

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

HISTORIC RESOURCES BOARD RESOLUTION NO. 2022-005-HRB

A RESOLUTION OF THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA  
ADDING A HISTORIC RESOURCE TO THE CARMEL REGISTER OF HISTORIC RESOURCES AND ISSUING  
A DETERMINATION OF CONSISTENCY WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR  
THE TREATMENT OF HISTORIC PROPERTIES FOR ADDITIONS TO THE HISTORIC 'ZANETTA CATLETT  
COTTAGE' (DS 20-300, CLAUSEN) LOCATED ON  
DOLORES STREET 5 NORTHWEST OF 2<sup>ND</sup> AVENUE  
APN 010-127-003

WHEREAS, Adrian Lopez of Forma Design Studio ("Applicant") submitted an application on behalf of Brian K & Erin M Clausen ("Owners") requesting to add the historic 'Zanetta Catlett Cottage' to the Carmel Register of Historic Resources, waive the on-site parking requirements, and issue a Determination of Consistency for Design Study application DS 20-300 (Clausen) described herein as ("Application"); and

WHEREAS, the Application has been submitted for the property located on Dolores Street 5 northwest of 2<sup>nd</sup> Avenue in the Single-Family Residential (R-1) District (Block 9, Lot 11); and

WHEREAS, the Applicant is proposing to construct one-story additions totaling 430 square feet; and

WHEREAS, in accordance with CMC Section 17.32.160.A.3, additions exceeding two percent of existing floor area are considered major alterations; and

WHEREAS, in accordance with CMC Section 17.32.160.B, determinations of consistency for major alterations shall be prepared by a qualified professional;

WHEREAS, Margaret Clovis, a qualified professional, prepared a Phase II Historic Assessment and found the project consistent with the Secretary's Standards if certain recommendations were implemented and additional information provided to the Historic Resources Board; and

WHEREAS, in accordance with CMC Section 17.32.090.A.2, historic resources identified as significant at the local level shall be eligible for listing in the Carmel Register of Historic Resources at the request of the property owner and such listing shall be approved by the Historic Resources Board; and

WHEREAS, the alterations would not compromise the integrity of the historic resource or result in a substantial modification that would render the resource ineligible for continued listing on the Carmel Inventory of Historic Resources;

WHEREAS, the Applicant, on behalf of the Owners, has requested the property be added to the Carmel Register of Historic Resources; and

WHEREAS, in accordance with CMC Section 17.32.100.C, one of the benefits of being on the Carmel Register of Historic Resources is a waiver of on-site parking requirements; and

WHEREAS, in accordance with CMC Section 17.10.030.F, one parking space is required on sites of 8,000 square feet or less in area, and shall be provided by a garage, carport, or parking pad measuring at least 10 feet by 20 feet having practical ingress and egress for a vehicle; and

WHEREAS, the project site is a 4,000 square foot lot and contains a 10'-2" wide by 18'-2" deep (185 square foot) detached garage at the front property line; and

WHEREAS, the garage is part of the historic fabric of the property and is not part of the current scope of work therefore the Applicant is requesting a waiver of on-site parking requirements; and

WHEREAS, a notice of the public hearing was published on July 8, 2022, and July 15, 2022, and was posted on the project site by the Applicant as well as hand-delivered by the Applicant to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on July 18, 2022, the Historic Resources Board held a duly noticed public hearing to receive public testimony regarding the project, including without limitation, the information provided to the Board by City staff and through public testimony on the project; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Board at the hearing including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Historic Resources Board did hear and consider all said reports, attachments, recommendations, and testimony hereinabove set forth and used their independent judgment to evaluate the project; 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 that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, pursuant to CEQA regulations, the project is categorically exempt pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation) and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; 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 make the following findings and determinations regarding the project:

1. The historic character of the property will be retained and preserved. Distinctive materials, features, spaces, and spatial relationships that characterize the property will be preserved;
2. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property will be preserved;
3. The new work shall be subtly differentiated from the old and will be compatible with the historic materials, features, size, scale, proportion and massing to protect the integrity of the property and its environment; and
4. The proposed development is consistent with the established design context of the conservation district and will not adversely affect any historic resources on the project site or on adjacent sites.

**BE IT FURTHER RESOLVED**, that the Historic Resources Board of the City of Carmel-By-The-Sea does hereby **ADD** the historic 'Zanetta Catlett Cottage' to the Carmel Register of Historic Resources, **APPROVE** a waiver of on-site parking requirements, and **ADOPT** a Determination of Consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties for the property located on Dolores Street 5 northwest of 2<sup>nd</sup> Avenue, subject to the following conditions:

1. Prior to consideration of the Design Study application by the Planning Commission, the applicant shall submit a structural report for the chimney. The report shall contain recommendations for repairing the chimney including identifying the materials and methods to be used consistent with the Secretary's Standards. If repair is not feasible, the report shall clearly document the reasons why a repair is infeasible and provide recommendations for reconstruction including identifying the materials and methods to be used consistent with the Secretary's Standards.
2. Prior to consideration of the Design Study application by the Planning Commission, the applicant shall submit a report documenting the extent of dry rot and/or termite

damage on the historic portions of board & batten siding. The report shall contain recommendations for repairing the board & batten siding including identifying the materials and methods to be used consistent with the Secretary's Standards. If repair is not feasible, the report shall clearly document the reasons why a repair is infeasible and provide recommendations for in-kind or a compatible substitute material, except that wood shall be used on primary or other highly-visible elevations, including identifying the materials and methods to be used consistent with the Secretary's Standards.

3. Prior to consideration of the Design Study application by the Planning Commission, the applicant shall submit product information for the new windows. The windows shall include divided lights and be compatible with, and subtly differentiated from, the historic windows.

PASSED, APPROVED, AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA this 15<sup>th</sup> day of August 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

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Erik Dyar  
Chair

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Leah Young  
Historic Resources Board Secretary