



CITY OF CARMEL-BY-THE-SEA

APP 24117 (Rodriguez)

Consideration of an Appeal of the Historic Resources Board's decision to add an individual property known as the "Henry J. Ohloff House" located at Camino Real 4 northwest of 11th Avenue to the Carmel Inventory of Historic Resources. APN: 010-275-006.

City Council Meeting

September 10, 2024



“J. Henry Ohloff House”

- 1933 Tudor Revival cottage by master builder Ernest Bixler, rebuilt in 1940 by master builder Miles Bain to original design, after a fire
- 1941 small rear addition by Miles Bain
- Original owners: J. Henry Ohloff and wife, Dorothy





“J. Henry Ohloff House” Background

Phase I Initial Assessment: Following unpermitted alterations, in July 2023 City-contracted historian Ms. Clovis determined an intensive historic evaluation was warranted, due to association with Ernest Bixler and Miles Bain, local master builders. *If a property appears to meet the criteria for the inventory or, if based on the initial assessment, a definitive determination of eligibility or ineligibility cannot be made, a qualified professional under contract to the City must prepare an intensive survey of the property. (CMC 17.32.060.B.2/3)*

Phase I Intensive Survey: In August 2023 Ms. Clovis authored a DPR 523 Form and determined the J. Henry Ohloff House represents the theme of Architectural Development (Tudor Revival), retains substantial integrity, is over 50 years old, and it meets California Register Criterion Three (Tudor Revival, Bixler/Bain).

Historic Resources Board Resolution 2024-02-HRB (4/15/24): The HRB reviewed the DPR form, staff report, the applicant-sponsored second opinions authored by architectural historian Dr. Anthony Kirk and Kent Seavey, and voted 3-1 to add the property to the Carmel Inventory.

Appeal to City Council: Decisions by the Historic Resources Board are appealable to the Council. The property owners are appealing the 4/24/24 HRB decision and assert the home is not Tudor style and does not represent the work of a master builder/architect.



Phase I Intensive Evaluation (DPR 523 Form)

- Significant as a good example of the Tudor Revival style, by master builder(s) Ernest Bixler and Miles Bain
- Retains integrity (i.e., looks and feels like the original 1933 cottage)
- Character Defining Features:
 - Cross gabled roof system with sloping eaves
 - Compound floor plan
 - Horizontal and vertical boards in gable apexes
 - Louvered vents in front gables
 - Old brick chimney
 - Multi-paned casement windows
 - Partial-width porch
 - Stucco walls

State of California – The Resources Agency DEPARTMENT OF PARKS AND RECREATION		Primary # _____
PRIMARY RECORD		HRI # _____
		Trinomial _____
		NRHP Status Code _____
Other Listings _____	Reviewer _____	Date _____
Review Code _____		

Page 1 of 6 *Resource Name or #: (Assigned by recorder) J. Henry Ohloff House

P1. Other Identifier: J. Henry Ohloff 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 ; % of % of Sec ; Mount Diablo B.M.
c. Address Camino Real 4 NW of 11th 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 010-275-006, Block Q, Lots 11 & 13

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)
Built in 1933 the one-story J. Henry Ohloff House is a Tudor Revival style cottage with a compound plan and a complex, moderately pitched roof system. Two nested front-facing gables intersect with a side-gabled block located at the rear of the composition. A section of the front gable's roof sweeps down to cover a small extension. This sweeping curve is repeated on both sides of the side gable roof. The top of the front gable is filled with vertical wood siding while the second gable has horizontal wood siding. Both gables have vertical louvered vents. The exterior of the house is covered with stucco. A Carmel stone path leads back to a partial-width porch and non-original front door. Fenestration consists of tall, multi-paned casement windows, typical of the Tudor style. The stucco chimney is located on the gable end of the south elevation and is patterned with inset stones. An L-shaped, board and batten single car garage is located in the southwest corner of the lot. A stucco arched entry gate and border wall topped with a metal railing extend across the front of the property. A decorative metal gate (continued pg. 3)

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

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

PSb. Description of Photo: (View, date, accession #) Front Elevation, 08/2023

***P6. Date Constructed/Age and Sources:** 1933, 1940 Historic
 Prehistoric Both
Building Permit

***P7. Owner and Address:**
Greg & Van Rodriguez
POB 594
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.") None

***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)

DPR 523A (1/95) *Required Information

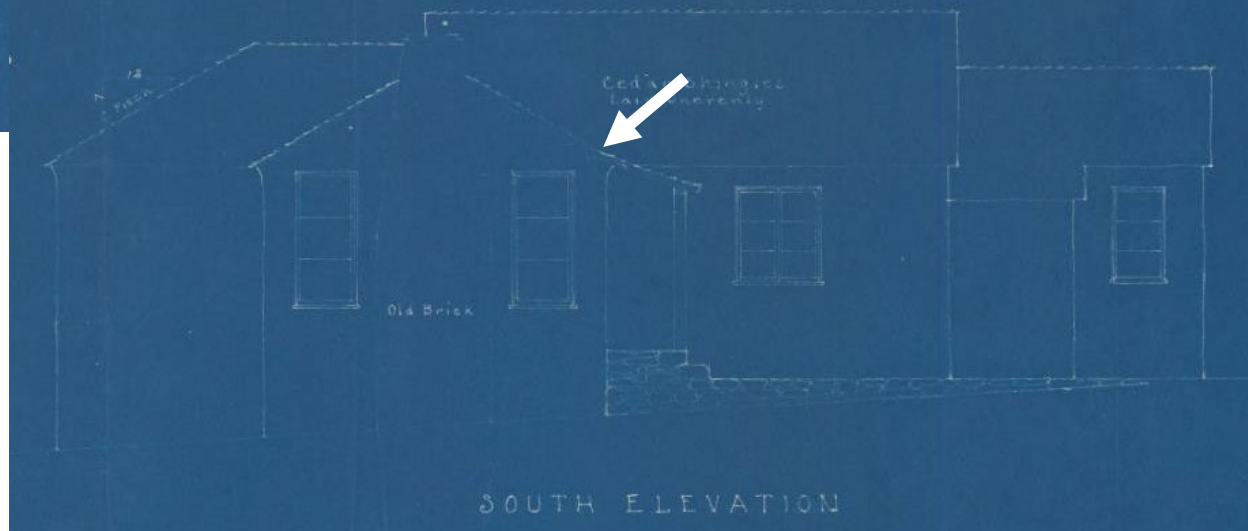


Phase I Intensive Evaluation (DPR 523 Form)

- Cross gabled roof system with (3) sloping rooflines, compound floor plan



EAST ELEVATION



SOUTH ELEVATION



Phase I Intensive Evaluation (DPR 523 Form)

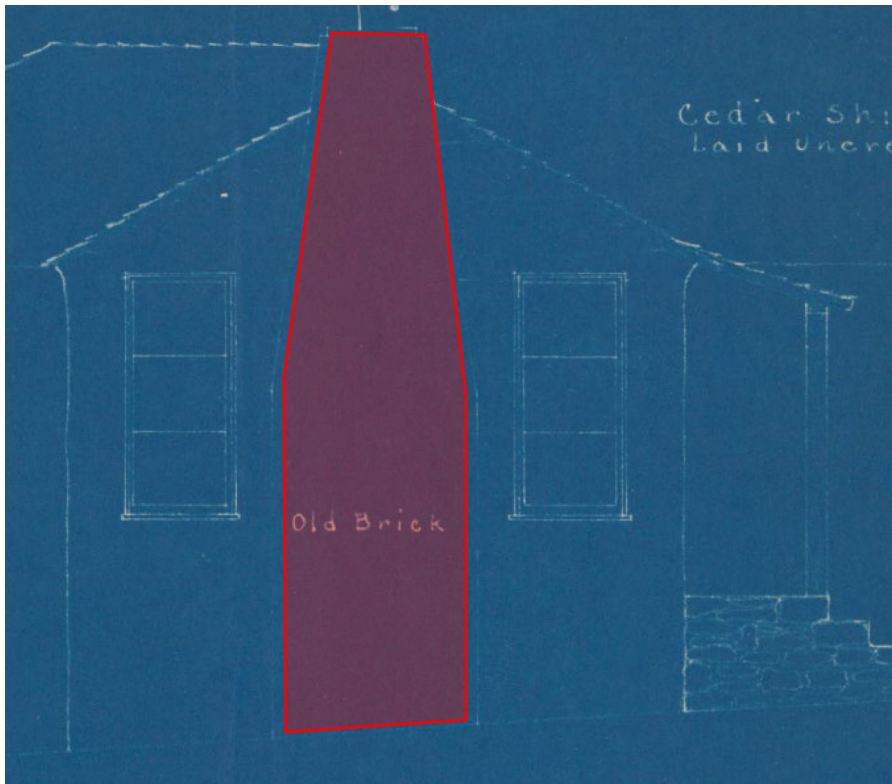
- Horizontal and vertical boards in gable apexes, and louvered vents





Phase I Intensive Evaluation (DPR 523 Form)

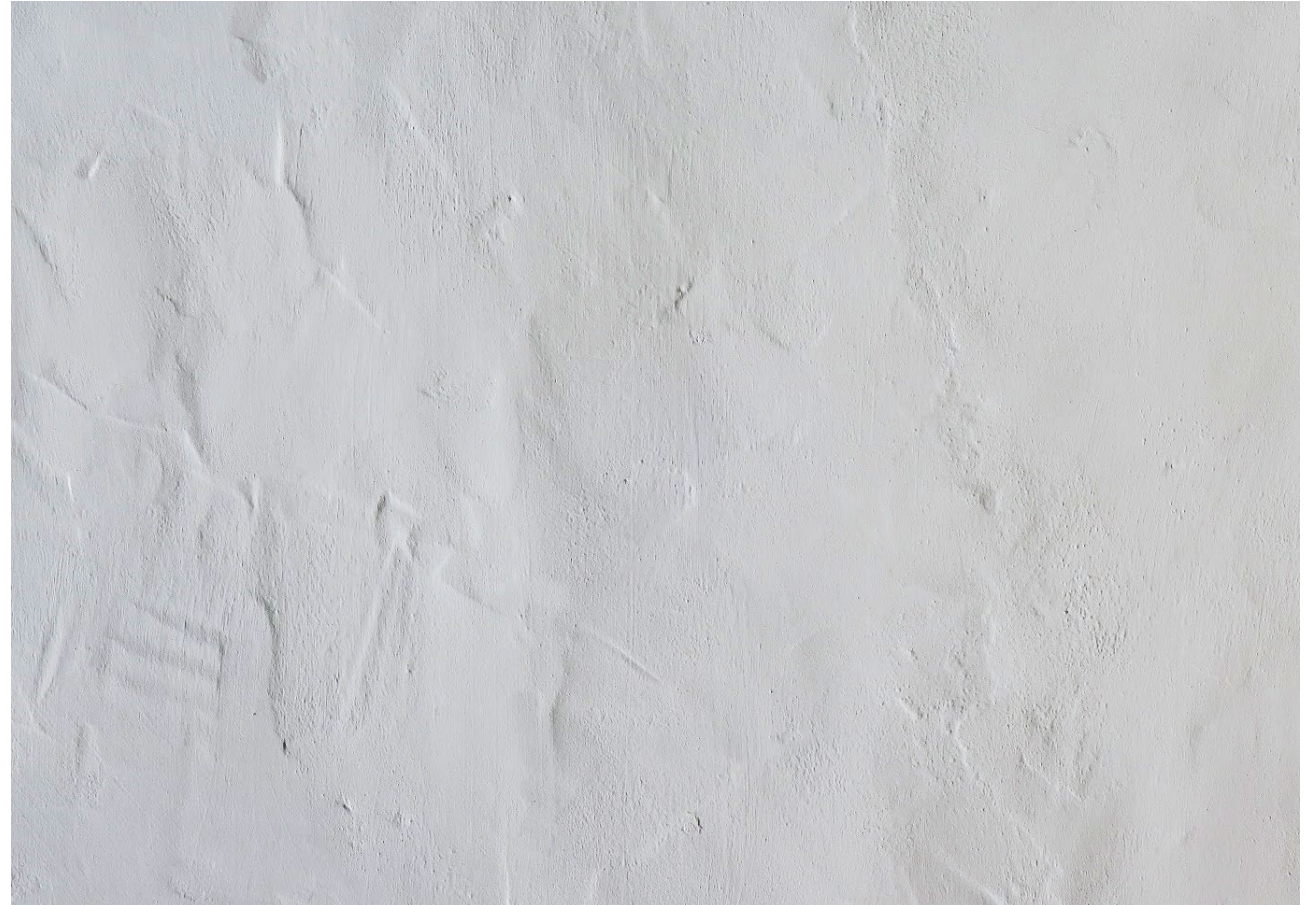
- “Old brick” chimney





Phase I Intensive Evaluation (DPR 523 Form)

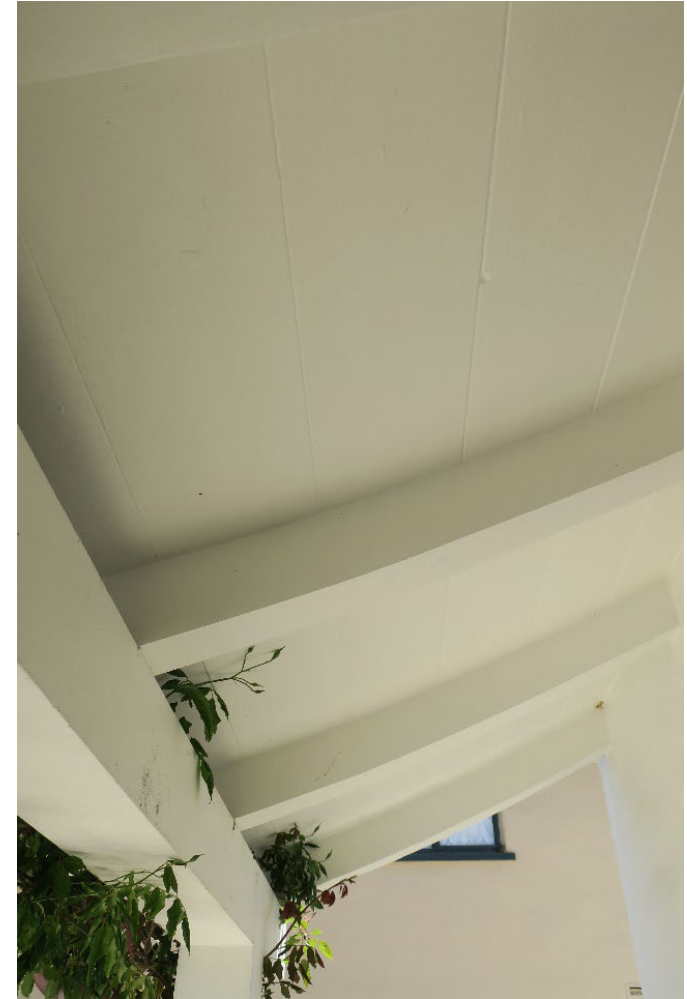
- Multi-paned casement windows, stucco walls





Phase I Intensive Evaluation (DPR 523 Form)

- Partial-width porch





Determining Eligibility (CMC 17.32.040)

- ✓ A. Should be representative of at least one theme included in the Historic Context Statement Architectural Development
- ✓ B. Shall retain substantial integrity;
- ✓ C. Should be a minimum of 50 years of age;
- ✓ D. Shall meet at least one of the following four criteria for listing as a primary or local resource:
 - *Criterion 1: Is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States;*
 - *Criterion 2: Is associated with the lives of persons important to local, California or national history;*
 - *Criterion 3: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, an important creative individual, or possesses high artistic values;*
 - *Be a good example of an architectural style or type of construction recognized as significant in the Historic Context Statement*
 - *Criterion 4: Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.*



Determining Eligibility (CMC 17.32.040)

Criterion 3: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, an important creative individual, or possesses high artistic values;

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

- ✓ *Tudor Revival - The resource does not need to be the first, last, only, best, or most exceptional example of a style.*
- ✓ *Master builders Ernest Bixler and Miles Bain*

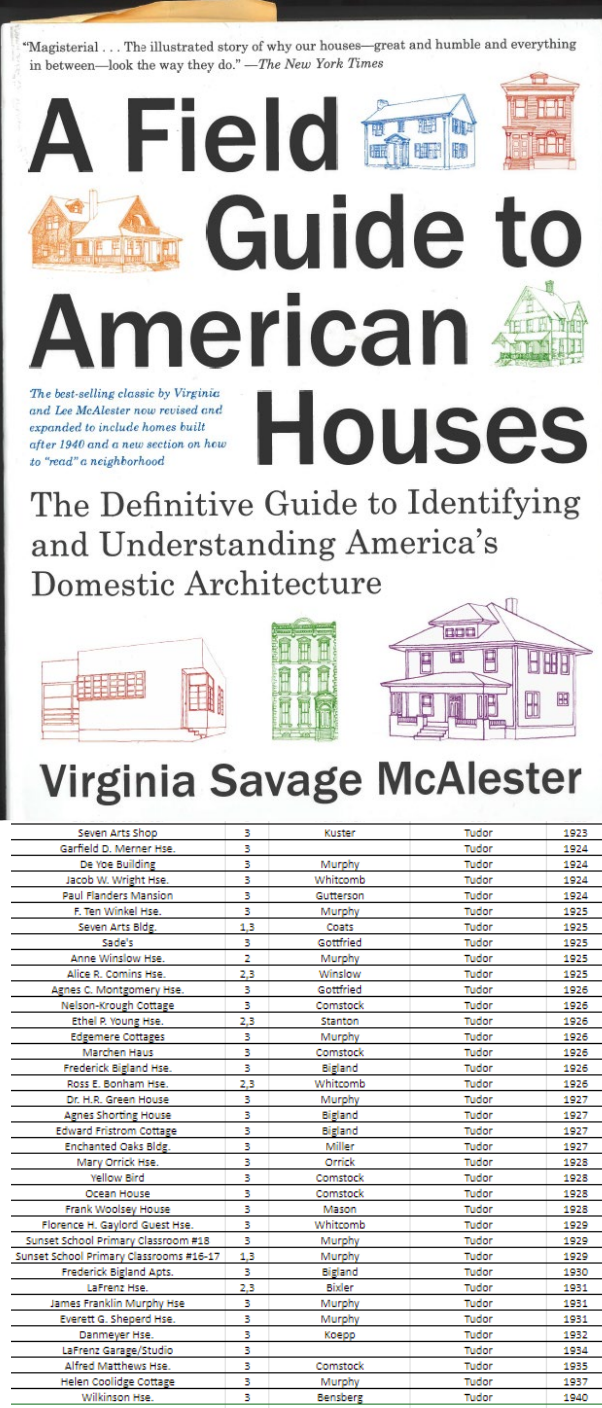


What is Tudor?

Virginia McAllister, author of *A Field Guide to American Houses*, describes the Tudor style (1890 to 1940) as follows:

“Steeply pitched roof, usually side-gabled (less commonly hipped or front gabled); façade dominated by one or more prominent front-facing gables, usually steeply pitched; tall, narrow windows, usually in multiple groups; with multi-pane glazing; massive chimneys, sometimes crowned with decorative chimney pots; front door and/or entry porch with round or Tudor arch; decorative (i.e. not structural) half-timbering present on about one-third of examples.” McAllister, pg. 449

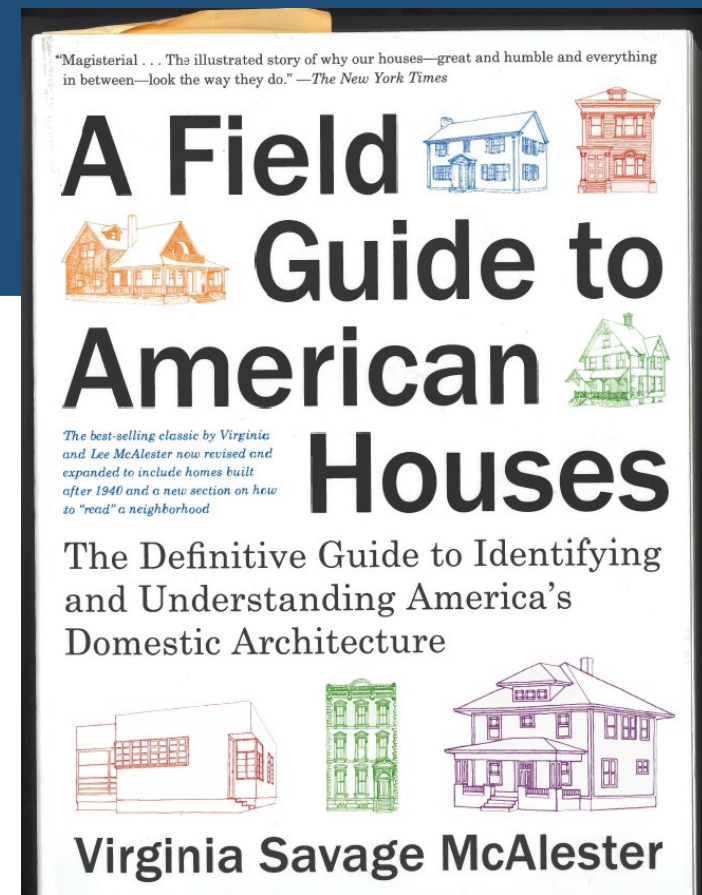
There are 45 Tudor buildings listed on the Carmel Inventory, built between 1905 to 1940.





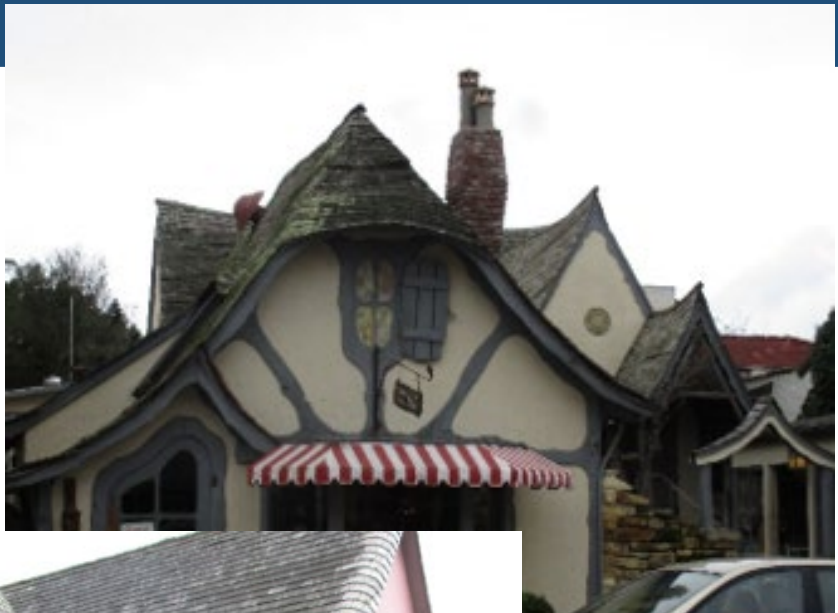
What is Tudor?

- “Tudor houses are almost always asymmetrical after 1920... [variations to include] one eave curving or sweeping outward.” (p.450).
- “Decorative (i.e., false) half-timbering, mimicking Medieval infilled timber framing, is found on about one-third of Tudor houses. It is generally a wood layer of two to three inches attached to the material below. Many different designs are found; most have stucco infilling between the timbers.” (p.450)
- “After 1920, solid stucco remained the choice for those desiring a ‘modern English home’ – eschewing half timbering and masonry patterns for a smooth-wall appearance” (p.452).





What is Tudor?





What is Tudor?

"Magisterial . . . The illustrated story of why our houses—great and humble and everything in between—look the way they do." —*The New York Times*

A Field Guide to American Houses

The best-selling classic by Virginia and Lee McAlester now revised and expanded to include homes built after 1940 and a new section on how to "read" a neighborhood.

The Definitive Guide to Identifying and Understanding America's Domestic Architecture



Virginia Savage McAlester

MULTIPLE FACADE GABLES

- Dallas, Texas: ca. 1920s. The one of four facing gables has an unusually steep pitch.
- Huntswood, Alabama: ca. 1920s. Hollywood Historic District. Each gable has a different pattern of half-timbering.
- Talbot, Ohio: ca. 1920s. A landmark example with multiple gables and chimneys and a Renaissance-inspired door surround.
- Cleveland, Ohio: remodelled 1914. S. Woringer House; Philip L. Small, architect. This landmark example has a three-story bay window with casement doors and an ornate roof shape.



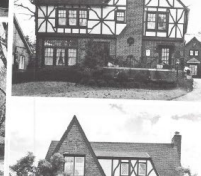
RAISE THATCHED ROOFS

- Portland, Oregon: ca. 1920s. This empty pitched roof with curved dormer and curved gable roof gives a convincing imitation of thatch.
- Cleveland, Ohio: ca. 1920s. Note how the windows at the front-facing gable are carefully centered into the overall half-timbering pattern and the side porch on the left, under the main roof of the house.
- Columbus, Georgia: 1920s.
- San Francisco, California: 1920s. This house has distinctive masonry with four evenly distributed chimneys: a rounded chimney, a wing, an unusual narrow and tall half-embowed corner gable, and an unusual tall and long main front-facing gable.
- Cockburn, New York: ca. 1920s. This typical front-on Tudor house. The medieval house every carpenter could copy down, now the recreated pattern, with its closely simulated details. There are a number of examples of similar side-gabled houses, with later thatched roofs, possibly inspired by Anne Hathaway's cottage in Warwickshire, England.



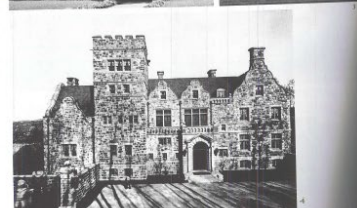
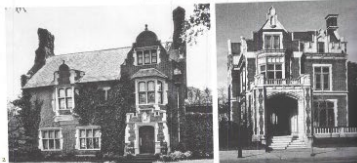
FRONT-FACING GABLE WITH WING

- Portland, Oregon: 1920. This house is similar in size and plan to Figure 3, but has neither entry nor sitting porch.
- Hartford, Connecticut: ca. 1920s. The Craftsman-influenced front porch indicates the early date.
- Lexington, Kentucky: ca. 1920s. Note how a small rounded English entry porch is used in conjunction with a broad American sitting porch on the right.
- Duluth, Minnesota: 1927. Note the Craftsman detailing on the front porch. The porch begins at the ground and slopes inward, with exposed wood beams over the entry.
- Huntswood, Alabama: ca. 1920s. Hollywood Historic District. Note the unusual half-embowed pattern.
- Missneapolis, Minnesota: ca. 1920s. The welcoming entry features a simple but decorative surround and a front door with vertical lights.
- Seattle, Washington: ca. 1920. Note sweeping curve of the front-facing gable.
- Dallas, Texas: 1929. Compare this 1920s "period house" example with a side porch under the main roof, in Figure 4, a 1920s example with a Craftsman-influenced porch.
- Seattle, Washington: 1921. A two-story front-facing gable was often combined with a one-story wing. Here it has a large shed dormer.



PARAPETED GABLES

- Cleveland, Ohio: ca. 1914. An unusual interpretation with the roof and landings all on one level.
- St. Louis, Missouri: ca. 1920s. Note the steep Flemish gable and tall timber window and door surrounds.
- Kabonwood, Virginia: ca. 1920s. This study detailed example was designed for a relatively narrow urban lot.
- Tanaday Park, New York: ca. 1920s. Mitchell House. Note the fan-crested gable with battlements, steep Flemish gables, and the Renaissance-influenced door surround with columns and pediments.



PARAPETED GABLES (cont.)

- North, Washington: 1914. This adds an air of informality by combining a half-timbered gable with a parapet gable.
- Buffalo, New York: 1920s. The narrow end is turned toward the street.
- San Francisco, California: ca. 1920s. The multiple chimneys with paired tops and the lines of casement windows with narrow casement air louvers seen in many examples of this subtype.
- Chicago, Illinois: 1920s. Hyde Park.
- Greensboro, North Carolina: ca. 1920s. This and Figure 7 are symmetrical interpretations that are relatively common in parapeted examples.



SINGLE DOMINANT MID-FACADE GABLE

- Fulda, Minnesota: 1927. What is basically a side-gable Minimal Traditional house assumes a Tudor air when a small brick expression of entry with an asymmetrical level, prominent chimney and single casement window is placed asymmetrically in front.
- Missneapolis, Minnesota: 1924. A simple side-gable house is easily visible behind a large full-facade front-facing gable with arched door, sweeping roof, and prominent chimney. Note use of traditional decorative stone work around entrance and on chimney.
- Lexington, Kentucky: ca. 1920s. See entry for Figure 3. Note how the distinctive form side-gabled roof with the facade dominated by a prominent, steep corner gable and a massive chimney makes this a Tudor house even with little additional detailing.
- Cleveland, Ohio: ca. 1920s. Note the finely detailed entry gable with very tall leaded glass windows, vertical and horizontal parting. The curved roof line over the bay window is a distinctive but relatively rare Tudor feature.



SINGLE DOMINANT MID-FACADE GABLE (cont.)

- Chicago, Illinois: 1928. The half-timbering pattern is unusual.
- Salisbury, North Carolina: ca. 1920s. An early symmetrical example with exposed rafters.
- Mendon, Utah: ca. 1920s. Note the high foundation and basement windows on the side.
- Chicago, Illinois: 1927. Note the one- or two-sided garage that served even a grand house prior to World War II. The parapet wing may be a 1920s addition with a door that opens original and with leaded glass across the top.
- Cleveland, Ohio: ca. 1920s. This example appears to retain the original level of rough-cut stone. Note the unusually low eave line and the massive front chimneys.





What ELSE is Tudor?

- Need not be “high style”
- Carmel’s building tradition is rustic simplicity

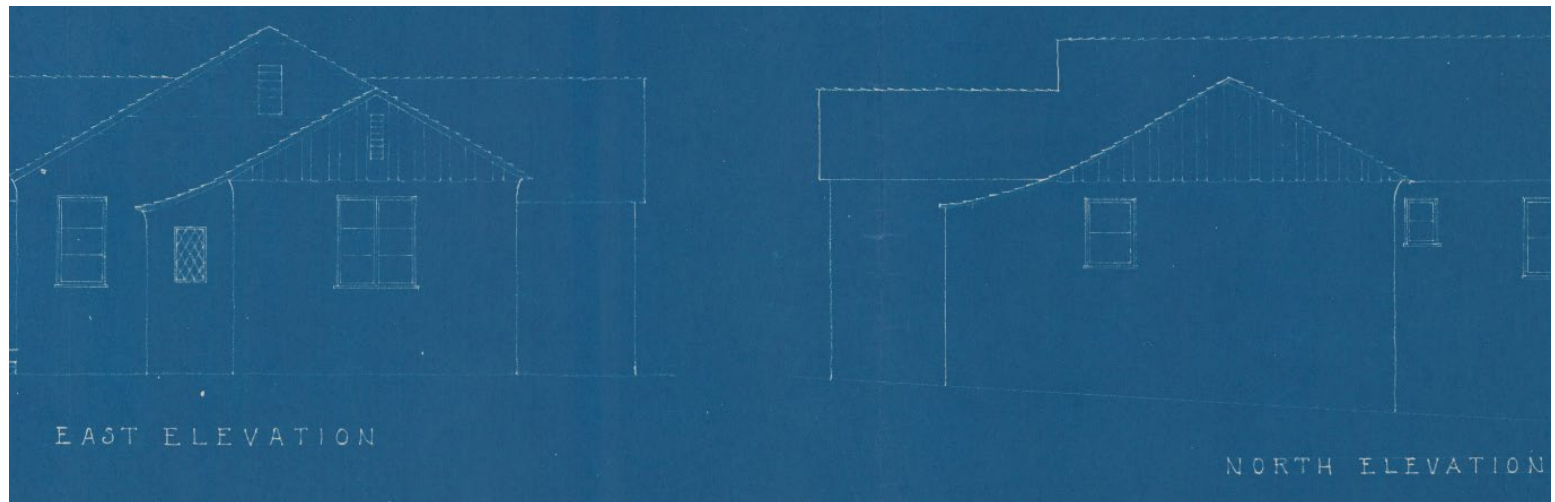
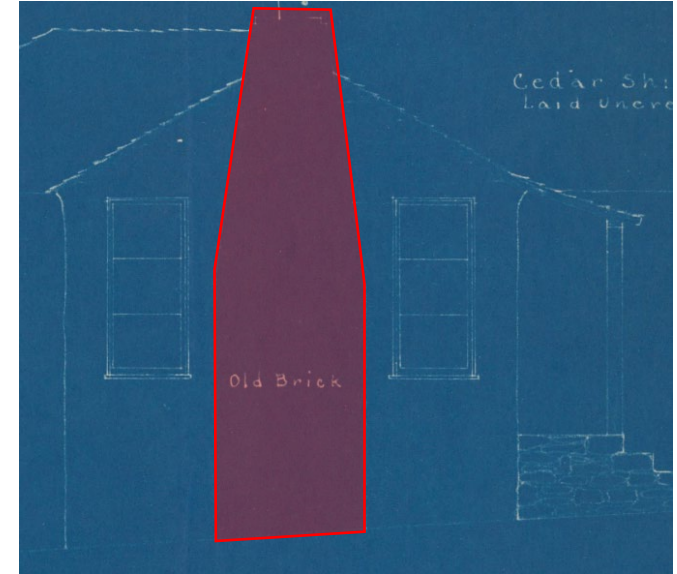
1. Duluth, Minnesota; 1947. What is basically a side-gabled Minimal Traditional house assumes a Tudor air when a small brick composition of entry with asymmetrical roof, prominent chimney and single casement window is placed asymmetrically in front.
2. Minneapolis, Minnesota; 1940. A simple side-gabled house is easily visible behind a large full-facade front-facing gable with arched door, swooping roof, and prominent chimney. Note use of informal decorative stone work around entrance and on chimney.
3. Lexington, Kentucky; ca. 1930s. One step up from Figure 1. Note how the distinctive form (side-gabled roof with the facade dominated by a prominent, steep cross gable and a massive chimney) marks this as a Tudor house even with little additional detailing.
4. Cleveland, Ohio; ca. 1920s. Note the finely detailed entry gable with very tall leaded glass windows, vergeboard, and decorative paneling. The curved roof line over the bay window is a distinctive but relatively rare Tudor feature.





J. Henry Ohloff House – a modestly employed yet cohesive Tudor style

- (3) Sweeping roof slopes
- Rough-hewn “half timbering”
- Prominent chimney
- Entry porch
- Stucco, wood, stone





Ernest S. Bixler (1898 - 1978)

- Lived in Carmel 50 years
- Designer/builder for ~80 Carmel area homes, mostly in 1940s/50s
- Carmel postmaster in the 1940s, and Planning Commissioner in the 1950s
- J. Henry Ohloff House reflects adeptness translating Tudor to Carmel context, even in the earliest phase of his career



Resource Name	Criteria	Designer	Style	Year
Colonial Terrace Inn	1,3	Miller/Bixler	Colonial	1936
Alice Elder Hse. & Guest Hse.	3	Bixler	English	1932
Ten Winkel Spanish Hse.	3	Bixler	Spanish	1930
"Lanakai"	3	Bixler	Spanish	1933
LaFrenz Hse.	2,3	Bixler	Tudor	1931
L.A. Williams Cottage	3	Bixler	Vernacular	1932



Ernest S. Bixler Homes

(1930) Mrs. Glenn Myers House, a Tudor Revival home on Carmelo Street 3 NW of 13th (not yet evaluated as a historic resource).

(1930) Ten Winkel Spanish House, a Spanish Eclectic home on San Antonio 2 SE of 4th Avenue.

(1931) LaFrenz/The Arbors House, a Tudor Revival home at the northeast corner of San Antonio Avenue and 8th Avenue.

(1932) L.A. Williams Cottage, a Vernacular home on Camino Real 4 southwest of 13th Avenue.

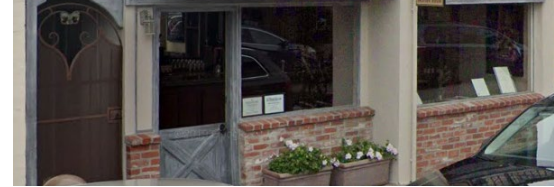
(1932) Alice Elder House & Guest House, and English style home on Carmelo 3 northeast of 11th Avenue.

(1933) George E. Butler House/Lanakai, a Spanish style home at the northeast corner of Scenic and 8th Avenue.

(1933) Henry J. Ohloff House, a Tudor Revival home on Camino Real 4 NW of 11th Avenue (under consideration).

(1936) T.J. Brennan House, a Tudor Revival home at the northeast corner of Scenic Road and Martin Way (just outside City limits).

(1936) Colonial Terrace Inn, a Colonial Revival Inn on Carmelo/San Antonio between 12th and 13th Ave.





Miles Bain (b.1895)

- Rebuilt/repared J. Henry Ohloff House in 1940
- Constructed a small rear addition in 1941
- Tagline: “Integrity of Construction”
- Clients: Frank Lloyd Wright/Della Walker; Nathaniel Owings; Ansel Adams; Ed. Weston

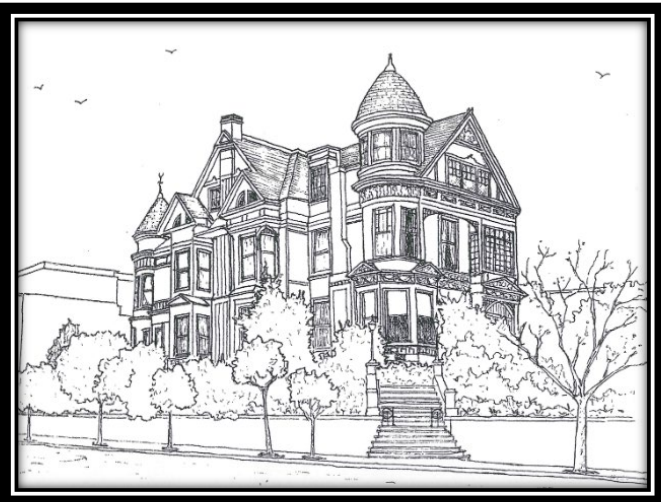




Ernest Bixler & Miles Bain - why does they matter?

The J. Henry Ohloff House represents the earliest phase of development of Bixler and Bain's careers, and represents Great Depression architecture / value engineering.

- Gaining local experience as they established themselves professionally in Carmel
- Building a client base, satisfying client requests for a variety of styles
- Responding to popular trends and real economic limitations of the era



Original owner Jacob Henry Ohloff was an Episcopalian minister in San Francisco for forty years. Known as the “skid row priest”, he worked with those down on their luck and founded a day nursery for working mothers, known as the Canon Kip Community House. He directed Canon Kip from 1915 to 1952 and at various times was chaplain at San Quentin prison, St. Luke’s Hospital, and rector at the Church of St. Mary the Virgin. In 1958 the Episcopal Church founded the J. Henry Ohloff Recovery Center in San Francisco, which is still in operation today. Likely influenced by the Great Depression time period, and the financial means (and values) of his client, Bixler and Bain’s “J. Henry Ohloff House” is a modest Tudor Revival cottage.



Does it Retain Integrity? Look and feel like a 1933 cottage?

Integrity Defined:

“The authenticity of an historic resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance.”

- Seven aspects define integrity.
- In order to convey its historical significance, a property that has sufficient integrity for listing will generally retain a majority of its character-defining features.

- **Location** is the place where the historic property was constructed or the place where the historic event occurred. The original location of the property, complimented by its setting, is required to express the property’s integrity of location.
- **Design** is the combination of elements that create the form, plans, structure, and style of the property. Features which must be in place to express a property’s integrity of design are its form, massing, construction method, architectural style, and architectural details.
- **Setting** addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s). Features which must be in place to express a property’s integrity of setting are its location, relationship to the street, and intact surroundings (e.g., neighborhood or rural).
- **Materials** refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form the historic property. Features that must be in place to express a property’s integrity of materials are its construction method and architectural details.
- **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history. Features that must be in place to express a property’s integrity of workmanship are its construction method and architectural details.
- **Feeling** is a property’s expression of the aesthetic or historic sense of a particular period of time. Features that must be in place to express a property’s integrity of feeling are its overall design quality, which may include form, massing, architectural style, architectural details, and surroundings.
- **Association** is the direct link between an important historic event or person and a historic property. Features that must be in place to express a property’s integrity of association are its use and its overall design quality.



Does it Retain Integrity?

- Location: still in original location.
- Design: Tudor revival design, original roof configuration. Modest rear addition. Original window and door openings. Original window configuration (casement)
- Setting: still located in a residential setting.
- Materials: retains stucco siding, wood board detailing, wood window frames, stone porch and front path.
- Workmanship: wood board detailing.
- Feeling: retains the physical features that convey its historic character, i.e., a 1930's Carmel cottage.
- Association: association is only applicable for properties eligible under CA Register Criteria 1 and 2.





CITY OF CARMEL-BY-THE-SEA
MONTEREY COUNTY, CALIFORNIA

July 19/33
Permit No. 2560 ✓
Permit Paid \$ 8.50 (check)
Refund \$ 25

APPLICATION FOR BUILDING PERMIT

Application is hereby made for a Building Permit in accordance with the description and for the purposes herein after set forth. This application is made subject to all provisions of Ordinances Nos. 22 and 83 of the City of Carmel-by-the-Sea and State Laws applicable thereto. The plans, specifications and statements of contemplated improvements accompanying this application are made a part hereof.

1. Site to be occupied: Lot 117 off No. B Block Q Add. No. Add. 1 Street Camino Real
2. Character of Building Residence - Stucco
3. Owner's name and address J. Henry Chlchoff, 240-2nd St. San Francisco, Cal.
4. Contractor's name and address Ernest A. Bisher, Carmel, Cal.
5. Estimated cost of Building \$ 320.00
6. Dimensions of Building 37-6 x 50-0
7. Materials to be used Stucco + Plaster
8. Number of chimneys and flues 1 9. Size of flues 8 x 20
10. Time to be occupied in building 70 days
11. Height of building not to be in excess of two stories, nor more than thirty-five feet, except as provided in Section 3 of Ordinance No. 83: 1.8 feet.
12. This permit issued in accordance with the City Ordinances Nos. 81.....96.

City of Carmel-by-the-Sea,
County of Monterey, } ss.
State of California.

Ernest A. Bisher being duly sworn, deposes and says that he is the owner, (or is authorized and empowered to make this affidavit by the owner,), who makes the above application; that all the statements made in the above application are true to the best of his knowledge and belief.

Ernest A. Bisher

Subscribed and sworn to before me this 16 day of May, 1933
Laidler Van Brover
City Clerk.

Permit No. 2560 Application Issued May 16, 1933 Filed....., 19

CITY OF CARMEL-BY-THE-SEA
MONTEREY COUNTY CALIFORNIA

Permit No. 665
Fee Paid \$ 4.00

APPLICATION FOR BUILDING PERMIT

Application is hereby made for a Building Permit in accordance with the description and for the purposes hereinafter set forth.

This application is made subject to all provisions of all the Ordinances and Codes of the City of Carmel-by-the-Sea and of State laws applicable thereto. The plans, specifications and statements of contemplated improvements accompanying this application are made a part hereof.

1. Site to be occupied: Lot 5, 10' off Lot 11 Block Q Addition
2. Street W. side Camino Real, btwn 10th & 11th
3. Character of Building RECONSTRUCT TO ORIGINAL
4. Owner's Name and Address L. Basley
5. Contractor's Name and Address Miles Bain
6. Estimated Cost of Building 1900.00
7. Height of Building ONE STORY Coverage of Lot
8. Materials to be used FRAME & STUCCO
9. Number and type of chimneys ONE FIREPLACE
10. Date of Completion
11. Number of Gas Vents LOW V.M. - 1 venting V.M.

(Height of building not to be in excess of two stories, nor more than 35 feet, except as provided in Section 3 of Ordinance No. 83).

City of Carmel-by-the-Sea,
County of Monterey, } ss.
State of California.

Miles Bain being duly sworn, deposes and says that he is the owner, (or is authorized and empowered to make this affidavit by the owner).

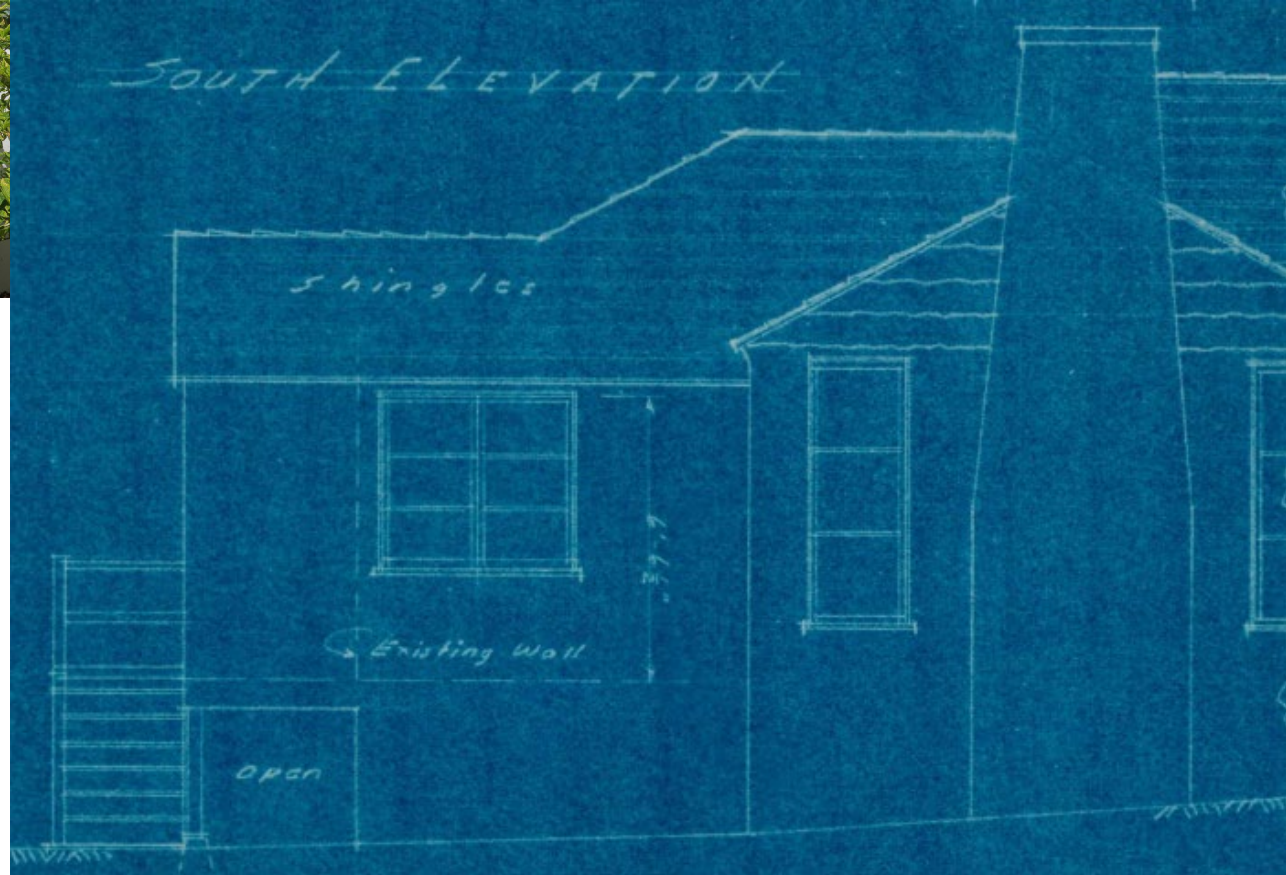
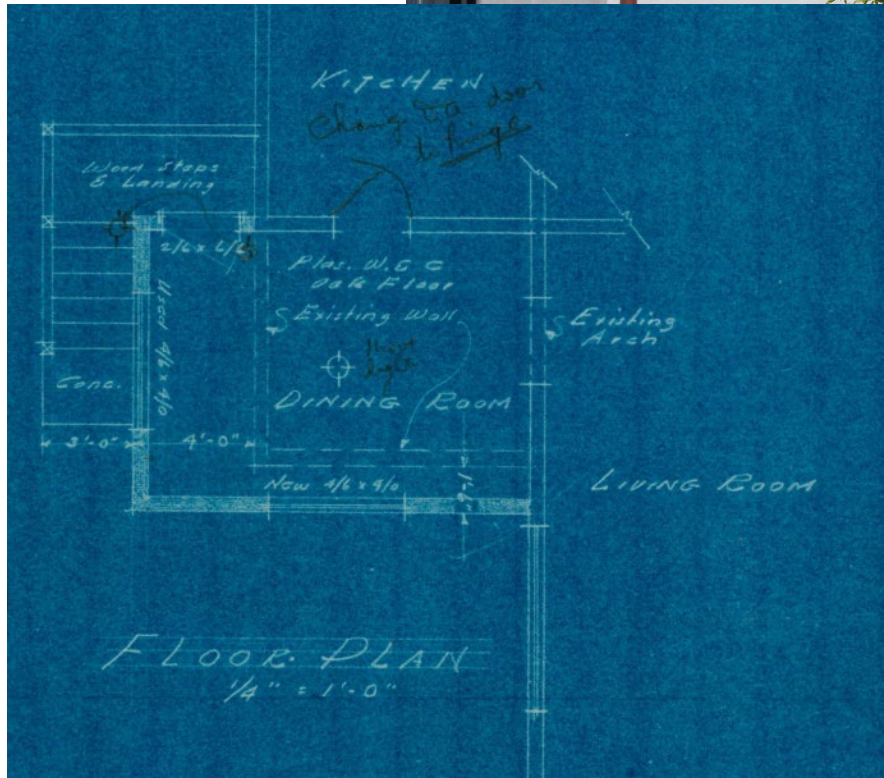
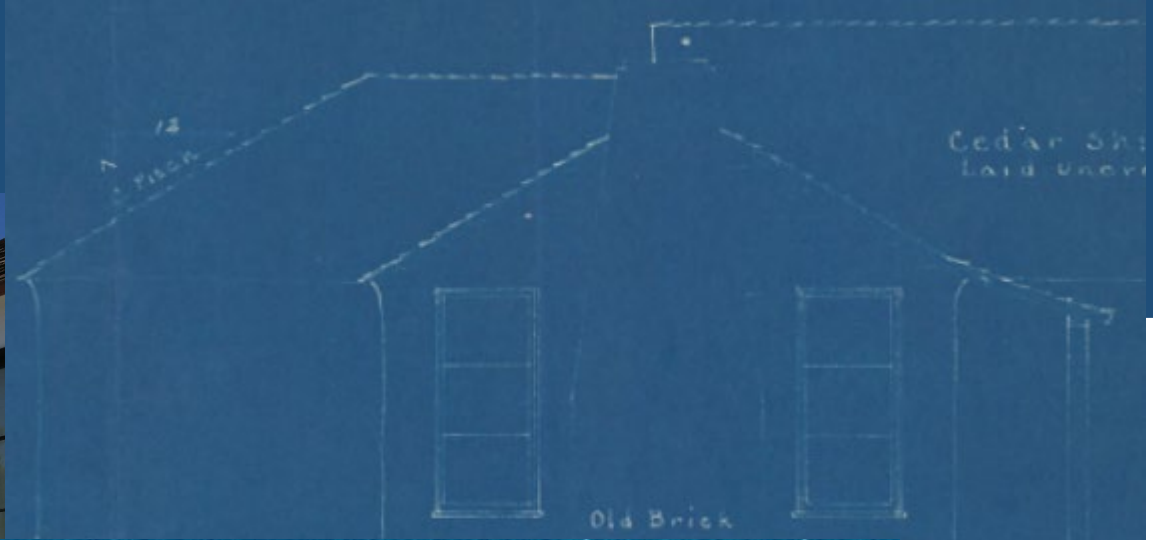
Lansing Bain, who makes the above application; that all the statements made in the above application are true to the best of his knowledge and belief.

Miles Bain

Subscribed and sworn to before me this 17 day of August, 1930
Hoyd Adams
Building Inspector.



Rear Addition





Alterations



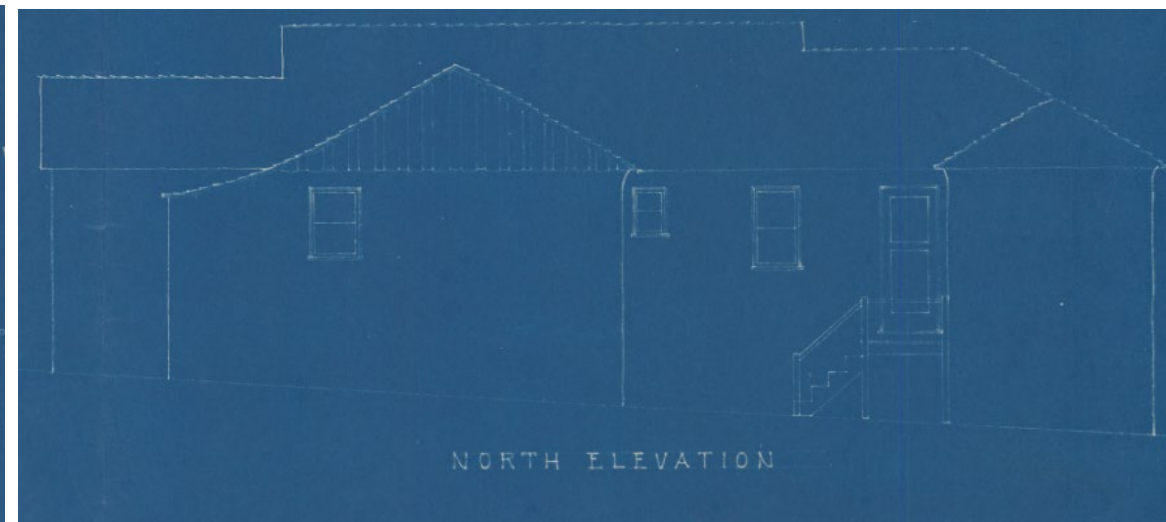
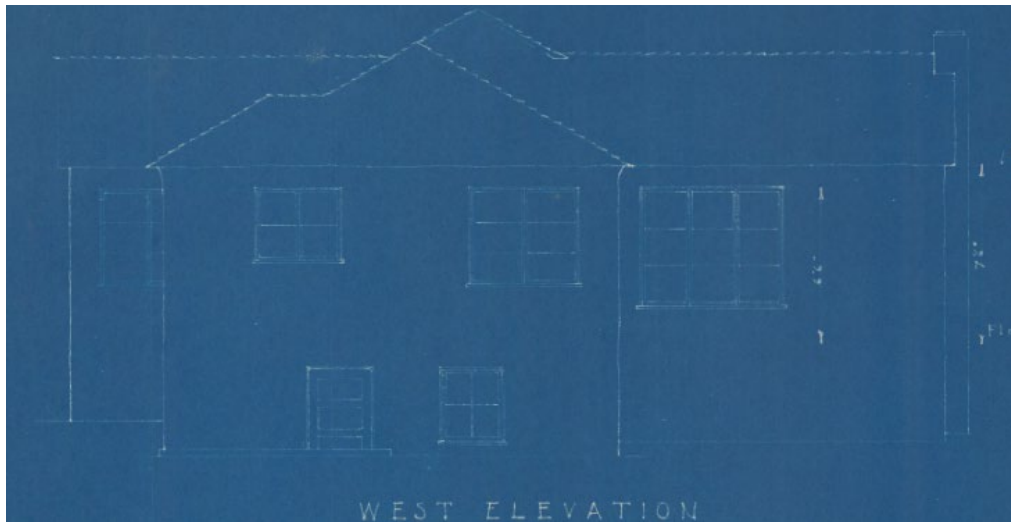
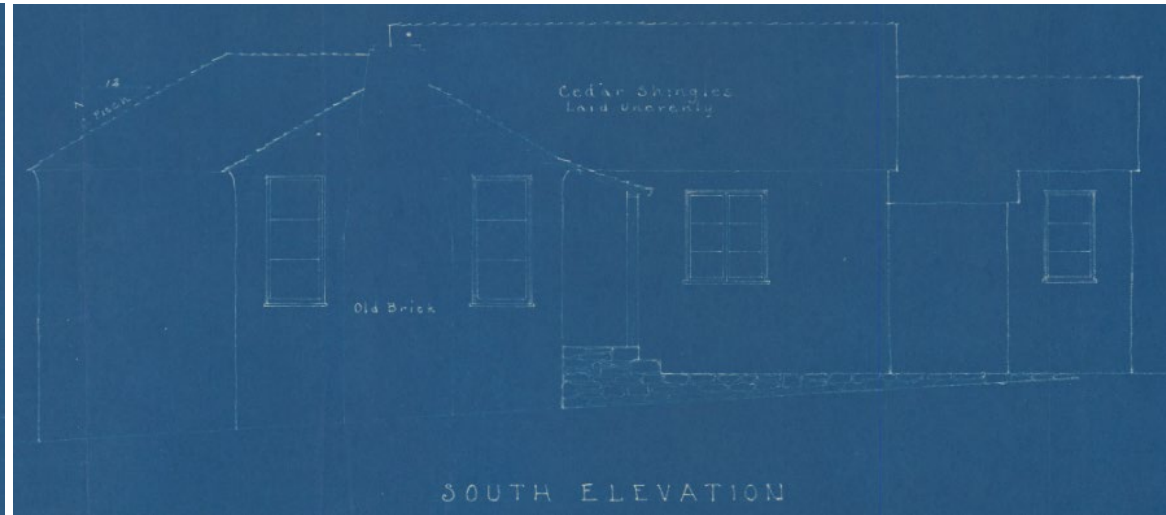
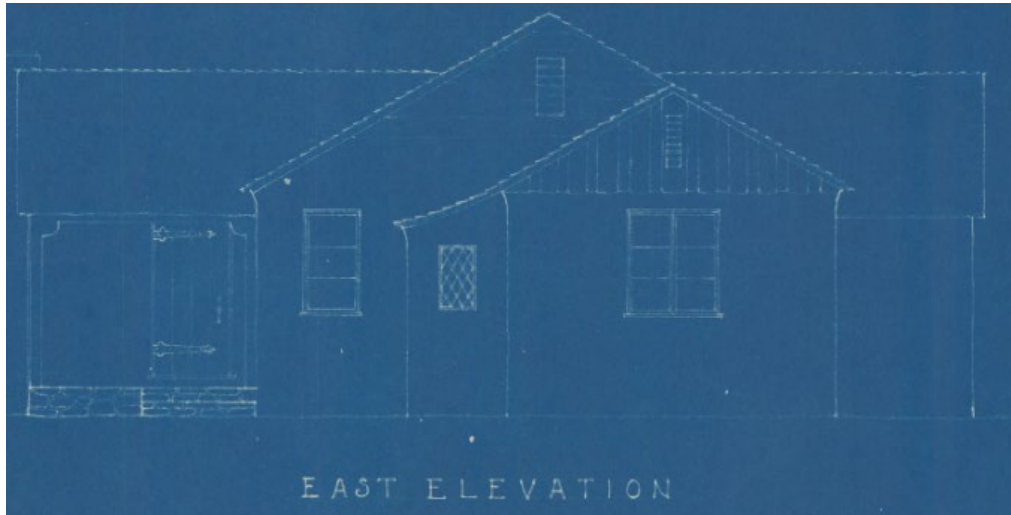
Alterations:

- Rear addition
- Wood windows and doors
- Wood roof
- Front fence & arbor
- Stucco/stone over brick chimney
- Stone driveway & pathways
- Driveway gate
- Rear deck





Original Plans – Ernest Bixler, 1933





Second Opinions by Dr. Kirk and Kent Seavey

Second opinion by Dr. Anthony Kirk (11/29/23), peer review by Kent Seavey (12/28/23) assert the home is not a good example of the Tudor Revival style and integrity lost.

- *Response by Clovis 2/29/24: does not wish to change finding.*
- *Response by Clovis 4/12/24 regarding window replacements: does not wish to change finding. "Consider if new windows have more impact on the integrity of the building than the massing, roof line, and wall materials, etc. Consider that the window openings remain intact, so the windows could technically be restored to their original pane design. A house should retain most aspects of integrity, but it need not retain all."*
- *The Historic Resources Board reviewed these opinions and voted 3-1 to list the property.*



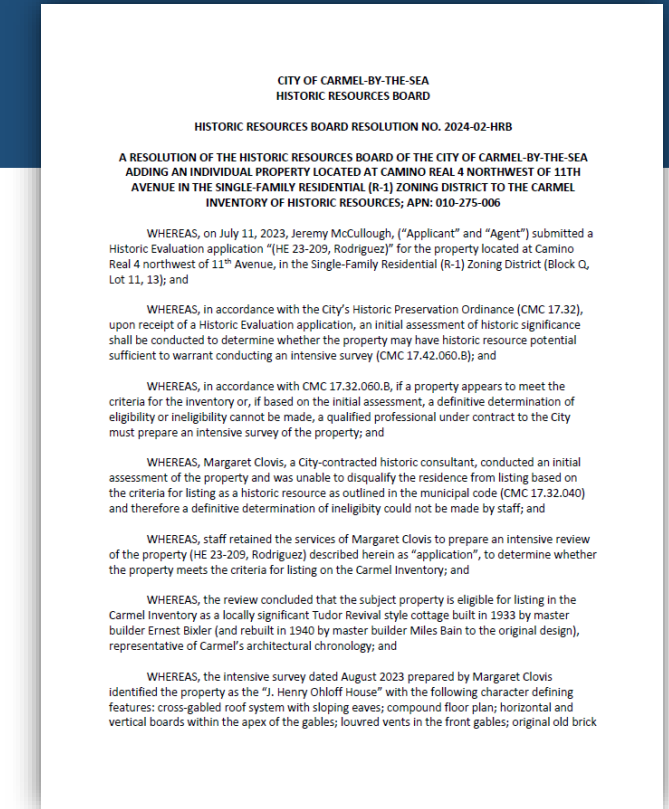
Late Correspondence

Second opinions by Barbara Lamprecht and Laura Jones (received 9/6) and Kent Seavey (received 9/10) assert the home is not a good example of the Tudor Revival style and integrity lost.



Recommendation

- *Council Option #1 (Recommended):* Uphold the April 15, 2024 decision by the Historic Resources Board to list the property on the Carmel Inventory of Historic Resources. Staff will then process the Design Study for the after-the-fact alterations.



- *Council Option #2:* Reverse the decision of the Historic Resources Board and issue a Determination of Ineligibility with specific findings. Staff will then process the Design Study for the after-the-fact alterations.