



CITY OF CARMEL-BY-THE-SEA

CYPRESS INN Mills Act Contract (MA 23-103)

City Council Meeting

May 7, 2024



Cypress Inn ("La Ribera")

- NEC Lincoln & 7th Ave
- Spanish Eclectic hotel constructed in 1929
- Designed by Blaine & Olsen





Original Cypress Inn (“La Ribera”)



Architects Blaine & Olsen studied Mediterranean architecture in Spain and designed a number of Spanish-style buildings in Santa Barbara. Note the reinforced concrete construction, clay tile roof, 3-story Moorish tower with ziggurat top, and courtyard. 4



1949 Southwest Addition by Gardner Dailey





Name Changes

La Ribera was renamed to “Cypress West” c.1960, and renamed to “Cypress Inn” c.1980 under the ownership of Doris Day and Dennis LeVett





2003 N. Addition on separate lot



Plans are under way to add six suites of rooms and a first-class restaurant to the pet-friendly Cypress Inn, located at Seventh and Lincoln in Carmel.

Carmel hotel looking to expand



The Cypress Inn's renovation plans have already won conceptual approval from the city of Carmel's Planning Commission and historic preservation committee. The inn is co-owned by actress Doris Day.

Cypress Inn
From page B1
 with a complicated land-use swap. "As far as we know, everyone seems to think it's a real win-win situation," said Chris Tescher, one of the project's principal investors. If approved by the city, the deal will work like this:

- **Holiday House**, a six-unit bed-and-breakfast owned by LeVett and Tescher, will be converted to a single-family residence. The two lots on which the house stands will be merged into one permanent lot of record.
- **The Morgan Studio**, which stands just north of the Cypress Inn and is owned by LeVett, will be demolished to make room for the addition.
- **Four apartments** that used to be in the studio will be relocated across the street in the Nielson building, also owned by LeVett.
- **Both Holiday House and the Cypress Inn** will be declared historic buildings.
- **The Cypress Inn addition** will be designed in an architectural style that distinguishes it from the original building.

The shuffling is required to conform to Carmel laws that cap the number of hotel units in town and require the replacement of any demolished homes.

Closing the bed-and-breakfast also would eliminate a use that doesn't conform to the residential area surrounding the Holiday House, said Chip Rerig, an assistant city planner for Carmel.

The plan already has won concept approval from the city's Planning Commission and historic preservation committee.

The studio was used by sculptor Mary DeNeale Morgan but now is badly deteriorated.

The Holiday House, on the other hand, is both well-maintained and considered architecturally significant. It was built in 1905 as a summer home for Guido Marx, a well-known Stanford professor.

"Everything about it is important," said Enid Sales, founder of the Carmel Preservation Foundation. "Not many of the professors' houses are left."

Sales said that she's "extremely pleased" by the plans Tescher and his partners have made to preserve both Holiday House and the Cypress Inn.

"He's making a huge effort to do just what we want people to do — save the important buildings, so we're thrilled to death," she said.

The city is looking for a consultant to conduct an initial environmental study for the project, which probably won't return for formal approval before spring, according to Rerig.

The Cypress Inn was built in 1929 as a hospital but soon became a hotel, operating under the names La Ribera Hotel and the Lincoln Inn.

Tescher said the new restaurant will be leased to a top-notch chef. "It's going to be a unique opportunity for a restaurateur," he said. "Everyone knows about the Cypress and Doris Day."

Before the restaurant can operate at capacity, Tescher said, he and the other partners will need to find more water credits.



1999 north addition on APN 010-147-009 (Block 75, Lot 16)

Original 1929 hotel with 1949 SW addition, on APN 010-147-008 (Block 75, Lots 18, 20, & 22)

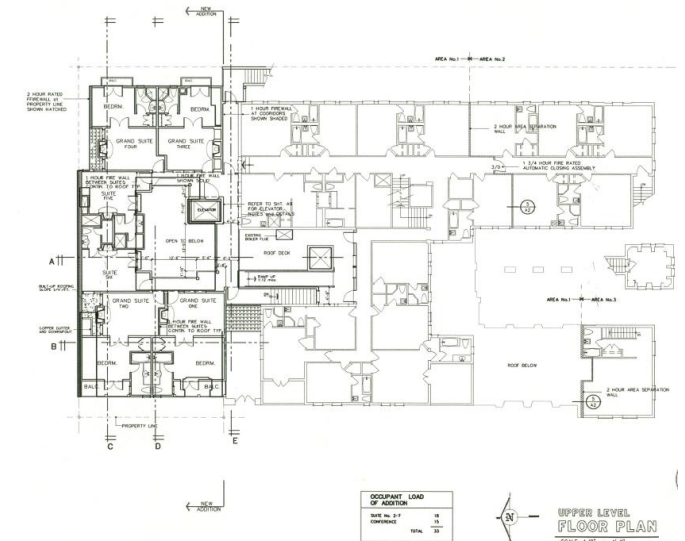
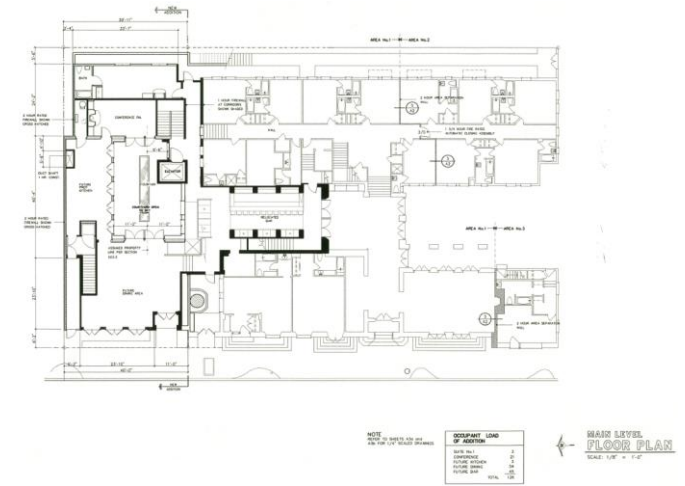
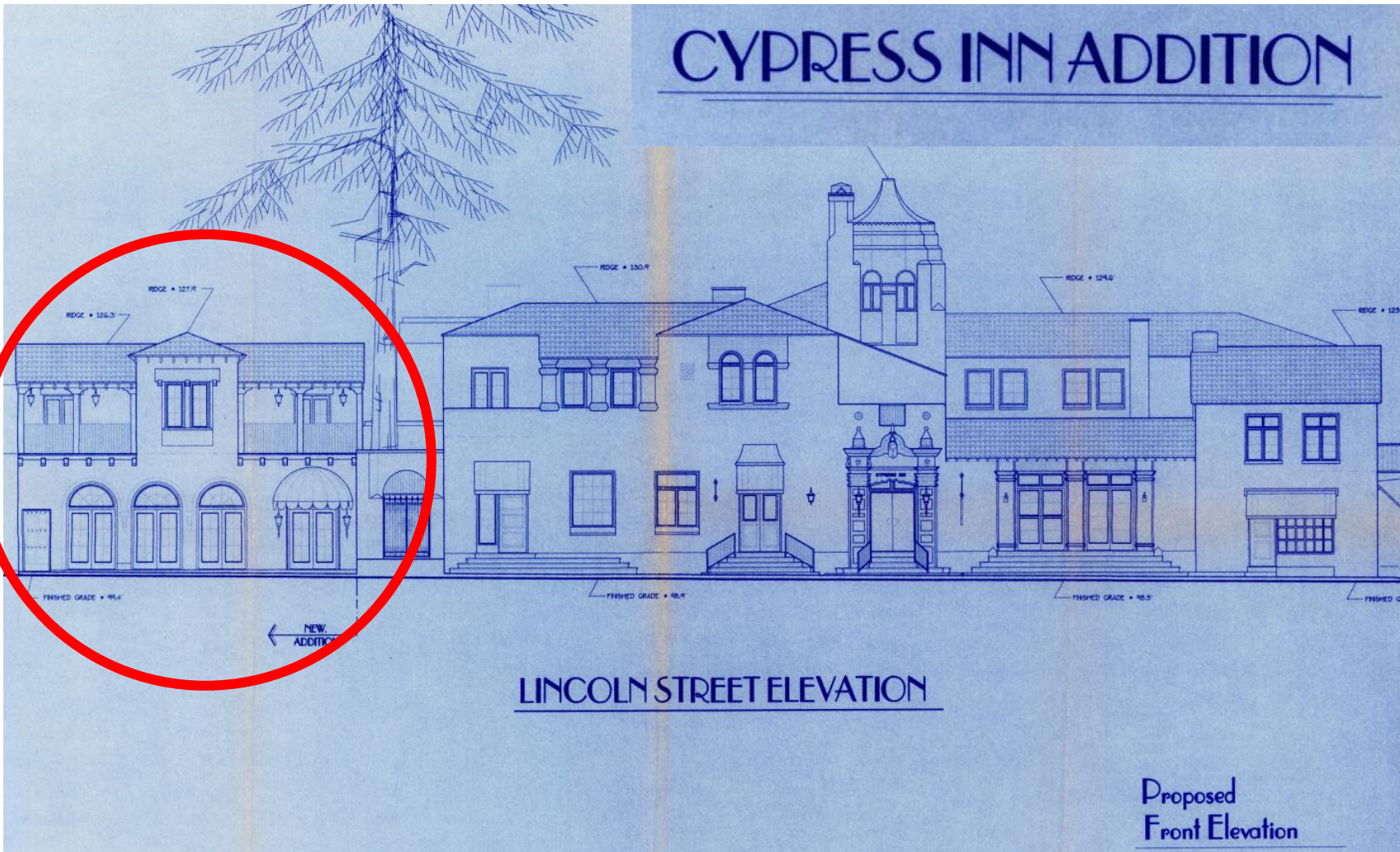


2003 North Addition on separate lot





2003 North Addition on separate lot





Cypress Inn ("La Ribera") – Finding #2

Finding #1

The building is listed on the Inventory and the Carmel Register.

- Resource added to Carmel Register in 1999
- Historic Preservation/Conservation Easement recorded in 2003
- Added to Historic Inventory in 2005, recorded in 2007

1978

HISTORIC RESOURCES INVENTORY

1. Common name: Cypress Inn

2. Historic name, if known: Hotel La Ribera

3. Street or rural address: NE cor. Lincoln & 7th

4. City: Carmel-by-the-Sea

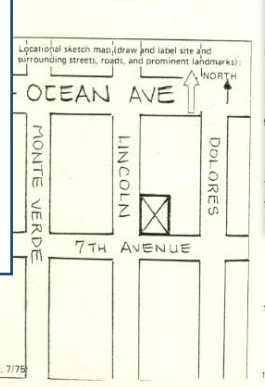
5. Present owner, if known: Cypress West

6. Present Use: hotel

7. Other past uses: residence on site 1923

7a. Briefly describe the present physical appearance of the site or structure in original condition:

A large **asymmetrical** multi-story white stucco complex of buildings, recessed casement windows on upper floors, multiple pane fixed windows on street level, brick and concrete chimneys, recessed entranceway with full height stone tower with casement windows, stone balcony on both streets.



1990

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

1. Common name: CYPRESS INN

2. Historic name:

3. Street or rural address: Lincoln St. at 7th

4. City: Carmel-by-the-Sea Zip 93922

5. Parcel number: Block 75 Lots 18, 20, 22

6. Present Owner: Cypress Inn

7. Present Use: Commercial (Hotel)

7a. Architectural style: Spanish Colonial

7b. Briefly describe the present physical appearance of the site or structure in original condition:

One and two story white stucco complex of buildings, recessed casement windows on upper floors, multiple pane fixed windows on street level, brick and concrete chimneys, recessed entranceway with full height stone tower with casement windows, stone balcony on both streets.



10. Demersly built-up: a. None known b. Private development

11. Threats to site: c. Zoning d. Public Works project e. Vandalism f. Other

12. Date(s) of enclosed photograph(s): Summer 1978

1997

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: AP#10-147-18 La Ribera

Location: Carmel Historic Survey

Address: Lincoln St. at NW corner of 7th

City: Carmel

Block 75, Lots 18, 20, 22

Description: Describe resource and its major elements. Include design, materials, condition, alterations, etc.

One and two story white concrete and stucco complex of buildings, Spanish recessed casement windows on upper floors with slip sills, generally large street level brick and concrete chimneys, recessed entranceway with full story street floor windows, tile faced foundation walls, three story square circular arched recesses, plantings along buildings on both streets.

PHS Hotel/Motel

Report Citation: (Cite survey report/other sources or "none")

Recorded by: Erling Lagerholm

Date Recorded: 04/23/1997

Survey Type: Intensive



2003

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Resource Name or #: (Assigned by recorder) La Ribera Hotel

Location: Monterey

Address: 1/4 of 1/4 of Sec 1 B.M.

City: Carmel-by-the-Sea Zip 93921

Block 75, Lots 18, 20, 22

Description: Describe resource and its major elements. Include design, materials, condition, alterations, etc.

A two-story, reinforced concrete and wood-frame Spanish Eclectic Style hotel, "U" shaped in plan, resting on a concrete foundation. The exterior wall cladding is a smooth cement stucco. The low-pitched roof system employs gable, hipped and shed forms, all covered in Mission tile. The shed roofed portions tend to cover enclosed stairwells and entry porches, including a covered, one-story arcade on the west side of the open courtyard, facing 7th Avenue. A full, stepped Moorish style tower is centered in the hotel complex of paired, keyhole arched openings on each elevation, slightly modified from their original 1929 appearance. There is a chimney, whitewashed cap at the NW cor. of this feature. The main building block slopes slightly back at the second floor corners on the NW and SW ends of the west facing facade. This allows for small balconies which view the street. A one-story hyphen, part of the original design, connects the main building block via two-story addition at the NW cor. of 7th Ave. The hyphen, just south of the single, raised building block, has two full height sets of wood French doors, set between massive square columns and simple capitals. These columns form are repeated, in miniature, flanking the apartment windows found on the NW cor. of the second floor. The facade is set decorative Spanish & Moorish tiles in several locations. A grassed patio separates the two wings that extend south from the main building block, enclosed by a wrought iron fence along 7th Ave.



Report Citation: (Cite survey report and other sources, or enter "none")

Recorded by: Erling Lagerholm

Date Recorded: 04/23/1997

Survey Type: Intensive



Cypress Inn (“La Ribera”) – Finding #2

Finding #2

The rehabilitation/ maintenance plan is appropriate in scope and sufficient in detail and more significant than just routine maintenance expected for any property.

Rehabilitation + Maintenance Plan \$1,114,000 over 10 years

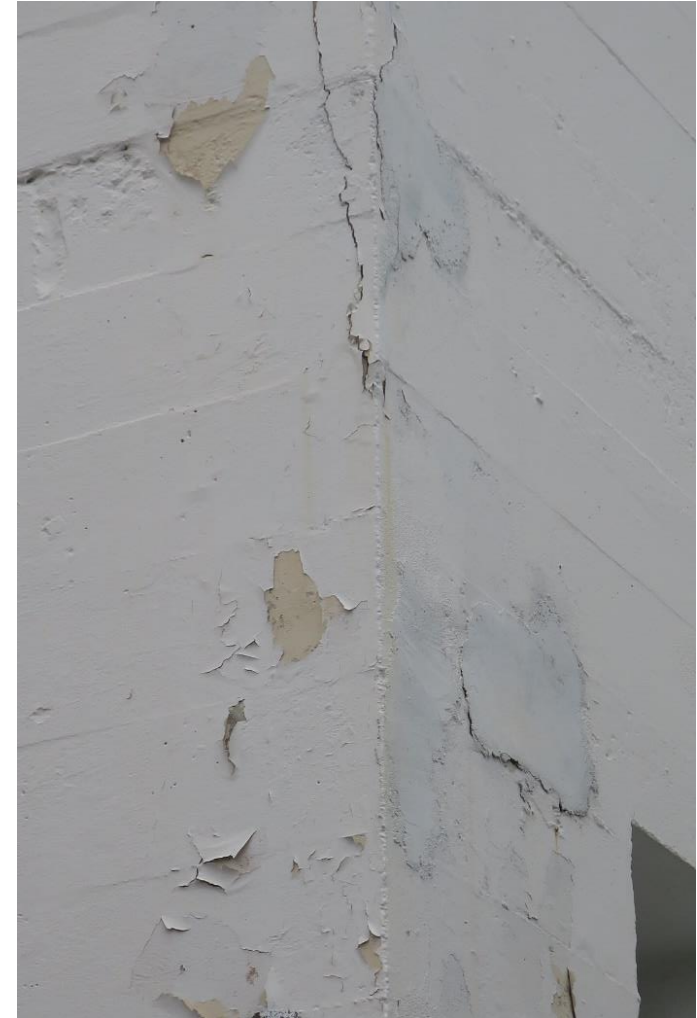
- Plaster cracking/repair at tower
- Plumbing repairs (replace water and sewer pipes)
- Fire alarm upgrades
- ADA elevator, restroom, and hardscape (stair, walkway, gate) upgrades
- Replace boiler and water softener
- Electrical upgrades
- Exterior painting
- Rehab windows
- Roofing repairs/replacement
- Termite testing/repairs
- Resolve waterproofing issues at courtyard planter



City of Carmel MIB: Art Rehabilitation and Maintenance Plan											
Cypress Inn (aka, Hotel La Ribera) Located at 101 North Avenue, Carmel, CA											
MIB: Art Rehabilitation and Maintenance Plan											
Work Item	Anticipated Year of Completion										Cost Estimate (per per item)
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
STRUCTURAL UPGRADES											
investigate plaster cracking (under tower observation)											\$80,000
HEATING SYSTEM UPGRADES											
heating system - replace wall mounted BOD pipes (Rubbish)											\$95,000
heating system - replace wall new pipe section (Rubbish)	\$20,000										\$20,000
replace fire alarm upgrade (Observance)	\$80,000										\$80,000
replace fire alarm upgrade for ADA (Observance)						\$10,000					\$10,000
ADA upgrade for patio (Observance)				\$24,000							\$24,000
stone masonry repair (under BOD Section (Rubbish))										\$90,000	\$90,000
stone masonry upgrade (structural deterioration (Rubbish))										\$80,000	\$80,000
EXTERIOR FEATURES, MATERIALS, AND FINISHES											
repair 40' exterior of wall over 4' wide (Observance)										\$80,000	\$160,000
repair masonry masonry for gate and concrete (Rubbish)	\$110,000										\$110,000
repair masonry masonry for stair and concrete (Rubbish)						\$10,000					\$10,000
stone masonry repair and repairs (Observance)										\$70,000	\$70,000
stone masonry repair and repairs (Observance)											\$70,000
HARDSCAPE AND LANDSCAPE											
stone masonry repair and repairs ADA work (Rubbish)						\$10,000	\$10,000	\$10,000	\$10,000		\$40,000
stone masonry repair and repairs ADA work (Rubbish)			\$10,000								\$10,000
landscaping courtyard planter											\$10,000
TOTAL TOTAL	\$80,000	\$110,000	\$270,000	\$124,000	\$10,000	\$10,000	\$80,000	\$80,000	\$80,000	\$80,000	\$1,114,000
INITIAL TOTAL	\$80,000	\$110,000	\$270,000	\$124,000	\$10,000	\$10,000	\$80,000	\$80,000	\$80,000	\$80,000	\$1,114,000



Plaster Cracking at Tower





Plumbing Repairs- Water and Sewer Pipes





ADA Upgrades





Replace Boiler and Water Softener





Electrical Upgrades





Exterior Painting



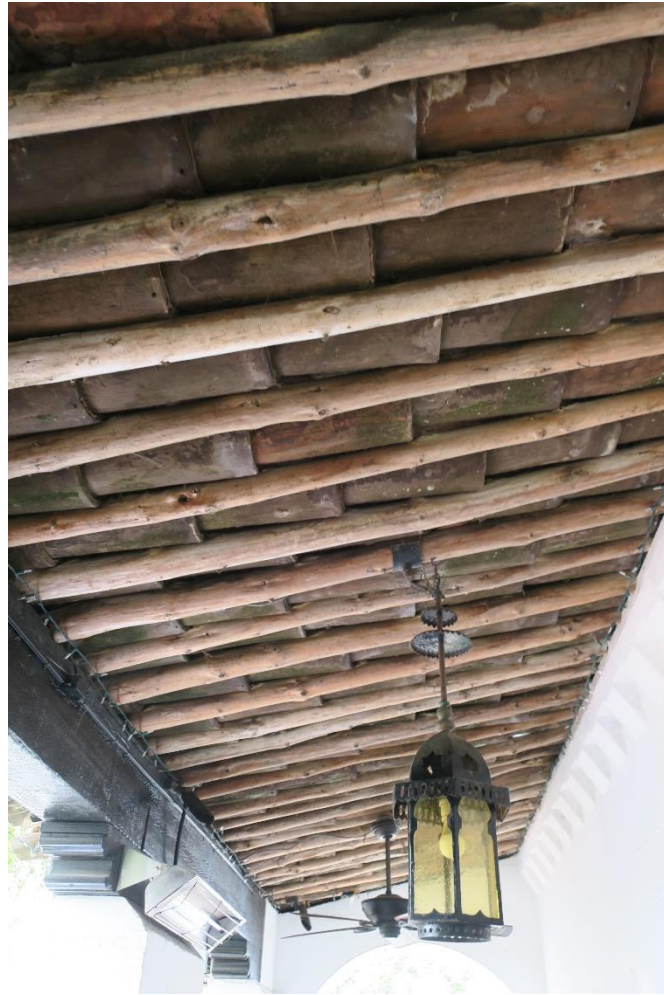


Repair and Rehab Windows (replaced in 1983)





Roofing Repair/Replacement





Cypress Inn (“La Ribera”) – Finding #3

Finding #3: Past and Future 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.

The 1949 SW corner addition is older than 50 years and is documented in Seavey’s DPR form as significant (“the earliest known Carmel design by noted California architect, Gardner Dailey”)

The north addition (approved 1999, built 2003) is located on a wholly separate property. The north lot (APN 010-147-009) was never merged with the original hotel lots (APN 010-147-008).



Cypress Inn (“La Ribera”) – Finding #3



1999-2003 north
addition on APN
010-147-009
(Block 75, Lot 16)



Original 1929
hotel with 1949
SW addition, on
APN 010-147-008
(Block 75, Lots 18,
20, & 22)



Cypress Inn (“La Ribera”) – 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 (typically 40-60%); funds reallocated to work plan projects
- None approved 2020/2021; 4 approved 2022; 2 contracts approved in 2023; 2 contracts already approved in 2024
- Remaining portion of tax revenue (6%) still allocated to the City
- Value of historic preservation offsets loss of revenue
- \$1,114,000 in rehab/maint. over 10 years



Recommendation

Staff recommends that the City Council enter into a Mills Act Contract with Sentimental Journey LLC for the historic “La Ribera Hotel” located on the northeast corner of 7th Avenue and Lincoln Street (APN 010-147-008), also known as the Cypress Inn.

