

CITY OF CARMEL-BY-THE-SEA
HISTORIC RESOURCES BOARD

RESOLUTION NO. 2024-0XX-HRB

**A RESOLUTION OF THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA
ADDING AN INDIVIDUAL PROPERTY LOCATED AT CAMINO REAL 2 SOUTHWEST OF 7TH AVENUE IN
THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONING DISTRICT TO THE CARMEL INVENTORY OF
HISTORIC RESOURCES. APN 010-265-002.**

WHEREAS, on July 30, 2024, Susan Fox, Agent, (“Applicant”) submitted Historic Evaluation application HE 23235 (Bland) described herein as (“Application”) on behalf of Tricia Bland (“Owner”) for the property located at Camino Real 2 southwest of 7th Avenue, APN 010-265-002, in the Single-Family Residential (R-1) District (Block N; S. 30 feet of Lot 3 and Lot 5 & N. ½ of Lot 7); and

WHEREAS, in accordance with the City’s Historic Preservation Ordinance (CMC 17.32), upon receipt of a Historic Evaluation application, an initial assessment of historic significance shall be conducted to determine whether the property may have historic resource potential sufficient to warrant conducting an intensive survey (CMC 17.42.060.B); and

WHEREAS, the applicant opted to bypass the initial assessment and initiate an intensive survey of the property; and

WHEREAS, in accordance with CMC 17.32.060.B, if a property appears to meet the criteria for the Carmel Inventory, a qualified professional under contract to the City must prepare an intensive survey of the property; and

WHEREAS, staff retained the services of Margaret Clovis, a City-contracted historic consultant, to prepare an intensive survey of the property to determine whether the property meets the criteria for listing on the Carmel Inventory; and

WHEREAS, the intensive survey dated September 2024 and prepared by Margaret Clovis concluded that the subject residence, constructed in 1921 by an unknown builder and identified as the “Lucy Hayward House,” is eligible for listing on the Carmel Inventory of Historic Resources as the property is representative of Theme 5: Architectural Development in Carmel (1888-1965) in the Historic Context Statement; retains a sufficient degree of integrity; is greater than 50 years old; and meets California Register Criteria 3 (Architecture) at the local level, because it embodies the distinctive characteristics of a type, period, region, or method of construction and reflects the unique characteristics of Carmel’s early twentieth century residences (described on pages 52 and 53 of the Historic Context Statement) through its horizontal proportions; informal building plan; board and batten siding; multiple window types framed by extended lintels and sills and clustered into horizontal bands; exposed notched rafters; exterior brick chimneys; and the liberal use of Carmel stone throughout the garden walkways, walls, and planters; and

WHEREAS, the intensive survey identified the following character defining features of the “Lucy Hayward House”: single story with informal plan and horizontal proportions; board and batten siding; u-shaped wings that enclose a front brick patio; fenestration including bay windows with single-planed fixed windows, sliding multi-paned wood sash windows, casement windows, single fixed windows, divided-lite French doors, and extended lintels and sills; exterior brick chimneys; wood door with glazed upper at north elevation; low-pitched complex gable and hipped roof system; and exposed notched rafters in the eaves; plank shutters with decorative diamond motif; and Carmel stone hardscape; and

WHEREAS, in accordance with CMC 17.32.070.A, properties determined to be eligible by an administrative determination, or by the Historic Resources Board on appeal, shall become part of the Inventory upon completion of an inventory form documenting the resource and issuance of an administrative determination finding by the Department or adoption of a finding by the Board that the property meets the criteria for historic resources; and

WHEREAS, on behalf of the Owner, the Applicant challenged the administrative determination made by the Department and requested that the Historic Resources Board consider the decision to list the property on the Historic Inventory; and

WHEREAS, on October 11, 2024, notice of the public hearing scheduled for October 21, 2024, was published in the *Carmel Pine Cone* in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before October 11, 2024, on behalf of the property owner, City staff (Associate Planner Katherine Wallace) posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before October 18, 2024, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on October 21, 2024, the Historic Resources Board held a duly noticed public hearing to receive public testimony regarding whether to list an individual property located at Camino Real 2 southwest of 7th Avenue in the Single-Family Residential (R-1) Zoning District on the Carmel Inventory of Historic Resources, including, without limitation, the information provided to the Board by City Staff and through public testimony; and

WHEREAS, the Historic Resources Board did hear and consider all said reports, attachments, recommendations, and testimony herein above set forth and used their independent judgement to evaluate the project; and

WHEREAS, decisions of the Historic Resources Board are appealable to the City Council per CMC 17.54.040.C; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, et seq., the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require the review of certain projects for environmental impacts and preparation of environmental documents; and

WHEREAS, the listing of the subject property on the Carmel Inventory is "not a project" pursuant to section 15378 of the CEQA Guidelines. Listing the subject property on the Carmel Inventory does not grant any permits or entitlements approving a project that would result in a direct or indirect physical change in the environment; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

NOW THEREFORE, BE IT RESOLVED, that the Historic Resources Board of the City of Carmel-by-the-Sea does hereby add an individual property, the "Lucy Hayward House" located at Camino Real 2 southwest of 7th Avenue in the Single-Family Residential (R-1) zoning district to the Carmel Inventory of Historic Resources; APN: 010-265-002.

PASSED, APPROVED AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA THIS 21th DAY OF OCTOBER 2024, BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Jordan Chroman
Chair

Leah Young
Historic Resources Board Secretary