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## **APPENDIX C**

DR. ANTHONY KIRK HISTORIC EVALUATION OF CARMEL VALLEY  
SHOPPING CENTER  
(DATED SEPTEMBER 18, 2019)

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831-818-2929*

18 September 2019

Russel W. Stanley  
The Stanley Group  
2275 Winchester Boulevard  
Campbell, CA 95008

Dear Mr. Stanley:

On 30 July and 19 August 2019 I surveyed the Carmel Valley Shopping Center at 9550 West Carmel Valley Road, Carmel Valley, California (APN 169-234-007 and -008). I subsequently conducted research on the property and evaluated it for architectural and historical significance under the criteria of the National Register of Historic Places, the California Register of Historical Resources, and the Monterey County Local Register of Historical Resources. In my opinion, the property does not meet the criteria of any of these registers. As such, it does not comprise a historical resource as defined by the California Environmental Quality Act (CEQA).

The Carmel Valley Shopping Center, or Mid Valley Center as it is also known, comprises nearly sixty-eight-thousand square-feet of shops, together with a large central parking area and peripheral parking along the border of the complex (figures 1-8). The Shopping Center is a well-defined district, designed by an architect, with resources dedicated to providing goods and services. It is situated off West Carmel Valley Road and extends between Dorris and Berwick Drives to Center Street, which forms the southern border. The primary entrance is off Dorris Drive, with shops arranged in five blocks to the southeast by east, or east as its designated here for simplicity and clarity. The buildings form a U, the arms running along Carmel Valley Road and Center Street to the base at Berwick Drive. Block 1, at the corner of Dorris Drive and Center Street, contains a Safeway, the center's major tenant, and six shops, including a restaurant, Jeffrey's Grill. Safeway, which is characterized by a strong horizontal feeling, features a glass façade, exposed-aggregate concrete walls with an intaglio design, and a flat roof that is surrounded by a low-pitched shed roof that is finished with wood shingles. On the north side the roof extends some six feet or so past the exterior wall. The two shops immediately to the east of Safeway are contemporary in character, with stucco-clad walls punctuated by setback fixed-sash wooden windows. The three adjoining storefronts have either floor-to-ceiling windows set in wood sash or large fixed windows set in aluminum sash and topped by louvered windows. A flat roof, with a low-pitched shed roof on three sides, covers this section of the block. The shed roof is finished with wooden shingles and extends some eleven feet beyond the exterior walls of the block. It rests on a row of concrete piers that features exposed aggregate on three sides. The roof offers protection from the rain and provides shade throughout the year. To the east, at the southeast corner



Figure 1. Looking southwest at north side of Block 1, 19 August 2019.



Figure 2. Looking southwest at east and north sides of Block 1, 19 August 2019.



Figure 3. Looking northeast at west and south sides of Safeway, Block 1, 19 August 2019.



Figure 4. Looking southeast at north side of the 1967 section of Block 2, 19 August 2019.



Figure 5. Looking southeast at north side of 1981 section of Block 2, 19 August 2019.



Figure 6. Looking northwest at south and east sides of 1981 and 1982 sections of Block 2, 19 August 2019.



Figure 7. Looking southeast at north and west sides of Block 3, 19 August 2019.



Figure 8. Looking northwest at east side of Block 3, 19 August 2019.



Figure 9. Looking northwest at south and east sides of Block 4, 19 August 2019.



Figure 10. Looking southeast at north and west sides of Block 4, 19 August 2019.





Figure 11. Looking northeast at south side of Block 5, 19 August 2019.



Figure 12. Looking southwest at east and north sides of Block 5, 19 August 2019.

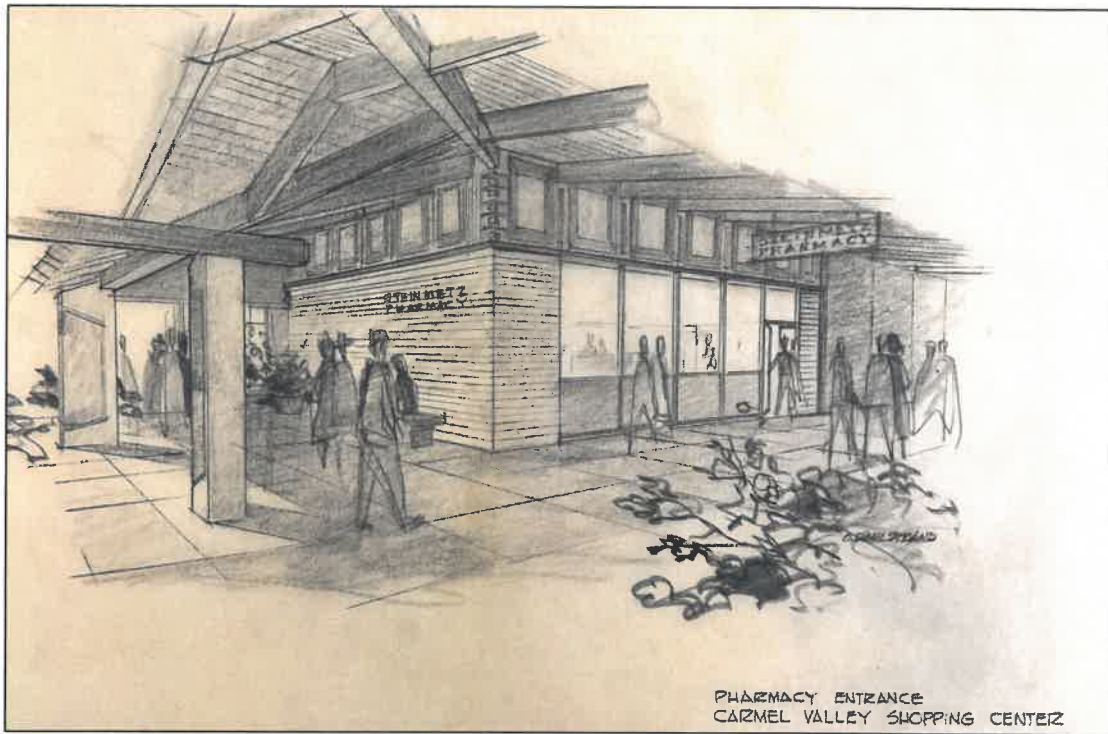


Figure 13. Olof Dahlstrand, Pharmacy Entrance, Carmel Valley Shopping Center, 27 May 1965. Courtesy Environmental Design Archives, University of California, Berkeley.



Figure 14. Looking southwest at two shops in Block 1, 19 August 2019. Their original appearance may be seen in Figure 13. The exteriors were radically altered about 1994.

of the shopping center, stands a one- and two-story stepped complex, Block 2, with eight shops, which was constructed in two phases. In the first phase, which dates to 1967, a small block of somewhat more than twenty-two hundred square feet was constructed and leased to a laundry and swimming-pool equipment shop. The plans show a hardware store occupying most of the space in the adjacent section of the block. Later plans, however, show that this section, spreading over more than eight-thousand square-feet, was not constructed until 1981, more than a decade later. In early 1982 the small second-story block, containing 378 square feet, was built. This complex has a significantly different character than the Safeway block or, for that matter, the large block of shops to the north. The exterior walls are clad with T1-11 panels and stucco siding. The stucco siding is enriched by slender wood strips arranged to form rectangles. Fenestration consists of large fixed windows set in aluminum sash, with either fixed lights or louvered windows above. Some of the louvered windows extend to the closed eaves. The flat roofs are for the most part surrounded by shed roofs that are finished with wooden shingles and extend four-and-a-half to six feet past the exterior walls. The small flat-roofed second story, which serves an office, is visible only from the rear of the block. The section of the block that was built in 1981 and 1982, is less than fifty years old, and, as such, it is what National Register Bulletin 15, *How to Apply the National Register Criteria for Evaluation* (Washington, D.C., 1997) calls a noncontributing property.

To the north is a large complex of shops, Block 3, comprising somewhat more than nineteen-thousand square feet. The one- and two-story block is rectangular in plan and distinguished on the ground floor by a wide overhang of the roof, extending some eleven feet past the exterior walls and supported by concrete piers with exposed aggregate on three sides. The overhang wraps the entire block, except for a section of perhaps thirty feet on the east side, at the back of the building. Mid Valley Storage, which is entered off Berwick Drive, occupies the heart of the building, commanding nearly nine-thousand square feet of space on two levels. Eleven shops open to the north, south, and west on the ground floor. Fenestration consists almost exclusively of aluminum-sash windows, chiefly tall single lights, with either louvered windows or fixed lights above, many of which extend to the eaves. At the southeast corner, fixed aluminum-sash windows are crowned by a board-on-board section of the exterior wall. The upper floor has no windows and is distinguished by exposed-aggregate walls with an intaglio design that is the same as that featured by Safeway to the southwest. The flat-topped hip roof covering the building steps down to narrow flat roofs on both the north and south sides and is finished with wooden shingles. A cross gable, at the center of the building, with a large decorative truss, extends west some seventeen feet. A covered walk, with a gabled roof finished with wooden shingles and supported by concrete piers with exposed aggregate, runs between Block 3 and the Safeway block.

To the northeast, just off Carmel Valley Road, stands Block 4, a relatively small structure, comprising somewhat more than five-thousand square feet. The block is rectangular in plan and is occupied by Ace Hardware. The exterior walls are clad with exposed-aggregate concrete on the north side and with stucco, decorated with wood strips set in rectangular patterns on the north, south, and west sides. Entrance is on the east side, with a double glass door set in a stretch of floor-to-ceiling aluminum-sash fixed

windows. A row of exposed-aggregate concrete piers runs along the south side. A large concrete block, with exposed-aggregate panels rises dramatically at the northwest corner of the building. A glass entrance door, which doesn't function, is set in the south side and another in the north side. The moderately pitched hipped roof is flat on top, with a parapet enlivened by triangles, and is finished with wooden shingles. It is characterized by closed eaves that extend some five feet beyond the exterior walls, except on the east side, where the eave extends some six feet.

To the west, at the corner of Carmel Valley and Dorris Drives, is Block 5 of the shopping center, occupied by Carmel Valley Auto Service. The building is rectangular in plan and contains an office and two repair bays. A canopy, which rests on the roof of the shop and four stout wooden posts, extends to the south some thirty feet. Trash is placed in a post-and-board enclosure that runs to the east from the back of the station. A low wall of exposed-aggregate concrete forms the base of the façade and wraps the east corner and the west corner, where the concrete forms a planter. The exterior walls are clad with stucco siding, decorated with wood strips set into rectangles. Fenestration consists of tall fixed single lights set in wood sash. Flush horizontal boards cover much of the windows in the south half of the west side. The hipped roof is characterized by significant overhang at the eaves and is finished with wooden shingles, as is the hipped roof that forms the canopy.

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The Carmel Valley Shopping Center was the work of three local developers, who had purchased the land a decade earlier. It was constructed over the years 1966 to 1982. When it opened in the autumn of 1966, there were three tenants; Safeway and Steinmetz Pharmacy in Block 1 and Valley Cinema in Block 3. The theater, which filled the space currently occupied by Skinovation and Mid Valley Self Storage, was entered on the west side, through a wide passageway lined on either side with movie posters, which ran some forty feet or so to glass doors that opened to the foyer. By the spring of 1967, a small section of Block 2 and all of Block 4 had been constructed, as had Block 5, which was leased to Standard Oil as a service station. Two additional tenants, a Tiki Home and Garden shop and a dry cleaners now occupied Block 1. Block 2 was home to two tenants, a laundry and a swimming-pool-supplies shop. Five more tenants had moved into Block 3, leaving three spaces open. Crocker-Citizens occupied all of Block 4, which looked somewhat different than it does today. Tall fixed windows, set in aluminum sash, ran from the southeast corner of the building to near the glass door on the south side, a distance of some forty-five feet. A drive-up window was located near the west end of the north side.

An irate reader of the *Carmel Valley Outlook* wrote a long critical letter to the paper that was published on 6 March 1968. The letter stated that the goods and services to be offered at the Carmel Valley Shopping Center were currently already available in Carmel Valley. According to the writer, the three developers and their architect "have no concern for the Village [Shopping Center] businesses already struggling to make a living all year round, nor are they concerned with the ugly site they will create on such a

hazardous bend in Carmel Valley Rd. (namely a gas station). The only concern of these people is to make money for themselves.”

Over succeeding years various changes came to Carmel Valley Shopping Center. In 1977 Block 2 was enlarged by construction of an adjoining building, nearly four times the size of the original structure. Five years later a small second-story office was built on the south side of the block, close to the edge of the building. No information is available on the date Crocker-Citizens National Bank vacated Block 4, nor is it known if another tenant or tenants later occupied the building before it was leased to Ace Hardware. The long row of fixed-sash windows on the south side was covered with T1-11 siding and the drive-up window replaced by glass doors. In 1993 most of the Valley Cinema was converted to retail office space. The following year, in all likelihood, the exteriors of the two shops to the east of Safeway was radically altered, giving them a decidedly modern appearance. The exterior walls were rebuilt, with fixed-light windows flooding the interiors with natural light (figure 14). One of the shops is currently vacant, while Hartford Optometry leases the other shop. In 2000 the large space originally occupied by the Valley Cinema was again converted, with Mid Valley Self Storage dividing the room into two separate floors. A decorative truss was constructed in the cross gable and the passageway on the west side leading to the foyer was enclosed and leased to Skinovation, which provides skin therapy for clients. The interior of the theater was divided into two floors and fitted up with self-storage units. In 2013 the gasoline pumps were removed from the service station at the northwest corner of the center and the shop now focused entirely on automobile repair.

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Carmel Valley Shopping Center was designed by the Wisconsin-born architect Olof Dahlstrand. Before beginning his architectural training at Cornell University in New York, he visited Taliesin, where he was stunned by the work of Frank Lloyd Wright. “I was overwhelmed,” he remembered late in life. “The architecture created an entirely different place I had never experienced before.” Following graduation in 1939, he practiced briefly in Wisconsin, then moved to San Francisco, where he served as an associate for the modernist architects Fred and Lois Langhorst. He became responsible for their practice when they took up residence in Europe. Much of Dahlstrand’s work reflected the influence of Wright, though his houses were not derivative of the master’s architecture. In the 1950s he designed a number of Usonian houses in the East Bay, which established his reputation and decades later led to the publication of a book by William Welty, *Olof Dahlstrand: The Usonians, the Magnificent Seven of the East Bay* (San Francisco, 2007). Dahlstrand worked for Skidmore, Owens & Merrill, while also producing renderings for architects such as John Carl Warnecke. In 1958 he moved to Carmel, where he worked on a variety of projects, including the design of banks, educational buildings, shopping centers, and office buildings.

In 1965 Olof Dahlstrand began design work on the Carmel Valley Shopping Center, located some six miles from the coast, on land that had traditionally been devoted to agriculture. The growth of subdivisions and custom homes, which began tentatively in

the 1940s and accelerated in the following decade, provides the context for understanding the development of shopping centers. The rise in population led to the construction of Carmel Valley Shopping Center, which opened to the public in October 1966, with three tenants and a total capacity of twenty-nine stores. At the time, two older shopping centers stood six miles to the east. The earliest had been built on the north side of Carmel Valley Road, across the street from the old Del Monte Milk Barn, once owned by the pioneer dairyman William Hatton. In 1946, the brothers Byington and Tirey Ford developed the nearby Carmel Valley Airport to serve aviators who wanted to land their planes close to where they lived. Only two “hanger houses” were ever built at what later became known as the Carmel Valley Vintage Airfield, but by 1947 the nearby shopping center, called Airway Village, comprised a grocery store, pharmacy, beauty shop, liquor store, barber shop, and soda fountain. A decade later, in 1954, a second shopping center opened across the street, some seventy feet south of Carmel Valley Road. Originally named the Valley Center, it featured eight shops. By the summer of 1956, work had begun on the second phase of construction, with two more phases planned for the future. Renamed Center Street Marketplace, it is today home to a grocery store and more than forty shops that offer a wide variety of goods and services.

A dozen miles to the west, strung along Highway 1, stand three shopping centers: the Crossroads, which was built in three phases beginning in 1968, when a Safeway and an animal hospital were established; the Barnyard Shopping Village, which dates to 1976 and offers services and merchandise at forty-five shops, including eight restaurants; and Carmel Rancho Shopping Center, established in 1972. Carmel Rancho and the Barnyard are set between Highway 1 and Carmel Rancho Boulevard, while the Crossroads is just south of the latter shopping center, on the far side of Rio Road. The three centers consist of shops that offer a variety of goods and services. Unlike Carmel Valley Shopping Center, however, alterations to the exterior of the shops requires the permission of the center’s management, either directly or through a committee. As a consequence, the character of these shopping centers is essentially the same as when they opened. The most charming by far is the Barnyard, its stores and restaurants set on a handsomely landscaped hillside, with paved paths and stairs leading to merchants at ten “barns.”

The Carmel Valley Shopping Center does not appear eligible for listing in the National Register of Historic Places nor the California Register of Historical Resources. It also does not appear eligible for the Monterey County Local Official Register of Historic Resources. It is not the oldest nor the largest of the six shopping centers in Carmel Valley. The two shopping centers to the east, Village Shopping Center and Center Street Marketplace, were built, respectively, nearly two decades earlier and a dozen years earlier. The Center Street Marketplace comprises nearly fifty shops and the three shopping centers along Highway 1 are all larger than the Carmel Valley Shopping Center. The Carmel Valley Shopping Center does not contain shops that offer specialty merchandise, nor is there a specific theme to the character of the buildings, as there is at the Barnyard. Several of the stores have had no tenants for several years. Although Jeffrey’s, in Block 1, is a popular restaurant, it is open only for breakfast and lunch. In part the difficulty faced by Carmel Valley Shopping Center is the near constant wind, blowing in from the coast. This condition limits the opportunities for sitting outdoors,

particularly in the evenings when the shopping center essentially closes down. It is clearly not a regional shopping destination. While the shopping center is associated with the development of Carmel Valley, there is no evidence that its association can be considered important, as required for Criterion A of the National Register and Criterion 1 of the California Register. In addition, the shopping center does not have meaningful association with an individual who was significant in national, state, or local history, as called for by Criterion B of the National Register and Criterion 2 of the California Register.

The Carmel Valley Shopping Center was designed by the California architect, Olof Dahlstrand (whose drawing, photographs, and papers are held by the Environmental Design Archives at the University of California, Berkeley). Safeway is the most attractive, and architecturally interesting, of the shops. Its form and general design are similar to other Safeways in California, such as the Safeway in the Marina district of San Francisco, which has a glass façade and a segmental roof that is far more attractive than the flat roof of Safeway in Carmel Valley Shopping Center. Some of the shops in Carmel Valley have significantly changed since they were built. In Block 1, the two shops immediately east of Safeway were radically altered about 1994; the exteriors bear no resemblance to what formerly stood here (Figures 13 and 14). Block 2 appears not to have been altered, but most of it dates to 1977 or 1982, making it a noncontributing resource, as earlier stated. The Valley Cinema, in Block 3, was closed in 1993, and ultimately the space was occupied Skinovation and Mid Valley Self Storage. The adaptation left the central section of the block with an entirely new appearance, the old inset entryway having been enclosed and a large decorative truss filling the terminus of the cross gable. Block 4, originally the domain of Crocker-Citizens National Bank, is today occupied by Ace Hardware. The building has suffered a variety of alterations over the years, most notably the loss of the ribbon of large windows that formerly defined the south side, as well as the loss of the drive-up window on the north side. If Monterey County had felt that Olof Dahlstrand was a significant architect, it would have required that the alterations cause minimum damage to the architect's work.

The only other shopping center designed by Dahlstrand in the general area is Carmel Plaza, which was constructed in the City of Carmel over the years 1959 to 1965. The architecture of the two-story block at the corner of Ocean Avenue and Mission Street is strongly reminiscent of the Spanish Colonial Revival style, popular in the 1920s and 1930s. The City of Carmel, which takes historic preservation more seriously than most small towns, has, unfortunately, allowed the Carmel Plaza to be significantly altered on some four or five occasions, most recently within the last twelve months. A far better example of Dahlstrand's work is the nearby Wells Fargo Bank building, located on the east side of San Carlos Street, between Ocean Avenue and 7th Street. Built in 1965, it is an excellent example of the Wrightian Organic Style of architecture. It incorporates exposed-aggregate concrete, a ribbon band of small fixed windows at the eaves, and long stretches of small multi-colored tiles. The cantilevered hipped roof sweeps to the south, the broad soffit providing ample coverage on rainy days for pedestrians on the south side of the building, next to the parking lot. The exposed-aggregate concrete, which forms the

north corner and stretches along a narrow alley on the north side, wrapping the northeast corner, is enlivened by simple intaglio designs.

Sincerely yours,



Anthony Kirk, Ph.D.