

**RECORDING REQUESTED BY**  
CITY OF CARMEL-BY-THE-SEA

**AND WHEN RECORDED MAIL TO**

Carmel City Hall  
Post Office Drawer CC  
Carmel, CA 93921  
Attn: Marnie R. Waffle, AICP, Principal Planner  
No Fee Pursuant to Gov. Code Sec.27383

This space is reserved for the Recorder's use only

**RESOLUTION OF HISTORICAL RESOURCE DESIGNATION**

The Department of Community Planning and Building of the City of Carmel-by-the-Sea has completed intensive survey work and has made an Administrative Determination that the property identified below meets the criteria for a historic resource as established in the City's General Plan, the Municipal Code, and the Local Coastal Program for Carmel-by-the-Sea.

Based on this determination, effective December 18, 2023, the Department of Community Planning and Building hereby resolves to designate the property described below as a local resource on the Carmel Inventory of Historic Resources.

This Resolution of Historical Resource Designation is being recorded pursuant to section 5029(b) of the California Public Resources Code, which requires the City to record all historic resource determinations. This action is also taken in furtherance of the Local Coastal Program certified by the California Coastal Commission and implemented by the City of Carmel-by-the-Sea Ordinances No. 2004-01 and 2004-02.

Assessor's Parcel Number: 010-124-014-000  
Block: 34 Lot(s): 10 & 12  
Current Owner: Hofsas House, Inc  
Street Location: Dolores Street 2 NE of 4<sup>th</sup> Avenue  
Resource Name: Donna Hofsas House

**Attachment A – DPR 523A Form for Donna Hofsas House (7 pages)**

It is the purpose of this Resolution to alert the owner, successors, and assigns to the existence of a historic resource on the property. This historic resource is protected under the laws of the State of California and of the City of Carmel-by-the-Sea, including the California Coastal Act, the California Public Resources Code, the Carmel-by-the-Sea Municipal Code, and the Local Coastal Program. Specific regulations affecting remodels, alterations, additions, and demolitions can be found in the City of Carmel-by-the-Sea planning documents referenced above.

Date:

Certified by:

December 18, 2023

Marnie R. Waffle, AICP, Principal Planner  
City of Carmel-by-the-Sea

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

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

P1. Other Identifier: Donna Hofsas House

\*P2. Location:  Not for Publication  Unrestricted \*a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary)

\*b. USGS 7.5' Quad Monterey Date 2012 T ; R ; ¼ of ¼ of Sec ; Mount Diablo B.M.

c. Address Dolores 2 NE 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; Block 34, lots 12 & 14

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

The two-story Donna Hofsas House has an irregular plan placed diagonally on the downward sloping lot. The focal point of the house is the hyperboloid parabola roof which is supported by elevated concrete block piers. The roof is covered by fiberglass deck roofing with a coarse sand topping. The concrete block walls also serve as retaining walls against the grade. A bedroom/bathroom wing extends northeast. This wing has a low gabled roof with shingles. Vertical 1x10 siding and window walls within an exposed steel structural system act as non-load bearing screens below the sweep of the roof. A ground level garage is located on the west (front) elevation. Concrete stairs lead from the driveway up to the double front entrance located under the southeast peak of the roof. A Mayan concrete screen wall is located next to the door.

Building permits indicate that a bathroom was added to the north elevation in 1962 (designed by architect Ted Larson) and the entrance was extended in 1972 by architect Robert (continued p. 3)

\*P3b. Resource Attributes: (List attributes and codes) HP2, Single family house

\*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: 1960  Historic  Prehistoric  Both Building Permit

\*P7. Owner and Address:

Hofsas House

POB 1195

Carmel, CA. 93921

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

Meg Clovis

14024 Reservation Rd.

Salinas, CA 93908

\*P9. Date Recorded: 07/2023

\*P10. Survey Type: (Describe) Intensive

\*P11. Report Citation: (cite survey report and other sources, or enter "none.") DPR523A&B, Richard Janick 2002

\*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) Donna Hofsas House

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

**\*B5. Architectural Style:** Regional Expressionist

**\*B6. Construction History:** (Construction date, alteration, and date of alterations) BP#3535 (1960) Build 2-story house; BP#3828 (1962) Add bathroom; BP#72-150 (1972) Extend entry & shift entry doors

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

**\*B8. Related Features:** Parking lot

B9a. Architect: Cleveland A. Dayton

b. Builder: Ralph Stean

**\*B10. Significance:** Theme: Architectural Development **Area** Carmel by the Sea

**Period of Significance:** 1960

**Property Type** Building **Applicable Criteria:** CR3

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

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 Frederick was an accountant. They developed a Bavarian-themed hotel complex known as the Hofsas House Inn on San Carlos and Fourth. After considerably enlarging their hotel in 1957, they decided to build their own house on the edge of lots 12 and 14, fronting Dolores Street. Mrs. Hofsas hired architect Cleveland A. Dayton to design a house with a hyperbolic paraboloid roof, which was a daring choice for a community defined by delightful fairytale cottages. Although there was some initial disagreement among Planning Commissioners, Mrs. Hofsas prevailed and received a permit to build her house in May 1960.

There is no record of why Donna Hofsas selected a building style so radically different than her Hofsas House Inn, which exuded Bavarian charm. Architect Cleveland A. Dayton (1919-2012) worked for a San Jose firm called Creative Design Company. The structural design was handled by Carter-Slattey Engineers of Monterey. Neither Dayton nor the engineering firm are listed in Carmel's Historic Context Statement. The contractor on the project was Ralph Stean (1918-2004). 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 homes. Later in his career he built the (continued p. 5)

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

**\*B12. References:**

Carmel Context Statement & Historic Preservation Ordinance  
Building File, Carmel Planning Dept.

National Register Bulletin 15

Polk's City Directories, Harrison Memorial Library

Sprague, Tyler. "The Rise of Hyperbolic Paraboloids in Post-War America". *Construction History*, 1/2013.

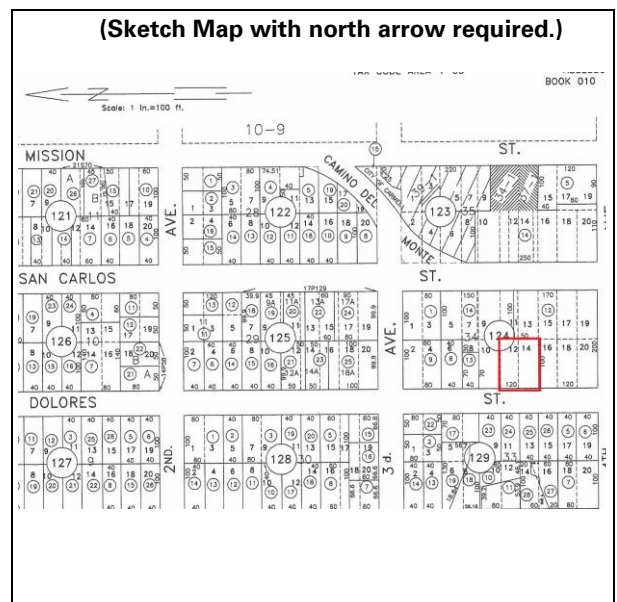
Donna Hofsas Obit., *Carmel Pine Cone*, 7/16/1981, p. 26

Rifkind, Carole. *A Field Guide to Contemporary American Architecture*. New York, 1998.

B13. Remarks

**\*B14. Evaluator:** Meg Clovis

(This space reserved for official comments.)



**CONTINUATION SHEET**

**P3a. Description (continued):**

Stephenson. The entrance extension included new block walls and a shingled, gable roof covering. The house is wedged onto the edge of the lot, hemmed in by the Dolores Street entrance for the Hofsas House Inn parking lot and the parking lot itself. Landscaping is minimal and includes a built-in planter near the front door and a large oak which shades the entrance.

The Donna Hofsas House is an example of the Regional Expressionist style (1945-1986) as described in Carmel's Historic Context Statement (p. 64). Regional Expressionism applied new technologies and construction techniques to modernist building design that was attuned to Carmel's topography, geology, and climate. With advances in concrete and metal technologies, rooflines were able to soar with space-age shapes, including butterfly, arched, serrated, airplane and parabolic forms. The Donna Hofsas House is an excellent local example of the exuberant roof architecture favored in the 1960s, exhibiting a dynamic shape and dramatic encounter with its site.



Figure 1: Front elevation looking southeast

Character-defining features of the Donna Hofsas House include:

- Irregular plan that addresses the immediate setting
- Hyperboloid parabola roof
- Exposed steel structural system and window wall
- Mayan concrete screen
- Double front doors
- Cement block walls with integrated front door planter

### Integrity

Integrity is defined as the ability of a building to convey its significance. There are seven aspects of integrity and to retain integrity a building must retain several, if not most aspects. Very few changes have been made to the Donna Hofsas House since its construction in 1960. The Donna Hofsas House retains a high degree of integrity:

- Location: the house is still in its original location.
- Design: the house has retained its original Regional Expressionist design.
- Setting: the house remains in the same neighborhood setting, which is a mix of single-family residences and lodging facilities.
- Materials: the house retains its original materials.
- Workmanship: the house still exhibits the workmanship associated with the Regional Expressionist style such as the roof, window wall, and concrete block walls.
- Feeling: the house retains the physical features that convey its historic character, i.e., an Avant Garde house that pushed the envelope of Carmel's building traditions.
- Association: this aspect of integrity is only applicable to resources eligible under Criteria One and Two.



Figure 2: View looking northwest

**B10. Significance (continued):**

Carmel Valley movie theatre and several office complexes. Ralph Stean is listed in Carmel's Historic Context Statement.

Evaluation for Significance

Historians use National Register Bulletin 15<sup>1</sup> 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 Statement<sup>2</sup> provides this context. The City of Carmel's Historic Preservation Ordinance (Section 17.32.040) reiterates the role of *National Register Bulletin 15* in the evaluation of historic resources. Adopted eligibility criteria are modeled on the California Register's four criteria with the addition of specific qualifications for Criterion Three. (Section 17.32.040.D).

The Donna Hofsas House is not eligible under **Criterion One (Event/Association)**

Because no specific event led to the construction of the residence and no important event took place in the residence.



Figure 3: View of front door, Mayan screen & 1972 addition

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

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

**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Trinomial \_\_\_\_\_

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\*Resource Name or # Donna Hofsas House

\*Recorded by Meg Clovis

\*Date 07/2023

Continuation  Update

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. There is no indication in the historical record that Mrs. Hofsas played an outstanding role in the Carmel community when compared to other residents. The Donna Hofsas House is not eligible for listing in the Carmel Inventory of Historic Resources under Criterion Two.

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 should meet one of the following 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 Donna Hofsas House was constructed by Ralph Stean who is recognized as significant in Carmel's Historic Context Statement.*

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.

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

*The Donna Hofsas House is a good example of the Regional Expressionist style of architecture, which is 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.

*The Donna Hofsas House is the only example of a hyperbolic parabola roof in Carmel. It is a rare roof type that attests to the innovative spirit that has defined the Carmel community since its inception. The Donna Hofsas House contributes to Carmel's unique sense of time and place.*

The Donna Hofsas House 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.

**CONTINUATION SHEET**

Primary # \_\_\_\_\_

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Trinomial \_\_\_\_\_

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\*Resource Name or # Donna Hofsas House

\*Recorded by Meg Clovis

\*Date 07/2023

Continuation  Update

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

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 Donna Hofsas House represents the theme of Architectural Development. The Donna Hofsas House is over 50 years old. The Donna Hofsas House meets California Register Criterion Three. The Donna Hofsas House meets Carmel's additional requirements under Criterion Three because:

- The house was designed by Ralph Stean, who is recognized as a significant contractor in the Context Statement;
- It is a good example of the Regional Expressionist style of architecture; and
- It displays a rare style of architecture in Carmel.

In summary, Bulletin 15, the Carmel Historic Context Statement, the Carmel Historic Preservation Ordinance, and the historical record support the conclusion that the Donna Hofsas House is eligible for listing in the Carmel Inventory of Historic Resources.