



CITY OF CARMEL-BY-THE-SEA PLANNING COMMISSION Staff Report

April 10, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Marnie R. Waffle, AICP, Principal Planner
APPROVED BY:	Brandon Swanson, Assistant City Administrator and Acting Director of Community Planning and Building
SUBJECT:	DR 24059 & UP 24060 (Hofsas House, Inc.): Consideration of a Design Review application, DR 24059 (Hofsas House, Inc.), Use Permit application, UP 24060 (Hofsas House, Inc.), and associated Lot Line Adjustment and Coastal Development Permit for the demolition of the 38-room Hofsas House Hotel and the construction of the Carmel Legacy Hotel, a 38-room hotel and two apartments inclusive of the historic "Donna Hofsas House" and associated hotel accessory uses, located on San Carlos Street 2 northwest of 4th Avenue in the Residential & Limited Commercial (RC) District. APNs: 010-124-001-000 and 010-124-014-000.

Application: DR 24059 & UP 24060 (Hofsas House, Inc.)

APN: 010-124-001-000, 010-124-014-000

Block:34

Lot:Various

Location: San Carlos Street 2, northwest of 4th Avenue

Applicant:Eric Miller Architects

Property Owner: Hofsas House, Inc.

Executive Summary:

The Hofsas House Hotel is a 38-room hotel that has been in operation since the 1950's. The proposed project is demolition of the existing hotel and construction of a new hotel with modern amenities such as a restaurant and dining room, business center, gym/fitness center, salon, and spa. The hotel buildings were evaluated in 2023 for historical significance, and on December 18, 2023, the Historic Resources Board adopted a Determination of Ineligibility for the hotel. The Planning Commission is considering a use permit for the hotel and a design review for the redevelopment of the site. A lot line adjustment is also proposed.

Recommendation:

Adopt a Resolution (Attachment 1) approving a Use Permit for the 38-room Carmel Legacy Hotel, the historic Donna Hofsas House, and associated accessory uses located on San Carlos Street 2 northwest of 4th Avenue in the Residential & Limited Commercial (RC) District. APN 010-124-001-000 and 010-124-

014-000, and

Adopt a Resolution (Attachment 2) approving a Design Review and associated Lot Line Adjustment and Coastal Development Permit for the demolition of the 38-room Hofsas House Hotel and the construction of the Carmel Legacy Hotel, a new 38-room hotel and two apartments inclusive of the historic "Donna Hofsas House" and associated hotel accessory uses, located on San Carlos Street 2 northwest of 4th Avenue in the Residential & Limited Commercial (RC) District. APN 010-124-001-000 and 010-124-014-000.

Background and Project Description:

The Hofsas House Hotel occupies a 36,200 square foot building site comprised of two legal lots of record, an 8,000 square foot lot (Block 34, Lots 1 & 3, APN 010-124-001) and a 28,200 square foot lot (Block 34, Lots 5, por. of 7, por. of 8, 9, 10, por. of 11, 12, 14, APN 010-124-014). The hotel, as it is known today, was constructed in 1957 and expanded in 1968. The historic Donna Hofsas House is located on the larger of the two parcels, fronting Dolores Street, and was constructed in 1960.

Four residences were constructed on lots 7, 9, 11, and 12 on San Carlos Street, northwest of Fourth Avenue, between 1923 and 1933. In 1943, the two-story residence on lot 9 was remodeled into apartments. Donna and Fred Hofsas purchased these properties in 1949 and created the Hofsas House complex of rental rooms and apartments. In 1956, they demolished two of the residences (lots 7 and 12) to create a parking lot.

In January 1957, Donna and Fred built a Bavarian-themed four-story, 25-unit motel and swimming pool designed by architect Robert Jones. Two of the pre-1957 cottages were remodeled and incorporated into the hotel's new design (lots 5 and 7). The reception area to the south of the hotel was one of the existing buildings, as evidenced by Robert Jones' site plan for the project (lot 9). This area was further enlarged to the south to create the Porte-cochere (portion of lot 11). A front-facing, clipped gable roof sweeps to the south to cover the Porte-cochere. Design features include wide, overhanging eaves with visible rafters, pink stucco with contrasting decorative half-timbering, front-gabled dormers, vertical diamond-paned windows, balconies with band-sawn railings, and floral murals by Maxine Albro.

In 1960, Donna Hofsas House, a single-family dwelling sporting a hyperbolic-parabola roof (aka modern gull-wing roof), was constructed on a portion of the larger hotel property (lots 8 and 10) fronting Dolores Street and served as the hotel manager's house. The home was evaluated for historical significance in 2002 and again in 2023 when it was officially added to the Carmel Historic Inventory.

In 1968, Donna Hofsas commissioned the eight-unit detached North Wing on lots 1 and 3 (front San Carlos Street) after demolishing two apartment buildings on those parcels. The north wing also expresses the Bavarian theme featuring wide, overhanging eaves, clipped gables, pink stucco, decorative half-timbering, gabled dormers, and band-sawn railings.

The hotel buildings were evaluated in 2023 for historical significance, and on December 18, 2023, the Historic Resources Board adopted a Determination of Ineligibility for the hotel. No appeals were filed, and the decision became final on January 10, 2024.

The applicant proposes demolishing the 38-room Hofsas House Hotel and building a new hotel, Carmel Legacy Hotel. There would be no increase in the number of hotel rooms.

Community Meetings Hosted by the Applicant

The applicant team hosted community meetings on January 26, 2023, and October 18, 2023, to present a

preliminary design of the project to the community and solicit feedback. The applicant team also presented the project at the Carmel Chamber of Commerce Roundtable on May 17, 2023, and at the Carmel Chamber of Commerce Board Meeting on May 25, 2023. The applicant initiated all of these meetings, and the feedback received informed changes to their design.

Development Review Committee Meeting

On February 16, 2023, the City's Development Review Committee met to discuss the proposed project and provide preliminary feedback to the applicant. The Committee includes the Carmel Community Planning & Building Department, Carmel Public Works Department, Monterey Fire Department, Monterey Peninsula Water Management District, and Carmel Area Wastewater District.

Conceptual Review

Carmel Municipal Code Section 17.14.110 (Standard of Review and Design Guidelines) states

When a proposed project involves construction of a new building or the replacement, significant enlargement, or modification of an existing building, applicants are encouraged, first, to consult the design guidelines and then to prepare and submit conceptual or preliminary drawings for review by the Planning Commission. This preliminary review can promote communication between project applicants and the City's staff and decision-makers, facilitating an understanding of applicable design regulations and avoiding unnecessary expenditures in detailed plans.

On December 13, 2023, the Planning Commission held a public hearing to review the project's conceptual design. The following summarizes the Planning Commission's comments/direction:

- Average grade is an appropriate measurement tool to determine building height.
- The restaurant above the lobby and the separate lounge west of the lobby do not qualify as a special design feature (e.g., towers, steeples, and ornamentation) and cannot exceed the maximum building height.
- The Commission was divided on whether the project is human scale.
- A parking/traffic study is necessary.
- All accessory uses should be restricted to guests of the hotel.

Based on feedback from the Commission and the public, the following revisions were made to the design:

- The height of the lobby building was reduced by 3 feet.
- A parking/traffic study was submitted.
- The vehicle exit on Third Avenue at San Carlos Street was reintroduced into the design.

Staff Analysis:

ZONING.

Archaeological Overlay District: Applications for new construction or additions, alterations, and remodels involving excavation of undisturbed earth shall include an Archaeological Resource Management Report (ARMR). The "Archaeological Resource Management Reports (ARMR): Recommended Contents and Format" (cited as the ARMR Guidelines, prepared by the California Office of Historic Preservation) shall be used as guidelines for the preparation of ARMR reports. The Planning Commission and the Department of Community Planning and Building shall use these ARMR Guidelines to review proposed construction and mitigation for potential impacts on archaeological resources. Project plans that fail to achieve reasonable compliance with these ARMR Guidelines shall not be approved.

Residential and Limited Commercial (RC) District: The purpose of the RC District is to provide an appropriate location for permanent and transient residential uses, service and office uses, and limited retail uses that do not adversely impact the residential neighborhood. This district is intended to provide a transition and buffer between the more intense activities in the CC and SC districts and the less intense activities in the R-1 and R-4 districts. Hotels are a conditionally permitted use in the RC District.

CONDITIONAL USE PERMIT.

Findings for the Reconstruction of a Hotel Use

The Hofsas House Hotel is considered a nonconforming use because it was established prior to a change in the municipal code that now requires a use permit for hotels. The demolition and reconstruction of the hotel requires that the project meet all current standards for a hotel, including the granting of a use permit by the Planning Commission.

The following special use permit findings are required for the reconstruction of hotels/motels in the commercial districts (CMC 17.64.120, Existing Motel Uses and the Reconstruction of Motel Buildings in Commercial and R-4 Districts).

A. That the motel or hotel was in existence and lawfully established prior to April 1988 and has remained in operation since that time. That the proposed use will not increase the number of lodging units in existence as of that date.

Staff Response: In 1957, a four-story, 25-unit hotel and swimming pool were constructed, and an adjacent single-family residence was remodeled to serve as the hotel reception area. The existing porte cochere adjacent to the reception office was also constructed at this time. In 1968, eight additional units were constructed on an adjacent 8,000-square-foot lot north of the hotel. Combined with the five units remaining from the early days of the rental rooms and apartments, the hotel has operated 38 units since 1968. The proposed Carmel Legacy Hotel includes 38 rooms. The project meets this finding.

B. That the proposed use will be operated as a commercial business offering transient lodging for guests and visitors. That the use will maintain living quarters occupied by a full-time manager on-site, if such occupancy was previously established as part of the use.

Staff Response: The Carmel Legacy Hotel will continue to operate as a hotel, providing transient lodging to guests for periods of less than 30 days. The historic Donna Hofsas House, which served as the original hotel manager's unit, will be remodeled into two apartments and continue providing living quarters for an on-site manager. The project meets this finding.

C. That the minimum number of units on the site is five. That, except for the manager's unit, no units shall contain kitchens or similar facilities for cooking food.

Staff Response: The project proposes to maintain 38 hotel units. Special condition of approval no. 38 states that no hotel units shall contain kitchens or similar facilities for cooking. A kitchen is defined as, *Any room or any part of a room designed, built, equipped, used, or intended to be used for the preparation of food and dishwashing, whether or not said room contains a cookstove or any other cooking appliance. A dining room, alcove, or similar room adjacent to or connected with a kitchen in which toasters, grills, percolators, and similar appliances are used shall not be deemed a kitchen.* (CMC 17.70) The two apartments within the historic Donna Hofsas House, one of which will serve as the on-site manager's unit, are required to have kitchens as a permanent residential use. With the application of conditions, the project

meets this finding.

D. That, when reconstruction is involved, a site plan has been approved through the design review process that maximizes usable open space, minimizes unrelieved expanses of pavement devoted to parking and conforms in all respects to the commercial design requirements in Chapter 17.14 CMC, Commercial Zoning Districts.

Staff Response: The applicant has submitted a site plan for design review that includes replacing the existing expanse of pavement devoted to parking with structured parking that will screen vehicles and provide opportunities for passive outdoor gathering spaces. Special conditions have been included to ensure that the project meets all commercial design requirements. With the application of conditions, the project meets this finding.

E. That the use meets all parking requirements for all uses on the site established by Chapter 17.38 CMC, Off-Street Parking Requirements.

Staff Response: The project is required to provide one on-site parking space for each hotel unit and 1.5 spaces for each permanent residential use, for a total of 41 spaces. The applicant proposes at least 68 spaces in an underground parking structure. The additional spaces are to provide off-street parking for the hotel's employees, relieving parking pressures on surrounding streets in the residential district. Additionally, the applicant is proposing a valet-only service for all guests and hotel employees. The project meets this finding.

F. That incidental service uses provided by the motel, that are not otherwise allowed within the land use district, will be limited to use by motel occupants only and will not be made available to the general public.

Staff Response: The project includes a restaurant, café/bakery, fitness center, salon, and spa. In the RC District, all of these uses are prohibited except for barber and beauty shops. The applicant proposes to limit the use of these facilities to hotel guests only. The project meets this finding.

Minor Accessory Uses to Hotels/Motels

Hotels and motels may include minor accessory uses such as light meals and refreshments for guests only, with or without separate remuneration. If such accessory uses are available to the general public, they must be allowed land uses within the underlying land use district and must meet all design, parking, and land use regulations established for the use (CMC 17.14.040.M, Hotels and Motels).

Additionally, CMC Section 17.14.040.B (Ancillary Uses) states,

Requests for the establishment of more than one ancillary use with a primary use, or to establish one or more ancillary uses with a proportion of more than 10 percent of the primary use shall only be approved upon the granting of a use permit by the Planning Commission through the adoption of findings established in CMC 17.64.060, Ancillary or Accessory Uses.

The applicant is proposing the following accessory/ancillary uses:

Restaurant. The project includes a 50-seat restaurant. The kitchen would be located on level two below the lobby, and the seating area on level four above the lobby.

Café/Bakery. The proposed café/bakery would be approximately 300 square feet in size and would be located on level 2 adjacent to the lobby building.

Gym/Fitness Center. The project includes an approximately 500-square-foot gym for hotel guests only. The Gym would be located in a portion of the historic Donna Hofsas House. It would be open from 6 a.m. to 9 p.m. daily.

Business Center. The proposed business center is approximately 350 square feet and located in the historic Donna Hofsas House. It would be open 24 hours a day, seven days a week.

Spa & Hair Salon. The proposed spa and hair salon is approximately 700 square feet and is located on level 2 in Building 5. Services would be available by appointment only.

Findings for Multiple Ancillary Uses

The following special findings are required for approval of ancillary or accessory uses (CMC 17.64.060):

A. That all proposed ancillary uses are compatible with the primary use;

Staff Response: The proposed ancillary uses are compatible with newer hotels in tourist destinations that provide guest amenities.

B. That the proposed land use, considered as a whole, appears to have the primary and ancillary uses united by a consistent theme and that the use will not exhibit a character of multiple, unrelated activities combined into one business; and

Staff Response: All of the proposed activities would serve the needs of guests, whether traveling on business or for pleasure. Amenities also cater to guests hosting a special event or celebration, such as a wedding.

C. That the use will contribute to the character of the commercial district as a residential village with a mix of unique retail and service shops.

Staff Response: This finding is not applicable.

Time Limits on Commercial Business Use Permits

Carmel Municipal Code Section 17.52.170 (Time Limits on Approvals and Denials) places a six-month time limit on commercial business use permits. The approval expires if a commercial business is not established within this time frame. CMC Section 17.52.170.B allows the Planning Commission to approve an alternative time limit by adopting a condition of approval. Staff recommends special condition of approval no. 7 (Attachment 1) to extend the time period for which the commercial business use permit will remain valid from six months to 18 months to run concurrently with the commercial design review permit.

DEVELOPMENT STANDARDS.

Building Site Area: The maximum building site area in the RC District is 32,000 square feet. The project site comprises two legal lots of record, an 8,000-square-foot lot containing eight hotel rooms and a 28,200-square-foot lot containing 30 hotel rooms. The combined lot size is 36,200 square feet. The applicant is proposing a lot line adjustment to create two more equally sized lots at approximately 18,333 square feet and 17,867 square feet, respectively. The project meets this standard.

Lot Line Adjustment: Applications for lot line adjustments in commercial districts require review and approval by the Planning Commission (CMC 17.44.040, Approval of Applications). The applicant requests

to shift the lot line between lots 3 and 5 in Block 34 to the south, between proposed Buildings 2 and 4 and the Lobby. The adjusted lot line would result in the two lots being more equally sized at approximately 18,333 square feet and 17,867 square feet, respectively. Staff supports approval of the lot line adjustment. Special condition of approval no. 39 requires the applicant to prepare a final record of survey map and submit it to the Community Planning and Building Department for review and recordation with the Office of Monterey County.

Building Coverage: Building coverage is defined as the total ground area of a site occupied by any building or structure as measured from the outside of its surrounding external walls or supporting members. Building coverage includes exterior structures such as stairs, arcades, and bridges, permanent structural elements protruding from buildings such as overhanging balconies, oriel windows, stories that overhang a ground-level story, and covered carports (CMC 17.14.130, Building Coverage).

Excluded from building coverage are roof eaves extending less than 30 inches from the face of the building, awnings or covered entryways, and masonry walls not greater than six feet in height, such as wing walls, planter walls, or grade-separation retaining walls.

All site area not counted as building coverage shall be considered open space (CMC 17.14.130, Building Coverage). Open space is an open area free of structures and visually accessible from public ways or walkways (CMC 17.14.170.A).

The maximum allowable building coverage in the RC district shall not exceed 70 percent of the total site area if the land area is 4,000 square feet or less. If the land area is more than 4,000 square feet, the allowable building coverage shall be reduced by one percent for each additional 2,000 square feet of site area. (For example, the allowable building coverage on a 6,000-square-foot site equals 69 percent of the total site area.)

The proposed lot sizes are approximately 18,333 square feet and 17,867 square feet. The maximum allowable building coverage is, 62.84% or 11,520 square feet and 63.07% or 11,268 square feet, respectively. Special condition of approval no. 40 has been added, requiring a comprehensive building coverage analysis, including diagrams, prior to the issuance of a building permit to confirm the project complies with maximum building coverage standards.

Floor Area Ratio: Floor area is defined as the total combined area included within the surrounding exterior walls of all floor levels. Floor area includes all floor spaces used for commercial, manufacturing, residential and miscellaneous land uses including space occupied by mezzanine floors, interior walkways, storage areas above ground, hallways, restrooms, and both interior and exterior wall thicknesses.

Excluded from floor area are the following: underground floor space within a basement, cellar or underground garage when not used for commercial purposes. Also excluded are: underground areas for noncommercial storage or parking and mechanical spaces within a building limited to vent, duct and piping shafts, and mechanical equipment rooms of the minimum size required by the building code.

The floor area ratio for a 2-story building in the RC District is 80 percent. No single structure shall contain more than 10,000 square feet of floor area. In addition to the basic floor area ratio two-story buildings may qualify for a bonus of up to 15 percent, which allows a floor area ratio of up to 95 percent of the site area. A floor area bonus of up to 10 percent may be granted for projects that include a courtyard and/or intra-block walkway.

The proposed lot sizes are approximately 18,333 square feet and 17,867 square feet. The maximum allowable floor area is 14,666 and 14,293, respectively. The applicant is also proposing two intrablock walkways, a east-west walkway on Lot 2 and a north-south walkway on Lot 1.

The table below provides a breakdown of the floor area ratio with the intrablock walkway bonus.

Table 1. 80% Floor Area Ratio Plus 10% Intrablock Walkway Bonus

	Lot Size	80% FAR	10% Bonus	Total Allowed	Proposed	Dif.
Lot 1	18,333	14,666	1,833	16,499	18,688	+2,189
Lot 2	17,867	14,293	1,786	16,079	13,778	-2,301
Total	36,200	28,959	3,619	32,578	32,466	-112

While the project as a whole does not exceed the combined floor area allowance, the amount of square footage on Lot 1 exceeds what is permitted. Special condition of approval no. 41 requires the applicant to reduce the square footage prior to the issuance of a building permit. With the application of conditions, the project meets this standard.

Building Height: The maximum allowable building height in the RC District is 26 feet, except that building sites that face, abut, or adjoin any property in the R-1 district shall be limited to a height of 24 feet. The project faces an R-1 district on both the north and west sides of the site; therefore, the maximum building height is 24 feet.

Note: Small areas not exceeding 10 percent of the proposed building coverage and occupied by special design features such as towers, steeples, and ornamentation may exceed these heights if approved by the Planning Commission.

The height of buildings is measured as the plumb vertical distance from the existing or finished grade (whichever is more restrictive) to the highest point on the roof (CMC 17.06.020.L, Measuring Height). Existing grade is the topographic elevation representing the surface of the ground prior to grading, filling, or other site alterations for a project. Existing grade may also be referred to as natural grade. Finished grade is the topographic elevation representing the ground surface of those parts of the site not occupied by a building upon project completion.

On sites disturbed from previous grading or excavation activities, an approximation of preexisting conditions may be used as a reference for determining average or existing grade using grades on adjacent sites, retaining walls, and prior survey maps. All such grade approximations shall require the concurrence of the Department and a determination that the resulting project complies with all requirements of the Zoning Ordinance, avoids large exposed cuts and unnatural topography, and is consistent with R-1 design objectives (CMC 17.06.020.F).

Due to prior over-excavation of the lot, the applicant requests the use of average grade to measure the height of new structures. Average grade is defined as, *A horizontal line approximating the ground elevation through each building on a site used for calculating the exterior volume of buildings. Average grade is calculated separately for each building.* At the December 13, 2023, Planning Commission meeting, the Commission expressed support for using average grade to measure building height.

The project has been designed within the 24-foot height limit as measured from average grade, with the exception of minor projections for elevator towers. Refer to Attachment 5, Sheet A-19C for an analysis of the projects compliance with the R-1 design objectives. The project meets this standard.

Setbacks: The project site abuts parcels in the RC District to the south and west and is located across from the R-1 District to the north and west. The east side is across from the RC District.

The setbacks identified below apply to the project. Setbacks shall be used primarily for landscaping.

Buildings 1-4:

Front Setback (East, San Carlos Street, across from RC District): 5 feet

Rear Setback (West): Not Applicable

North Side Setback (Unimproved Third Street): Not Applicable

South Side Setback (Proposed Lobby, abutting RC District): 5 feet for 50 percent

Lobby:

Front Setback (East, San Carlos Street, across from RC District): 5 feet

Rear Setback (West): Not Applicable

North Side Setback (Interior Lot Line, abutting RC District): 5 feet for 50 percent

South Side Setback (Interior Lot Line, abutting RC District): 5 feet for 50 percent

Building 5:

Front Setback (West, Dolores Street, across from R-1)

Rear Setback (East): Not Applicable

North Side Setback (Interior Lot Line, abutting RC District): 5 feet for 50 percent

South Side Setback (Interior Lot Line, abutting RC District): 5 feet for 50 percent

Historic Donna Hofsas House: No Change

Parking Regulations: For an analysis of the project's conformance with on-site parking requirements, see the discussion above under Conditional Use Permit, Findings for the Reconstruction of a Hotel Use, Subsection E.

At the December 13, 2023, conceptual review hearing with the Planning Commission, the applicant was asked to prepare a parking and traffic study to evaluate traffic impacts on Dolores Street with a single point of entry/exit from the garage. In response to the concerns raised by the neighbors, the applicant has revised the circulation pattern on site to retain the exit onto Third Avenue, thereby reducing the number of vehicle trips at the Dolores Street entry. The applicant also commissioned Hexagon Transportation Consultants to prepare a Vehicle Miles Traveled (VMT) and Parking Assessment for the project (Attachment 6).

Vehicles Miles Traveled (VMT) replaced the former Levels of Service (LOS) intersection analyses under the California Environmental Quality Act (CEQA). The study is based on a 38-room hotel with all on-site facilities restricted to hotel guests only. It concludes that there would be no net increase in vehicle trips compared to current conditions. Additionally, the applicant proposes to provide an electric bus and limousine service that would shuttle guests to and from local designations, including to and from the Monterey airport. These services are not currently offered at the hotel. By providing alternative transportation options for hotel guests, the number of daily vehicle trips can be expected to be lower.

The Hexagon report also analyzed existing parking demand at the hotel. Based on industry standards, the peak parking demand for a hotel occurs at approximately 9 a.m. on weekdays and 9 p.m. on Saturdays. A parking occupancy survey was conducted on April 29, 2023 (Saturday) and May 2, 2023 (Tuesday) to determine existing parking demand at the hotel. The survey involved counting the number of vehicles parked on-site during the peak periods. Of 28 on-site parking stalls, 15 were occupied on Tuesday and 20 on Saturday. The report concludes that existing on-site parking meets current demand.

The proposed hotel maintains the same number of rooms, and while the variety of amenities will increase, they will be limited to guests only and, therefore, not generate additional parking demand. Additionally, the

project proposes 68 on-site parking spaces, which exceed the current number of on-site spaces (28) and the amount of required parking (41).

Underground Parking: The following standards apply to underground parking:

1. The maximum height of the finished floor level above an underground parking garage facing any public street, way, place or park, shall not be higher than five feet above the existing grade or the official street grade, whichever measurement results in the lower height.

Staff Analysis: The street grade elevation at the parking structure entrance on Dolores Street is 66.41'. The finish floor level of Building 5 is 69'. The project meets this standard.

2. Underground parking garages may be constructed within required setbacks if significant trees will not be removed or injured and the setback can still be effectively landscaped. Underground garage designs shall provide sufficient room around the perimeter to accommodate existing and new tree root systems for all trees required as part of the project.

Staff Analysis: The proposed parking structure would encroach into side and rear setbacks on the north, south, and west property lines. Except for the north elevation, the site is surrounded by development, and no tree root systems will be impacted. Special condition of approval no. 36 requires landscaping within required setbacks to be shown on a final landscape and irrigation plan.

3. The grade of driveways providing access to underground garages shall not exceed five percent in the first 10 feet of the driveway slope near the street or sidewalk and shall not exceed 10 percent in the last 10 feet near the level of the garage floor. The intervening grade shall not exceed 25 percent. Driveway designs shall provide sufficient area to allow drivers to view automobile and pedestrian traffic before merging into such traffic.

Staff Analysis: The first 10 feet of the driveway on Dolores Street are proposed to have a 5 percent slope. The next 24 feet would be sloped at 23 percent. This driveway would be an entry only. Vehicles would exit on Third Avenue at San Carlos Street. The project meets this standard.

4. Garages shall be ventilated to avoid the build-up of exhaust gases. When mechanical ventilation is used, noise mitigation measure shall be incorporated such as low-noise fans, insulated ductwork and vibration absorbing mounting systems. Ducts shall not exhaust toward any building openings or open space on any adjoining property nor toward any on-site or off-site open space, pathway, street, place or park accessible to the public. Venting to the roof is generally preferred. Plans for underground garages shall be reviewed to ensure accessibility for Police and Fire Department personnel during emergencies. To the extent possible, utility meters, vaults and connections should be located within garages or driveways and away from pedestrian walking surfaces.

Staff Analysis: Special condition of approval no. 37 requires the applicant to demonstrate compliance with these standards prior to the issuance of a building permit.

DESIGN REVIEW.

Commercial Design Review: To protect the unique qualities and characteristics of the commercial districts, all exterior design changes are subject to site plan and architectural approval as prescribed in Chapter 17.58 CMC, Design Review. The basic standard of review in the commercial district is whether the project constitutes an improvement over existing conditions – not whether the project just meets minimum standards (CMC 17.14.100, Design Review and Basic Review Standard).

Approval of any design review application for a commercial project shall require the Planning Commission to find that the proposed project represents an improvement over existing conditions. All projects approved shall comply with minimum zoning standards established by Title 17, Zoning. However, compliance with minimum standards does not constitute a sufficient basis for project approval. Projects also shall be evaluated for compliance with the design guidelines.

Applications subject to design review shall not require a public hearing unless the project involves a historic structure or dwelling, requires a use permit, variance, subdivision, lot line adjustment, appealable coastal development permit (CDP), or other land use permit that requires a hearing in accord with the provisions of this title or State law. All track two projects shall be subject to the CDP requirements of the Local Coastal Program (LCP), and a track two design review approval shall constitute a coastal development permit for the project.

Commercial Design Guidelines.

Roofing Materials

1. Roofing materials shall be selected that are consistent with the design character of the buildings on which they are placed. Roofing materials should be consistent in color and composition on each roof plane of the building and on the roofs of each building within a single complex or courtyard.
2. All newly installed roofs shall be of noncombustible Class-A materials. Buildings determined by the City to qualify as historic resources may use fire treated wood roofing materials with a fire resistant underlayment assembly approved by the Building Official to meet standards for historic rehabilitation.

Concealment of Rooftop Equipment.

1. Design Review. Rooftop mechanical equipment such as, but not limited to, heating, cooling and ventilation system equipment shall be concealed from public view. When visible, the enclosures and location of such equipment are subject to design review. Existing rooftop mechanical equipment shall be concealed or relocated out of view whenever a roof is replaced as defined in subsection (B)(4) of this section and when equipment is upgraded or replaced to any extent that requires issuance of a building permit.
2. Standards for Review. Rooftop mechanical equipment shall be restricted or shielded from view from the public right-of-way and from adjoining structures by one or more of the following means:
 - a. Located on a portion of the rooftop that is not visible to the public.
 - b. Located behind roof forms, parapets or screens that are compatible with the architectural character of the structure.

Open Space & Landscaping:

All site area not counted as building coverage shall be considered open space (CMC 17.14.130, Building Coverage). Open space is an open area free of structures and visually accessible from public ways or walkways (CMC 17.14.170.A).

CMC Section 17.14.180 (Landscaping) requires that landscaping in commercial districts be provided in accordance with Chapter 17.34 CMC, Landscaping. The landscaping requirements for commercial development are as follows:

1. A minimum of 50 percent of the required open space on each site shall be landscaped. Landscaping may include nonliving materials such as garden benches, water features, and patterned paving treatments as long as the combined total area of such plant alternatives is not used as more than 25 percent of the required landscaping on any site. All landscaping improvements shall include upper canopy trees on-site and/or in the sidewalk in front of the property whenever possible.

2. Building sites contiguous to the R-1 district shall provide sufficient landscaping and trees to blend visually with open space and landscaping on adjacent sites.

Lighting: Condition of approval no. 11 has been included requiring the submittal of a comprehensive lighting plan prior to issuance of a building permit.

Public Improvements: Development projects involving substantial new or replacement construction shall include improvements in the public right-of-way adjacent to the building site to coordinate the design of the development with the design of City streets, sidewalks, walkways and infrastructure improvements and to enhance the overall appearance of the community (CMC 17.14.190, Public Improvements). Special condition of approval no. 35 requires the submittal of a comprehensive public improvement plan prior to the issuance of a building permit.

Other Project Components:

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to Section 15332 (Class 32) – Infill Development Projects. The project includes the demolition of a 38-room hotel and the construction of a new 38-room hotel and therefore qualifies for a Class 32 exemption. The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines.

Attachment 1 - Resolution USE PERMIT

Attachment 2 - Resolution DESIGN REVIEW

Attachment 3 - Final Determination of Ineligibility - HOTEL_packet

Attachment 4 - Description for Use PermitVer4

Attachment 5 - Design Narrative

Attachment 6 - Project Plans 03.05.2024_rv01

Attachment 7 - Traffic Study Carmel Legacy Hotel VMT and Parking Assessment 11-27-23

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA
APPROVING A USE PERMIT FOR THE CARMEL LEGACY HOTEL, THE HISTORIC DONNA HOFAS
HOUSE, AND ASSOCIATED ACCESSORY USES LOCATED ON SAN CARLOS STREET 2 NORTHWEST
OF 4TH AVENUE APN: 010-124-001-000 and 010-124-014-000**

WHEREAS, on March 22, 2024, Eric Miller Architects, Inc. (“Applicant”) submitted Use Permit application UP 24-060 (Hofsas House, Inc.) described herein as (“Application”) on behalf of Hofsas House, Inc. (“Owner”) for the Carmel Legacy Hotel, conversion of the historic Donna Hofsas House from a manager’s unit to two apartments, and the addition of accessory uses both within the hotel and the historic house; and

WHEREAS, the Application has been submitted for two legal lots of record totaling 36,200 square feet located on San Carlos Street 2 northwest of 4th Avenue in the Residential and Limited Commercial (RC) District (Block 34, Lots 1, 3, 5, por. of 7, por. of 8, 9, 10, por. of 11, 12, 14); and

WHEREAS, the Applicant is requesting to demolish the Hofsas House Hotel, an approximately 15,762-square-foot 38-room hotel, and construct the Carmel Legacy Hotel, a 32,466-square-foot 38-room hotel, convert the historic Donna Hofsas House from a managers unit to two apartments, and establish hotel-related accessory uses; and

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.14.030 (Land Use Regulations), Hotels and Motels in the RC District require a conditional use permit; and

WHEREAS, on March 29, 2024, a notice of the public hearing scheduled for April 10, 2024, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before March 31, 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, on or before April 5, 2024, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on April 10, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Use Permit, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on 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 that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, the Planning Commission found that pursuant to CEQA regulations, the Application is categorically exempt under Section 15332 (Class 32) – Infill Development Projects, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

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

WHEREAS, the Planning Commission did hear and consider all said reports, attachments, recommendations, and testimony herein above set forth and used their independent judgment to evaluate the project; 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 Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the Use Permit:

FINDINGS REQUIRED FOR USE PERMIT APPROVAL (CMC 17.64.010 & 17.64.020)		
For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes," depending on the issues, may or may not be discussed in the report.		
Municipal Code Findings: CMC 17.64.010	YES	NO
1. That the proposed use will not be in conflict with the City’s General Plan.	✓	
2. That the proposed use will comply with all zoning standards applicable to the use and zoning district.	✓	
3. That granting the use permit will not set a precedent for the approval of similar uses whose incremental effect will be detrimental to the City, or will be in conflict with the General Plan.	✓	
4. That the proposed use will not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.	✓	
5. That the proposed use will not be injurious to public health, safety or welfare.	✓	
6. That the proposed use will be compatible with surrounding land uses and will not conflict with the purpose established for the district within which it will be located.	✓	

7. That the proposed use will not generate adverse impacts affecting health, safety, or welfare of neighboring properties or uses.	✓	
Municipal Code Findings: CMC 17.64.020	YES	NO
A. That allowing the proposed use will not conflict with the City’s goal of achieving and maintaining a balanced mix of uses that serve the needs of both local and nonlocal populations.	✓	
B. That proposed use will provide adequate ingress and egress to and from the proposed location.	✓	
C. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.	✓	
Municipal Code Findings: CMC 17.64.120	YES	NO
A. That the motel or hotel was in existence and lawfully established prior to April 1988 and has remained in operation since that time. That the proposed use will not increase the number of lodging units in existence as of that date.	✓	
B. That the proposed use will be operated as a commercial business offering transient lodging for guests and visitors. That the use will maintain living quarters occupied by a full-time manager on-site, if such occupancy was previously established as part of the use.	✓	
C. That the minimum number of units on the site is five. That, except for the manager’s unit, no units shall contain kitchens or similar facilities for cooking food.	✓	
D. That, when reconstruction is involved, a site plan has been approved through the design review process that maximizes usable open space, minimizes unrelieved expanses of pavement devoted to parking and conforms in all respects to the commercial design requirements in Chapter 17.14 CMC, Commercial Zoning Districts.	✓	
E. That the use meets all parking requirements for all uses on the site established by Chapter 17.38 CMC, Off-Street Parking Requirements.	✓	
F. That incidental service uses provided by the motel, that are not otherwise allowed within the land use district, will be limited to use by motel occupants only and will not be made available to the general public.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby approve the Use Permit application UP 24-060 (Hofsas House, Inc) for the demolition of the 38-room Hofsas House Hotel and construction of the 38-room Carmel Legacy Hotel, conversion of the historic Donna Hofsas House from a manager’s unit to hotel rooms, and the addition of accessory uses both within the hotel and the historic house located on San Carlos Street 2 northwest of 4th Avenue (Block 34, Lots 1, 3, 5, por. of 7, por. of 8, 9, 10, por. of 11, 12, 14, APN 010-124-001 and 010-124-014) subject to the Conditions of Approval below:

CONDITIONS OF APPROVAL		
No.	Standard Conditions	
1.	Authorization. Approval of Use Permit application UP 24-060 (Hofsas House, Inc) authorizes a 38-room hotel, two apartments, and associated hotel accessory uses	✓

	located on San Carlos Street 2 northwest of 4 th Avenue, in the Residential & Limited Commercial (RC) District as depicted in the application, plans and associated documents prepared by Eric Miller Architects approved by the Planning Commission on April 10, 2024, stamped approved and on file in the Community Planning & Building Department, unless modified by the conditions of approval contained herein.	
2.	Codes and Ordinances. The project shall conform to all Residential & Limited Commercial (RC) District requirements. All adopted building and fire codes shall be adhered to when preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✓
3.	Water Use. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for this site, this permit will be scheduled for reconsideration, and appropriate findings prepared for review and adoption by the Planning Commission.	✓
4.	Modifications. The applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the applicant changes the project without first obtaining City approval, the applicant will be required to submit the change in writing, with revised plans, within 2 weeks of the City being notified. A cease work order may be issued any time at the discretion of the Director of Community Planning and Building until: a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	✓
5.	Indemnification. The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	✓
6.	Conditions of Approval. All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✓
SPECIAL CONDITIONS		

7.	<p>Permit Validity. In accordance with CMC Section 17.52.170.B (General Limits), the Planning Commission extends the time limit on the commercial use permit from 6 months to 18 months to run concurrently with the associated commercial Design Review application. In accordance with CMC 17.52.170.C (Time Extensions), the Planning Commission may grant one 18-month extension of the commercial use permit if the conditions surrounding the original approval have not changed, and the General Plan, Municipal Code, or Local Coastal Program has not been amended in a manner which causes the approval to be inconsistent with these plans or codes.</p>	✓
8.	<p>Hotel Operations. In accordance with CMC 17.14.040.M (Hotels and Motels), hotels and motels may include minor accessory uses such as light meals and refreshments for guests only, with or without separate remuneration. If such accessory uses are available to the general public, they must be allowed uses within the underlying land use district and must meet all design, parking, and land use regulations established for the use.</p>	✓
9.	<p>Hotel Accessory Uses. The following hotel accessory uses are approved as part of this commercial business use permit:</p> <p>Restaurant/Dining Room:</p> <ul style="list-style-type: none"> • Up to 50 seats for guests and their family/friends • Hours of Operation: 7 am to 10 pm daily <p>Café/Bakery:</p> <ul style="list-style-type: none"> • 300 square feet (approximately) • Hours of Operation: 7 am to 5 pm daily <p>Gym/Fitness Center:</p> <ul style="list-style-type: none"> • 500 square feet (approximately) • Hours of Operation: 6 am to 9 pm daily <p>Business Center:</p> <ul style="list-style-type: none"> • 350 square feet (approximately) <p>Spa & Salon:</p> <ul style="list-style-type: none"> • 700 square feet (approximately) • Hours of Operation: By appointment <p>Amendments: The Community Planning and Building Director shall have the authority to approve minor modifications to the accessory uses. Any modification that, in the opinion of the Director, has the potential to negatively impact surrounding uses shall be referred to the Planning Commission for review.</p>	✓
10.	<p>Apartments. Two apartments are permitted and shall contain complete living, sleeping, and bathing facilities.</p>	

11.	Hotel Room Kitchens. In accordance with the findings for approval (CMC 17.64.120), except for the manager’s unit, no hotel units shall contain kitchens or similar facilities for cooking food. CMC 17.70 defines a kitchen as, <i>Any room or any part of a room designed, built, equipped, used, or intended to be used for the preparation of food and dishwashing, whether or not said room contains a cookstove or any other cooking appliance. A dining room, alcove, or similar room adjacent to or connected with a kitchen in which toasters, grills, percolators, and similar appliances are used shall not be deemed a kitchen.</i>	✓
12.	Parking. The hotel shall provide on-site parking equal to 1 parking space per rental unit, including any manager's unit, plus 1.5 spaces per permanent residential use (apartment) for a total of 41 on-site parking spaces. No additional parking shall be required for accessory hotel uses that are limited to hotel guests.	✓

Acknowledgment and acceptance of conditions of approval.

Property Owner Signature	Printed Name	Date
Applicant Signature	Printed Name	Date

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 10th day of April 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Michael LePage
Chair

Leah Young
Planning Commission Secretary

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA
APPROVING A DESIGN REVIEW AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR THE
CARMEL LEGACY HOTEL LOCATED ON SAN CARLOS STREET 2 NORTHWEST OF 4TH AVENUE
APN: 010-124-001-000 and 010-124-014-000

WHEREAS, on March 12, 2024, Eric Miller Architects, Inc. (“Applicant”) submitted a Design Review application DR 24-059 (Hofsas House, Inc.) described herein as (“Application”) on behalf of Hofsas House, Inc. (“Owner”) for the Carmel Legacy Hotel, conversion of the historic Donna Hofsas House from a manager’s unit to two apartments, and the addition of accessory uses both within the hotel and the historic house; and

WHEREAS, the Application has been submitted for two legal lots of record totaling 36,200 square feet located on San Carlos Street 2 northwest of 4th Avenue in the Residential and Limited Commercial (RC) District (Block 34, Lots 1, 3, 5, por. of 7, por. of 8, 9, 10, por. of 11, 12, 14); and

WHEREAS, the Applicant is requesting to demolish the Hofsas House Hotel, an approximately 15,762-square-foot 38-room hotel, and construct the Carmel Legacy Hotel, a 32,466-square-foot 38-room hotel, convert the historic Donna Hofsas House from a managers unit to two apartments, and establish hotel-related accessory uses; and

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.58.030 (Commercial Design Review), new construction, alterations, rebuilds, additions, and demolitions require approval of a Residential Track Two Design Study by the Planning Commission; and

WHEREAS, a Coastal Development Permit is also required in accordance with CMC 17.52.090 (Coastal Development Permit Required); and

WHEREAS, on January 26th and October 18th, 2023, the applicant and the hotel owner/operator hosted two meetings with the community, and on May 17th and May 25th, 2023, hosted two meetings with the Carmel Chamber of Commerce to present the project to the community and solicit feedback; and

WHEREAS, on February 2, 2023, the applicant submitted Conceptual Review application CR 23-097 (Hofsas House, Inc.) for the demolition of the Hofsas House Hotel and construction of a new hotel known as the Carmel Legacy Hotel; and

WHEREAS, on December 13, 2023, a conceptual design of the project was presented to the Planning Commission, and feedback received from the public and the Commission was incorporated into the project; and

WHEREAS, on December 18, 2023, the Historic Resources Board issued a Determination of Ineligibility for the Hofsas House Hotel, finding it did not meet the criteria for listing as a historic resource; and

WHEREAS, also on December 18, 2023, the Historic Resources Board issued a Determination of Eligibility for the Donna Hofsas House, finding it met the criteria for listing as a historically significant building; and

WHEREAS, on March 29, 2024, a notice of the public hearing scheduled for April 10, 2024, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before March 31, 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, on or before April 5, 2024, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on April 10, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the commercial design review, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the final design of 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 that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, the Planning Commission found that pursuant to CEQA regulations, the Application is categorically exempt under Section 15332 (Class 32) – Infill Development Projects, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

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

WHEREAS, the Planning Commission did hear and consider all said reports, attachments, recommendations, and testimony herein above set forth and used their independent judgment to evaluate the project; 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 Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the **Commercial Design Review**:

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL		
For each of the required findings listed below, the staff has indicated whether the application supports adopting the findings, either as proposed or with conditions. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission’s decision-making. Findings checked "yes" may or may not be discussed in the report, depending on the issues.		
CMC 17.58.060 Design Review Approval Findings	YES	NO
Conforms to the applicable policies of the General Plan and the Local Coastal Program.	✓	
Complies with all applicable provisions of Carmel Municipal Code.	✓	
Is consistent with applicable adopted design review guidelines.	✓	

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the **Coastal Development Permit**:

FINDINGS REQUIRED FOR COASTAL DEVELOPMENT PERMITS		
For each of the required findings listed below, the staff has indicated whether the application supports adopting the findings, either as proposed or with conditions. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission’s decision-making. Findings checked "yes" may or may not be discussed in the report, depending on the issues.		
CMC 17.64.010.B, Coastal Development Permits	YES	NO
1. The project, as described in the application and accompanying materials, as modified by any conditions of approval, conforms with the certified City of Carmel-by-the-Sea Local Coastal Program.	✓	
2. If the project is located between the first public road and the sea, the project conforms with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE the Commercial Design Review application DR 24-059 (Hofsas House, Inc.)

to demolish the Hofsas House Hotel, an approximately 15,762-square-foot 38-room hotel, and construct the Carmel Legacy Hotel, a 32,466-square-foot 38-room hotel, convert the historic Donna Hofsas House from a managers unit to two apartments, and establish hotel-related accessory uses located on San Carlos Street 2 northwest of 4th Avenue (Block 34, Lots 1, 3, 5, por. of 7, por. of 8, 9, 10, por. of 11, 12, 14, APN 010-124-001 and 010-124-014), subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	Standard Conditions
1.	<p>Authorization. This approval of Design Review application DR 24-059 (Hofsas House, Inc.) authorizes the demolition of the 38-room Hofsas House Hotel, construction of the 38-room Carmel Legacy Hotel, and conversion of the historic Donna Hofsas House from a manager’s unit to two apartments. The project site is located on San Carlos Street 2, southwest of 4th Avenue in the Residential and Limited Commercial (RC) District as depicted in the plans prepared by Eric Miller Architects approved by the Planning Commission on April 10, 2024, and stamped approved and on file in the Community Planning & Building Department unless modified by the conditions of approval contained herein.</p> <p>This Design Review approval does not include any exterior modifications to the historic Donna Hofsas House. Any exterior change to the historic Donna Hofsas House shall be submitted under a separate Design Review application to the Community Planning and Building Department and shall comply with Carmel Municipal Code Chapter 17.32 (Historic Preservation).</p>
2.	<p>Codes and Ordinances. The project shall be constructed in conformance with all requirements of the Residential & Limited Commercial (RC) District and Archaeological Significance (AS) Overlay District. All adopted building and fire codes shall be adhered to when preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.</p>
3.	<p>Permit Validity. In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a commercial design review approval remains valid for 18 months from the date of action. The project must be implemented during this time, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.</p>
4.	<p>Water Use. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.</p>

<p>5.</p>	<p>Setback and Height Certifications. A State licensed surveyor shall survey and certify the following in writing:</p> <ul style="list-style-type: none"> • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof heights and plate heights of each building are in conformance with the approved plans prior to the roof sheathing inspection. Roofs and plates shall not exceed the elevation points as identified in the approved project plans, and the roofs include an appropriate allowance for roofing material thickness. <p>Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.</p>
<p>6.</p>	<p>Service Laterals. Prior to final inspection, all electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than \$200,000, or the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).</p>
<p>7.</p>	<p>Utility Meter Locations. The placement of all utility meters shall be screened from public view to the satisfaction of the Community Planning & Building Director. Before changing the location of any utility meter, the Community Planning and Building Director or designee must give written approval.</p>
<p>8.</p>	<p>Modifications. The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection.</p>
<p>9.</p>	<p>Exterior Revisions to Planning Approval Form. All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the “Revisions to Planning Approval” form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.</p>
<p>10.</p>	<p>Conflicts Between Planning Approvals and Construction Plans. It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the</p>

	<p>construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee.</p> <p>When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City’s attention. Changes to the project incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.</p>
<p>11.</p>	<p>Exterior Lighting. Prior to the issuance of a building permit, the Applicant shall include in the construction drawings a comprehensive lighting plan including all exterior light fixtures and the manufacturer’s specifications, including illumination information. All fixtures shall be shielded and down-facing.</p> <p>Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface.</p> <p>Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.</p>
<p>12.</p>	<p>Stone Facades (including chimneys). Prior to the issuance of a building permit, the Applicant shall identify the masonry pattern for all stonework in the construction drawings. Stone facades shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. All stonework shall be wrapped around building corners and terminated at an inside corner or a logical stopping point that provides a finished appearance. Termination of stonework shall be subject to review and approval by the Community Planning & Building Director or their designee.</p>
<p>13.</p>	<p>Wood Frame Windows. Prior to the issuance of a building permit, the Applicant shall include the manufacturer’s specifications for the approved wood frame windows in the construction drawings. Window material shall be consistent throughout the project. Windows approved with divided lights shall appear to be true divided lights, including internal and external mullions and muntins on insulated windows. Any window pane dividers that are snap-in or otherwise superficially applied are not permitted. The painted finish shall be matte or low gloss.</p>
<p>14.</p>	<p>Indemnification. The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in</p>

	<p>connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for resolving all such actions by the parties hereto.</p>
15.	<p>Hazardous Materials Waste Survey. Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District.</p>
16.	<p>Archaeological Report. Prior to the issuance of a building permit, the Applicant shall submit an archaeological reconnaissance report prepared by a qualified archaeologist or another person(s) meeting the standards of the State Office of Historic Preservation. The Applicant shall adhere to any recommendations set forth in the archaeological report. All new construction involving excavation shall immediately cease if materials of archaeological significance are discovered on the site and shall not be permitted to recommence until a mitigation and monitoring plan is approved by the Planning Commission.</p>
17.	<p>Cultural Resources. Throughout construction, all excavation activities shall immediately cease if cultural resources are discovered on the site, and the Applicant or his/her agent on the site shall immediately notify the City of Carmel Community Planning & Building Department within 24 hours. Work shall not recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the City of Carmel Community Planning and Building Director.</p> <p>If any human remains are found at any time during construction, work shall stop, and the applicant or his/her agent on the site shall immediately notify the Monterey County Coroner in compliance with applicable State requirements (California Public Resources Code (PRC) Section 5097.98).</p>
18.	<p>Truck Haul Route. Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.</p>
19.	<p>USA North 811. Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a</p>

	Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)
20.	Conditions of Approval. Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.
Landscape Conditions	
21.	<p>Landscape Plan Required. Prior to the issuance of a building permit, the Applicant shall submit a landscape plan for review and approval by the Community Planning & Building Department and the City Forester. The landscape plan shall be included in the construction drawings and will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including, but not limited to, the following:</p> <ol style="list-style-type: none"> 1) All new landscaping shall be 75% drought-tolerant; 2) Landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) The project shall meet the City’s recommended tree density standards unless otherwise approved by the City based on on-site conditions. <p>The landscape plan shall identify the location where new trees will be planted when new trees are required to be planted by the City code, the Forest and Beach Commission, or the Planning Commission.</p>
22.	<p>Tree Planting Requirements. Prior to issuance of a building permit, the Applicant shall identify on the landscape plan the location, size, and species of required tree plantings. All new trees shall be installed prior to the final inspection. Trees shall be recorded and monitored for at least five years to ensure their establishment and growth to maturity. Trees that do not survive or are removed shall be replaced with new trees that are equivalent in size to the measured or projected growth of the original trees and shall be planted in the same location unless otherwise directed by the City Forester or Forest & Beach Commission.</p>
23.	<p>Tree Removal Prohibited. Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission.</p>
24.	<p>Tree Protection Measures. Requirements for tree preservation shall adhere to the following tree protection measures on the construction site.</p> <ul style="list-style-type: none"> • Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. • Excavation within 6 feet of a tree trunk is not permitted. • No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree. • Per Municipal Code Chapter 17.48.110, no material may be stored within the dripline of a protected tree, including the drip lines of trees on neighboring parcels.

	<ul style="list-style-type: none"> • Tree Protection Zone. The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. • Structural Root Zone. The Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. • If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone, the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. • If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended, and all work stopped until an investigation by the City Forester has been completed, and mitigation measures have been put in place.
25.	<p>Foundation Work Near Significant Trees. All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Six inches (6") of mulch shall be evenly spread across the inside the dripline of all trees prior to the issuance of a building permit.</p>
Environmental Compliance Conditions	
26.	<p>Drainage Plan. Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property; infiltration features must be sized appropriately and located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-</p>

	pervious areas.
27.	BMP Tracking Form. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a completed BMP Tracking form.
28.	Semi-Permeable Surfaces. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for all semi-permeable surfaces.
29.	Erosion and Sediment Control Plan. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.
30.	Erosion Control in the Right-of-Way. Prior to issuance of a building permit, the Applicant shall identify on the landscape plan any natural slope within the right-of-way immediately adjacent to the property where parking is not practical. Jute netting and a drought-tolerant ground cover to manage post-construction erosion control shall be installed. Plants installed within the drip line of trees shall be selected from the City’s “List of Compatible Plants Under and Around Native Trees” in the Forest Management Plan. The Public Works Director, or their designee, may waive this requirement.
Special Conditions	
31.	Pre-Construction Meeting. Prior to the issuance of a building permit, the contractor overseeing the project shall schedule a pre-construction meeting with the <u>Project Planner</u> to review the approval conditions and expectations during construction.
32.	Conditions of Approval Acknowledgement. Prior to the issuance of a building permit revision, a completed Conditions of Approval Acknowledgment form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.
33.	Copper Gutters & Downspouts Not Permitted. Prior to the issuance of a building permit, the applicant shall identify the material for gutters and downspouts in the construction drawings. The use of copper for gutters and downspouts is prohibited.
34.	Construction Management Plan. Prior to the issuance of a building permit, the Applicant shall submit a Construction Management Plan for review and approval by the Community Planning & Building Director.
35.	Public Way Improvements. Development projects involving substantial new or replacement construction shall include improvements in the public right-of-way adjacent to the building site to coordinate the design of the development with the design of City streets, sidewalks, walkways and infrastructure improvements and to enhance the overall appearance of the community. Prior to the issuance of a building permit, the applicant shall submit for review and approval by the Community Planning & Building Department and Public Works Department a design for public way improvements on San Carlos Street.
36.	Landscaping within Required Setbacks. Prior to the issuance of a building permit, the applicant shall submit for review and approval by the Community Planning & Building

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Michael LePage
Chair

Leah Young
Planning Commission Secretary



CARMEL-BY-THE-SEA

NOTICE OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On December 18, 2023, the Historic Resources Board determined that the property identified below does not constitute a historic resource.

Assessor's Parcel Number: 010-124-014 (por.) & 010-124-001
Current Owner: Hofsas House Inc
Block/Lot: 34 /5, 7, 8 (por.), 9, 11, 14, Various & 34/1 & 3
Street Location: San Carlos Street 2 NW of 4th Avenue
Lot size: 28,200 square feet (excludes Lots 10 & 12-Donna Hofsas House)
Date of Construction: 1957, 1968

- The Hofsas House Hotel is not eligible under **Criterion One** (Event/Association) because it does not retain a high degree of integrity and is not associated with a prominent member of the business community.
- The Hofsas House Hotel is not eligible under **Criterion Two** (Important Person) because the property is not associated with a person who is considered significant within Carmel's historic context. There is no indication that the hotel operator, Donna Hofsas, played an outstanding role within the tourism community when compared to her peers. Additionally, muralist Maxine Albro's life achievements would be better represented by her own home.
- The Hofsas House Hotel is not eligible under **Criterion Three** (Design/Construction) because none of the architects or builders associated with the Hofsas House Hotel could claim the design or construction was a defining moment in their careers; the Bavarian-themed vernacular buildings are not recognized as significant in the city's Historic Context Statement; and the hotel does not display a rare style of architecture.
- The Hofsas House Hotel is not eligible under **Criterion Four** (Information Potential), which is generally reserved for archeological sites. There is no evidence in the historical record that the Hofsas House Hotel meets the eligibility requirements for Criterion Four.

This Determination is based on the intensive survey prepared by qualified professional Margaret Clovis dated 08/2023 (11 pages) and the peer review documentation prepared by EMC Planning Group dated October 26, 2023 (attached). This Determination was subject to a ten (10) working day appeal period, which ended at 5:00 P.M. on Wednesday, January 10, 2024. No appeals were filed during the appeal period. This Determination is final and shall remain valid for a period of 5 years.

Marnie R. Waffle

Marnie R. Waffle, AICP
Principal Planner

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

Primary # _____ Attachment 3
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 11

*Resource Name or #: (Assigned by recorder) Hofsas House Hotel

P1. Other Identifier: Hofsas House Hotel

*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 San Carlos 2 NW of 4th 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 010-124-014; Blk. 34, lots 5,7,9,11 & 14; APN 010-124-001, Blk. 34, lots 1 & 3

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

Between 1923 and 1933, four buildings were constructed on lots 7, 9, 11, and 12 on San Carlos Street, 2 NW of Fourth Avenue. In 1943 the two-story residence on lot 9 was remodeled into apartments. In May 1948 Harry Hofsas purchased the property and then granted the cottages to his brother, Fred, and his wife Donna in July. Donna and Fred started to remodel the cottages into a complex of rental rooms and apartments. In 1956 they demolished two of the residences on lots 7 and 12 to create a parking lot. In January 1957 they built a four-story, 25-unit motel and swimming pool. In 1967 Donna built the eight-unit detached North Wing on lots 1 and 3, after demolishing two apartment buildings on those parcels. Donna Hofsas used Bavarian themed details for the 1957 hotel and remodeled the two pre-1957 cottages to match. The front elevation of the Hofsas House Hotel extends along San Carlos Street. The reception area of the southern two-story section was one of the existing buildings, as evidenced by Robert Jones' site plan for the project. This area was enlarged to the south (continued p. 3)

*P3b. Resource Attributes: (List attributes and codes) HP5, Hotel/Motel

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #) Front Elevation, 05/2023

*P6. Date Constructed/Age and Sources: 1957, 1968 Historic
 Prehistoric Both
Building Permits

*P7. Owner and Address:

Hofsas House Hotel
POB 1195

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.") 2001 Carmel City-Wide Survey, DPR by Kent Seavey. No paper records. Verbal reference and reference in the building file.

*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

***NRHP Status Code**

***Resource Name or #** (Assigned by recorder) Hofsas House Hotel

- B1. Historic Name: Hofsas House Hotel
- B2. Common Name: Hofsas House Hotel
- B3. Original Use: Hotel
- B4. Present Use: Hotel

***B5. Architectural Style:** Bavarian-Themed Vernacular

***B6. Construction History:** (Construction date, alteration, and date of alterations) BP#445: Addition to cottage (1938); BP#1016: 2-story building remodeled into apartments (1943); BP#2986: Demolish 2 residences for parking lot (1956); BP# 2996 Build 4-story hotel (1957); BP# 3058 Build swimming pool (1957); BP# 4748 Build 8-unit North Wing (1968). See p. 4 for additional permits.

***B7. Moved?** No Yes Unknown **Date:** _____ **Original Location:** _____

***B8. Related Features:** Parking lot, pool

B9a. Architect: Robert R. Jones, Cleve Dayton, George Willox **b. Builder:** Ralph Stean, Helm & Savoldi

***B10. Significance:** Theme: N/A **Area:** Carmel by the Sea

Period of Significance: N/A **Property Type:** Building **Applicable Criteria:** N/A

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

In 1949 Donna J. Hofsas (1902-1981) and Frederick L. Hofsas (1897-1989) moved to Carmel from Los Angeles. Donna was a film actress with Fox Studios and Fred was an accountant. Fred's brother, Harry, granted four cottages he had purchased on San Carlos Street to the couple. Donna and Fred started remodeling the cottages into apartments. By 1951 they were renting rooms and apartments in their advertised Hofsas House Hotel. Donna managed the rentals while Frederick continued his work as an accountant. In 1957 they built a Robert Jones designed four story Bavarian-themed motel and incorporated two of the old buildings into the new complex. Fred, who was an amateur artist, designed a mosaic coat of arms for the hotel, with the creed "Otium Cum Dignitate" (Leisure with Dignity). Donna asked her friend, renowned artist Maxine Albro, to paint murals on the inside wall of the porte cochere. Donna and Fred divorced in 1960 and Donna continued to operate the Hofsas House Hotel until her death. The hotel is still owned and operated by her descendants.

Architect **Robert R. Jones** (1911-1989) designed the four-story motel. Born in Berkeley, Jones was educated at the University of California, Berkeley before (continued p. 6)

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

***B12. References:**

- Carmel Context Statement & Historic Preservation Ordinance
- Sacramento Bee*, 9/3/2012, p. 10
- Building File, Carmel Planning Dept.
- National Register Bulletin 15
- Polk's City Directories, Harrison Memorial Library
- U.S. Census & Voter Registration Records
- TGIF Guide.com

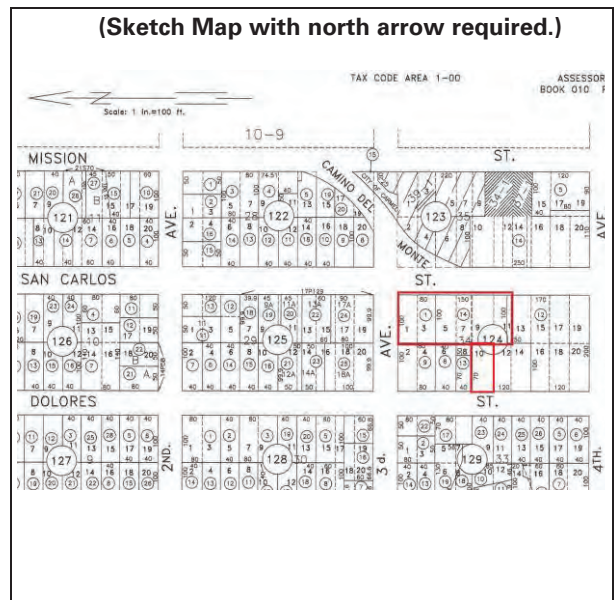
Donna Hofsas Obit., *Carmel Pine Cone*, 7/16/1981, p. 26

B13. Remarks

***B14. Evaluator:** Meg Clovis

***Date of Evaluation:** 08/2023

(This space reserved for official comments.)



P3a. Description (continued):

to create the porte cochere. A front-facing, clipped gable roof sweeps to the south to cover the porte cochere. The roof has wide, overhanging eaves and visible rafters. Pink stucco covers the exterior walls and provides contrast for the decorative half-timbering used on both floors (the buildings were originally painted beige, per the Planning Commission's request, so they would not look as large). A plant-covered balcony extends from the second floor. Vertical diamond paned windows are used on both floors. Floral murals surround the second-floor windows. Maxine Albro's mural of Bavarian peasants is located on the interior wall of the porte cochere.



Three, front gable dormers are located on the 1957 portion of the San Carlos Street elevation. Each dormer has two small diamond pane casement windows that flank inset floral murals. A chimney is located at the intersection of the cross gable. Pink stucco and half-timbering covers the exterior walls and the Hofsas House coat of arms, created by Fred Hofsas, is located at intervals along the first-floor wall.

Figure 1: Front elevation of Hofsas House, looking northwest from San Carlos Street.

A steep driveway leads down from San Carlos Street to the rear and lower level of the property. The main hotel is centered between the remodeled older residences within the complex and the 1968 North Wing. Rising four stories from the parking lot, each level of the 1957 hotel has a balcony which extends across the entire floor. The balcony has a Bavarian-style, band sawn wood railing and the balcony is divided into separate porches for each room. Each room has a door onto the porch and a window. Flights of exterior stairs connect each level.

The two-story, 1968 building to the north of the 1957 building has an L-shaped plan and cross gable roof with wide, overhanging eaves and clipped gables. Hotel rooms are located on the upper floor while a meeting room and a covered parking area are located on the ground level. The same pink stucco and half timbering is used on the exterior. Other details from the 1957 building are incorporated into the North Wing such as the gabled dormers¹, and the band sawn railings used for the exterior

¹ The 1968 building's gabled dormers have murals painted between each casement window. The murals are similar to Maxine Albro's original murals however they were not painted by her since she died in 1966. There is no record of who painted the murals for the 1968 North Wing.

CONTINUATION SHEET

Page 4 of 11

*Resource Name or # Hofsas House Hotel

*Recorded by Meg Clovis

*Date 08/2023

 Continuation Update

walkways and balconies. To the south of the rear parking lot is a cluster of buildings that were part of the original, pre-1957 hotel complex. Pink stucco covers the exterior walls, but half timbering is not used.

A pool and large parking area (with another automobile entrance off of Dolores Street) are located on the lower level of the property. Landscaping throughout the complex is minimal except along the driveway which leads from San Carlos Street to the covered parking under the North Wing.

The Hofsas House Hotel was established when Carmel's reputation as a tourist attraction was on the rise. Many hotels, inns, and motels were built between 1947 and 1963 and these establishments reflect a wide range of architectural styles and themes. The 1957 section of the hotel was designed by Robert Jones, who is best known for his contemporary designs. The project contractor was Ralph Stean, who specialized in post-adobe style homes. The north wing was designed by San Jose architect Cleve Dayton, the same architect who designed Donna Hofsas' house with the parabolic roof, located off of Dolores Street. By May 1968 George Willcox had taken over the project, working with contractors Helm and Savoldi.

The Hofsas House is a conglomeration of buildings cobbled together over four decades. Following is a timeline of alterations and additions:

- May 1948: Harry Hofsas purchases cottages (currently rooms 6, 7, 8, 9, and 10)
- May 1948: New basement added to two-story building on lot 9 (BP# 1604)
- June 1948: Bathroom and living room addition to two-story building on lot 9 (BP# 1625)
- August 1948: Two-story building's basement remodeled into bedroom and bath on lot 9 (BP# 1660)
- 1952: Building additions (currently rooms 20, 21, 30 and 31)
- March 1952: New apartments added to existing building on lot 9 (BP#2283)
- May 1952: Apartment addition to lot 13 (BP# 2315)
- June 1952: Porch roof addition to Lot 11 (BP# 2337)
- December 1956: Demolition permit for two old residences to create a parking lot for hotel (BP# 2986)
- January 1957: Construction of 4-story main hotel building with 21 units, night manager's apartment and laundry room
- May 1957: Addition of 5 units to existing 25 units (BP# 3044)
- June 1957: Build swimming pool (BP# 3058)
- November 1959: Remodel bath and hallway in duplex on lot 8 (BP# 3458)
- November 1967: North wing constructed with 8 units, banquet room, kitchen, and two dry saunas (BP# 4748)
- January 1968: Tar and gravel roof replaced with shakes and roof structure changed to provide 4" minimum pitch on lot 11 (BP# 4744)
- 1974: New office added over back office of the lobby and stairs redesigned from the 4th floor to the parking lot (BP# 74-101)
- June 1977: Stairs replaced on the north side of the main building (BP# 77-132)
- November 1978: Repair of failed retaining wall (BP# 78-192)



Figure 2: North wing looking southwest from San Carlos Street.



Figure 3: View of hotel's porte cochere with mural and family shield, looking southwest from San Carlos Street.

CONTINUATION SHEET

Page 6 of 11

*Resource Name or # Hofsas House Hotel

*Recorded by Meg Clovis

*Date 08/2023

Continuation Update

B10. Significance (continued):

relocating to the Monterey Peninsula to work for architect Robert Stanton. Jones opened his own architectural firm in 1939 designing house plans for war housing and FHA apartments. By the war's end, Jones had opened additional offices in Merced and Oxnard. On the Peninsula, his firm designed 27 canneries and reduction plants, as well as public buildings for the Monterey Peninsula Airport. His Modernist design for the Monterey Airport Administration Building won a major design award from the Smithsonian Institute. He also designed the Elks Lodge in Monterey. In Carmel he designed All Saints Episcopal Church and the Carmel Youth Center. He designed numerous residences in the area and was known for his flat-roofed, Modern style. Robert R. Jones is included in Carmel's Historic Context Statement.

Ralph Leo Stean (1918-2004) was the contractor for the 1957 Hofsas House Hotel project. Stean was a Carmel Valley developer and contractor who worked on the Monterey Peninsula from the mid-1940s to the 1970s. Early on he specialized in building Post-Adobe residences. Ralph Stean is listed in Carmel's Historic Context Statement.

Cleveland Dayton (1919 - 2012) prepared the preliminary plans for the North Wing, which was built in 1968. Dayton was an architect with the Creative Design Company, a San Jose firm. The North Wing's plans were revised by **George Legge Willox** (1903 – 1968), a Carmel architect who is best known for his design of the Church of the Wayfarer. Born in Scotland,² and raised in Canada, Willox graduated with a degree in architecture from the University of Michigan. He moved to Carmel from Los Angeles and joined Robert Stanton's firm as head designer. He eventually opened his own architectural practice. Willox served on Carmel's Planning Commission for fourteen years and was appointed to the California State Planning Commission by Governor "Pat" Brown. Willox is included in Carmel's Historic Context Statement.

The contracting firm of **Helm and Savoldi** constructed the North Wing. Walter Helm (1914-1998) graduated in 1938 with an engineering degree from the University of Arizona. He settled in Carmel in 1945, working as a carpenter. Helm became a licensed contractor and partnered with Michigan-native and former pro-wrestler Clem Savoldi (1909 – 1999) to form the Helm-Savoldi contracting firm. Helm and Savoldi built hundreds of custom homes on the Monterey Peninsula, working with such notable architects as Henry Hill, Jon Konigshofer, and Walter Burde. Helm and Savoldi are not included in Carmel's Historic Context Statement.

² George Willox Obituary, *Carmel Pine Cone*, August 20, 1968.
DPR 523L (1/95)



Donna Hofsas asked her friend **Maxine Albro** (1903-1966) to paint murals on the inside wall of the porte-cochere. She also did three paintings for the reception area. Maxine Albro was a nationally known muralist, mosaic artist and sculptor. She was one of America's leading female artists, and one of the few women commissioned under the New Deal's Federal Art Project. During that time, she executed the California agricultural workers mural in Coit Tower. She became a leader in the California muralist movement and her work can be found in the collections of the Smithsonian American Art Museum, MoMA, and the National Gallery of Art, among others. She and her husband moved to Carmel in 1938 and she lived in Carmel until her death. She was named an honorary life member of the Carmel Art Association and served on Carmel's first Art Commission. Besides the Hofsas House Hotel, her work can be seen locally at Santa Catalina School.³

Figure 4: Photo of Maxine Albro courtesy of the Carmel Art Association.

In 1961 a glowing review of the Hofsas House Hotel stated:⁴

"Hofsas House is something new under Carmel's sun. It's on a curve of the road leading into the village at San Carlos and Fourth. It's right out of a picture book with gay murals of peasants dancing under a smiling sun and diamond paned windows, touched by the flicker of patio torches. A page out of Bavaria with king sized beds, jeweled and gold telephones, a delightful, heated swimming pool sheltered from the ocean breezes, yet a view of ocean on each of its four levels."

Evaluation for Significance

Historians use National Register Bulletin 15⁵ 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 Statement⁶ 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.

³ Maxine Albro Obituary. *Carmel Pine Cone*. 7/28/1966, p. 19.

⁴ *Biggs News*, 11/3/1961, p. 4.

⁵ National Register Bulletin 15. *How to Apply the National Register Criteria for Evaluation*. National Park Service. 1998.

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

CONTINUATION SHEET

Adopted eligibility criteria are modeled on the California Register’s four criteria with the addition of specific qualifications for Criterion Three (Section 17.32.040.D).

The Hofsas House Hotel is not eligible under **Criterion One (Event/Association)** despite its association with the development of business and tourism in Carmel. The Hofsas House Hotel is one of dozens of tourist-serving accommodations built in Carmel during the 1950s and 1960s. Per Carmel’s Historic Context Statement, “Properties associated with business and tourism exist in abundance throughout Carmel. Significant examples should retain a high degree of integrity. Significance would be enhanced by association with prominent members of the business community and with specific businesses or business types that were pivotal in the town’s economic development” (p. 31). The Hofsas House Hotel’s significance is not enhanced by its association with Donna Hofsas, who did not distinguish herself from others in the same business (see Criterion Two).

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. Carmel had over fifty hotels, inns, and motels that were in operation at the same time Donna Hofsas was managing the Hofsas House Hotel. There is no indication in the historical record that Mrs. Hofsas played an outstanding role within the tourism community when compared to her peers. Maxine Albro painted the murals on the exterior walls of the Hofsas House Hotel, but her life achievements would be better represented by her own home which was located on Santa Rita between Fourth and Fifth Avenues. The Hofsas House Hotel is not eligible for listing in the Carmel Inventory of Historic Resources under Criterion Two.



Figure 5: Rear elevation of 1957 hotel looking northeast.

CONTINUATION SHEET

Page 9 of 11

*Resource Name or # Hofsas House Hotel

*Recorded by Meg Clovis

*Date 08/2023

Continuation Update

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." Carmel's Historic Preservation Ordinance includes additional qualifications for eligibility under Criterion Three. An historic resource eligible under California Register Criterion Three (per Carmel's Ordinance) should meet at least one of the following four criteria:

1. Have been designed and/or constructed by an architect, designer/builder, or contractor whose work has contributed to the unique sense of time and place recognized as significant in the Historic Context Statement.

The 1958 hotel building was designed by Robert R. Jones and constructed by Ralph Stean, who are both listed in Carmel's Historic Context Statement. Jones is best known for his contemporary designs and Stean is best known for his post-adobe residences. The 1968 North Wing was initially designed by Cleveland Dayton, re-designed by George Willox, and built by Helm and Savoldi. George Willox is the only creative individual out of the three who is listed in Carmel's Historic Context Statement. Per Bulletin 15, a property is not eligible as the work of a master simply because it was designed by a prominent architect. "The property must express a particular phase in the development in the master's career, an aspect of his or her work, or a particular idea or theme in his or her craft." None of the architects or builders associated with the Hofsas House Hotel could claim that the design and/or construction of this hotel was a defining moment in their careers, so this criterion is not applicable.

2. Have been designed and or constructed by a previously unrecognized architect, designer/builder, or contractor if there is substantial, factual evidence that the architect, designer/builder, or contractor 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.

This criterion is not applicable.

3. Be a good example of an architectural style or type of construction recognized as significant in the Historic Context Statement.

Bavarian-themed vernacular commercial buildings are not recognized as significant in Carmel's Historic Context Statement.

4. Display a rare style or type for which special consideration should be given. Properties that display particularly rare architectural styles and vernacular/utilitarian types shall be given special consideration due to their particularly unusual qualities. Such rare examples, which contribute to diversity in the community, need not have been designed by known architects, designer/builders, or contractors. Rather, rare styles and types that contribute to Carmel's unique sense of time and place shall be deemed significant.

There are several examples of vernacular style buildings with various thematic attributes in Carmel. The Hofsas House Hotel does not display a rare style of architecture and cannot be considered eligible under this criterion.

California Register Criterion Three (Design/Construction) has three parts as follows:

A property is eligible if it 1) embodies the distinctive characteristics of a type, period, region, or method of construction, 2) represents the work of a master, or 3) possesses high artistic values.

The Hofsas House Hotel does not meet the first part of California Register Criterion Three because it does not embody the distinctive characteristics of a particular style of architecture. As evidenced by the lengthy list of building permits over a four decades, the hotel complex is an assemblage of disparate components, rather than a cohesive stylistic vision.

Although designed and constructed by architects and contractors recognized as significant in Carmel's Historic Context Statement, the Hofsas House Hotel is not representative of their best work. The hotel does not meet the second part of Criterion Three.

The Hofsas House Hotel does not meet the third part of 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 Hofsas House Hotel meets the eligibility requirements for Criterion Four.



Integrity

Integrity is defined as the ability of a property to convey its significance. There are seven aspects of integrity including location, design, setting, materials, workmanship, feeling, and association. To retain integrity a property must retain several if not most aspects. If a property does not meet any of the eligibility criteria, then integrity is not a consideration as part of the evaluation for historical significance.

Figure 6: North wing looking northeast.

CONTINUATION SHEET

Page 11 of 11

*Resource Name or # Hofsas House Hotel

*Recorded by Meg Clovis

*Date 08/2023

Continuation Update

Summary

To be eligible for the Carmel Inventory 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 Hofsas House Hotel does not represent a theme in the Context Statement. The Hofsas House Hotel does not retain substantial integrity. The Hofsas House Hotel is over 50 years old. The Hofsas House Hotel does not meet any of the California Register criteria. In summary, Bulletin 15, the Carmel Historic Context Statement, the Carmel Historic Preservation Ordinance, and the historical record support the conclusion that the Hofsas House Hotel is not eligible for listing in the Carmel Inventory of Historic Resources.



Figure 7: Mosaic shield created by Frederick Hofsas.



Planning for Success

October 26, 2023

Brandon Swanson
Community Planning & Building Director
City of Carmel-by-the-Sea
P.O. Box CC
Carmel-by-the-Sea, CA 93921

Re: HE23-097 Clovis DPR – Hofsas House Hotel

Dear Mr. Swanson,

The Phase 1 historical evaluation report issued by Meg Clovis on the Hofsas House Hotel has numerous false and misleading statements. The Phase 1 report, which will be referred to as the Clovis DPR, has failed to establish factual and substantial evidence to identify the Hofsas House Hotel as a historic resource. This package serves to provide new information that was not addressed in the Clovis DPR and offers factual evidence and clarification on misleading statements.

Included with this letter are professional peer review reports produced by the following independent, accredited historians:

- Robert Chattel, AIA (President, Chattel, Inc.)
- Laura Jones, Ph.D. (Director of Heritage Services and University Archaeologist for Stanford University)
- Barbara Lamprecht, M.Arch., Ph.D. (Owner, Modern Resources)
- Anthony Kirk, Ph.D.

Also included for review, and referenced in the aforementioned historian peer reviews, are the following documents:

- 'Clovis DPR Review-' by Carrie Theis (Owner, Hofsas House Hotel)
- Hofsas House Hotel – Building and Business Timeline

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- Architectural Contributions Diagram
- Tamara Grippi, "What's Not on the List," *Carmel Pine Cone*, Nov. 2-8, 2001, p. 1, 5
- Carmel Preservation Foundation Collection Summary, *Henry Meade Williams, Local History Department, Carmel Public Library*
- Carmel Inventory of Historic Resources Database, Volumes 1 and 2.
- National Register Bulletin VIII. 'How to Evaluate the Integrity of a Property'
- Deed, Harry Hofsas to Fred Hofsas, 1948.
- Letter to Scott Theis, 2002.

To address subjective assumptions, and correct false and misleading claims in the Clovis DPR, a recorded and transcribed deposition was conducted on Tuesday, October 24th, 2023. The deposition featured Carrie Theis, the granddaughter of Donna Hofsas, and Stephanie Kirz, the step-daughter of Fred Hofsas and the Executrix of his estate. The sworn under oath statements address false assumptions regarding the intentionality behind the hotel's design vision, correct false and misleading statements about Fred Hofsas and his heritage, and also provide accurate first-hand testimony from Fred and Donna's relatives. The transcription will be submitted upon request.

The peer review reports, supplementary documents, and depositions, all serve to provide new information to refute and correct false and misleading statements in the Clovis DPR of the Hofsas House Hotel.

Sincerely,



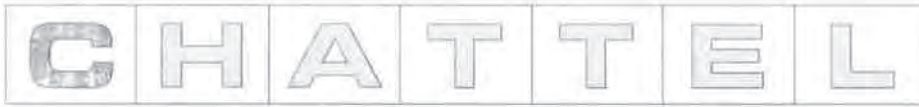
Anna Bornstein
Associate Planner

Cc: Carrie Theis

Professional Historian – Peer Reviews



ATTACHMENT



Chattel, Inc. | Historic Preservation Consultants

MEMORANDUM

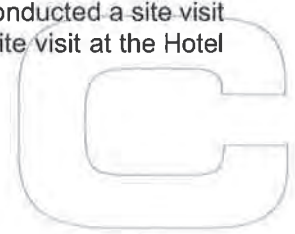
DATE October 16, 2023
TO Brandon Swanson
Community Planning & Building Directory
City of Carmel-By-The-Sea
FROM Robert Chattel, AIA, President
Christine di Iorio, AICP, Principal Associate
Leslie Heumann, Principal Associate
Alvin-Christian Nuval, Senior Associate
Chattel, Inc. | Historic Preservation Consultants
RE Hofsas House Hotel, Carmel-By-The-Sea, California
Peer Review of DPR Form

Chattel, Inc. (Chattel) is providing this memorandum to peer review the Administrative Draft Department of Parks and Recreation (DPR) form prepared by Meg Clovis (Preparer) in August 2023 for the Hofsas House Hotel in Carmel-By-The-Sea (Carmel), California. The Hofsas House Hotel (Hotel) is a 1957 hotel with 1968 addition that is located on San Carlos Street between Third and Fourth Avenues. The DPR form was provided by the Preparer at the request of the City of Carmel (City) and makes the following two claims:

- 1.) The Hotel is eligible for listing in the City Inventory of Historic Resources (City Inventory) under local Criterion 3 for "[displaying] the rare Bavarian Revival style of architecture, which is a derivative of Carmel's unique storybook style of architecture."
2.) The Hotel is eligible for listing in the California Register of Historical Resources (California Register) under state Criterion 3 for "[embodying] the distinctive characteristics of the Bavarian Revival style of architecture, which is a rare style in Carmel."

Upon further research into applicable historic contexts and investigation of the information provided in the DPR form, Chattel disagrees with both of the above claims. Unless otherwise stated, this memorandum relies on review of materials formally adopted by the City Council to help evaluate properties for consideration for inclusion in the City Inventory. In particular, this memorandum refers to the City Historic Context Statement which was first prepared and adopted in 1994 and revised in 1996, 2008, and more recently in 2022. Note that the City Historic Context Statement makes no reference to the Hotel under any of the context themes, including Economic Development (1848-1986) and Architectural Development in Carmel (1888-1986).

This memorandum was prepared by professionals meeting the Secretary of the Interior's Professional Qualifications Standards in history, architecture, architectural history, and historic architecture. President Robert Chattel and Principal Associate Christine di Iorio conducted a site visit at the Hotel on April 24, 2023. Principal Associate Leslie Heumann conducted a site visit at the Hotel on August 21, 2023.



October 16, 2023
Page 2

Property Description

The Hotel sits on two adjacent parcels with Assessor Parcel Number 010-124-014 (Parcel #1) and 010-124-001 (Parcel #2). Parcel #1 contains most of the Hotel property as well as the entirety of the Hofsas House (House), a 1959 single-family residence that fronts Dolores Street at the west. Though a separate DPR form was also provided by the Preparer for the House, this memorandum only reviews information presented about the Hotel. A map showing the two parcels at the property is included in the following figure:



Figure 1: Parcel outlines identified with Hotel in red and House in yellow.

Bavarian Revival

The findings in the DPR form depend on the assumption of a “Bavarian Revival” architectural style, though there is little to no research, scholarly or otherwise, that indicates that such a style exists. The DPR form states that the style “was first introduced to the United States by A.J. Downing’s 1850 stylebook, *Architecture of Country Houses*,”¹ though no page citation is provided. Chattel review of the stylebook did not uncover mention of “Bavarian Revival” and Chattel requests additional citation for this claim. In addition, the DPR form follows in saying that the style “enjoyed a resurgence in the early 20th century as part of the Arts and Crafts movement and later interest in revival styles.”² No source is provided to support this statement that “Bavarian Revival” was part of this resurgence, though in general Period Revival styles were particularly popular during that time. The Hotel was constructed in 1957 and not in the early 20th century when Period Revival styles were at their peak. While other Period Revival styles such as Storybook and Tudor Revival are recognized across the United States, California, and Carmel, there does not appear to be an established “Bavarian Revival” style. It is important to note that the City Historic Context Statement does not include any mention of “Bavarian” or “Bavarian Revival” style within the city.

¹ Clovis, Meg, DPR Form for Hofsas House Hotel, August 2023, 4.

² Ibid.

October 16, 2023
Page 3

Character-defining features of the “Bavarian Revival” style are not indicated in the DPR form, so there is no basis of comparison to see if the Hotel is a good representative building of the purported style. Unlike authentic buildings in the Bavarian region of Germany in which details such as half-timbering and exposed wood structural frames are incorporated in the construction, these details appear to be solely decorative at the Hotel and serve only as surface treatment with false half-timber and stucco applied to a common wood stud framed wall. Page 4 of the DPR form includes a figure labeled “Bavarian decorative motifs,”³ though the image shown appears to be an unidentified building likely in Bavaria and not an example of the purported “Bavarian Revival” style.

It is more likely that the Hotel was inspired by architecture in Bavaria in the same way that other motels and hotels may use thematic elements to attract guests. More extreme examples of using thematic elements to attract tourists are represented in the hotels and casinos along the Las Vegas Strip, but modest examples appear across the United States, employing a range of styles such as Spanish Colonial Revival as decoration rather than in plan or construction to evoke a certain feeling. The Hotel may be inspired by architecture in Bavaria, but it is a pastiche intended to evoke an experience for tourists and potential customers, not a representative example of a particular style itself.

In reviewing the 1957 drawings prepared for the Hotel by architect Robert R. Jones, it is clear that the primary façade of the Hotel wraps around the surface of a pre-existing building, again supporting that the Bavarian thematic elements are only a surface treatment applied as decoration. Figure 2 below illustrates how only a sliver of new material was added at the street-facing east elevation on San Carlos to apply the theming.

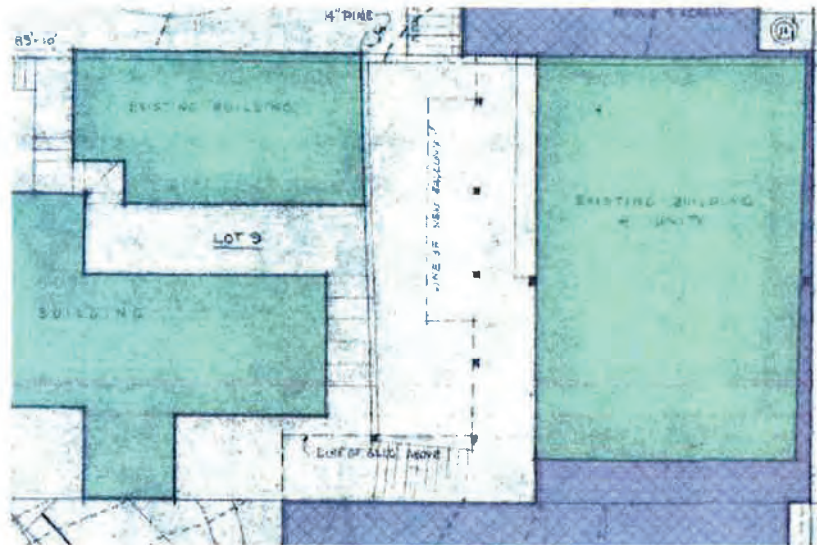


Figure 2: 1957 drawing showing pre-existing buildings in green and addition wrapping around in blue. See Attachment A for full drawing sheet.

Storybook Style in Carmel

The DPR Form states that the “Bavarian Revival” style is “derivative of Carmel’s unique storybook style of architecture.”⁴ Storybook in Carmel has very specific associations with master builder Hugh Comstock, as evidenced in the City Inventory which currently includes 12 properties listed under the

³ Ibid.

⁴ Clovis, 10.

Storybook style.⁵ All of the listed buildings were constructed between 1924 and 1929 and were designed by Comstock, except for the Lemos Building, which sits adjacent to Comstock's Tuck Box.

While the City Historic Context Statement does not provide any further elaboration of the Storybook style, it mentions that "Carmel's world-renowned 'quaintness,' the characteristic that has distinguished the village throughout its history, is often attributed to a distinctive, 'storybook' style of architecture embodied in Hugh Comstock's Tuck Box of 1927."⁶ Again, the relationship of the style to Comstock is emphasized. The Hotel falls outside the identified period of significance and does not fit within the grouping of Storybook buildings constructed and listed in Carmel.

Tudor Revival Style in Carmel

It is possible that the Hotel can be argued to represent features of the Tudor Revival style. The City Historic Context Statement notes that "Tudor Revival buildings typically feature characteristic half-timbering and gabled rooflines"⁷ and that the style was widely employed in the 1920s. Along with Spanish Colonial Revival, it helped to leave "the most lasting imprint on the character of the business district."⁸ The City Inventory currently includes 46 properties listed under the Tudor style spanning a period between 1905 and 1940.⁹

The City Historic Context Statement does not provide a list of character-defining features for the Tudor Revival style. As such, the following character-defining features are excerpted from a historic context statement for the style adopted by the City of Los Angeles:¹⁰

- Decorative half-timbering.
- Entrance vestibules with arched openings.
- Massive chimneys that are a prominent visual element.
- Predominately brick or stucco exteriors, or a combination.
- Steeply pitched, usually multi-gabled roofs.
- Tall, narrow, multi-paned casement windows arranged in groups.
- Usually two stories in height.

When compared to like properties that are listed in the City Inventory under the Tudor style, the Hotel does not represent one of the best examples, lacking some of the prominent character-defining features that express its design, materials, and workmanship. Furthermore, like Storybook, the Tudor Revival style reached its popularity during the early 20th century, evident in the range of construction dates for the styles in the City Inventory that is largely in the 1920s and 1930s. Constructed in 1957, the Hotel does not share the period of significance for this style.

Rarity and Contribution to Carmel's Sense of Time and Place

Ultimately, the sole criteria that the Hotel was identified as eligible under for listing in the City Inventory (Criterion 3) reads:

Display a rare style or type for which special consideration should be given. Properties that display particularly rare architectural styles and vernacular/utilitarian types shall be given

⁵ City of Carmel, Carmel Inventory of Historic Resources Database, June 23, 2022.

⁶ City of Carmel, Historic Context Statement: Carmel-by-the-Sea, 2022, 25.

⁷ Ibid, 52.

⁸ Ibid.

⁹ City of Carmel, Carmel Inventory of Historic Resources Database, June 23, 2022.

¹⁰ GPA Consulting, SurveyLA Los Angeles Citywide Historic Context Statement: Architecture and Engineering, Theme: Period Revival, 1919-1950, Sub-Theme: Late Tudor Revival, 1930-1950, January 2016, 23.

special consideration due to their particularly unusual qualities. Such rare examples, which contribute to diversity in the community, need not have been designed by known architects, designer/builders, or contractors. Rather, rare styles and types that contribute to Carmel's unique sense of time and place shall be deemed significant.

As noted above, it is not enough for a property to be considered "rare," but it should also "contribute to Carmel's unique sense of time and place." Based on the information provided above in this memorandum, it does not appear that the Hotel is representative of Carmel's unique sense of time and place. Whether the Hotel is considered to be the Storybook style, Tudor Revival style, or a mix of the two, it was constructed in 1957, long after the popularity of both Period Revival styles had peaked across the country and in Carmel. Instead, it was constructed during a time when Modern style buildings were gaining momentum, with the city "[seeing] the construction of an incalculable number of Modern-style buildings between the years of 1940 and 1986."¹¹ As such, the Hotel does not contribute to a unique sense of time and place within the city.

The City Historic Context Statement was revised in 2022 to include a section on "A Visual Presentation of Architectural Styles: 1935-1986" to describe character-defining features of architectural styles representative of this period in the city.¹² Seven architectural styles are noted as representing this time period in Carmel: Minimal Traditional Style, California Ranch Style, Bay Region Modern Style, Postwar Modern Style, Wrightian Organic Style, Regional Expressionist Style, and Post-Adobe Style. The Hotel does not represent any of these architectural styles associated with Carmel in the mid-to-late 20th century.

In addition, rarity criteria often refer to buildings that are considered the last surviving examples of a once prominent or popular architectural style or property type. For example, in the City of Los Angeles, both programmatic architecture and buildings related to early streetcar neighborhoods are considered rare as many such buildings have since been lost or demolished. The Hotel deviates from this understanding of rarity as there was never a period of popularity for a "Bavarian Revival" style in Carmel. Again, there is no mention of this style in the City Historic Context Statement, which has been updated multiple times between 1994 and 2022. There are still many examples of Storybook and Tudor Revival style that exist in Carmel. Being the sole example of a building with Bavarian thematic elements may make the Hotel unique from its like properties, but it alone cannot convey rarity under this criterion, in the same way that constructing a unique themed building today does not automatically impart significance to a property.

Conclusion

As described in this memorandum, there is little to no research, scholarly or otherwise, that supports the existence of a "Bavarian Revival" style. There is no mention of "Bavarian Revival" nor the Hotel in the adopted City Historic Context Statement. The extant examples of the Storybook and Tudor Revival styles are more representative of Carmel and were constructed during the period of significance of the 1920s and 1930s when Period Revival styles had reached their peak within Carmel, in California, and across the United States. The City Historic Context Statement also clearly describes seven architectural styles that represent the period from 1935 to 1986 in Carmel – none of which apply to the Hotel. As such, the Hotel does not contribute to Carmel's unique sense of time and place, and it is not one of a few last surviving examples of a once prominent or popular architectural style. To reiterate, being the sole example of a building with Bavarian thematic elements applied as decoration to a pre-existing building may make the Hotel unique from its like properties, but it alone does not convey rarity. Thus, the Hotel is not eligible for listing in the City Inventory or the California Register under Criterion 3.

¹¹ City of Carmel, Historic Context Statement: Carmel-by-the-Sea, 2022, 47.

¹² Ibid, 56.

October 16, 2023
Page 6

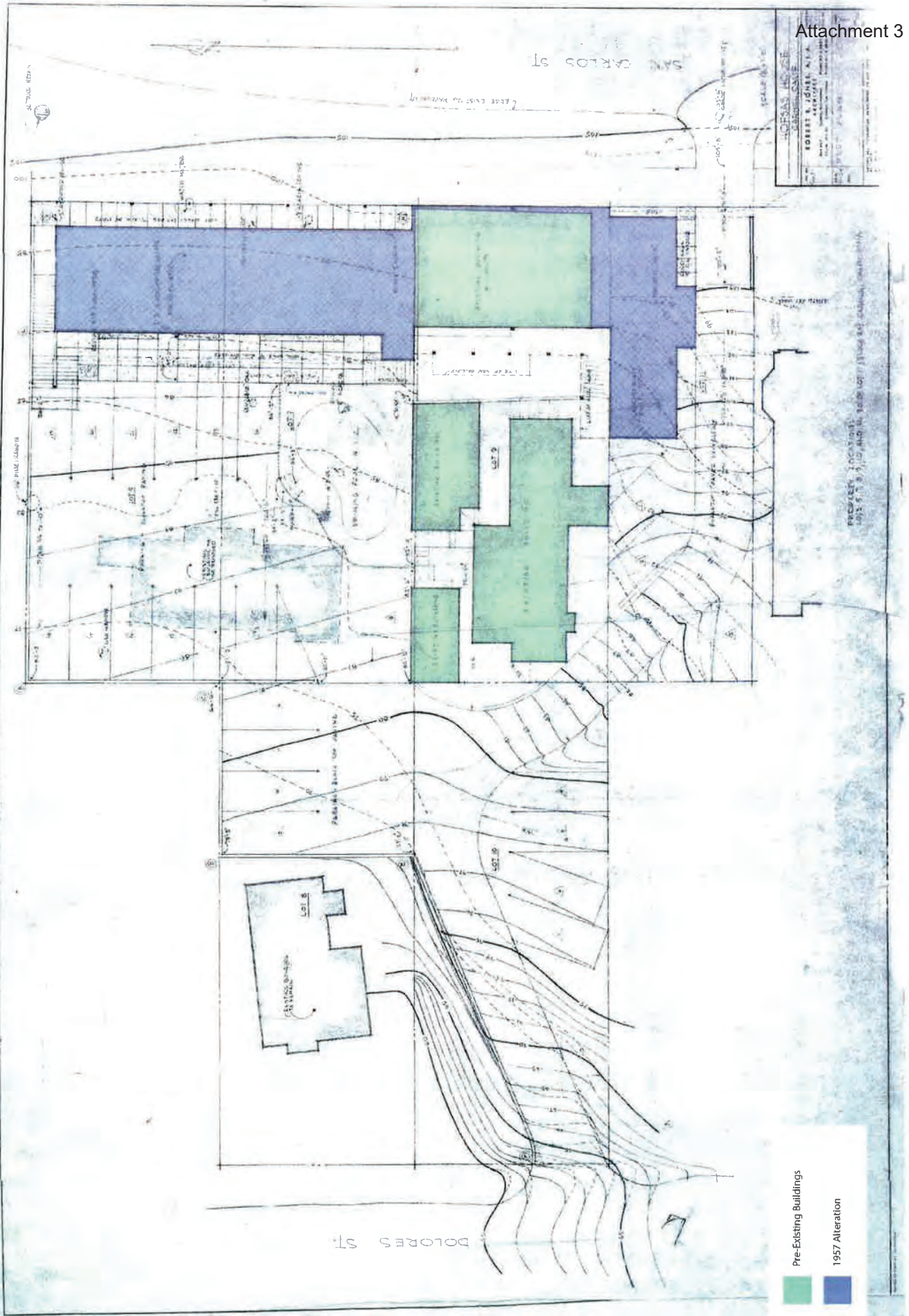
Attachments

Attachment A: Plot Plan from 1957 Drawings

ATTACHMENT A:
PLOT PLAN FROM 1957 DRAWINGS

HOFAS HOUSE HOTEL
CARMEL-BY-THE-SEA, CALIFORNIA

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HERITAGE SERVICES CONSULTING

Laura Jones, Ph.D.
3905 Page Mill Road
Los Altos, California 94022

October 23, 2023

Anthony Lombardo
Anthony Lombardo & Associates
144 West Gabilan St
Salinas, CA 93901

Subject: Peer Review of Historic Resource Evaluations, Hofsas House Hotel, APN 010-124-014, San Carlos Street 2 NW of 4th Avenue, Carmel-by-the-Sea, CA.

Dear Mr. Lombardo,

I have reviewed the three documents you provided concerning the eligibility of this property for listing on the Carmel-by-the-Sea Inventory and/or California Register.

1. Historical Resources Evaluation report in State of California DPR Forms format by Anthony Kirk, dated September 26, 2022
2. Historical Resources Evaluation report in State of California DPR Forms format by Meg Clovis, "Hofsas House Hotel," dated August 2023
3. Compilation of Architectural Contributions site plan by Eric Miller Architects, dated August June 23, 2023
4. Peer review prepared by Chattel, Inc. dated October 16, 2023.

The subject property is a 38-room hotel contained in a series of structures built between 1923 and 1974. The comments below address the eligibility of the property as a historic resource, based on the two professional evaluation reports and the construction history as summarized in the architect's site plan.

Areas of Agreement

Both professional evaluators (Kirk and Clovis) agree that the Hofsas House Hotel is not eligible for listing at the state, national or local levels for association with significant persons or events.

Kirk and Clovis agree that the property is not eligible as an important work by any of the architects who were involved in its design, does not represent an important style identified in the Historic Context Statement of Carmel-by-the-Sea, and that the property does not express "high artistic values."

Subjects of Controversy

The first reviewer, Dr. Anthony Kirk, identified the property as an example of Tudor Revival style and concluded that the hotel "is by no means a good example of Tudor architecture" and "The mural by Maxine

Albro cannot be said to possess high artistic values.” The Kirk evaluation concludes that the property does not appear eligible for the National Register, California Register or the Carmel Register. ¹

The second reviewer, Meg Clovis, finds the Hofsas Hotel significant because “The Hofsas House Hotel meets the first part of California Register Criterion Three because it embodies the distinctive characteristics of the Bavarian Revival style of architecture, which is a rare style in Carmel. In addition, the murals of noted artist Maxine Albro decorate the exterior walls, contributing to the significance of the property.”²

The Chattel, Inc. team finds no scholarly support for a “Bavarian Revival” style in the Clovis report and notes that the period of significance for period revival styles had ended long before the construction of the main wing of the Hofsas House in 1957.

The critical issues in resolving the eligibility of the property are:

1. What style is the hotel? Is it a good example of this style? If so, is the style rare?
2. Are the Maxine Albro murals “the work of a master”?
3. Does the Hofsas House Hotel retain integrity?

Tudor Revival, Storybook and “Bavarian Revival” style architecture: What style is it?

Picturesque styles inspired by traditional European rustic buildings have enjoyed several periods of popularity in the United States, beginning in the mid-1800s and then for a few years after both World War 1 and World War 2. These eclectic interpretations include Tudor Revival, Swiss Chalet Style, English Cottage and “Storybook Style.” More common in residential architecture, these styles also enjoyed popularity in hotels and restaurants in scenic resort communities. Storybook Style has been identified as an important theme in Carmel-by-the-Sea.



Tudor Revival



Bavarian Revival



Storybook Style

Bavarian Revival is less common, with its major, authentic expression in a handful of towns settled by German immigrants in the late 1800s: Frankenmuth, Michigan (“Little Bavaria”); Hermann, Missouri; Amana Colonies, Iowa; New Ulm, Minnesota; Germantown, Wisconsin. The villages of the Amana Colonies have been listed on the National Register, with no mention of “Bavarian Revival” style. Two other noted “Bavarian” villages - - Helen, Georgia and Leavenworth, Washington – redeveloped their downtowns in exaggerated “Bavarian” styles as tourism promotion schemes in the 1960s.³ The 1957 Hofsas House has more in common with these commercial expressions than with the earlier German immigrant communities. Neither Helen, Georgia or

¹ Kirk DPR, page 4.

² Clovis DPR, page 11.

³ <https://cityofleavenworth.com>; <https://helenballoon.com/history.htm>

Leavenworth, Washington has any listed examples of Bavarian Revival architecture, however the City of Leavenworth does publish a guide to the style.⁴

Chattel, Inc. is correct that Bavarian Revival architecture is not widely recognized as an important style in the United States. The emergence of Bavarian “theme” buildings in the late 1950s and 1960s has not been identified by preservation organizations or architectural historians as an important moment in American architecture. And, using the Leavenworth style guide as a reference, Hofsas House Hotel does not appear to embody the style. The building is correctly identified as a very late Tudor Revival style building with some Bavarian Revival decorative elements. I concur with Chattel, Inc. that the finding by Clovis that the hotel exemplifies a rare style of architecture is not supported in the evaluation report and is not supported by review of extant examples of Bavarian Revival style buildings in the United States.

Summary

This review concludes that there is no substantial support for a finding of significance for the Hofsas House Hotel. The Hotel does not exemplify any significant period or style of architecture at the local, state, or national level.

⁴ <https://cityofleavenworth.com/wp-content/uploads/2021/07/Portfolio-of-Old-World-Bavarian-Architecture-and-Signs-SEARCHABLE.pdf>

Maxine Albro Mural: The Work of a Master?

The guidance from the National Register of Historic Places is widely cited in this regard: a master is a “figure of generally recognized greatness” in architecture or craftsmanship.⁵ Artist Maxine Albro (1903-1966) was an academically trained artist who worked in a variety of media: drawing, painting, fresco and mosaic tile. Based in San Francisco, she is best known for painting one of the fresco murals at Coit Tower in San Francisco that presents a theme of California Agriculture. After her marriage she relocated to Carmel-by-the-Sea and travelled extensively in Mexico. Her work in the 1940s reflects Mexican themes.⁶ Her style is connected to the socialist realism of the Depression era. Ms. Albro died in Los Angeles in 1966.



Coit Tower, 1934



The Water Carriers

⁵ *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. National Park Service. Page 20. Viewed at https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf

⁶ Carmel Art Association (<https://carmelart.org/artist/maxine-albro/>), Sullivan Goss Gallery (<https://www.sullivanogoss.com/artists/maxine-albro-1903-1966>).



Allied Arts Guild Fresco (Menlo Park, CA)



Skipping Rope (Carmel Art Association)



Hofsas House Mural (1957)

Neither review identified Albro as a master artist or craftsman. Neither review found that the Hofsas House Hotel mural by Albro is a major example of her work. It clearly lacks the depth, detail and perspective of her other painted works. Kirk's comment "An extremely simple work, it lacks the complex composition and fascinating detail" of the Coit Tower mural appears to exclude this as an important work in Albro's career. The Albro mural does not appear to qualify the Hofsas House for listing as a historic resource.

Does the Hofsas House Hotel Retain Integrity?

If the property met any of the criteria for listing as a historic resource, an analysis of its integrity would be required. It does not appear to meet any of the criteria. However, the lengthy and complex construction history presented by both evaluators, and the exhibit by Eric Miller Architects suggest that the property may have lost integrity of workmanship and materials. The disagreement between the Clovis evaluation which assumes that the hotel retains its original materials and the two other reports that show extensive window replacement with historically incompatible materials (vinyl windows) casts doubt on the thoroughness of that report.

Summary

The Hofsas House Hotel was developed over many decades and has some charming aspects. One reviewer found that the property might be eligible as a locally rare example of Bavarian Revival architecture with a mural that contributed to its significance. A review of the architectural features of the property suggests that it does not exemplify this style, but is rather an eclectic Tudor Revival style with some Bavarian decorative details. The mural by local artist Maxine Albro does not exhibit the themes or quality of her other painted works. Based upon the materials provided, the Hofsas House Hotel does not appear to qualify as a historical resource at the local, state or national level.

modern resources

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 626.264.7600

Letter of Memorandum, Third-Party Review, Hofsas House Hotel 16 October 2023

The purpose of this evaluation is to independently analyze the reports from Meg Clovis and Dr. Anthony Kirk and to evaluate the subject property, the Hofsas House Hotel, located at San Carlos Street, 2 NW of 4th Avenue in the City of Carmel, APN 010-124-001 (Lots 1, 3) and APN 010124014000, Lots 5, 7, 8, 9, 10, 11, 12, 14.

Summary

The Hofsas House Hotel does not appear to be eligible for inclusion in the Carmel Inventory of Historic Resources because it does not meet the criteria for historic resources as established by the City of Carmel in Municipal Ordinance 17.32.040, Eligibility Criteria for the Carmel Inventory. Additionally, it also fails to meet the criteria established by the National Register of Historic Places and the California Register of Historical Resources. While largely reiterating federal and state criteria, Carmel's criteria are specific to the city and slightly different, and the subject property does not meet the sole criterion on which the evaluation prepared by Ms. Meg Clovis rests.

Discussion – Style

Both reports by Dr. Kirk and Ms. Clovis take great care in describing the property comprehensively. The reports also agree that the subject does not meet the threshold for eligibility under any federal, state, or local criteria except for one. Here the two reports differ sharply. Thus, this deciding criteria is the focus of this review.

The Clovis DPR asserts that the property exemplifies a rare example of "Bavarian Revival," and thus conforms to Criterion 4 of Carmel's eligibility requirements. A property should:

4. Display a rare style or type for which special consideration should be given. Properties that display particularly rare architectural styles and vernacular/utilitarian types shall be given special consideration due to their particularly unusual qualities. Such rare examples, which contribute to diversity in the community, need not have been designed by known architects, designer/builders or contractors. Rather, rare styles and types that contribute to Carmel's unique sense of time and place shall be deemed significant.

Apart from the above, the Clovis DPR does not find that the property meets any other criteria at any level, thus requiring further analysis of this "rare" style.

In referring to the 2022 edition of *A Field Guide to American Houses* by Virginia Savage McAlester, the authoritative style guide that is part of every American architectural historians repertoire, the style of the property's primary façade is Tudor, described pp. 448 – 446. "Bavarian Revival" is not

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Letter of Memorandum, Third-Party Review, Hofsas House Hotel 16 October 2023

recognized as a style in the Historic Context Statement, Carmel-by-the-Sea, updated 2023, nor is it recognized as a style in the National Register's Architectural Style Categories, which includes 40 styles.¹ (The California Register relies on the National Register and other guides, including McAlester, for stylistic terminology.) It is helpful to compare a picture from the *Field Guide* to the façade of the subject property:



House, Louisville, Kentucky, approx. 1910.
 Source: McAlester, 2023, p. 456.



Hofsas House Hotel, Carmel-by-the-Sea.
 Source: Clovis DPR.

The house on the left is an example of Tudor Revival, "sometimes referred to as Germanic Cottages by Eclectic builders," according to the *Field Guide*. The *Guide* also notes that diamond shaped panes, clipped gable roofs, overhanging gables, and half timbering are typical character defining features of Tudor Revival, which can have many variations, as presented in the Guide, pp. 449 – 467. Even the image of "Bavarian Decorative Motifs" on the Clovis report, p. 4, shows a very different roof profile, no diamond pane windows, and windows with shutters, which the primary façade does not have. While property's façade and porte cochere includes painting and murals, such elaborate, colorful mural work can be seen in in eighteenth and nineteenth century Bavaria,

¹ https://en.wikipedia.org/wiki/National_Register_of_Historic_Places_architectural_style_categories

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but also in Italy, Switzerland, and Austria. There is no evidence that these decorative murals are historically significant.

Cumulatively, there is no such style as “Bavarian Revival,” at least not in this country. It is not a “rare” style. Rather, it is not a style at all.

Additionally, it must be pointed out that beyond the façade there are almost no further architectural references either to “Bavaria” or to Tudor Revival. By contrast, once a visitor enters the parking lot, where saunas, pool, parking, and general room access occur, the character of the property is that of a large, conventional motel-hotel with unremarkable stylistic features typical of such commercial buildings constructed between the 1950s and the 1980s. The San Carlos façade is essentially two-dimensional, a set design that is easily struck (removed) rather than an authentic interpretation of Tudor Revival or “Bavarian Revival” architecture. For example, on the San Carlos elevation, except for a few remaining wood windows, in the diamond shape pattern, all the windows were replaced in 2008 with vinyl windows. By contrast, the Tuck Box, 1926, designed and built by Hugh Comstock, is a fully realized, three-dimensional adventure in fantasy. While it, too, uses faux timbering, as does the Hofsas House Hotel, the Tuck Box’s materials palette include hand-crafted, eccentrically shaped wood windows, front door and full-dimensional clinker brick, similar to that employed by architect brothers Greene and Greene in their early twentieth-century Craftsman homes, including the Gamble House, 1909. Combining European Art Nouveau, Craftsman, and the look of those extraordinary cottages found in children’s fables, the Tuck Box is unique, authentic to itself inside and out, with all façades treated to the highly individual theme devised by Comstock.² It is indeed “storybook” architecture.

The Clovis DPR asserts that architectural historian Kent Seavey evaluated the hotel in 2002 as historically significant. No such evaluation has ever been written. By contrast, as noted in the Kirk report a 2001 survey of potential historical resources conducted by Seavey includes the Donna-Theis Hofsas *House* (known as the Donna Hofsas House) but not the Hofsas *House Hotel*.³ In a DPR on an unrelated property prepared by Seavey and dated Feb. 16, 2004, he does note the 1965 house on Dolores Street (and not the hotel) as an “innovative” work by the esteemed local builder and building designer Ralph Stean (1918 – 2004), builder of the hotel. The 2002 Carmel Inventory of Historic Resources Database does not include either hotel or the house, but the 2023 update of

² Evaluated by Richard Janick in a DPR dated Oct. 8, 2002, with the code 5S1, meaning an “individual property that is listed or designated locally.”

³ Tamara Grippi, “What’s Not on the List,” *Carmel Pine Cone*, Nov. 2 – 8, 2001, p. 1, 5.

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Letter of Memorandum, Third-Party Review, Hofsas House Hotel 16 October 2023

the Historic Context Statement calls out the house, including a picture of the house, as an excellent representative of the Regional Expressionist style, noting its dramatic hyperbolic-shaped roof.⁴ Notably, none of the other firms who prepared earlier versions of the Context Statement thought the hotel was worthy of mention: Teresa Grimes and Leslie Heumann, both highly respected and experienced architectural historians, 1994; Glory Anne Laffey, Archives & Architecture, 1997; Architectural Resources Group, Inc., 2008.

Alterations

Beginning in May 1922, the early permit record (between 1922 and 1956) shows a variety of owners building a house, adding a laundry and other alterations to the four cottages extending from San Carlos to Dolores Street to the west, following the downward slope. On May 13, 1948, Harry Hofsas purchased the property and granted the cottages in July to his brother Fred and Fred's wife Donna, who immediately began remodeling them and constructing additions to create apartments. In 1956, that modest level of activity sharply changed with the demolition of two cottages and the erection of a three-story motel with a total 30 units as it is labeled in the permit record. In the 1960s, three permits for demolishing apartments were filed.

Permits for major work are:

1956-7 Architect Robert R. Jones (1911 – 1989) and builder Ralph Stean constructed the four-story structure, which involved altering and subsuming the existing residences, and the one-story building facing San Carlos. According to a timeline of construction history compiled by co-owner Carrie Theis, part of the fourth level of the hotel was built over four rooms of the apartments. In 1960, Fred's now-former wife, Donna, received permission to build the house noted in the 2022 Context Statement.

1968 Architect Cleve (variations of the first name include Clive and Cleveland A.) Dayton designed a two-story structure comprising eight units, revised by architect George Willcox. It is not clear whether it was constructed by J.D. Dayton or Helm & Savoldi.

Subsequent permits revert to additions, alterations, new roofs, and repairs. As noted earlier, while the diamond-shaped wood windows facing San Carlos Street were retained, by contrast, the remaining approximately 85 aluminum sash windows were replaced with vinyl windows in February

⁴ Historic Context Statement Carmel-by-the-Sea, PAST Consultants, LLC, adopted 2023, p. 64.

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Letter of Memorandum, Third-Party Review, Hofsas House Hotel 16 October 2023

2008.⁵ This was to improve energy efficiency, sound insulation, and to be “more modern looking.”⁶ The effect of the striking disparity was to exacerbate the architectural disparity between the San Carlos elevation and the rest of the hotel.

Both the Clovis and Kirk DPRs report acknowledge that although Jones and Stean were noted in the 2022 Historic Context Statement, Carme-by-the-Sea, the subject property was neither their best work nor emblematic of a particular style. The Context , for example, describes Jones as a “famed local Modernist.” Working with the distinguished Modern landscape architect Thomas Church, he designed the All Saints Episcopal Church, 1952, described as a successful synthesis of traditional and Modern church design. The permit record indicates that another Carmel-based architect, Olof Dahlstrand, designed a rectangular addition to the office and a new outdoor staircase leading from the 4th Floor to the parking area in May 1974.⁷ The staircase is in a minimal, sleek, Modern design.

Conclusion

Several hands—owners, architects, designers, and builders—have made many changes to the property since the late 1940s, creating an imposing large motel-hotel of little distinction from one view (from Dolores Street) and a primary façade (from San Carlos Street) featuring Tudor details with motifs seen in Germany, Austria, and Italy. There is little correlation between the two facades in terms of architectural reference, continuity, or integrity. “Bavarian Revival” is not a recognized style. Cumulatively, the Hofsas House Hotel does not appear to be eligible for inclusion into the Carmel Inventory of Historic Resources because it does not meet the criteria for historic resources as established by the City of Carmel Municipal Ordinance 17.32.040, Eligibility Criteria for the Carmel Inventory. Likewise, it does not meet the criteria established by the National Register of Historic Places and the California Register of Historical Resources.

⁵ Carrie Theis, compiler, Hofsas House Hotel Timeline, undated, p. 3.

⁶ City of Carmel, Historic Property Files, Property File for APN 010124014000, <https://portal.laserfiche.com/Portal/DocView.aspx?id=13662&repo=r-45db07c0&searchid=fef83863-6dc4-4002-ba81-79ea74c88016>

⁷ Ibid. See also the Hofsas House Hotel Timeline, undated, p. 2.

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19 September 2023

Brandon Swanson
Community Planning and Building Director
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Dear Mr. Swanson:

I have carefully read the evaluation by Meg Clovis on DPR forms of the Hofsas House Hotel, completed 20 August 2023. There are several conclusions in her evaluation that are inaccurate. For example on page 2. Ms. Clovis further states, on page two that the murals inside the lobby were the work of the well-known painter Maxine Albro, who created the welcoming mural across the driveway from the office. The lobby murals were in fact painted by an artist named Kip who also repainted the exterior mural. The mural around the windows above the office seem to be the work of Albro, but they are not signed. Ms. Clovis should have said that they *appear* to be the work of Maxine Albro. More significant by far, the Report Citation at the bottom of page one of the evaluation refers to a DPR written by Kent Seavey. Mr. Seavey has never evaluated the hotel! Another architectural historian, Richard N. Janick, evaluated the house west of the hotel, which is owned by the Hofsas family, and found it to be architecturally significant. On pages eight and nine, Ms. Clovis repeats the error, stating that Mr. Seavey evaluated the hotel in 2001 and “found the property significant for its architecture and for continuing the legacy of Carmel’s storybook architectural style.” This is not correct. In the next sentence she claims that the City of Carmel-by-the-Sea has “recognized the Hofsas House Hotel as a historic resource.” This statement is also not correct. Ms. Clovis cites a letter from the City of Carmel to Jack Theis as evidence supporting her statement. The letter is addressed to Scott Theis, not Jack Theis, and mistakenly states that the Hofsas House Hotel had “been identified by the City’s Consultant, Kent Seavey’s Historical Resources Survey as a local historical resource.” Mr. Seavey’s survey identified the Hofsas Home, not the Hofsas House Hotel, as significant, as may be seen in the list of historic properties published in the *Carmel Pine Cone* on 2 November 2001. A long list of errors, filling two pages, has been compiled by the current owner of the property, Carrie Theis, and is attached to this letter as an appendix.

In her DPR, Ms. Clovis refers to the style of the hotel as Bavarian Revival. A variety of architectural styles are found in Bavaria, as in much of Europe, and the only style unique



Figure 1. Looking northwest at east side of Hofsas House Hotel, 29 July 2022.



Figure 2. Looking northeast at west side of Hofsas House Hotel, 29 July 2022.



Figure 3. Looking along west side of Hofsas House Hotel, toward north wing, from steps leading to office, 29 July 2022.

to Bavaria is a regional variation of a farmhouse, or *Bauernhaus*, which is constructed of wood and is typically two or two-and-a-half stories in height. Frederick Hofsas and his wife, Donna, acquired what would become the Hofsas House Hotel in 1949. According to Ms. Clovis, the grandfather of Fred Hofsas was from Württemberg, Germany, and it was his heritage that influenced the design of the hotel. There is nothing in either the record or any information in possession of the family that substantiates this conclusion. Given that Württemberg is located nearly a hundred miles west of Bavaria and does not share the same architectural heritage and styles, this story seems unlikely. It also should be observed that Donna Hofsas received a letter at an unknown date from the Carmel Fire Department that told her she should “discontinue further use of the Tiki Torches” that lit the exterior of the hotel. Typically, one does not associate Tiki Torches with a Bavarian architectural style. In my evaluation of the property, completed in September 2022, I refer to the architectural style of the hotel as Tudor Revival. Neither Tudor Revival nor Bavarian Revival, both of which relate exclusively to domestic architecture, is the really correct term to use when evaluating a hotel or a motel. The term Tudor Revival, it should be said, appears in *Historic Context Statement: Carmel-By-The-Sea* (updated by Past Consultants, [2022]) but the term Bavarian Revival does not. Almost no element of either architectural style is visible on the west façade of the hotel, one of the primary elevations of the building. Most guests park their cars on this side of the hotel and many make use of the swimming pool, conference room, and men’s and women’s sauna located here. As may be clearly seen in figures 2 and 3, the west façade of the Hofsas House

Hotel has no architectural elements save for a scattering of faux half-timbering. The general appearance is that of a big-box hotel or motel, such as a Motel 6.

As I stated in the evaluation of the Hofsas House Hotel I wrote in September 2022, the welcoming mural painted in the porte cochère of the hotel by Maxine Albro is of some interest. Ms. Clovis states on page eleven of her evaluation of the hotel, that its presence contributes “to the significance of the property.” The mural was completed in 1957 and repainted by Kip. Three years ago the Carmel folk artist Marie-Clare Treseder Gorham spent a couple of weeks repainting it again. The mural is actually the work of three artists.

Although easily seen by motorists and pedestrians, there is no mention of either the mural or the hotel itself in the *Historic Context Statement: Carmel-by-the-Sea*. The original *Context Statement* was prepared by Teresa Grimes and Leslie Heumann and published in September 1994. It was revised two years later by Glory Anne Laffey, founder of Archives and Architecture, and in 2008, by the San Francisco firm Architectural Resources Group. A year ago, in 2022, it was again updated by Past Consultants. It is readily apparent that none of these four firms considered it to be a significant architectural resource. In my opinion it should not be added to the Carmel Register of Historic Resources.

Sincerely yours,



Anthony Kirk, Ph.D.

The Hofsas House Hotel is a large complex of buildings that was constructed in three phases, with work beginning in the 1920s and ending in 1968. The buildings vary in height from one story to four stories and are largely wood-frame construction, though concrete blocks were used in the earliest construction and in some of the work that dates to 1957. The hotel was built on a hillside, and from the front, which faces east, toward San Carlos Street, it appears to be but two stories in height. The earliest construction consists of eight rooms in four cottages that extend from San Carlos Street down the hill toward Dolores Street. The cottages facing the street are two stories in height. The Residential Building Record for the property (curiously, there is no Commercial Building Record) shows that the cottages rest on concrete perimeter foundations. Fenestration is asymmetrical and originally consisted of steel-sash windows, though the Building Record makes no mention of the type of windows. The gabled roofs are characterized by moderate overhang and open eaves and finished with composition shingles. At an unknown date—but possibly in the early 1950s—aluminum-sash windows replaced the original steel-sash windows.

In 1957, a large addition to the hotel was constructed, comprising twenty-three rooms that ran along San Carlos Street and extended down the hill. The plans were drawn by the Carmel architect Robert E. Jones, AIA. It was at this date that the current façade was constructed in a commercial Tudor style, with faux half-timbering, or strapwork, and stucco infilling. The work completely altered the appearance of the original cottages on San Carlos Street. A steeply pitched roof, with a clipped gable, covers the hotel office at the southern end of the building. A low brick veneer runs underneath the ground-story windows, from the office door to the base of a large interior brick chimney that rises far above the roof. The roof is characterized by

significant overhang at the front, with projecting decorative beams, and is finished with wooden shakes. It extends over the walk that stretches to the north end of the building and rests on a range of posts to the east of the walk. Two vertical sections of terracotta tile, next to the office, add a decorative touch. Three gabled dormers are set high on the roof, their ridges intersecting the ridge of the main roof. Fenestration is composed of casement windows with diamond-shaped lights and fixed, sliding, and double-hung vinyl-sash windows. At the north end of the building a halfpace staircase descends to the ground floor. On the west side of the building, each floor features a long balcony with a decorative balustrade. A concrete-block wall rises to the east of a kidney-shaped pool, and a metal fence and a wooden fence enclose the south and west sides. There is minimal half-timbering on the west side of the block, which has little of the decorative detailing that may be seen on the façade. An asphalt driveway, with a single parking space next to the office, descends the hillside and provides parking for a half dozen automobiles on the right side below the hotel and another seven on the left side somewhat farther down the hill, and then continues north.

When work was completed on the addition, the owner of the hotel commissioned Maxine Albro to paint a mural on the concrete-block wall opposite the entrance to the hotel. Born in Iowa in 1903, Albro moved to California at an early age and worked as a commercial artist before enrolling in the California School of Fine Arts and subsequently studying in Paris. Upon completing her studies, she visited Mexico, where she first saw the work of Diego Rivera, whose stylized figures influenced her work. In January 1934, shortly after recovery had begun from the Great Depression, she commenced work in San Francisco on what would be the most significant commission of her career, a ten-by-forty-two-foot mural in Coit Tower depicting agriculture life

in California. The Hofsas House Hotel mural, executed when the artist was living in Carmel, shows a half dozen figures in Bavarian clothes welcoming guests. Albro is also thought to have painted the murals on the gable wall above the office and the small murals at the front of the gabled dormers, but there is no evidence to support this contention. The two crests above the casement windows on the façade, which bear the words *Otium Cum Dignitate*—Leisure with Dignity—were designed by one of the early owners of the hotel, Frederick Hofsas.

In 1965 an unnamed architect, presumably a local designer, began work on preparing plans for a north wing, which was completed in 1968 and which holds eight rooms. The wing is L-shaped in plan and continues north from the halfpace staircase and then turns west, resting at its termination on a tall concrete wall that is roughly a dozen feet in length. The addition is two-stories in height and contains eight rooms. The exterior walls are clad with stucco and feature faux half-timbering, or strapwork. Fenestration is asymmetrical and consists of vinyl-sash windows, both casements and sliding windows. The steeply pitched roof is characterized by significant overhang along the façade and is finished with wooden shakes. It extends over the walk that runs along the front of the addition and rests on a series of posts. A single dormer is set high on the principal roof. The asphalt driveway that begins next to the hotel office passes underneath the west end of the addition and ascends the grade to San Carlos Street. A large brick furnace, with an incinerator that was originally used to burn trash, is set at the northwest corner of the addition, on the far side of the driveway. The chimney rises through the interior of the addition and emerges through the north slope of the roof. The two rooms at the end of the wing, one above the other, feature fireplaces. An exterior cylindrical brick chimney, with a tall chimney pot, rises two stories along the southeast corner of the addition and provides a fireplace

for each of two rooms. The same architect also drew plans for a conference room, with two saunas at the east end, to the north of the swimming pool, which dates to 1957. The conference room, which rests on a concrete perimeter foundation, is rectangular in plan. The exterior walls are clad with stucco and feature vinyl-sash windows. A Dutch door provides access on the south side, while a sliding door forms the entrance on the north side. The side-gabled roof is characterized by moderate overhang and open eaves and is finished with wooden shakes. A large interior brick chimney rises through the ridge of the roof at the west end.

A final alteration to the Hofsas House Hotel was made in 1974, following plans drawn by the Carmel architect Olof Dahlstrand. He designed a rectangular addition to the office, which is situated above the driveway that passes downhill at the southern end of the hotel. It is easily seen from the west side and is distinguished by the two vinyl-sash casements flanking a fixed window. In the years 2008 to 2009, all the aluminum-sash windows in the hotel were replaced with vinyl-sash windows.



The Hofsas House Hotel does not appear to be eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, or the Carmel Historic Resource Inventory. It is not associated with events that have made a significant contribution to the broad patterns of United States, California, or Carmel history; nor is it associated with an individual or individuals significant in national, state, or local history. In the late 1920s it was owned by a man, or possibly a woman, with the last name of Torras, who was responsible for an addition to

what is described by the City of Carmel-by-the-Sea Community Planning and Building Department Planning as “Laundry Shops.” Four owners followed Torras, all of whom made additions or alterations to the buildings. In 1947 the hotel was acquired by Frederick and Donna Hofsas, who moved north from Los Angeles to run what became known as the Hofsas House. Fred Hofsas worked as an accountant, while Donna Hofsas managed the property. In 1957 the couple enlarged the hotel significantly, constructing a building with twenty-three rooms, as well as a swimming pool. The couple divorced in February 1960, with Donna Hofsas retaining ownership of the Hofsas House Hotel. Following her death in 1981, her only son, Jack Theis, assumed ownership. He died in 1996, and the property was run by his widow Doris Theis and the couple's two children. In 2000 the granddaughter of Fred and Donna Theis, Carrie Theis, assumed ownership of the hotel. None of the Hofsas is known to have made an important contribution to national, state, or local history.

Architecturally, the hotel has several features associated with the Tudor style of architecture, which was popular from 1890 to 1940, including, most notably, steeply pitched roofs and decorative half-timbering with stucco infilling. Most of the hotel was constructed some years after 1940, and, in fact, more than 80 percent of it dates to 1957 or later, more than a decade after the Tudor style enjoyed popularity in Carmel and across the United States. The hotel is not a good example of Tudor architecture. The only feature of interest in the buildings is the mural painted in 1957 by Maxine Albro on the concrete-block wall across the driveway from the office. The mural was freshened at an unknown date by a painter named Kip, about whom nothing is known. In the autumn of 2020 the Carmel folk artist Marie-Clare Treseder Gorham spent two weeks freshening colors that had faded. Her work was largely confined to the six figures in the

Supplemental Documentation

B

ATTACHMENT

Carrie Theis: HE23-097-New Information

There are numerous false and misleading statements in the Clovis DPR. The itemized list below serves to provide new information with reference to supplemental reports and documentation, where applicable. The professional peer reviews will be identified by their respective last names: Chattel, Jones, Lamprecht, and Kirk.

CLOVIS DPR - REVIEW

1. **“Donna and Fred Hofsas purchased these properties in 1949 and created the Hofsas House complex of rental rooms and apartments” (Page 1, Paragraph 1, Sentence 3)**

This is false information

New Information: According to the deeds, Harry Hofsas, the brother of Fred Hofsas, purchased lots 9, 10 and parts of lot 7 from William Bishop on May 13, 1948. Harry then granted this property to Fred Hofsas on July 23, 1948. On May 2, 1949, Donna and Fred Hofsas were married. They lived in one of the apartments and rented out the rest.

Reference: Lamprecht report, page 4, and Carrie Theis deposition, and Harry Hofsas Deed, 1948

2. **“In 1968 they built the eight-unit detached North Wing on lots 1 and 3, after demolishing two apartment buildings on those parcels” (Page 1, Paragraph 1, Sentence 6)**

This is false information

New Information: Fred and Donna divorced in 1960. The North Wing was built in 1968 by Donna Hofsas and Jack Thies. Fred Hofsas was not involved at all with the North Wing building.

Reference: Carrie Theis Deposition

3. **“In 1957 they built a Robert Jones designed four story Bavarian fantasy” (Page 2, Paragraph 1, Sentence 6)**

This is misleading information

New Information: There is no documented intent to develop a Bavarian Fantasy

Reference: Deposition from Carrie Theis and Stephanie Kirz. Refer to Chattel report for discussion on Bavarian Revival

4. **“Donna asked her friend, renowned artist Maxine Albro, to paint murals in the office, around the windows and on the inside wall of the porte cochere” (Page 2, Paragraph 1, Sentence 8)**

This is false information

New Information: The small birds and flowers painted above the window valences inside the lobby were not painted by Maxine Albro. These were done by KIP in 1999 when he touched up the mural outside the office and was asked to replicate the flowers and birds from the main mural so it would

be a continuum of the outside mural. The Hofsas family has pictures of the office in 1957 which does not have the flowers and birds painted above the inside windows. The paintings around the windows above San Carlos Street do not have a signature anywhere on those paintings. Therefore, they cannot be attributed to Maxine Albro.

5. **“Maxine Albro’s floral murals surround the second-floor windows” (Page 3, Paragraph 1, Sentence 4).**

This is false information.

New Information: The paintings around the windows above San Carlos Street do not have a signature anywhere on those paintings. Therefore, they cannot be attributed to Maxine Albro. Also, these windows are on the 4th floor of the building.

Reference: Deposition from Carrie Theis

6. **“The same pink stucco and half timbering is used on the exterior. Other details from the 1957 building are incorporated into the North Wing such as the gabled dormers, and the band sawn railings used for the exterior walkways and balconies.” (Page 3, Paragraph 4, Sentence 3).**

This is misleading information.

New Information: The North wing was originally painted beige in 1968 as Planning Commission didn't want the look of large building. It was painted pink in 1999 to match the rest of the hotel.

Reference: Deposition from Carrie Theis, City of Carmel Building Permit Records

7. **The 1968 building’s gabled dormers have murals painted between each casement window. The murals are similar to Maxine Albro’s original murals however they were not painted by her since she died in 1966. There is no record of who painted the murals for the 1968 North Wing (Page 3, Footnote 1)**

This is false information.

New Information: The 1968 North Wing does not have any paintings on the gabled dormers. Only the 1957 main 4 -story building has paintings on the gabled dormers facing San Carlos Street by an unknown artist.

Reference: Carrie Theis

8. **Apart from the construction of the North Wing in 1968, to the property since 1957 have principally focused on repairing or replacing the exterior stairs. (Page 4, Paragraph 2, Sentence 3).**

This is false information.

New Information: Many alterations and additions have been made over the years including the addition of the office above the lobby in 1974, the replacement of all the room windows (aluminum sash windows replaced the original steel-sash windows, and subsequently the aluminum windows were replaced by vinyl sash windows).

Reference: Architectural Contributions Diagram, Carrie Theis Deposition, City of Carmel Building Permit Records, Lamprecht report, page 4.

9. **“The Hofsas House Hotel represents a rare example of the Bavarian Revival style. This style was first introduced to the United States by A.J. Downing’s 1850 stylebook, Architecture of Country Houses.” (Page 4, Paragraph 4, Sentences 1-2).**

This is false information

New Information: There is no such reference to this style in the book, or professional architectural literature. Extensive research and new information regarding this alleged style of architecture is presented in the professional historian reports.

Reference: Chattel report, Jones report, Lamprecht report, and Kirk report.

10. **“The Hofsas House Hotel’s pink color and Bavarian inspired architectural details all suggest that Frederick’s heritage influenced the building’s design” (Page 4, Paragraph 4, Sentence 5).**

This is misleading information

New Information:

Per Fred's stepdaughter Stephanie Kirz (Executrix of his estate, and responsible for clearing out all his belongings) stated that Fred made no mention of his heritage, or possessed any material items at home that referenced 'Bavaria' or Germany.

Reference: Stephanie Kirz deposition

11. **“This is corroborated by Frederick’s design of the family shields and Albro’s murals around the windows, both of which are typical of Bavarian motifs.” (Page 4, Paragraph 4, Sentence 6).**

This is false information

New Information: The mosaic shields were designed as a marketing tool. The four images represent the hotel. The four images are as follows: a key to represent the rooms, and outstretched hand to represent hospitality, a copper fireplace, representing the fireplace in the lobby, and a cypress tree to represent the lone cypress on 17-mile Drive. The cursive script in the center are two H’s, which represents ‘Hofsas House’ and the Latin text on the bottom of the shield: ‘Otium Cum Dignitate’ translates to “Leisure with Dignity”, also relating to the hotel business.

Reference: Carrie Theis deposition

12. **“The Hofsas House Hotel represents a continuum of Carmel’s famed storybook-style buildings, first introduced by Hugh Comstock.” (Page 4, Paragraph 5, Sentence 1).**

This is false information

New Information: Per Chattel, "Storybook in Carmel has specific associations with Hugh Comstock. All of the listed buildings were built between 1924-1929. The Hofsas Hotel was not built during that timeframe and does not fit with the grouping of Storybook building constructed and listed in Carmel."

Reference: Chattel report page 3-4.

13. **"Frederick and Donna Hofsas were well aware of the power of storybook style buildings to lure tourists through their doors and they chose to capitalize on this style for their new hotel." (Page 5, Paragraph 1, Sentence 1).**

This is misleading information

New Information: This is an assumption. Fred Hofsas was notably not interested in the hotel and divorced Donna in 1960. She paid him alimony so she could keep the business. Stephanie Kirz has stated (first-hand information) that Fred hated the hotel and the hotel business. He preferred to be the accountant.

Reference: Stephanie Kirz deposition, and Carrie Theis deposition. See Chattel report pages 3-4 for discussion on 'Storybook style'

14. **"Character-defining features of the Hofsas House Hotel include..." (Page 5, Paragraph 1, Sentence 3).**

This is misleading information

New Information: Per Chattel, no character-defining features of the "Bavarian Revival" style are provided. The back of the hotel features very few design elements that can be characterized as a formal design style.

Reference: Chattel report, page 3. Kirk report, page 3.

15. **"Very few changes have been made to the Hofsas House Hotel since the build-out of the complex between 1957 and 1968". (Page 5, Paragraph 3, Sentence 3).**

This is false information

New Information: The property has had multiple additions, demolitions, and many alterations by multiple contributors.

Reference: Architectural Contributions Diagram, City of Carmel Building Permit Records. Lamprecht report, page 5.

16. **Design: the hotel complex has retained its original Bavarian Revival design. (Page 6, Paragraph 1, Sentence 1).**

This is misleading information

New Information: There is no record of this intended design style and no documentation to support Bavarian Revival as a formal architectural style.

Reference: Chattel report, page 2 Stephanie Kirz deposition, Jones report, page 3.

17. "Materials: the hotel complex retains its original materials." (Page 6, Paragraph 1, Sentence 3).

This is false information

New Information: There have been several alterations, including new windows, sidewalk materials, and new roofs.

Reference: Carrie Theis deposition, Lamprecht report, City of Carmel Building Permit records.

18. "Workmanship: the hotel complex still exhibits Bavarian Revival style details such as the flat balusters, clipped gables, diamond-paned windows, family crests, and Albro murals." (Page 6, Paragraph 1, Sentence 4).

This is false information

New Information: Per National Register Bulletin: Workmanship is the 'physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. The hotel is a compilation of efforts and does not represent the skills of an artisan or culture.

Reference: National Register Bulletin VIII. 'How to Evaluate the Integrity of a Property', page 45.

19. "Feeling: the hotel complex retains the physical features that convey its historic character, i.e., a large hotel built to serve Carmel tourists in the late 1950s. (Page 6, Paragraph 1, Sentence 5).

This is misleading information

New Information: Before the hotel, they rented out apartments and cottages. The hotel was built out over time.

Reference: Carrie Theis deposition

20. Association: the hotel complex still reflects its association with Donna Hofsas' original Bavarian vision. (Page 6, Paragraph 1, Sentence 6).

This is misleading information

New Information: Association is the direct link between an important historic event of person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. The Hofsas House Hotel has no association with historically important events, people, or activities.

Reference: National Register Bulletin VIII. 'How to Evaluate the Integrity of a Property', page 45.

- 21. "In 2001 the property was recorded and evaluated as part of Carmel's Historic Resource inventory by Kent Seavey, Mr. Seavy found the property significant for its architecture and for continuing the legacy of Carmel's storybook architectural style" (Page 8, Paragraph 5, Sentence 1)**

This is false information

New Information: There is no evidence of Kent Seavey, or his associates evaluating the Hofsas House Hotel. The Donna Hofsas House was listed in the Pine Cone article, "What's Not on the List", November 2-8, 2001, as a potential historic resource. The Carmel Library houses the 2002 Carmel Inventory of Historic Resources Database. In Box 8, Folder 1, the Kent Seavey Master Survey List does not include the Hofsas House Hotel, or the Donna Hofsas House.

Reference: Lamprecht's report, page 3, deposition from Carrie Theis, Pine Cone article, and documents from the Carmel Library.

- 22. "The City recognized the Hofsas House Hotel as a historic resource as evidenced by a letter in the building file" (Page 9, Paragraph 1, Sentence 2).**

This is false information

New Information: The letter mistakenly stated the hotel was historic in reference to a re-roof request in 2002, but there is no evidence of any documentation to support the hotel being identified or designated.

Reference: Carrie Theis

- 23. "Letter from City of Carmel to Jack Thies regarding a roof replacement for the Hofsas House Hotel, 1/2/2002. Hofsas House Hotel North Wing Building" (Page 9, Footnote 8).**

This is false information

New Information: The letter from the City of Carmel was addressed to Scott Thies, not Jack Thies. Jack Thies passed away in April of 1996.

Reference: City of Carmel Building Permit records, Letter to Scott Thies 2002.

- 24. "Personal communication with Kent Seavey 8/21/2023." (Page 9, Footnote 7).**

This is misleading information

New Information: The documented personal communication with Kent Seavey was not provided. There is no record of the hotel ever being evaluated, or recorded, as a historical resource.

Reference: Lamprecht report, page 3, Kirk Letter, page 1.

Hofsas House Hotel – Business and Building Timeline

1920's:

- 1920's: APN: 010-124-014-000 - Prior to 1947 there were several owners to the initial property dating back to 1928 and many changes that included laundry shops, changes to a garage, adding a 1 story residence and removal of existing building to be replaced by apartments according to building records.

1940's:

- 1947 – Fred Hofsas purchased cottages previously owned by Bishop (currently rooms 6, 7, 8, 9 & 10)
- 1948 - He added a new basement to a two-story foundation on Lot 9 (BP# 1604) in May.
- June of 1948, Harry Hofsas as owner and contractor added a bathroom & living room to the two-story building on Lot 9 (BP# 1625).
- August of 1948, Harry Hofsas remodeled basement to bedroom & bath on Lot 9 (BP# 1660).
- May 2, 1949 Donna & Fred Hofsas were married. They lived in room 9/10 & rented out the rest of the apartments.

1950's: (Early)

- 1952 building additions which are now rooms 20, 21, 30 & 31:
- March 18, 1952, BP# 2283 – Fred Hofsas was approved for an addition to existing residence and added new apartments to Lot 9.
- May 7, 1952, BP# 2315 – Added another apartment to Lot 13.
- June 20, 1952 BP# 2337 – porch roof addition to Lot 11.

1950's: (Late)

- March 28, 1956 Resolution Number 275 was approved by the Planning Commission to issue a building permit for a 21-unit hotel to be built on lots 5, 7, 9 and 10 of Block 34.
- December 13, 1956, BP# 2986 on Lots 5, 7, 8, 9, 10 & 11 to demolish two old residences to make parking lots for Hofsas House Hotel. January 23, 1957, BP# 2996 issued to build 3-story main building of hotel, adding 21 units to hotel (rooms 1-5, 22-26, 32-35, 41-47) lobby, night manager's studio apartment and laundry room. The south part of the fourth level was built over rooms 30 and 31 since you can still see the roof of these units inside the attic of the lobby.
- After main building was built, local artist Maxine Albro was asked to paint Bavarian mural at the entry of hotel.
- April 24, 1957 Resolution 306 was passed by Planning Commission to added 5 units to existing motel (add rooms 6, 7, 8, 9 and 10) despite the Architectural Committee objecting to a four-story building on the west side of the project. There was no legal provision in the City code preventing a 4-story building so they recommended to the Planning Commission that the project be approved.
- May 10, 1957 BP# 3044 was issued to add 5 units to present 25 units on Lots 5, 7, 9, 10, 11, 12, 14 and 30' of lot 8.
- June 28, 1957 BP# 3058 was issued to build swimming pool.

- November 18, 1959 – Resolution # 410 to approve a remodel to modernize bath and hall in duplex on Lot 8 (BP# 3458).

1960's:

- February 10, 1960 – Donna & Fred divorced.
- February 24, 1960 – Resolution # 428 approved by the Planning Commission for Donna Hofsas to construct a house and garage
- May 30, 1960, BP# 3535 issued for house and garage.
- July 17, 1962 – Bathroom addition to manager's residence (House). Added a sink to master bath & closet space to north portion of master bedroom (BP# 3828).
- 1965 Donna purchased assessment 010-124-001-000 (lot just north of Hofsas House) from Mrs. Brown, Mike Brown's mother, with her son Jack Theis and created plans for an additional 8 units (rooms 27, 28, 29, 36, 37, 38, 39 & 40) with a banquet room, full kitchen and two dry saunas which became known as the North Wing of the Hofsas House Hotel. Permit issued in 1967 with an extension requested in November of 1967. This building was originally painted beige since the Planning Commission did not want the Hofsas House to look too big. Retaining wall was also built (permit #4387).
- December 1, 1967 Permit issued (#4717) to do an addition to existing kitchen of House (Lots 10 & 12).
- January 26, 1968 – Permit # 4744 to replace tar & gravel roof with shakes and change roof structure of building to provide 4" minimum pitch on Lot 11. This is the south side of the main building on San Carlos.

1970's:

- August 14, 1972 – Permit # 72-150 to extend entry of shift double doors of House and relocate interior block screen wall. Also extended the south part of the master bedroom.
- May and June of 1975, two building permits, 74-90 and 74-101 were issued for Hofsas House with Ralph Stein as contractor for Lots 5, 7, 9, 11, 12, 13 & 14 but not sure for what reason.
- 1974 – Olof Dahlstrand, architect designed Donna's office to be built over the back office of the lobby. He also redesigned the stairs leading from the 4th floor to the parking area (Permit #74-101).
- June 2, 1977 BP# 77-132 issued to replace stairs on the north side of the main building, lot 5
- November 2, 1978, permit # 78-192 – Emergency repair of failed retaining wall for Lots 5, 7, 9,10, 12, 14 N/pt11.
- January 16, 1979, permit # 79-7 - Installed bay window in House.

1980's:

- July 1981 – Donna Hofsas passed away so my father, Jack Theis and my mother Doris Theis, took over the managing of the Hofsas House. Brother Scott soon joined Jack and Doris to help out.

1990's:

- April 19, 1996 Jack Theis passed away so Doris and my brother Scott Theis took over the management of the hotel.

- October 30, 1997, BP# 97-220 repair/replace retaining wall.
- March 30, 1999 BP# 99-132 issued to re-build stairway on north side of main building
- July 14, 1999 – Design Review 99-16 - Planning Commission approved our application to change exterior color of North Wing from beige to the existing pink color to match rest of the Hotel.
- 1999 – Local artist by the name of KIP was asked to refresh the mural painted by Maxine Albro. He added his signature to the right corner of the mural.

2000's:

- October 2000 Carrie joined Doris and Scott with the managing of the hotel.
- 2001 – repair roof structure of House. Replaced some small windows and replaced wood shake with synthetic slate tiles Permit # 01-70
- November 2001 – install new block wall on the Dolores side of property to support oak tree and dirt from erosion.
- 2003 – North wing stairs redesigned and built BP# 03-185, September 17, 2003.
- December 20, 2004, Permit # 04-245 C – replace supporting beams for walkway above rooms 20 and 21.
- January 16, 2006 – fire in laundry room so reconstructed interior of laundry room with shelves.
- February 2008 – for entire hotel, replaced aluminum framed windows with white vinyl Z bar frames with dual pan glass windows, inset into the exiting aluminum frames. The decorative character windows with pink trim at the front of the lobby and two adjacent rooms were not changed.

2010's:

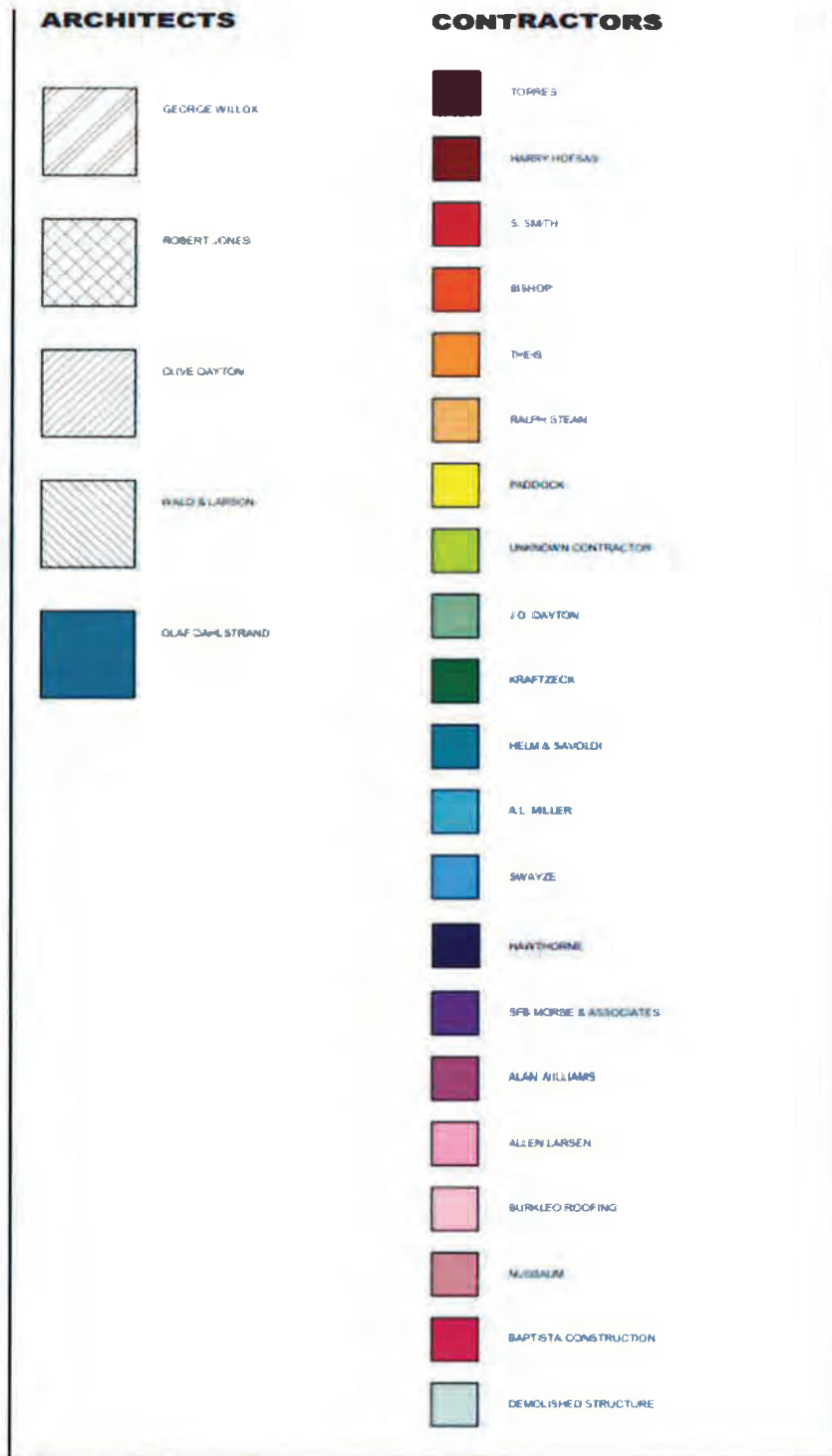
- February 2014 apply to install pavers and drains on the San Carlos sidewalk in front of hotel main building. Hold Harmless agreement was signed. Also installed a rain catchment tank to drain.
- June 2014 - House foundation jeopardized on northwest corner due to deep excavation work on the adjacent property. Due to excavation, a water pipe was compromised and flooded the construction hole causing the oak tree to fall. Three helical foundation underpinning anchors were installed to support the foundation.

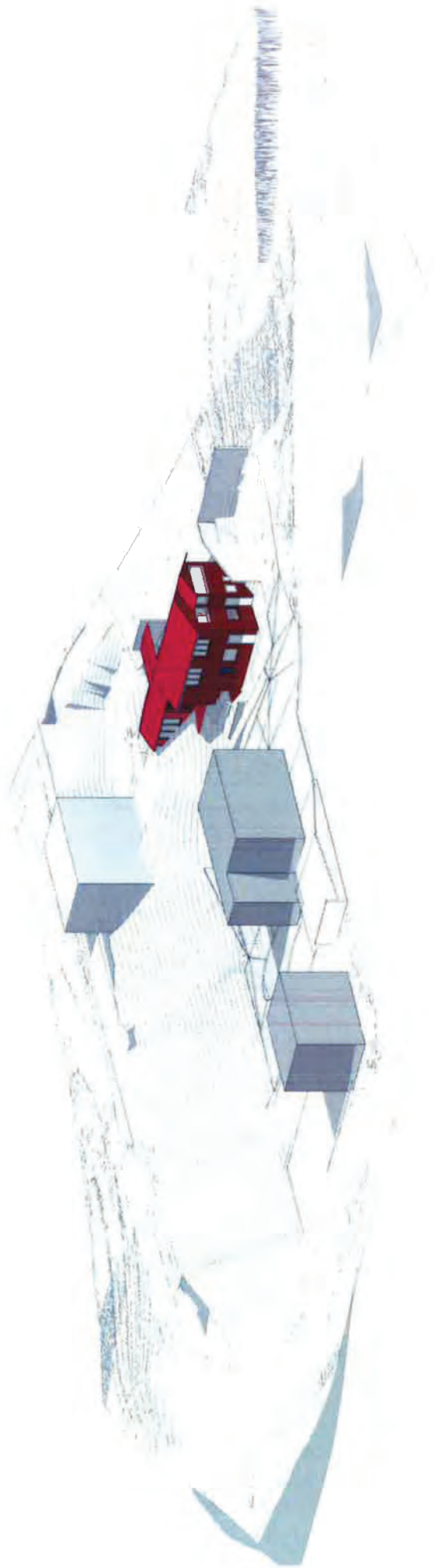
2020's:

- August 2020 – Local artist Marie-Clare Treseder Gorham was asked to touch-up the Maxine Albro mural since some the paint had faded. Her work was largely confined to the six figures in the mural and the birds. The background of the mural was not touched and a protective coating was applied to it after the touchups were completed.
- January 2022 – remodeled shower in room 10 by raising the floor and ceiling to remove the one-foot step down that was there.

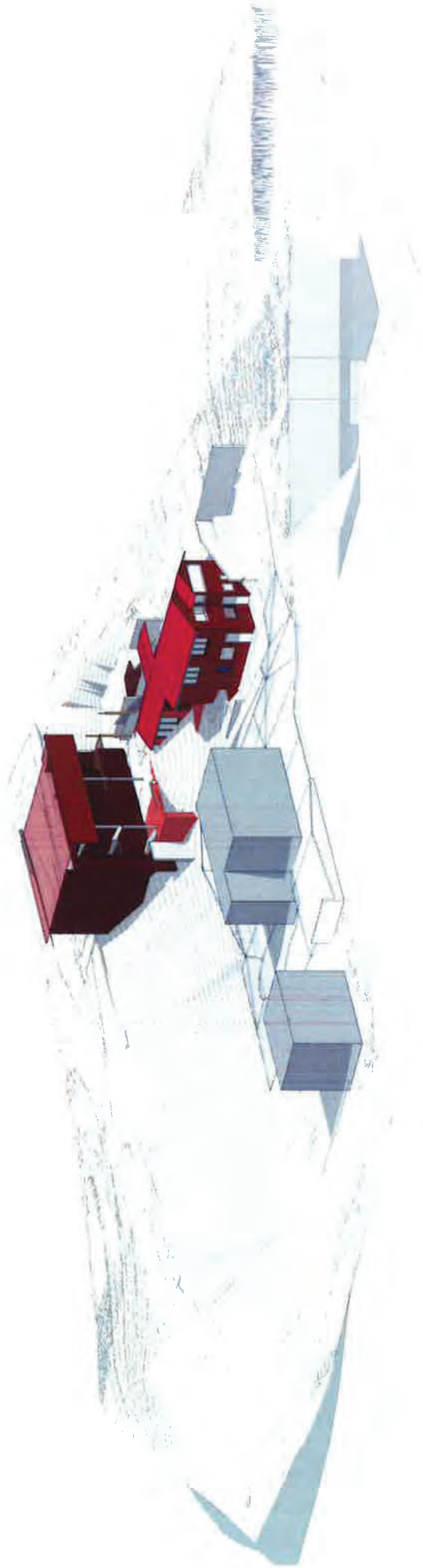
Architectural Contributions Diagram

The 'Architectural Contributions Diagram' illustrates both the changes in massing over time, from the 1920's to present, and the numerous contributors to the property. The following key illustrates the various color coding representing the multiple contributing contractors, and the cross-hatching overlays illustrate the multiple architects that have contributed to the development of the property.

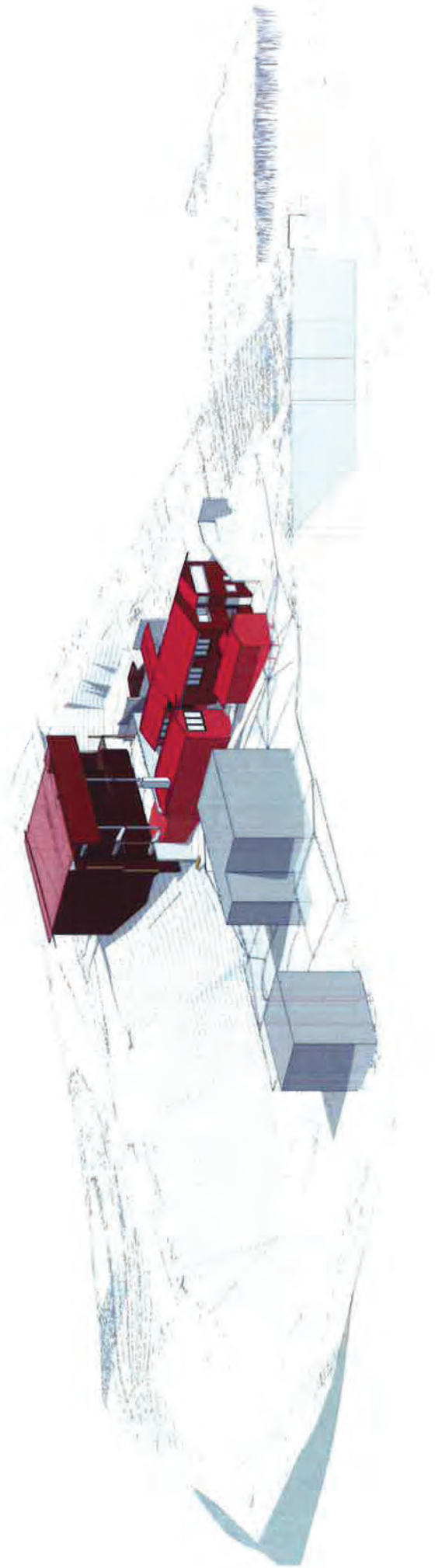




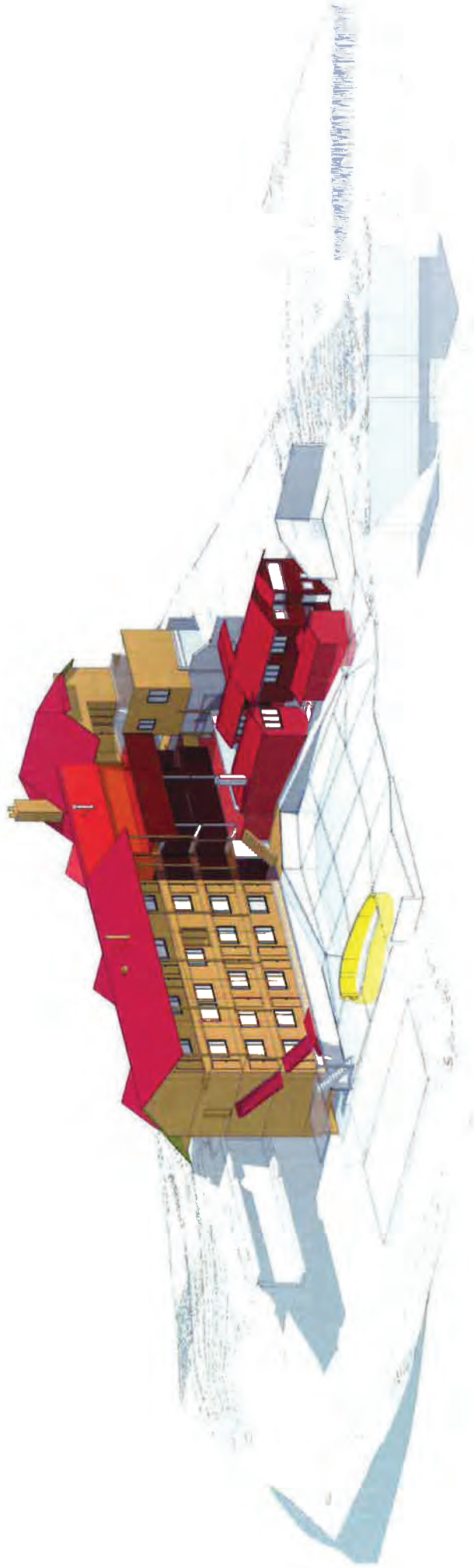
1920's : Residences, Laundry Shop and Apartments



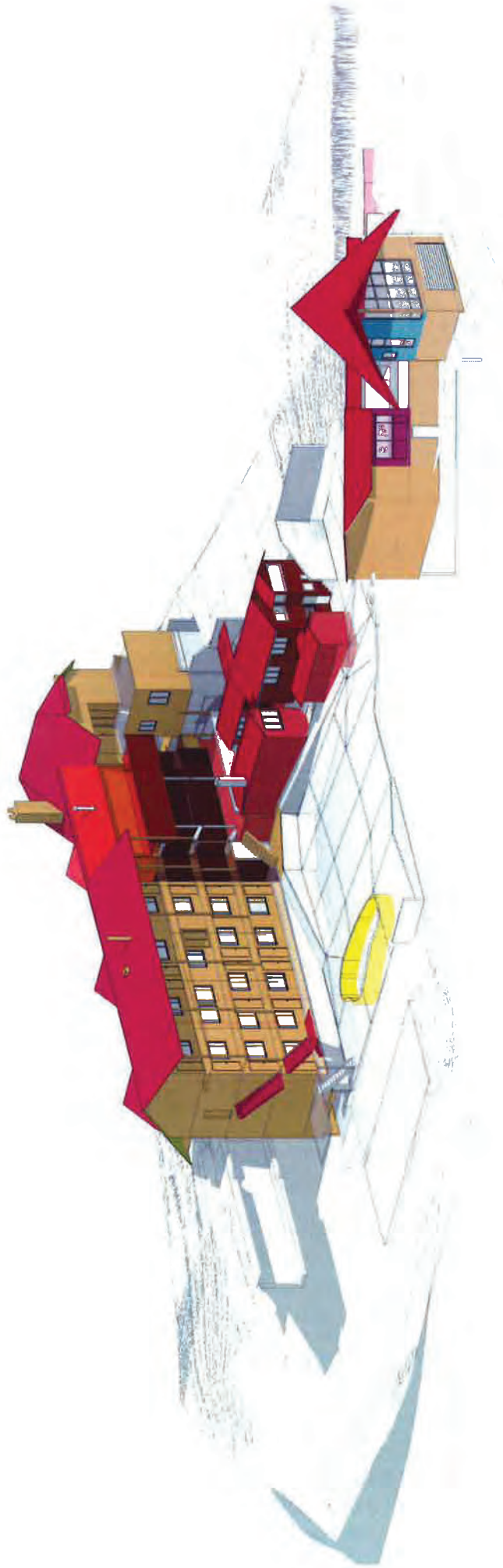
1940's : Basement, Bedroom and Bath Additions



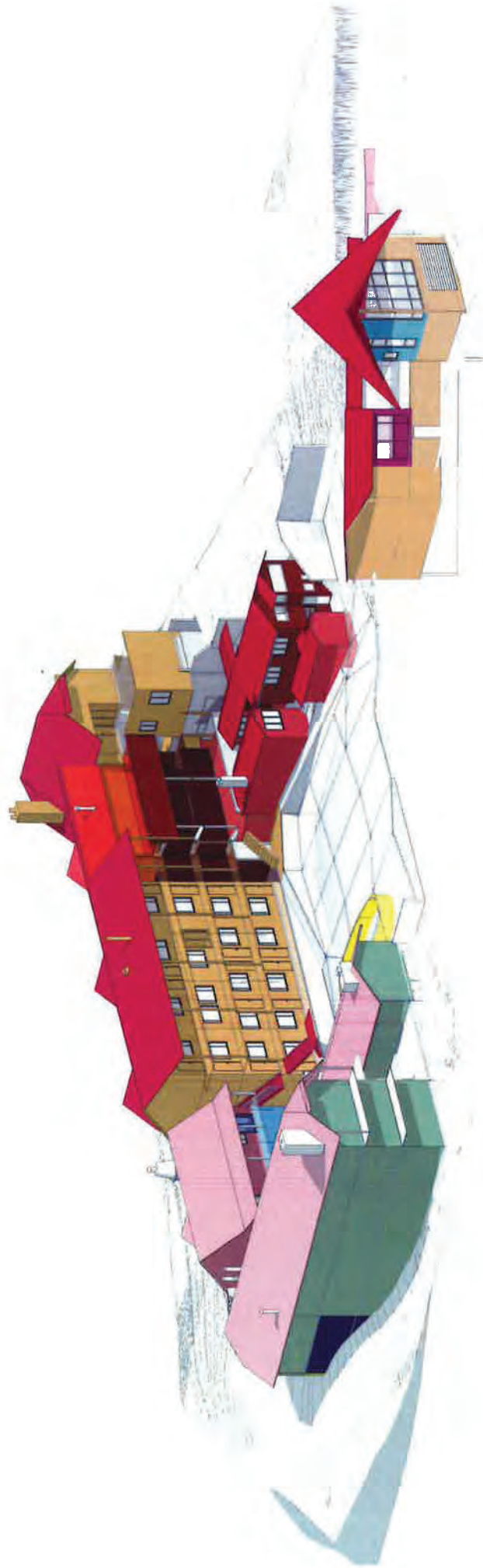
1950's (early) : New Apartments, Porch Roof, Residence Addition



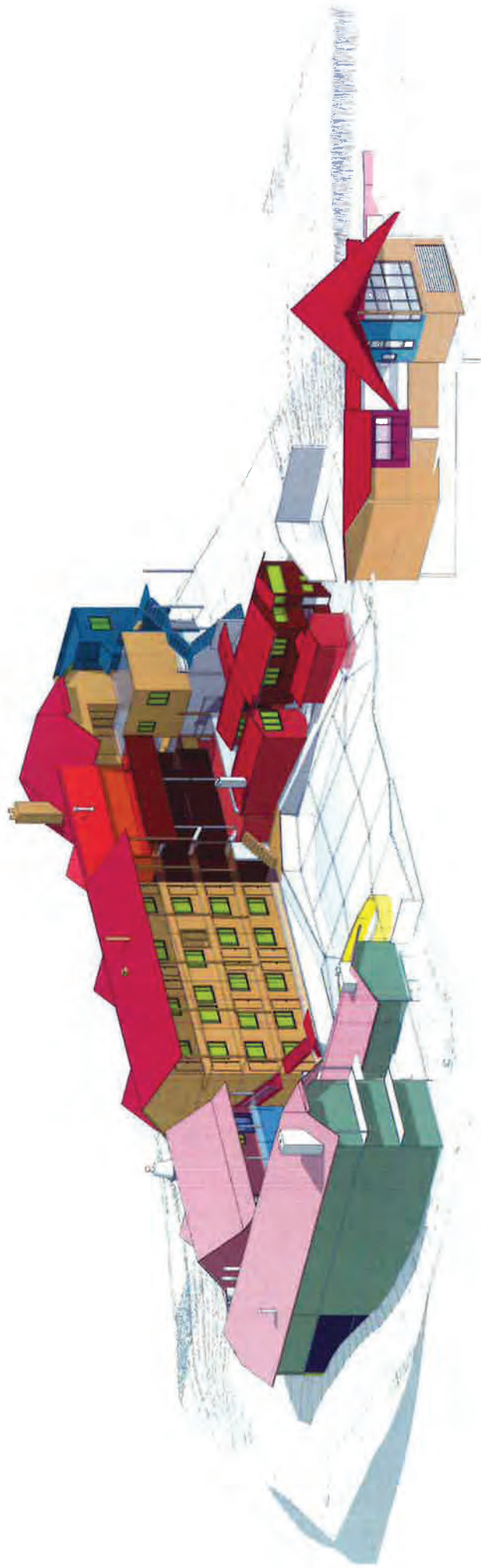
1950's (late) : Four Story Hotel, Demo (2) Houses, Lobby, Laundry, Studio, Pool



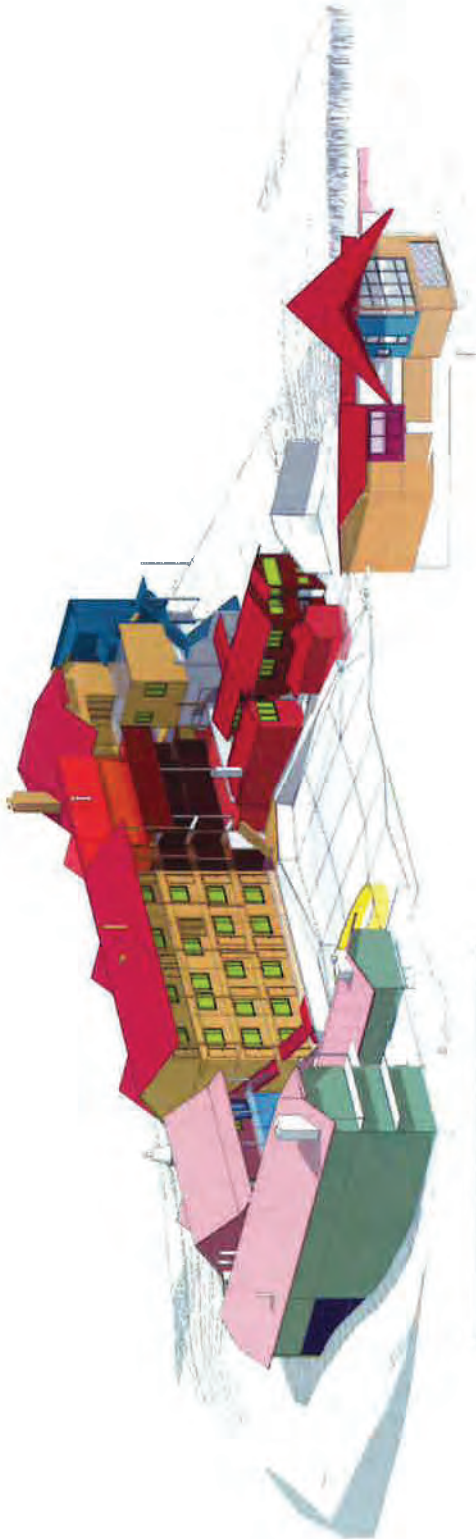
1960's (early) : Modern House Built



1960's (late) : Purchase Land, North Wing Built, Replace Roof with Shakes

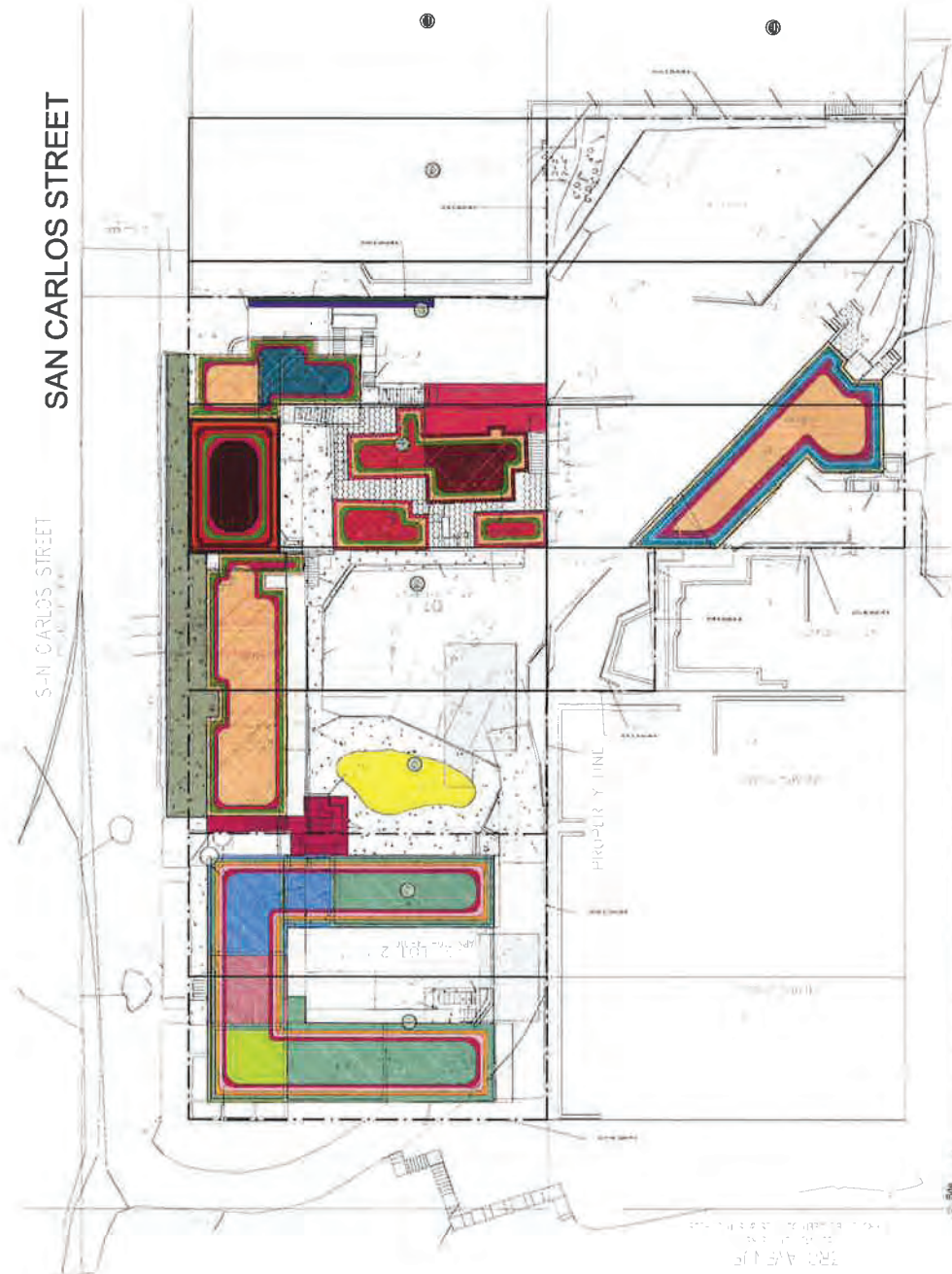


1970's-Present : New Office Built, New Stairs, House Addition,
Change North Wing Color, Replace All Windows on Hotel with Vinyl



ARCHITECTS	CONTRACTORS
	DINKO
	KONČIĆ I SINI
	S. MAJIĆ
	ARSOVIĆ
	F. LAŠ
	MARKOVIĆ I SINI
	MILOŠEVIĆ
	KONČIĆ I SINI
	F. LAŠ I SINI
	M. LAŠIĆ
	M. LAŠIĆ I SINI
	M. LAŠIĆ
	S. LAŠIĆ
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ARCHITECTS		CONTRACTORS	
[White Box]	Architect A	[Dark Blue Box]	CONTRACTOR 1
[White Box]	Architect B	[Red Box]	CONTRACTOR 2
[White Box]	Architect C	[Orange Box]	CONTRACTOR 3
[White Box]	Architect D	[Yellow Box]	CONTRACTOR 4
[White Box]	Architect E	[Green Box]	CONTRACTOR 5
[White Box]	Architect F	[Light Blue Box]	CONTRACTOR 6
[White Box]	Architect G	[Dark Green Box]	CONTRACTOR 7
[White Box]	Architect H	[Purple Box]	CONTRACTOR 8
[White Box]	Architect I	[Light Green Box]	CONTRACTOR 9
[White Box]	Architect J	[Pink Box]	CONTRACTOR 10
[White Box]	Architect K	[Light Purple Box]	CONTRACTOR 11
[White Box]	Architect L	[Light Blue Box]	CONTRACTOR 12
[White Box]	Architect M	[Light Green Box]	CONTRACTOR 13
[White Box]	Architect N	[Light Blue Box]	CONTRACTOR 14
[White Box]	Architect O	[Light Green Box]	CONTRACTOR 15
[White Box]	Architect P	[Light Blue Box]	CONTRACTOR 16
[White Box]	Architect Q	[Light Green Box]	CONTRACTOR 17
[White Box]	Architect R	[Light Blue Box]	CONTRACTOR 18
[White Box]	Architect S	[Light Green Box]	CONTRACTOR 19
[White Box]	Architect T	[Light Blue Box]	CONTRACTOR 20
[White Box]	Architect U	[Light Green Box]	CONTRACTOR 21
[White Box]	Architect V	[Light Blue Box]	CONTRACTOR 22
[White Box]	Architect W	[Light Green Box]	CONTRACTOR 23
[White Box]	Architect X	[Light Blue Box]	CONTRACTOR 24
[White Box]	Architect Y	[Light Green Box]	CONTRACTOR 25
[White Box]	Architect Z	[Light Blue Box]	CONTRACTOR 26

Legend 2, Copy 2
1/8" = 1'-0"

Scale
1/8" = 1'-0"

TRAVELER AVENUE
PROJECT NO. 2015-001
DATE: 01/20/16

'Such a comedy!'
debut at
Magic Circle

Bravissima concerts
launched with
knockout team

A little red
on the green
— INSIDE THIS WEEK

BULK RATE
U.S. POSTAGE
PAID
CARMEL, CA
Permit No. 149

Carmel Pine Cone

Volume 37, No. 45 On the Internet: www.carmelpinecone.com November 2-8, 2004

ROOTING OUT ALIEN INVADERS

■ 130-year-old eucalyptus coming down on Fourth Avenue

By MARY BRYANFIELD

FOURTH AVENUE'S 32 towering eucalyptus trees — loved by some for the shade they make and the birds they drop on people's homes, and loved by others for their majestic stature — began coming down piece by piece last week. The city is paying Inverton Tree Service \$103,825 to remove the trees, native to Australia, which were planted by some of Carmel's earliest settlers more than 100 years



Balanced more than 75 feet above Fourth Avenue, a worker with Inverton's tree service used a chain saw Wednesday morning to remove a large section of an aging eucalyptus.



The 1.5-foot piece was lowered to the ground where it joined a growing pile of logs from the 130-year-old trees, which will make way for native species.

ago. The eucalyptus will be replaced by native species. The work could take three months, perhaps longer, with "safety being the number one concern — not speed — due to the weight and mass of the trees, as well as their proximity to high voltage lines and homes," said acting city forester Mike Branson.

While tree removers once cut small pieces from the tops of the trees and dropped them to the ground below, they now slice off chunks about three feet in diameter and up to 15 feet long — each weighing more than a ton — and lower them to the street below.

"They start at the top and work their way down," he said. "Ho has a crane which really makes it a safer operation. You can take larger pieces, but these trees are emer-

See EUCALYPTUS page 27A

What's not on the list

■ Report: Sea Urchin, Arriola, Hitchcock houses not historic

By TAMARA GRIPP

THREE HOMES at the center of accusations that Carmel isn't doing enough to protect its historic buildings are noticeably absent from a preservation expert's survey of the town.

Consultant Kent Sawey's list, released last month, is interesting reading not only for the architectural gems he identified, but also for those buildings not included — Sea Urchin and Periwinkle, Hitchcock House and the Gus Arriola Home.

All three homes became the subject of an aggressive campaign by End Sales — including lawsuits and appeals to the California Coastal Commission — to stop them from being replaced with new buildings.

However, Sawey, who served as the firm historical coordinator for Monterey County and studied architectural histo-

See REPORT page 16A



Sea Urchin and Periwinkle, two tiny buildings that are considered homes on Seaside Road, weren't historic, an expert said.

Keeley takes redistricting complaint to Washington

By PAUL WILDER

ASSEMBLYMAN FRED Keeley, armed with "16 pounds of documents," is in the nation's capital to ask Justice Department officials to thwart a California redistricting plan that could cost Keeley a seat in the state Senate.

Under federal law, any change in election districts in Monterey County must get "pre-clearance" from Washington to ensure the changes don't discriminate against protected minority groups.

But new state Senate districts drawn up last summer by Democrats in Sacramento would "over-concentrate" Latinos in one new district, while "collectively" silencing Latinos in parts of Monterey County, Keeley complained.

The conflict is still of note for Keeley, who was re-elected Assembly speaker for the last two years and was considered a strong

star in the California Democratic Party. With his party 100 percent in control of state government for the first time since 1975, Keeley seemed a shoo-in to take Bruce McPherson's seat in the senate in 2004.

But party leaders left Keeley out in the cold, preferring to protect Democratic incumbents in other districts.

So Keeley headed to Washington this week to ask a Republican Justice Department of state from from his own party, McPherson's district — the 15th — includes Monterey and Santa Cruz counties and part of Santa Clara County.

But the redistricting split Santa Cruz County from Monterey and further divided each county, effectively leaving Keeley in yet another district dominated by Santa Clara County, where he would be hard-pressed to

See KEELEY page 17A

'No parking' not good enough for state coastal commission

By MARY MCGOWAN

THREE CARs to go parking restrictions on Seaside Road within the California Coastal Commission reveals otherwise. Coastal commissioner Jeffrey Taylor said in an Oct. 23 letter to the city, Carmel has until Oct. 29 to take down all the signs limiting parking on Seaside, after dusk or on bad weather.

The letter is the latest in a year-and-a-half-long dispute over Carmel's 17-year-old policy of limiting parking to the area between Sunset and Avenue 24. The commission's staff is skeptical, the rules apply to all the "signage" of the road "except for special permit" signs in Argos. But by removing the "No Parking 30 Minutes After Sunset to 5:30 a.m." signs, Carmel remains in violation, according to Taylor. In order to avoid federal enforcement

actions, including court-ordered penalties and the issuance of a cease-and-desist order, the city must "immediately" remove the signs, provide proof of the removal to the commission's district enforcement officer by Nov. 26 and "submit a complete Coastal Development Permit application for any parking program and/or signage installation that the city would like to pursue," according to the letter.

Once an application is submitted and deemed complete, coastal staff "is willing to consider recommending approval of a limited overnight restriction — 2 a.m. to 4 a.m. — for the general public on Seaside Road."

Principal planner Brian Roach told the Carmel Planning Commission Oct. 19 that

See SCEPPC page 17A

ets planning commission thumbs-up

Wako changed his mind and voted in support of the project. Staff's explanation for being able to take the public road off by eliminating the ornate window kind of permeated me," he said. "But I am re-permeated by my fellow commissioners."

Commissioner Robin Wilson agreed, moving approval of the design concept.

Pleased to request removal of the ornate window, chair Frank the project, including a complete landscape plan.

Survey submitted last month, preservation specialist Kent select architect 213 architects -- from the designer to the architect. Commission has no objection to the building's removal. Commission's period number. Homeowners aware of their APN can get it by checking their property's tax bill or by calling the assessor's office at 647-7719. The letters following some dates denote "E" for estimated and "F" for actual.

CARMEL'S HISTORIC STRUCTURES

APN	Date	Building Type	Address
009-531-003	1778	Mosque	Carmel Mission
009-531-005	1778	House	Mission Year Orchard House
009-531-006	1881	House	Mission Year Orchard House
010-443-004	1910	House	Forest House (J. Wright)
010-443-004	1948	House	Noble House (J. Wright)
010-138-004	1927/1934	Art Gallery	Carmel Art Association
010-143-001	1903	Shed	Shed (John Jones 100-151-001)
010-172-008	1908	House	Chas. S. Green House
010-272-010	1908	House	Arnold Gattie House

Primary Historic Resources

APN	Date	Building Type	Address
010-025-012	1845	House	Linn Barn (A. Ramirez)
010-026-015	1886	House	Ben Figgins
010-028-011	1906	House	Allen Knight House
010-028-006	1906	House	William March
010-037-001	1917	House	Ed R. DeSalle House
010-037-007	1932	House	Berns Co.
010-038-008	1932	House	Walter Bay
010-038-002	1932	House	The Barnyard House
010-038-008	1932	House	Phillips
010-038-007	1932	House	The Duffin House
010-038-008	1932	House	W. D. Jones
010-040-001	1932	House	Robert Johnston
010-044-003	1932	House	The Post
010-044-019	1932	House	Thompson
010-045-006	1932	House	Compton House
010-045-011	1932	House	Walter Home Company
010-045-017	1932	House	Prof. Egan (Barker)
010-045-012	1932	House	Kempston House
010-045-013	1932	House	Major Cook (Type)
010-045-016	1932	House	Laurinda Hill
010-045-002	1932	House	Carriage Laboratory
010-045-002	1932	House	Cable Synagogue
010-045-007	1932	House	Hills Center
010-148-007	1932	House	St. Francis Building

Local Historic Resources

APN	Date	Building Type	Address
009-151-001	1896	House	Kenwood
009-151-015	1902	House	Marmora House (Cobb)
009-154-008	1906	House	Edwin W. Hill
009-202-015	1906	House	R. A. Stephenson
009-202-024	1906	House	J. B. Collins
009-202-009	1906	House	John W. Walker
009-202-011	1906	House	Delta B. Walker
009-353-012	1906	House	Martha Mills
009-302-004	1906	House	Sue McCloud

CARMEL'S HISTORIC STRUCTURES

APN	Date	Building Type	Address
010-148-000	1906	House	John Jones/Knaush
010-148-001	1906	House	McCarthy Inn
010-201-001	1906	House	Samson Ave. Building
010-201-002	1906	House	La Rambla
010-201-003	1906	House	Gardner Daily
010-201-007	1906	House	D. Adams Gate Building
010-201-008	1906	House	Garrett
010-211-012	1906	House	John's Log Cabin
010-211-019	1906	House	Howard Nevada
010-211-027	1906	House	Midway City Young
010-213-013	1906	House	Chas. Turner - First Birch House
010-213-016	1906	House	Chas. Turner
010-213-020	1906	House	First Birch House
010-213-021	1906	House	Chas. Turner - First Birch House
010-214-000	1906	House	8th Street
010-222-011	1906	House	Mary Adams Studio
010-224-002	1906	House	Nath. Blanchard
010-224-016	1906	House	Yves De Pablo
010-231-011	1906	House	Chas.
010-231-027	1906	House	Warren Seltman
010-232-029	1906	House	John Cozman - Working House
010-232-030	1906	House	Alfred Fox - Kruse House
010-232-030	1906	House	A. H. Hill - Vacation House
010-251-000	1906	House	Paul Ross
010-251-000	1906	House	Yves Collage
010-251-022	1906	House	George (J. J. Murphy)
010-251-027	1906	House	Paul Hancock
010-258-011	1906	House	Thompson
010-258-016	1906	House	Dorothy Chapman
010-258-017	1906	House	Donald
010-258-018	1906	House	Donald
010-258-019	1906	House	Donald
010-258-020	1906	House	Donald
010-258-021	1906	House	Donald
010-258-022	1906	House	Donald
010-258-023	1906	House	Donald
010-258-024	1906	House	Donald
010-258-025	1906	House	Donald
010-258-026	1906	House	Donald
010-258-027	1906	House	Donald
010-258-028	1906	House	Donald
010-258-029	1906	House	Donald
010-258-030	1906	House	Donald
010-258-031	1906	House	Donald
010-258-032	1906	House	Donald
010-258-033	1906	House	Donald
010-258-034	1906	House	Donald
010-258-035	1906	House	Donald
010-258-036	1906	House	Donald
010-258-037	1906	House	Donald
010-258-038	1906	House	Donald
010-258-039	1906	House	Donald
010-258-040	1906	House	Donald
010-258-041	1906	House	Donald
010-258-042	1906	House	Donald
010-258-043	1906	House	Donald
010-258-044	1906	House	Donald
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010-258-047	1906	House	Donald
010-258-048	1906	House	Donald
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010-258-051	1906	House	Donald
010-258-052	1906	House	Donald
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010-258-054	1906	House	Donald
010-258-055	1906	House	Donald
010-258-056	1906	House	Donald
010-258-057	1906	House	Donald
010-258-058	1906	House	Donald
010-258-059	1906	House	Donald
010-258-060	1906	House	Donald
010-258-061	1906	House	Donald
010-258-062	1906	House	Donald
010-258-063	1906	House	Donald
010-258-064	1906	House	Donald
010-258-065	1906	House	Donald
010-258-066	1906	House	Donald
010-258-067	1906	House	Donald
010-258-068	1906	House	Donald
010-258-069	1906	House	Donald
010-258-070	1906	House	Donald
010-258-071	1906	House	Donald
010-258-072	1906	House	Donald
010-258-073	1906	House	Donald
010-258-074	1906	House	Donald
010-258-075	1906	House	Donald
010-258-076	1906	House	Donald
010-258-077	1906	House	Donald
010-258-078	1906	House	Donald
010-258-079	1906	House	Donald
010-258-080	1906	House	Donald
010-258-081	1906	House	Donald
010-258-082	1906	House	Donald
010-258-083	1906	House	Donald
010-258-084	1906	House	Donald
010-258-085	1906	House	Donald
010-258-086	1906	House	Donald
010-258-087	1906	House	Donald
010-258-088	1906	House	Donald
010-258-089	1906	House	Donald
010-258-090	1906	House	Donald
010-258-091	1906	House	Donald
010-258-092	1906	House	Donald
010-258-093	1906	House	Donald
010-258-094	1906	House	Donald
010-258-095	1906	House	Donald
010-258-096	1906	House	Donald
010-258-097	1906	House	Donald
010-258-098	1906	House	Donald
010-258-099	1906	House	Donald
010-258-100	1906	House	Donald

See CARMEL'S HISTORIC STRUCTURES page 108

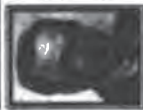
Vivia Carmel

CARMEL'S HISTORIC STRUCTURES

From page 5B

EURICH ON REAL ESTATE

If you're thinking about buying a home, don't get a 30-year fixed rate mortgage. Today's 30-year mortgages are at the 6% range, but don't get high by historical standards. But there are also mortgages available with significantly lower interest rates.



Financing that costs housing payments

Walker Eurich

rates. And that translates into lower payments, or at least lower home for your money.

Most home buyers are enticed by using adjustable rate mortgages. One-year ARMs are often about 1% to 2% lower than 30-year fixed rate mortgages. Buyers who use ARMs know that payments will rise if interest rates rise, but the rate usually can't go up more than 2% a year, and if interest rates fall, the payments can decrease.

Most ARMs adjust their rates every year, but a few adjust rates as often as every month, while others may change

every three, five, or seven years. There's even an ARM that resets 10 years to change to protect the buyer from the effects of rate increases. Adjustments, the lower the interest rate, because lenders run the risk of being walked with lower interest loans if rates go up.

All ARMs are based on some easily checked rates that moves with interest rates. They commonly tend to follow the Treasury securities and the cost of funds for financial institutions.

Adjustable rate mortgages don't even have an arm available in 10, 15, 20, and 25-year lengths — and factor also have several that lower rates than 30-year fixed rate mortgages.

Before you buy a home, check your options carefully. You may be able to buy a better home than you think.

As a real estate professional, I'm dedicated to helping you to meet your real estate goals in any way I can. If you need real estate information or assistance in selling your existing home or finding a new home, please call me at 831-623-6777. There's no obligation for a consult.

Walker Eurich, CRE, CRS, is an Associate Broker with The Mitchell Group, 200 Oceanview Place, Suite 100, Carmel.

- 010-266-012 Pico (Buckminster)
- 010-267-005 Geary
- 010-268-008 Dr. Leno's Log House
- 010-268-009 La France (Bolder)
- 010-269-006 Rex Clumpett
- 010-269-013 Dorwart
- 010-271-000 Graham House (Comstock)
- 010-272-002 Helen Brown Studio
- 010-272-015 Johnston
- 010-273-001 R. Markham
- 010-273-008 Laura Maxwell
- 010-273-014 See View Inn
- 010-274-000 Boyes House
- 010-274-005 Wild
- 010-274-006 Webb (R. Koepf)
- 010-275-005 La France (Bolder)
- 010-275-012 McGreggor (Bolder)
- 010-275-016 Gunnar Norberg
- 010-277-005 Roosevelt House
- 010-281-000 Koepf/Comstock
- 010-281-019 England
- 010-282-014 Ferner House
- 010-286-010 La Casita
- 010-288-011 Grace McGowen Cooke

- 1902F House
- 1825F House
- 1807E House
- 1801F House
- 1809F House
- 1925 House
- 1807 House
- 1825F House
- 1940F House
- 1827F House
- 1801F House
- pre1910 Hotel
- 1801 House
- 1825F House
- 1823F House
- 1934E House
- 1932F House
- pre1910 House
- 1928 House
- 1801 House
- 1804F House
- 1923 House
- 1822F House
- pre1908 House

- 1936-1948 Hotel
- 1801F House
- 1929F House
- 1801 House
- 1926F House
- 1928F House
- 1803 House
- 1929 House
- 1920F House
- 1801F House
- 1907 House
- 1902 House
- 1948 House
- 1908F House
- 1803F House
- 1804F House
- 1948E House
- 1846E Barn
- 1825F House
- Model Model
- 1804-1825 House
- 1822 Monument

- 010-286-015 Colonial Terrace
- 010-287-001 John Palache (Marx)
- 010-287-002 Elm Palache (Hessenyager)
- 010-287-005 Taber-Sperry
- 010-287-008 Edgemere (Whitney Palache)
- 010-287-009 Orms (Mary Palache)
- 010-292-008 Helen Proctor
- 010-301-025 George Graff House
- 010-301-027 McLaughlin
- 010-302-013 Marie Gordon
- 010-303-011 Nelson Nowell
- 010-303-017 Dr. A. Merchant
- 010-311-009 Chazen House
- 010-311-013 Chimneys (Comstock)
- 010-311-014 Larkal
- 010-312-018 Tusler
- 010-321-005 Murphy Homestead/Powers House
- 1846E House
- 1825F House
- 010-331-005 Countess Knoll
- 010-331-022 Model of Carmel Mission
- 010-061-005 Paul Flanders Mansion
- None World War I Memorial



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Harrison Memorial Library

Henry Meade Williams Local History Room

Guide to the Carmel Preservation Foundation Collection

Title: Carmel Preservation Foundation Collection

Format: CP: PH: AV: MAPS

Collection No.: C363

Creator: Carmel Preservation Foundation Members; Enid Sales; Kent Seavey

Date Span: 1990's - 2000

Extent: 15 boxes, 5 oversized folders of maps and 4 rolled maps

Repository: Henry Meade Williams Local History Room

Shelf Location: CP: PH: AV: MAPS

Donor: Claudine Van Vleet

Note: This collection has been indexed using the folder titles found in the inventory. A more in depth indexing would be ideal in the future. AW 04/25/2013

Biographical/Historical Description

The Architectural Preservation Group, later reformed as the Carmel Preservation Foundation, was named in 1988 by mayor Ken White to come up with an architectural preservation ordinance. The group comprised of 30 members under preservationist and contractor, Enid Sales leadership, surveyed over 2,000 properties in Carmel. Approximately three hundred structures or sites and 4 districts were identified as having historic significance. CPF compiled their information from city files and took exterior photographs of each structure surveyed. CPF worked on numerous projects including the moving of the first Murphy House, which became the headquarters for the Carmel Heritage Society. In the early 2000's the group disbanded due to differences in opinions about the role of the group in the community. Enid Sales died in 2008. (SEE: S24 - Enid Sales Collection for more

Revised 6/2017 by Katie O'Connell

information)

Scope and Content

This collection contains correspondence, research materials, brochures, maps, photographs, VHS tapes, ledgers with block and lot information for the City of Carmel from various years.

Administrative Information

Access: Materials are open for research.

Publication Rights: The Henry Meade Williams Local History Room, Harrison Memorial Library does not hold copyright to these items. Permission to publish must be obtained from the copyright holder by the user.

Preferred citation: Henry Meade Williams Local History Room, Harrison Memorial Library, Carmel, CA.

Inventory

CP Box 1: Downtown Commercial District

- Folder 1: Map - Blocks 70-77; Historic Commercial District List, December 2003
- Folder 2: Commercial Historic District
- Folder 3: Commercial Property Owners
- Folder 4: Block 70, Lots 1 and 2 - Mediterranean Market
- Folder 5: Block 70, Lots 3 and 4 - Wermuth Building
- Folder 6: Block 70, Lots 5, 6, and 7 - Wishart/Putnam/Raggett Building
- Folder 7: Block 70, Lots 8, 9, 10, 10 and ½ - Goold Building
- Folder 8: Block 70, east part of Lot 1 and west part of Lot 10 - Fire House
- Folder 9: Block 71, Lots (parts) 1, 2, and 3 - Pooble Building
- Folder 10: Block 71, Lot 3 and the east part of 1 - Holman's Hardware
- Folder 11: Block 71, Lot 4, part 1 - Carmel Development Co., Hanson's, Dank, Carmel Drug
- Folder 12: Block 71, Lot 5 - First Bank of Carmel
- Folder 13: Block 71, Lot 6 - Arne's Shoeshine, Bib n' Tucker, Wetzel J.
- Folder 14: Block 71, south part of Lot 8 and south part of Lot 9 - Paradise Building
- Folder 15: Block 71, Northeast part of Lot 1 - Pernille's
- Folder 16: Block 71, Lot 10, west part of Lot 8, and west part of Lot 9

CP Box 2: Downtown Commercial District

- Folder 1: Block 72, east part of Lot 1 and east part of Lot 2 - Wilson Building
- Folder 2: Block 72, south part of Lot 3 - Curtis Property
- Folder 3: Block 72, south part of Lot 6 - Fee Building
- Folder 4: Block 72, Lots 7,8,9 and part of 10 - Harrison Memorial Library
- Folder 5: Block 72, east part of Lot 1 and north part of Lot 3 - Brazil, Loran, Curtis
- Folder 6: Block 72, Lots 1 and 4 - Carmel Sunglass/Lutece Gallery
- Folder 7: Block 72, Lots 1 and 5 - Gold Fork
- Folder 8: Block 72, east part of Lot 10 and north part of Lot 6 - Little Swiss Cafe
- Folder 9: Block 73 - Pine Inn
- Folder 10: Block 74, Lots 1 and 2 - Seven Arts Building
- Folder 11: Block 74, north part of Lots 4 and 5 - Old "Sade's," Blooming Basement
- Folder 12: Block 74, south part of Lot 5 and southwest part of Lot 6 - Caddy Shack in the Court of the Golden Bough
- Folder 13: Block 74, northwest part of Lot 5 and northeast of Lot 6 - Cottage of Sweets in the Court of the Golden Bough
- Folder 14: Block 74, Lots 6, 7, and the north part of 5 - Talbott, Christian Science Reading Room in the Court of the Golden Bough
- Folder 15: Block 74, north part of Lot 5 and west part of Lot 6 - "Farratt and Impulse Shop" in the Court of the Golden Bough
- Folder 16: Block 74, Lots 4, 5, 6, 7, and 10 - Court of the Golden Bough
- Folder 17: Block 74, Lots 7, 8, and the northwest part of Lot 6 - "Dr. Gates" Building
- Folder 18: Block 74, southeast part of Lot 10 - "Spencers" in the Court of the Golden Bough

CP Box 3: Downtown Commercial District

- Folder 1: Block 74, Lot 9 - "La Rambla"
- Folder 2: Block 74, Lots 11 and 13 - "Katy's Cottage"
- Folder 3: Block 74, Lots 15, 17, 19 and 21 - Church of the Wayfarer
- Folder 4: Block 74, Lots 12, 14, and 16 - All Saints Church/ City Hall
- Folder 5: Block 74, Lots 18 and 20 - Sundial Court Apartments
- Folder 6: Block 74, west part of Lot 22 - Dr. C. Bergstrom
- Folder 7: Block 74, south part of Lot 4 and North part of Lot 5 - "Goat Shop," Court of the Golden Bough
- Folder 8: Block 74, Lot 3 - Bluebird Tea Room
- Folder 9: Block 74, southeast part of Lots 7 and 8 - Kuster Building , Spinning Wheel Inn
- Folder 10: Block 74, Lot 10 - Ruby's Kitchen
- Folder 11: Block 74, east part of Lot 22 - Pebble Beach Realty
- Folder 12: Block 75, Lot 1 - "Corner Cupboard"
- Folder 13: Block 75, Lot 3 - "Talbot, etc." Slevin Building
- Folder 14: Block 75, Lot 4 - Der Ling Shop
- Folder 15: Block 75, Lot 5 - Carmel Bakery
- Folder 16: Block 75, Lots 6, 7, 8, and the south part of Lot 5 - "Derek Rayne"
- Folder 17: Block 75, northwest part of Lot 8 - "Merle's Treasure Chest"/ Stanton's Office
- Folder 18: Block 75, Lots, 2, 3, 9, and the south part of Lot 1 - "Ladyfingers"
- Folder 19: Block 75, south ½ of Lot 9 - "Old Miller's Guild" / Cabbages and Kings

CP Box 4: Downtown Commercial District

- Folder 1: Block 75, Lot 13 - "Toots Lagoon and Seven Seas" / Parkes Building
- Folder 2: Block 75, Lot 15 - Oakes Building/ Weston New Masters Gallery

Folder 3: Block 75, Lot 17 - Oakes Building/ "Conway of Asia"/ Old City Hall and Post Office
 Folder 4: Block 75, Lot 19 - "China Art Center," Monterey County Trust and Savings
 Folder 5: Block 75, Lot 21 - "Kocher Building" / Dolores Pharmacy
 Folder 6: Block 75, Lot 16 - Mary DeNeale Morgan Studio
 Folder 7: Block 75, Lot 18, 20, and 22 - Cypress Inn
 Folder 8: Block 75, Lot 2, 3, 9, and south 1/3 of 1 - "Sportwise"
 Folder 9: Block 75, Lot 2 - Old Lanz
 Folder 10: Block 75, south part of Lot 8 - Caprice, Arthur Gallery
 Folder 11: Block 75, Lot 10 - Buff LaGrange, Court of the Golden Eagle
 Folder 12: Block 75, Lot 12 and part of Lot 10 - Bonnymeade Court
 Folder 13: Block 75, Lot 14 - Hartley Hill / Vendetti
 Folder 14: Block 76, Lot 5 and the north part of Lot 6 - "Las Tiendas"
 Folder 15: Block 76, Lots 7, 8, and the south part of Lot 6 - Draper/ Leidig Building
 Folder 16: Block 76, north part of Lot 8 - Leidig Building, "Old Fortier Drug"
 Folder 17: Block 76, Lot 10 - Isabel Leidig Building

CP Box 5: Downtown Commercial District

Folder 1: Block 76, Lot 12 - Farley Building
 Folder 2: Block 76, Lot 14 - Parkes Building/Vining/McKinstry
 Folder 3: Block 76, Lot 16 - Old Studio Theater, The Carmel Pine Cone
 Folder 4: Block 76, Lot 18 - Tuck Box
 Folder 5: Block 76, Lot 22 and the west part of lot 20 - El Paseo Building
 Folder 6: Block 76, Lot 22 and east part of lot 20 - Court of Enchanted Oaks
 Folder 7: Block 76, Lot 2 and the east 1/2 of Lot 1 - Laub's Country Store in front
 Folder 8: Block 76, Lots 3, 4, 9, and 11 - Doud Arcade
 Folder 9: Block 76, Lot 7 - Lloyd's Shoes
 Folder 10: Block 76, Lots 13 and 15 - Kocek Jewellers
 Folder 11: Block 76, Lot 17
 Folder 12: Block 76, Lots 19 and 21
 Folder 13: Block 77, Lots 1 and 2 - "Carmel Hall"/ Manzanita Site
 Folder 14: Block 77, Lot 3 - "Sweater Shop"
 Folder 15: Block 77, Lot 4 - "Adam Fox"/ Ewig Building
 Folder 16: Block 77, part of Lot 4 - Goold Alley or Red Eagle Lane
 Folder 17: Block 77, Lots 5,6,7, and 8 - "Levinson"/ "Carmel Garage"
 Folder 18: Block 77, Lots 9 and 11 - Gallery Sactchi and Rafaello Rest
 Folder 19: Block 77, Lot 13 - Wells Fargo Parking
 Folder 20: Block 77, Lots 15, 17, 19, and 21 - Court of Fountains
 Folder 21: Block 77, Lots 10, 12, and 14 - Wells Fargo
 Folder 22: Block 77, Lots 16 and 18 - Carmel Square
 Folder 23: Block 77, Lots 20 and 22 - Nielsen's Market

CP Box 6: Significant City Owned Buildings

Folder 1: Department of Parks and Recreation Surveys
 Folder 2: Scout House - Proposal and Correspondence
 Folder 3: Scout House - Copies of the Original Lease and Deed
 Folder 4: Scout House - Research
 Folder 5: Scout House - Research

CP Box 7: Early Carmel Builders

Folder 1: Research and Lists
 Folder 2: Frederick Bigland

Folder 3: Ernest Bixler
 Folder 4: Artie Bowen
 Folder 5: Hugh Comstock
 Folder 6: Hugh Comstock - Post Adobes
 Folder 7: Lee Gottfried and Donald Hale
 Folder 8: Charles Sumner Greene
 Folder 9: Albert Henry Hill
 Folder 10: John Galen Howard
 Folder 11: Mark Mills
 Folder 12: Julia Morgan
 Folder 13: M.J. Murphy - Estimates
 Folder 14: M.J. Murphy - Research and miscellaneous
 Folder 15: Percy Parks
 Folder 16: Robert Stanton
 Folder 17: Carlisle Stoney
 Folder 18: John Thodos
 Folder 19: William Weeks
 Folder 20: George Whitcomb
 Folder 21: Frank Lloyd Wright
 Folder 22: William Wurster

CP Box 8: Carmel Historic Inventory

Folder 1: Kent Seavey Master Survey List
 Folder 2: Blocks 76-93, 198-227
 Folder 3: Blocks 93-117, 228-257
 Folder 4: Blocks 60-69, 154-167
 Folder 5: Blocks 22-59, 125-153
 Folder 6: Blocks X-21, 89-124
 Folder 7: Blocks A-D, 1-28
 Folder 8: Blocks D-KK, 29-58
 Folder 9: Block S-X
 Folder 10: Blocks 146- Sand and Sea, 288-296
 Folder 11: Blocks 118-145, 258-287

CP Box 9: Carmel Historic Survey

Folder 1: Inventory of Comstocks by Lot
 Folder 2: Notable Buildings - District 5
 Folder 3: Notable Buildings - District 1
 Folder 4: District Maps
 Folder 5: Notable Buildings - District 3
 Folder 6: Inventory of Notable Buildings out of District
 Folder 7: Carmel Historical Survey Brochures

CP Box 10: Maps of Carmel-by-the-Sea and Miscellaneous

Folder 1: Sadie Van Brower's Log - January 1928-1940 (1935-1939 not included)
 Folder 2: County Zoning Maps
 Folder 3: Thomas Map 1968
 Folder 4: Downtown 1947 and 1975
 Folder 5: Carmel Woods, 1922
 Folder 6: Parcels built on Prior to 1913 and Houses still standing in 1928
 Folder 7: Villa Addition - 1904

- Folder 8: New additions
- Folder 9: Duckworth - 1888
- Folder 10: Sanborn Map
- Folder 11: Miscellaneous

CP Box 11: Block books 1916, 1930, 1946 (dates are approximate)

CP Box 12: Carmel Woods block book 1939

CP Oversize Folders: Maps

- Folder 1: City of Carmel - Thomas Bros. Maps 1928-1938, 1928 Building Permits Issued, 1939 Building Permits Issued
- Folder 2: Book 9 Assessor's Maps
- Folder 3: Carmel City, Duckworth 1888/ Carmel-by-the-Sea 1902, Conditional Offer of Dedication of Roads 1904 and 1905, and various other maps
- Folder 4: Sanborn Maps, 1910
- Folder 5: Sanborn Maps, 1924
- Folder 6: Sanborn Maps, 1930

CP Rolled Maps:

- 1: 1910 structures still standing
- 2: Carmel-by-the-Sea and adjacent areas
- 3: Carmel-by-the-Sea building sites 1989
- 4: City District Maps - Block and Lot

PH Box 1: Downtown Commercial District

- Folder 1: Various
- Folder 2: Delores K
- Folder 3: Jean R's
- Folder 4: Block 70
- Folder 5: Block 71
- Folder 6: Block 72
- Folder 7: Block 73
- Folder 8: Block 74
- Folder 9: Block 75
- Folder 10: Block 76
- Folder 11: Block 77

PH Box 2:

- Folder 1a: Significant city-owned buildings - Scout House and other significant buildings
- Folder 1b: Significant buildings
- Folder 1c: Significant buildings
- Folder 1d: Significant buildings
- Folder 2: Early Carmel Builders - J.C. Anthony and Carmel Stone (photos by Marcia DeVoe)
- Folder 3: Early Carmel Builders - Richard Barret
- Folder 4: Early Carmel Builders - Ernest Bixler
- Folder 5: Early Carmel Builders - Hugh Comstock
- Folder 6: Carmel Historic Survey - Comstocks
- Folder 7: District 1
- Folder 8: District 5
- Folder 9: Out of District
- Folder 10: Maps - 1910

AV Box 1: VHS Tapes

- The Last Rent Deal in Carmel (about the Carmel Foundation)

- Moving First Murphy 06-28-90
- 'First Murphy' June 28, 1990
- 1st Murphy April to July 1991
- Preview "First Murphy" Rough Edit
- The Monterey Show: First Murphy House 8/18/94

CARMEL INVENTORY OF HISTORIC RESOURCES DATABASE

Block #	Lot #	APN #	Resource Name
1	A 1	010-196-001	Normandy Inn
2	A-1 4, 5	010-301-025	George Graft Hse
3	A-1 W 145' of 9	010-301-010	E.H. Cox Hse.
4	A 18, 20	010-196-009	D.W.W. Johnson Hse.
5	A-2 E pts 7, 8, 9	010-302-013	Phillip & Marie Gordon Hse.
6	A-3 S.W. Part 5, W Part 6	010-303-011	Nelson Nowell House
7	A-3 S.W. Part 10, West part 11	010-303-017	Merchant House
8	A-4 S1/2 8	010-281-005	Shelcooe Hse
9	A-6 Spt 3, Ept 5, Npt 7	010-293-003	Agnes C. Montgomery Hse.
10	A-5 S part of Lot 5	010-292-008	Helen I. Proctor House
11	A-6 Wpts. Lots 12 & 14	010-293-014	Esther M. Hill House
12	AA 6	010-281-018	Leroy Babcock Hse.
13	AA 19	010-281-009	Ethel England Hse.
14	B 5	010-195-002	Efta Spencer House
15	B 14	010-195-010	Daniel T. Fisk House
16	B SWpt. 15	010-195-016	George Seldeneck Studio Bulding
17	B 18	009-423-001	Mrs. Clinton Walker House
18	BB 18 & 20	010-282-014	Laura Fanner Hse
19	C W 50' of 1, 3 N 20' of 5	010-194-018	Stonehouse
20	C S 7-8 through 14	010-194-016	Golden Bough Theater
21	C-1 7 & 8	010-311-009	Chazen Residence
22	C-1 E 1/2 11	010-311-013	Alfred Matthews Hse.
23	C-1 Wpt. 11	010-311-014	"Lanakai"
24	C-2 NW pt 10	010-312-018	Henry L. Tustler Cotiage
25	C 17	010-194-007	Sinclair Lewis Hse.
26	D 4, 6	010-186-021	Clara Kellogg Hse.
27	D 12	010-186-013	Artie Bowen Hse.
28	D 19	010-186-008	Guest house
29	EE 13	010-214-011	Anson Hse.
30	EE 15	010-214-010	Abbie McDow Hse.

Block #	Lot #	APN #	Resource Name
31	27	010-214-006	Meade Hse.
32	7 & 9 north part 11	010-184-004	Hinds Cottage
33	1 & 2	010-251-009	C. Halstead Yates Cottages
34	12, S14	010-251-022	J. Kluegel Hse.
35	20, 22	010-251-027	Prof. Karl Rendorff Hse.
36	29	010-251-024	Collis Hse.
37	19	010-261-006	Emma Williams Hse.
38	2 & 4	010-261-014	Peter Pan Court
39	1, 3, 5	010-252-011	Alfred P. Fraser Hse.
40	8	010-262-010	Dr. Kellogg Hse. & E. Wright Cottage
41	24, 26	010-253-017	Ten Winkel Spanish Hse.
42	28	010-253-018	F. Ten Winkel Hse.
43	1 & 3	010-263-019	George F. Beardsley Hse.
44	S 1/2 of 15, N 1/2 of 13	010-223-041	Robert A. Norton Hse.
45	1	010-224-016	Elspeth Rose Cottage
46	5	010-272-002	Helen Brown Studio/Home
47	9	010-272-004	Goetz Cottage
48	10	010-272-013	Dr. H.R. Green House
49	2, 3	010-231-011	Adelaide J. Trethaway Hse.
50	p 2, 3, 4	010-231-012	Thomas V. Cator Hse.
51	13	010-231-007	Jennie Coleman House
52	17	010-231-027	Warren Saltzman House
53	1, Npt 3	010-273-001	Reginald Markham Hse.
54	10, n 10' of 12	010-273-014	Sea View Inn
55	Wpt 11 & 13	010-273-013	Mrs. M.V. Phillips Cottage
56	1/4 N of 7 & 9	010-232-030	Albert Henry Hill House
57	14	010-273-006	Louise P. Murphy Hse.
58	Npt 9 Spt 12	010-232-029	Mr. and Mrs. Irving Fisk House
59	pt 25, 27, 29	010-232-046/047	Dr. G.E. Wood Hse.
60	6, 8	010-266-012	"Cave of the Winds"
61	19	010-241-007	Blanche M. Ayles House
62	11	010-265-004	Dr. Amella Gates Cottage

Block #	Lot #	APN #	Resource Name
63	1 through 12 (all)	010-264-007	La Playa Hotel
64	8, 10	010-276-012	Adam Darling Hse.
65	2	010-275-016	Gunnar Norbert Hse.
66	S1/2 of 9, N 30' of 11	010-275-005	LaFrenz Garage/Studio
67	12, 14	010-275-012	Alice Elder Hse. & Guest Hse.
68	13 & 15	010-267-004	John B. Adams House
69	17, 19	010-267-005	"La Canzone del Mar"
70	pt 3 & 5	010-268-002	Garfield D. Merner Hse.
71	12	010-268-009	LaFrenz Hse.
72	E 1/2 18, 20	010-268-008	Dr. Levi C. Lane's Log Hse.
73	1, 2, 5 & 7	010-269-002	Fred C. Holmes Hse.
73	7, 9 & N1/2 of 11	010-277-004	Samuel M. Haskins House
74	1/2 of 11, 13 & 15	010-277-005	Roussel Residence
75	1	010-275-001	Bowman House
76	1	010-279-001	Ethel P. Young Hse.
77	7, 9, 10, 12, 14, 16	010-286-015	Colonial Terrace Inn
78	W 17 & 19, E 18 & 20	010-286-011	Grace McGowan Cook Hse.
79	1, 3	010-287-001	John Palache Hse.
80	5, 7, 9	010-287-002	Eliza Palache Hse.
81	6, N8	010-287-009	Mary Orrick Hse.
82	S8, 10, 12	010-287-008	Edgemere Cottages
83	14, 16 & pt. Blk. 149	010-287-006	John Bathen House
84	3	009-201-003	Gardner A. Dailey House
85	1W (Mission)	009-353-012	Millis House
86	1W (Mission)	009-353-011	Walker Spec House

Block #	Lot #	APN #	Resource Name
87	2A	14	009-164-008
88	2W	14	009-352-006
89	PP3	11	009-202-015
90	3A	5	009-163-003
91	4	1	009-146-014
92	4 1/2	W 1/2 17 & 19	010-115-006
93	5 1/2	1 & N1/2 3	010-111-020
94	5 1/2	E1/2 18, 20	010-111-008
95	7	10	090-132-005
96	7 1/2	1 & 3	010-114-001
97	7 1/2	17	010-114-015
98	9M	8	009-382-004
99	9M	14	009-382-010
100	9M	S 15	009-382-011
101	10	5	010-126-020
102	10	10	010-126-015
103	11	1, 3	010-121-011
104	13	17, N 25' of 19	010-106-006
105	13	24, wp 26	010-106-008
106	16	10, 11	010-026-015
107	21	6, 8, 10	010-015-015
108	22	9	010-022-022
109	22	10	010-022-015
110	22	12	010-022-014
111	23	19	010-025-009
112	23	16	010-025-012
113	25	5	010-102-003
114	27	p. 13-16	010-108-012
115	27	Wpt. 17 & 19, Ept. 18 & 20	010-108-007
116	32	12 & 14	010-222-008
117	32	13	010-222-019
118	40	15, 17, 18, 19, 20	010-024-013

Block #	Lot #	APN #	Resource Name
119	41	010-023-004	L.L. Spillers Guest Cottage
120	41	010-023-019	Abbie Jane Hunter Hse.
121	45	010-036-015	Frank Smith Hse. & Fence
122	46	010-037-003	Bertha C. Cole Hse.
123	47	010-081-005	Helen Coolidge Cottage
124	49	010-087-011	Frank Lloyd Stone Cottage
125	50	010-131-004	Stonehouse Court
126	53	010-211-015	Norman Rial House
127	53	010-211-019	Howard Nieman House
128	53	010-211-027	Mabel GrayYoung Hse.
129	53	010-211-012	Richardson Log Cabin
130	53	010-211-007	Gertrude McCaslin House
131	54	010-212-016	Rudolph Ohm Hse.
132	54	010-212-013	Benjamin Turner Hse.
133	54	010-212-019	First Murphy House
134	55	010-138-004	Carmel Art Assoc.
135	59	010-095-001	Frederick Bigland Apts.
136	60	010-092-010	Hansel & Gretel
137	60	010-082-005	Elizabeth F. Armstrong Hse.
138	60	010-082-007	Comstock Studio
139	60	010-082-018	Hugh Comstock Hse.
140	62	010-035-006	William Muench Cottage
141	62	010-035-013	Raymond Meeks House
142	63	010-032-011	Ship House
143	66	010-038-005	Birthday House
144	66	010-039-003	Yellow Bird
145	66	010-039-007	Doll's House
146	66	010-039-006	Fables
147	66	010-039-008	Ocean House
148	67	010-083-003	MaryYoung Hunter Hse.
148	67	010-093-013	Grant Wallace Cottage
150	69	010-089-001	Devendorf Park

	Block #	Lot #	APN #	Resource Name
151	70	Wpt 11 & Ept 10	010-133-006	Carmel Fire Station
152	70	2	010-133-001	Reardon Bldg.
153	70	8 & 9 & Wpt 10	010-133-005	Goold Building
154	71	2, 3 & pt of 1	010-134-011	Carmel Development Co. Bldg.
155	71	6	010-134-006	Bernard Wetzel Building
156	71	Spts 8 & 9	010-134-009	Bank of Carmel
157	72	E1/2 of 1	010-139-001	Wilson Building
158	72	Spt 6	010-139-008	Fee Building
159	72	7, 8, 9, 10	010-139-007	Harrison Memorial Library
160	73	All	010-213-003	Pine Inn

Block #	Lot #	APN #	Resource Name
160	74	010-201-001	Seven Arts Bldg.
161	74	010-201-015	Sade's
162	74	010-201-008	Carmel Weavers Studio
163	74	010-201-008	Seven Arts Shop
164	74	010-201-007	Amelia Gates Bldg.
165	74	010-201-002	La Rambia Bldg.
166	74	010-201-014	Spinning Wheel Restaurant
167	74	010-191-006	Carmel City Hall
168	74	010-191-005	Sundial Lodge
169	75	010-147-018	Mary Dummage Shop
170	75	010-147-014	Schweinger Building
171	75	010-147-018	Mary Dummage Shop
172	75	010-147-004	Oakes Building
173	75	010-147-005	T.A. Oakes Building
174	75	010-147-008	La Ribera Hotel
175	75	010-147-006	Monterey County Trust & Savings
176	75	010-147-007	Kocher Building
177	76	010-146-016	Las Tiendas Bldg.
178	76	010-146-013	Draper Leidig Building
179	76	010-146-012	Isabel Leidig Building
180	76	010-146-011	W.C. Farley Building
181	76	010-146-010	Percy Parkes Building
182	76	010-146-009	De Yoe Building
183	76	010-146-008	Tuck Box
184	76	010-146-008	Lemos Building
185	76	010-146-008	The Garden Shop Addition
186	76	010-146-007	"El Paseo" Jo Mora Sculpture
187	76	010-146-007	El Paseo Bldg.
188	76	010-146-006	Enchanted Oaks Bldg.
189	77	010-141-001	Doud Building
190	77	010-141-008	Adam Fox Building
191	79	010-085-004	Johann Hagemeyer Hise

DPR Historic Resources Database (Coastal Commission Submittal)

Block #	Lot #	APN #	Resource Name
192	80	010-081-011	Mritz De Haass Hse.
193	80	010-081-005	Rufus M. Kingman Hse.
228	81	010-045-006	Converse House
229	81	010-045-011	Vivian Homes House
230	83	010-041-001	Florence Lockwood Studio/Hse.
231	86	010-044-020	Jacob W. Wright Hse.
232	86	010-044-004	Nelson-Krough Cottage
233	86	010-044-017	Frederick Bigland Hse.
234	86	010-044-019	Florence H. Gayford Guest Hse.
235	86	010-044-008	Jacob W. Wright House (2)
236	87	010-082-008	Jacob F. Kreps Hse.
237	87	010-082-006	Elizabeth H. Sullivan Hse.
238	88	010-084-009	The Unit House
239	89	010-087-006	Carmel Ballet Academy
240	92	010-148-002	Williams Bldg
241	94	010-193-005	DDH-by-the-Sea
242	94	010-193-010	Enoch A. Lewis Hse.
243	96	010-144-014	American Legion Post 512
244	97 & 110		Sunset Center
245	99	010-083-002	Dr. and Mrs. Chester Magee
246	99	010-083-009	L.D. Whiffen Hse.
247	101	010-055-002	Mr. and Mrs. R.A. Cootte Cottage
248	101	010-055-003, 13	Maj. Ralph A. Cootte Hse.
249	103	010-052-017	Dr. Hermann Spoehr Hse.
250	105	010-061-005	Paul Flanders Mansion
251	107	010-331-035	Vivian Homes II
252	108	010-071-016	Frank Woolsey House
253	110	010-151-001	Sunset School Primary Classroom #18
254	110	010-151-001	Sunset School Primary Classrooms #16-17
255	111	010-156-012	C.H. Gordinter Hse.
256	113	010-181-022	M.J. Murphy Hse.
257	113	010-181-021	M.J. Murphy Office

DPR Historic Resources Database (Coastal Commission Submittal)

Block #	Lot #	APN #	Resource Name
258			
259	Ept 18 & 20	010-182-008	J.W. Stough Cottage
260	6	010-158-016	Pearl Dawson Hse.
261	12	010-158-019	Everett G. Sheperd Hse.
262	14	010-158-013	Danmeyer Hse.
263	E1/2 17 & 19	010-158-009	Norman Reynolds House
264	20	010-158-011	Community Church Rectory
265	18, 20	010-155-010	Marchen Haus
266	W1/2 17, 19	010-152-009	M.J. Murphy Spec. Hse.
267	E1/2 17 & 19	010-152-008	Adrian W. McEntire Hse.
268	Spt 14, Npt 16	010-075-023	Anne Martin House
269	3, 4	010-331-006	Col. Henry L. Watson Hse.
270	2	010-073-002	The Coastal Laboratory -Temp. Removed/Post 1940
271	4	010-074-007	Mary McDowell Hse.
272	13, 15, p 17	010-074-002	Celia Seymour Studio-House
273	12	010-154-006	Bliss-Hubbell Hse.
274	7, 9	010-183-004	Daisy F.D. Bostick Cottage
275	6	010-175-018	William McPhillips Hse.
276	23, 25	010-175-010	Bark House
277	24, 26	010-175-011	Connolly-Search Hse.
278	9, 11	010-171-003	Perry Newberry Stone Hse.
279	17, 19	010-171-005	Anne Winslow Hse.
280	1	010-164-001	Ross E. Bonham Hse.
281	24	010-164-008	H. Markham Hse.
282	7, 9	010-161-022	Alice R. Comins Hse.
283	16	010-162-020	Frank Lloyd House
284	26, 28	010-162-027	"Casa della Comedia"
285	30, 32, 33	010-162-013	Rev. Gardner Hse.
286	pt lots 5.5, N pt. 7	010-165-029	Mr. and Mrs. William Junk House
287	18, 20	010-165-042	La Von Gottfried hse.
288	31, 33, 35	010-165-015	Las Abuelas
289	P1, 3 P2, 4	010-172-012	Violet Campbell Hse.
	5-1/2, 7, 9, 11	010-173-039	Charles Sumner Greene Studio

Block #	Lot #	APN #	Resource Name
290	145	010-173-017	Mary D. Crile House
291	145	010-173-006	Louis Ralston House
292	146	010-176-016	F.A. Collman Hse.
293	146	010-176-011	William McCabe Hse.
	U.S. Lot 38	009-531-005, 006	Mission San Carlos Pear Orchard Houses (2)
294	U.S. Lot 38	009-531-003	Mission San Carlos de Borromeo
295	<u>Historic Objects</u>		
296	EE	010-214-20	Milk Shrine
297	N/A	N/A	World War I Memorial Arch
	102	010-331-022	Mission Model - Miss Williams School
298	<u>Historic Districts</u>		
299	60, 66, 67	N/A	Comstock Hill Historic District
	70 to 77	N/A	Downtown Commercial Historic District

NATIONAL REGISTER BULLETIN

Technical information on the the National Register of Historic Places:
survey, evaluation, registration, and preservation of cultural resources



U.S. Department of the Interior
National Park Service
Cultural Resources
National Register, History and Education

How to Apply the National Register Criteria for Evaluation



VIII. HOW TO EVALUATE THE INTEGRITY OF A PROPERTY

INTRODUCTION

Integrity is the ability of a property to convey its significance. To be listed in the National Register of Historic Places, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance.

Historic properties either retain integrity (this is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognizes seven aspects or qualities that, in various combinations, define integrity.

To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining *which* of these aspects are most important to a particular property requires knowing why, where, and when the property is significant. The following sections define the seven aspects and explain how they combine to produce integrity.

SEVEN ASPECTS OF INTEGRITY

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

UNDERSTANDING THE ASPECTS OF INTEGRITY

LOCATION

Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved. (See Criteria Consideration B in *Part VII: How to Apply the Criteria Considerations*, for the conditions under which a moved property can be eligible.)

DESIGN

Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials.

A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape.

Design can also apply to districts, whether they are important primarily for historic association, architectural value, information potential, or a combination thereof. For districts significant primarily for historic association or architectural value, design concerns more than just the individual buildings or structures located within the boundaries. It also applies to the way in which buildings, sites, or structures are related: for example, spatial relationships between major features; visual rhythms in a streetscape or landscape plantings; the layout and materials of walkways and roads; and the relationship of other features, such as statues, water fountains, and archeological sites.

SETTING

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historical role. It involves *how*, not just *where*, the property is situated and its relationship to surrounding features and open space.

Setting often reflects the basic physical conditions under which a property was built and the functions it was intended to serve. In addition, the way in which a property is positioned in its environment can reflect the designer's concept of nature and aesthetic preferences.

The physical features that constitute the setting of a historic property can be either natural or manmade, including such elements as:

- Topographic features (a gorge or the crest of a hill);
- Vegetation;
- Simple manmade features (paths or fences); and
- Relationships between buildings and other features or open space.

These features and their relationships should be examined not only within the exact boundaries of the property, but also between the property and its *surroundings*. This is particularly important for districts.

MATERIALS

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place.

A property must retain the key exterior materials dating from the period of its historic significance. If the property has been rehabilitated, the historic materials and significant features must have been preserved. The property must also be an actual historic resource, not a recreation; a

recent structure fabricated to look historic is not eligible. Likewise, a property whose historic features and materials have been lost and then reconstructed is usually not eligible. (See Criteria Consideration E in *Part VII: How to Apply the Criteria Considerations* for the conditions under which a reconstructed property can be eligible.)

WORKMANSHIP

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques.

Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles. Examples of workmanship in historic buildings include tooling, carving, painting, graining, turning, and joinery. Examples of workmanship in prehistoric contexts include Paleo-Indian clovis projectile points; Archaic period beveled adzes; Hopewellian birdstone pipes; copper earspools and worked bone pendants; and Iroquoian effigy pipes.

FEELING

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. For example, a rural historic district retaining original design, materials, workmanship, and setting will relate the feeling of agricultural life in the 19th century. A grouping of prehistoric petroglyphs, unmarred by graffiti and intrusions and located on its original isolated bluff, can evoke a sense of tribal spiritual life.

ASSOCIATION Attachment 3

Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. For example, a Revolutionary War battlefield whose natural and manmade elements have remained intact since the 18th century will retain its quality of association with the battle.

Because feeling and association depend on individual perceptions, their retention *alone* is never sufficient to support eligibility of a property for the National Register.

ASSESSING INTEGRITY IN PROPERTIES

Integrity is based on significance: why, where, and when a property is important. Only after significance is fully established can you proceed to the issue of integrity.

The steps in assessing integrity are:

- Define the **essential physical features** that must be present for a property to represent its significance.
- Determine whether the **essential physical features are visible** enough to convey their significance.
- Determine whether the property needs to be **compared with similar properties**. And,
- Determine, based on the significance and essential physical features, **which aspects of integrity** are particularly vital to the property being nominated and if they are present.

Ultimately, the question of integrity is answered by whether or not the property retains the **identity** for which it is significant.

DEFINING THE ESSENTIAL PHYSICAL FEATURES

All properties change over time. It is not necessary for a property to retain all its historic physical features or characteristics. The property must retain, however, the essential physical features that enable it to convey its historic identity. The essential physical features are those features that define both *why* a property is significant (Applicable Criteria and Areas of Significance) and *when* it was significant (Periods of Significance). They are the features without which a property can no longer be identified as, for instance, a late 19th century dairy barn or an early 20th century commercial district.

CRITERIA A AND B

A property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s). If the property is a site (such as a treaty site) where there are no material cultural remains, the setting must be intact.

Archeological sites eligible under Criteria A and B must be in overall good condition with excellent preservation of features, artifacts, and spatial relationships to the extent that these remains are able to convey important associations with events or persons.

CRITERION C

A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique. A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.

Archeological sites eligible under Criterion C must be in overall good condition with excellent preservation

of features, artifacts, and spatial relationships to the extent that these remains are able to illustrate a site type, time period, method of construction, or work of a master.

CRITERION D

For properties eligible under Criterion D, including archeological sites and standing structures studied for their information potential, less attention is given to their overall condition, than it they were being considered under Criteria A, B, or C. Archeological sites, in particular, do not exist today exactly as they were formed. There are always cultural and natural processes that alter the deposited materials and their spatial relationships.

For properties eligible under Criterion D, integrity is based upon the property's potential to yield specific data that addresses important research questions, such as those identified in the historic context documentation in the Statewide Comprehensive Preservation Plan or in the research design for projects meeting the *Secretary of the Interior's Standards for Archeological Documentation*.

INTERIORS

Some historic buildings are virtually defined by their exteriors, and their contribution to the built environment can be appreciated even if their interiors are not accessible. Examples of this would include early examples of steel-framed skyscraper construction. The great advance in American technology and engineering made by these buildings can be read from the outside. The change in American popular taste during the 19th century, from the symmetry and simplicity of architectural styles based on classical precedents, to the expressions of High Victorian styles, with their combination of textures, colors, and asymmetrical forms, is readily apparent from the exteriors of these buildings.

Other buildings "are" interiors. The Cleveland Arcade, that soaring 19th century glass-covered shopping area, can only be appreciated from the inside. Other buildings in this category would be the great covered train sheds of the 19th century.

In some cases the loss of an interior will disqualify properties from listing

in the National Register. Attachment 3
A historic concert hall noted for the beauty of its auditorium and its fine acoustic qualities would be the type of property that if it were to lose its interior, it would lose its value as a historic resource. In other cases, the overarching significance of a property's exterior can overcome the adverse effect of the loss of an interior.

In borderline cases particular attention is paid to the significance of the property and the remaining historic features.

HISTORIC DISTRICTS

For a district to retain integrity as a whole, the majority of the components that make up the district's historic character must possess integrity even if they are individually undistinguished. In addition, the relationships among the district's components must be substantially unchanged since the period of significance.

When evaluating the impact of intrusions upon the district's integrity, take into consideration the relative number, size, scale, design, and location of the components that do not contribute to the significance. A district is not eligible if it contains so many alterations or new intrusions that it no longer conveys the sense of a historic environment.

A component of a district cannot contribute to the significance if:

- it has been substantially altered since the period of the district's significance *or*
- it does not share the historic associations of the district.

VISIBILITY OF PHYSICAL FEATURES

Properties eligible under Criteria A, B, and C must not only retain their essential physical features, but the features must be visible enough to convey their significance. This means that even if a property is physically intact, its integrity is questionable if its significant features are concealed under modern construction. Archeological properties are often the exception to this; by nature they usually do not require visible features to convey their significance.

NON-HISTORIC EXTERIORS

If the historic *exterior* building material is covered by non-historic material (such as modern siding), the property can still be eligible if the significant form, features, and detailing are not obscured. If a property's exterior is covered by a non-historic false-front or curtain wall, the property will not qualify under Criteria A, B, or C, because it does not retain the visual quality necessary to convey historic or architectural significance. Such a property also cannot be considered a contributing element in a historic district, because it does not add to the district's sense of time and place. If the false front, curtain wall, or non-historic siding is removed and the original building materials are intact, then the property's integrity can be re-evaluated.

PROPERTY CONTAINED WITHIN ANOTHER PROPERTY

Some properties contain an earlier structure that formed the nucleus for later construction. The exterior property, if not eligible in its own right, can qualify on the basis of the interior property *only if* the interior property can yield significant information about a specific construction technique or material, such as rammed earth or tabby. The interior property *cannot* be used as the basis for eligibility if it has been so altered that it no longer contains the features that could provide important information, or if the presence of important information cannot be demonstrated.

SUNKEN VESSELS

A sunken vessel can be eligible under Criterion C as embodying the distinctive characteristics of a method of construction if it is structurally intact. A *deteriorated* sunken vessel, no longer structurally intact, can be eligible under Criterion D if the remains of either the vessel or its contents is capable of yielding significant information. For further information, refer to *National Register Bulletin: Nominating Historic Vessels and Shipwrecks to the National Register of Historic Places*.

Natural Features

A natural feature that is associated with a historic event or trend, such as a rock formation that served as a trail marker during westward expansion, must retain its historic appearance, unobscured by modern construction or landfill. Otherwise it is not eligible, even though it remains intact.

COMPARING SIMILAR PROPERTIES

For some properties, comparison with similar properties should be considered during the evaluation of integrity. Such comparison may be important in deciding what physical features are essential to properties of that type. In instances where it has not been determined what physical features a property must possess in order for it to reflect the significance of a historic context, comparison with similar properties should be undertaken during the evaluation of integrity. This situation arises when scholarly work has not been done on a particular property type or when surviving examples of a property type are extremely rare. (See **Comparing Related Properties** in *Part V: How to Evaluate a Property within its Historic Context*.)

RARE EXAMPLES OF A PROPERTY TYPE

Attachment 3

Comparative information is particularly important to consider when evaluating the integrity of a property that is a rare surviving example of its type. The property must have the essential physical features that enable it to convey its historic character or information. The rarity and poor condition, however, of other extant examples of the type may justify accepting a greater degree of alteration or fewer features, provided that enough of the property survives for it to be a significant resource.

Eligible

- A one-room schoolhouse that has had all original exterior siding replaced and a replacement roof that does not exactly replicate the original roof profile can be eligible if the other extant rare examples have received an even greater degree of alteration, such as the subdivision of the original one-room plan.

Not Eligible

- A mill site contains information on how site patterning reflects historic functional requirements, but parts of the site have been destroyed. The site is not eligible for its information potential if a comparison of other mill sites reveals more intact properties with complete information.

DETERMINING THE RELEVANT ASPECTS OF INTEGRITY

Each type of property depends on certain aspects of integrity, more than others, to express its historic significance. Determining which of the aspects is most important to a particular property requires an understanding of the property's significance and its essential physical features.

CRITERIA A AND B

A property important for association with an event, historical pattern, or person(s) ideally might retain *some* features of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Integrity of design and workmanship, however, might not be as important to the significance, and would not be relevant if the property were a site. A basic integrity test for a property associated with an important event or person is whether a historical contemporary would recognize the property as it exists today.

For archeological sites that are eligible under Criteria A and B, the seven aspects of integrity can be applied in much the same way as they are to buildings, structures, or objects. It is important to note, however, that the site must have *demonstrated* its ability to convey its significance, as opposed to sites eligible under Criterion D where only the potential to yield information is required.

Eligible

A mid-19th century waterpowered mill important for its association with an area's industrial development is eligible if:

- it is still on its original site (**Location**), and
- the important features of its setting are intact (**Setting**), and
- it retains most of its historic materials (**Materials**), and
- it has the basic features expressive of its design and function, such as configuration, proportions, and window pattern (**Design**).

Not Eligible

A mid-19th century water-powered mill important for its association with an area's industrial development is not eligible if:

- it has been moved (**Location, Setting, Feeling, and Association**), or
- substantial amounts of new materials have been incorporated (**Materials, Workmanship, and Feeling**), or
- it no longer retains basic design features that convey its historic appearance or function (**Design, Workmanship, and Feeling**).

CRITERION C

A property significant under Criterion C must retain those physical features that characterize the type, period, or method of construction that the property represents. Retention of design, workmanship, and materials will usually be more important than location, setting, feeling, and association. Location and setting will be important, however, for those properties whose design is a reflection of their immediate environment (such as designed landscapes and bridges).

For archeological sites that are eligible under Criterion C, the seven aspects of integrity can be applied in much the same way as they are to buildings, structures, or objects. It is important to note, however, that the site must have *demonstrated* its ability to convey its significance, as opposed to sites eligible under Criterion D where only the *potential* to yield information is required.

Eligible

Attachment 3

A 19th century wooden covered bridge, important for illustrating a construction type, is eligible if:

- the essential features of its design are intact, such as abutments, piers, roof configuration, and trusses (**Design, Workmanship, and Feeling**), and
 - most of the historic materials are present (**Materials, Workmanship, and Feeling**), and
 - evidence of the craft of wooden bridge technology remains, such as the form and assembly technique of the trusses (**Workmanship**).
- Since the design of a bridge relates directly to its function as a transportation crossing, it is also important that the bridge still be situated over a waterway (**Setting, Location, Feeling, and Association**).

Not Eligible

For a 19th century wooden covered bridge, important for its construction type, replacement of some materials of the flooring, siding, and roofing would not necessarily damage its integrity. Integrity would be lost, however, if:

- the abutments, piers, or trusses were substantially altered (**Design, Workmanship, and Feeling**) or
 - considerable amounts of new materials were incorporated (**Materials, Workmanship, and Feeling**).
- Because environment is a strong factor in the design of this property type, the bridge would also be ineligible if it no longer stood in a place that conveyed its function as a crossing (**Setting, Location, Feeling, and Association**).

CRITERION D

For properties eligible under Criterion D, setting and feeling may not have direct bearing on the property's ability to yield important information. Evaluation of integrity probably will focus primarily on the location, design, materials, and perhaps workmanship.

Eligible

A multicomponent prehistoric site important for yielding data on changing subsistence patterns can be eligible if:

- floral or faunal remains are found in clear association with cultural material (**Materials** and **Association**) and
- the site exhibits stratigraphic separation of cultural components (**Location**).

Not Eligible

A multicomponent prehistoric site important for yielding data on changing subsistence patterns would not be eligible if:

- floral or faunal remains were so badly decomposed as to make identification impossible (**Materials**), or
- floral or faunal remains were disturbed in such a manner as to make their association with cultural remains ambiguous (**Association**), or
- the site has lost its stratigraphic context due to subsequent land alterations (**Location**).

Eligible

A lithic scatter site important for yielding data on lithic technology during the Late Archaic period can be eligible if:

- the site contains lithic debitage, finished stone tools, hammerstones, or antler flakers (**Material** and **Design**), and
- the site contains datable material (**Association**).

Not Eligible

A lithic scatter site important for yielding data on lithic technology during the Late Archaic period would not be eligible if:

- the site contains natural deposits of lithic materials that are impossible to distinguish from culturally modified lithic material (**Design**) or
- the site does not contain any temporal diagnostic evidence that could link the site to the Late Archaic period (**Association**).

Grant Deed

In Consideration of \$1.00, receipt of which is acknowledged,

Harry E. Hofsas

do. hereby grant to Frederick L. Hofsas

the real property in the City of Carmel County of Monterey State of California, described as:

Lot Numbered 9, the south 9 inches of lot numbered 7, and all of Lot Numbered 10, in Block Numbered 34, as said lots and block are shown on that certain map entitled, "Map of Carmel-by-the-Sea, Monterey County, California", filed for record March 7, 1902 in the Office of the County Recorder of the County of Monterey, State of California, in Volume 1 of Maps, "Citizens' Towns", at page 2

DEC-6-1949

50853

Dated this 3rd day of July, 1949

Harry E. Hofsas

City of Carmel-by-the-Sea

COMMUNITY PLANNING AND BUILDING DEPARTMENT

POST OFFICE DRAWER G
CARMEL-BY-THE-SEA, CA 93921
(831)620-2010 OFFICE
(831)620-2014 FAX

January 2, 2002

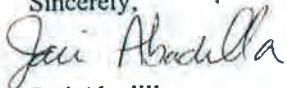
Mr. Scott Theis
P.O. Box 1195
Carmel, CA 93921

RE: Hofsas House Hotel Reroof

Dear Mr. Theis:

We received your letter requesting to reroof the Hofsas House with a wood shake product. The property has been identified by the City's Consultant, Kent Seavey's Historical Resources Survey as a local historical resource. Per Municipal Code Section 17.12.140(B)(2), *Buildings determined by the City to qualify as architectural, cultural or historic resources may use fire-treated wood roofing materials with a fire-resistant underlayment assembly approved by the Building Official to meet standards for historic rehabilitation.* Accordingly, the only requirement would be the issuance of a building permit and follow-up inspections by the Building Official. If you have any other questions, please give me a call at 620-2010.

Sincerely,



Jaci Abadilla
Administrative Coordinator

Photographs

C
ATTACHMENT

HOFAS HOUSE STAIR REVISION



EXISTING VIEWS







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

Attachment 3

November 12, 2023

Mr. Anthony Lombardo
144 West Gabilan Street

Salinas, CA 93901

Dear Mr. Lombardo:

Thank you for the opportunity to comment on the series of Peer Reviews recently prepared concerning the historical significance of the Hofsas House Hotel commercial property located on San Carlos St. 2NW of 4th Ave. (APN# 010-124014-017) in Carmel-by-the-Sea. The evaluations were conducted by four highly qualified consultants whose collective appraisals were thoroughly researched & presented in a comprehensive compilation coming to the same conclusion, that the subject property does not meet the necessary qualifications for historic listing, at either the federal, state or local levels of significance.

The original analysis of the subject property in August, 2023 by a Carmel Planning Department contract consultant stated, that the subject property met the criterion for historic listing cited in Carmel's Historic Context Statement (CHCS), under the Theme of Architectural Development, that the feature retained "substantial integrity", and was a "rare example" of "Bavarian Revival" architectural design for its qualification as a local historic resource. Dr. Anthony Kirk initially pointed out that the Hotel does not appear in the original 1994 Carmel Historic Context Statement, nor in subsequent revisions of the Context Statement prepared in 2008 and 2022.

Dr. Laura Jones, one of the peer reviewers, identified three issues regarding the the City's consultants research. They included the questions (1) What style is the hotel, & is it a good example, and rare? (2) Are an artist's murals cited in the description of the hotel really the work of a "master", & (3) Does the Hofsas House Hotel retain Integrity as an architectural style?

Dr. Barbara Lamprecht, one of the reviewers, cited V. S. McAlester's 2022 *field Guide to American Houses*, A basic style guide for architectural historians, noting that "Bavarian Revival" as an architectural style is not mentioned, nor is it recognized in the National Register's Architectural Style Categories, and not found in Carmel's Historic Context Statements from 1994 through 2023.

The decorative murals on the facade of the hotel were originally painted by Maxine Albro, a well respected San Francisco muralist credited for her work in Coit Tower. She moved to Carmel in 1938, but spent much of her time painting in Mexico. Her hotel murals, painted in 1957, according to the research conducted by Dr. Anthony Kirk, were painted over, or "refreshed" by two other artists over time to whom the current images should be credited.

HISTORIC PRESERVATION MUSEUM INTERPRETATION

The evaluation of Dr. Lamprecht's Peer review, concerning the physical integrity of the subject property is concise and to the point:

“...it must be pointed out that beyond the facade there are almost no further architectural references either to “Bavaria” or to Tudor Revival. By contrast, once a visitor enters the parking lot, where saunas, pool, parking and general room access occur, the character of the property is that of a large, conventional motor-hotel with unremarkable stylistic features of such commercial buildings constructed between the 1950s and the 1980s.”

This conclusion is confirmed by the extensive Architectural Contributions Diagram prepared by the EMC Planning Group, Inc.. This is possibly one of the most comprehensive studies I have seen in my 50+ years of historic preservation work in Monterey County.

In summary, having carefully reviewed the findings of the well qualified Architectural Historians who reviewed the study, I fully support their collective findings that, the Hofsas House Hotel, located on San Carlos St. 2NW of 4th Ave,(APN# 010-124-014), in Carmel by-the-Sea, is not qualified for listing as an historic resource, at the national, state or local levels of significance for the reasons so clearly identified above.

Respectfully submitted,

A handwritten signature in black ink that reads "Kent S. Seeger". The signature is written in a cursive, slightly slanted style.

Use Permit Description for Carmel Legacy Hotel

Project Overview:

The Hofsas House Hotel is set for an exciting transformation through upgrading and maintaining its existing 38 hotel units and two on-site residential units. Additionally, the House on Dolores Street will undergo extensive remodeling to align with the new vision of the Carmel Legacy Hotel.

Vision Statement:

The Carmel Legacy Hotel aspires to become a distinguished luxury establishment exclusively catering to its esteemed guests.

Hotel Amenities:

The hotel will boast a range of upscale amenities, including a 50-seat restaurant exclusive to guests and their family/friends, bar beverages and meals being served in the lobby and patio areas, coffee bar with bakery/grab & go items, room service, a business center, hair and beauty salon, spa, fitness room, and a pool. Laundry room for in house laundry service will also be a part of the hotel.

Parking Facilities:

The hotel will provide underground parking for an estimated 68 cars, with valet-only services available. Guests will arrive in the porte cochere and loading area on San Carlos Street. Valet services will navigate cars around the block to the Dolores Street garage entrance. Valet will retrieve cars upon request and the car will be driven through the underground parking to the driveway north of the hotel and exit onto San Carlos Street in the loading or porte cochere areas.

Transportation Services:

To enhance guest convenience, a van/limo service will be available to reduce the frequency of trips per day and limit the need for car retrievals from the garage.

Hours of Operation:

Front Desk and Valet: 24 hours a day

Concierge Service: 24 hours a day

Restaurant: 7 am to 10 pm

Coffee Bar/Bakery: 7 am – 5 pm

Room Service: 24 hours

Spa: Upon request. Local massage and other wellness therapists will be used to come in and use the facility to provide spa services to guests.

Hair Salon: Services available upon request with local stylists and barbers coming to the hotel and using the hair salon area to provide these services.

Fitness Room: 6 am to 9 pm, 7 days a week

Employee Structure:

The Carmel Legacy Hotel anticipates employing a total of 20 - 30 staff members, distributed across various roles:

General Manager

Assistant General Manager

Front Desk

Concierge

Bell Person

Housekeeping

Maintenance

Valet and Transportation

Restaurant: Manager, Chef, Sous Chef, Wait Staff, Room Service Staff

Barista



ERIC MILLER
ARCHITECTS

March 5, 2024

re: Hofsas House Hotel

Planning Commission,

Following our fact-finding meeting with the Planning Director and Staff, it was recommended that we further elaborate on the Design Guideline, Scale, Mass & Bulk and Neighborhood Design in addition to the description outlined in the letter dated February 5, 2024 which is also attached for your review.

Design

The design of the proposed hotel meticulously crafts a timeless architectural expression, rooted in the traditional design language of the region, while perpetuating Carmel's founding principle of allowing architects to further develop the art of architecture.

Per the recommendation of the Planning Commission, the scale of the lobby building has been greatly reduced in both height and mass. The San Carlos Lobby facade has been reduced by 3 feet in height through scaling down structural elements, ceiling heights and dropping the central vertical mass as much as possible. The large tower that was located near the center of the property has been removed, due to the Planning Commission's determination that it is not exempt as a special architectural feature or tower.

The Planning commission's determination that the height of the hotel can be measured based on the approximation of preexisting conditions on sites disturbed by previous excavation has been analyzed, documented and successfully applied to a scientific degree. (Reference Carmel Code 17.06.020- Rules of Measurement)

The Planning Commission has also agreed that the proposed design is consistent with the R-1 Design Objectives. (Full descriptions of R-1 Objectives can be found on Sheet A-19C of the drawings.)

Scale

The proposed buildings decrease the scale and dominating behavior of the previous hotel. The existing hotel towers above the neighborhood as a 4 story wall of hotel units. The Legacy structures, in contrast, are broken up and dropped down into the hillside to meet Carmel's objective on scale.

The Lobby Building, purposely, represents the uppermost point of the aggregation of buildings throughout the site. This allows the architecture to delineate its function as the gateway and central node of the aggregation of buildings. Yet, even this building retains a 23.5 foot height from the finish grade of San Carlos Street. The Lobby also steps down to split levels in accordance with the

sloping topography; only allowing special features (tower elements) to extend up vertically. These provide a vertical rhythm, and break up the horizontal attributes of the structures.

Mass and Bulk

The simple massing includes one low horizontal element intersecting with one or two tower-like, vertical elements (variations of this massing and composition are found throughout the site). These vertical elements are bumped out forward and vertically, allowing relief and articulation of multiple materials along the facade. There are no long stretches of simultaneous surface. The building surface jogs and bumps to a minimum degree, often accompanied by a material change from stone to stucco. The natural and neutral color palette of browns, beiges and wood grain work to blend architecture into the Urban Forest and surrounding context.

This approach is directly related to the R-1 Objective of "Carmel's enduring principles of...simplicity...set amidst a forest landscape." The massing also successfully retains a modest presence on San Carlos Street through the explicit necessity to drop the buildings down below the street level to meet Carmel's height requirements. This gives the perception of the hotel only being one story in some places.

Neighborhood Design

The design and aesthetic of the Legacy Hotel is a composition of many celebrated local architectural expressions. Most notably, the hotel, inadvertently, shares many of the characteristics seen in Carmel's most iconic architectural attraction: the Clinton Walker house by Frank Lloyd Wright. The same use of Carmel Stone to clad heavy elements that visually anchor the structure to the landscape. Accompanied by low-sloping, bermuda-style metal hip roofs and windows that are delineated with unique wood-lined borders.

Using timber and locally sourced stone with Craftsman articulation and detail, the architecture builds off of the shoulders of celebrated Carmel, Coastal, and Californian design styles. The massing is broken up into a collection of smaller buildings, with a clear emphasis on holding the street line while cascading down in accordance with the local topography.

The backside of the hotel, which will be rarely visible, might be misinterpreted as having "modern attributes" simply due to the use of glass sliding doors focused towards the view of the ocean and urban forest. But it's the combination of traditional elements and contemporary amenities (such as proper and equitable access to daylight and expansive views through the use of modern glazing capabilities and direct access to outdoor spaces and vegetative roof decks) that allow the guests a sense of journey, comfort and equity while experiencing the layers of architecture that the proposed design offers.

These "modern" practicalities, mixed with traditional elements and timeless materials allow this architecture to bridge the gap between belonging to the neighborhood character and further developing the architectural vernacular and amenities of Carmel-by-the-Sea.

Sincerely



Eric Miller Architect, AIA

Encl.



ERIC MILLER
ARCHITECTS

February 5, 2024

re: Hofsas House Hotel

Planning Commission,

The design of the proposed hotel is rooted in the traditional design language of the City, while including the forward thinking City tradition of allowing architects to further develop the art of architecture.

The hotel property is located between the R1 zoning and RC zoning. The design of the hotel recognizes the responsibility of buffering the automotive and pedestrian journey between the residential neighborhood and the Central Commercial district.

1) The pedestrian journey:

In the design of the hotel, the northeast side on San Carlos starts in very low buildings. The first building eave is about 14 feet above the sidewalk. As you travel south on San Carlos at 2.5 mph, the buildings containing the hotel rooms slowly increase in height. When the pedestrian reaches the entrance to the hotel, the eave of the building is still only about 21 feet.

2) The automotive journey:

As the hotel guest heads south on Highway One, continues down Carpenter and heads south on San Carlos, at 25 mph, the motorist first sees the low portion of the hotel. As the first time hotel guest travels from the north side of the hotel to the porte cochere, they have time to recognize the valet service and not just pass it by.

3) Materials and design language:

The design of the hotel is based on craftsman architectural axioms. EMA skillfully incorporates traditional forms such as low pitch hip roofs, traditionally proportioned fenestration based on the golden mean (vertical rectangles not horizontal) and materials such as stone and wood.

This design is human scale, is consistent with design guidelines, recognizes the zoning and its intent as a transitional, limited commercial designation.

Similar to the Frank Lloyd Wright House, the design is respectful of traditional architectural forms while it is also a forward thinking artistic statement that embodies the art of architecture.

Sincerely,

Eric Miller Architect, AIA

Legacy Hotel Carmel

2NW of 4th Ave. on San Carlos St. Carmel-by-the-Sea, CA 93921

ACCESSORY USES

DINING ROOM	1106 S.F.
KITCHEN	426 S.F.
CAFE / BAKERY	271 S.F.
FIRESIDE LOUNGE	271 S.F.
GYM	508 S.F.
BUSINESS CENTER	340 S.F.
SPA	690 S.F.
TOTAL ACCESSORY USES	3,612 S.F.
TOTAL HOTEL FLOOR AREA	30,916 S.F.
TOTAL FLOOR AREA	32,466 S.F.
ACCESSORY USES PERCENTAGE	11.6%

PROJECT DATA

TYPE OF CONSTRUCTION	TYPE I - GARAGE TYPE VA - BUILDING
SETBACK	
FRONT	5' RC & 7.5' R1
REAR	0' RC & 10' R1
SIDE	5' FOR 50% @ RC & 5' FOR 100%
BUILDING HEIGHT	26 @ RC 24 @ R1

ZONING REQUIREMENTS FOR HOFASAS HOUSE HOTEL PARCELS

ZONE - RC			
EXISTING LOT SIZES			
LOT-1	28,200 SF	APN: 010-124-014	
LOT-2	8,000 SF	APN: 010-124-010	
SUM	36,200 SF		
ADJUSTED LOT SIZES			
LOT-1	18,483 SF		
LOT-2	17,717 SF		
SUM	36,200 SF		
ALLOWED LOT SIZE	32,000 SF		

BUILDING (LOT) COVERAGE

ALLOWED	70%	FOR 4,000 SF PARCEL	
	1%	DEDUCTION OF 1% FOR EACH ADDITIONAL 2,000 SF	
Attachment 6			
LOT-1	18,333	- 4,000 = 14,333 / 2,000 =	7.17%
	70.00%	- 7.17% =	62.83%
18,333 X	62.83% =	11,519	SF MAX ALLOWED
LOT-2	17,867	- 4,000 = 13,867 / 2,000 =	6.93%
	70.00%	- 6.93% =	63.07%
17,867 X	63.07% =	11,269	SF MAX ALLOWED
CMC COMBINED MAX ALLOWED = 22,788 SF = 62.95%			
PROPOSED = 22,011 SF = 60.77%			

FLOOR AREA RATIO FAR

80% ALLOWED FOR 2 STORY BUILDING			
10% BONUS ALLOWED FOR 400 SF COURT OR 4' WIDE INTRABLOCK ACCESS			
UNDERGROUND GARAGE & OTHER BASEMENT AREAS ARE EXCLUDED			
LOT-1	18,333	X 80.00% =	14,666 SF
	18,333	X 10.00% =	1,833 SF
SUM =			16,499 SF
LOT-1	17,867	X 80.00% =	14,294 SF
	17,867	X 10.00% =	1,786 SF
SUM =			16,080 SF
COMBINED MAX ALLOWED = 32,579 SF = 90%			
PROPOSED = 32,466 SF = 89.6%			
CBC ALLOWED FOR R-1 V-A 36,000 S.F. PER TABLE 506.2			

MAX BUILDING SIZE ALLOWED - 10,000 SF

EXISTING F.A.R. & LOT COVERAGE

F.A.R. =	65.5%
LOT COVERAGE =	38%
SEE PAGE A-3 FOR CALCULATIONS & DIAGRAMS	

HOTEL UNIT CATALOGUE

JUNIOR SUITES - 23' UNITS		
UNIT A1-	4 UNITS	321 S.F.
UNIT A2-	4 UNITS	382 S.F.
UNIT A3-	6 UNITS	371 S.F.
UNIT A4-	4 UNITS	357 S.F.
UNIT A5-	4 UNITS	345 S.F.
UNIT A6-	1 UNITS	394 S.F.
UNIT B -		
UNIT C -		
UNIT D -		
TOTAL -		38 HOTEL UNITS
RESIDENTIAL CATALOGUE		
APT. 1 -	STUDIO	806 S.F.
APT. 2 -	STUDIO	745 S.F.
TOTAL -		2 RESIDENTIAL UNITS

FLOOR AREA RATIO

LOBBY		
L2	2,218 S.F.	
L3	2,505 S.F.	
L4	1,051 S.F.	
HOUSE		
APT. 1	805 S.F.	
APT. 2	745 S.F.	
GYM	508 S.F.	
BUSINESS CNTR.	340 S.F.	
HOUSE SUBTOTAL	2,398 S.F.	
BLDG 1		
B-1.1	2,336 S.F.	
B-1.2	2,336 S.F.	
SUBTOTAL	4,672 S.F.	
BLDG 2		
B-2.1	2,336 S.F.	
B-2.2	2,336 S.F.	
SUBTOTAL	4,672 S.F.	
BLDG 3		
B-3.1	2,336 S.F.	
B-3.2	2,336 S.F.	
SUBTOTAL	4,672 S.F.	
BLDG 4		
B-4.1	2,336 S.F.	
B-4.2	2,336 S.F.	
SUBTOTAL	4,672 S.F.	
BLDG 5		
B-5.1	2,650 S.F.	
B-5.2	2,956 S.F.	
SUBTOTAL	5,606 S.F.	
TOTAL F.A.R.		32,466 S.F. (89.6%)
TOTAL ALLOWED F.A.R.		32,579 S.F. (90%)

BUILDING (LOT) COVERAGE

LOT COVERAGE		
BUILDINGS		
LOBBY	5,175 S.F.	
HOUSE	1,526 S.F.	
BUILDING 1	3,170 S.F.	
BUILDING 2	3,170 S.F.	
BUILDING 3	2,389 S.F.	
BUILDING 4	2,389 S.F.	
BUILDING 5	3,937 S.F.	
SUBTOTAL	21,756 S.F.	

EAVES	245 S.F.	
TOTAL LOT COVERAGES	22,001 S.F. (60.77%)	
ALLOWED LOT COVERAGES	22,788 S.F. (62.95%)	
TOTAL LOT SIZES	36,200 S.F.	

PROJECT TEAM

OWNER:	HOFASAS HOUSE INC. REPRESENTED BY GARRIE THEIS PO BOX 1189 CARMEL, CA 93921 PH: 831-624-2145
ARCHITECT:	ERIC MILLER ARCHITECTS, INC. 211 HOFFMAN AVENUE MONTEREY, CA 93940 PH: 831-372-7840 CONTACT: CRISTO STADLER LYNN VU
SURVEYOR:	LANDSET ENG. INC. 850-B CREEPY HORSE CANYON ROAD SALINAS, CA 93901 PH: 831-443-8710 CONTACT: GUY GIRARDO
CIVIL:	
LANDSCAPE:	
ARBORIST:	

PARKING

EXISTING	26 ON SITE
	2 ON SAN CARLOS
28 TOTAL	
NEW	68 ON SITE (VALET)
68 TOTAL	
TREE REMOVAL	
1-	3" OAK
1-	4" OAK
2	OAKS TO BE REMOVED
4	5 GAL. OAKS SHALL BE PLANTED

PROJECT DESCRIPTION

THE PROJECT INCLUDES DEMOLITION OF THE EXISTING HOFASAS HOTEL AND RENOVATION/PRESERVATION OF THE EXISTING HOFASAS HOUSE. THE EXISTING HOTEL STRUCTURES ARE 1 TO 4 STORIES IN HEIGHT IN MULTIPLE BUILDINGS. THESE STRUCTURES INCLUDE 38 HOTEL UNITS, MANAGERS APARTMENT, BANQUET ROOM, POOL, SERVICE AREAS AND PARKING FOR 26 CARS ON SITE AND 2 ON SAN CARLOS STREET.

THE PROPOSED HOTEL, CARMEL LEGACY HOTEL, SHALL CONSIST OF 6 SEPARATE BUILDINGS (AND AN EXISTING HOUSE) CONNECTED WITH ONE GRADE OR ELEVATED WALKWAYS. THEY SHALL ALL BE TWO STORIES IN HEIGHT AND CASCADING DOWN THE STEEP SLOPE.

THE HOTEL SHALL INCLUDE 38 HOTEL UNITS, 2 RESIDENTIAL APARTMENTS, HOTEL SERVICE AREAS SUCH AS A 50 SEAT RESTAURANT, KITCHEN, CAFE, BUSINESS CENTER, HAIR AND BEAUTY SALON, SPA, FITNESS ROOM, POOL, HOTEL STORAGE, MECHANICAL AREAS AND UNDERGROUND GARAGES FOR 68 CARS. ACCESSORY USES SUCH AS RESTAURANT, BUSINESS CENTER, SPA, FITNESS ROOM, POOL, ETC., SHALL BE ONLY FOR THE USE OF THE HOTEL GUESTS.

THE GARAGES SHALL BE VALET PARKING ONLY AND ALSO SERVE DELIVERIES AND WASTE PICK-UP.

THE HOFASAS HOUSE SHALL BE REPURPOSED AS TWO RESIDENCES, A BUSINESS CENTER AND A GYM FOR HOTEL GUESTS.

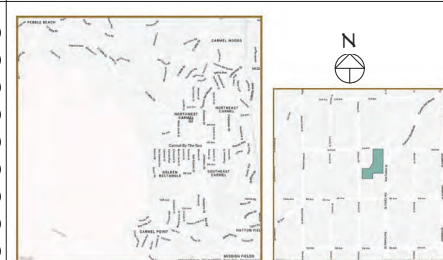
CBC HANDICAP REQUIREMENTS

TABLE 11B-208.2 PARKING SPACES PROVIDED 26-50 > 2 HC SPACES REQUIRED
TABLE 11B-224.2 GUEST ROOMS WITH MOBILITY FEATURES -
REQUIRED
1 WITH ROLL IN SHOWER
2 W/O ROLL-IN SHOWER
3 TOTAL
TABLE 11B-224.4 - GUEST ROOMS WITH COMMUNICATION FEATURES -
4 REQUIRED

SHEET INDEX

SHEET NUMBER	SHEET NAME
A-1	PROJECT INFORMATION
A-1.1	RENDERED ELEVATION
A-1.2	RENDERINGS
A-1T	TOPOGRAPHIC MAP
A-2	EXISTING SITE PLAN
A-3	EXISTING HOTEL PLANS
A-4	EXISTING HOTEL ELEVATIONS
A-5	EXISTING RESIDENCE PLANS
A-6	EXISTING RES. ELEVATIONS
A-7	SITE PLAN
A-7FD	FIRE DEPARTMENT PLAN
A-8	BASEMENT GARAGE PLAN
A-8.2	PARKING LEVEL 2
A-9	LEVEL 1 FLOOR PLANS
A-10	LEVEL 2 FLOOR PLANS
A-11	LEVEL 3 FLOOR PLANS
A-12	LEVEL 4 FLOOR PLANS
A-13	ROOF PLAN
A-14	EAST & NORTH ELEVATIONS
A-15	WEST & SOUTH ELEVATIONS
A-16	SECTIONS BLDG 1 & 3
A-17	SECTIONS BLDG 2 & 4
A-18	SECTIONS LOBBY & BLDG 5
A-19	ADJACENT PREEXISTING GRADE
A-19B	PREEXISTING GRADE W/ BLDGS
A-19C	R-1 OBJECTIVES
A-20	PREEXISTING GRADE HEIGHTS
A-21	PREEXISTING GRADE HEIGHTS
A-22	TEN PERCENT SPECIAL FEATURES
A-23	EXISTING HOTEL MASS OVERLAY
A-24	ENLARGED BLDG 1 & 2 LOWER
A-25	ENLARGED BLDG 1 & 2 UPPER
A-26	ENLARGED BLDG 3 & 4 LOWER
A-27	ENLARGED BLDG 3 & 4 UPPER
A-28	MATERIAL BOARD

LOCATION MAP



CONSULTANT:



ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE
MONTEREY, CA 93940
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PROJECT INFORMATION
LEGACY HOTEL CARMEL
2NW of 4th Ave. on San Carlos St.
CARMEL-BY-THE-SEA
A.P.N. 010-124-010 & 014

DATE: 9/8/2024
SCALE: 1/16" = 1'-0"
DRAWN: C.S.
JOB NO: 2214

A-1
SHEET OF

San Carlos Street



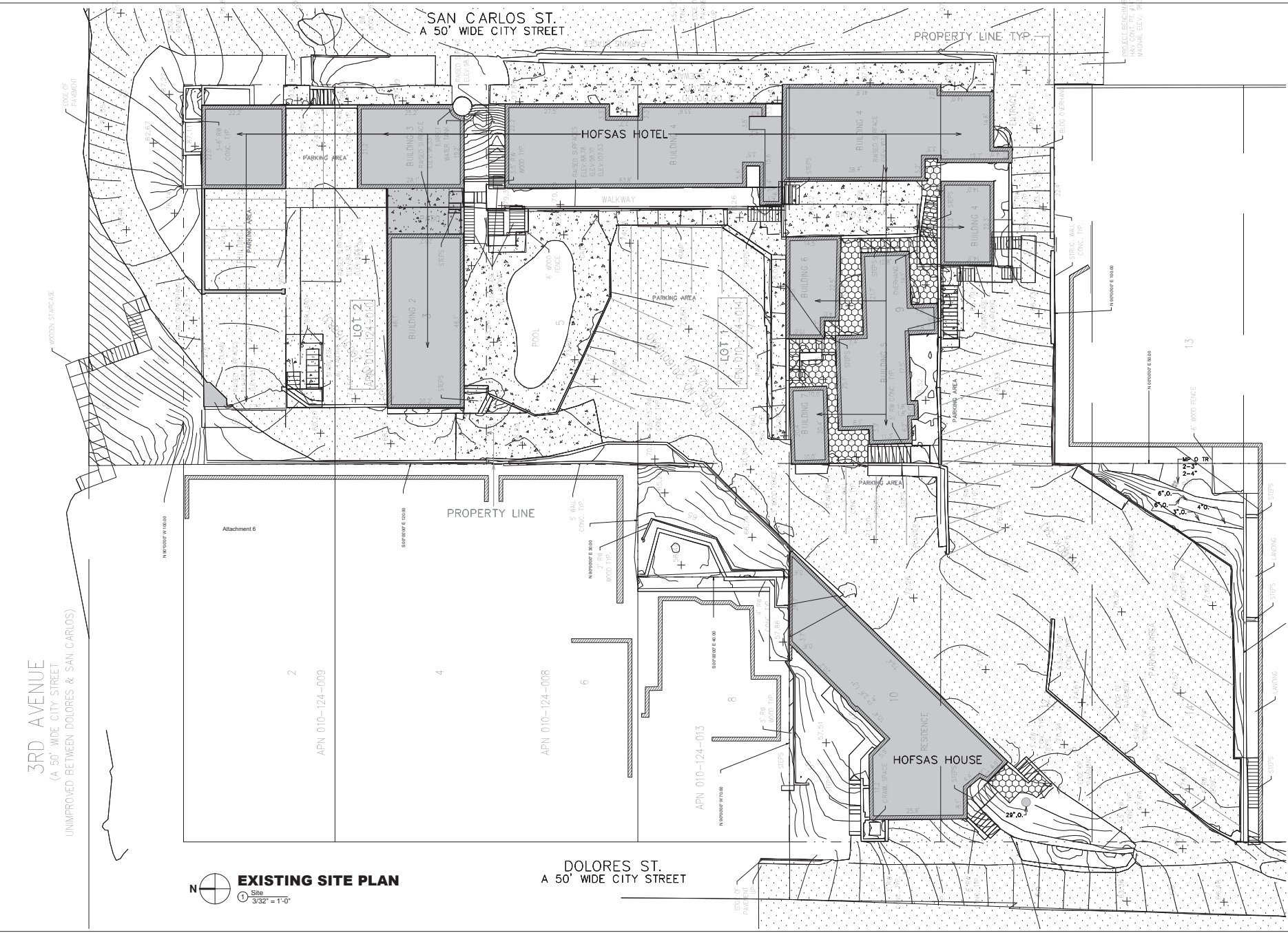


ERIC MILLER ARCHITECTS, INC. 3/20/2023

3RD AVENUE
 (A 50' WIDE CITY STREET
 UNIMPROVED BETWEEN DOLORES & SAN CARLOS)

SAN CARLOS ST.
 A 50' WIDE CITY STREET

PROPERTY LINE TYP



EXISTING SITE PLAN

Site
 $3/32" = 1'-0"$

DOLORES ST.
 A 50' WIDE CITY STREET

REVISION	No.

CONSULTANT:



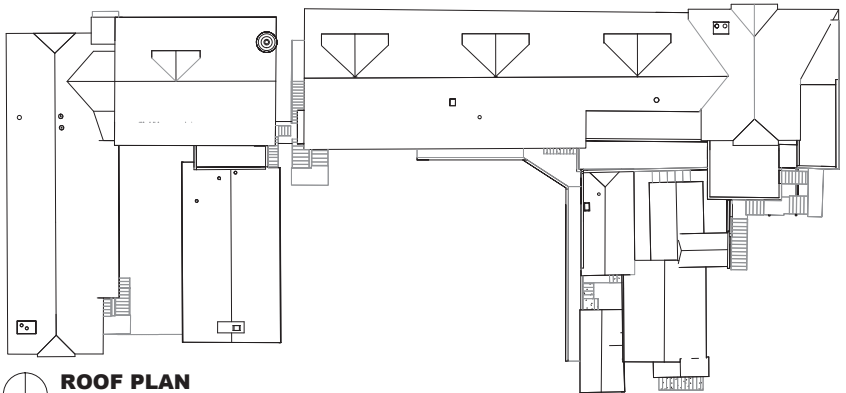
ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
 211 HOFFMAN AVENUE MONTEREY, CA 93940
 PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

EXISTING SITE PLAN

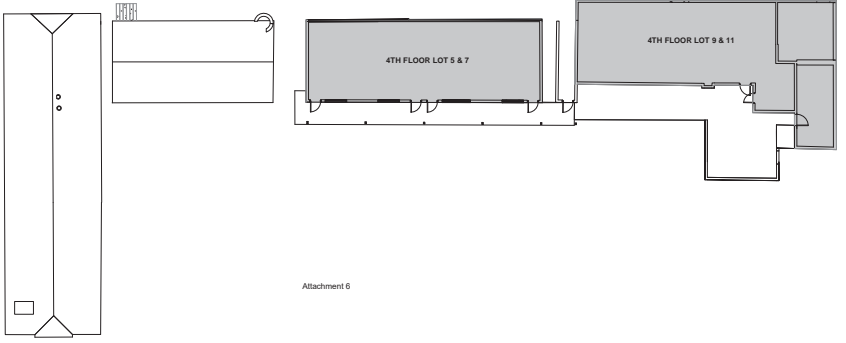
JOB NAME:
HOFAS HOUSE LEGACY
 2111 of 4th Ave. on San Carlos St.
 CARMEL, BY THE SEA
 AP N. 010-124-010, 014

DATE: 2/8/2023
 SCALE: 3/32" = 1'-0"
 DRAWN: [Signature]
 JOB NO.: 2214

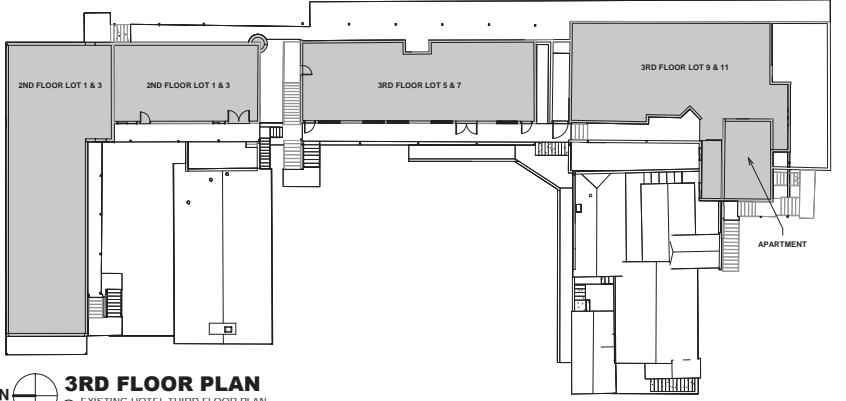
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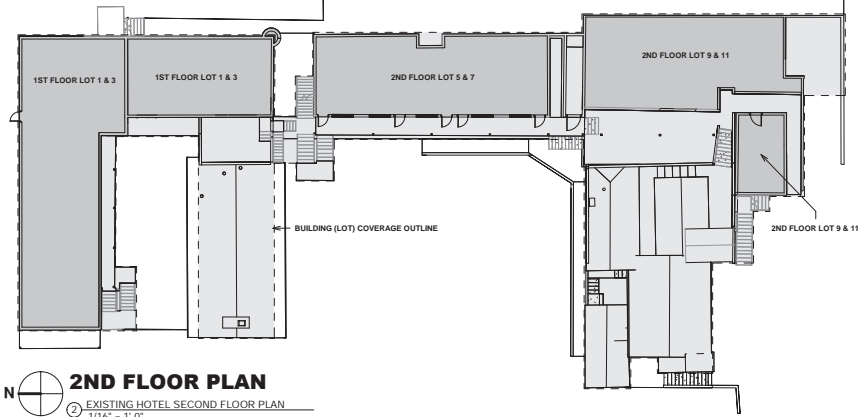
ROOF PLAN
 ⑤ EXISTING HOTEL ROOF PLAN
 1/16" = 1'-0"



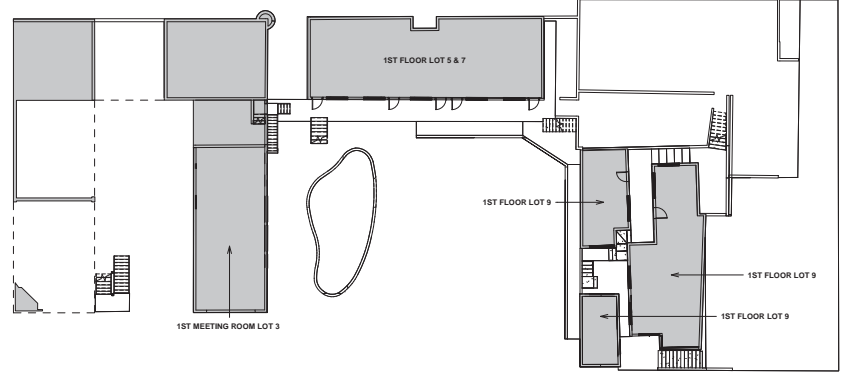
4TH FLOOR PLAN
 ① EXISTING HOTEL FOURTH FLOOR PLAN
 1/16" = 1'-0"



3RD FLOOR PLAN
 ④ EXISTING HOTEL THIRD FLOOR PLAN
 1/16" = 1'-0"



2ND FLOOR PLAN
 ② EXISTING HOTEL SECOND FLOOR PLAN
 1/16" = 1'-0"



1ST FLOOR PLAN
 ③ EXISTING HOTEL GROUND FLOOR PLAN
 1/16" = 1'-0"



(E) LOT COVERAGE

HOFASAS HOTEL	11,959 S.F.
HOFASAS HOUSE	1,809 S.F.
TOTAL COVERAGE	13,768 S.F.
	38%

(E) FAR Schedule

Type	Area	Site Area	FAR
1st Floor Lot 1 & 3	1987 SF	36200 SF	0.05
1st Floor Lot 1 & 3	903 SF	36200 SF	0.02
2nd Floor Lot 1 & 3	1987 SF	36200 SF	0.05
2nd Floor Lot 1 & 3	884 SF	36200 SF	0.02
2nd Floor Lot 5 & 7	1443 SF	36200 SF	0.04
2nd Floor Lot 9 & 11	1691 SF	36200 SF	0.05
3rd Floor Lot 5 & 7	1444 SF	36200 SF	0.04
3rd Floor Lot 9 & 11	2031 SF	36200 SF	0.06
4th Floor Lot 5 & 7	1461 SF	36200 SF	0.04
4th Floor Lot 9 & 11	1931 SF	36200 SF	0.05
Apartment	311 SF	36200 SF	0.01
Residence Lower Floor	1501 SF	36200 SF	0.04
Residence Upper Floor	1482 SF	36200 SF	0.04
TOTAL: 13	19056 SF		0.53 53%

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REVISION	No.

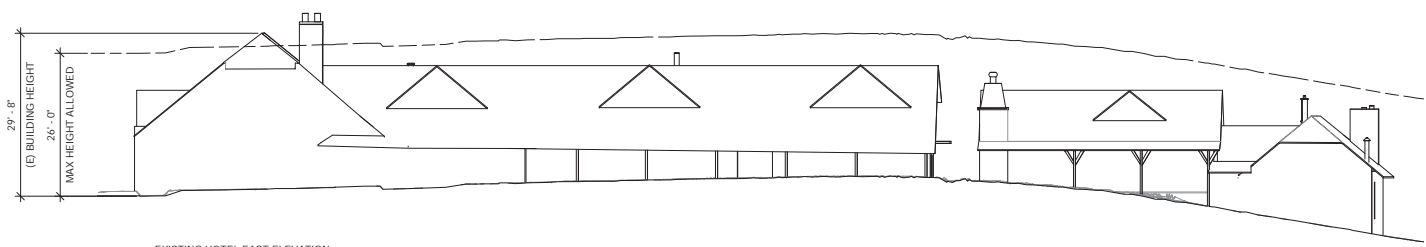
CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
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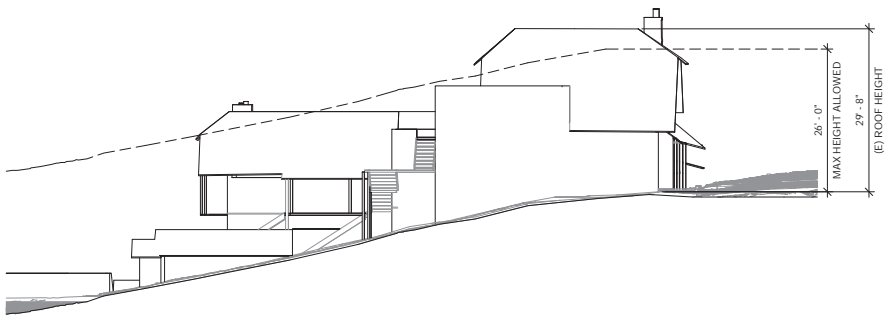
EXISTING HOTEL PLANS
HOFASAS HOUSE LEGACY
 211 W. 4th Ave. on San Carlos St.
 CARVELBY, CA 93940
 A.P. N. 010-124-010 & 014

DATE: 2/9/2023
 SCALE: As Indicated
 DRAWN: K.L.
 JOB NO.: 2214

A-3
 SHEET OF

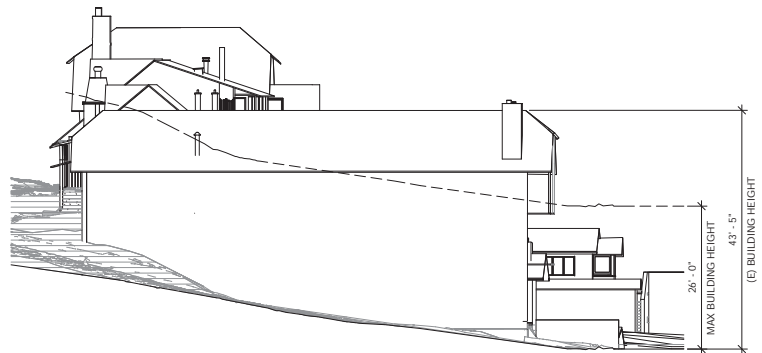


1 EXISTING HOTEL EAST ELEVATION
3/32" = 1'-0"



4 EXISTING HOTEL SOUTH ELEVATION
3/32" = 1'-0"

Attachment 6



2 EXISTING HOTEL NORTH ELEVATION
3/32" = 1'-0"



3 EXISTING HOTEL WEST ELEVATION
3/32" = 1'-0"

©/TM/REG. ARCH. INC. 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

REVISION	No.

CONSULTANT:



ERIC MILLER ARCHITECTS, INC.
 211 HOFFMAN AVENUE MONTEREY, CA 93940
 PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

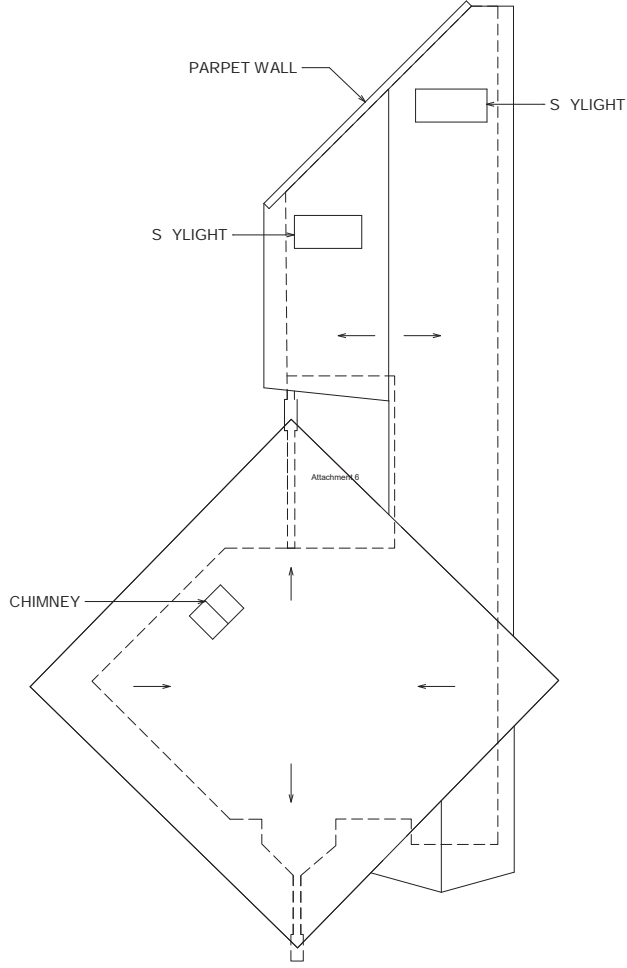
ARCHITECT:

EXISTING HOTEL ELEVATIONS
HOFSAS HOUSE LEGACY
 JOB NAME: 211 W. 4th Ave. on San Carlos St.
 CARVEL BY THE SEA
 A.P.N. 010-124-010 4 014

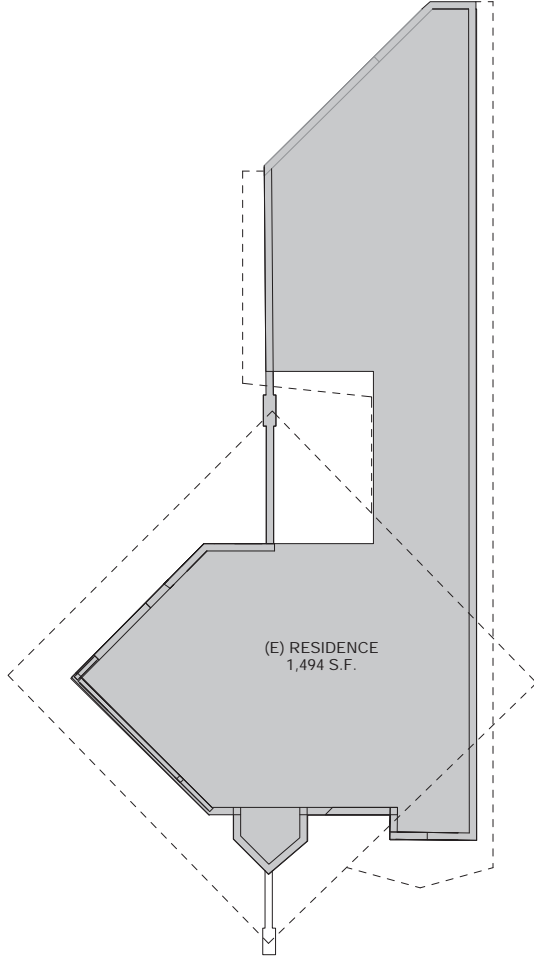
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 DRAWN: K.L.
 JOB NO. 2214

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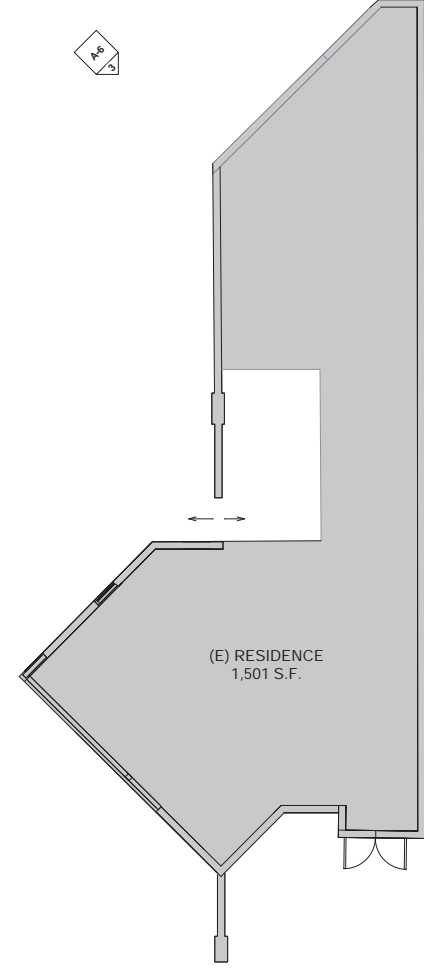
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ROOF FLOOR PLAN
 ③ EXISTING RESIDENCE ROOF PLAN
 3/16" = 1'-0"



2ND FLOOR PLAN
 ① EXISTING RESIDENCE SECOND FLOOR PLAN
 3/16" = 1'-0"



1ST FLOOR PLAN
 ② EXISTING RESIDENCE GROUND FLOOR PLAN
 3/16" = 1'-0"

REVISION	No.

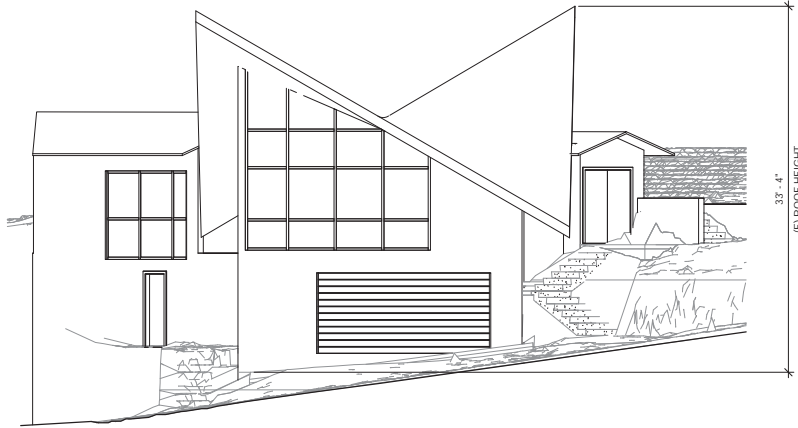
CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
 211 HOFFMAN AVENUE
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 PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

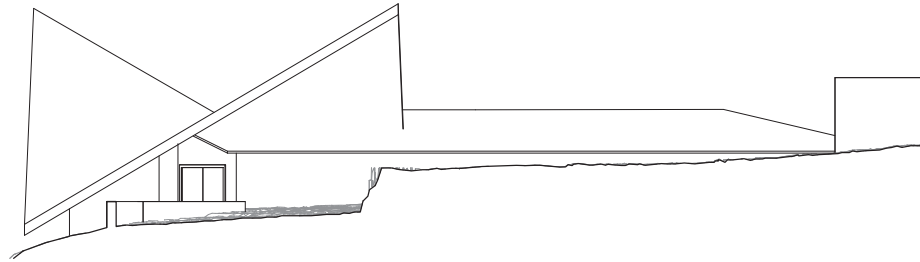
EXISTING RESIDENCE PLANS	JOB NAME:
	HOFSAS HOUSE LEGACY
	211 W. 4th Ave. on San Carlos St.
	CARVEL, BY THE SEA
	A.P. N. 010-124-010 & 014
DATE:	2/8/2023
SCALE:	3/16" = 1'-0"
DRAWN:	K.L.
JOB NO.:	2214

A-5
SHEET OF

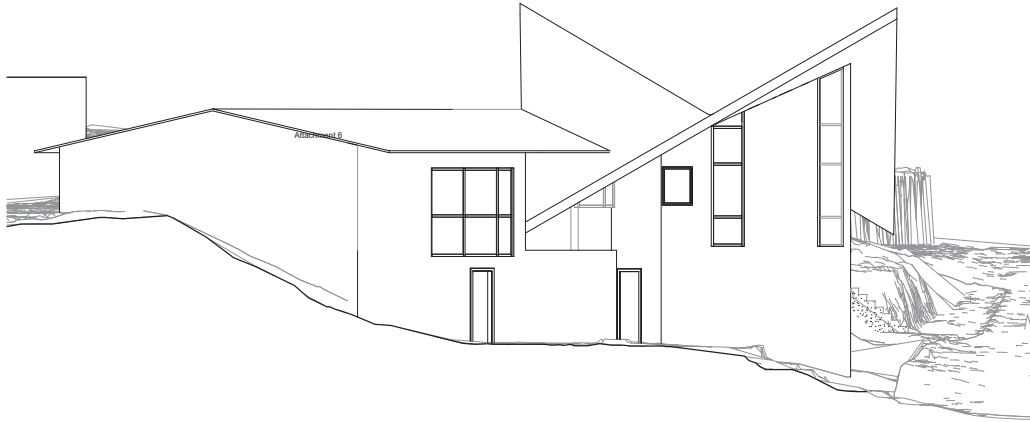
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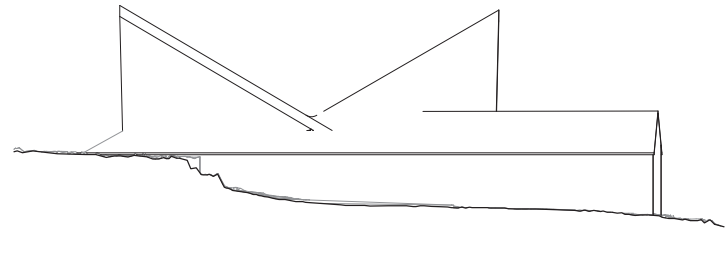
① EXISTIN RESI ENCE EAST ELEVATION
3/1" = 1'-0"



② EXISTIN RESI ENCE SOUTH ELEVATION
3/1" = 1'-0"



③ EXISTIN RESI ENCE NORTH ELEVATION
3/1" = 1'-0"



④ EXISTIN RESI ENCE WEST ELEVATION
3/1" = 1'-0"

REVISION	No.

CONSULTANT:



ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
 211 HOFFMAN AVENUE MONTEREY, CA 93940
 PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillera.com

EXISTING RES. ELEVATIONS
HOFSAS HOUSE LEGACY
 JOB NAME:
 2100 OF 4TH AVE. ON SAN CARLOS ST.
 CARMEL, BY THE SEA,
 A.P.N. 010-124-010 & 014

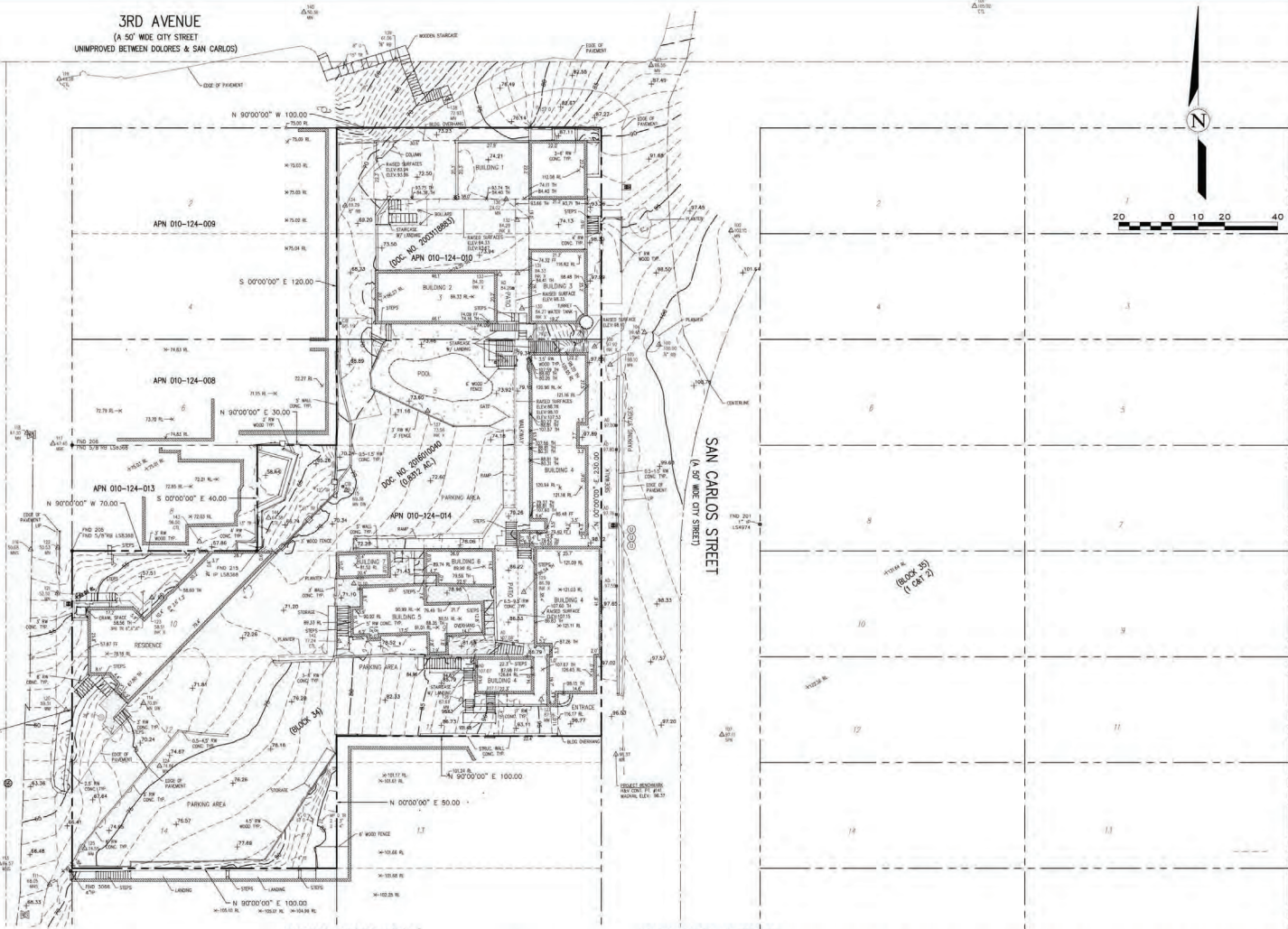
DATE: 2/8/2023
 SCALE: 3/16" = 1'-0"
 DRAWN: JL
 JOB NO.: 2214

A-
 SHEET OF

3RD AVENUE
(A 50' WIDE CITY STREET
UNIMPROVED BETWEEN DOLGERS & SAN CARLOS)

DOLGERS STREET
(A 50' WIDE CITY STREET)

SAN CARLOS STREET
(A 50' WIDE CITY STREET)



LEGEND:

--- PROPERTY BOUNDARY	⊙ CONDUIT	⊙ IRRIGATION BOX
- - - ADJACENT PROPERTY BOUNDARY	⊙ CLEANOUT	⊗ LANDSCAPE LIGHT
--- ORIGINAL PROPERTY BOUNDARY	⊙ DOWNSPOUT	⊙ STREETLIGHT
--- EASEMENT (TYPE AS SHOWN)	⊙ ELECTRICAL HUB	⊙ POLE BOX
--- ROADWAY CENTERLINE	⊙ ELECTRIC METER	⊙ POSE GAS MANHOLE
--- FOO MAJOR CONTOUR LINE (BY INTERPOL)	⊙ ELECTRIC OUTLET	⊙ PPE
--- MINOR CONTOUR LINE (BY INTERPOL)	⊙ ELECTRICAL PANEL	⊙ SYMBO SHOWN MANHOLE
--- FENCE	⊙ ELECTRICAL MANHOLE	⊙ SANITARY SEWER CLEANOUT
⊠ ASPHALT CONCRETE	⊙ FUSEBOX	⊙ SANITARY SEWER MANHOLE
⊠ PORTLAND CEMENT CONCRETE	⊙ GAS LINE	⊙ TELEPHONE BOX
⊠ PAVEMENT	⊙ GAS METER	⊙ UNKNOWN UTILITY
⊠ WOOD	⊙ GAS VALVE	⊙ UTILITY HUB
⊠ NATURAL GROUND SURFACE / UNDESCRIBED AREA	⊙ GUY WIRE	⊙ UTILITY POLE
	⊙ HOSE BIB	⊙ WATER METER
	⊙ FIRE HYDRANT	⊙ WATER SERVICE
	⊙ IRRIGATION CONTROL VALVE	⊙ WATER VALVE

ABBREVIATIONS:

AC = ASPHALT CONCRETE	FF = FINISHED FLOOR	TH = THRESHOLD
AD = AREA DRAWING	FLR = FLOORING	TR = TYPICAL
BLC = BUILDING	FRIC = FENCE	TYP = TYPICAL
BRK = BRICK	FRD = FINISH	UTL = UTILITY
BRN = BREAKER	FOUN = FOUNDATION	VALV = VALVE
BSW = BACK OF SIDEWALK	GEN = GENERATOR	W = WELLY
CB = CATCH BASIN	GR = GRATE	WG = WOOD
CD = CEDAR	GRND = GROUND	
CHK VALV = CHECK VALVE	GT = GATE	
CHNLNK = CHANNEL	H = HOLLY	
CL = CENTERLINE	GRD = GROUND	
CMU = CONCRETE MASONRY UNIT	W/L = METAL	
CONC = CONCRETE	O = OAK	
CONTR = CONTROL	PLM = PALM	
COV = COTTON WOOD	PE = PEPPER	
CRP = CYPRESS	P = PINE	
CS = DECORATED GRANITE	PLST = PLASTIC	
DK = TOP OF DECK	R = REDWOOD	
E = EUCALYPTUS	RL = ROPE LINE	
ELEC = ELECTRIC	RMW = RETAINING WALL	
EP = EDGE OF PAVEMENT	SAT = SATELLITE	
EMT = EASEMENT	STN = STONE	
FDC = FIRE DEPARTMENT CONNECTION	STP = STEP	
	SYN = SYSTEMS	

- GENERAL NOTES:**
- ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY HAV CONTROL POINT #141. A MAGNETIC NAIL LOCATED APPROXIMATELY 6.0' SOUTHWEST AND 5.5' EASTLY FROM THE SOUTHEASTLY PROPERTY CORNER, ELEVATION = 96.37' AS SHOWN.
 - NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DETAILED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
 - TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3" ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
 - THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (7/18/22) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
 - BUILDING CORNERS SHOWN HERE LOCATED AT THE OUTERMOST FACE OF IRMA DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.
 - THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.
 - STRUCTURES AND/OR ACCOMPANYING ELEVATIONS SHOWN ON ADJACENT LOTS LOCATED WITHIN 10' OF THE SUBJECT PROPERTY BOUNDARIES ARE APPROXIMATE ONLY AND MAY NOT BE COMPLETE DUE TO RESTRICTED PHYSICAL ACCESS.

CONTACT INFORMATION:
ARCHITECT:
MR. ALEM DENMECK
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE
MONTEREY, CA 93942

SITE LOCATION:
SAN CARLOS STREET, 2 NW OF 4TH AVE.
CARMEL-BY-THE-SEA, CA 93921

8/12/22	AL	RELEASED TO CLIENT
DATE	BY	REVISION

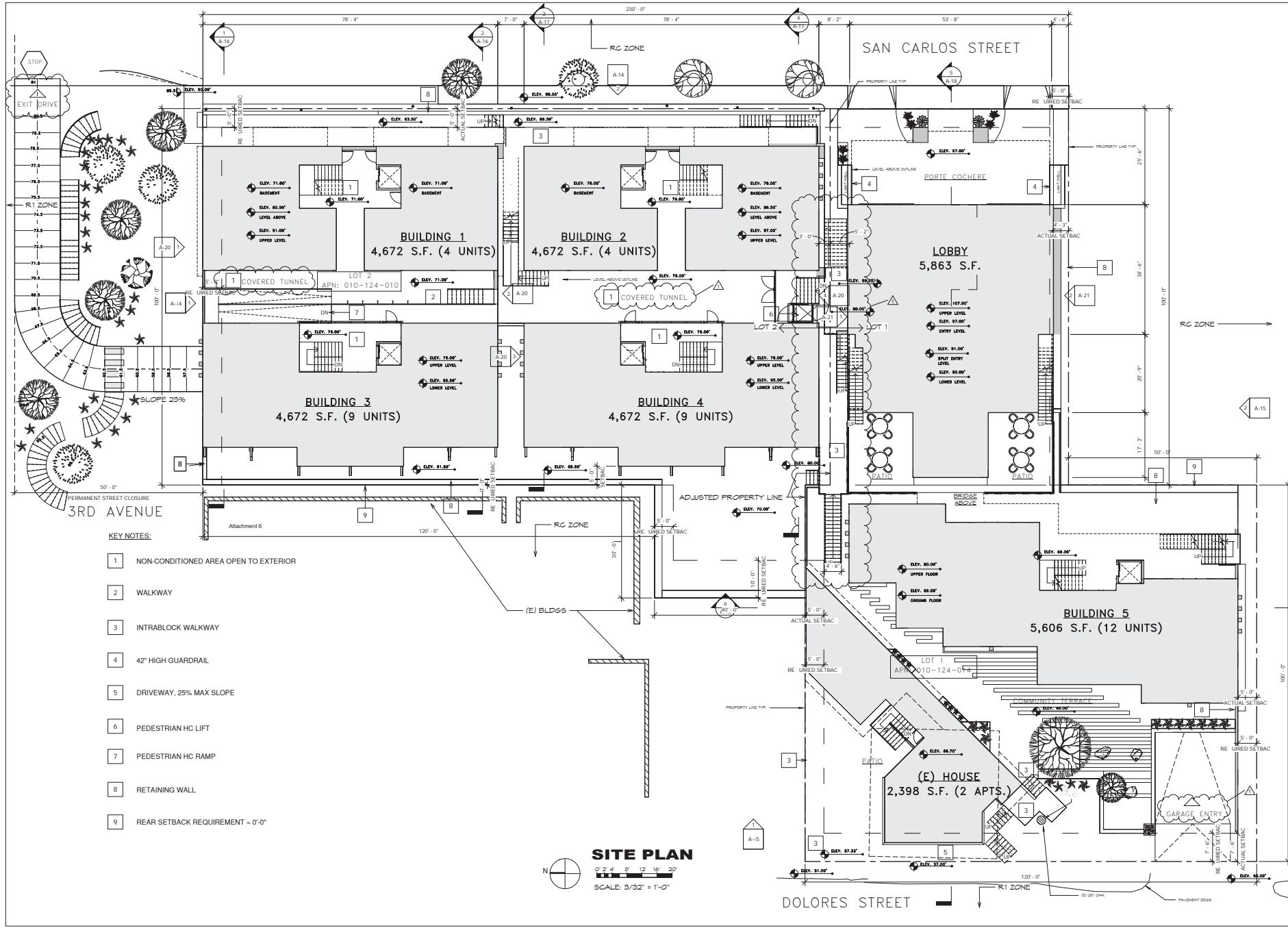


APPROVED BY:
ERIC MILLER
CITY OF CARMEL
PLS. NO. 97703



TOPOGRAPHIC MAP
OF
THOSE CERTAIN PARCELS DESCRIBED IN DOCUMENT NO. 2016010040 & 2003118883
OFFICIAL RECORDS OF MONTEREY COUNTY
CARMEL-BY-THE-SEA, CALIFORNIA

A.P.N.: 010-124-014 & 010-124-010
SCALE: 1" = 20'
DATE: AUG 2022
JOB NO. 2528-01
SHEET 1
OF 1 SHEETS



- KEY NOTES:**
- 1 NON-CONDITIONED AREA OPEN TO EXTERIOR
 - 2 WALKWAY
 - 3 INTRABLOCK WALKWAY
 - 4 42" HIGH GUARDRAIL
 - 5 DRIVEWAY, 25% MAX SLOPE
 - 6 PEDESTRIAN HC LIFT
 - 7 PEDESTRIAN HC RAMP
 - 8 RETAINING WALL
 - 9 REAR SETBACK REQUIREMENT = 0'-0"

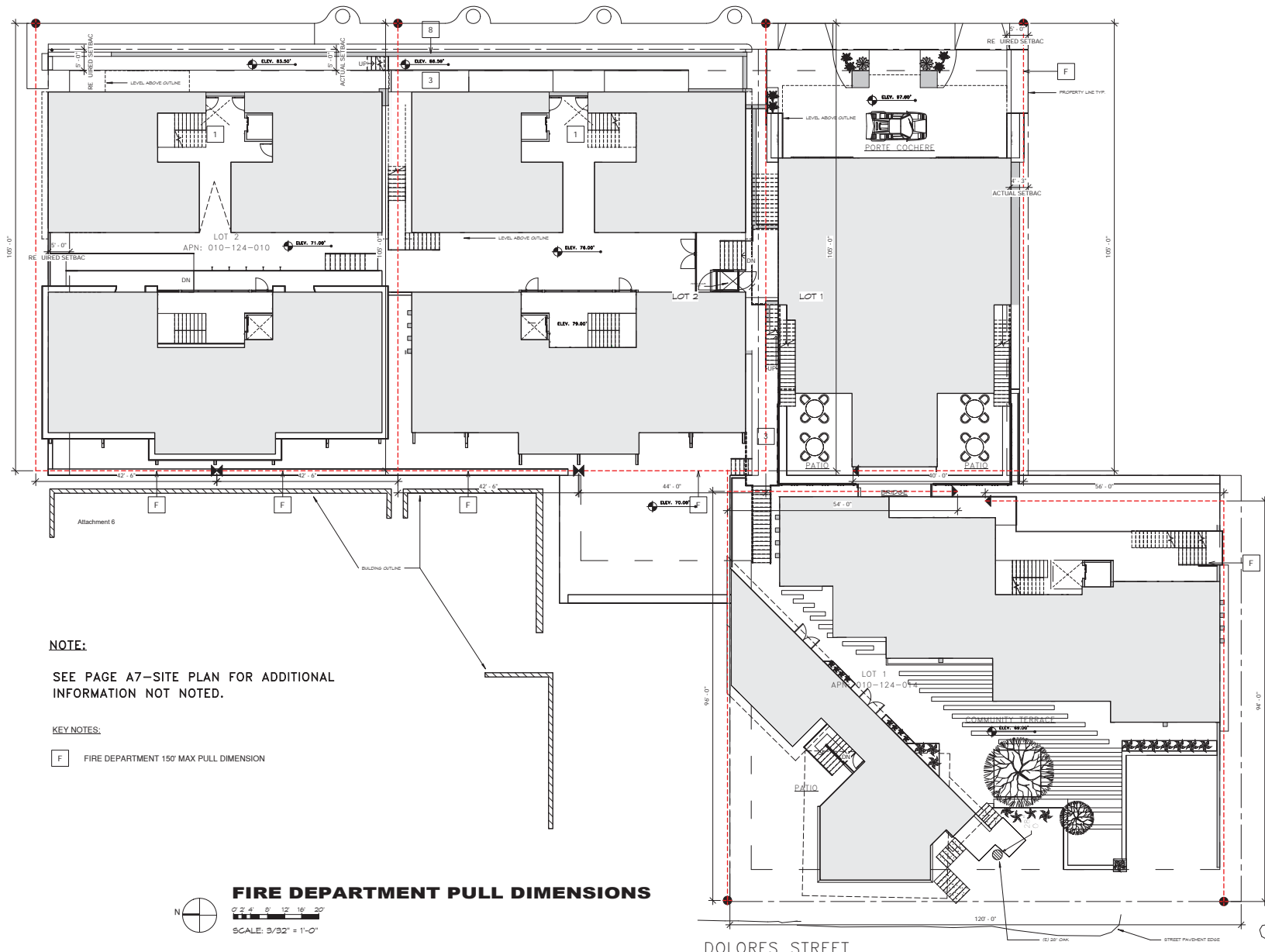
SITE PLAN
 SCALE: 3/32" = 1'-0"

NO.	REVISION
1	Plannin

CONSULTANT:	
ARCHITECT:	ERIC MILLER ARCHITECTS, INC.
	211 HOFFMAN AVENUE MONTEREY, CA 93940
	PHONE (831) 372-0410 ■ FAX (831) 372-7860 ■ WEB: ericmillerarchitects.com

SITE PLAN	
PROJECT NAME:	LEGACY HOTEL CARMEL
	2NW of 4th Ave. on San Carlos St.
	CARMEL, BY-THE-SEA
	A.P. N. 010-124-010 & 014
DATE:	3/5/2024
SCALE:	3/32" = 1'-0"
DRAWN:	C.S.
CHECK NO:	2214

A-7
SHEET OF



NOTE:

SEE PAGE A7-SITE PLAN FOR ADDITIONAL INFORMATION NOT NOTED.

KEY NOTES:

F FIRE DEPARTMENT 150' MAX PULL DIMENSION



FIRE DEPARTMENT PULL DIMENSIONS



SAN CARLOS STREET

DOLORES STREET

NO.	REVISION

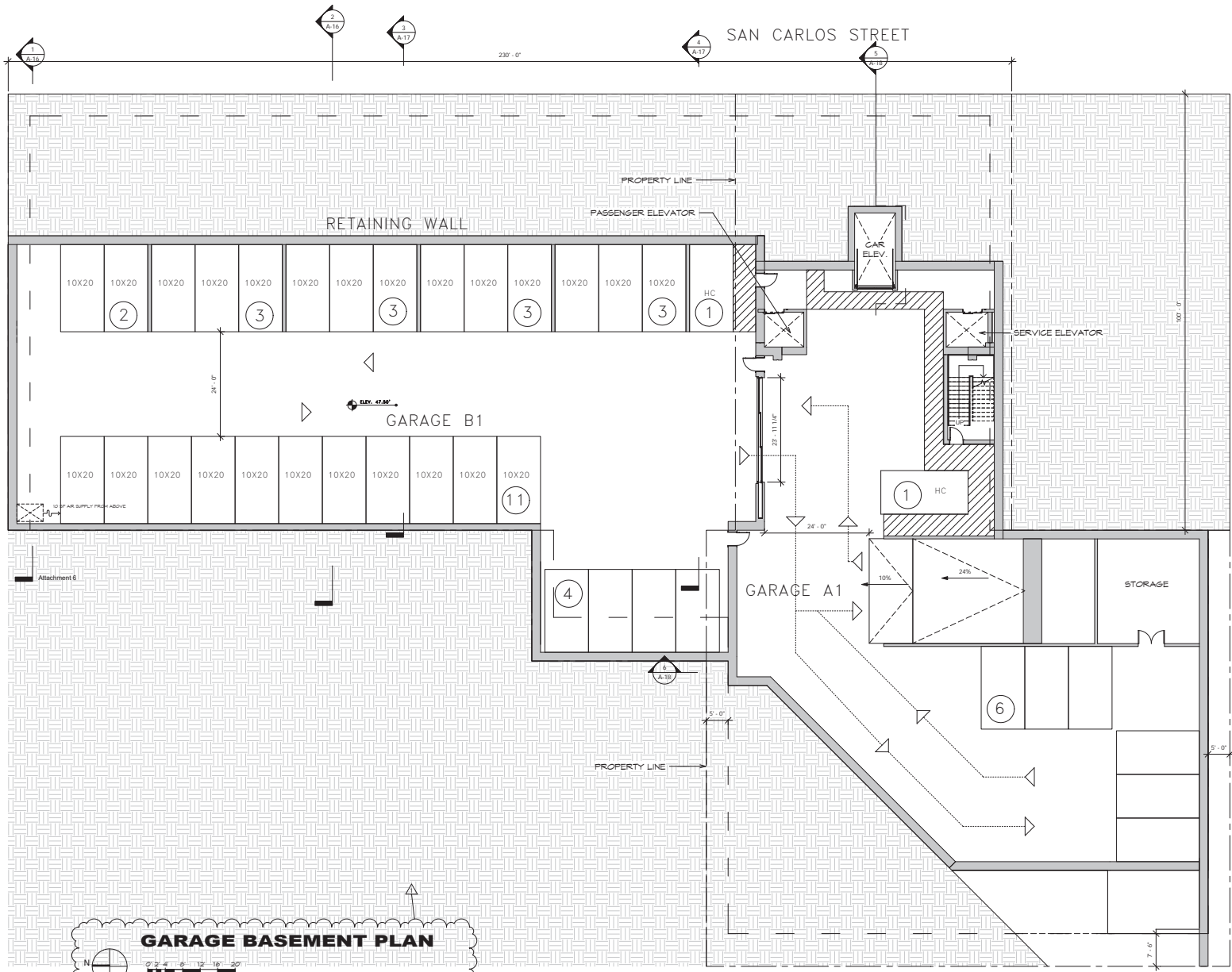
CONSULTANT:	ERIC MILLER ARCHITECTS, INC.
ARCHITECT:	ERIC MILLER ARCHITECTS, INC. 211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 372-0410 ■ FAX (831) 372-1840 ■ WEB: ericmillerarchitects.com

FIRE DEPARTMENT PLAN	LEGACY HOTEL CARMEL
DATE:	9/5/2024
SCALE:	3/32" = 1'-0"
DRAWN:	C.S.
COP. NO.	2214

A-7FD	
SHEET 07	

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GARAGE BASEMENT PLAN
 SCALE: 3/32" = 1'-0"

NO.	REVISION
1	Plannin

ARCHITECT: ERIC MILLER ARCHITECTS, INC. 211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 372-0410 ■ FAX (831) 372-1840 ■ WEB: ericmillerarchitects.com	CONSULTANT: ARCHITECT: ERIC MILLER ARCHITECTS, INC. 211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 372-0410 ■ FAX (831) 372-1840 ■ WEB: ericmillerarchitects.com
--	---

BASEMENT GARAGE PLAN LEGACY HOTEL CARMEL 2ND of 4th Ave. on San Carlos St. CARMEL, BY THE SEA A.P. N. 010-124-010 & 014	DATE: 3/5/2024 SCALE: 3/32" = 1'-0" DRAWN: C.S. JOB NO: 2214
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A-8

SHEET OF

NO.	REVISION
1	Pla 1

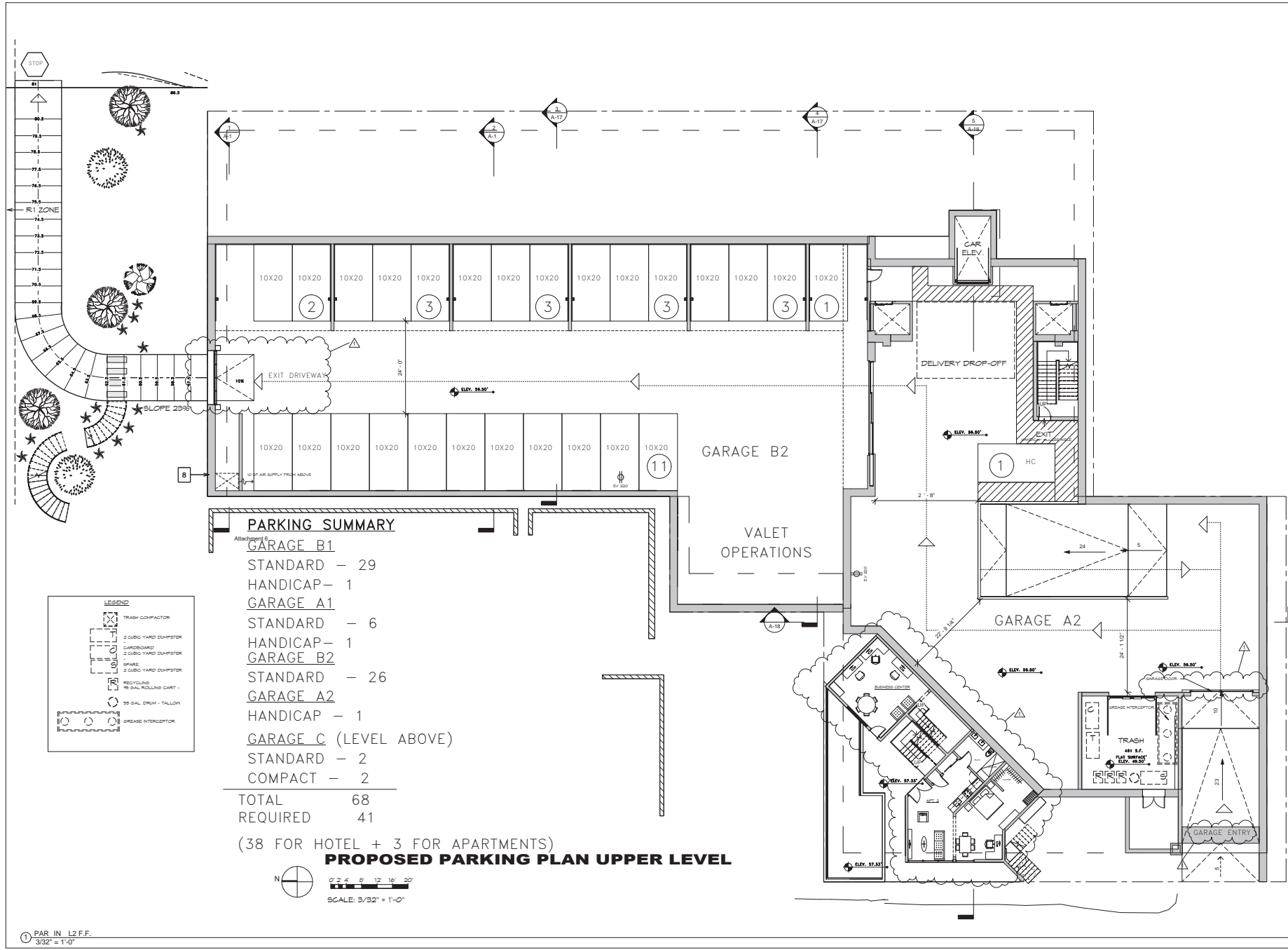
CONSULTANT:
ERIC MILLER ARCHITECTS, INC.
 211 HOFFMAN AVENUE MONTEREY, CA 93940
 PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
 211 HOFFMAN AVENUE MONTEREY, CA 93940
 PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

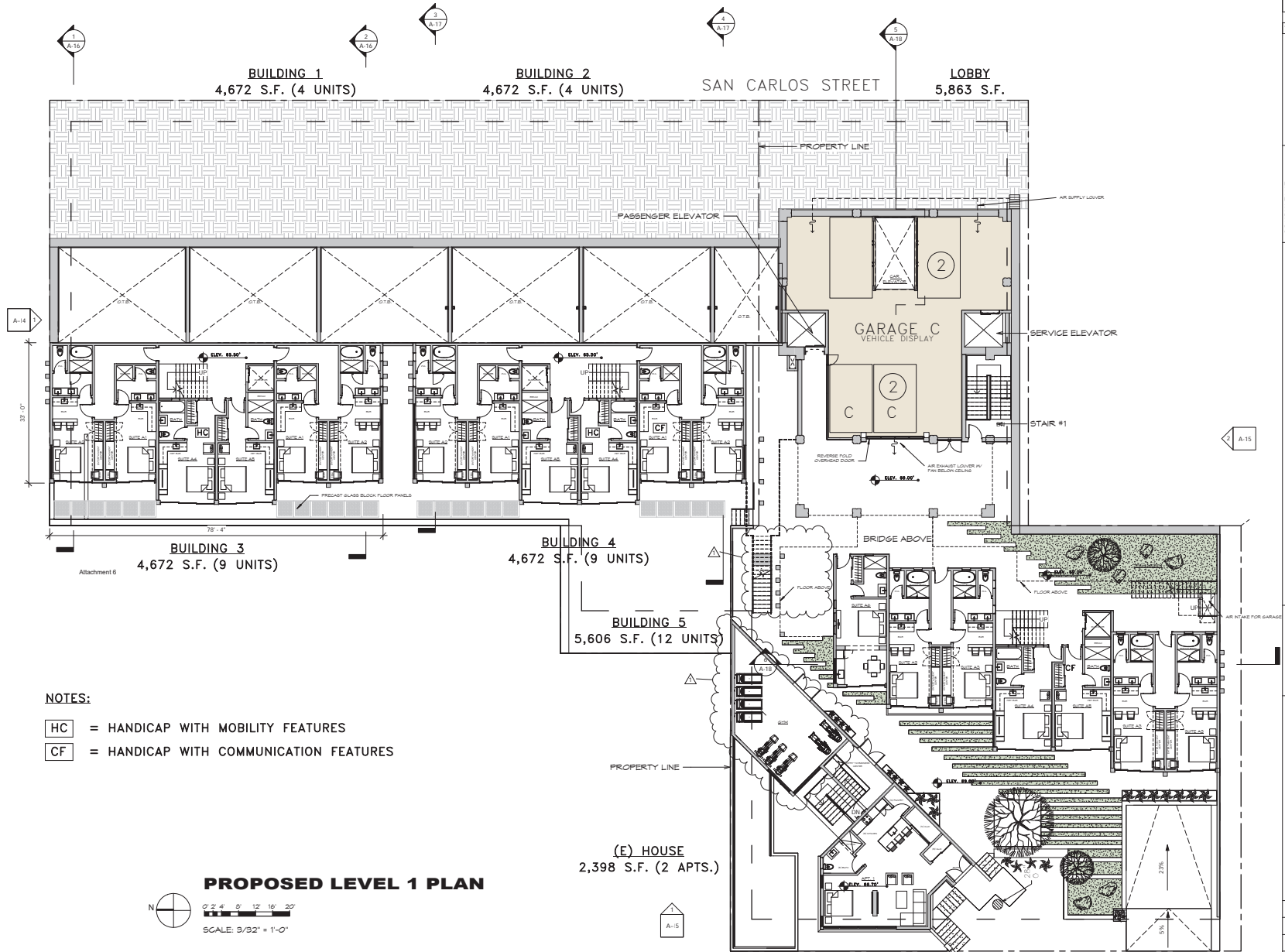
PARKING LEVEL 2
 LEGACY HOTEL CARMEL
 2NW of 4th Ave. on San Carlos St.
 CARMEL, BY THE SEA
 A.P. N. 010-124-010 & 014

DATE: 3/5/2024
 SCALE: 3/32" = 1'-0"
 DRAWN: C.S.
 JOB NO: 2214

A-8.2
 SHEET OF



1 PAR_IN_L2.F.F.
 3/32" = 1'-0"



NOTES:

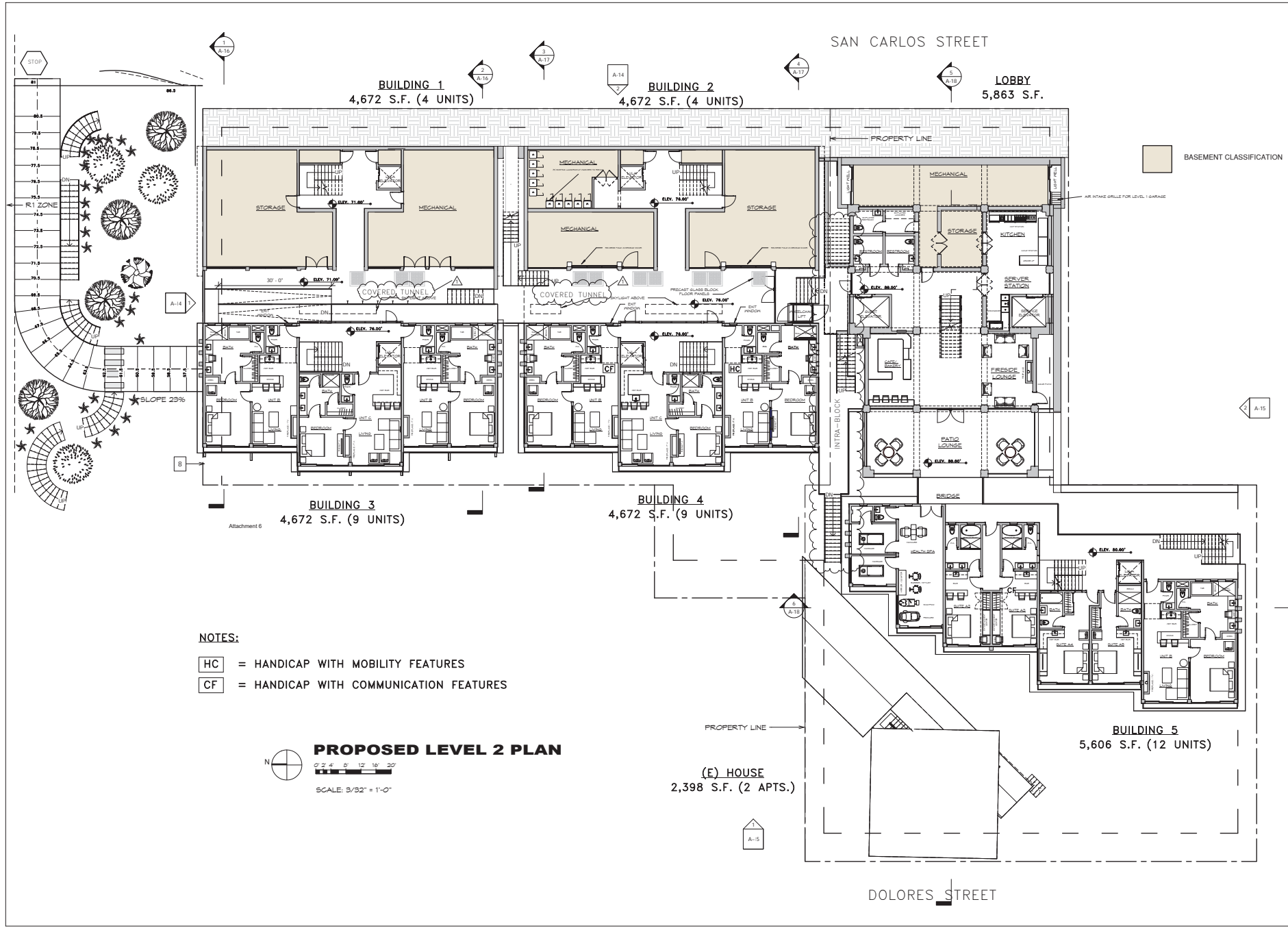
- HC = HANDICAP WITH MOBILITY FEATURES
- CF = HANDICAP WITH COMMUNICATION FEATURES



NO.	REVISION
1	Plannin

CONSULTANT:	ERIC MILLER ARCHITECTS, INC.
ARCHITECT:	ERIC MILLER ARCHITECTS, INC. 211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 372-0410 ■ FAX (831) 372-7860 ■ WEB: ericmillerarchitects.com
PROJECT NAME:	LEGACY HOTEL CARMEL
ADDRESS:	211 HOFFMAN AVENUE MONTEREY, CA 93940
DATE:	3/5/2024
SCALE:	3/32" = 1'-0"
DRAWN:	C.S.
COP. NO.	22.4

LEVEL 1 FLOOR PLANS	
LEGACY HOTEL CARMEL	
211 HOFFMAN AVENUE MONTEREY, CA 93940	
CARMEL, BY THE SEA	
A.P. N. 010-124-010 & 014	
A-9	
SHEET OF	



NOTES:

- HC = HANDICAP WITH MOBILITY FEATURES
- CF = HANDICAP WITH COMMUNICATION FEATURES

PROPOSED LEVEL 2 PLAN
 SCALE: 3/32" = 1'-0"
 0' 2' 4' 8' 12' 16' 20'

NO.	REVISION
1	Pla 1

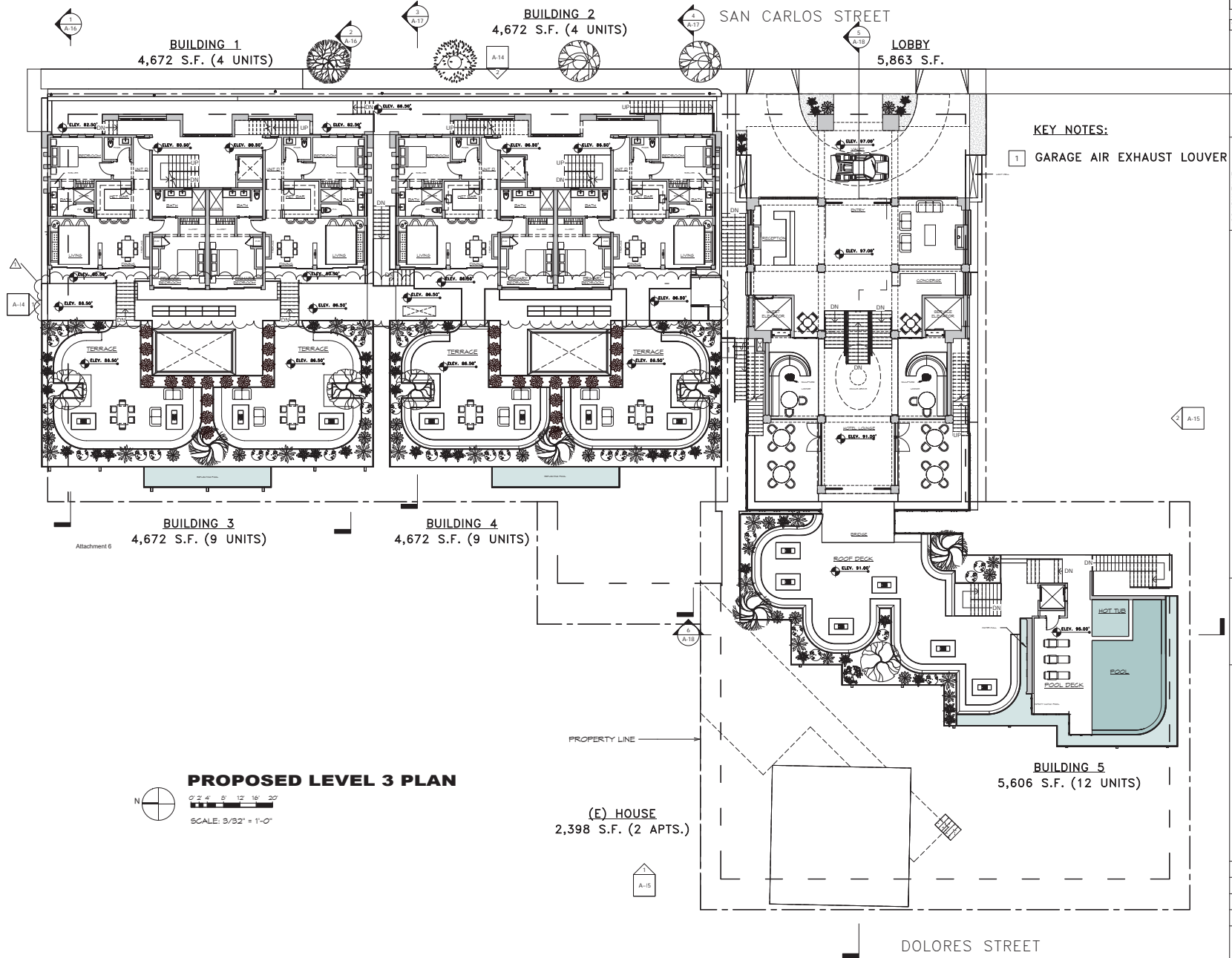
CONSULTANT:



ARCHITECT:
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 211 HOFFMAN AVENUE MONTEREY, CA 93940
 PHONE (831) 372-0410 FAX (831) 372-7840 WEB: ericmillera.com

LEVEL 2 FLOOR PLANS
 PROJECT NAME: LEGACY HOTEL CARMEL
 2NW of 4th Ave. on San Carlos St.
 CARMEL, BY THE SEA
 A.P. N. 010-124-010 & 014
 DATE: 9/8/2024
 SCALE: 3/32" = 1'-0"
 DRAWN: C.S.
 JOB NO: 2214

A-10
 SHEET OF



PROPOSED LEVEL 3 PLAN
 0' 2' 4' 8' 12' 16' 20'
 SCALE: 3/32" = 1'-0"

KEY NOTES:
 1 GARAGE AIR EXHAUST LOUVER

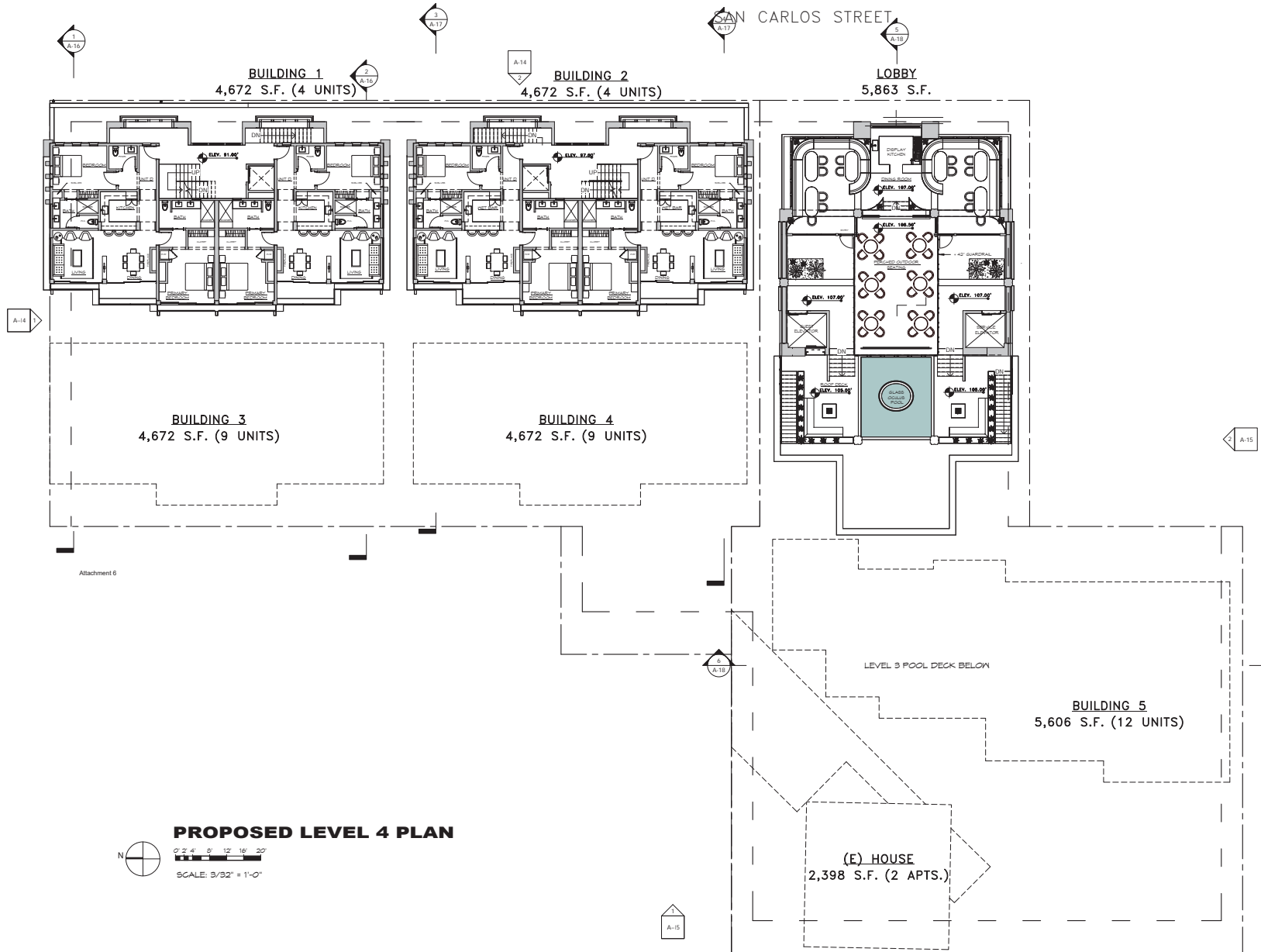
NO.	REVISION
1	Planner

CONSULTANT:
 ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
 211 HOFFMAN AVENUE MONTEREY, CA 93940
 PHONE (831) 372-0410 ■ FAX (831) 372-1840 ■ WEB: ericmillers.com

LEVEL 3 FLOOR PLANS
 PROJECT NAME:
LEGACY HOTEL CARMEL
 2NW of 4th Ave. on San Carlos St.
 CARMEL, BY-THE-SEA
 A.P. N. 010-124-010 & 014

DATE: 3/5/2024
 SCALE: 3/32" = 1'-0"
 DRAWN: C.S.
 JOB NO: 2214

A-11
 SHEET OF



PROPOSED LEVEL 4 PLAN

0' 3" 6" 9" 12" 15" 20"

SCALE: 3/32" = 1'-0"

BUILDING 1
4,672 S.F. (4 UNITS)

BUILDING 2
4,672 S.F. (4 UNITS)

LOBBY
5,863 S.F.

BUILDING 3
4,672 S.F. (9 UNITS)

BUILDING 4
4,672 S.F. (9 UNITS)

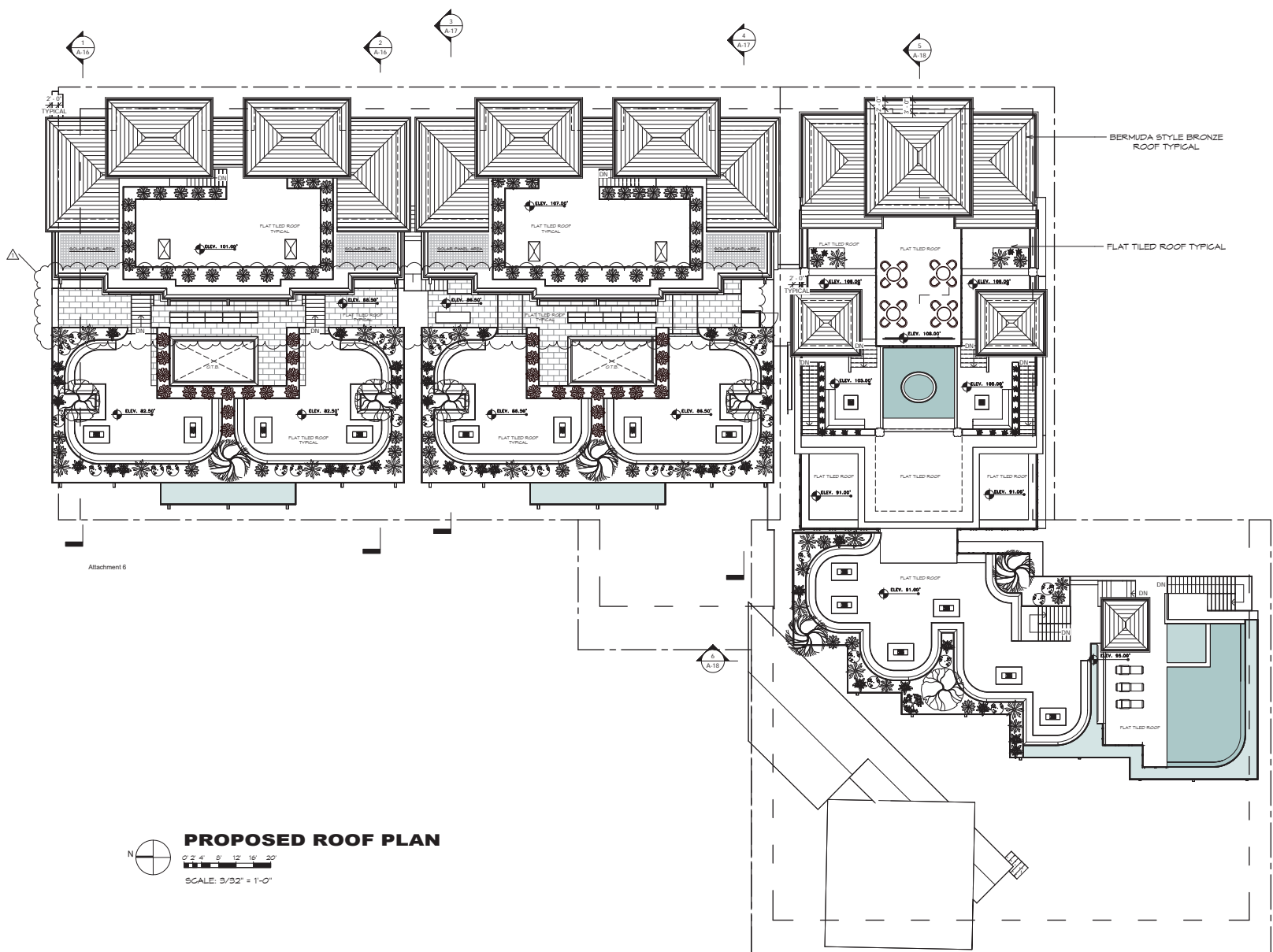
BUILDING 5
5,606 S.F. (12 UNITS)

(E) HOUSE
2,398 S.F. (2 APTS.)

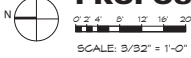
2/27/2024 - 4:51:17 PM - C:\Users\cmiller\OneDrive\Documents\Legacy Hotel Carmel\Legacy Hotel Carmel - Level 4 - Proposed - 2/27/2024.dwg
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LEVEL 4 FLOOR PLANS JOB Name: LEGACY HOTEL CARMEL 2NW of 4th Ave. on San Carlos St. CARMEL-BY-the-SEA A.P. N. 010-124-010 & 014	
DATE:	3/5/2024
SCALE:	3/32" = 1'-0"
DRAWN:	C.S.
JOB NO.	2214
A-12	
SHEET OF	

10/20/2024 10:00 AM C:\Users\jcmiller\OneDrive\Documents\Projects\Legacy Hotel Carmel\Legacy Hotel Carmel.dwg
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PROPOSED ROOF PLAN



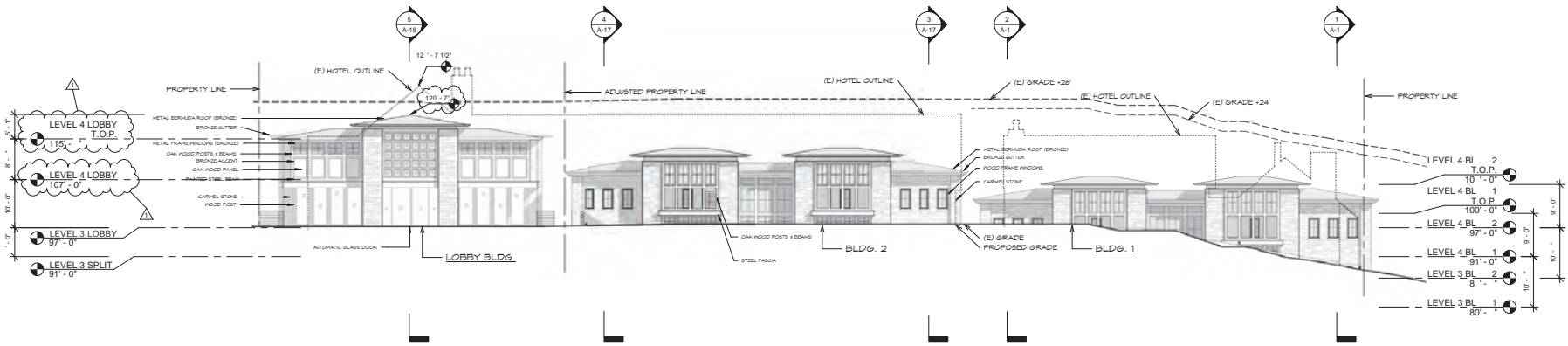
NO.	REVISION
1	Plannin

CONSULTANT:	ERIC MILLER ARCHITECTS, INC.
ARCHITECT:	ERIC MILLER ARCHITECTS, INC.
	211 HOFFMAN AVENUE MONTEREY, CA 93940
	PHONE (831) 372-0410 ■ FAX (831) 372-1840 ■ WEB: ericmillerarchitects.com

ROOF PLAN	PROJECT NAME: LEGACY HOTEL CARMEL
	211 HOFFMAN AVENUE MONTEREY, CA 93940
	PHONE (831) 372-0410 ■ FAX (831) 372-1840 ■ WEB: ericmillerarchitects.com

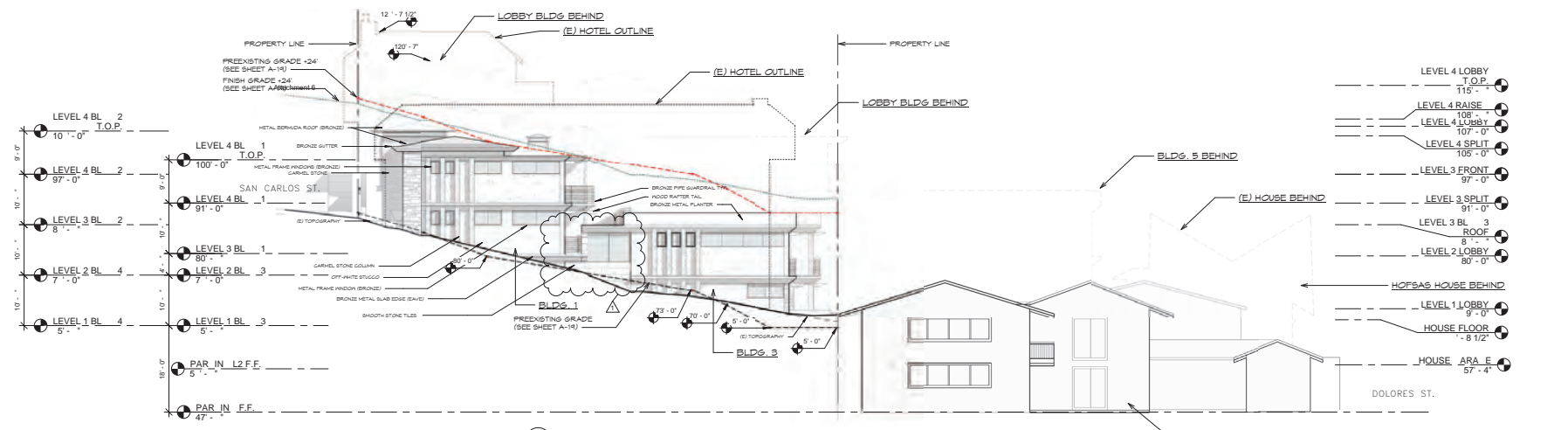
DATE:	3/5/2024
SCALE:	3/32" = 1'-0"
DRAWN:	C.S.
CAD NO:	2214

A-13
SHEET OF



2 PROPOSED EAST ELEVATION (SAN CARLOS ST.)

SCALE: 3/32" = 1'-0"



1 PROPOSED NORTH ELEVATION (3RD AVE.)

SCALE: 3/32" = 1'-0"

NO.	REVISION
1	Pla 1

CONSULTANT:

ARCHITECT:

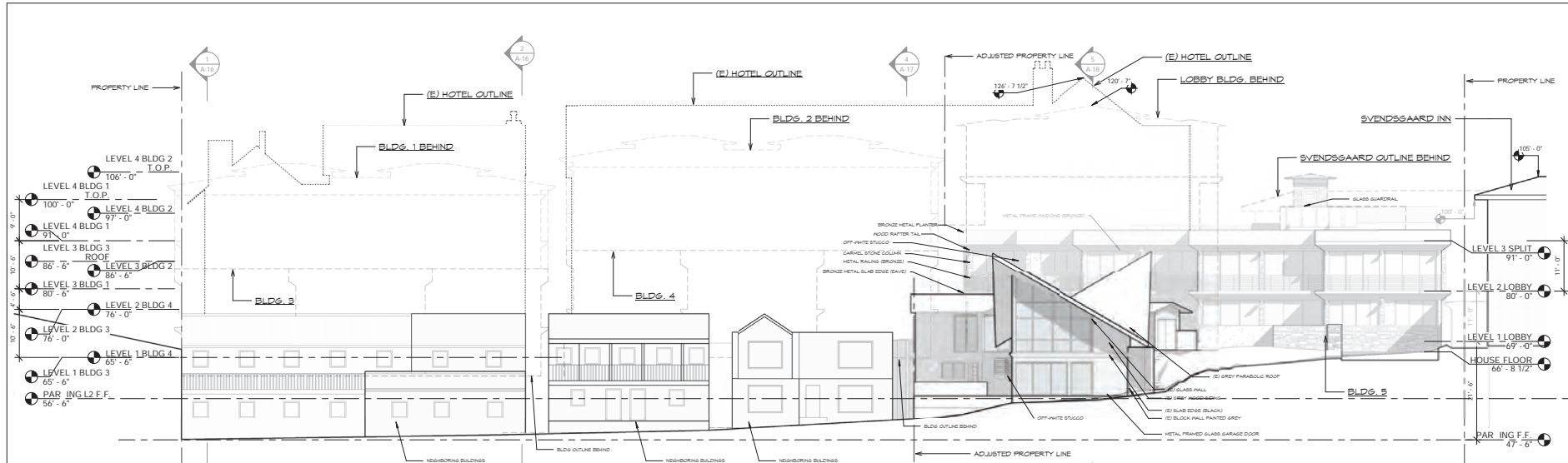
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 211 HOFFMAN AVENUE MONTEREY, CA 93940
 PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillera.com

EAST & NORTH ELEVATIONS
 LEGACY HOTEL CARMEL
 2ND OF 4TH AVE. ON SAN CARLOS ST.
 CARMEL, BY THE SEA
 A.P. N. 010-124-010 & 014

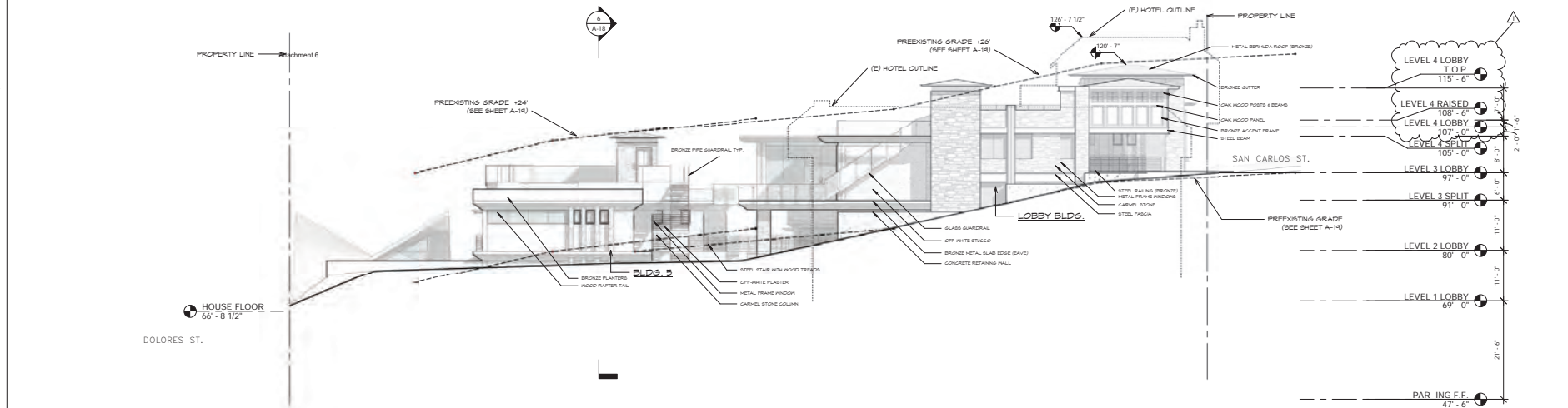
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 SCALE: 3/32" = 1'-0"
 DRAWN: C.S.
 JOB NO: 2214

A-14
 SHEET OF

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 ALL OF THIS INFORMATION IS UNCLASSIFIED TO THE EXTENT PERMITTED BY LAW AND IS BEING RELEASED UNDER THE PRESIDENT JOHN F. KENNEDY LIBRARY ACT.




① PROPOSED WEST ELEVATION (DOLORES ST.)
SCALE: 3/32" = 1'-0"



② PROPOSED SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

NO.	REVISION
1	Plannin

CONSULTANT:	
	

ARCHITECT: **ERIC MILLER ARCHITECTS, INC.**
 211 HOFFMAN AVENUE MONTEREY, CA 93940
 PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

WEST & SOUTH ELEVATIONS	
PROJECT NAME:	LEGACY HOTEL CARMEL
200 NUMBER:	NW of 4th Ave. on San Carlos St.
300 NUMBER:	CARMEL BY THE SEA
400 NUMBER:	A.P. N. 02-124-010 & 014
DATE:	3/8/2024
SCALE:	3/32" = 1'-0"
DRAWN:	C.S.
COR. NO.	22.4

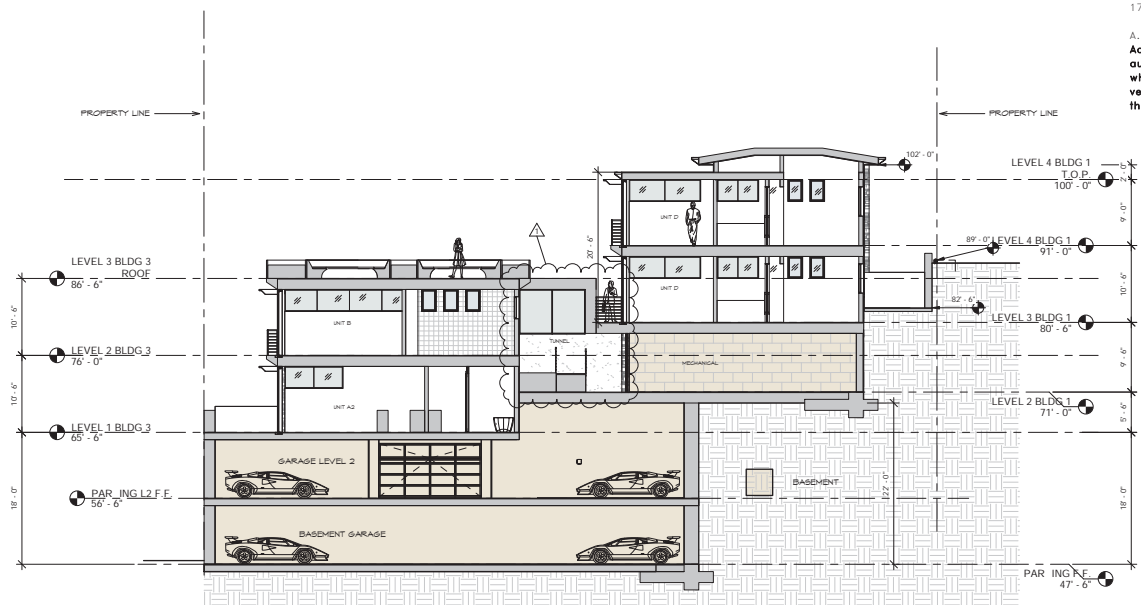
A-15
SHEET OF

10'-0" 9'-0" 8'-0" 7'-0" 6'-0" 5'-0" 4'-0" 3'-0" 2'-0" 1'-0" 0'-0" 1'-0" 2'-0" 3'-0" 4'-0" 5'-0" 6'-0" 7'-0" 8'-0" 9'-0" 10'-0"

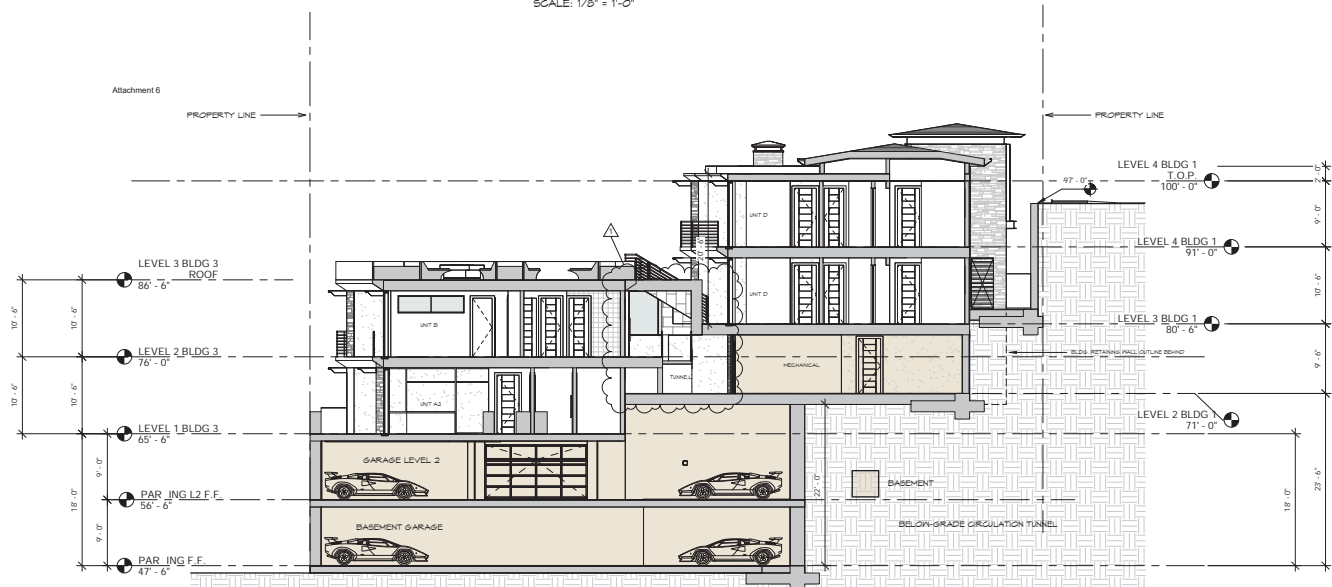
17.14.150 Building Height.

17.14.150 Building Height.

A. No building shall have more than two stories above grade. Additional underground floors, not defined as a story, may be authorized by a use permit approved by the Planning Commission when the use of these floors is expressly limited to the parking of vehicles, noncommercial storage and mechanical equipment serving the building.



SECTION 1 (BLDG. 1 & 3)
SCALE: 1/8" = 1'-0"



SECTION 2 (BLDG. 1 & 3)
SCALE: 1/8" = 1'-0"

NO.	REVISION
1	Plannin

CONSULTANT:	
ARCHITECT:	ERIC MILLER ARCHITECTS, INC. 211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (833) 372-0410 ■ FAX (833) 372-7840 ■ WEB: ericmillerarchitects.com

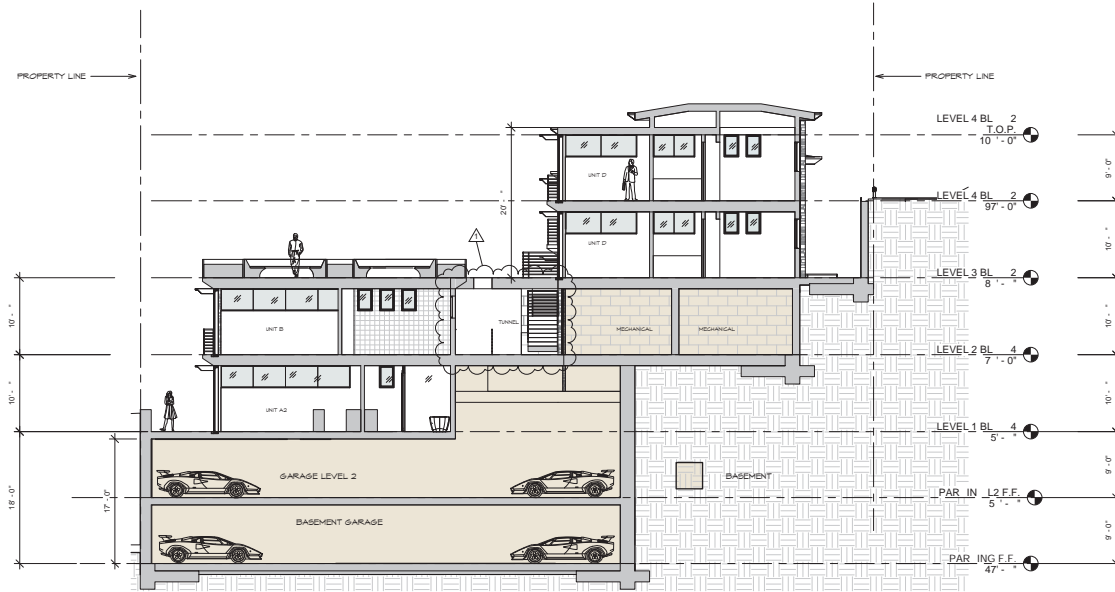
SECTIONS BLDG 1 & 3
LEGACY HOTEL CARMEL 2NW of 4th Ave. on San Carlos St. CARMEL-BY-THE-SEA A.P. N. 010-124-010 & 014

DATE:	9/8/2024
SCALE:	1/8" = 1'-0"
DRAWN:	C.S.
COP. NO.	224

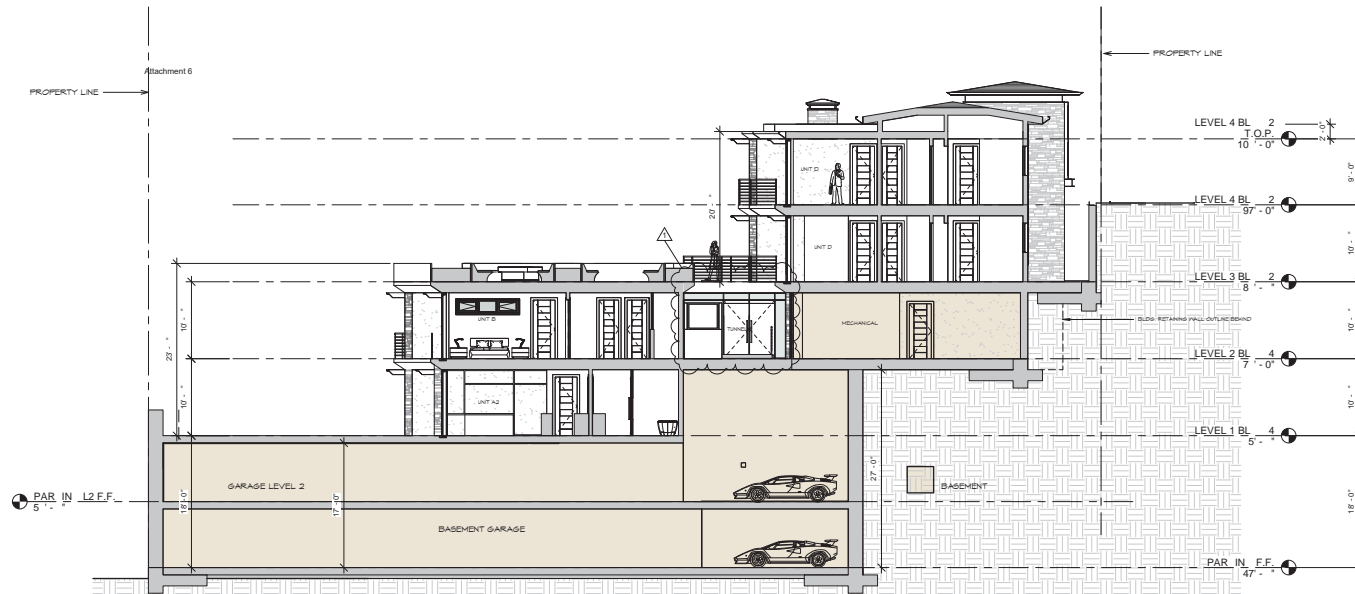
A-16

SHEET OF

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SCALE: 1/8" = 1'-0"

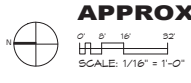
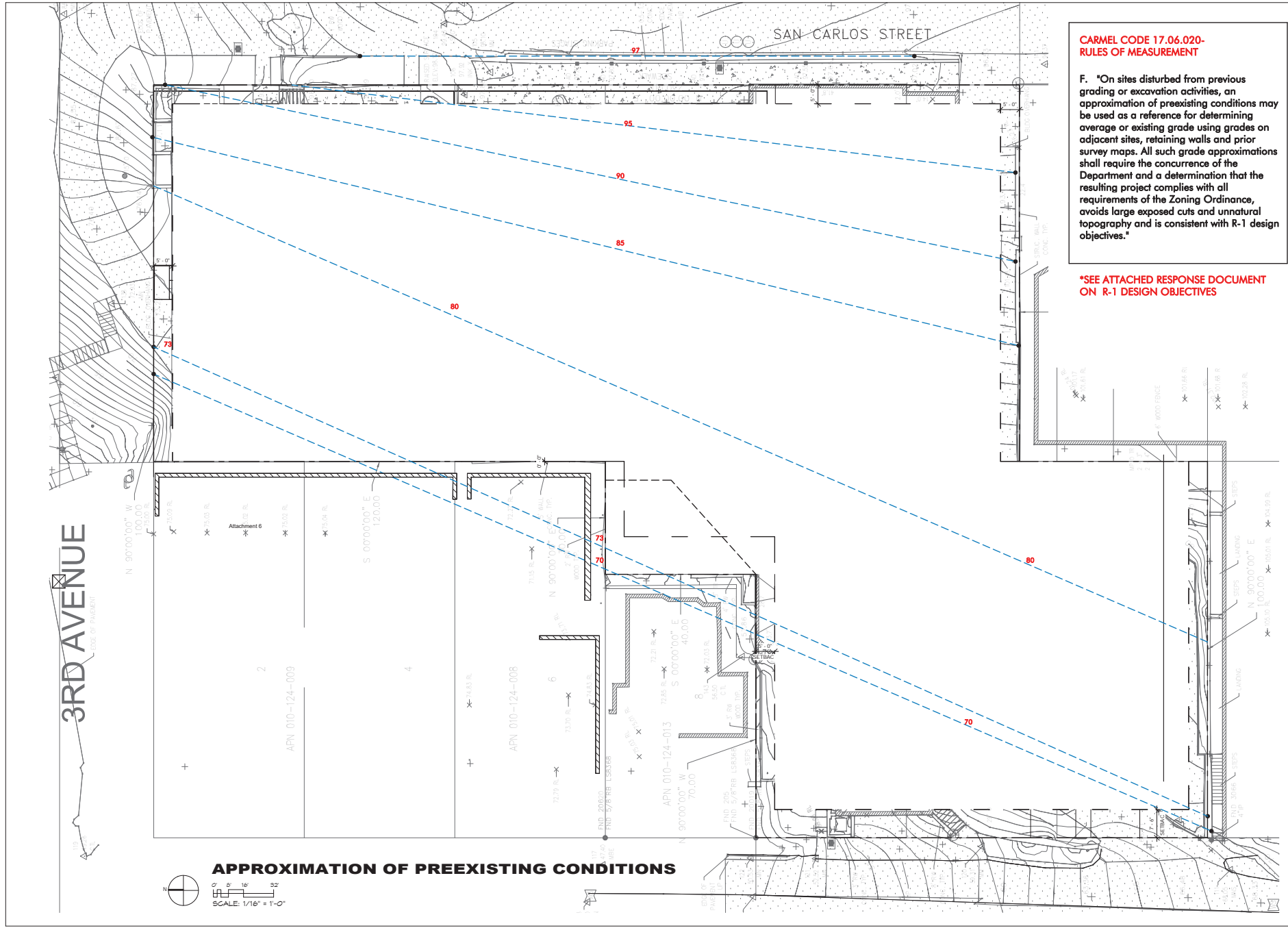


SCALE: 1/8" = 1'-0"

NO.	REVISION
1	Pla 1

CONSULTANT:	
ARCHITECT: ERIC MILLER ARCHITECTS, INC. 211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com	
SECTIONS BLDG 2 & 4 LEGACY HOTEL CARMEL 2NW of 4th Ave. on San Carlos St. CARMEL, BY-THE-SEA A.P. N. 010-124-010 & 014	
DATE:	9/5/2024
SCALE:	1/8" = 1'-0"
DRAWN:	C.S.
COR. NO.	22.4
A-17	
SHEET OF	

3RD AVENUE, MONTEREY, CA. LEGACY HOTEL CARMEL. ARCHITECT: ERIC MILLER ARCHITECTS, INC. DATE: 3/5/2024. SCALE: 1/16" = 1'-0".



APPROXIMATION OF PREEXISTING CONDITIONS

CARMEL CODE 17.06.020- RULES OF MEASUREMENT

F. *On sites disturbed from previous grading or excavation activities, an approximation of preexisting conditions may be used as a reference for determining average or existing grade using grades on adjacent sites, retaining walls and prior survey maps. All such grade approximations shall require the concurrence of the Department and a determination that the resulting project complies with all requirements of the Zoning Ordinance, avoids large exposed cuts and unnatural topography and is consistent with R-1 design objectives.*

***SEE ATTACHED RESPONSE DOCUMENT ON R-1 DESIGN OBJECTIVES**

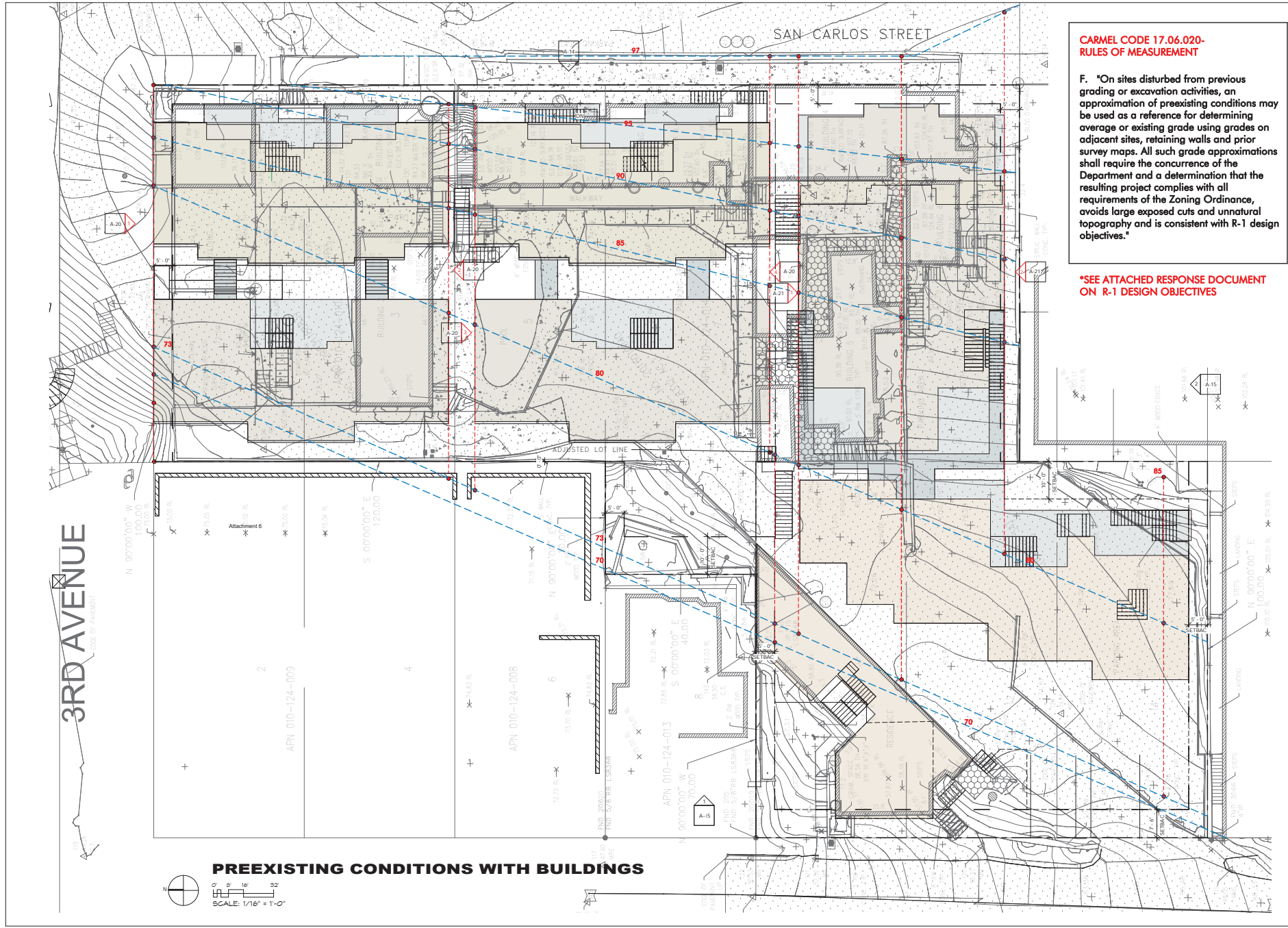
NO.	REVISION

CONSULTANT:	
ARCHITECT:	ERIC MILLER ARCHITECTS, INC. 211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com
ADJACENT PREEXISTING GRADE	LEGACY HOTEL CARMEL 2ND OF 4TH AVE. ON SAN CARLOS ST. CARMEL-BY-THE-SEA A.P. N. 010-124-010 & 014
DATE:	3/5/2024
SCALE:	3/32" = 1'-0"
DRAWN:	C.S.
JOB NO:	22.4
A-19	SHEET OF

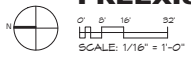
LEGACY HOTEL CARMEL, INC. 211 HOFFMAN AVENUE MONTEREY, CA 93940
ERIC MILLER ARCHITECTS, INC. 211 HOFFMAN AVENUE MONTEREY, CA 93940
PH: (831) 372-7840 FAX: (831) 372-7840 WWW: ERICMILLERARCHITECTS.COM

3RD AVENUE

EDGE OF FOUNDATION



PREEXISTING CONDITIONS WITH BUILDINGS



**CARMEL CODE 17.06.020-
RULES OF MEASUREMENT**

F. *On sites disturbed from previous grading or excavation activities, an approximation of preexisting conditions may be used as a reference for determining average or existing grade using grades on adjacent sites, retaining walls and prior survey maps. All such grade approximations shall require the concurrence of the Department and a determination that the resulting project complies with all requirements of the Zoning Ordinance, avoids large exposed cuts and unnatural topography and is consistent with R-1 design objectives.*

***SEE ATTACHED RESPONSE DOCUMENT
ON R-1 DESIGN OBJECTIVES**

NO.	REVISION

CONSULTANT:	
ARCHITECT:	ERIC MILLER ARCHITECTS, INC.
	211 HOFFMAN AVENUE MONTEREY, CA 93940
	PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

PROJECT NAME:	PREEXISTING GRADE W/ BLDGS
PROJECT ADDRESS:	LEGACY HOTEL CARMEL
	2NW of 4th Ave. on San Carlos St.
	CARMEL, BY-THE-SEA
	A.P. N. 010-124-010 & 014

DATE:	3/5/2024
SCALE:	3/32" = 1'-0"
DRAWN:	C.S.
JOB NO.:	22.4

A-19B	SHEET OF
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The Legacy Hotel
R-1 Design Objectives

A. The Urban Forest. Site improvements and the public right-of-way should be designed to preserve significant trees and to perpetuate the established urban forest in each neighborhood where it exists. Each site should contribute to the urban forest or other vegetation characteristic of the neighborhood, by harboring an appropriate number and mix of trees and/or shrubs consistent with the neighborhood context and the neighborhood streetscape.

The Legacy Hotel not only meets the description and perpetuation of the "Urban Forest", but re-imagines how the vegetation and architecture can be integrated into one; occupying and interacting within the built environment of the hotel.

Each building provides a vegetative Roof Deck that houses a variety of trees and shrubs. Essentially, redefining the ground plane and perpetuating the "Urban Forest" tree canopy above each building. Plantings and greenery can be found within the interlock walkways and circulation corridors between the buildings. Low-profile ground-cover or grasses are even planned to be integrated into the floor slab of the public space closest to Dolores Street.

In addition, forestry recommended trees and plantings will be added along San Carlos Street for improvement to the current streetscape. This will act to give a sense of natural proportion, balance and scale to the San Carlos facade; while providing an environmental, visual boundary to visitors entering the city from Camino Del Monte.

The current site is barren, so every effort has been made to preserve any existing trees and surrounding shrubs.

B. Neighborhood Design. Each site shall contribute to neighborhood character including the type of forest resources present, the character of the street, the response to local topography and the treatment of open space resources such as setbacks and landscaping. It is intended by this objective that diversity in architecture be encouraged while preserving the broader elements of community design that characterize the streetscape within each neighborhood.

The design and aesthetic of the Legacy Hotel is a composition of many celebrated local architectural expressions. Most notably, the hotel, inadvertently, shares many of the characteristics seen in Carmel's most iconic architectural attraction; the Clinton Walker house by Frank Lloyd Wright. The same use of Carmel Stone to clad heavy elements that visually anchor the structure to the landscape. Accompanied by low-sloping, bermuda-style metal hip roofs and windows that are delineated with unique wood-lined borders.

Using timber and locally sourced stone with Craftsman articulation and detail, the architecture builds off of the shoulders of celebrated Carmel, Coastal, and Californian design styles. The massing is broken up into a collection of smaller buildings, with a clear emphasis on holding the street line while cascading down in accordance with the local topography.

In fact, the current site is completely excavated into a 4 story pit. So the Legacy acts to redefine the lost pre-existing natural grade, by stepping down in multiple directions and providing a gradual interpretation of what the hillside once was. Allowing visitors and pedestrians to safely traverse and navigate between blocks; refitting the natural urban fabric.

The neighboring property (The Svendgaard) is pulled away from San Carlos, welcoming visitors to Carmel with a view of a parking lot and motel style swimming pool. We find it important to follow Carmel and European planning strategies, by holding the street edge and essentially funneling the pedestrians towards downtown. Yet, in the same breath, the San Carlos Street buildings maintain a low profile (sometimes with only 1 story visible) and adhere to the height objectives and massing objectives of the village character.

C. Site Design. Good site design is essential to good building design. Site improvements shall be compatible with, and sensitive to, the natural features and built environment of the site and of the surrounding area. Design solutions should relate to and take advantage of site topography, vegetation and slope. Designs shall recognize the limitations of the land and work with these limitations, rather than ignoring them or trying to override them.

See response to Objective B for site design in relation to topography.

The Legacy Hotel takes a unique approach to site and circulation design, which should improve the neighborhood character and move away from the outdated "Motel model" that is hurting the City's character.

Carmel's charm is negatively impacted by hotels/ motels with exposed exterior walkways featuring a wall of hotel room doors visible from the street. The Legacy Hotel site design features a central, outdoor corridor that leads guests to all buildings from the center of the property. This allows the San Carlos Facade to conceal circulation corridors/ hotel room doors/ and stairwells from the eye of the public.

This central artery is essential to the handicap accessibility of all buildings, while allowing the buildings to cascade down in accordance with the topography.

D. Mass and Bulk. Residential designs shall maintain Carmel's enduring principles of modesty and simplicity and preserve the City's tradition of simple homes set amidst a forest landscape. Buildings shall not present excess visual mass or bulk to public view or to adjoining properties. Large box-like buildings and buildings with large, continuous, unrelieved surfaces can appear massive. Designing building and roof planes with just a few, simple forms and keeping floor levels and plate heights close to grade help reduce mass and bulk. The use of natural materials such as wood or stone and the creative use of landscaping can also help to avoid excess mass by introducing texture, variety and screening.

The Legacy weaves a simple composition between Carmel Stone to denote the heavy/ anchoring elements, with a neutral stucco for most walls, and timber framed window sequences, paneling and rafter tails found throughout. The simple massing includes one low horizontal element intersecting with one or two tower-like, vertical elements.

These towers are found in strategic locations throughout the project, with the main tower signaling the entrance to the Lobby. Due to the restricting height limitations, these "special features" allow the buildings to maintain a proper scale and street presence, without exceeding a height protrusion percentage of 10%. Without these towers, the buildings would have a disconnected relationship with the human scale on San Carlos Street. This is due to having to sink the building so far down below the street, that pedestrians are sometimes met with a view of the roof. The towers help to regain an ordinary street height, scale and proportion.

There are no long stretches of simultaneous surface. The building surface jogs and bumps to a minimum degree, often accompanied by a material change from stone to stucco. The natural and neutral color palette of browns, beiges and wood grain work to blend architecture into the Urban Forest and surrounding context.

E. Scale. Buildings shall relate to a human scale in their forms, elements and in the detailing of doors, windows, roofs and walkways. Oversized design elements make structures appear dominating and monumental. This out-of-scale character represents a poor fit to the human form, vitiates the more intimate, rural charm and village character of Carmel-by-the-Sea and shall be avoided.

As stated in the previous objective, our building has adapted and responded to the unnatural topographic challenges and pre-existing excavated pit. The buildings cascade down the hill, re-establishing the pre-existing slope of the hillside.

The proposed buildings decrease the scale and dominating behavior of the previous hotel. The existing hotel towers above the neighborhood as a 4 story wall of hotel units. The Legacy structures, in contrast, are broken up and dropped down into the hillside to meet Carmel's objective on scale.

The Lobby Building, purposely, represents the uppermost point of the aggregation of buildings throughout the site. This allows the architecture to delineate its function as the gateway and central node of the aggregation of buildings. Yet, even this building retains a 26 foot height from the finish grade of San Carlos Street. The Lobby also steps down to split levels in accordance with the sloping topography; only allowing special features (towers) to extend up vertically as architectural statements. These provide a vertical rhythm, and break up the horizontal attributes of the structure.

F. Boxed-in Neighbors. Designs should preserve reasonable access to light, air and open space for surrounding properties when considered cumulatively with other buildings in the neighborhood. Designs incorporating tall or bulky building elements located near an adjoining site that is already partially boxed-in by previous development should be avoided.

The Legacy Hotel preserves reasonable access to light, air and open space for surrounding properties. Even allowing the public to pass through the outdoor open spaces and intra-block walkways that connect the surrounding streets. The hotel steps down in terraced increments, which allow sunlight from the East to reach the properties below on Dolores. Southern sunlight exposure is unobstructed to all neighboring properties.

G. Privacy. Designs should respect the privacy of neighbors. The placement of windows, doors, balconies and decks should be sensitive to similar improvements on neighboring properties.

The design respects the privacy of neighbors. The hotel rooms orient main openings/ sliding glass doors to the West, overlooking the privately owned Legacy Hotel property towards the sea. There are no privacy conflicts with any neighboring properties along Dolores, as they exist on a lower grade level than the hotel. This is illustrated on the North Elevation (Sheet A-14).

H. Open Space. The design of structures shall be coordinated with open space to enhance the park-like environment of the City. Open space should be distributed around buildings to provide visual relief from structural bulk and a distinct separation from buildings on adjacent sites. Open space is a shared community resource and some front yard open space on each site should remain visible from the street when this is consistent with the context established by neighboring sites.

Interconnected pathways, intra-block walkways, and the arterial central corridor all act to provide visual separation and circulation connections between all the buildings.

Building 5, closest to Dolores, features a landscaped community terrace. This allows the building to be set back from the neighborhood, with the outdoor terrace leading to the street edge. Therefore, the Hofsas House Residence is the only building with a direct contextual relationship to the Dolores Street neighborhood. Each building features an open Roof Deck, which allows each building footprint usage to be enhanced with both interior and outdoor space.

I. Landscaping. Designs should coordinate structural elements with landscaping to achieve a pleasing overall site design. Landscaped open space on-site can help enhance the urban forest, or other vegetation characteristic of the neighborhood, by coordinating with open space on neighboring sites and roadside vegetation. Landscaping also can aid in achieving other design objectives such as breaking up mass and bulk and protecting privacy, but such use of landscaping should not substitute for good building design.

Please refer to the answer to Objective A.

J. Public Views. Buildings shall be located and designed to preserve significant coastal views from the public right-of-way in conformance with Section 30251 of the California Coastal Act. The protection of public views should not prevent reasonable development of the site, yet development shall not preclude reasonable protection of any significant coastal view. The proposed hotel does not increase obstruction of any current views. The proposed hotel is positioned lower than the current hotel in relation to all surrounding properties with views.

The proposed hotel does not increase obstruction of any current views. The proposed hotel is positioned lower than the current hotel in relation to all surrounding properties with views.

K. Private Views. Designs should respect views enjoyed by neighboring parcels. This objective is intended to balance the private rights to views from all parcels that will be affected by a proposed building or addition. No single parcel should enjoy a greater right than other parcels except the natural advantages of each site's topography. Buildings which substantially eliminate an existing significant view enjoyed on another parcel should be avoided.

The proposed hotel does not increase obstruction of any current views. The proposed hotel is positioned lower than the current hotel in relation to all surrounding properties with views.

L. Solar Access. Designs should preserve the rights to reasonable solar access on neighboring parcels. Excessively tall buildings, particularly those near a north property line, which would block the free passage of the sun onto neighboring solar collectors or south-facing windows on neighboring sites, should be avoided.

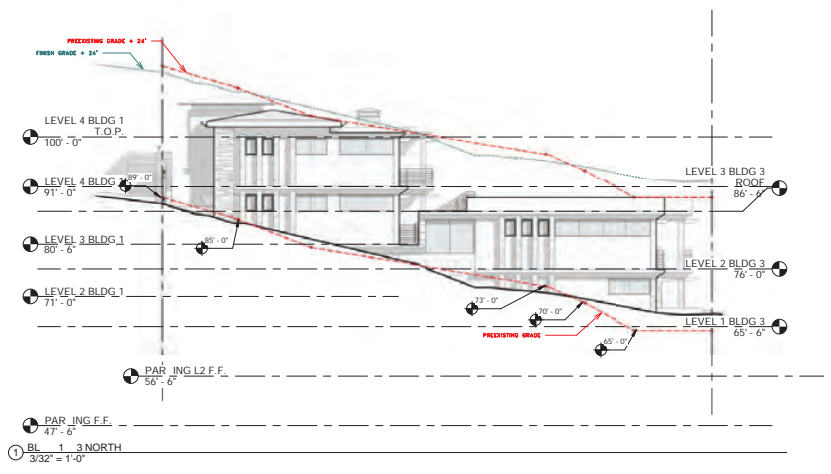
Please refer to the answer to Objective F.

M. Equity. Design controls and conditions of approval should be reasonable and fair. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).

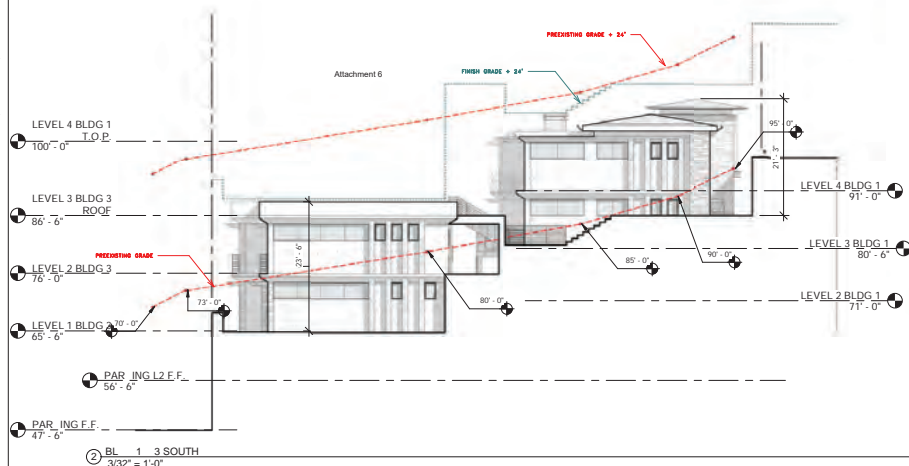
The design aims to adhere to all reasonable and rational interpretations of the code and approval processes.

NO.	REVISION
CONSULTANT:	
	
ERIC MILLER ARCHITECTS, INC. 211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com	
ARCHITECT:	
R-1 OBJECTIVES	LEGACY HOTEL CARMEL 2NW of 4th Ave. on San Carlos St. CARMEL-BY-THE-SEA A.P. N. 00-124-010 & 014
DATE:	9/8/2024
SCALE:	1/4" = 1'-0"
DRAWN:	C.S.
COP. NO.	224
A-19C	
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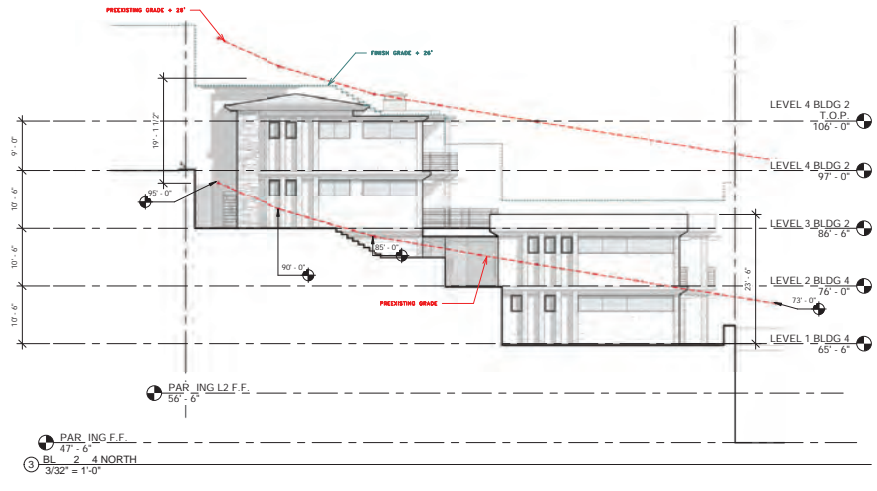


1 BL 1 3 NORTH
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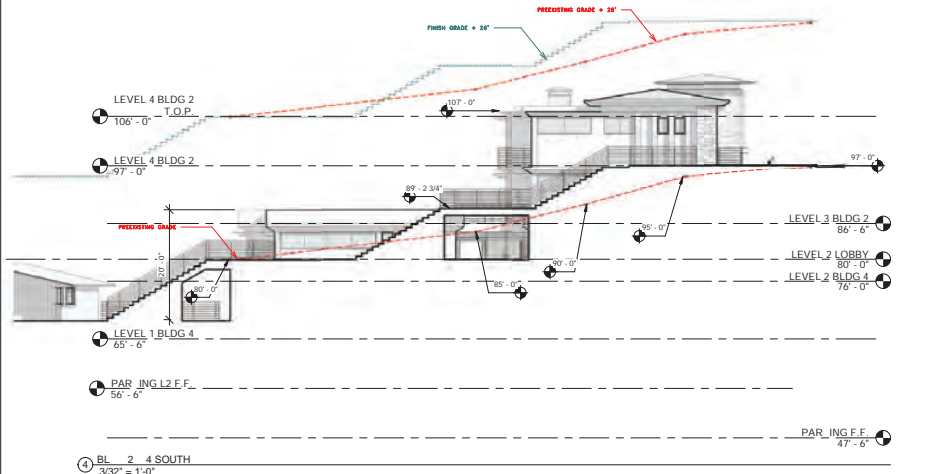


2 BL 1 3 SOUTH
 3/32" = 1'-0"

BUILDING 1 & 3 HEIGHT ANALYSIS



3 BL 2 4 NORTH
 3/32" = 1'-0"



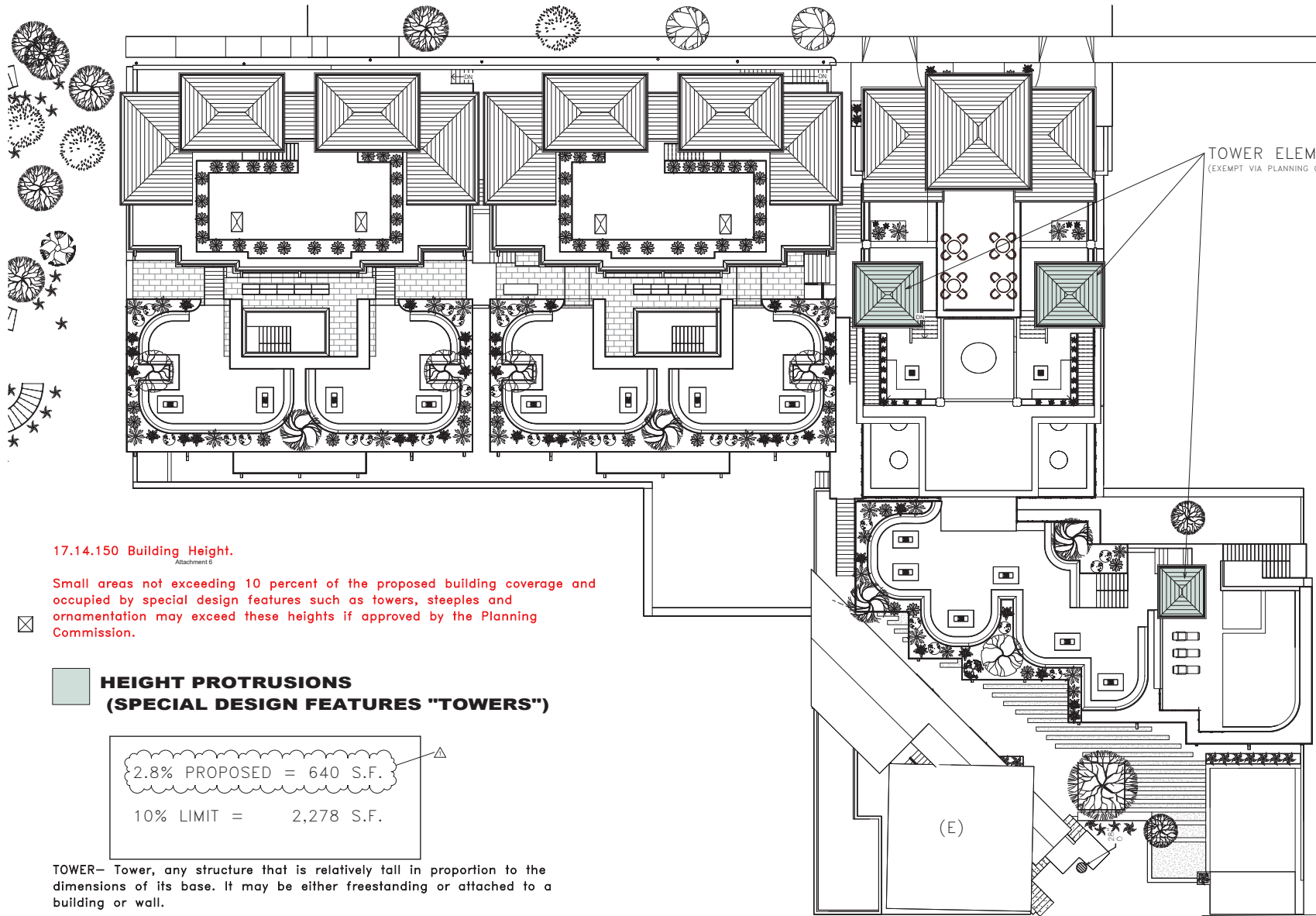
4 BL 2 4 SOUTH
 3/32" = 1'-0"

BUILDING 2 & 4 HEIGHT ANALYSIS

NOTES: SEE PAGE A-7 FOR VIEW MARK LOCATIONS
 SEE PAGE A-19B FOR COORDINATED PERIMETER GRADE POINTS

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ARCHITECT:	ERIC MILLER ARCHITECTS, INC.
PROJECT:	LEGACY HOTEL CARMEL
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SCALE:	3/32" = 1'-0"
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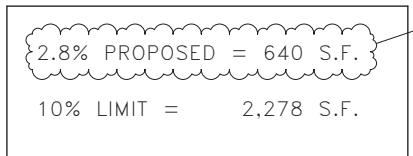
17.14.150 Building Height.

Attachment 6

Small areas not exceeding 10 percent of the proposed building coverage and occupied by special design features such as towers, steeples and ornamentation may exceed these heights if approved by the Planning Commission.



**HEIGHT PROTRUSIONS
(SPECIAL DESIGN FEATURES "TOWERS")**



TOWER— Tower, any structure that is relatively tall in proportion to the dimensions of its base. It may be either freestanding or attached to a building or wall.

—ENCYCLOPEDIA BRITANNICA

—a tall, narrow building, either freestanding or forming part of a building...

—OXFORD LANGUAGES

① site Copy 1
3/32" = 1'-0"

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TEN PERCENT SPECIAL	DATE: 3/5/2024
FEATURE LEGACY HOTEL CARMEL	SCALE: 3/32" = 1'-0"
211 HOFFMAN AVENUE, MONTEREY, CA 93940	DRAWN: C.S.
CARMEL, BY-THE-SEA	JOB NO: 2214
A.P. N. 010-124-010 & 014	

A-22
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EXISTING HOTEL OVERLAY



SAN CARLOS FACING SOUTHWEST

Attachment 6



NORTH ELEVATION OVERLAY

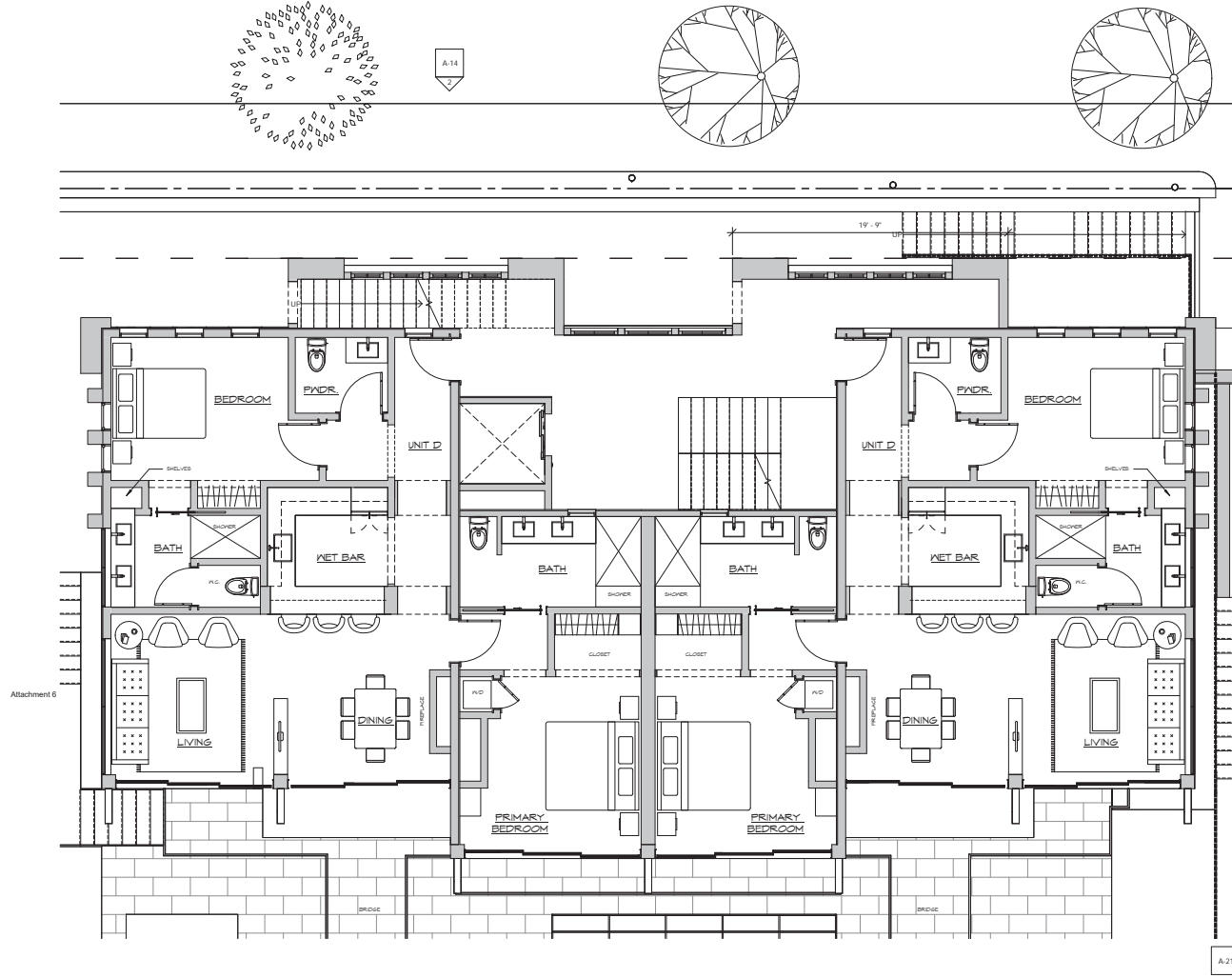


SAN CARLOS

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EXISTING HOTEL: MASS OVERLAY: LEGACY HOTEL CARMEL 2NW of 4th Ave. on San Carlos St. CARMEL, BY-THE-SEA A.P. N. 010-124-010 & 014	
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SCALE:	1" = 1'-0"
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JOB NO.	224
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**TYPICAL BUILDING 1 & 2
(LOWER FLOOR PLAN)**

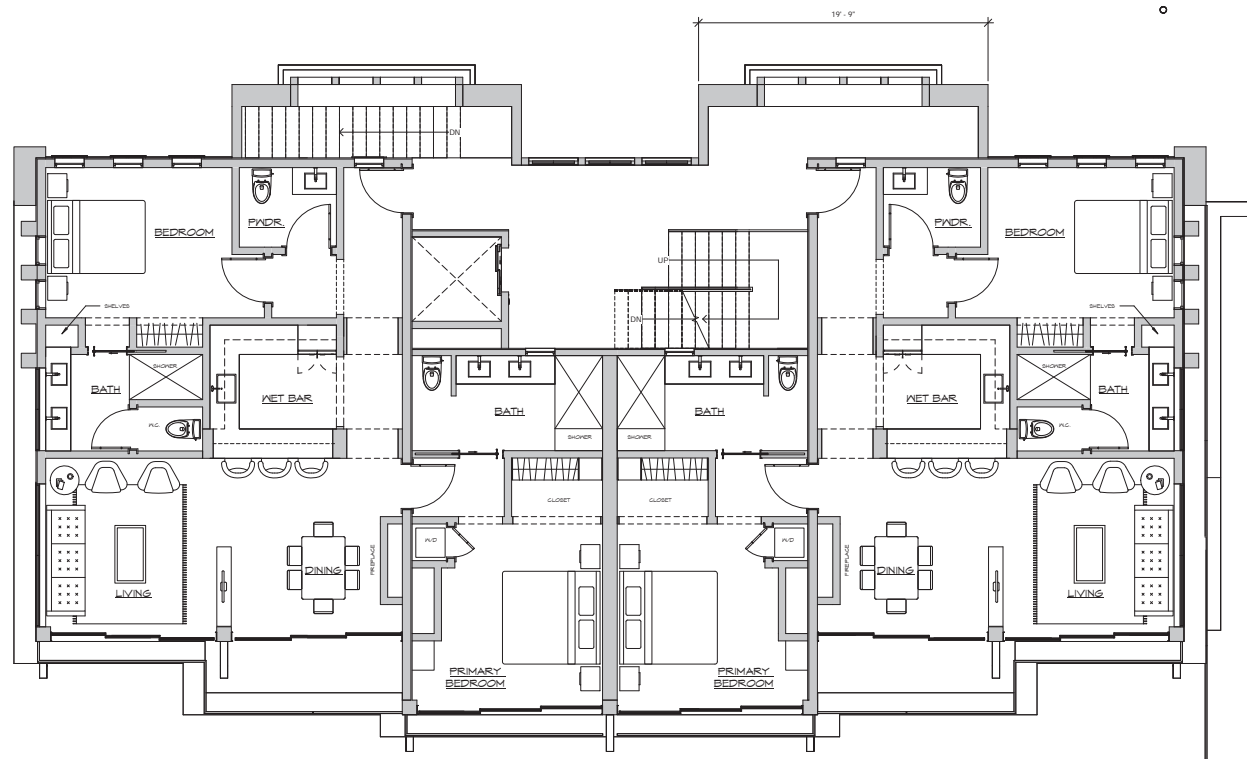


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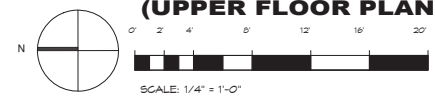
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ENLARGED BLDG 1 & 2 LOWER LEGACY HOTEL CARMEL 2ND OF 4TH AVE. ON 5TH CROSS ST. CARMEL, BY THE SEA A.P. N. 010-124-010 & 014	
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Attachment 6

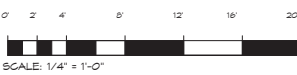
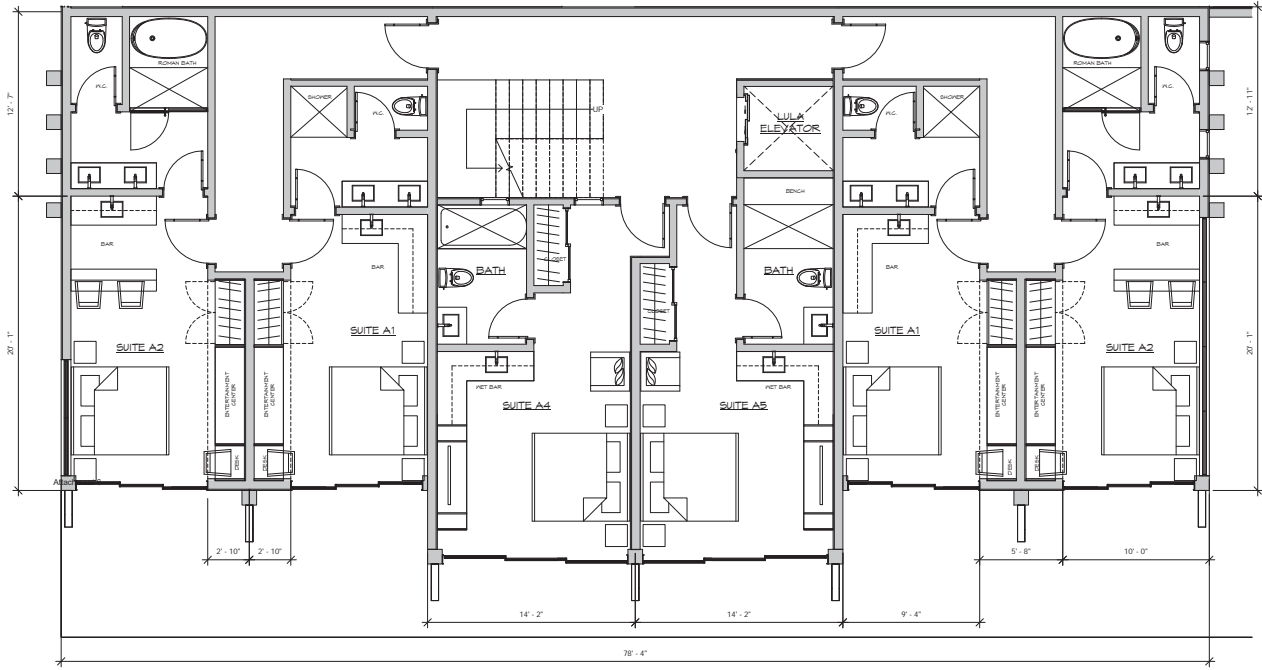


**TYPICAL BUILDING 1 & 2
(UPPER FLOOR PLAN)**



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ENLARGED BLDG 1 & 2 UPPER LEGACY HOTEL CARMEL 2ND OF 4TH AVE. ON SAN CARLOS ST. CARMEL-BY-THE-SEA A.P. N. 010-124-010 & 014			
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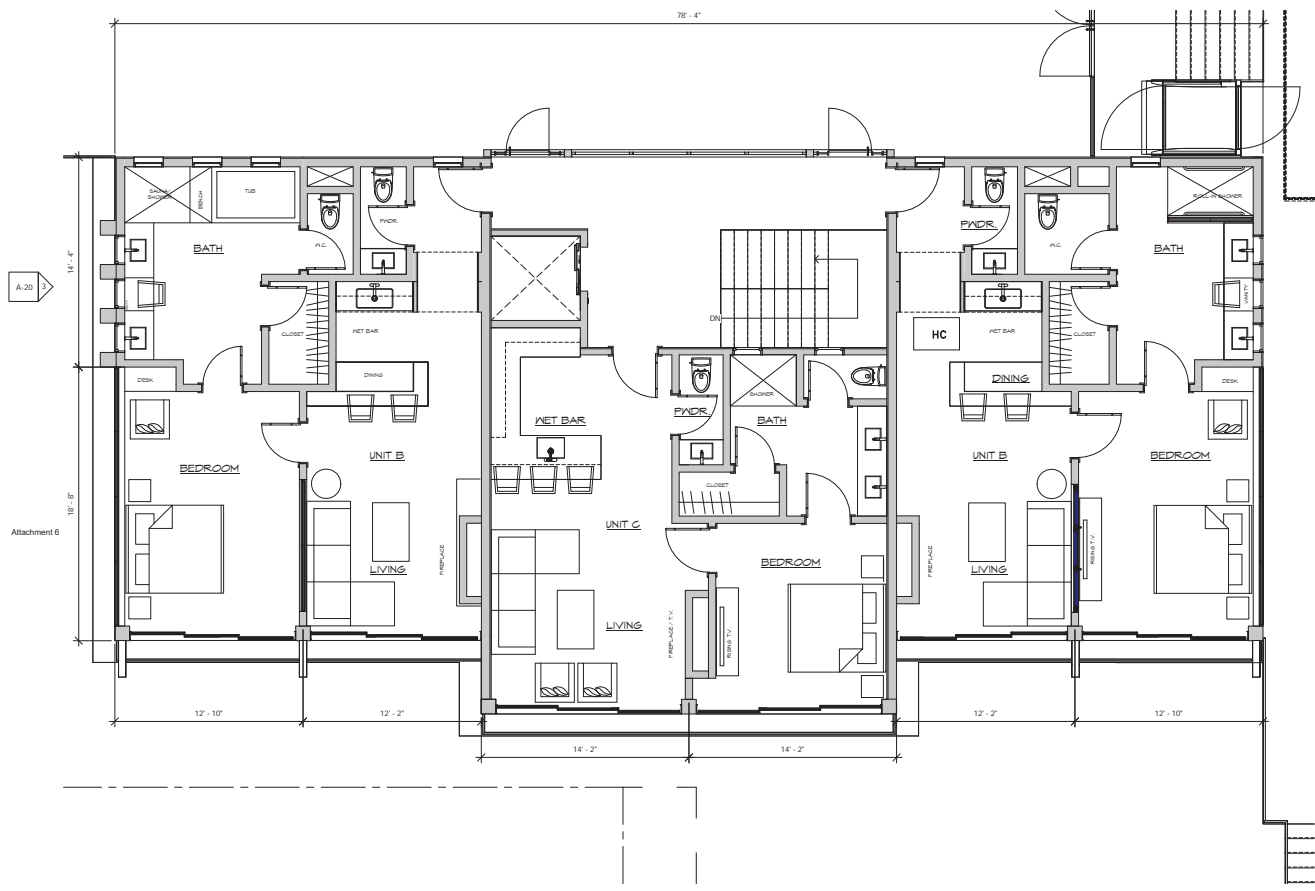
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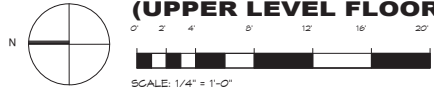
**TYPICAL BUILDING 3 & 4
(LOWER LEVEL FLOOR PLAN)**

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ENLARGED BLDG 3 & 4 LOWER LEGACY HOTEL CARMEL 2NW of 4th Ave. on San Carlos St. CARMEL-BY-THE-SEA A.P. N. 010-124-010 & 014	
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**BUILDING 3 & 4
(UPPER LEVEL FLOOR PLAN)**



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METAL RAILING- BRONZE FINISH



GLASS RAILING WITH STAND-OFF PINS

10 RAILING



STEEL BEAM- WITH BRONZE/ GUNMETAL FINISH



Attachment 6

FASCIA- BRONZE/ GUNMETAL FINISH

11 EXPOSED BEAMS/ FASCIA



OAK RAFTER TAIL TYPE DETAILING

12 RAFTER TAIL



WOOD-GRAIN SLAT SOFFIT

7 SOFFIT



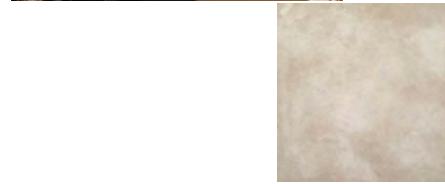
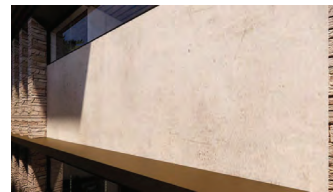
METAL FRAMED, MULTIPLE SLIDING DOORS WITH BRONZE FINISH

8 SLIDING DOORS



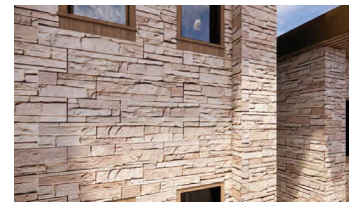
METAL BERMDA STYLE ROOFING- BRONZE FINISH

9 ROOF



SMOOTH STUCCO- "OMEGA AKROTIGE OT NATIVE BROWN" ANTIQUE STAIN FINISH

4 STUCCO



CARMEI STONE OR JERUSALEM STONE VENEER

5 STONE



METAL GUTTER- BRONZE FINISH



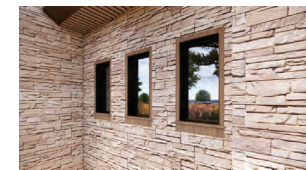
METAL SLAB EDGE- BRONZE FINISH

6 SLAB EDGE / GUTTERS



METAL FRAME AUTOMATIC SLIDING DOOR WITH BRONZE FINISH

1 FRONT ENTRY DOOR



TRADITIONAL WOOD FRAMED WINDOWS



METAL FRAMED WINDOWS WITH BRONZE FINISH

2 FRAMED GLASS/ WINDOWS



PATIO PAVERS (CREAM COLORED)

3 DRIVEWAY / PATIO

NO.	REVISION

CONSULTANT:



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 211 HOFFMAN AVENUE MONTEREY, CA 93940
 PHONE (831) 372-0410 ■ FAX (831) 372-7860 ■ WEB: ericmillerarchitects.com

MATERIAL BOARD

LEGACY HOTEL CARMEL
 2NW of 4th Ave. on San Carlos St.
 CARMEL-BY-THE-SEA
 A.P. N. 010-124-010 & 014

DATE: 3/5/2024

SCALE:

DRAWN: C.S.

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Memorandum

Date: November 27, 2023

To: Anna Bornstein, EMC Planning Group

From: Robert Del Rio, T.E., Luis Descanzo

Subject: VMT and Parking Assessment for the Proposed Legacy Hotel Carmel in Carmel-by-the-Sea, California

Hexagon Transportation Consultants, Inc. has completed a Vehicle Miles Traveled (VMT) and Parking assessment for the proposed Legacy Hotel Carmel located at 2NW of 4th Avenue on San Carlos Street (APN 010-124-010, -014) in Carmel-by-the-Sea, California (see Figure 1). The site is currently occupied by the Hofsas House Hotel, which consists of 38 hotel rooms and on-site amenities. As proposed, the project would replace the existing on-site uses with a new hotel consisting of 38 hotel rooms and on-site amenities (see Figure 2). All on-site facilities, including the restaurant and parking garage, would be accessible to hotel guests only.

The methodology, results, and recommendations of the analysis are discussed below.

VMT Assessment Methodology and Results

Pursuant to Senate Bill (SB) 743, the California Environmental Quality Act (CEQA) 2019 Update Guidelines Section 15064.3, subdivision (b) states that VMT will be the metric in analyzing transportation impacts for land use projects for CEQA purposes. VMT is the total miles of travel by personal motorized vehicles a project is expected to generate in a day. VMT measures the full distance of personal motorized vehicle-trips with one end within the project.

Monterey County, at the time of this report, is undertaking a process of updating its transportation policies to incorporate VMT methodologies and significance thresholds to be consistent with SB 743 but has not released draft thresholds. In the absence of an adopted County policy with impact standards and thresholds, this assessment relies on the Governor's Office of Planning and Research (OPR) guidelines in analyzing the project's effects on VMT.

OPR Screening Recommendations

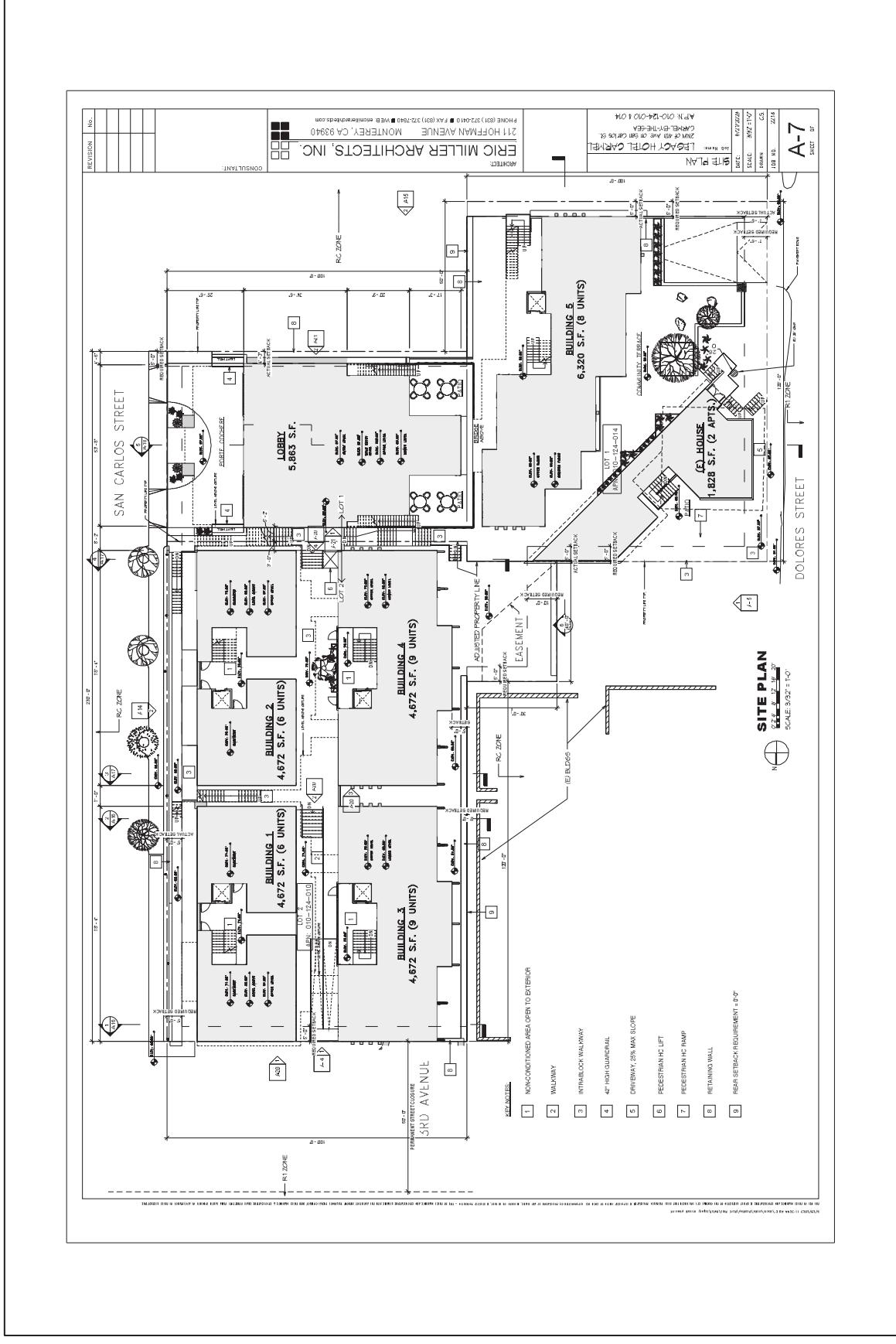
The *Technical Advisory on Evaluating Transportation Impacts in CEQA* published by OPR in December 2018 provides recommendations regarding VMT evaluation methodology, significance thresholds, and screening thresholds for the evaluation of land use projects.

The OPR provides screening threshold recommendations that are intended to identify when a project can be determined to cause a less-than-significant impact without conducting a detailed VMT evaluation. The OPR screening thresholds recommendations are based on project size, maps, transit availability, and provision of affordable housing. The OPR recommendations include the screening threshold criteria listed below:

Figure 1
Site Location



Figure 2
Site Plan



- OPR recommends that office or residential projects not exceeding a level of 15 percent below existing VMT per capita and employee may indicate a less-than-significant impact on VMT.
- OPR recommends that projects (including office, residential, retail, and mixed-use developments) proposed within ½ mile of an existing major transit stop or within ¼ mile of an existing stop along a high-quality transit corridor may be presumed to have a less-than-significant impact on VMT.
- OPR recommends that 100 percent affordable residential development in infill locations be presumed to have a less-than-significant impact on VMT.
- OPR recommends that projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than-significant impact on VMT.
- OPR recommends that local-serving retail developments (considered to be less than 50,000 s.f. in size) may be assumed to cause a less-than-significant impact on VMT.

VMT Assessment Using OPR Screening Criteria

The project would replace an existing hotel facility consisting of 38 rooms and on-site amenities with a proposed hotel facility consisting of 38 rooms and on-site amenities. The proposed hotel would presumably accommodate the same number of guests as the existing hotel. Therefore, it is anticipated that the proposed hotel project would generate no more than the number of vehicle trips currently generated by the existing Hofsas House Hotel.

As a result of the project generating or attracting fewer than 110 net new trips per day, it can be presumed that the proposed project would have a less-than-significant impact on VMT based on OPR's VMT screening criteria.

Vehicle Trip Reductions

The proposed hotel would provide an electric bus and limousine service that would shuttle guests to and from local destinations. Guests may opt to utilize the bus service, instead of driving to and from local attractions. Shuttle services to and from Monterey airport would allow guests arriving by airplane to complete their trip without renting a personal vehicle altogether. These services are currently not offered at the existing hotel. Additionally, the proposed hotel would provide a wider range of on-site amenities compared to the existing hotel, including a new restaurant, coffee house and spa. Providing these amenities on-site will reduce the need for guests to make trips outside of hotel grounds.

By providing alternative transportation options and on-site amenities, the proposed hotel can be expected to reduce guest usage of personal vehicles and reduce the current number of daily trips.

Parking

According to the City Zoning Regulations (17.38.020), hotels are required to provide on-site vehicular parking at a rate of 1 space per rental unit, including manager's units.

Therefore, the proposed 38-room hotel with 2 apartment units would require a total of 40 vehicular parking spaces. Per the site plan, the project proposes a total of 50 on-site (valet) parking spaces. Therefore, vehicle parking as proposed by the project will exceed City vehicle parking standards.

Parking Demand

The ITE *Parking Generation, 5th Edition* provides estimates of peak period parking demand based on land-use type. For a Hotel use (Land Use 310), the peak parking demand occurs at approximately 9:00

AM during weekdays and approximately 9:00 PM during Saturdays. A parking occupancy survey was conducted at the Hofsas House Hotel during these hours to determine the existing parking demand at the site. The survey involved counting the number of vehicles parked on-site during the identified peak periods. The results of the survey indicate there is a sufficient parking supply on-site during peak periods. Out of 28 parking stalls on-site, only 15 stalls were occupied during the weekday peak period and only 20 stalls were occupied during the Saturday peak period. Therefore, it can be concluded that the existing hotel parking demand is being met by the existing parking supply on-site during the study peak periods.

The proposed hotel does not propose to increase the number of hotel rooms when compared to the existing hotel. Additionally, the proposed on-site amenities such as the restaurant, day spa, and beauty salon would be accessible to hotel guests only and would not generate additional parking demand. Therefore, the projected parking demand is anticipated to be similar to that of the existing hotel. Based on the results of the parking survey, the proposed new hotel's proposed 50 parking spaces would exceed the projected parking demand. Moreover, it is unlikely that guests will utilize street parking along roadways surrounding the project site, given that there would be residual parking capacity on-site.

Conclusions

- The proposed project would not generate additional vehicle trips compared to existing conditions. As a result of the project generating or attracting fewer than 110 net new trips per day, it can be presumed that the proposed project would have a less-than-significant impact on VMT based on OPR's VMT screening criteria.
- The proposed project would provide alternative transportation options and on-site amenities not currently offered at the existing Hofsas House Hotel. Therefore, it can be concluded that the proposed hotel project may generate fewer vehicle trips than the existing hotel.
- Based on the results of the parking survey, the proposed new hotel's proposed 50 parking spaces would exceed the projected parking demand.