIRKKUNEN PROPERTY: APN 010-262-017; BLOCK H , LOT 14

History

The house on Lot 14 of Block H was originally built for \$500 in 1922 as a small cottage for Kathryn Louise Corrigan (building permit #477), adjacent to the larger properties that she owned on lots 9 through 14 at the center of the block. The La Playa Hotel was located directly south of the cottage facing Camino Real (Sanborn 1924). Katherine Corrigan purchased lots 9 through 14 in 1919 from Jessie M. Taylor for \$10 (Monterey County deed reel 163-D, p. 249) and by 1924, all the lots were developed with houses (Sanborn 1924). She took up residence in one of the houses on the lots facing Casanova Street (Polk's 1927) and leased out the other properties, which she continued to own (Monterey County deed/final distribution reel 1337, p. 420). Katherine Corrigan was one of the founding members of the Carmel Art Association in 1927 and curator of its gallery in the Seven Arts Court. She also served as second vice president to Vice President Josephine Culbertson and to President George Seideneck on the association's early board (Hale 1980). By 1930, Kathryn Corrigan had married importer H. Hammond Kirk (Polk's 1930), and they continued to live at her house on Casanova Street (Polk's 1930, 1937, 1941, 1949). That year, she added a 10- by 20-foot garage to the Camino Real property, with Hugh W. Comstock as contractor, to the front of the lot where the small cottage stood (building permit #2251). The next major change to the cottage came in 1948, when the front porch was enclosed to create a new bedroom at a cost of \$500 (building permit #1596).

Kathryn and H. Hammond Kirk continued to live together at the house on Casanova Street. By 1949, Kathryn was widowed (Polk's 1937, 1941, 1949). Kathryn passed away soon after, on September 29, 1950. Her estate at that time included the cottage on Camino Real, for which she received \$65 monthly rent from Marie Gordon (Monterey County deed/final distribution reel 1337, p. 420). Marie Gordon was an actress and active member in the community of Carmel since 1914, but the primary residence she and her husband shared during those active years, "a stone house of Spanish design", was located between 10th and 11th Streets (The Carmel Pine Cone 1976). During the 1950s, the cottage came into the ownership of Said Riza, who owned a number of properties in Carmel and who did not make this house his residence. William and Ann McFarlane purchased the cottage in 1963 (Monterey County deed reel 219, p. 355) and replaced the garage at the front of the property with a carport in 1988 (building permit #88-97). The lots containing the cottage and the larger house directly north of the cottage were purchased by Larry Virkkunen in 1990 (Virkkunen pers. comm.). The appearance of the property has changed considerably since the 1950s. The floor plan of the larger house no longer resembles the plan of the 1920s because of additions to its front floor plan (Polk's 1924, 1930, 1956).

Description

The house is located on the east side of Camino Real, on the fourth lot north of 8th Avenue. This residential area of Carmel is south of the commercial downtown, and the terrain slopes southward. The houses on the east side of this block have varied setbacks, often located to capture the highest point on the lot. Houses on the east side of the street typically are set further back and higher on the lots, whereas houses on the west side are often closer to the street as the landscape here generally trends toward the coast. The small cottage sits on the southernmost of three lots that are part of a single property, with a much larger house adjacent to the north that occupies most of the remaining two lots. The cottage sits to the rear edge of its lot and is fronted by a raised patio terrace contained by a low chalkrock wall. A green lawn extends from the patio to near the front of the property. Dense shrubbery lines the steep slope at the front of the property, making the distant cottage at the rear barely visible from the street. A carport to replace the 1930 garage was built into the side of the slope in 1968 and provides access via stairs to the elevated lawn and cottage.

The cottage is a side-gabled wood frame structure measuring approximately 20 feet deep by approximately 30 feet across. The roof is moderately sloped with exposed rafters at the wide overhanging eaves and has heavy knee braces at the gable ends. Walls are predominantly sheathed in long split shingles of varying widths, with a low wainscot of board and batten lining the west front and south side of the house. Long planter boxes are set below the front windows. The entry is placed near the center of the front as a result of a major 1948 remodel and enclosure of the front porch. A Dutch-style split-entry door is found at the top of a simplified modern wood stairway attached to the front of the house. Simplified squared pilasters flank the front door and front corners of the building. Sets of four wood frame casement windows with 6/1 divided lites flank the front entry. The north-side elevation contains one 1948 replacement window that is a wood frame 1/1 two-part casement. The south elevation contains a set of three 6/1 casements, a set of three single-lite casements, and a french door, as well as a full exterior brick fireplace chimney.

Evaluation

California Register of Historical Resources

The cottage at the Virkkunen property is not eligible for listing in the CRHR as an individual resource or as a contributor to the potential Historic District 1. It is not a property known to be directly associated with events important to the history of Carmel and it does not meet criterion 1 of the CRHR. The cottage was originally built in 1922 for Kathryn Corrigan, who owned and developed several lots in the same block. Although Kathryn Corrigan is a person who has made important contributions to the history of the art community in Carmel as a founding member of the Carmel Art Association and curator of its first museum, her residence during this time was her house on Casanova Street, a part of the same block. The cottage was one of several properties she owned and rented to tenants. The cottage is not directly associated with her life as an important person in Carmel history. After her death in 1950, the cottage was owned by Said Riza in the 1950s but did

not serve as his residence. Because it was not the home of these important people, it is not considered to be directly associated with them and therefore does not meet criterion 2 of the CRHR for association with persons important to Carmel history. Architecturally, it is a modest example of a bungalow-style secondary residence that has been modified in 1948 from its original 1922 appearance. It does not exemplify and is not an outstanding example of the early design traditions of Carmel and therefore does not qualify as an individual resource or as a contributor to the potential historic district under criterion 3 of the CRHR. It does not meet criterion 4 because the property does not represent an archaeological resource. For these reasons, the cottage at the Virkkunen property is not eligible for listing in the CRHR.

City of Carmel-by-the-Sea Significance Designation Criteria

The Virkkunen property does not meet the criteria for significance under local Carmel-by-the-Sea designation criteria that identify buildings that "make especially significant contributions to the unique character and identity of the City." It does not have significant value as part of the development, heritage, or cultural characteristics of the community and therefore does not meet criterion 1 for cultural heritage. Because it is not known to be associated with events important to Carmel's heritage, it does not meet criterion 2 for significant events. Although the cottage was built for Kathryn Corrigan, an important person in the history of art in Carmel, it never served as her residence and therefore does not achieve significance for direct association with her. For this reason, it does not meet criterion 3 for direct association with persons important to the history of Carmel. Architecturally, the cottage is a modified example of a simple early bungalow secondary residence, but is not distinguished as an exceptional or unique resource in the neighborhood and therefore does not meet criterion 4 for architectural distinction. The modest structure does not meet criterion 5 or 6 for notable construction or architectural detail. It is built of typical wood frame construction and incorporates some typical bungalow design elements, but it does not make use of exceptional architectural detail. It furthermore does not meet criterion 7 for architectural innovation. The setting is not unique for the City of Carmel and does not meet criterion 8. The property does not meet any of the City of Carmel-by-the-Sea significance designation criteria, and therefore is not considered to be a locally significant historic property.

CONCLUSIONS

The purpose of this report was to determine whether the property qualifies as significant for the purpose of CEQA environmental review. The Virkkunen property has been found not to be eligible for listing in the CRHR either as an individual resource or as a contributor to a potential historic district. Under CEQA, any project that has the potential to cause impacts on significant historic resources requires the preparation of an environmental impact report. Projects that follow the Secretary of the Interior's Standards for the Treatment of Historic Properties are exempt from this requirement.

CITATIONS

Printed References

97 C.D.O.S. 979. *League for Protection of Oakland's Architectural and Historic Resources v. City of Oakland.*

Archives & Architecture. 1996. Historic context statement, Carmel-by-the-Sea. May 31, 1996. Revised from a 1994 draft prepared by L. Heumann and T. Grimes. Carmel-by-the-Sea, CA. Prepared for the City of Carmel-by-the-Sea, Carmel-by-the-Sea, CA.

Building permits. All referenced building permits are on file at the City of Carmel-by-the-Sea Department of Community Planning and Building, Carmel, CA.

California Office of Historic Preservation. 1999. California Register of Historical Resources Q&A for local governments. June. (Issue No. 4 in the technical assistance series.) California Office of Historic Preservation. Sacramento, CA.

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_____. n.d. Architectural/cultural/historic resources element of the general plan. On file with the City of Carmel-by-the-Sea, Department of Community Planning and Building project files. Carmel-by-the-Sea, CA.

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National Park Service. 1991. National Register Bulletin 15: How to apply the National Register criteria for evaluation. Washington, DC.

Polk's Salinas, Monterey, and Pacific Grove Directory. 1927. R.L. Polk & Co., San Francisco, CA. On file at the Harrison Memorial Library, Local History Room, Carmel, CA.

_____. 1930. R. L. Polk & Co., San Francisco, CA. On file at the Harrison Memorial Library, Local History Room, Carmel, CA.

_____. 1937. R. L. Polk & Co., San Francisco, CA. On file at the Harrison Memorial Library, Local History Room, Carmel, CA.

_____. 1941. R. L. Polk & Co., San Francisco, CA. On file at the Harrison Memorial Library, Local History Room, Carmel, CA.

_____. 1949. R. L. Polk & Co., San Francisco, CA. On file at the Harrison Memorial Library, Local History Room, Carmel, CA.

The Carmel Pine Cone. 1976. Marie Gordon played important role in arts in early-day Carmel. The Carmel Pine Cone (Carmel, CA) 61(30).

Winter & Company. 1999. Historic development patterns. Draft paper on the Design Traditions of Carmel Project conducted in the spring of 1997. On file with the City of Carmel-by-the-Sea, Community Planning & Building Department. Carmel-by-the-Sea, CA.

Winter, R., and A. Vertikoff. 1996. American bungalow style. Simon & Schuster. New York, NY.

Personal Communications

Virkkunen, Larry. Property owner. Carmel-by-the-Sea, CA. April 1, 2000 - meeting at the project site.

Appendix A. DPR Inventory Records

Exhibit E
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PRIMARY RECORD

Priority #
HRI #
National
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 4 *Resource Name or #: (Assigned by Recorder) APN: 010-262-017

P1. Other Identifier: Virkkunen Property

*P2. Location: Not for Publication Unrestricted *a. County Monterey

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

*b. USGS 7.5' Quad Monterey Date 1947 T _____; R _____; _____ % of _____ % of Sec _____; _____ B.M.

c. Address East side of Camino Real between 7th and 8th City Carmel-by-the-Sea Zip 93923

d. UTM: (Give more than one for large and/or linear resources) Zone: _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, directions to resource, elevation, etc., as appropriate)

Block H, Lot 14

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

The house is located on the east side of Camino Real, on the fourth lot north of 8th Avenue. This residential area of Carmel is south of the commercial downtown, and the terrain slopes southward in that direction. The houses on the east side of this block have varied setbacks, often located to capture the highest point on the lot. Houses on the east side of the street typically are set further back and higher upon the lots while houses on the west side are often closer to the street, as the landscape here generally trends towards the coast. The small cottage sits on the southernmost of three lots that are part of a single property, with a much larger house adjacent to the north filling up most of the remaining two lots. The cottage sits to the rear edge of its lot and is fronted by a raised patio terrace that is contained by a low chalkrock wall. A green lawn extends from the patio to near the front of the property. Dense shrubbery lines the steep slope at the front of the property, making the distant cottage at the rear barely visible from the street. A carport to replace the 1930 garage was built into the side of the slope in 1968 and provides access via stairway to the elevated lawn and cottage. (See continuation sheet.)

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

*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 #) View of front west elevation; camera facing east.

*P6. Date Constructed/Age and

Sources: Historic Prehistoric Both 1922 (city building permit)

*P7. Owner and Address:

Larry Virkkunen
100 Dolores Street, #280
Carmel, CA 93923

*P8. Recorded by: (Name, affiliation, and address) Janice Calpo Jones & Stokes
2600 V Street
Sacramento, CA 95818

*P9. Date Recorded: 4/1/00

*P10. Survey Type: (Describe) Site specific inventory and evaluation

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Jones & Stokes, Inc. 2000. Evaluation report for the Virkkunen Property, Carmel-by-the-Sea, Monterey County, CA. Prepared for City of Carmel-by-the-Sea, Community Planning and Building.

*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): _____

DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) APN: 010-262-017

B1. Historic Name: Corrigan Property
 B2. Common Name: Virkkunen Property
 B3. Original Use: Single Family Residence B4. Present Use: Single Family Residence
 *B5. Architectural Style: Bungalow

*B6. Construction History: (Construction date, alterations, and date of alterations)
 1922 - constructed; 1948 front porch enclosed

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

*B8. Related Features:

B9a. Architect: (unknown) b. Builder: (unknown)
 *B10. Significance: Theme: The Arts Community; Residential Design Area: Carmel-by-the-Sea, CA
 Period of Significance: 1922-1950 Property Type: Residence Applicable Criteria: n/a

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

The house on Lot 14 of Block H was originally built for \$500 in 1922 as a small cottage for Kathryn Louise Corrigan (building permit #477), adjacent to the larger properties that she owned on lots 9 through 14 at the center of the block. The La Playa Hotel was located directly south of the cottage facing Camino Real (Sanborn 1924). Katherine Corrigan had purchased lots 9 through 14 in 1919 from Jessie M. Taylor for \$10 (Monterey County deed reel 163-D, p. 249) and by 1924, all the lots were developed with houses (Sanborn 1924). She took up residence in one of the houses on the lots facing Casanova Street (Polk's 1926-27) and leased out the other properties which she continued to own (Monterey County deed/final distribution reel 1337, p. 420). Katherine Corrigan was one of the founding members of the Carmel Art Association in 1927 and curator of its gallery in the Seven Arts Court. She also served as second vice president to Vice President Josephine Culbertson, and President George Seideneck on its early board (Tribute to Yesterday). By 1930, Kathryn Corrigan had married importer H. Hammond Kirk (Polk's 1930) and they continued to live at her house on Casanova Street (Polk's 1930, 1937, 1941, 1949). That same year, she added a 10' by 20' garage to the Camino Real property, with Hugh W. Comstock as contractor, to the front of the lot where the small cottage stood on Camino Real (building permit #2251). The next major change to the cottage came in 1948 with the enclosure of the front porch to create a new bedroom, at a cost of \$500 (building permit #1596). (See continuation sheet.)

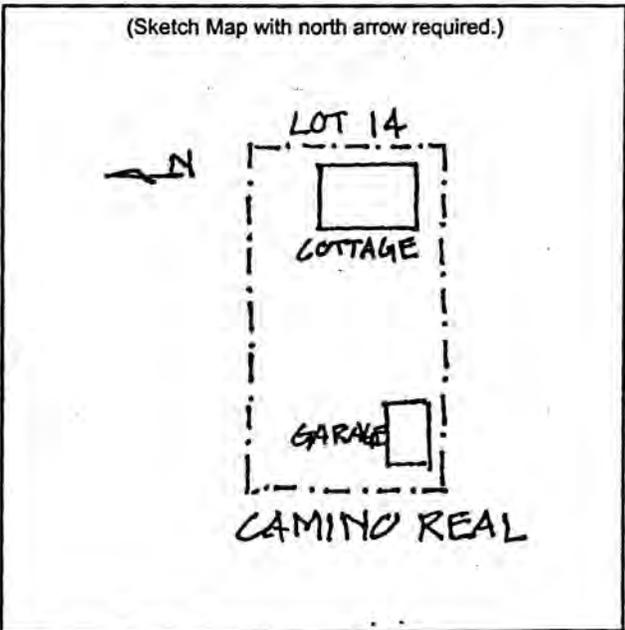
B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:
 See references section of the inventory and evaluation report, Jones & Stokes, Inc. 2000. Evaluation Report for the Virkkunen Property, Carmel-by-the-Sea, Monterey County, California.

B13. Remarks:

*B14. Evaluator: Janice C. Calpo, Jones & Stokes Associates, Inc.
2600 V Street Sacramento, CA 95818
 *Date of Evaluation: April 14, 2000

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 4

*Resource Name or # (Assigned by

APN: 010-262-017

*Recorded by Janice Calpo

*Date 4/14/00

 Continuation Update

P3a. DESCRIPTION (continued):

The cottage is a side gabled wood frame structure measuring about 20' in depth by about 30' across. The roof is moderately sloped with exposed rafters at the wide overhanging eaves and has heavy knee braces at the gable ends. Walls are predominantly sheathed in long split shingles of varying widths, with a low wainscot of board and batten lining the west front and south side of the house. Long planter boxes are set below the front windows. The entry is placed near the center of the front as a result of a major 1948 remodel and enclosure of the front porch. A Dutch style split entry door is found at the top of a simplified modern wood stairway attached to the front of the house. Simplified squared pilasters flank the front door and front corners of the building. Sets of four wood frame casement windows with 6/1 divided lites flank the front entry. The north side elevation contains one 1948 replacement window that is a wood frame 1/1 two part casement. The south elevation contains a set of three 6/1 casements, a set of three single-lite casements, and a french door, as well as a full exterior brick fireplace chimney.

B10. SIGNIFICANCE (continued):

Kathryn and H. Hammond Kirk continued to live at the house on Casanova Street and by 1949, Kathryn was a widow (Polk's 1937, 1941, 1949). Kathryn passed away soon after on September 29, 1950. Her estate at that time included the cottage on Camino Real, for which she received \$65 rent from Marie Gordon (Monterey County deed/final distribution reel 1337, p. 420). Marie Gordon was an actress and active member in the community of Carmel since 1914, but the primary residence she and her husband shared during those active years, "a stone house of Spanish design", was located between 10th and 11th Streets (Carmel Pine Cone, July 25, 1976). During the 1950s, the cottage came into the ownership of Said Riza, who owned a number of properties in Carmel, and did not make this house his residence. William and Ann McFarlane purchased the cottage in 1963 (Monterey County deed reel 219, p. 355) and replaced the garage at the front of the property with a carport in 1988 (building permit #88-97). The property with the lot containing the cottage, in addition to the lot containing the larger house directly to the north of the cottage, was purchased by Larry Virkkunen in 1990 (personal communication). The appearance of the property has changed considerably since the 1950s, with additions to the front floor plan of the larger house, it no longer resembles the plan of the 1920s (Polk's 1924, 1930, 1956).

The cottage at the Virkkunen property is not eligible for listing in the CRHR as an individual resource or as a contributor to the potential Historic District 1. It is not a property known to be directly associated with events important to the history of Carmel, and does not qualify for the first CRHR criterion. The cottage was originally built in 1922 for Kathryn Corrigan, who owned and developed several lots in the same block. Although Kathryn Corrigan is a person who has made important contributions to history of the art community in Carmel, as a founding member of the Carmel Art Association and curator of their first museum, her residence during this time was at her house on Casanova Street, a part of the same block. The cottage was one of several properties she owned and rented to tenants. The cottage is not directly associated with her life as an important person in Carmel history. After her death in 1950, the cottage was owned by Said Riza in the 1950s, but again did not serve as his residence. Because it was not the home of these important people, it is not considered to be directly associated with them, and therefore, does not meet the second criterion of the CRHR for association with persons important to Carmel history. Architecturally, it is a modest example of a bungalow style secondary residence that has been modified in 1948 from its original 1922 appearance. It does not exemplify and is not an outstanding example of the early design traditions of Carmel, and therefore does not qualify as an individual resource or as a contributor to the potential historic district under the third criterion of the CRHR. For these reasons, the cottage at the Virkkunen property is not eligible for listing in the CRHR.

LOCATION MAP

*Resource Name or #: APN: 010-262-017

*Map Name: Monterey, California

*Scale: 1:24,000 (1"=2,000')

*Date of Map: 1983



Scale = 1:24,000

Base map: USGS 7.5'-series Monterey, California, quadrangle 1947 (1983)



Exhibit E

12 19 819

