

From: Cathryn Carlson

Correspondence 9-10-24
Item # 10
(Mardani)

Good afternoon Mayor and Members of the City Council,

My name is Cathryn Carlson and I am standing before you and members of the public because I feel strongly that the City must enforce the Carmel Municipal Code fairly and objectively. The Code must be clear and, if parts of it have to be changed, then they should be changed according to the process in place.

My family has owned our home in Carmel for the past 45 years. I inherited the property when my father died 12 years ago and, in this short time, I have experienced arbitrary decision making on the part of the City twice already, first when I renovated my own home and now when my new neighbor is attempting to expand hers.

Following my appeal in June, based on the Staff Report you have before you, the Planning and Building Department have been busy.

They have carefully studied California CEQA regulations and have desperately attempted to justify their exemption of this project, not by means of the section they originally cited in the Planning Commission's signed approval, which they now admit was wrong, but by using other parts of the Code, and State regulation, that do not actually apply. This project is NOT categorically exempt from CEQA.

They have, again following my appeal, required the applicant to commission a proper topographic land survey from a properly licensed professional whereas they had previously accepted a survey, on which the Planning Commission's original approval was based, that was clearly wrong in that it did not show the setbacks as nonconforming. If we give them the benefit of the doubt, they did not manage to figure this out until they were alerted to this significant oversight by me when the applicant questioned MY property line.

City of Carmel-By-The-Sea

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They have also dug up a piece of paper from 1970 that they “feel” (that’s the word used) qualifies the lot in question as a legal building site even though the Code says otherwise. They have had 54 years to change the Code to reflect their feelings, but they have not yet done so. According to today’s Code, this lot does NOT qualify as a legal building site and that’s a fact.

Finally, they have not required the applicant to calculate exactly how much of her non-conforming walls – a wall is a Structure according to the Carmel Municipal Code – will be demolished. If the percentage is over 50%, each of these walls (and the underlying foundation) would have to be torn down and rebuilt up to current code. They know this, and yet, they refuse to require a calculation. And not only that, the applicant’s direct neighbor was told that he could not do the very same thing that the City is now accepting.

This is not only about ME. It’s about US – the citizens of Carmel-by-the-Sea. I don’t believe that I am the only one in town who feels this way. In last week’s Pine Cone, there was a Letter to the Editor from Lisa Doyle expressing a similar thought and in another recent issue of the Pine Cone, David O’Neil mentions the same thing as one of the reasons he is running for City Council.

WE DESERVE BETTER!!

This project has been going on for almost three years now and what I am able to outline here in this short time is just the tip of the iceberg as they say. As we all know, the City has had my appeal since June whereas I received the City’s Staff Report – the fifth one I have reviewed - late Friday night. I have had only two days – I have a full-time job – to digest their comments whereas they have had three months to address mine. Is this what we all think is fair?

I’d like to illustrate my points in a novel way by telling you all a story. Everything that I will recount is backed up by detailed supporting documents and public information that is in the possession of the Mayor and the City Council and can be made available to others upon request.

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NUMBERED STREET ADDRESSES IN CARMEL-BY-THE-SEA

From: Kevin Ruess
To: City Council

Correspondence - 9-10-24
re: #6 Street Address

Familiar addresses are best

People expect addresses to consist of numbers followed by a street name:

123 Main Street

- Typically an alpha part of standard addresses distinguishes multiple units from each other
 - A duplex that has 840 A and 840 B
 - A, B, C, D, etc. in a business building

It's best to stick with the familiar

Addresses are facilitators

- Make places easier to find
- Make deliveries easier and more reliable
- Reduce time from when a caller dials 911 and when responders can provide aid
- Helpful and welcoming to people not familiar with the area like:
 - Guests
 - Tourists (most of the local economy)

Standard addresses make it easier for everyone.

Addresses that play well with others

- Work with the USPS Address Management System (AMS)
 - The system that almost all entities use to confirm that you have a usable address
 - If you're not in AMS, it's hard to prove where you are (it may be hard to prove you exist)
 - AMS rejects CBTS directional addresses
- Work seamlessly with the GIS (Geographic Information System) used by 911 call centers, dispatchers, and responders

The current directional address approach does not work with these databases

Favor Simplicity

Addressing is a system

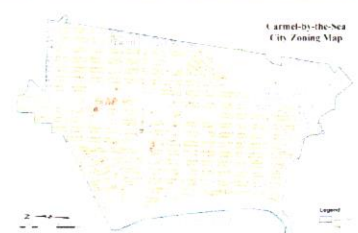
- "We have work-arounds"
 - This proves our current system does not work
- Simple things are easier to understand and use
- Simple systems are more robust
- We will have to adjust to new addresses; a simpler system will enable an easy transition

Why climb a big hill when we can climb a small one?

Carmel already has some standard numbered addresses

Lots shown in gray were not originally part of the city but annexed later
 Many of these (especially in the south and east) retain their addresses from when they were part of unincorporated Monterey County

- They also retain mailboxes and USPS delivers mail to them



Sometimes they have difficulties calling 911

- Call takers may not believe they are in the city since they have an address and "Carmel doesn't have addresses"
- Calls may be routed to a Monterey County Sheriff rather than local police, likely delaying response.

Standard addresses won't be "new" in Carmel – we already have some.

We are historically situated NOW

- Our “no addresses” tradition goes back to at least 1916
 - We live here **today**
- Over time Carmel has implemented many types of infrastructure:
 - Running water and sewers
 - Electrical power
 - Paved streets
 - Natural gas
 - Cable television and now high-speed fiber

How many of us would live here without this infrastructure?

We need standard addresses because of WHEN we live.

It's time to address addresses

- Local government discussion on adopting addresses has been going on for two years.
 - There has been lots of time, and multiple opportunities, to address the council about addresses.
 - Staff reports have been made available to the public as part of publicly announced council meeting agendas.
- City staff and the planning department can proceed now to develop and implement a plan.
There is no need to delay policy on addresses.

An address to receive deliveries

Consider this approach:

123 OCEAN AVE
PO BOX 4567
CARMEL-BY-THE-SEA, CA 93921-4567

- Everyone can find you:
 - Emergency responders
 - FedEx, UPS, DHL, Amazon
 - “last-mile” delivery contractors
 - Deliveries from local restaurants and pharmacies
 - Utilities, financial institutions, insurance companies, service providers, etc. that need to know your physical location
 - Visitors
- **AND**
 - USPS will continue delivering to your PO Box

Resources

- The city web site now has a page on addresses: <https://ci.carmel.ca.us/street-addresses>
 - Follow all the links to get an overall picture
 - See the whole two-year history of this public discussion
- The City Council has included addresses on the agenda for the September 10, 2024 meeting at 4:30 at City Hall.
 - Agenda at: <https://carmel.novusagenda.com/agendapublic/MeetingView.aspx?MeetingID=1564&MinutesMeetingID=1291&doctype=Agenda>
 - Detailed report and legal analysis at: <https://carmel.novusagenda.com/agendapublic/CoverSheet.aspx?ItemID=6651&MeetingID=1564> along with detailed attachments at the end.

The Post Office is not an issue

- Inquiries with local and other postal officials have all concluded that anything Carmel does with addresses:
 - Will NOT cause the post office to close
 - Will NOT lead to residential delivery and mailboxes

USPS will continue delivering to your PO Box.

Thank you!!

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modern resources

barbara lamprecht, m.arch., ph.d.

City of Carmel-By-The-Sea

SEP 09 2024

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[REDACTED]
[REDACTED]
barbaralamprecht.com
626.264.7600

Letter of Memorandum, Third-Party Review, Monte Verde
Barbara Lamprecht, M.Arch., Ph.D., qualified architectural historian
21 May 2024 / Revised 26 July 2024

The purpose of this evaluation is to independently analyze the reports from Ms. Meg Clovis and Dr. Anthony Kirk regarding the subject property, a house located on Camino Real, 4 SW of 11th Avenue, Carmel-by-the-Sea, APN 101 275 006.

Summary

The subject property 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 under Criterion 3, architecture, as established by the City of Carmel in Municipal Ordinance 17.32.040. The Eligibility Criteria for the Carmel Inventory of Historical Resources are based on the criteria established by the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR). (While largely reiterating these federal and state criteria, Carmel's criteria are specific to the city and are the definitive authority for this evaluation.) This analysis supports the finding by Dr. Anthony Kirk in that the subject property is ineligible for listing, which finds that the property is not a good example of the Tudor Revival Style. In fact, the charming little house is not a representative example of any style at all. Additionally, while its builders are listed as significant in the City's Historic Context Statement, that inclusion does not mean that every structure they designed or built is automatically significant. Indeed, some of their houses embody exceptional craftsmanship, but the subject property is not an excellent or representative example of their work.

Discussion - Style

Ms. Clovis asserts that the property qualifies for inclusion under two of four factors for the Carmel's Inventory Criterion 3. It has to 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" [or is a] "a good example of an architectural style or type of construction recognized as significant in the Historic Context Statement ..."

Ms. Clovis asserts that the house, constructed in 1933 and rebuilt in 1940, embodies the distinctive characteristics of the Tudor Revival Style, and that the

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property was built by Ernest Bixler and rebuilt by Miles Bain, who are noted in the Carmel Historic Context Statement, therefore supporting its significance.

Tudor Revival, popular from the late 1880s to about 1940, is one of 40 styles of architecture recognized by the NRHP. Architectural historians rely on *A Field Guide to American Houses*, 2022 edtn. by Virginia Savage McAlester, as an indispensable resource for understanding the character-defining features of a style; in this case Tudor Revival, a style related to the Arts and Crafts.

The style is bold in its steep, dominant roofs; a mixture of natural materials such as brick, stone, timber, and stucco to animate a façade (and historically to convey the wealth needed to afford such a rich variety); dormer windows; multi-light wood windows; arched, prominent entrances; dramatic chimneys that are often articulated in interesting ways; sometimes a mixture of front and side gable roofs; and, frequently, decorative half-timbering. Comprehensively, the goal of Tudor Revival architects and builders is to be “picturesque.”

The Camino Real property exhibits no agile integration of different materials, no dormer windows, no dramatic chimney, and features a medium-sloped roof, as Dr. Kirk notes. (While the slope of a roof may seem a minor concern, it is a key factor in defining a style. Modernism, for example, is associated with flat roofs.) Clad in stucco with rough-sawn plank siding in its gables and board-and-batten wood siding elsewhere, the house is a mild wave to the tenets of the distinguished historic style as demonstrated in *A Field Guide* and present in the many beloved (and exaggerated) examples of the style seen in downtown Carmel-by-the Sea by Hugh Comstock. Good examples of the Tudor Revival style include Casanova 3 SW of 10th, Carmel-by-the-Sea, winning a Carmel Heritage Award in 2004. Other notable examples include the Etting House at Camino Real and Sixth Avenue, 1941, designed by George Whitcomb; and architect’s Robert Stanton’s office in Carmel, designed ca. 1936. Notably, the Historic Context Statement states that the style is already well represented in the city, both residentially and commercially. It is not a rare style; there are many other strong examples that retain the majority of original character-defining features associated with Tudor Revival, which the Camino Real property does not.

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Integrity

Under Criterion 3, architecture, the concept of integrity is vital. Integrity is the ability of a resource to convey its historic significance. Eligibility Criteria Section 17.32.040, B. states that integrity:

“shall be documented by comparing the existing condition of the resource with the original building plans or early records and photographs, or other substantial evidence (e.g., literature review, Sanborn maps, architectural files, land records) and/or by physical inspection by a qualified professional.”

Both reports acknowledge that a fire occurred after the house was completed in 1933, necessitating a rebuilding in 1940. However, the Clovis text makes no mention of any extant original documentation of the house such as historic photographs or drawings. It is not possible to understand how the second builder, Miles Bain, “rebuilt” the house “using Ernest Bixler’s original plans.” Were there any changes in spatial relationships or sizes; were window and doors and replaced in kind and in the same locations? Is the slope of the roof identical to that of the original dwelling? What alterations occurred throughout the life of the subject property since 1940? The Clovis report asserts that the “house retains materials from its original construction.” If the house had to be “rebuilt” (and not repaired), that suggests complete destruction. How is this retention of historic fabric documented, and where can we see original materials?

Additionally, the setting, one of the seven aspects of integrity (location, design, setting, materials, workmanship, feeling, and association), is both an aspect increasingly recognized as being important and yet it is an aspect that is often overlooked. The subject property’s charming garden, white picket fence, and rounded entrance arbor, are recent additions and not original to the house. While the current landscaping is more in keeping with the Tudor Revival style, as discussed in the Summary, the house itself does not embody a good or even modest example of the style; the addition of plantings that are not documented as original to the property does not imbue the house with the style. Also, rather than a simple brick or concrete walkway, as would be expected in the setting for a small Tudor Revival residence, here the wandering pathway with its large

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stones and wide mortar surrounds appear to be a holdover from the previous, more exotic and tropical landscaping, which is also likely not original either.

It appears that the original wood windows and solid front door have been replaced by black-painted vinyl or metal frames and the solid doors replaced with French doors. While such replacements may sometimes be acceptable on secondary elevations, they are not acceptable on primary facades.

Builders

The Carmel Historic Context Statement mentions Ernest Bixler (1898 – 1978) twelve times as a prominent builder designer, often noted for his work on Ranch style houses, not Tudor Revival dwellings. Vivian Miles Bain (1895 – 1966) served as the general contractor for some extraordinary houses on challenging sites in the Carmel-Monterey area including Frank Lloyd Wright's Walker House, Pebble Beach, 1952, and the Nathaniel Owings House, Big Sur, 1959, designed for one of the founders of the legendary firm Skidmore, Owings & Merrill, as well as houses for Ansel Adams, Big Sur, 1965, and Neil Weston, photographer Edward Weston's son. As a general contractor, Bain's obvious ability to handle the most difficult and daring projects is not reflected in the modest subject property. As stated earlier, the inclusion of Bixler and Bain in the Carmel Historic Context Statement does not make the Camino Real property significant.

Conclusion

The subject property at Camino Real, 4NW of 11th, is not 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 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.

Barbara Lamprecht, M.Arch., Ph.D.



**Carmel-
by-the-Sea**

Nova Romero <nromero@ci.carmel.ca.us>

Possible win win regarding addresses

1 message

kristi ecocarmel.com <kristi@ecocarmel.com>

Tue, Sep 10, 2024 at 11:47 AM

To: Dave Potter <dpotter@ci.carmel.ca.us>, Bobby Richards <brichards@ci.carmel.ca.us>, Karen Ferlito <kferlito@ci.carmel.ca.us>, Alissandra Dramov <adramov@ci.carmel.ca.us>, Jeff Baron <jbaron@ci.carmel.ca.us>
 Cc: Nova Romero <nromero@ci.carmel.ca.us>, "craig@ci.carmel.ca.us" <craig@ci.carmel.ca.us>, Brandon Swanson <bswanson@ci.carmel.ca.us>, "bpierik@ci.carmel.ca.us" <bpierik@ci.carmel.ca.us>

Dear Mayor Potter and Carmel by the Sea City Council Members,

It's possible that we might have a "win-win" solution with addresses: people in town who want addresses can be freed of the headaches of mis-deliveries of their goods and services, and we can retain our traditional directional address system.

This morning I spoke with the USPS district manager who supervises our zip code, 93921. It's clear that she's aware of the address discussion happening in our village, but was never asked whether or not USPS could officially adopt our traditional directional address system. She encouraged me to submit the question in writing for USPS to consider which I intend to do.

There are plenty of instances across the country where USPS has adopted unusual address systems (see https://pe.usps.com/text/pub28/28apd_001.htm), which greatly improves efficiency not only for the postal system, but for all the companies that rely on its address database to make their deliveries.

Best regards,
 Kristi

Kristi Reimers
 Proprietor
 Eco Carmel

UPS/FEDEX
2 SW 7th on San Carlos Street
Carmel-by-the-Sea
California, 93921

USPS Mailing Address:
PO BOX 41
Carmel, CA 93921

Store phone: 831.624.1222

City of Carmel-By-The-Sea

SEP 10 2024

Office of the City Clerk

JULIA WIESE

C [REDACTED]

City of Carmel-By-The-Sea

SEP 09 2024

Office of the City Clerk

September 7, 2024

Jeff Baron, Councilmember
Carmel City Council
Carmel City Hall

Dear Jeff,

Thank you for supporting street addresses. I have written to all the other members of the City Council listing the reasons that I would like them to also vote for addresses. I hope that you can persuade the board to continue making progress, and not allow this to languish any longer.

Thank you,

[REDACTED]

Julia Wiese

JULIA WIESE



City of Carmel-By-The-Sea

SEP 09 2024

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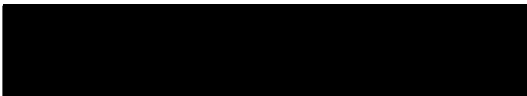
September 7, 2024

Karen Ferlito, Councilmember
Carmel City Council
Carmel City Hall

Dear Ms Ferlito,

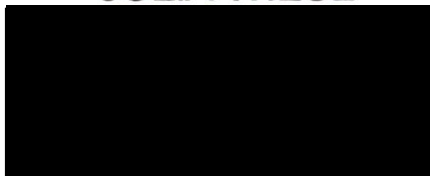
I am writing to thank you for voting in favor of house numbers, and for all your work on the matter. I won't list all the unnecessary inconveniences caused by the lack of a street address because you have already heard them from plenty of other residents. I am disappointed that you are not running for re-election, but I hope that during the remainder of your term, you will do your best to persuade the rest of the City Council to support house numbers. This matter has been delayed long enough.

Thank you,



Julia Wiese

JULIA WIESE



City of Carmel-By-The-Sea

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Office of the City Clerk

September 7, 2024

Bobby Richards, Councilmember
Carmel City Council
Carmel City Hall

Dear Mr Richards,

I am writing to thank you for voting in favor of house numbers. I won't list all the unnecessary inconveniences caused by the lack of a street address because you have already heard them from plenty of other residents. I am disappointed that you are not running for re-election, but I hope that during the remainder of your term you will continue to support house numbers, and do your best to persuade the rest of the City Council to join you. This matter has been delayed long enough.

Thank you,



Julia Wiese

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Office of the City Clerk

JULIA WIESE



September 7, 2024

Alissandra Dramov, Councilmember
Carmel City Council
Carmel City Hall

Dear Ms Dramov,

I am writing to let you know that I am very disappointed in your vote against house numbers. My husband and I are long time residents (my husband attended Sunset School starting in 1950, and after a few decades in Carmel Valley we have lived in Carmel since 1997). We getting older, and I worry about my ability to cope with the inconvenience of the lack of house numbers as I get very old. Right now, I am still physically able to walk around the neighborhood searching for missing packages, I can drive to an Amazon locker to pick up an important order, I can stand in the middle of the road waving frantically at confused delivery drivers a block away, I can pick up our prescriptions and groceries in person, and I can visit the Schwab office in person every time I have to re-verify my address. Since we are in our late 70s I have to assume that it may be hard for me to do these things in the future. Many of my shopping interactions are with computer systems that require an actual address. Some of the things I regularly have to order online are not available locally and are from vendors who will not ship to a Post Office box. And let's not forget about possibly needing to call an ambulance in a panic in the middle of the night.

The City of Carmel prides itself on putting its residents first. If this were the case I would hope that you would consider the needs of the quiet, older full-time residents who don't necessarily speak up or attend council meetings. I don't believe you have been paying attention to our comments in favor of house numbers. What might be considered a minor inconvenience for a younger person could be a real headache for

someone who is physically impaired. Having a street address would make my life easier right now, and provide some peace of mind as my husband and I figure out how to age in place.

We live on Guadalupe Street near First, right next the city limits. As I walk along the block, the houses outside the city limits have house numbers and there are a few groups of mailboxes but the block doesn't lose its charm at the city limits. The houses are equally nice and the character of the neighborhood feels exactly the same so I don't understand your reluctance to allow us to mount a few numbers on our front fence.

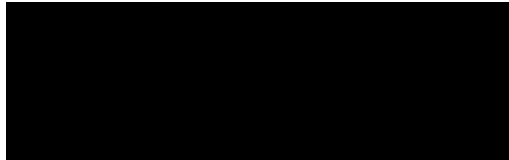
I hope that you will reconsider and support house numbers for those who want them next time the matter comes before the City Council. This has been delayed long enough and I am only getting older.

Thank you,

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Julia Wiese

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City of Carmel-By-The-Sea

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Dave Potter, Mayor
Carmel City Council
Carmel City Hall

Dear Mr Potter,

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Hem # 9

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SEP 09 2024

Office of the City Clerk

Laura Jones, PhD.
Heritage Services Consulting
Los Altos, California

September 5, 2024

Antony Lombardo
144 West Gabilan Street
Salinas, CA 93901

At your request I reviewed a historic resource evaluation report by Meg Clovis for a single-family home located at 4 NW of 11th Street in Carmel-by-the-Sea, as well as three peer reviews of that assessment submitted by Anthony Kirk, Ph.D., Barbara Lamprecht, Ph.D. and Kent Seavey. The evaluation and the peer reviews were all prepared by qualified professionals and address the eligibility of a modest vacation home constructed in 1933 for J. Henry Ohloff. None of the reviewers suggests that the house is eligible for listing on the California Register or National Register; the focus of the analysis is on local criteria described in the Historic Context Statement for the City of Carmel-by-the-Sea.¹

The historic evaluation report prepared by Meg Clovis finds the Ohloff House eligible at the local level for listing on the City of Carmel-by-the-Sea Inventory of Historic Resources.² The Ohloff House may qualify for listing on the Inventory for its architecture as either an example of a style identified in the Historic Context Statement as important in the development of the town, or as the work of a significant builder. The property record prepared by Meg Clovis suggests that the house is eligible for listing on the Carmel Inventory as an example of Tudor Revival architecture identified in the architectural chronology as significant and because two builders (Ernest Bixler and Miles Bain) who worked on the house are mentioned in the Historic Context Statement. The Clovis report also notes that the house “does not possess high artistic values and it does not express aesthetic ideals or design values.”³

Tudor Revival Style

The identification of the house as Tudor Revival style by Clovis does not include a specific reference for the characteristics of the style. The Historic Context Statement briefly notes that:

“Tudor homes were usually stuccoed, half-timbered, and gabled.”⁴

And that “a taste for revivalism” characterized residential construction in the 1920s and 1930s that included Tudor Revival homes.⁵

¹ *Historic Context Statement Carmel-by-the-Sea*. Viewed at https://ci.carmel.ca.us/sites/main/files/final_draft_carmel_historic_context_statement_update_9.6.2022_clean_1.pdf

² J. Henry Ohloff House. Recorded by Meg Clovis, August 2023.

³ Clovis, page 5.

⁴ *Historic Context Statement*, page 53.

⁵ *Ibid.*

Clovis identified the following features as “character-defining” for the Ohloff House:

- Cross gabled roof system with sloping eaves
- Compound floor plan
- Horizontal and vertical boards within the apex of the gables
- Louvred vents in the front gables
- Original old brick chimney (recently covered with stucco)
- Multi-paned casement windows
- Partial-width porch
- Stucco exterior walls.⁶

Notable Designer/Builder

The Carmel Historic Context Statement allows for “Buildings designed by a significant architect, landscape architect, or a significant builder” to be eligible for the Carmel Inventory. According to Clovis, the designer and builder of the Ohloff House was Ernest Bixler, who completed the home in 1933. After a fire in 1940, Miles Bain rebuilt the house following Bixler’s plans.

Clovis credits Bixler with completing close to eighty homes in Carmel.⁷ A review of the Historic Inventory for the City of Carmel-by-the-Sea yielded four homes designed and built by Bixler and one commercial building.

Additional Eligibility Requirements

Inclusion on the Inventory also requires that integrity of key features has been preserved:

“Minimum Eligibility Requirements

- Retains sufficient character defining features to represent a given architectural style.
- Retains original form and roofline.
- Retains the original fenestration pattern.
- Retains original exterior cladding (or original cladding has been replaced in-kind).”⁸

To be eligible for association with designer Ernest Bixler the house would need to have integrity to the year of its construction, which was 1933. Clovis suggests that because it was reputedly restored to its original appearance in 1940 by a second builder mentioned in the Historic Context Statement (Mies Bain), that the house retains integrity.

Clovis identified an addition designed and built by Miles Bain in 1941 and the plastering over of the chimney as the only design changes to the house since 1933.⁹ The Clovis evaluation concludes that the house retains integrity.

⁶ Clovis, page 3.

⁷ Ibid.

⁸ *Historic Context Statement*, pages 70-71.

⁹ Clovis, page 3.

Peer Reviewers Challenges to Eligibility

The peer reviews challenge whether the house meets the eligibility requirements for listing on the Carmel Inventory of Historic Resources.

Anthony Kirk challenges the identification of the Ohloff House as a good example of Tudor Revival architecture as it has no half-timbering and the slope of the gabled roofs is not steep enough to represent the style. He does not find that the association with a prominent builder is sufficient to merit listing. Kirk also details additional alterations to the property, including the replacement of the original wood windows with aluminum windows and the original doors with French doors.¹⁰ Kirk concludes that the house “has absolutely no architectural features that suggest any particular style, including Tudor...It should not be placed in the Carmel Inventory of Historic Resources.”¹¹

Kent Seavey wrote two peer review letters.¹² Seavey concurs with Kirk that association with a prominent builder mentioned in the Historic Context Statement does not create a presumption of eligibility. Like Kirk, he questions the identification of the house as Tudor Revival style. Seavey cites the respected Field Guide to American Houses to support an argument that the house is actually Minimal Traditional Style. The Field Guide provides detailed analysis of the features of popular styles and their variations.¹³ Seavey’s second review details additional alterations to the home and suggests that it is “not Tudor or minimalist style and it is definitely not historic.”

Barbara Lamprecht also cites McAlester’s Field Guide to suggest that the Ohloff House is a “mild wave to the tenets of the distinguished historic style” of Tudor Revival and points out the style is not rare and “many other strong examples retain the majority of original character-defining features associated with Tudor Revival.” Lamprecht cites specific properties in Carmel that better represent Tudor Revival style. Lamprecht also challenges Clovis on the integrity of the house, questioning whether there is evidence that original materials were retained after the fire in 1940. While Lamprecht agrees that designer/builders Bixler and Bain made important contributions in Carmel, she disagrees that the Ohloff House is an important example of theirs’ work.¹⁴

Comments

The Ohloff House is not a “good example” of Tudor Revival style. It lacks the most important characteristics of the style: a steep gabled roof, Tudor-arched doorway, half-timbering, and diamond pane windows. The Historic Context Statement offers a “Minimum Eligibility Requirement” of “sufficient character defining features to represent a given architectural style.”¹⁵ I concur with Anthony Kirk, Barbara Lamprecht and Kent Seavey that the property does not display sufficient features of Tudor Revival style to meet this requirement.

The association with designer/builders Bixler and Bain poses a similar problem: is that association sufficient to merit listing as a historic resource? The Historic Context Statement is ambiguous on this

¹⁰ Letter from Anthony Kirk to Anthony Lombardo, November 29, 2023.

¹¹ Kirk, page 4.

¹² Letters from Kent L. Seavey to Anthony Lombardo, December 28, 2023 and May 24, 2024.

¹³ *A Field Guide to American Houses* by Virginia McAlester. Several editions have been printed, most recently in 2022.

¹⁴ Letter of Memorandum by Barbara Lamprecht, July 26, 2024.

¹⁵ *Historic Context Statement Carmel-by-the-Sea*, page 70.

point. On the one hand it states that “Buildings designed by a significant architect, landscape architect, or a significant builder “are significant, pending examination of integrity. On the other hand, the Context Statement recommends comparison to properties of similar style and, “where there are many representatives of a particular style or examples of an architect or master builder’s work, the property should retain a high degree of physical and architectural integrity,” suggesting that not every building associated with a designer/builder named in the Historic Context Statement will be eligible for the local Inventory.¹⁶

Performing a comparative analysis of the Ohloff House against the 100+ buildings constructed by Bixler or Bain in Carmel is beyond the scope of this memo. (Some weight should be given to Seavey’s opinion as he has evaluated dozens, perhaps hundreds, of buildings in his career, including many listed in Carmel’s Inventory.) Lamprecht provides a comparative discussion and finds that the property falls short.

However, there is sufficient information provided by the three peer reviewers to document extensive alterations to the property that did not adhere to the Secretary of the Interior’s Standards, including replacement of all or nearly all of the wood windows with aluminum windows and replacement of all the doors on the house in about 2020. Many of these replacements do not match the originals not just in materials but in configuration and size. (Replacement in the same materials and configuration with minor changes might have retained integrity.) Seavey, who also cites the original Bixler Plans, identified changes to the roof and eaves made by Bain in 1940 after the fire (Seavey). All three reviewers identified changes to the landscaping at the front of the house.

The Minimum Eligibility Requirements do not appear to be met for this house. Clovis’ finding that the house is a “good example” of Tudor Revival style was refuted by Kirk, Seavey and Lamprecht and the many alterations to the house rule out eligibility for association with either Bixler or Bain. While additional comparative analysis might be fruitful, the documentation of loss of integrity is ultimately decisive. I concur with Anthony Kirk, Barbara Lamprecht and Kent Seavey that the property does not retain integrity and does not appear eligible for listing on the Carmel Inventory of Historic Resources.

¹⁶ Ibid.

Carmel-
by-the-SeaCorrespondence - 9-10-24
Hem #6

Nova Romero <nromero@ci.carmel.ca.us>

Re: Sept 10 Meeting and AgendaLindamarie Epperson-rosier <[REDACTED]>
To: Nromero@ci.carmel.ca.us

City of Carmel-by-the-Sea 2024 at 4:35 PM

SEP 09 2024

Honorable Mayor and Council Council,

Office of the City Clerk

RE: Your 16-page agenda and presentation for Sept. 10 meeting regarding street addresses and Ca Fire Code (Agenda Attached).

Your agenda seems to have been designed to omit relevant facts from the California Fire Code regarding "directional addresses." Cherry-picking or selective presentation of the facts is biased and misleading. Despite its length, you clearly have not shown all of the facts which removes the fairness and integrity of the argument at hand and does not provide a complete and balanced view. I am referring to the fact that the California Fire Code does not preclude directional addresses for homes as an acceptable means of display for emergency providers.

In researching Title 24, Section 505 thoroughly, I found many areas where directional addresses are discussed. To quote one precisely, under PREMISE LOCATION: HISTORICAL CONTEXT it discusses consistency and clarity. This needs to be added to your presentation. ***"The goal of Section 505, including the use of directional addresses, is to ensure that emergency responders can quickly and accurately locate properties. This means while directional addresses are permissible, they must be used in a way that enhances clarity and avoids confusion."***

What you are attempting to do is to change Carmel's perfectly compliant code that meets the (CFC) California Fire Code standards.

Your research is also missing the fact that the CFC specifically documents that "directional addresses shall have the same standards as house numbers." Specifically, all addresses must have such things as clear visibility from a distance, consistency in their layout, and the placement must be so that the emergency responder can see the location. This concept is the primary key behind the CFC and is repeated many times in Title 24. Carmel by the Sea can achieve this simply and easily using our current, legal system. Providing your reason was purely to put us in "compliance" with the CFC, this would have been the information delivered to the citizens from the get-go. Now that you have read this verbatim, continuing to say otherwise is dishonest.

It also appears relevant information is missing on the research of whether or not the USPS will continue to lease the building on Dolores if street numbers are implemented and a cheaper method of mail delivery is available. There are many pertinent questions omitted from the Ad Hoc's letter. For example, (a) The USPS lease terminates in one year and is renewed in 5-year increments. (b) The USPS makes its own fiscal decisions. (c) 384 branches have closed since 2022. Of those closed, only 47 were planned. (d) While there are 1,023 branches nationwide, the Business Rescue Plan (BRP) is looking to reduce that by half, to 600 branches. According to the BRP, the post

office has debts of \$ 4.5 billion. Of this, \$ 3.9 billion is owed to PostBank with \$ 400 million owed in rental arrears.

Why would City Council intentionally create a situation where the USPS sees an easy opportunity to close our village location down? Gang mailboxes are a strong option with traditional street addresses. For the City Council to tell Carmelites that our village post office will not close with street addresses is unfair and misleading. For those of us with cars, we will be driving to the Via Nona Marie branch for many post office needs. However, our aging population who currently walk to the village will need to secure rides or take the bus. Everyone must know what the consequences could be so that an informed decision can be made by each person who will be impacted.

We also need to mention the fact that 3,000 people will have to contact every institution they deal with to change their address, that a tradition that has defined Carmel for us and around the world for over 100 years will be lost forever, that businesses downtown will look commercial due to the fact that they will have to display their street number on the buildings, that for some who value anonymity will become an easily identifiable target for Google home-searches, that our lives are not at risk, and that Carmel will become like every other town with changes such as this. This is not a decision for 3 people, this is for all to decide.

I hope on Tuesday you will forgo the planned, information-deficient presentation created in the extensive 15-page agenda, spare us our valued time and the misleading information, and do what you said you would do, "move to a motion to let the people of this town vote."

Thank you in advance,

Lindamarie Rosier

Correspondence 9-10-24
Item #6

Nova Romero <nromero@ci.carmel.ca.us>



Carmel-
by-the-Sea

Fw: Sept 10 Meeting and Agenda

3 messages

Carolyn White DDS [REDACTED]

To: "nromero@ci.carmel.ca.us" <nromero@ci.carmel.ca.us>

Sat, Sep 7, 2024 at 10:47 AM
City of Carmel-By-The-Sea

SEP 09 2024

Nova, Please make this letter public domain. Thank you, Cari

Office of the City Clerk

----- Forwarded Message -----

From: Carolyn White DDS <[REDACTED]>

To: Dave Potter <dpotter@ci.carmel.ca.us>; adramov@ci.carmel.ca.us <adramov@ci.carmel.ca.us>; brichards@ci.carmel.ca.us <brichards@ci.carmel.ca.us>; Jeff Baron <jbaron@ci.carmel.ca.us>; Karen Ferlito <kferlito@ci.carmel.ca.us>; Chip Rerig <crerig@ci.carmel.ca.us>; nromeo@ci.carmel.ca.us <nromeo@ci.carmel.ca.us>

Sent: Saturday, September 7, 2024 at 10:43:48 AM PDT

Subject: Sept 10 Meeting and Agenda

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Thank you in advance,

Cari White

CC: Neighbors, Chief Tomasi, Nova Romero