



CITY OF CARMEL-BY-THE-SEA HISTORIC RESOURCES BOARD

Jordan Chroman, Erik Dyar, Esther Goodhue, Karyl
Hall, Kathy Pomeroy

All meetings are held in the City Council Chambers
East Side of Monte Verde Street
Between Ocean and 7th Avenues

**REGULAR MEETING
Monday, April 15, 2024**

TOUR TIME 3:30 PM

MEETING 4:00 PM

THIS MEETING WILL BE HELD VIA TELECONFERENCE AND IN PERSON AT CITY HALL. The public is welcome to attend the meeting in person or remotely via Zoom; however, the meeting will proceed as normal even if there are technical difficulties accessing Zoom. The City will do its best to resolve any technical issues as quickly as possible.

To attend in person, visit the City Council Chambers at City Hall located on Monte Verde Street between Ocean and Seventh Avenues. To view or listen to the meeting remotely, you may access the YouTube Live Stream at:

<https://www.youtube.com/@CityofCarmelbytheSea/streams>, or use the link below to view or listen to the meeting via Zoom teleconference:

[https://ci-carmel-ca-us.zoom.us/j/82192956570?](https://ci-carmel-ca-us.zoom.us/j/82192956570?pwd=XXz9QXLUAajcnCJW_I3Trss9PIKKSwwm6QkWSxRsB-TYcD)

[pwd=XXz9QXLUAajcnCJW_I3Trss9PIKKSwwm6QkWSxRsB-TYcD](https://ci-carmel-ca-us.zoom.us/j/82192956570?pwd=XXz9QXLUAajcnCJW_I3Trss9PIKKSwwm6QkWSxRsB-TYcD). To attend Zoom webinar via telephone, dial +1 669-444-9171. Webinar ID: 821 9295 6570. Passcode: 296093.

HOW TO OFFER PUBLIC COMMENT: Public comment may be given in person at the meeting, or using the Zoom teleconference module, provided that there is access to Zoom during the meeting. Zoom comments will be taken after the in-person comments. The public can also email comments to mwaffle@ci.carmel.ca.us. Comments must be received 2 hours before the meeting in order to be provided to the legislative body. Comments received after that time and up to the beginning of the meeting will be made part of the record.

CALL TO ORDER AND ROLL CALL - TOUR

TOUR OF INSPECTION

The Historic Resources Board will meet and convene the public hearing at the first location listed below on the Tour of Inspection. The public is welcome to join the Board on its tour. The tour is intended only to give the Board an opportunity to view project sites scheduled for a public hearing later that day. No deliberations on the merits of

projects will take place during the Tour of Inspection. Following completion of the tour, the Board will recess and return to the Council Chambers to reconvene the public hearing at 4:00 p.m., or as soon thereafter as possible.

A. HE 23-209 (Rodriguez) - Camino Real 4 northwest of 11th Avenue

CALL TO ORDER AND ROLL CALL - CHAMBERS

PLEDGE OF ALLEGIANCE

PUBLIC APPEARANCES - Under the Brown Act, public comments for matters on the agenda must relate to that agenda item, and public comments for matters not on the agenda must relate to the subject matter jurisdiction of this legislative body. Hateful, violent, and threatening speech is impermissible public comment, as it disrupts the conduct of the public meeting. This is a warning that if a member of the public attending this meeting remotely violates the Brown Act by failing to comply with these requirements of the Brown Act meeting, that speaker will then be muted.

Members of the public are entitled to speak on matters of municipal concern not on the agenda during Public Appearances. Each person's comments shall be limited to 3 minutes, or as otherwise established by the Chair. Matters not appearing on the agenda will not receive action at this meeting and may be referred to staff. Persons are not required to provide their names, and it is helpful for speakers to state their names so they may be identified in the minutes of the meeting.

ANNOUNCEMENTS

ORDERS OF BUSINESS

1. **Historic Context Statement Phase II Monthly Update:** Historic Context Statement Phase II monthly update status report and discussion.

PUBLIC HEARINGS

2. **HE 23-209 (Rodriguez):** Consideration of a determination to list the "J. Henry Ohloff House," located at Camino Real 4 northwest of 11th Avenue, on the Carmel Inventory of Historic Resources. APN: 010-275-006-000.

DIRECTOR'S REPORT

FUTURE AGENDA ITEMS

3. Next Regular Meeting: May 20, 2024

ADJOURNMENT

CORRESPONDENCE

4. **PUBLIC CORRESPONDENCE:** Public Hearings and/or other items appearing on the Agenda
5. **PUBLIC CORRESPONDENCE:** Additional items not associated with Public Hearings and/or other items appearing on the Agenda

This agenda was posted at City Hall, Monte Verde Street between Ocean Avenue and 7th Avenue, Harrison Memorial Library, located on the NE corner of Ocean Avenue and Lincoln Street, the Carmel-by-the-Sea Post Office, 5th Avenue between Dolores Street and San Carlos Street, and the City's webpage <http://www.ci.carmel.ca.us> in accordance with applicable legal requirements.

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

Any supplemental writings or documents distributed to a majority of the Historic Resources Board regarding any item on this agenda, received after the posting of the agenda will be available at City Hall located on Monte Verde Street between Ocean and Seventh Avenues during regular business hours.

SPECIAL NOTICES TO PUBLIC

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at 831-620-2000 at least 48 hours prior to the meeting to ensure that reasonable arrangements can be made to provide accessibility to the meeting (28CFR 35.102-35.104 ADA Title II).



CITY OF CARMEL-BY-THE-SEA HISTORIC RESOURCES BOARD Staff Report

April 15, 2024
ORDERS OF BUSINESS

TO: Historic Resources Board Commissioners

SUBMITTED BY: Katherine Wallace, Associate Planner

SUBJECT: **Historic Context Statement Phase II Monthly Update:** Historic Context Statement Phase II monthly update status report and discussion.

RECOMMENDATION:

Receive update and provide feedback.

BACKGROUND/SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:



CITY OF CARMEL-BY-THE-SEA HISTORIC RESOURCES BOARD Staff Report

April 15, 2024
PUBLIC HEARINGS

TO: Historic Resources Board Commissioners

SUBMITTED BY: Katherine Wallace, AICP, Associate Planner

SUBJECT: **HE 23-209 (Rodriguez):** Consideration of a determination to list the "J. Henry Ohloff House," located at Camino Real 4 northwest of 11th Avenue, on the Carmel Inventory of Historic Resources. APN: 010-275-006-000.

RECOMMENDATION:

Adopt a resolution (**Attachment 1**) adding the "J. Henry Ohloff House" located at Camino Real 4 northwest of 11th Avenue in the Single-Family Residential (R-1) zoning district to the Carmel Inventory of Historic Resources; APN: 010-275-006.

BACKGROUND/SUMMARY:

EXECUTIVE SUMMARY

In July, 2023, City-contracted historic consultant Margaret Clovis prepared a Phase I "Initial" Historic Evaluation for the property located at Camino Real 4 northwest of 11th Avenue. Ms. Clovis, in consultation with former Assistant Planner Suray Nathan, concluded that a Phase I "Intensive" Historic Evaluation was warranted due to association with Ernest Bixler and Miles Bain, two locally prominent contractors described in the Carmel Historic Context Statement. As part of the Phase I "Intensive" evaluation, Ms. Clovis prepared a DPR 523 Form in August, 2023, and found the "J. Henry Ohloff House" constructed in 1933 by Ernest Bixler (and reconstructed by Miles Bain in 1940 after a fire) eligible for listing in the Carmel Inventory as a locally significant Tudor Revival-style resource that represents Carmel's architectural chronology. The applicant produced a second opinion by architectural historian Dr. Anthony Kirk, which asserts the property is not eligible for listing in the Carmel Inventory. The applicant also requested architectural historian Kent Seavey conduct a peer review of Dr. Kirk's evaluation; Mr. Seavey concurs with Dr. Kirk's assessment. Upon review of all documentation, Planning staff supports the findings of Margaret Clovis and recommends the property be listed on the Carmel Inventory.

BACKGROUND

The Tudor Revival-style cottage located at Camino Real 4 northwest of 11th Avenue was constructed in 1933 (Building Permit #2560) for original owners Jacob Henry Ohloff and his wife, Dorothy. The cottage served as a vacation home for the San Francisco-based couple, who have not been found to be individuals important to local, California, or national history.

The original plans by local master builder Ernest Bixler are digitized and published for public review via the City's GIS map. Following a fire, the residence was reconstructed in 1940 by local master builder, Miles Bain (Building Permit #665). Bain reconstructed the cottage to Bixler's original design. One year later, in

1941, Bain added a small rear (west) bay addition (Building Permit #889).

In 2000, the cottage was re-roofed with composition shingle under Building Permit #00-73. In 2020, a low iron front fence and stucco arched arbor was permitted under DS 20-276. Also in 2020, window replacement (“aluminum” per applicant, replaced with aluminum-clad wood) was approved under two separate exempt work permits (BP 20-0312 and BP 21-0148). The window replacement should have triggered the historic evaluation process at that time; it is possible that Covid-era permit processing resulted in expedited review in this case. City staff does not have photographs of the “aluminum” windows that were replaced. It is possible the applicant indicated aluminum but they were in fact original steel windows, as the original building plans do not indicate a window material. It is also possible that original wood windows were replaced with aluminum windows at some unknown date, to be replaced in 2020. Lastly, in 2021, a new cedar shake was permitted under BP 21-0321.

Additional permitted and unpermitted alterations have occurred in recent years, as described below.

Design Study 23-147 (Rodriguez) was submitted to the City on May 16, 2023 seeking after-the-fact approval of unpermitted work. The project description reads: *The owners would like to seek planning approval for work done to an existing 1,325 square feet, single story, three bedroom, two bathroom residence. Work to include applying stucco and stone to an existing brick chimney.*

The submittal of Design Study 23-147 triggered the historic evaluation process. The stucco and stone treatment on the original brick chimney has already been completed, along with additional work not specified in the DS 23-147 application, described below. Per Google Street View, and the City’s permit records, the following unpermitted changes occurred after May 2019 under the ownership of Greg and Van Rodriguez.

- Wood replacement doors throughout (unpermitted). Note the original front door was a wood plank door with iron hinge straps, and the current door is a French door style.
- Stucco and stone over original brick chimney (unpermitted).
- Mortared stone driveway (unpermitted).
- Mortared stone pathways (unpermitted). Note that the original Carmel stone front walkway remains extant.
- Metal driveway gate (unpermitted).
- 76 square foot rear deck extension (unpermitted).

When Ms. Clovis prepared a DPR 523 Form for the property in August, 2023 (**Attachment 3**) she had access to the property’s digitized permit records. The permit records are only digitized up to circa 2018, so at the time of writing the DPR Form, she was not aware of the permitted window replacement. Ms. Clovis found the property to be significant at the local level under California Register Criterion 3 (Architecture) as a good example of the Tudor Revival style. She identified character defining features of the property as follows:

-
- Cross gabled roof system with sloping eaves
- Compound floor plan
- Horizontal and vertical boards within the apex of the gables
- Louvered vents in the front gables
- Original old brick chimney (recently covered with stucco)
- Multi-paned casement windows
- Partial-width porch
- Stucco exterior walls

Ms. Clovis assessed the six relevant aspects of integrity (location, design, setting, materials, workmanship,

feeling) and found the integrity of the residence to be sufficiently intact; the seventh aspect, association, is only applicable for properties eligible under CA Register 1 and 2. Her integrity assessment is as follows:

- Location: the house is still in its original location.
- Design: the house retains its original Tudor Revival cottage design.
- Setting: the house is still located in a neighborhood setting.
- Materials: the house retains materials from its original construction in 1933 and the rebuild in 1940.
- Workmanship: the house still exhibits the workmanship associated with the Tudor Revival style such as the sweeping roof lines, casement windows, and stucco exterior walls.
- Feeling: the house retains the physical features that convey its historic character.
- Association: this aspect of integrity is only applicable to resources eligible under Criteria One and Two.

Ms. Clovis concluded that the property meets the criterion for historic eligibility per CMC 17.32.040 because it represents at least one theme in the Historic Context Statement (the theme of architectural chronology); retains substantial integrity; is a minimum of 50 years of age. The property meets California Register Criterion 3 (Design/Construction) because it is a good example of single-family Tudor Revival cottage related to Carmel's architectural chronology, and also because of the association with prominent local builders Bixler and Bain; Ernest Bixler designed and built the house in 1933, and Miles Bain rebuilt the house to Bixler's plans following a fire in 1940.

STAFF ANALYSIS

Staff concurs with the conclusion and findings of DPR form authored by Margaret Clovis. The Historic Context Statement minimally describes the Tudor Revival style as it appears in the City's residential districts. The Context Statement does state that "Tudor Revival buildings typically feature characteristic half timbering and gabled rooflines" (p. 52) and "Tudor homes were usually stuccoed, half-timbered, and gabled (53)." The lack of content related to Tudor Revival in the Context Statement is not a reflection of the style's insignificance. The Context Statement was updated in 2022 to cover the twenty-year extension period of 1966 to 1986; only architectural styles from that era are discussed in detail, while early twentieth century styles are minimally defined, or not described at all. Staff has referred to the Carmel Inventory, which includes 45 listed buildings categorized as Tudor.

Virginia McAllister, author of *A Field Guide to American Houses*, describes the Tudor style (1890 to 1940) as follows (staff has bolded features present at Camino Real 4 NW of 11th):

*"Steeply pitched roof, usually **side-gabled** (less commonly hipped or front gabled); façade dominated by one or more **prominent front-facing gables**, usually steeply pitched; **tall, narrow windows**, usually in multiple groups; with **multi-pane glazing**; massive chimneys, sometimes crowned with decorative chimney pots; front door and/or **entry porch** with round or Tudor arch; decorative (i.e. not structural) half-timbering present on about one-third of examples." McAllister, pg. 449*

While the roof may not be "steeply" pitched, there are two distinctly elongated roof slopes. While the chimney may not be "massive" it is a predominant exterior feature. While the home does not feature true "half-timbering" it does feature a variation on the idea, with rough-hewn wood horizontal and vertical boards across the stuccoed front gable apexes. It is important to note that McAllister focuses on high-style examples of all architectural styles, but a local interpretation of Tudor Revival need not include every possible feature. Carmel's small lot sizes naturally result in modest, simple designs. Carmel's Inventory contains hundreds of buildings that are more vernacular (simple) than high-style. The J. Henry Ohloff House contains sufficient architectural character to be considered a good example of the Tudor Revival style, as

viewed within our local context. Cottages like the J. Henry Ohloff House reflect the village's early twentieth century history, its formative years, and its architectural chronology.

Carmel's Historic Preservation Ordinance states that to qualify for the Carmel Inventory, a historic resource eligible under California Register Criterion 3 (Architecture) should be a good example of an architectural style or type of construction recognized as significant in the Historic Context Statement (CMC 17.32.040.D.3). The resource does not need to be the first, last, only, best, or most exceptional example of a style. Thus, the J. Henry Ohloff House, as a good example of the Tudor Revival style within Carmel's Historic Context theme of Architectural Development, can be found eligible for the Inventory.

The applicant, Jeremy McCullough, has sought second opinions on behalf of the property owner. Architectural historian Dr. Anthony Kirk authored a second opinion on November 29, 2023 (**Attachment 5**). In his letter to Planning staff, Dr. Kirk asserts the property is not eligible for the Carmel Inventory. Dr. Kirk's primary claims are listed below, followed by a staff response in italics.

- A significant builder is not a basis for listing.

o Staff Response: The association with Ernest Bixler and Miles Bain is not the sole basis for listing this property. The DPR Form states that the property is significant under both the first part and the second part (but not the third part about high artistic values) of California Register Criterion Three (Design/Construction) stated in CMC 17.32.040.C.3, "Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, an important creative individual, or possesses high artistic values."

- The tall casement windows are common features of many early Carmel cottages regardless of style.

o Staff Response: There are many commonalities between early Carmel cottages; the DPR form simply identifies the characteristics (such as the tall, narrow casement windows) that architectural history scholars attribute to the Tudor Revival style. The fact that tall casement windows may cross stylistic "borders" doesn't mean they aren't characteristic of the Tudor Revival style, such that stucco cladding is a predominant Tudor Revival material but is also characteristic of say, the Spanish Revival style. The intent is to look at the building's collection of features in a holistic manner.

- The north porch and the west porch were added after 1960.

o Staff Response: The porch additions were completed in a manner consistent with the Secretary's Standards and are also reversible. The porches are not visible from the public right of way.

- The original wood windows have been replaced with aluminum-clad wood windows.

o Staff Response: The Board should consider whether the window replacement has resulted in an overall loss of integrity of the resource.

- The original doors have been replaced throughout.

o Staff response: The recently installed replacement doors were not permitted by the City. The Board should consider whether the door replacement has resulted in an overall loss of integrity of the resource.

- The original brick chimney was stuccoed over in 2023.

o Staff response: The recently completed chimney work was not permitted by the City. The Board should consider whether the chimney work has resulted in an overall loss of integrity of the resource.

- The garage interior has been remodeled.

o Staff response: Not relevant. The Board does not take interior alterations into account when determining whether a resource is historic.

- The Context Statement says that many of the early Carmel houses feature “a detached garage, usually front-gabled, sided with board-and-batten, entered via an arched vehicular door, and set close to the street (52).” The former garage on Camino Real has a front gable with a wing, and although it is sided with board-and-batten, it was entered through a rectangular door, not an arched door, and was located at the southwest corner of the lot, not “close to the street.”

- o *Staff response: Comment considered by Staff, but not deemed relevant. The main residence, not the garage, is the primary resource on this property.*

- The home lacks the distinctive half-timbering of the Tudor Revival style.

- o *The home does lack true half-timbering. However, according to Virginia McAllister, only about one-third of Tudor buildings feature half-timbering (McAllister, pg. 449). Additionally, while not “true” half-timbering, the house does feature decorative hand sawn board detailing the front gable apexes, which mimics half timbering.*

- The roofs on the Camino Real house are pitched at slightly more than 30 degrees, which according to Virginia Savage McAlester, A Field Guide to American Houses (New York, 2013), is at the lower end of a normal slope, which range from 30 at 45 degrees.

- o *Staff Response: The roof slope is not steeply pitched. However, there are two roof slopes that are distinctly elongated, resulting in a steeply pitched, asymmetrical appearance.*

The applicant also hired architectural historian Kent Seavey to author a peer review of Dr. Kirk’s evaluation; the peer review (**Attachment 6**), dated December 28, 2023, offers support for Dr. Kirk’s assessment. His primary comments are followed by staff responses in italics.

- The building is not a good example of the Tudor Revival style; rather, it is a Minimal Traditional style, found in Carmel in the 1930s, 1940s, and 1950s.

- o *Staff Response: The Context Statement says the Minimal Traditional style begins in 1935; the subject property was built in 1933 (rebuilt to original plan in 1940), so it is a bit early to be called Minimal Traditional.*

- The building lacks enough particular design distinction.

- o *Staff Response: This comment should be considered by the Board.*

Having reviewing the second opinions, the staff position is that the windows and doors, ideally, would have been replaced in-kind. However, the aluminum-clad wood windows do not appear to destroy the integrity of the entire building. Standards 9 and 10 of the Secretary of the Interior’s Standards for the Rehabilitation of Historic Properties allow compatible replacement materials. The most critical consideration regarding door and window replacement is to retain the size of the original openings and to preserve the style of the windows. Fortunately, we have original plans that confirm the size, location, and configuration of the original openings have not been altered. However, Ms. Clovis and both of the second opinion authors failed to notice that the replacement windows contain more divided lites than the original windows. Staff has identified the alteration – along with the 2020 window replacement – in the course of writing this report. While the opening size, location, and operability of the windows have remained unchanged, the Board should consider whether the increase in divided lites substantially affects the integrity of the building as a whole.

The label “Tudor” has been assigned to 45 buildings listed on the Inventory, with construction dates ranging from 1905 to 1940. The Ohloff House is a simple cottage that represents Carmel’s building tradition of

rustic simplicity. Like many of the hundreds of homes listed on the Carmel Inventory, it is not a “high style” architectural work. Rather, it is a simple dwelling with modestly employed Tudor Revival style influences. Because the identified alterations are either appropriately sympathetic to the building’s architectural character, or are entirely reversible, the Ohloff House continues to reflect its 1930s-era Tudor Revival identity.

Board Option #1: List the property on the Carmel Inventory of Historic Resources (**Attachment 1**).

Board Option #2: Determine the property is ineligible for listing on the Carmel Inventory of Historic Resources (**Attachment 2**). Should the HRB determine the property is ineligible for listing, the board must adopt specific findings identifying *why* it is ineligible for listing. The findings should also identify the specific basis for the determination to be included in the Determination of Ineligibility (refer to **Attachment 7**).

Environmental Review: Staff recommends that the listing of the subject property on the Carmel Inventory be found to be “not a project” pursuant to section 15378 of the CEQA Guidelines. Listing the subject property on the Carmel Inventory does not grant any permits or entitlements approving a project that would result in a direct or indirect physical change in the environment.

FISCAL IMPACT:

N/A

ATTACHMENTS:

Attachment 1 - Resolution for Listing
Attachment 2 - Resolution for Ineligible
Resolution 3 - DPR Form
Attachment 4 - Photos, Plans, Sanborn
Attachment 5 - Dr. Kirk Second Opinion
Attachment 6 - Kent Seavey Second Opinion
Attachment 7 - Preliminary Determination of Ineligibility Template
Attachment 8 - A. Lombardo Correspondence Received 04-12-2024

**CITY OF CARMEL-BY-THE-SEA
HISTORIC RESOURCES BOARD**

HISTORIC RESOURCES BOARD RESOLUTION NO. 2024-XX-HRB

**A RESOLUTION OF THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA
ADDING AN INDIVIDUAL PROPERTY LOCATED AT CAMINO REAL 4 NORTHWEST OF 11TH
AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONING DISTRICT TO THE CARMEL
INVENTORY OF HISTORIC RESOURCES; APN: 010-275-006**

WHEREAS, on July 11, 2023, Jeremy McCullough, (“Applicant” and “Agent”) submitted a Historic Evaluation application “(HE 23-209, Rodriguez)” for the property located at Camino Real 4 northwest of 11th Avenue, in the Single-Family Residential (R-1) Zoning District (Block Q, Lot 11, 13); and

WHEREAS, in accordance with the City’s Historic Preservation Ordinance (CMC 17.32), upon receipt of a Historic Evaluation application, an initial assessment of historic significance shall be conducted to determine whether the property may have historic resource potential sufficient to warrant conducting an intensive survey (CMC 17.42.060.B); and

WHEREAS, in accordance with CMC 17.32.060.B, if a property appears to meet the criteria for the inventory or, if based on the initial assessment, a definitive determination of eligibility or ineligibility cannot be made, a qualified professional under contract to the City must prepare an intensive survey of the property; and

WHEREAS, Margaret Clovis, a City-contracted historic consultant, conducted an initial assessment of the property and was unable to disqualify the residence from listing based on the criteria for listing as a historic resource as outlined in the municipal code (CMC 17.32.040) and therefore a definitive determination of ineligibility could not be made by staff; and

WHEREAS, staff retained the services of Margaret Clovis to prepare an intensive review of the property (HE 23-209, Rodriguez) described herein as “application”, to determine whether the property meets the criteria for listing on the Carmel Inventory; and

WHEREAS, the review concluded that the subject property is eligible for listing in the Carmel Inventory as a locally significant Tudor Revival style cottage built in 1933 by master builder Ernest Bixler (and rebuilt in 1940 by master builder Miles Bain to the original design), representative of Carmel’s architectural chronology; and

WHEREAS, the intensive survey dated August 2023 prepared by Margaret Clovis identified the property as the “J. Henry Ohloff House” with the following character defining features: cross-gabled roof system with sloping eaves; compound floor plan; horizontal and vertical boards within the apex of the gables; louvred vents in the front gables; original old brick

chimney (recently covered with stucco); multi-paned casement windows; partial-width porch; and stucco exterior walls; and

WHEREAS, the intensive survey concluded that the residence is eligible for listing on the Carmel Inventory of Historic Resources as the property is representative of Theme 5: Architectural Development in Carmel (1888-1965) in the Historic Context Statement; retains a sufficient degree of integrity; is greater than 50 years old; and, meets California Register Criteria 3 (Architecture) as a good example of a Tudor Revival style building and also as a work of master local builder(s) Ernest Bixler and Miles Bain; and

WHEREAS, in accordance with CMC 17.32.070.A, properties determined to be eligible by an administrative determination, or by the Historic Resources Board on appeal, shall become part of the inventory upon completion of an inventory form documenting the resource and issuance of an administrative determination finding by the Department or adoption of a finding by the Board that the property meets the criteria for historic resources; and

WHEREAS, the applicant disagrees with the conclusion that the building is architecturally significant and has requested that the Historic Resources Board consider the decision to list the property on the Historic Inventory; and

WHEREAS, on April 15, 2024, the Historic Resources Board held a public hearing to receive public testimony regarding whether to list an individual property located at the Camino Real 4 northwest of 11th Avenue in the Single-Family Residential (R-1) Zoning District to the Carmel Inventory of Historic Resources; and

WHEREAS, on or before April 5, 2024, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, notice of the public hearing was published in the *Carmel Pine Cone* on April 5, 2024 and posted in three locations on April 12, 2024 in compliance with State law (California Government Code 54956); and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Board at their April 15, 2024 hearing including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Historic Resources Board did hear and consider all said reports, attachments, recommendations, and testimony herein above set forth and used their independent judgement to evaluate the project; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA"), together with State Guidelines (14 California Code Regulations §§

15000, et seq., the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require the review of certain projects for environmental impacts and preparation of environmental documents; and

WHEREAS, the listing of the subject property on the Carmel Inventory is "not a project" pursuant to section 15378 of the CEQA Guidelines. Listing the subject property on the Carmel Inventory does not grant any permits or entitlements approving a project that would result in a direct or indirect physical change in the environment; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

NOW THEREFORE, BE IT RESOLVED, that the Historic Resources Board of the City of Carmel-by-the-Sea does hereby add an individual property, the "J. Henry Ohloff House" located at Camino Real 4 northwest of 11th Avenue in the Single-Family Residential (R-1) zoning district to the Carmel Inventory of Historic Resources; APN: 010-275-006.

PASSED, APPROVED AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA THIS 15th DAY OF APRIL 2024, BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Jordan Chroman
Chair

Leah Young
Historic Resources Board Secretary

**CITY OF CARMEL-BY-THE-SEA
HISTORIC RESOURCES BOARD**

HISTORIC RESOURCES BOARD RESOLUTION NO. 2024-XX-HRB

**A RESOLUTION OF THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA
FINDING AN INDIVIDUAL PROPERTY LOCATED AT CAMINO REAL 4 NORTHWEST OF 11TH
AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONING DISTRICT INELIGIBLE FOR LISTING
ON THE CARMEL INVENTORY OF HISTORIC RESOURCES; APN: 010-275-006**

WHEREAS, on July 11, 2023, Jeremy McCullough, (“Applicant” and “Agent”) submitted a Historic Evaluation application “(HE 23-209, Rodriguez)” for the property located at Camino Real 4 northwest of 11th Avenue, in the Single-Family Residential (R-1) Zoning District (Block Q, Lot 11, 13); and

WHEREAS, in accordance with the City’s Historic Preservation Ordinance (CMC 17.32), upon receipt of a Historic Evaluation application, an initial assessment of historic significance shall be conducted to determine whether the property may have historic resource potential sufficient to warrant conducting an intensive survey (CMC 17.42.060.B); and

WHEREAS, in accordance with CMC 17.32.060.B, if a property appears to meet the criteria for the inventory or, if based on the initial assessment, a definitive determination of eligibility or ineligibility cannot be made, a qualified professional under contract to the City must prepare an intensive survey of the property; and

WHEREAS, Margaret Clovis, a City-contracted historic consultant, conducted an initial assessment of the property and was unable to disqualify the residence from listing based on the criteria for listing as a historic resource as outlined in the municipal code (CMC 17.32.040) and therefore a definitive determination of ineligibility could not be made by staff; and

WHEREAS, staff retained the services of Margaret Clovis to prepare an intensive review of the property (HE 23-209, Rodriguez) described herein as “application”, to determine whether the property meets the criteria for listing on the Carmel Inventory; and

WHEREAS, the review concluded that the subject property is eligible for listing in the Carmel Inventory as a locally significant Tudor Revival style cottage built in 1933 by master builder Ernest Bixler (and rebuilt in 1940 by master builder Miles Bain to the original design), representative of Carmel’s architectural chronology; and

WHEREAS, the intensive survey dated August 2023 prepared by Margaret Clovis identified the property as the “J. Henry Ohloff House” with the following character defining features: cross-gabled roof system with sloping eaves; compound floor plan; horizontal and vertical boards within the apex of the gables; louvred vents in the front gables; original old brick

chimney (recently covered with stucco); multi-paned casement windows; partial-width porch; and stucco exterior walls; and

WHEREAS, the intensive survey concluded that the residence is eligible for listing on the Carmel Inventory of Historic Resources as the property is representative of Theme 5: Architectural Development in Carmel (1888-1965) in the Historic Context Statement; retains a sufficient degree of integrity; is greater than 50 years old; and, meets California Register Criteria 3 (Architecture) as a good example of a Tudor Revival style building and also as a work of master local builder(s) Ernest Bixler and Miles Bain; and

WHEREAS, in accordance with CMC 17.32.070.A, properties determined to be eligible by an administrative determination, or by the Historic Resources Board on appeal, shall become part of the inventory upon completion of an inventory form documenting the resource and issuance of an administrative determination finding by the Department or adoption of a finding by the Board that the property meets the criteria for historic resources; and

WHEREAS, the applicant disagrees with the conclusion that the building is architecturally significant and has requested that the Historic Resources Board consider the decision to list the property on the Historic Inventory; and

WHEREAS, on April 15, 2024, the Historic Resources Board held a public hearing to receive public testimony regarding whether to list an individual property located at the Camino Real 4 northwest of 11th Avenue in the Single-Family Residential (R-1) Zoning District to the Carmel Inventory of Historic Resources; and

WHEREAS, on or before April 5, 2024, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, notice of the public hearing was published in the *Carmel Pine Cone* on April 5, 2024 and posted in three locations on April 12, 2024 in compliance with State law (California Government Code 54956); and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Board at their April 15, 2024 hearing including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Historic Resources Board did hear and consider all said reports, attachments, recommendations, and testimony herein above set forth and used their independent judgement to evaluate the project; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA"), together with State Guidelines (14 California Code Regulations §§

15000, et seq., the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require the review of certain projects for environmental impacts and preparation of environmental documents; and

WHEREAS, the listing of the subject property on the Carmel Inventory is "not a project" pursuant to section 15378 of the CEQA Guidelines. Listing the subject property on the Carmel Inventory does not grant any permits or entitlements approving a project that would result in a direct or indirect physical change in the environment; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

NOW THEREFORE, BE IT RESOLVED, that the Historic Resources Board of the City of Carmel-by-the-Sea make the following findings disqualifying the property from listing on the Carmel Inventory of Historic Resources:

1. XXX
2. XXX
3. XXX

BE IT FURTHER RESOLVED, that the Historic Resources Board finds an individual property located at Camino Real 4 northwest of 11th Avenue in the Single-Family Residential (R-1) zoning district **ineligible for listing in the Carmel Inventory of Historic Resources** and issues a preliminary determination of ineligibility with the basis of said determination being: 1) xxx 2) xxx and 3)xxx. The preliminary determination will be circulated for a 10 business day public review period beginning on April 16, 2024 and ending at 5:00 P.M. on April 29, 2024. If no appeals to the City Council are received during this period, the determination shall become final and shall remain valid for a period of five (5) years.

PASSED, APPROVED AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA THIS 15th DAY OF APRIL 2024, BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Jordan Chroman
Chair

Leah Young
Historic Resources Board Secretary

DRAFT

PRIMARY RECORD

Primary # _____ Attachment 3

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 6

*Resource Name or #: (Assigned by recorder) J. Henry Ohloff House

P1. Other Identifier: J. Henry Ohloff House

*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 2012 T ; R ; ¼ of ¼ of Sec ; Mount Diablo B.M.

c. Address Camino Real 4 NW of 11th City Carmel by the Sea Zip 93921

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)

APN 010-275-006, Block Q, Lots 11 & 13

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

Built in 1933 the one-story J. Henry Ohloff House is a Tudor Revival style cottage with a compound plan and a complex, moderately pitched roof system. Two nested front-facing gables intersect with a side-gabled block located at the rear of the composition. A section of the front gable's roof sweeps down to cover a small extension. This sweeping curve is repeated on both sides of the side gable roof. The top of the front gable is filled with vertical wood siding while the second gable has horizontal wood siding. Both gables have vertical louvred vents. The exterior of the house is covered with stucco. A Carmel stone path leads back to a partial-width porch and non-original front door. Fenestration consists of tall, multi-paned casement windows, typical of the Tudor style. The stucco chimney is located on the gable end of the south elevation and is patterned with inset stones. An L-shaped, board and batten single car garage is located in the southwest corner of the lot. A stucco arched entry gate and border wall topped with a metal railing extend across the front of the property. A decorative metal gate (continued pg. 3)

*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.)



P5b. Description of Photo: (View, date, accession #) Front Elevation, 08/2023

*P6. Date Constructed/Age and

Sources: 1933, 1940 ☒ Historic

☐ Prehistoric ☐ Both

Building Permit

*P7. Owner and Address:

Greg & Van Rodriguez

POB 594

Carmel, CA. 93921

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

Meg Clovis

14024 Reservation Rd.

Salinas, CA 93908

*P9. Date Recorded: 08/2023

*P10. Survey Type: (Describe)

Intensive

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

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 6

*NRHP Status Code

*Resource Name or # (Assigned by recorder) J. Henry Ohloff House

B1. Historic Name: J. Henry Ohloff House

B2. Common Name: J. Henry Ohloff House

B3. Original Use: Residence

B4. Present Use: Residence

*B5. Architectural Style: Tudor Revival

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed in 1933 (BP# 2560); Rebuilt in 1940 (BP# 665); Addition of dining room in 1941 (BP# 889); Reroof in 2000 (BP# 00-73)

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

Original Location:

*B8. Related Features: Garage

B9a. Architect: N/A

b. Builder: Ernest Bixler, Miles Bain

*B10. Significance: Theme: Architectural Development

Area Carmel by the Sea

Period of Significance: 1933-1940

Property Type: Building Applicable Criteria: CR3

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

Jacob Henry Ohloff (1886-1957) and his wife Dorothy built a vacation home on Camino Real Street in 1933. Ohloff was an Episcopalian minister in San Francisco for forty years. Known as the "skid row priest", he worked with those down on their luck and founded a day nursery for working mothers, known as the Canon Kip Community House. He directed Canon Kip from 1915 to 1952 and at various times was chaplain at San Quentin prison, St. Luke's Hospital, and rector at the Church of St. Mary the Virgin. In 1958 the Episcopal Church founded the J. Henry Ohloff Recovery Center in San Francisco, which is still in operation today. Lansing Bliss Bailey (1891-1962) was the next owner of the house which he bought as rental property. Bailey lived in Salinas and worked in the produce industry. Captain Charles H. Coat was living in the house at the time of the fire. One bedroom was completely gutted and much of the house was smoke damaged. After hiring Miles Bain to repair the house, Lansing sold it in 1941 to Gladys Roberta Johnston (1897-1974) who was a well-known Carmel realtor. None of the previous owners are included in Carmel's Historic Context Statement.

The J. Henry Ohloff House was designed and built by Ernest S. Bixler. Bixler was born in a log cabin in the Ozark Mountains in 1898. His family moved west to Sacramento and later settled (continued pg. 4)

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

*B12. References:

Carmel Context Statement & Historic Preservation Ordinance

Carmel Pine Cone: 8/9/1940, p. 1;

Building File, Carmel Planning Dept.

National Register Bulletin 15

Polk's City Directories, Harrison Memorial Library

U.S. Census & Voter Registration Records

Ohloff Obit., *Daily Independent Journal*, 8/16/1957, p. 6

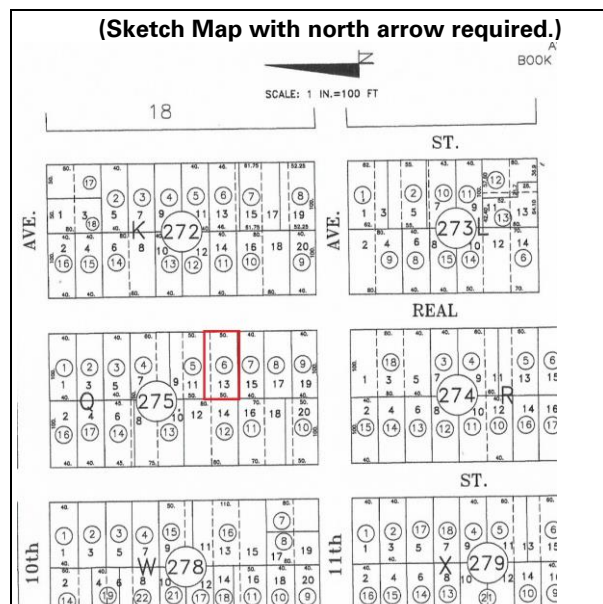
Lansing Bailey Obit., *Salinas Californian*, 45/30/1962, p. 29

B13. Remarks

*B14. Evaluator: Meg Clovis

*Date of Evaluation: 08/2023

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 6

*Resource Name or # J. Henry Ohloff House

*Recorded by Meg Clovis

*Date 08/2023

☒ Continuation ☐ Update

P3a. Description (continued):

extends across the driveway entrance. The garden is beautifully landscaped with many flowering plants.

In 1940 the house was damaged by fire, but it was not burned to the ground. Miles Bain repaired the house using Ernest Bixler's original plans. In 1941 Miles Bain expanded the back bedroom for use as a dining room. The house was reroofed in 2000. The original old brick chimney was plastered over in 2023.

Character defining features include:

- Cross gabled roof system with sloping eaves
- Compound floor plan
- Horizontal and vertical boards within the apex of the gables
- Louvred vents in the front gables
- Original old brick chimney (recently covered with stucco)
- Multi-paned casement windows
- Partial-width porch
- Stucco exterior walls

The J. Henry Ohloff House retains a high degree of integrity as follows:

- Location: the house is still in its original location.
- Design: the house retains its original Tudor Revival cottage design.
- Setting: the house is still located in a neighborhood setting.
- Materials: the house retains materials from its original construction in 1933 and the rebuild in 1940.
- Workmanship: the house still exhibits the workmanship associated with the Tudor Revival style such as the sweeping roof lines, casement windows, and stucco exterior walls.
- Feeling: the house retains the physical features that convey its historic character.
- Association: this aspect of integrity is only applicable to resources eligible under Criteria One and Two.

B10. Significance (continued):

in Oakland. Bixler served in World War I and then returned to Oakland to learn the building trade from his father Harrison Bixler. They were busy contractors until the Wall Street crash in 1929, which triggered a national collapse of the building industry. Bixler was offered a job as a carpenter in Pebble Beach, and it was then that he discovered Carmel. He would make the Village his home for fifty years. As the building industry started to recover Bixler found plenty of work, going on to design and build close to eighty homes in the city. The J. Henry Ohloff House is an example of his early work which conformed to Carmel's original cottage aesthetic. He made a point of studying home design and considered himself a self-taught architect. His later work is far-ranging, including diverse building styles from Tudor Revival to Ranch.

CONTINUATION SHEET

Page 4 of 6

*Resource Name or # J. Henry Ohloff House

*Recorded by Meg Clovis

*Date 08/2023

☒ Continuation ☐ Update

In 1940 Bixler retired from building and took a job as Carmel's postmaster, which explains why he wasn't hired to rebuild the J. Henry Ohloff House. He served as postmaster until 1951. He also served on Carmel's Planning Commission from 1946 to 1950. After leaving the post office he resumed his design and construction business until his retirement in 1966. Bixler passed away in June 1978.

The J. Henry Ohloff House was rebuilt by Miles Bain, using Ernest Bixler's original plans. Miles Bain was a prolific and popular general contractor in Carmel. Born in 1895, Bain was a native of Brainerd, Minnesota. In 1926 he came west by invitation of Carmel contractor George Whitcomb. Initially Bain worked as Whitcomb's estimator but in the 1930s he became a licensed contractor and established his own business. His tagline was "Integrity of Construction." Shortly after World War II Bains and Whitcomb joined the Bechtel Corporation and journeyed to Saudi Arabia to build oil pumping stations. When he returned, he resumed his contracting business, working with high profile architects and clients.



Carmel's Historic Context Statement includes Ernest Bixler and Miles Bain as important early designer/builders.

Figure 1: Garage.

Evaluation for Significance

Historians use National Register Bulletin 15¹ as a guide when evaluating a property's significance whether on a local, state, or national level. As a first step, to determine whether or not a property is significant, it must be evaluated within its historic context and the City of Carmel's Historic Context Statement² provides this context. The City of Carmel's Historic Preservation Ordinance (Section 17.32.040) reiterates the role of *National Register Bulletin 15* in the evaluation of historic resources. Adopted eligibility criteria are modeled on the California Register's four criteria with the addition of specific qualifications for Criterion 3 (Section 17.32.040.D).

¹ National Register Bulletin 15. *How to Apply the National Register Criteria for Evaluation*. National Park Service. 1998.

² *Historic Context Statement: Carmel-by-the-Sea (Draft)*. Approved by the City Council December 6, 2022.

CONTINUATION SHEET

Page 5 of 6

*Resource Name or # J. Henry Ohloff House

*Recorded by Meg Clovis

*Date 08/2023

☒ Continuation ☐ Update

The J. Henry Ohloff House is not eligible under **Criterion One (Event)** as no specific event led to the construction of this residence and no important event took place in the residence.

For a property to be listed under **Criterion Two (Important Person)** it must be associated with a person who is considered significant within Carmel's historic context. An individual must have made contributions or played a role that can be justified as significant and the contributions of the individual must be compared to others who were active, prosperous, or influential in the same sphere of interest. J. Henry Ohloff built the house on El Camino Street as a vacation home and the property does not illustrate his important achievements as "the skid row priest" in San Francisco. Lansing Bliss Bailey, who oversaw repairs to the house, rented the property and lived in Salinas. The J. Henry Ohloff House is not eligible for listing in the Carmel Inventory of Historic Resources under Criterion Two.



Figure 3: Front gate.

A property is eligible under **Criterion Three (Design/Construction)** if it, "embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values." The J. Henry Ohloff House is a good example of a Tudor Revival cottage and clearly illustrates the distinctive characteristics of the style. In addition, Carmel's Historic Context Statement recognizes single-family residences that are related to Carmel's architectural chronology as significant. The J. Henry Ohloff House is eligible for listing under the first part of Criterion Three. Ernest Bixler designed and built the house in 1933. After the fire in 1940, Miles Bain rebuilt the house based on Bixler's original plans. Both men are listed in Carmel's Historic Context Statement as significant builders, therefore the J. Henry Ohloff House is eligible for listing under the second part of Criterion Three. Finally, the J. Henry Ohloff House does not meet the third part of

CONTINUATION SHEET

Page 6 of 6

*Resource Name or # J. Henry Ohloff House

*Recorded by Meg Clovis

*Date 08/2023

☒ Continuation ☐ Update

Criterion Three because it does not possess high artistic values and it does not express aesthetic ideals or design concepts.

The California Register's **Fourth Criterion (Information Potential)** is generally reserved for archeological sites. There is no evidence in the historical record that the J. Henry Ohloff House meets the eligibility requirements for Criterion Four.

Summary

To be eligible for the Carmel Inventory (Section 17.32.040.D) a resource must represent a theme in the Context Statement, retain substantial integrity, be at least 50 years old, and meet at least one of the four criteria for listing in the California Register. The J. Henry Ohloff House represents the theme of Architectural Development, it retains substantial integrity, it is over 50 years old, and it meets California Register Criterion Three. In summary, Bulletin 15, the Carmel Historic Context Statement, the Carmel Historic Preservation Ordinance, and the historical record support the conclusion that the J. Henry Ohloff House is eligible for listing in the Carmel Inventory of Historic Resources.



Figure 4: View looking northwest.



Figure 1: Façade, looking west.



Figure 2: Permitted stucco arbor



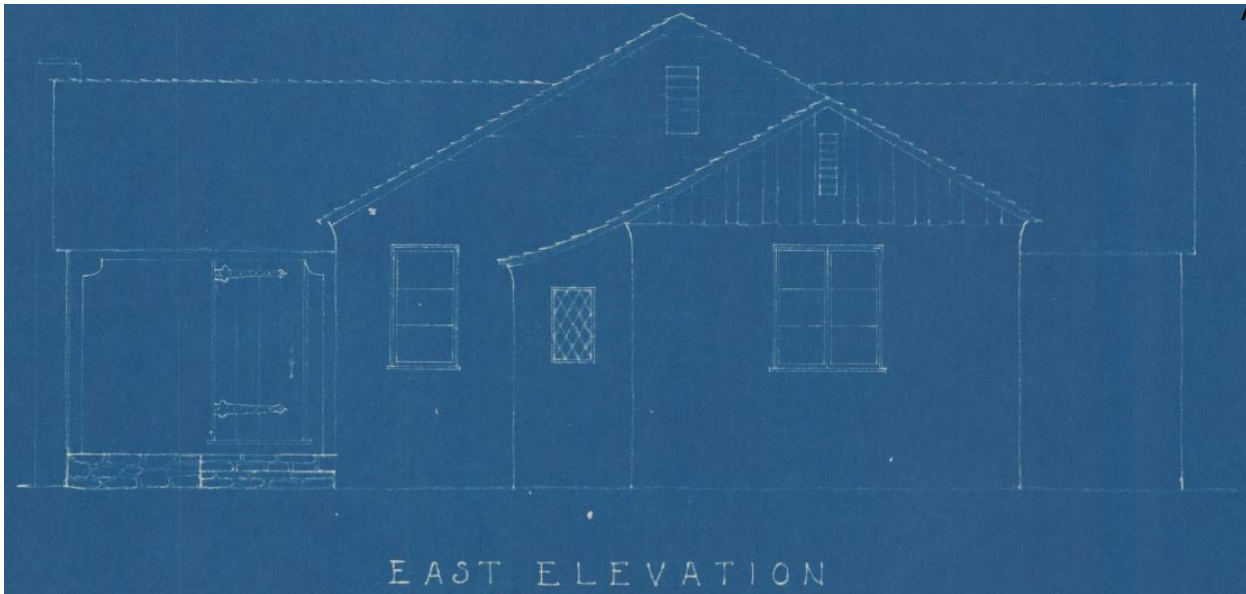
Unpermitted mortared stone driveway and driveway gate.



Permitted replacement window (typical, throughout).



Unpermitted replacement front door.



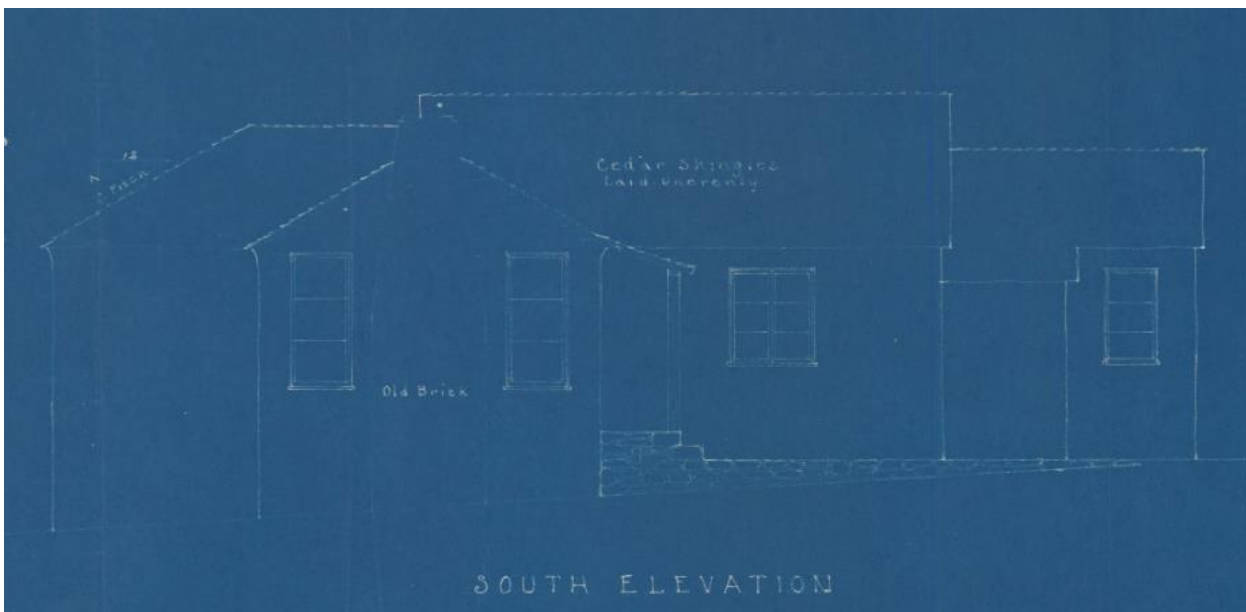
Plan showing original wood door with iron strap hinges.



Original Carmel stone walkway (left) and recent stonework (right).



Unpermitted stucco and stone chimney (over original brick chimney).



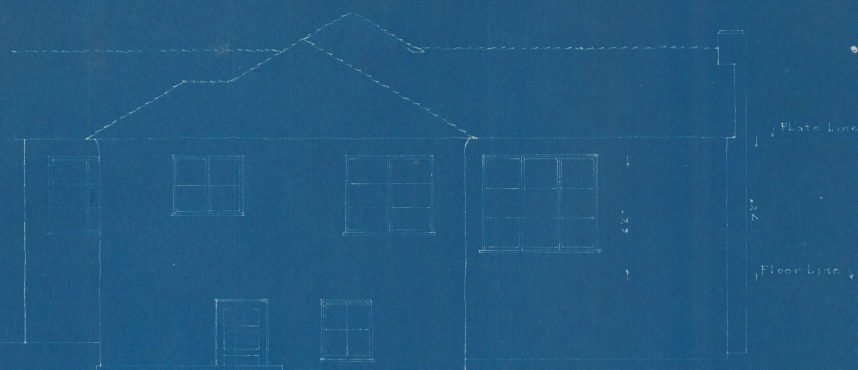
Plan showing "old brick" chimney.



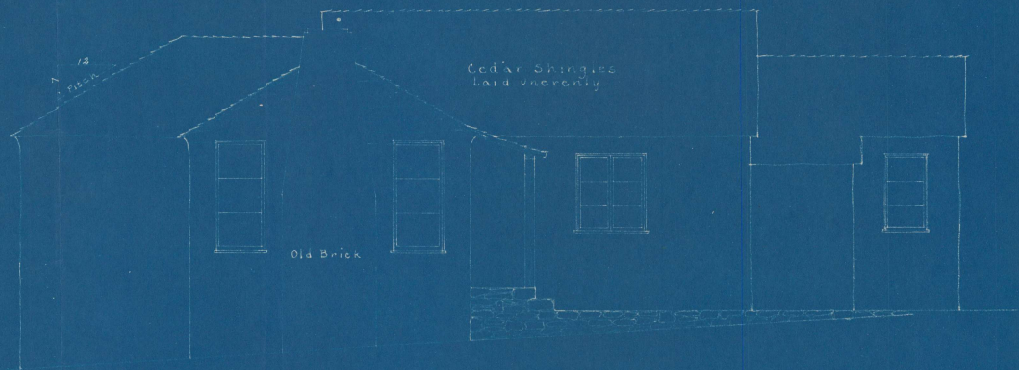
Wood and stucco board detailing in gable apices (note this feature is present on all four elevations).



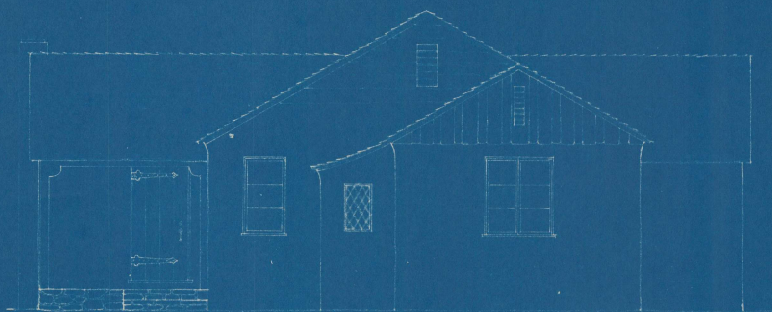
Detached garage and storage room, view looking south.



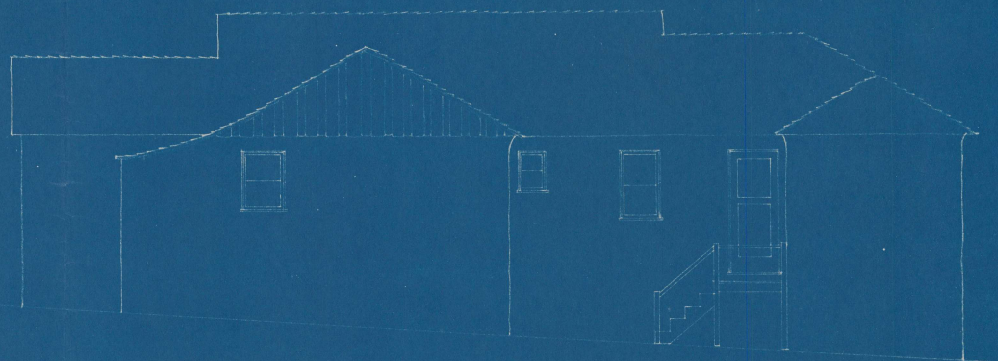
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

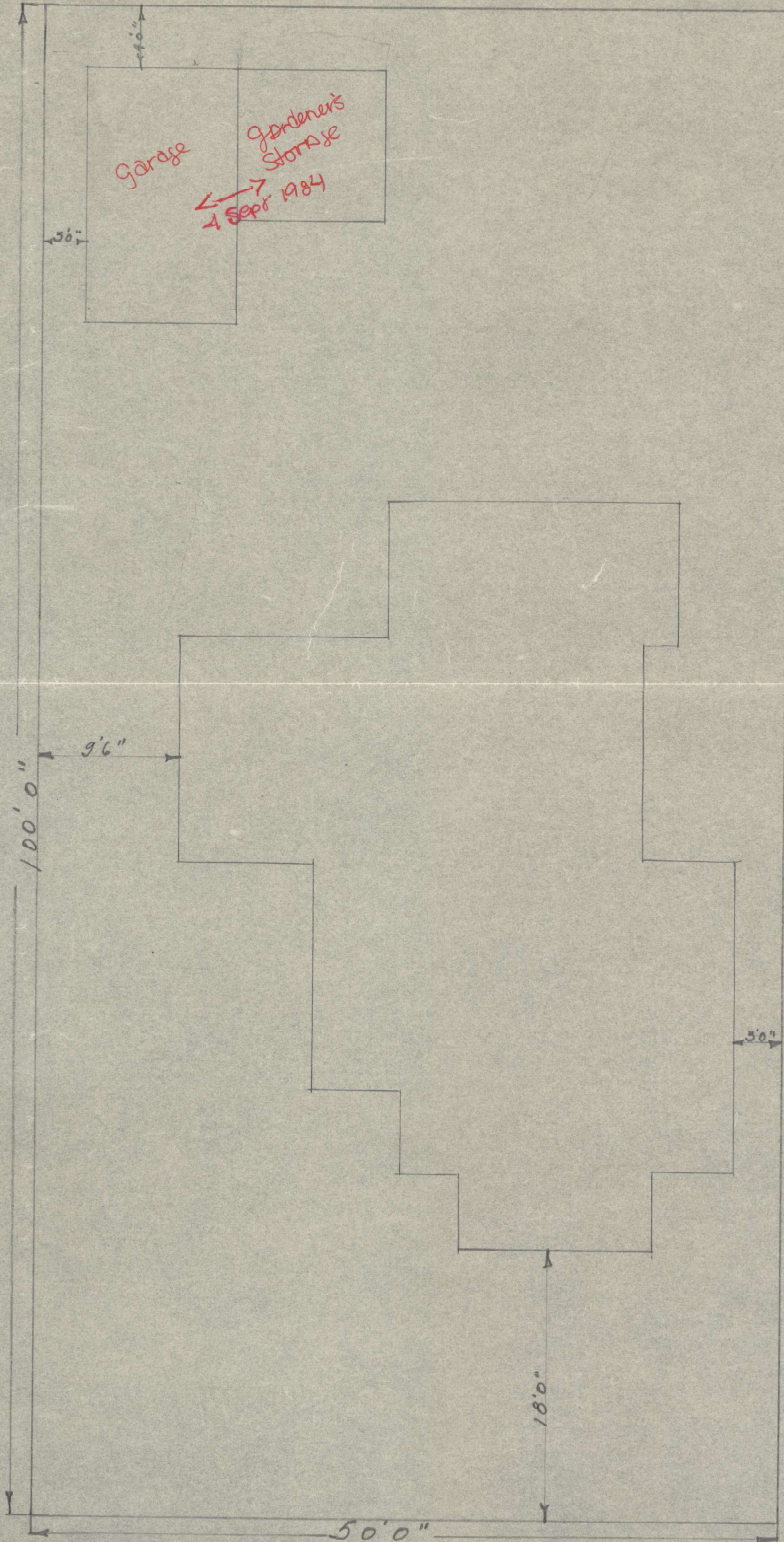


NORTH ELEVATION

LOT 11 PT 13
Block Q

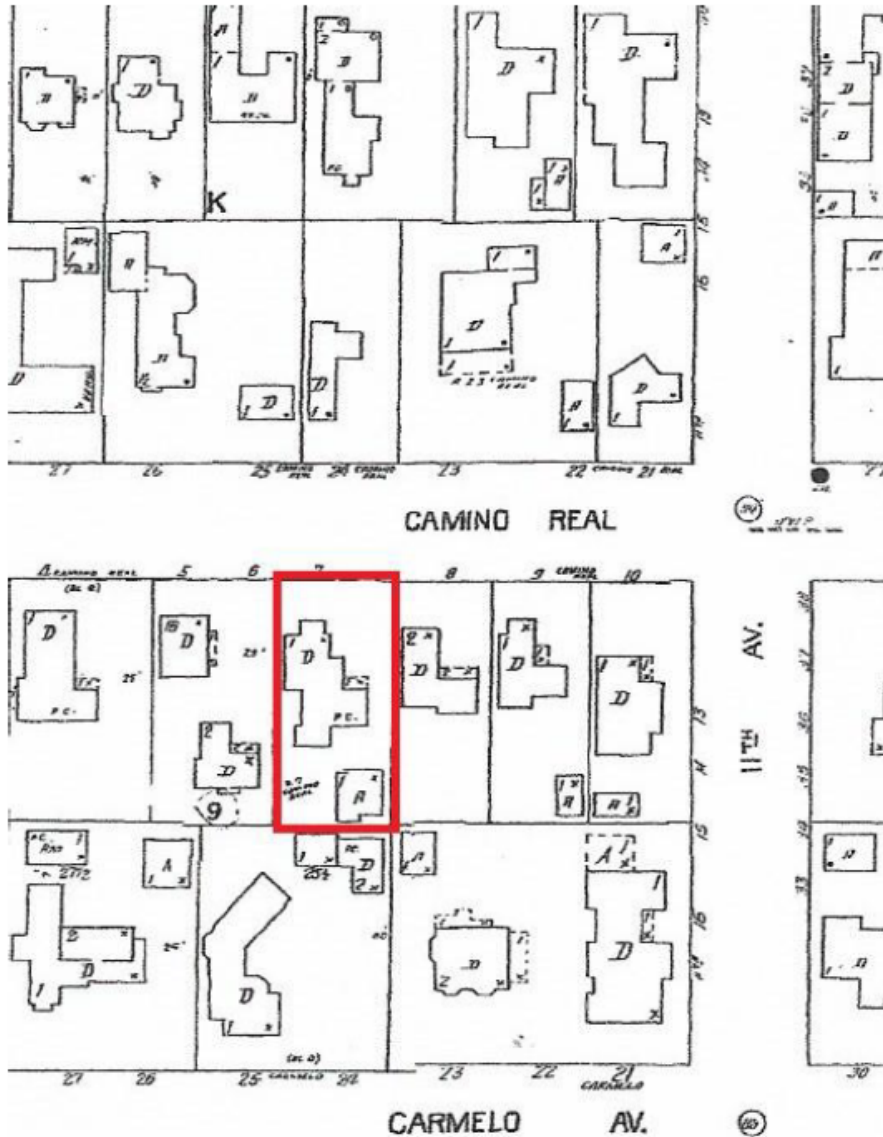
102

Plat # 15-00



Plot Plan Lot 13 + 10'0" of
Lot 11, Block Q, Add #1

Is the property identified on the Sanborn Maps? Yes, 1962



*Anthony Kirk, Ph.D.
412 East Via Ensenada Circle
Palm Springs, CA 92264
831-818-2929*

29 November 2023

Anthony Lombardo, Esq.
Anthony Lombardo & Associates
144 West Gabilan Street
Salinas, CA 93901

Dear Mr. Lombardo:

In August of this year, Meg Clovis surveyed and evaluated the house located on Camino Real, 4 NW of 11th Avenue, Carmel-by-the-Sea (APN 010-275-006). She concluded that the property was eligible for listing in the Carmel Inventory of Historic Resources because it “is a good example of a Tudor Revival cottage and clearly illustrates the distinctive characteristics of the style.” She also states that it is eligible for listing because it was designed and built in 1933 by Ernest Bixler and rebuilt after a disastrous fire in 1940 by Miles Bain, both of whom are listed as significant builders in the *Historic Context Statement: Carmel-By-The-Sea*, rev. ed., (PAST Consultants, 2022).

The Eligibility Criteria for the Carmel Inventory of Historic Resources states in Section 17.32.040.D.1 that a resource is eligible for the Carmel Inventory if it was designed by an individual recognized as significant in the *Historic Context Statement*. But it also states, in Section 17.32.040.D.2, that a resource is eligible if it was “designed and/or constructed by a previously unrecognized architect, designer/builder or contractor if there is substantial, factual evidence that the architect, designer/builder contributed to one or more of the historic contexts of the City to an extent consistent with other architects designer/builders or contractors identified within the Historic Context Statement.” That is to say, a resource is not eligible for the Carmel Inventory because it was designed by an architect listed as significant in the *Historic Context Statement*, as Meg Clovis asserts, but it may be eligible if it was designed by either a builder recognized as important or a builder previously not recognized as significant. In other words, it is only necessary to establish that the builder was significant for the resource to eligible for the Carmel Inventory. But it is not the basis for listing. The resource must be shown to be individually significant to be listed.

On 10 November 2023 I surveyed the property and subsequently conducted research on it. In my opinion it does not meet Criterion 3 of the Carmel Inventory of Historic Resources and should not be placed in it.

The single-family residence on Camino Real, 4 NW of 11th Avenue was built in 1933 and following a disastrous fire in 1940 rebuilt by a contractor using the original plans. The house is one-story in height with a partial basement and faces east toward Highway 1



Figure 1. Looking northwest at south and east elevations of the house, 10 November 2023.



Figure 3. Looking southwest at east and north sides of former garage, now an office and a library, 10 November 2023.

and the distant Santa Lucia Mountains. It encloses 1,562 square feet, including 237 square feet devoted to the partial basement, which Ms. Clovis neglects to mention. The house is irregular in plan and rests on a concrete foundation. The walls are clad with stucco painted white, while the gables are distinguished by rough-sawn siding, nailed down either horizontally or vertically. Ms. Clovis states that fenestration consists of “tall multi-paned casement windows, typical of the Tudor style,” but in fact the casements, which are each distinguished by six lights, show no variation from the casement windows in many early Carmel houses that are not Tudor. On the north side of the house near the rear is a small projecting porch with a balustrade and wooden steps and decking. It was constructed after 1960, the year the Residential Building Record was prepared. At the back of the house, a modern wooden deck extends west. It should be noted that when the house was constructed and later rebuilt, wood comprised the window sash, but the replacement windows, which date to 2020 and 2021, have an exterior of aluminum with a black matte finish, despite the assertion by Ms. Clovis that “the house retains materials from its original construction in 1933 and the rebuild of 1940.” Additionally, all the exterior doors in the house were replaced over the years 2020 and 2021 with French doors by the current owner, except for the pressed-wood door opening to the basement, which was replaced with a Fiberglas door. The partial exterior brick chimney on the south side of the house was coated with stucco set with scattered large stones in 2023 by the current owner. Although Ms. Clovis makes no meaningful mention of the original garage, its interior was remodeled in late 2021 or early 2022, and it currently serves as an office and a library.

The Carmel context statement was drafted in 1994 and has been updated on three occasions, most recently in 2022, when the text was brought up to date by Past Consultants. It provides relatively little information on Tudor Revival houses. The Tudor buildings in the business district are said to “typically feature characteristic half-timbering and gabled rooflines (page 52).” Many of the early Carmel houses feature “a detached garage, usually front-gabled, sided with board-and-batten, entered via an arched vehicular door, and set close to the street (52)” The former garage on Camino Real has a front gable with a wing, and although it is sided with board-and-batten, it was entered through a rectangular door, not an arched door, and was located at the southwest corner of the lot, not “close to the street.”

The context statement states that “Tudor homes were usually stuccoed, half-timbered, and gabled (53).” Needless to say, there is no half-timbering in the house on Camino Real. The “fanciful Tudor cottages” designed by Hugh Comstock are conflated with the Tudor style in the context statement of 2022. These houses were characterized by “steep gables, decorative half-timbering set on stuccoed surfaces, and diamond-paned windows (53).” The roofs on the Camino Real house are pitched at slightly more than 30 degrees, which according to Virginia Savage McAlester, *A Field Guide to American Houses* (New York, 2013), is at the lower end of a normal slope, which range from 30 at 45 degrees. Steeply sloped roofs have a slope of more than 45 degrees. The house has no half-timbering and but a single small window with diamond panes, located in the façade.

Despite Meg Clovis's assertion that the house on Camino Real, 4 NW of 11th Avenue, is "a good example of a Tudor Revival cottage," it has absolutely no architectural features that suggest any particular style, including Tudor. To the pedestrian or motorist passing by, the chief interest is the splendidly landscaped yard. It should not be placed in the Carmel Inventory of Historic Resources.

Sincerely yours,

A handwritten signature in blue ink that reads "Anthony Kirk". The signature is written in a cursive, flowing style with a large, stylized 'A' and 'K'.

Anthony Kirk, Ph.D.

KENT L. SEAVEY
310 LIGHTHOUSE AVENUE
PACIFIC GROVE, CALIFORNIA 93950
(831) 375-8739

Attachment 6

December 28, 2023

Mr. Anthony Lombardo
Anthony Lombardo & Associates
144 W. Gabilan St.
Salinas, CA 93901

Dear Mr. Lombardo:

At your request I have conducted a review of a historic resource evaluation of the residential property located on Camino Real 4NW of 11th Ave., (APN# 010-275-006) in Carmel, prepared by Anthony Kirk, Ph.D. Dr. Kirk's Peer Review evaluation, was dated November 29, 2023.

Dr. Kirk concluded that the subject property had been misidentified as an example of Tudor Revival design, and that the two identified builders, Miles Bain (1933) & Ernest Bixler (1940), were listed in the 2022 Historic Context Statement for Carmel-By-The-Sea as significant craftsmen. However, he rightly noted that according to Carmel's Eligibility Criteria for historic listing in the Carmel Historic Resources Inventory, codified in Sections 17.32.040.D.1, & D.2, it's not the builders listing, but that "the resource itself must be shown to be individually significant for historic listing". In this case the misattribution of the subject property as a good example of Tudor Revival design is at issue. The subject property's architectural style is clearly an example of the Minimal Traditional Style of architecture, found throughout the country and in Carmel during the 1930s and post-war period of the 1940s & 1950s. (see drawing provided).

Virginia McAlester's authoritative "Field Guide to American Houses", describes the identifying features of the Minimal Traditional Style as, "Low or-intermediate-pitched roof, more often gabled; small house, generally one-story in height; roof eaves have little or no overhang, generally double-hung windows, typically multi-paned; minimal amounts of added architectural detail", (seen in the gable apex skirt-boarding in this example). "Gable-and-wing types may have a low-pitched front-facing gable added on one side of of a side-gabled roof", not unlike that found on the subject property.

McAlester's description of key Tudor Revival features include; facade dominated by one or more prominent front-facing gables, usually steeply-pitched; tall narrow windows, usually in multiple groups with multi-paned glazing; massive chimneys; front entry door Tudor arched. The original consultant makes no mention of the front entry door being Tudor-arched, and only visible on-site arch is the undated stucco feature as part of a garden wall at the street entry to the property.

HISTORIC PRESERVATION MUSEUM INTERPRETATION

McAlester's description of key Tudor Revival features include; facade Attachment 6 dominated by one or more prominent front-facing gables, usually steeply-pitched; tall narrow windows, usually in multiple groups with multi-paned glazing; massive chimneys; front entry door Tudor arched. The original consultant makes no mention of the front entry door being Tudor-arched, and only visible on-site arch is the undated stucco feature as part of a garden wall at the street entry to the property (see drawing attached).

The subject property appears to retain its original location & setting, However, Dr. Kirk's careful analysis of changes to the building envelope over time, particularly after 1960, showing enough modifications to the residence, especially in its overall fenestration, to sufficiently compromise its physical integrity of materials and workmanship. The subject property, because of misguided design attribution, and lacking enough particular design distinction, does not appear to qualify for historic listing at the national, state or local levels historic significance.

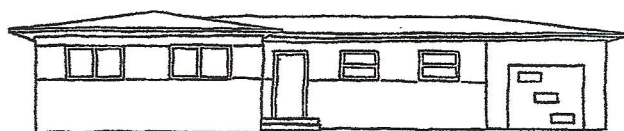
In summary, having carefully reviewed the findings of Dr. Kirk who reviewed the study, I fully support his findings that the Rodriques residence, located on Camino Real, 4NW of 11th Ave. (APN# 010-275-006), in Carmel By-The-Sea, is not qualified for listing as an historic resource, for the reasons clearly identified above.

Respectfully submitted,





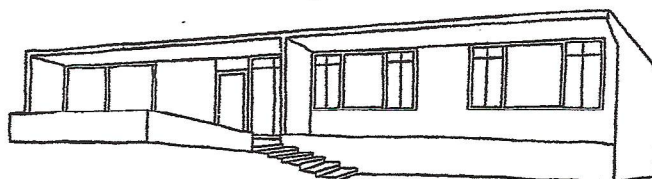
MINIMAL TRADITIONAL



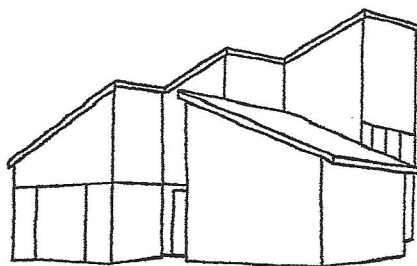
RANCH



SPLIT-LEVEL



CONTEMPORARY



SHED



CARMEL-BY-THE-SEA

PRELIMINARY DETERMINATION OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On April 15, 2024, the Historic Resources Board made a preliminary determination that the property identified below does not constitute an historic resource and is therefore ineligible for the Carmel Inventory of Historic Resources.

Assessor's Parcel Number: 010-275-006

Current Owner: Greg and Van Rodriguez

Block: Q Lot(s): 11, 13

Street Location: Camino Real 4 NW of 11th

Lot size: 5,000

Original Date of Construction: 1933, rebuilt in 1940 to original plans

The basis for this determination is:

- ☐ The property lacks sufficient age to be considered historic.
- ☐ The property has substantially lost its historic integrity through alterations, additions, deterioration, changes in the surrounding environment or other causes.
- ☐ The property does not relate to historic themes or property types established in the Historic Context Statement for Carmel-by-the-Sea.
- ☐ The property has no association with important events, people or architecture that are identified in the Historic Context Statement or that represent the historical/cultural evolution of Carmel-by-the-Sea.
- ☐ There are other better examples of the style in the city.

This preliminary determination will be circulated for a 10 working day public review period beginning on April 16, 2024, and ending at 5:00 P.M. on April 29, 2024. If no requests for further review are received during this period, the determination shall become final and shall remain valid for a period of 5 years.

Katherine Wallace

Katherine Wallace, Associate Planner

DRAFT

ANTHONY LOMBARDO & ASSOCIATES

A PROFESSIONAL CORPORATION

ANTHONY L. LOMBARDO
KELLY MCCARTHY SUTHERLAND
JOSEPH M. FENECH
CODY J. PHILLIPS

144 W. GABILAN STREET
SALINAS, CA 93901
(831) 751-2330
FAX (831) 751-2331

April 12, 2024
Via Email Only

File No. 05563.000

Jordan Chroman, Chair
Historic Review Board
Carmel-by-the-Sea
P.O. Drawer G
Carmel-by-the-Sea, CA 93923

Re: Rodriguez (HE 23-209) Camino Real 4 NW of 11th

Dear Chair Chroman and Members of the Board:

We represent Mr. and Ms. Rodriguez, who do not agree that their home located on Camino Real is historic.

In her report dated August 2023, the City consultant concluded that the house on this property represents a Tudor Revival cottage with a compound plan and a complex moderately pitched roof system. She also notes the houses affiliation with two builders that are mentioned in the historic context statement. The City consultant concludes that the house is eligible for listing under two parts of Criterion Three as 1) “a good example of a Tudor Revival cottage, and 2) for its association to two builders referenced in the city’s historic context statement.

In response to the city historian’s report, the owners engaged two well-known and respected historians to peer review the city historian’s report and findings:

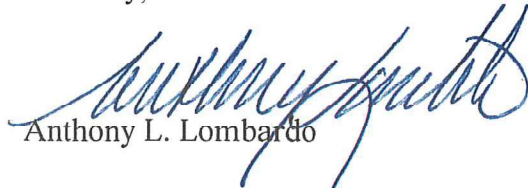
Dr. Anthony Kirk noted in his peer review (see Exhibit A attached) that the house was not consistent with the features of a Tudor Revival house as described in the city’s historic context statement or as noted in other expert resource guides on Tudor Revival features and characteristics. Dr. Kirk also clarified eligibility for listing based on the association with a recognized builder, that the resource must also be shown to be individually significant. The City’s consultant report contains no evidence regarding the significance of the structure. Finally, Dr. Kirk notes numerous changes to the house over the years that would have destroyed its historic integrity even if it had been eligible for listing.

Jordan Chroman, Chair
Carmel Historic Review Board
April 12, 2024
Page 2

Mr. Kent Seavey, the author of the City's historic context statement, also prepared a peer review of the City's report and of Dr. Kirk's report. Mr. Seavey states, as Dr. Kirk did, that the "resource itself must be shown to be individually significant", and it is not eligible simply based on its association with builders referenced in the historic context statement. Mr. Seavey also states that the house is not consistent with the features and characteristics of a Tudor Revival house, but rather is clearly an example of Minimal Traditional Style house. Mr. Seavey provides a sketch of a Minimal Traditional house to support his findings. Finally, Mr. Seavey also notes modifications to the house that would compromise eligibility for listing, if any eligibility had existed.

Based on the peer reviews provided by Dr. Kirk and Mr. Seavey that both identify the discrepancies in the original reports findings and dispute the eligibility of the house for listing under Criterion 3 as to part 1 or 2, the owners respectfully request that the house be determined ineligible for listing by this Historic Resources Board.

Sincerely,



Anthony L. Lombardo

Enclosures

cc: Brandon Swanson, Community Planning & Building Director
Katherine Wallace, Associate Planner
Clients



CITY OF CARMEL-BY-THE-SEA HISTORIC RESOURCES BOARD Staff Report

April 15, 2024
CORRESPONDENCE

TO:	Historic Resources Board Commissioners
SUBMITTED BY:	
SUBJECT:	PUBLIC CORRESPONDENCE: Public Hearings and/or other items appearing on the Agenda

RECOMMENDATION:

BACKGROUND/SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:



CITY OF CARMEL-BY-THE-SEA HISTORIC RESOURCES BOARD Staff Report

April 15, 2024
CORRESPONDENCE

TO: Historic Resources Board Commissioners

**SUBMITTED
BY:**

SUBJECT: PUBLIC CORRESPONDENCE: Additional items not associated with Public Hearings
and/or other items appearing on the Agenda

RECOMMENDATION:

BACKGROUND/SUMMARY:

FISCAL IMPACT:

ATTACHMENTS: