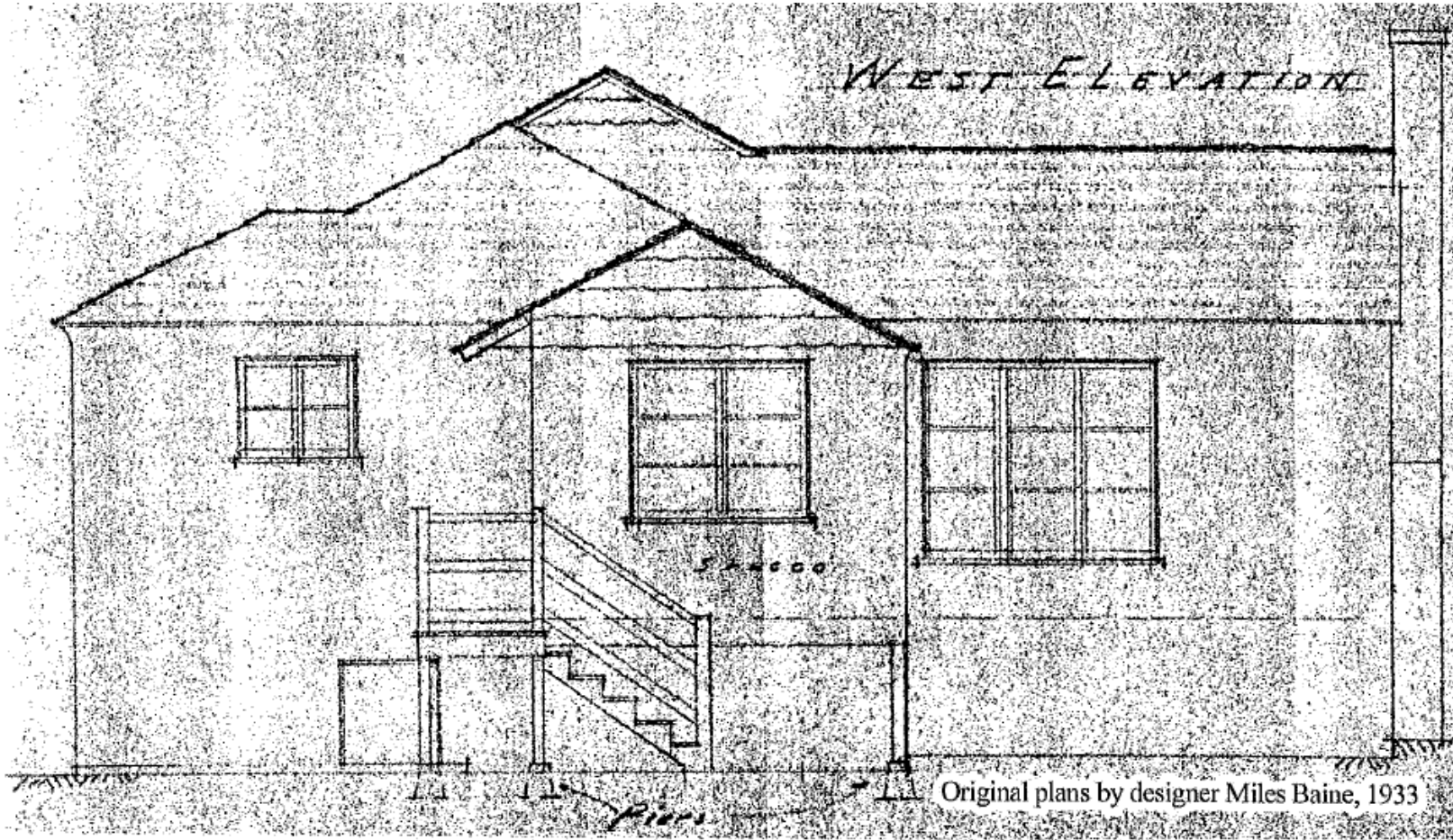


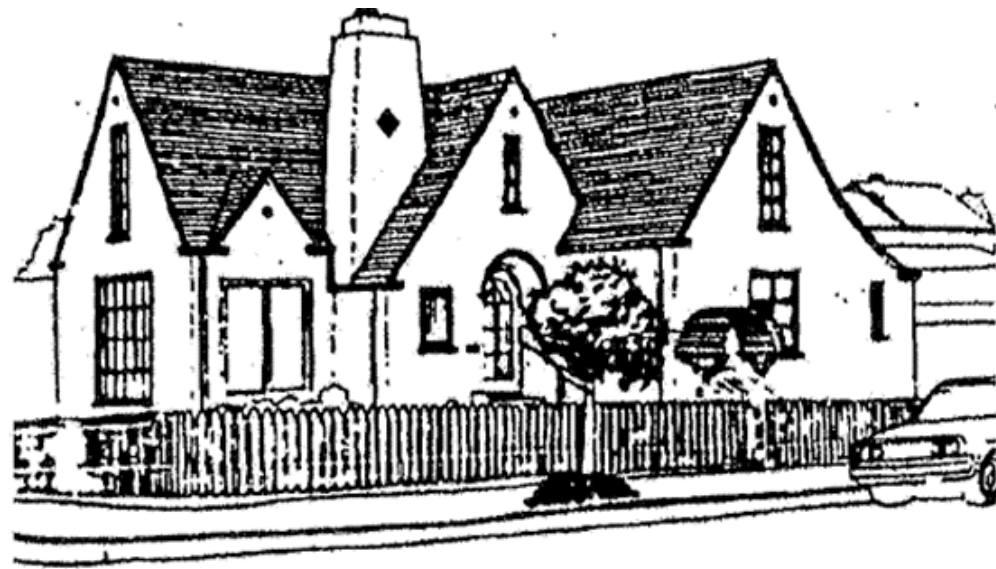
# APP 24117 Rodriguez

City Council

Carmel by the Sea

9/10/2024





### **Tudor (1920-1940)**

*Tudor* is an historically incorrect title for a style based loosely on late medieval English prototypes, ranging from thatched-roof cottages to grand manor houses. The style is identified by steeply-pitched roofs, usually side-gabled, with one or more prominent cross gables; tall, narrow windows, usually in groups, with multi-pane glazing; and massive chimneys crowned by decorative chimney pots. About half the examples in Pacific Grove show non-structural half-timber.

The Pacific Grove General Plan



**M.J. Murphy Tudor style office built 1926.**

**M.J. Murphy Tudor style office built 1926.**



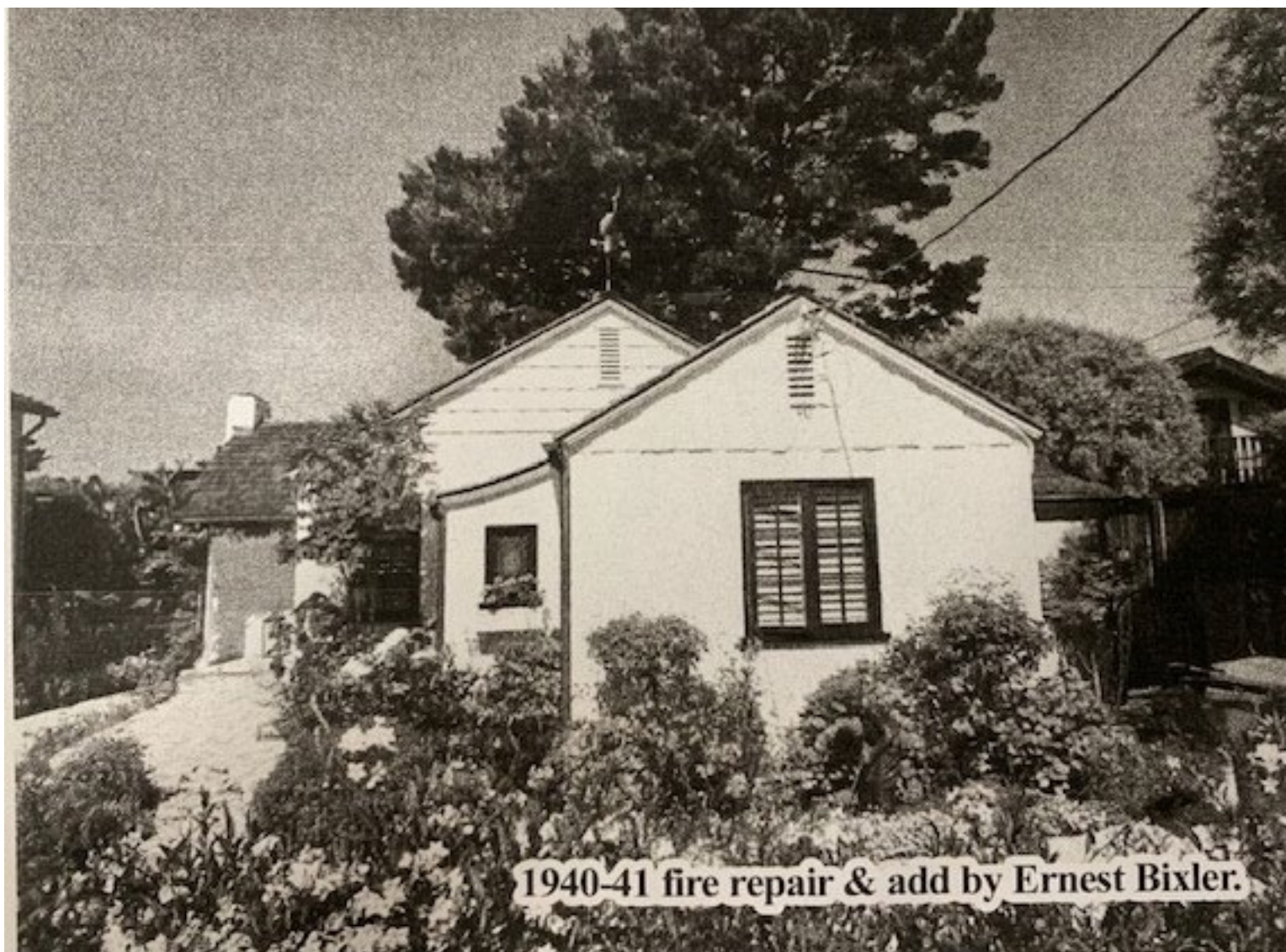
**Typical examples of numerous Tudor Revival homes designed by contractor over time**



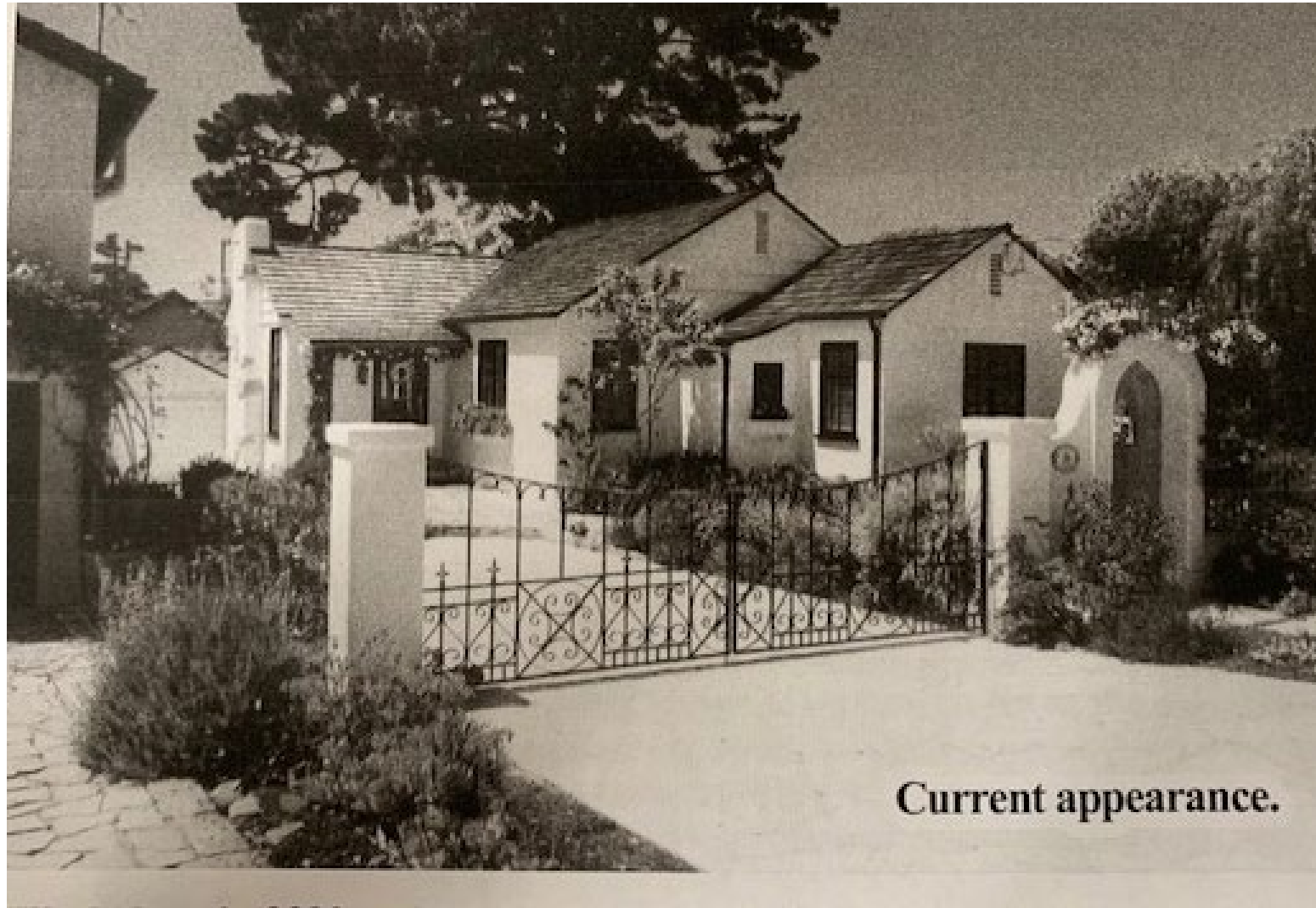
**Half-timbered Tudor (listed) on San Carlos Street.**



**Storybook Tudor (listed) on Sixth Street**



1940-41 fire repair & add by Ernest Bixler.



**Current appearance.**

## **Work done in 2020 under permit number DS20-276/BP20-0312 and 0148:**

1. Metal clad windows replaced original wood
2. All original doors replaced
3. Diamond-paned window (actually adhesive window film)
4. Iron fence, detached entry fence, and arched gate added
5. Stucco and stone facing on chimney added.



# Excerpt from Staff Report

- “The Ohloff project came at a time with Bixler/Bain were gaining local experience..satisfying client requests, and responding to popular trends/economic limitations”.
- Response: Bixler relocated to Carmel in 1927, known in that same year for his work on the Enchanted Oaks building. In the 3 years between 1930 and 1933, the staff report shows that he built 6 houses prior to the Ohloff house.
- Staff contends that Bain rebuilt the house using Bixler’s original plans, though there is clear evidence, implying that Bain’s career experience is irrelevant to the house.