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## **APPENDIX J**

PAINTER PRESERVATION REVIEW FOR COMPLIANCE WITH THE  
SECRETARY OF INTERIOR'S STANDARDS  
(DATED JANUARY 12, 2021)

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**Painter Preservation**  
HISTORIC PRESERVATION & URBAN DESIGN

January 12, 2021

Ms. Teri Wissler Adam  
Vice President/Senior Principal  
301 Lighthouse Avenue  
Monterey, CA 93940

**Re Mid Valley Shopping Center Review for Compliance with the Secretary of Interior's Standards**

Dear Ms. Adam,

The following is a review of the proposed changes to the Mid Valley Shopping Center with respect to the Secretary of Interior's Standards for Rehabilitation. Compliance with the Standards is generally necessary in order to avoid an adverse effect to a historic resource. This property was recommended as a historic resource in the Phase I Assessment or Historic Resource Evaluation (HRE), completed December 21, 2020.<sup>1</sup> This review represents the first step in a Phase II Assessment and will be part of the development of an Environmental Impact Report (EIR) on the proposed project. A project description, taken from the Notice to Proceed for the project dated September 22, 2020 is below. It is followed by a list of character-defining features, which is taken from the HRE. Generally, if a project negatively affects the character-defining features of a resource, it will also not meet the relevant Secretary of Interior's Standards. Following this is a review of the proposed project with respect to the Standards.

**Project Description**

The proposed exterior alterations include painting the building exteriors including window trim and roof fascias; wrapping select aggregate concrete columns in a hardy board material that mimics rough-sawn siding; removal of the covered walkway connecting Building A and Building C; and alterations to eight roof areas on several of the buildings to provide better visibility of the tenant spaces. The major components of the roof structure would remain in these areas with the fascia and major roof joists being visible. The roof areas at six corners would be removed exposing the fascia and joists and substituting a bronzed aluminum decorative panel. The panels would be attached to the remaining joists and fascia. New exterior paint colors, new wood vertical siding at walls and select columns and new metal roofing at the entry gable on Building C. The proposed colors include earth-inspired soft light to medium colors, including tans, sage-like greens, and blues. Select roof elements would be upgraded to include a standing-seam steel material in a non-reflective silver tone. The project also includes replacement of the portions of the existing landscaping with drought-tolerant landscaping.

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<sup>1</sup> The recommendation is that the buildings are contributors to a National Register and California Register district through survey evaluation.

The drawings used to complete this analysis were supplied by the project proponent and dated November 2019.

### **Character-defining features**

The following is a list of the character-defining features of the shopping center. For additional references, this information is augmented in the evaluation presented in the HRE.

The character-defining features of the Mid Valley Shopping Center are those features and materials that are most important to its architectural character. *They are also the features and materials that should be retained to maintain the integrity of the historic resource* (emphasis added). In the Mid Valley Shopping Center these features are as follows.

- Stepping roof forms with shingle cladding and deep, overhanging eaves
- Hipped eave returns on Building A (Safeway)
- Cross hip roofs of Building E and its canopy
- Hip roof with decorative parapet on Building D
- Large corner pylon sign at Building D
- Open timber framing and extended rafter ends on building eaves and at walkways
- Continuous columns at walkways and pilasters on Building D with their concrete and exposed aggregate finishes and geometric design, including the natural colors of the aggregate finishes
- Glass curtain wall on Building A (Safeway)
- Original anodized aluminum window framing where it exists
- Exposed aggregate concrete walls with intaglio detailing (Buildings A and C), including the natural colors of the aggregate finishes
- Stucco cladding and decorative batten patterns on Buildings D and E
- Simple hardscape (pavement, steps, integral planters) and [original] landscape features at the courtyard and surrounding pedestrian areas
- Original planting beds throughout the center
- Integrated parking and drive areas that serve different aspects of the center
- Design of the original low monument sign at Carmel Valley Road and Dorris Drive.

### **Compliance Review – Preliminary**

Note that this review is based on two 8-1/2" by 11" drawings that illustrate the entire five buildings in shopping center, including the relationships between the buildings and landscape features. They do not show all the facades of every building nor is every façade labeled. It is not always clear why that particular elevation was chosen to illustrate, and it is not clear whether anything of the original Building B has been retained.<sup>2</sup>

Compliance with the Secretary of Interior's Standards of necessity requires a detailed review of materials, finishes, and design details, among other features, for a building. This review is therefore preliminary, based on the schematic nature of the drawings. The following highlights

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<sup>2</sup> Note that Building C is not contributing to the historic district due to age, but it was designed by Dahlstrand and included many of the same treatments seen on the other buildings in the complex.

some of the observations made on the proposed new development, but not necessarily all, based on the limitations outlined above.

### **Secretary of Interior's Standards for Rehabilitation**

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

*The property will be used largely as it was historically. It was a commercial, suburban shopping center and will, for the most part, remain in that use. The major change that has taken place in the past is the insertion of an additional floor in what used to be the theater and its conversion from a theater to a mini-storage facility.<sup>3</sup> The property owner, however, is not obligated to change this use if it was in place prior to the owner purchasing the property. A planned change is the conversion of the automobile garage (previously a service station), a semi-industrial use, to a wine tasting room, a commercial use.*

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

*The project does not propose retaining the historic character of the property. While many of the materials will be retained, they will be painted (they were not painted originally, although some were stained); or covered with a decorative metal grill; or covered with T 1-11, an inexpensive cladding that emulates rough-cut siding. (Note that while the project description says that the introduced siding will be T 1-11, which typically has a vertical grain, the drawings show that it is 4" horizontal wood siding). Another feature that will be changed is the wood shingle roofing, which will be changed out to metal roofing in some places. The natural materials that make up the shopping center are a very important aspect of its aesthetic. An example of an important feature that will be removed is the covered walkway between Building A and Building C. This will also have the effect of changing the spaces and spatial relationships in this area, which is used for an outdoor court and seating area. It will result in the outdoor court and seating area appearing to be a continuation of the parking lot with no 'edge' to it, greatly affecting the spatial relationships and the comfort of this space.*

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

*The renovation of the shopping center as proposed will adopt a different aesthetic, although they will not – from all appearances - be conjectural features from other styles. Previously, a rustic-style truss feature was added at the entry to the theater that is a conjectural feature, but the property owner is under no obligation to change this. A landscape feature was also added previously in the court area that is out-of-character*

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<sup>3</sup> According to the property owner, this new use was permitted when he purchased the property.

*with the rest of the open spaces, adding topographic features, a water feature, and out-of-character design elements. However, the property owner is under no obligation to change this. Both changes occurred in the 1990s.*

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

This standard generally refers to changes that have been made previously and are 50 years old or older. This does not apply to this property. The relevant changes to the property were more recent, typically made in the 1990s.

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

*This Standard is the one most affected by the changes that are being proposed to the shopping center. The materials, features, finishes, and construction techniques displayed at the shopping center are very important to its aesthetic, at a time when natural materials were ascendent in suburban commercial design and rustic details popular. The historic approach taken here also reflects the personal aesthetic of the architect Olof Dahlstrand as expressed in this suburban setting.*

- *The roof forms, which are a very important aspect of the shopping center's design expression, will be altered with the addition of signage 'cut' into' the roof and projecting from the roof. It will also be altered by the removal of the building eaves in eight locations throughout the center. In other locations the corners will be exposed and the oversized rustic framing covered with a delicate metal grill.*
- *The building eaves and covered walkways are also an important feature of the shopping center. In addition to providing shelter from the sun and rain, they provide a sense of enclosure for the outside court and visual continuity throughout the center.*
- *It appears that the project proposes to partially enclose the entrance to Building C. While this entry was previously altered, this project appears to alter it further. This entry was once a focal point for the shopping center, made more important by its connection to the rest of the center via the covered walkway. This project proposes to remove both of these character-defining features.*
- *The finishes of the exposed aggregate on columns and walls will be obscured with paint and clad in some instances with wood siding.<sup>4</sup> The exposed aggregate on the columns provides color and texture to the architecture of the center. The addition of paint and wood cladding obscures this character-defining feature. The paint will 'flatten' the appearance of this material and the wood will cover it. The rustic nature of the wood framing details at the walkways and overhangs would also be 'flattened' by the addition of paint.*

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<sup>4</sup> While the project description notes that the new siding will be T 1-11, the drawings indicate horizontal wood siding in a residential-scale application.

- *The building is now finished in concrete and exposed aggregate, which is actually a very high-quality finish/material, and stucco with battens, depending on the location. Architectural detailing that is integral with the materials of the building is another part of Dahlstrand's aesthetic that is featured here, based on the teachings of his mentor Frank Lloyd Wright and his protégées. The vertical design of the battens creates continuity with the intaglio featured in the concrete, and the vertical seams that delineate the concrete and aggregate design featured on the columns. The project proposes adding horizontal wood siding with corner boards and corrugated metal siding throughout. It appears that virtually every cladding material and finish in the center will be removed or obscured.*

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

*The building complex appears to be well built and in good repair. There is no indication that repair is necessary.*

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

*This guidance should be followed if paint is to be removed from concrete and exposed aggregate surfaces.*

8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

*This standard is not applicable.*

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

*The project proposes exterior alterations that cover existing historic materials and, in some cases, features. In other cases, spatial relationships are altered. Changes proposed to exterior finishes may have the effect of destroying historic material depending on how it is done. Changes to the roof forms and eaves, which are important historic features of the shopping center, will be partially destroyed. Massing, for the most part, will be protected although changes to the roof forms will necessitate the removal of some historic material. Spatial relationships will be altered by removing the walkway between Building A and Building , which will destroy the relationship between the existing sitting/eating courtyard and the parking lot, making this area, which is a pleasant place to sit now, appear as an extension of the parking area. Other landscape features*

*(mostly open space now and relatively simple) will also be altered with additional features. Changes to Building B are proposed but it is not clear exactly what they are. Changes to the entry of Building C are proposed that are uncharacteristic of both the original design and the design as altered in the 1990s. The new work is differentiated from the existing historical materials in that much of the existing historical materials will be covered and have quite a different character. Changes are not compatible with the existing building features.*

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

*Most – although not all - of the treatment of the shopping center involves covering, rather than destroying, existing features. It does not appear to affect the form of the center, with the exceptions noted above. The integrity of the existing finishes, if damaged, could represent a loss of integrity.*

The project as proposed does not meet Standard #2, Standard #5, and Standard #9. The project does not meet the Secretary of Interior's Standards for Rehabilitation. The aspects of integrity that are affected are the aspects of design, materials, workmanship and feeling. Therefore the majority of the seven aspects are negatively affected by the project.

Sincerely,



Diana J. Painter, PhD  
Owner/Principal Architectural Historian

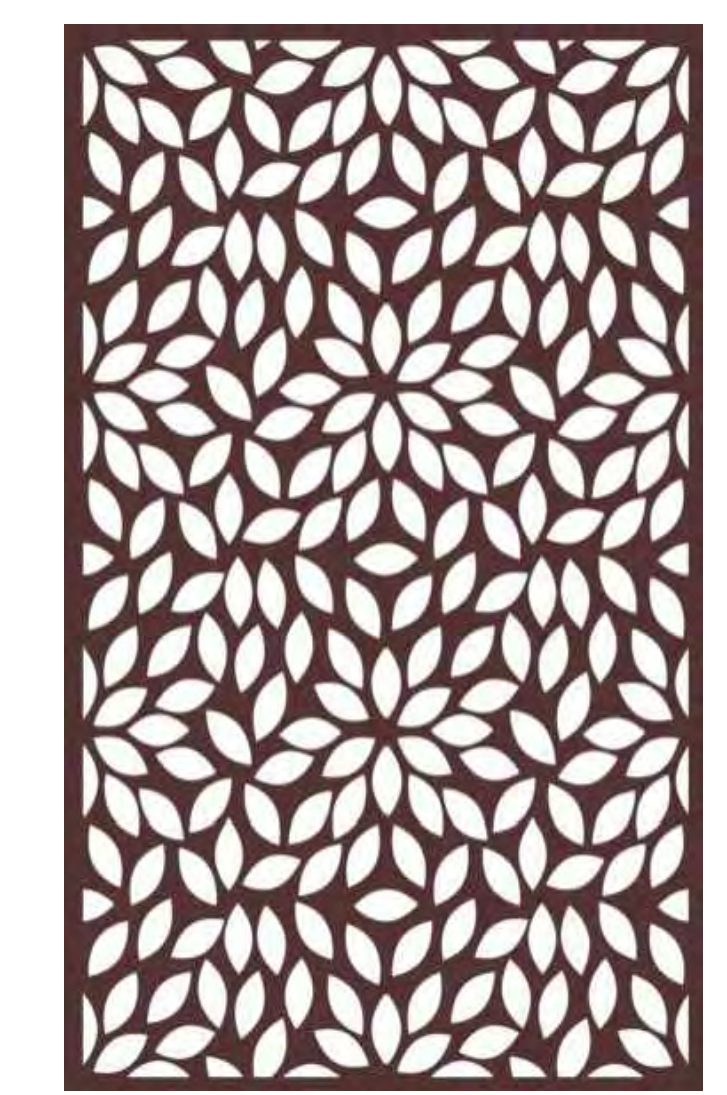
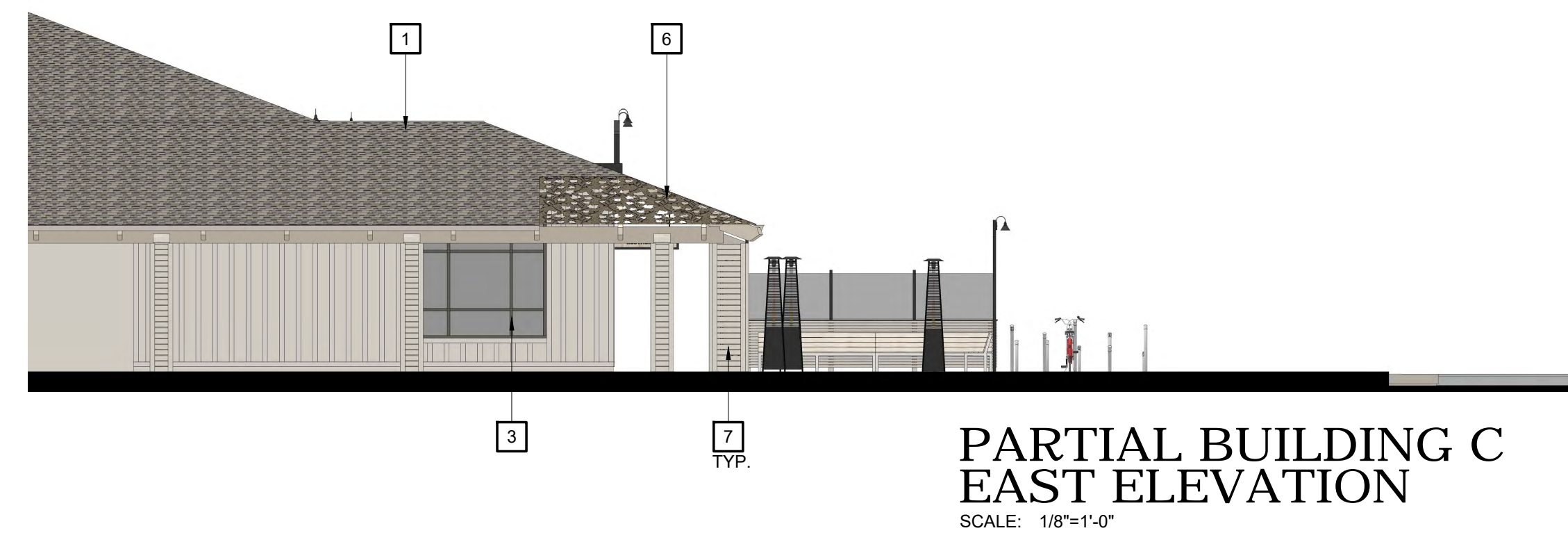
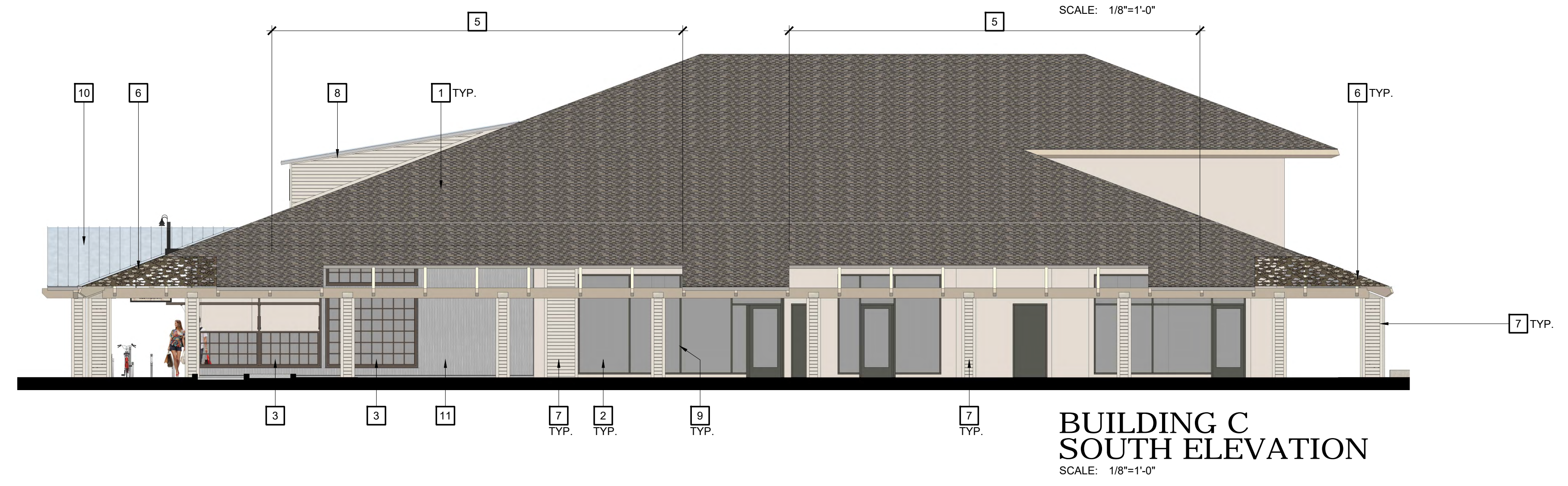
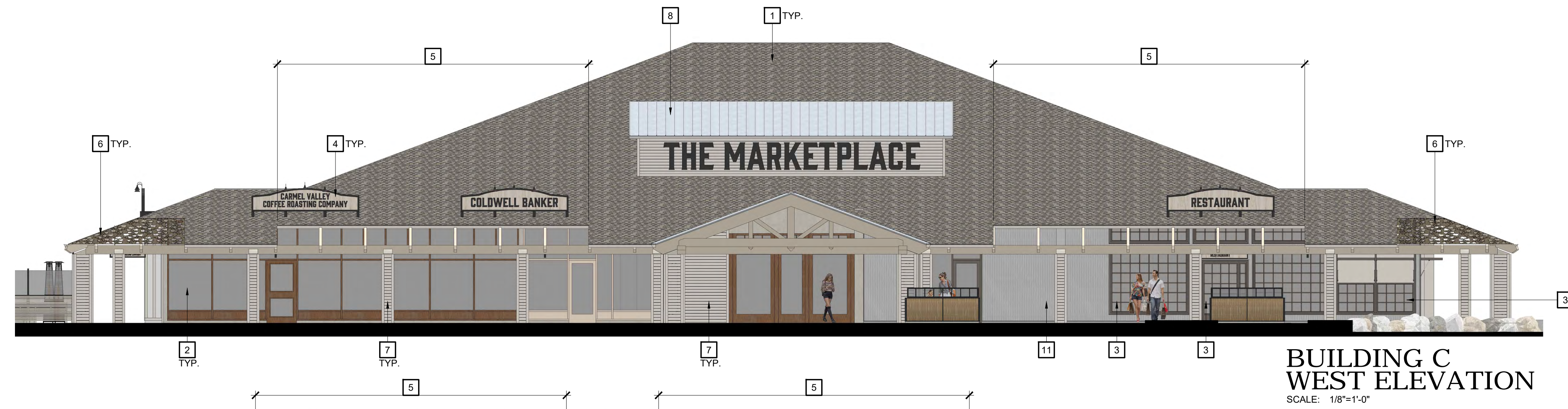
Cc Stuart Poulter

Attachments:  
Drawings A401 and I402



KEY NOTES

- THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.
- 1 INDICATES EXISTING ROOF TO REMAIN. CONTRACTOR TO PROTECT FROM DAMAGE.
  - 2 INDICATES EXISTING STOREFRONT GLAZING TO REMAIN. CONTRACTOR TO PROTECT FROM DAMAGE.
  - 3 INDICATES LOCATION OF NEW WINDOWS. COLOR TO BE 'DUNN EDWARDS' DET630 RENWICK BROWN WITH A SATIN FINISH.
  - 4 INDICATES BUILDING SIGNAGE.
  - 5 INDICATES NEW OPENINGS AT THE EXISTING COVERED WALKWAYS.
  - 6 INDICATES NEW ARTISAN ALUMINUM PANELS. THE PANELS WILL ONLY BE LOCATED AT THE CORNER OPENINGS. SEE 1/A401 FOR EXAMPLE OF PANEL.
  - 7 INDICATES NEW 1'X4 HORIZONTAL SIDING TYPICAL AT EXTERIOR WALLS AND EXTERIOR COLUMNS. COLOR TO BE 'DUNN EDWARDS' DE6212 CRISP MUSLIN.
  - 8 INDICATES NEW ROOF DORMER. MARQUEE SIGNAGE LOCATION. ROOF DORMER TO HAVE 'BERRIDGE' METAL STANDING SEAM ROOF SYSTEM. COLOR TO BE NATURAL METAL FINISH.
  - 9 INDICATES EXISTING STOREFRONT FRAMES TO BE PAINTED. COLOR TO BE 'DUNN EDWARDS' DET630 RENWICK BROWN WITH A SATIN FINISH.
  - 10 INDICATES 'BERRIDGE' STANDING SEAM ROOF SYSTEM AT ENTRY ROOF GABLE. COLOR TO BE NATURAL METAL FINISH.
  - 11 INDICATES CORRUGATED METAL PANEL. COLOR TO BE NATURAL METAL FINISH.



1 ARTISAN PANEL  
ALUMINUM BRONZE  
SCALE: N.T.S.

**THE MARKETPLACE AT CARMEL VALLEY  
RENOVATION**

THE MARKETPLACE AT CARMEL VALLEY  
9550 CARMEL VALLEY ROAD  
CARMEL VALLEY, CA 93923

A.P.N. NO.: 169-234-007, 169-234-008

JOB NO:  
**18011**

PRINT DATE:  
11.15.2019

DRAWN BY:  
SC

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SC

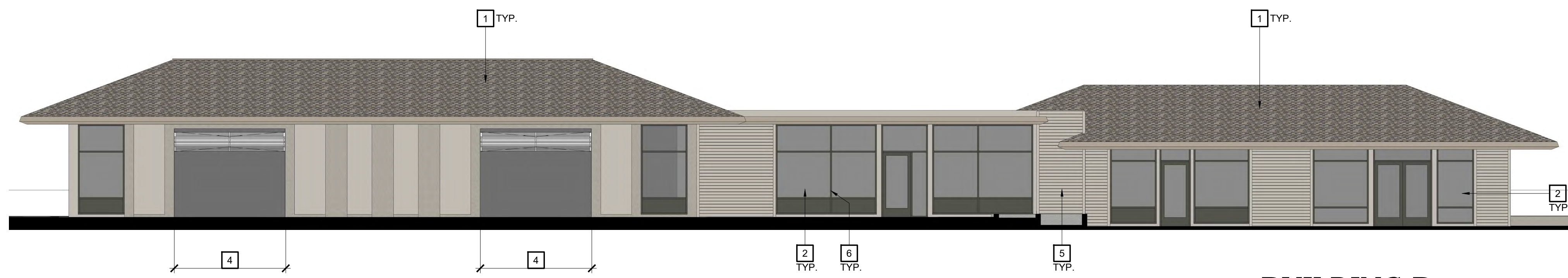
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EXTERIOR  
ELEVATIONS**

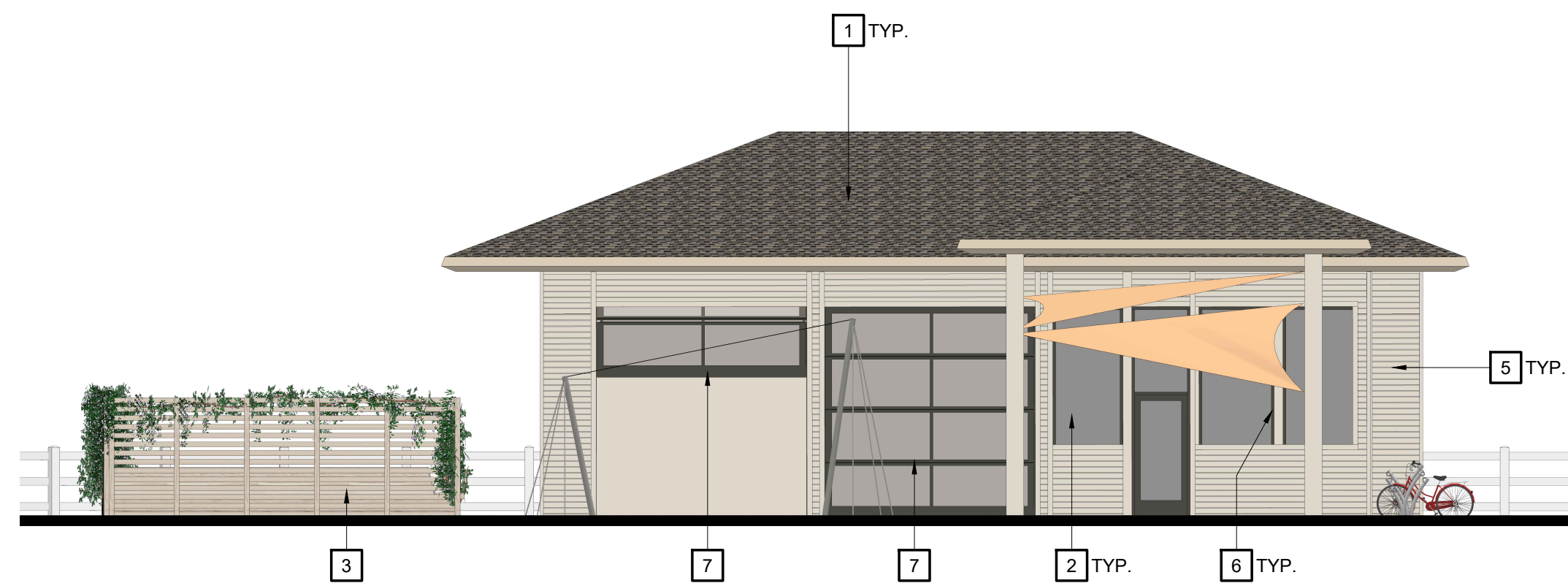
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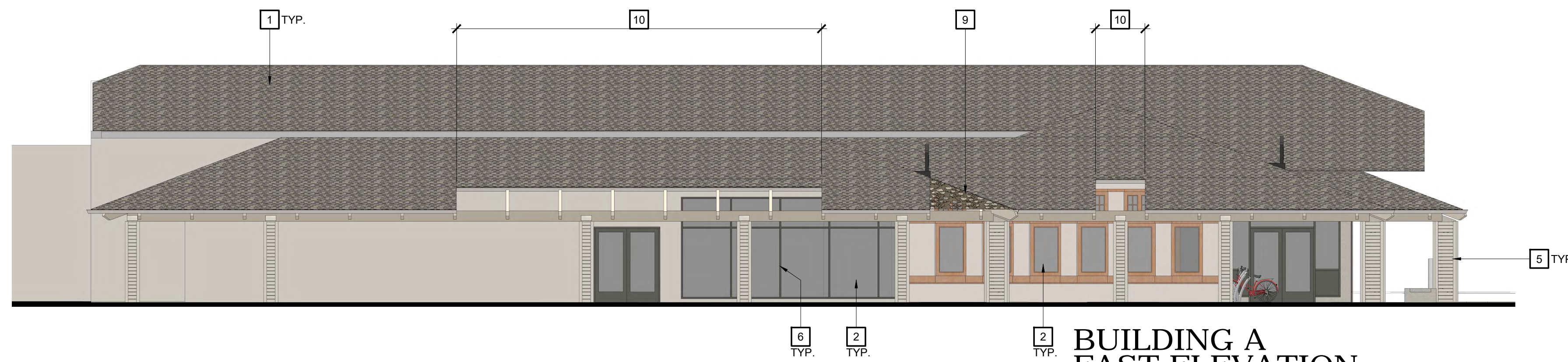
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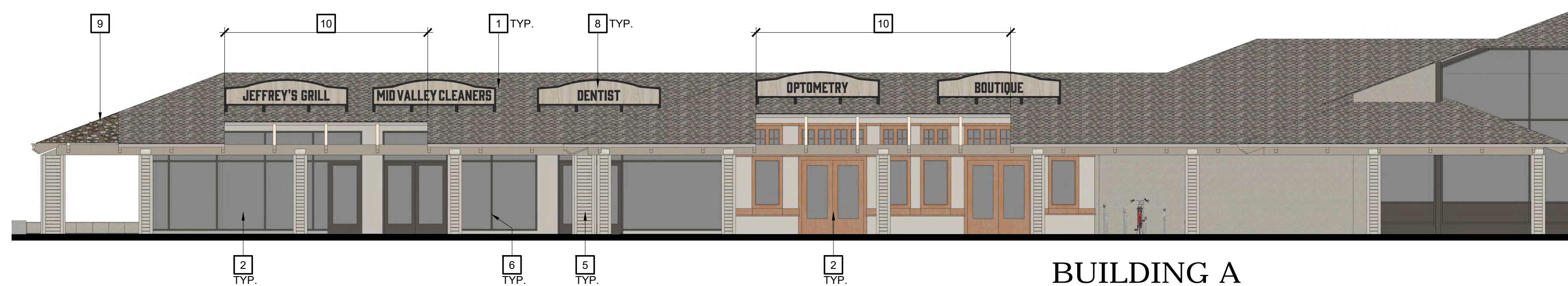
**BUILDING B  
EXTERIOR ELEVATION**  
SCALE: 1/8"=1'-0"



**BUILDING E  
EXTERIOR ELEVATION**  
SCALE: 1/8"=1'-0"



**BUILDING A  
EAST ELEVATION**  
SCALE: 1/8"=1'-0"



**BUILDING A  
NORTH ELEVATION**  
SCALE: 1/8"=1'-0"

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  - 2 INDICATES EXISTING STOREFRONT GLAZING TO REMAIN. CONTRACTOR TO PROTECT FROM DAMAGE.
  - 3 INDICATES NEW FENCING AROUND ENCLOSED OUTDOOR AREA.
  - 4 INDICATES NEW 9'-0" HIGH x 12'-0" WIDE OPENINGS w/ SECTIONAL ROLL UP DOORS FOR OUTDOOR ACCESS.
  - 5 INDICATES NEW 1X4 HORIZONTAL SIDING TYPICAL AT EXTERIOR WALLS AND EXTERIOR COLUMNS. COLOR TO BE 'DUNN EDWARDS' DE6212 CRISP MUSLIN.
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**50**

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