



CITY OF CARMEL-BY-THE-SEA

LOPEZ 5 NW, LLC **Mills Act Contract (MA 23-146)**

City Council Meeting

March 5, 2024



Background: “Cosmas House”

- Lopez Avenue 5 northwest of 4th Avenue
- Bay Region Modern/Second Bay Region style residence constructed in 1961
- Designed by Albert Henry Hill and John Kruse

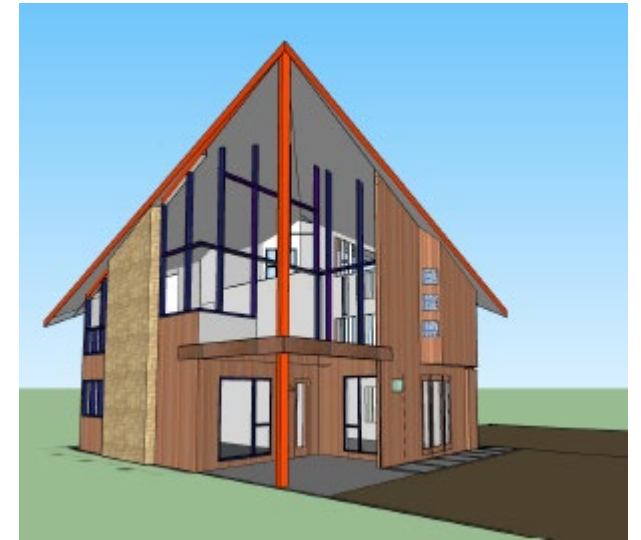


- **October 3, 2023**, the City Council continued the application to a date uncertain without hearing the item.
- **December 5, 2023**, the Council continued the application to a date uncertain without hearing the item.
- **February 6, 2024**, the meeting was cancelled due to winter storms.



Background: “Cosmas House”

- **August, 16, 2021**, Historic Resources Board review and approval.



- **September 15, 2021**, Director approval.





Mills Act Contract

May 16, 2023, application for a Mills Act contract submitted.

September 18, 2023, the Historic Resources Board adopted Resolution 2023-014-HRB recommending the City Council enter into a Mills Act contract with Lopez 5 NW, LLC.





“Cosmas House” – Finding #1

Finding #1

The building is designated as a historic resource by the City and is listed on the Carmel Register.

- Added to Historic Inventory in 2004; removed in 2006 upon appeal; listed again in 2021
- Added to Carmel Register 9/18/23 by HRB





“Cosmas House” – Finding #2

Finding #2

The proposed rehabilitation/restoration and maintenance plan is appropriate in scope and sufficient in detail to guide long-term rehabilitation/restoration and maintenance.

- Required maintenance and rehabilitation should be more significant than just routine maintenance that would be expected for any property.





“Cosmas House” – Finding #2

Rehabilitation Recently Completed (BP 21-0440, finalized 5/4/23)

- Footings retrofitted to the existing foundation (\$38,000)
- Knob and tube electrical wiring removed and replaced to current code (\$25,000)
- Main sewer line replaced to the exterior connection (\$22,000)
- Fenestration alterations



“Cosmas House” - Finding #2

Rehabilitation + Maintenance Plan

\$87,300.00 over 10 years

- Re-stain exterior siding and deck
- Re-paint exterior doors and window trim
- Re-paint beams and eaves
- Replace roof
- Replace structural 2-story post (rotted)
- Sump maintenance
- Termite inspection/treatment
- Maintain landscaping

0 LOPEZ 5 NW OF 4TH AVENUE - 10 YEAR REHABILITATION / MAINTENANCE PLAN											
WORK ITEM	YEAR OF COMPLETION										COST ESTIMATE
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
RE-STAIN EXTERIOR SIDING	X				X					X	\$10,000.00
RE-PAINT EXTERIOR DOORS AND WINDOW TRIM	X								X		\$16,000.00
RE-PAINT BEAMS AND CEILING							X				\$10,000.00
REPLACE CLASS A ROOF SHAKES				X							\$25,000.00
RE-STAIN EXISTING DECK			X				X				\$1,000.00
REPLACE STRUCTURAL POST THRU DECK TO ROOF	X									X	\$20,000.00
MAINTAIN LANDSCAPING	X	X	X	X	X	X	X	X	X	X	\$5,000.00
SUMP CLEANOUT / MAINTENANCE		X		X		X		X		X	\$300.00
TERMITE INSPECTION AND TREATMENT					X						\$1,200.00
TOTAL											\$87,300.00



Re-stain exterior siding and deck





Re-paint exterior doors and window trim





Re-paint beams and eaves





Replace 2004 Roof





Replace 2-story post (rotted)





Maintain Landscaping





Termites





“Cosmas House” - Finding #3

Finding #3: Alterations:

- Will comply with the Secretary’s Standards (future additions only); and
 - Do not significantly alter, damage or diminish any primary elevation or character-defining feature; and
 - Do not increase floor area on the property by more than 15 percent beyond the amount established in the documented original or historic design of the resource; and
 - Do not result in any second-story addition to a single-story historic resource.
- No past work increased floor area by more than 15%. Fenestration alterations approved in 2021 were found to be Standards compliant.
 - All rehabilitation and maintenance work will be performed in accordance with the Secretary’s standards.
 - No work is currently proposed that would:
 - Alter or diminish the historic resource,
 - Increase the floor area, or
 - Result in a 2nd story addition.



“Cosmas House” - Finding #4 and #5

Finding #4

The Mills Act contract will aid in offsetting the costs of rehabilitating and maintaining the historic resource.

Finding #5

Approval of the Mills Act contract will represent an equitable balance of public and private interests and will not result in substantial adverse financial impact on the City.

- Reduction in tax revenue to the City (~40-60%); funds reallocated to work plan
- No Mills Act contracts approved in 2020 or 2021; four contracts approved in 2022; two contracts approved in 2023; three remaining contracts under review from 2023. If all approved that would be 9 of 15 in the 3-yr period.
- Remaining portion of property tax revenue (6%) still allocated to the City
- Value of historic preservation offsets loss of revenue
- Approx \$87,300 in rehab/maint. over 10 years



Recommendation

Staff recommends the City Council accept the recommendation of the Historic Resources Board and enter into a Mills Act Contract with **Lopez 5 NW, LLC** for the property located on Lopez Avenue 5 northwest of 4th Avenue (APN 010-232-028) also known as the “**Cosmas House.**”





DS 21-191/BP 21-440 Fenestration Changes

2 EXISTING NORTH ELEVATION
Scale: 1/8" = 1'-0"

1 EXISTING EAST ELEVATION
Scale: 1/8" = 1'-0"

5 EXISTING SOUTH ELEVATION
Scale: 1/8" = 1'-0"

4 EXISTING WEST ELEVATION
Scale: 1/8" = 1'-0"

3 WEST ELEVATION UNDER DECK
Scale: 1/8" = 1'-0"

REVISIONS

NO.	DATE	BY	REVISION
1			
2			
3			
4			
5			

REVIEWED FOR CODE COMPLIANCE
JOB COPY
Date: _____ Permit #: _____
Issued By: _____

OWNER: PIERRE LECOMTE
VICTORIA BERGERON
8 LOPPEZ HWY #4TH FLOOR
CARMEL, CA

ARCHITECT: KAREN COLLEN
DESIGN FOR LIVING
4 COLUMBIAN PLACE, MONTREY, CA
650.356.4510

A3.1

