



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

Jordan Chroman, Erik Dyar, Esther Goodhue,
Kathryn Gualtieri, Kathy Pomeroy

All meetings are held in the City Council Chambers
East Side of Monte Verde Street
Between Ocean and 7th Avenues

REGULAR MEETING Monday, February 24, 2025

TOUR 3:00 PM

MEETING 4:00 PM

THIS MEETING WILL BE HELD VIA TELECONFERENCE AND IN PERSON AT CITY HALL. The public is welcome to attend the meeting in person or remotely via Zoom; however, the meeting will proceed as normal even if there are technical difficulties accessing Zoom. The City will do its best to resolve any technical issues as quickly as possible.

To attend in person, visit the City Council Chambers at City Hall located on Monte Verde Street between Ocean and Seventh Avenues. To view or listen to the meeting remotely, you may access the YouTube Live Stream at:

<https://www.youtube.com/@CityofCarmelbytheSea/streams>, or use the link below to view or listen to the meeting via Zoom teleconference:

[https://ci-carmel-ca-us.zoom.us/j/85820552015?](https://ci-carmel-ca-us.zoom.us/j/85820552015?pwd=RwcP1Ur8C4tLmjkNjdNRu1TX7M0Pla.1)

[pwd=RwcP1Ur8C4tLmjkNjdNRu1TX7M0Pla.1](https://ci-carmel-ca-us.zoom.us/j/85820552015?pwd=RwcP1Ur8C4tLmjkNjdNRu1TX7M0Pla.1). To attend Zoom webinar via telephone, dial +1 669-444-9171. Webinar ID: 858 2055 2015. Passcode: 001916.

HOW TO OFFER PUBLIC COMMENT: Public comment may be given in person at the meeting, or using the Zoom teleconference module, provided that there is access to Zoom during the meeting. Zoom comments will be taken after the in-person comments. The public can also email comments to mwaffle@ci.carmel.ca.us. Comments must be received 2 hours before the meeting in order to be provided to the legislative body. Comments received after that time and up to the beginning of the meeting will be made part of the record.

CALL TO ORDER AND ROLL CALL - TOUR

TOUR OF INSPECTION

The Historic Resources Board will meet and convene the public hearing at the first location listed below on the Tour of Inspection. The public is welcome to join the Board on its tour. The tour is intended only to give the Board an opportunity to view project sites scheduled for a public hearing later that day. No deliberations on the merits of projects will take place during the Tour of Inspection. Following completion of the tour, the Board will recess and

return to the Council Chambers to reconvene the public hearing at 4:00 p.m., or as soon thereafter as possible.

- A. **DS 24276 (Johnson):** Northwest corner of San Carlos Street and Santa Lucia Avenue
- B. **DS 24300 (Casanova All the Way LLC):** Northeast corner of Casanova Street and 13th Avenue
- C. **DS 24343 (Graney):** Northeast corner of Camino Real and 12th Avenue
- D. **DS 24202 (Scherer):** Southwest corner of Lincoln Street and 10th Avenue

CALL TO ORDER AND ROLL CALL - CHAMBERS

PLEDGE OF ALLEGIANCE

PUBLIC APPEARANCES - Under the Brown Act, public comments for matters on the agenda must relate to that agenda item, and public comments for matters not on the agenda must relate to the subject matter jurisdiction of this legislative body. Hateful, violent, and threatening speech is impermissible public comment, as it disrupts the conduct of the public meeting. This is a warning that if a member of the public attending this meeting remotely violates the Brown Act by failing to comply with these requirements of the Brown Act meeting, that speaker will then be muted.

Members of the public are entitled to speak on matters of municipal concern not on the agenda during Public Appearances. Each person's comments shall be limited to 3 minutes, or as otherwise established by the Chair. Matters not appearing on the agenda will not receive action at this meeting and may be referred to staff. Persons are not required to provide their names, and it is helpful for speakers to state their names so they may be identified in the minutes of the meeting.

ANNOUNCEMENTS

CONSENT AGENDA

Items on the consent agenda are routine in nature and do not require discussion or independent action. Members of the Board or the public may ask that any items be considered individually for purposes of Board discussion and/ or for public comment. Unless that is done, one motion may be used to adopt all recommended actions.

1. October 16, 2023 Regular Meeting Minutes; September 18, 2023 Regular Meeting Minutes; April 15, 2024 Regular Meeting Minutes; May 20, 2024 Regular Meeting Minutes; December 16, 2024 Regular Meeting Minutes

ORDERS OF BUSINESS

PUBLIC HEARINGS

2. **DS 24276 (Johnson):** Consideration of a Determination of Consistency with the Secretary of the Interior's Standards for Design Study application DS 24276 (Johnson) for construction of a 323-square-foot detached garage and associated site improvements at the historic "Las Abuelas" property located at the northwest corner of San Carlos Street and Santa Lucia Avenue in the Single-Family Residential (R-1) District, APN: 010-165-044-000.
3. **DS 24202 (Scherer):** Consideration of a Determination of Consistency with the Secretary of the Interior's Standards for Design Study application DS 24202 (Scherer), for the replacement of non-historic fenestrations at the historic "Thienes

House" located at the southwest corner of Lincoln Street and 10th Avenue in the Single-Family Residential (R-1) District. APN: 010-182-014.

4. **DS 24343 (Graney):** Consideration of a Determination of Consistency with the Secretary of the Interior's Standards for Design Study application DS 24343 (Graney), for the demolition of a non-historic laundry closet and construction of a 126-square-foot dressing room and bathroom addition, resulting in a net floor increase of 76 square feet, and proposed fenestration changes at the historic "Louise P. Murphy House" located at the northeast corner of Camino Real and 12th Avenue in the Single-Family Residential (R-1) District. APN: 010-273-006-000.
5. **DS 24300 (Casanova All the Way LLC):** Consideration of a Determination of Consistency with the Secretary of the Interior's Standards for Design Study application DS 24300 (Casanova All the Way LLC), for the demolition of the non-historic northeast corner of the house, the construction of a 57-square-foot addition, the rebuilding of non-historic deck stairs on the north elevation, and the widening of the front porch steps to 13 feet wide at the historic "Connolly-Search House" located at the northeast corner of Casanova Street and 13th Avenue in the Single-Family Residential (R-1) District. APN: 010-175-011.

DIRECTORS REPORT

FUTURE AGENDA ITEMS

6. Next Regular Meeting: March 17, 2025

ADJOURNMENT

CORRESPONDENCE

7. **PUBLIC CORRESPONDENCE:** Additional items not associated with Public Hearings and/or other items appearing on the Agenda

This agenda was posted at City Hall, Monte Verde Street between Ocean Avenue and 7th Avenue, Harrison Memorial Library, located on the NE corner of Ocean Avenue and Lincoln Street, the Carmel-by-the-Sea Post Office, 5th Avenue between Dolores Street and San Carlos Street, and the City's webpage <http://www.ci.carmel.ca.us> in accordance with applicable legal requirements.

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

Any supplemental writings or documents distributed to a majority of the Historic Resources Board regarding any item on this agenda, received after the posting of the agenda will be available at City Hall located on Monte Verde Street between Ocean and Seventh Avenues during regular business hours.

SPECIAL NOTICES TO PUBLIC

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at 831-620-2000 at least 48 hours prior to the meeting to ensure that reasonable arrangements can be made to provide accessibility to the meeting (28CFR 35.102-35.104 ADA Title II).



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

February 24, 2025
CONSENT AGENDA

TO: Historic Resources Board Commissioners

SUBMITTED BY: Shelby Gorman, Administrative Coordinator

SUBJECT: October 16, 2023 Regular Meeting Minutes; September 18, 2023 Regular Meeting Minutes; April 15, 2024 Regular Meeting Minutes; May 20, 2024 Regular Meeting Minutes; December 16, 2024 Regular Meeting Minutes

RECOMMENDATION:

Approve draft minutes

BACKGROUND/SUMMARY:

The Historic Resources Board routinely approves minutes of its meetings.

FISCAL IMPACT:

None.

ATTACHMENTS:

- Attachment 1: October 16, 2023 Regular Meeting Minutes
- Attachment 2: September 18, 2023 Regular Meeting Minutes
- Attachment 3: April 15, 2024 Regular Meeting Minutes
- Attachment 4: May 20, 2024 Regular Meeting Minutes
- Attachment 5: December 16, 2024 Regular Meeting Minutes

**REGULAR MEETING
Monday, October 16, 2023**

**TOUR TIME 2:45 p.m.
MEETING 4:00 p.m.**

CALL TO ORDER AND ROLL CALL – TOUR

The following Board Members were present for the Tour of Inspection: Erik Dyar, Esther Goodhue, Karyl Hall, and Kathy Pomeroy.

The following Board Members were absent from the Tour of Inspection: Jordan Chroman.

TOUR OF INSPECTION

Item A: DR 23-164 (Laub Trust) - Northeast Corner of Ocean Avenue and Dolores Street

Item B: DR 23-233 (128 S Canon, LLC) - Ocean Avenue 2 northwest of Mission Street

Item C: DS 23-126 (Barnes) - Santa Fe Street 3 southwest of 2nd Avenue

Item D: DS 23-160 (Lutz) - Santa Fe Street 4 northwest of 6th Avenue

CALL TO ORDER AND ROLL CALL - CHAMBERS

The following Board Members were present: Erik Dyar, Karyl Hall, and Kathy Pomeroy.

The following Board Members were absent: Esther Goodhue and Jordan Chroman.

PLEDGE OF ALLEGIANCE

PUBLIC APPEARANCES

None.

ANNOUNCEMENTS

None.

CONSENT AGENDA

Item 1: DR 23-233 (128 S Canon, LLC): Consideration of a Track 1 Design Review referral, DR 23-233 (128 S Canon, LLC), for storefront modifications to an existing non-historic building location on Ocean Avenue 2 northwest of Mission Street in the Central Commercial (CC) District and Downtown Conservation (DC) District Overlay. APN: 010-113-007-000.

Item 2: DR 23-164 (Laub Trust): Consideration of a Determination of Consistency with the Secretary of the Interior's Standards for Design Review application DR 23-164 (Laub Trust) to repair existing stucco,

repaint the entire building in a new color scheme, and install one storefront awning on the Ocean Avenue frontage located at the northeast corner of Ocean Avenue and Dolores Street in the Central Commercial (CC) District and Downtown Conservation (DC) District. APN: 010-134-009-000.

Board Member Dyar requested that Item 2, DR 23-164 (Laub Trust), be pulled for discussion.

It was moved by Vice Chair Hall and seconded by Board Member Pomeroy to approve the following Consent Agenda Item: Item 1, DR 23-233 (128 S Canon, LLC).

The motion passed by the following roll call vote:

AYES: Board Member(s): Dyar, Hall, Pomeroy.
NOES: Board Member(s): None.
ABSTAINED: Board Member(s): None.
ABSENT: Board Member(s): Chroman, Goodhue.

ITEM PULLED FROM CONSENT AGENDA

Item 2: DR 23-164 (Laub Trust): Consideration of a Determination of Consistency with the Secretary of the Interior's Standards for Design Review application DR 23-164 (Laub Trust) to repair existing stucco, repaint the entire building in a new color scheme, and install one storefront awning on the Ocean Avenue frontage located at the northeast corner of Ocean Avenue and Dolores Street in the Central Commercial (CC) District and Downtown Conservation (DC) District. APN: 010-134-009-000.

Board Member Dyar had questions about the bay windows in the front and wanted to know if those windows were included in the maintenance plan, along with the stucco repair.

Jason Spaits, Applicant and Master Lease Holder, stated that the bay windows were not currently included in the maintenance plan but that this issue would be addressed in the near future.

Board Member Dyar stated that he would like to see the façade of the building returned to its original Art Deco appearance by removing the non-historic bay windows. Dyar acknowledged that the applicant is under no obligation to remove the bay windows but feels the bay windows detract from the original architectural style.

Spaits responded to Dyar and stated that the original building was used as a bank, but the new use would be for retail, and the building now has a different function, necessitating the bay windows for retail display purposes.

Dyar reiterated that the applicant was under no obligation to take his advice.

Spaits thanked Dyar for his input.

Vice Chair Hall stated that even if the bay windows were kept, they would need repairs, as indicated by the applicant, to occur in a future phase.

It was moved by Board Member Dyar and seconded by Vice Chair Hall to approve the following Consent Agenda Item: Item 2, DR 23-164 (Laub Trust).

The motion passed by the following roll call vote:

AYES: Board Member(s): Dyar, Hall, Pomeroy.
NOES: Board Member(s): None.
ABSTAINED: Board Member(s): None.
ABSENT: Board Member(s): Chroman, Goodhue.

PUBLIC HEARINGS

Item 3: DS 23-201 (Vais): Consideration of a Determination of Consistency with the Secretary of the Interior's Standards for Design Study application, DS 23-201 (Vais), for alterations, and site modifications, to the historic "Louis Ralston House" located on Lincoln Street 4 northwest of Santa Lucia in the Single-Family Residential (R-1) Zoning District. APN: 010-173-006-000. **NO ACTION REQUIRED.**

Marnie Waffle, Principal Planner, recommended the Historic Resources Board take no action on the application. The project has been revised so that it qualifies as a minor alteration to a historic resource for which the associated Determination of Consistency can be issued by staff.

No action was taken.

Item 4: DS 23-160 (Lutz): Request for reconsideration of a Determination of Consistency with the Secretary of the Interior's Standards made by the Historic Resources Board on September 18, 2023 for Design Study application, DS 23-160 (Lutz), for additions, alterations, and site modifications including a kitchen addition, bedroom addition, and new detached garage in the front setback at the historic "Elizabeth F. Armstrong House," and a request to add the historic resource to the Carmel Register and creation of a design nonconformity (reduced composite side yard setback) located on Santa Fe Street 4 northwest of 6th Avenue in the Single-Family Residential (R-1) District. APN: 010-092-005-000.

Marnie Waffle, Principal Planner, provided direction to the Board regarding meeting protocols and procedures in association with the project. Waffle stated that staff is prepared to provide a staff report if the Board chooses to hear the item.

After some discussion by the Board, Vice Chair Hall opened the meeting for public comment.

Breck Lutz, Property Owner, thanked the Board for their time and effort. Lutz discussed the size of the garage and received information from Waffle regarding meeting protocols and options available to the Board regarding project continuance and public hearings.

Board Member Goodhue took a seat at the dais.

Waffle provided further direction to the Board, including options to hear the project or continue the project.

It was moved by Vice Chair Hall and seconded by Board Member Goodhue to continue the project and to delay the hearing until all Board Members were present.

The motion passed by the following roll call vote:

AYES:	Board Member(s): Dyar, Goodhue, Hall, Pomeroy.
NOES:	Board Member(s): None.
ABSTAINED:	Board Member(s): None.
ABSENT:	Board Member(s): Chroman.

Item 5: DS 23-126 (Barnes): Consideration of adding the historic "G.H. Phillips House" to the Carmel Register of Historic Resources, granting the creation of a design nonconformity, and issuing a Determination of Consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties for Design Study application DS 23-126 (Barnes) for additions, alterations, and

site modifications, including a 333-square-foot addition to the rear (west) elevation and a new 185-square-foot rear deck located on Santa Fe Street 3 southwest of 2nd Avenue in the Single-Family Residential (R-1) Zoning District. APN 010-102-003-000.

Marnie Waffle, Principal Planner, presented the staff report and addressed questions of the Board.

Vice Chair Hall opened the meeting for public comment. The following members of the public appeared before the Board: Megan Koch.

Waffle responded to Koch's question as to whether any correspondence was received from neighbors of the project property. Waffle said she had received no correspondence and deferred to Eric Wynkoop, Architect.

Wynkoop said he had received a letter of support from the neighbor to the south but no other correspondence. Wynkoop commented on the project and addressed questions of the Board.

It was moved by Vice Chair Hall and seconded by Board Member Dyar to adopt a Resolution adding the historic "G.H. Phillips House" to the Carmel Register of Historic Resources, granting the creation of a design nonconformity, and issuing a Determination of Consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties for additions, alterations, and site modifications to the "G.H. Phillips House" located on Santa Fe Street 3 southwest of 2nd Avenue. APN: 010-102-003-000.

AYES: Board Member(s): Dyar, Goodhue, Hall, Pomeroy.
NOES: Board Member(s): None.
ABSTAINED: Board Member(s): None.
ABSENT: Board Member(s): Chroman.

DIRECTOR'S REPORT

Marnie Waffle, Principal Planner, gave the report and addressed questions of the Board.

- **Reminder to the Board:** The City's birthday and Halloween parade will be held on Tuesday, 10/31/2023. Waffle requested that Board Members RSVP to Leslie Fenton.
- **Staffing Update - Recruitment to Fill Vacant Assistant Planner Position:** Over sixty (60) applications were received; first round of interviews is over; final interviews should be completed within the next two weeks.
- **Upcoming Special Meeting of the Planning Commission on 11/15/2023:** This will be a public workshop to discuss local ADU Ordinance; the meeting time has yet to be determined.

FUTURE AGENDA ITEMS

Item 6: Next Regular Meeting: November 20, 2023

ADJOURNMENT

4:35 p.m.

APPROVED:

ATTEST:

Karyl Hall, Vice Chair

Leah R. Young, Recording Secretary

REGULAR MEETING
Monday, September 18, 2023

Tour 2:45 p.m.
Meeting 4:00 p.m.

CALL TO ORDER AND ROLL CALL - TOUR

The meeting was called to order at 2:50 p.m. The following Board Members were present for the Tour of Inspection: Esther Goodhue, Karyl Hall, Kathy Pomeroy, and Jordan Chroman.

The following Board Members were absent from the Tour of Inspection: Erik Dyar.

TOUR OF INSPECTION

Item A: MA 23-146 (Lopez 5 NW, LLC): Lopez Avenue 5 northwest of 4th Avenue

Item B: DS 23-160 (Lutz): Santa Fe Street 4 northwest of 6th Avenue

Item C: DR 23-130 (Fourtane Jewelers): Ocean Avenue 3 northeast of Dolores Street

CALL TO ORDER AND ROLL CALL – CHAMBERS

The meeting was called to order at 4:00 p.m. The following Board Members were present: Esther Goodhue, Karyl Hall, Kathy Pomeroy, and Jordan Chroman.

The following Board Members were absent: Erik Dyar.

PLEDGE OF ALLEGIANCE

PUBLIC APPEARANCES

There were no public appearances.

ANNOUNCEMENTS

There were no announcements.

PUBLIC HEARINGS

Item 1: DR 23-130 (Fourtane Jewelers): Consideration of a Track 1 Design Review referral, DR 23-130 (Fourtane Jewelers), for storefront modifications to an existing non-historic building location on Ocean Avenue 3 northwest of Dolores Street in the Central Commercial (CC) District and Downtown Conservation District (DC) Overlay. APN: 010-139-004-000.

Evan Kort, Associate Planner, presented the staff report and addressed questions of the Board.

Chair Chroman opened the meeting for public comment. The following members of the public appeared before the Board: None.

Chair Chroman closed the meeting for public comment.

Following Board discussion, it was moved by Board Member Goodhue and seconded by Board Member Pomeroy to adopt a resolution finding the proposed exterior storefront modifications to an existing non-historic building location on Ocean Avenue 3 northwest of Dolores Street in the Central Commercial (CC) Zone District and Downtown Conservation District (DC) Overlay consistent with the established design context of the Downtown Conservation District. APN: 010-139-004-000.

The motion passed by the following roll call vote:

**AYES: Board Member(s): Goodhue, Hall, Pomeroy, Chroman.
NOES: Board Member(s): None.
ABSTAINED: Board Member(s): None.
ABSENT: Board Member(s): Dyar.**

Item 2: MA 23-146 (Lopez 5 NW, LLC): Consideration of adding a historic resource to the Carmel Register and making a recommendation to the City Council on a Mills Act Contract application, MA 23-146 (Lopez 5 NW, LLC), for the historic "Cosmas House" located on Lopez Avenue 5 northwest of 4th Avenue in the Single-Family Residential (R-1) District. APN: 010-232-028-000.

Katherine Wallace, Associate Planner, presented the staff report and addressed questions of the Board.

Chair Chroman opened the meeting for public comment. The following members of the public appeared before the Board: David DiGirolamo.

Chair Chroman closed the meeting for public comment.

The Board asked questions of KC Cullen, the architect of record for the project, regarding past alterations to the site.

Following Board discussion, it was decided to separate the actions into two motions. It was moved by Board Member Hall and seconded by Board Member Goodhue to add the subject property to the Carmel Register of Historic Resources.

The motion passed by the following roll call vote:

**AYES: Board Member(s): Goodhue, Hall, Pomeroy, Chroman.
NOES: Board Member(s): None.
ABSTAINED: Board Member(s): None.
ABSENT: Board Member(s): Dyar.**

Following additional Board discussion, it was moved by Board Member Pomeroy and seconded by Board Member Goodhue to make a recommendation to the City Council on a Mills Act Contract application, MA 23-146 (Lopez 5 NW, LLC).

The motion passed by the following roll call vote:

AYES: Board Member(s): Goodhue, Hall, Pomeroy, Chroman.

NOES: Board Member(s): None.
ABSTAINED: Board Member(s): None.
ABSENT: Board Member(s): Dyar.

Item 3 DS 23-160 (Lutz): Consideration of a Determination of Consistency with the Secretary of the Interior's Standards for Design Study application, DS 23-160 (Lutz), for additions, alterations, and site modifications including a 76-square-foot kitchen addition, a 135-square-foot bedroom addition, and a new 250-square-foot detached garage in the front setback at the historic "Elizabeth F. Armstrong House" located on Santa Fe Street 4 northwest of 6th Avenue in the Single-Family Residential (R-1) District. APN: 010-092-005-000.

Katherine Wallace, Associate Planner, presented the staff report and addressed questions of the Board.

Thomas Hood, Architect, gave a presentation and addressed questions of the Board.

Chair Chroman opened the meeting for public comment. The following members of the public appeared before the Board: Breck Lutz.

Chair Chroman closed the meeting for public comment.

The Board discussed the project.

A 5-minute recess was requested by the applicant to discuss the pending direction of the Board. Chair Chroman granted the 5-minute recess commencing at 5:14 p.m.. Meeting called to order at 5:19 p.m.

Chair Chroman opened the meeting for public comment. The following members of the public appeared before the Board: None.

Chair Chroman closed the meeting for public comment.

Following additional discussion, it was moved by Board Member Hall and seconded by Board Member Goodhue to adopt a resolution issuing a Determination of Consistency with the Secretary of the Interior's Standards, with Conditions, for north and south additions and a new detached garage (revised per consultant and staff recommendations) at the historic "Elizabeth F. Armstrong House" property located on Santa Fe Street 4 northwest of 6th Avenue in the Single-Family Residential (R-1) District. Conditions require that original window and door openings be preserved where possible; the proposed north addition be shifted west and/or reduced in size; and the proposed garage be reduced in size from 250 to 200 square feet and be clad entirely in stone or omit all stone. The bay window may remain on the proposed garage if desired. APN: 010-092-005-000.

The motion passed by the following roll call vote:

AYES: Board Member(s): Goodhue, Hall, Pomeroy.
NOES: Board Member(s): Chroman.
ABSTAINED: Board Member(s): None.
ABSENT: Board Member(s): Dyar.

DIRECTOR'S REPORT

Mamie Waffle, Principal Planner, gave the report and answered questions of the Board.

- **Pine Inn Parking Lot – General Plan Amendment:** City Council supported moving forward with the Pine Inn’s application; applicant is proposing to transfer some hotel rooms from the Pine Inn over to the parking lot; this project will be coming before the Board in the future, because the property is located within the Downtown Conservation District.
- **Wireless Ordinance Update:** City Council conducted the first reading of the new wireless ordinance; the project is moving forward; there will be a second reading and adoption of the ordinance in the coming months.
- **JB Pastor Property – Concrete Wall Update:** City Council heard the appeal for the concrete wall located at Dolores Street and 7th Avenue. While City Council generally supports recommendations from its junior boards and commissions, City Council did reverse the decision of the Historic Resources Board and voted to keep the concrete wall intact and in its current location.
- **Staffing Update:** The Planning and Building Department is currently in the process of recruiting an Assistant Planner; many applications were received and are being reviewed; Waffle said she hoped interviews would commence soon.

FUTURE AGENDA ITEMS

Item 8: Next Regular Meeting: October 16, 2023

Chair Chroman Request: Junipero Serra Statue Update

Chair Chroman thanked staff for their diligence and expressed his appreciation. Board Members Goodhue and Hall agreed with Chair Chroman and thanked staff.

ADJOURNMENT

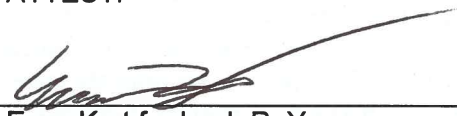
5:32 p.m.

APPROVED:

ATTEST:



Jordan Chroman, Chair



Evan Kort for Leah R. Young,
Recording Secretary

**REGULAR MEETING
Monday, April 15, 2024**

**TOUR 3:30 p.m.
MEETING 4:00 p.m.**

CALL TO ORDER AND ROLL CALL - TOUR

The following Board Members were present for the Tour of Inspection: Erik Dyar, Esther Goodhue, Karyl Hall, and Kathy Pomeroy.

The following Board Members were absent for the Tour of Inspection: Jordan Chroman.

TOUR OF INSPECTION

Item A: HE 23-209 (Rodriguez) - Camino Real 4 northwest of 11th Avenue

CALL TO ORDER AND ROLL CALL – CHAMBERS

The following Board Members were present: Erik Dyar, Esther Goodhue, Karyl Hall, and Kathy Pomeroy.

The following Board Members were absent: Jordan Chroman.

PLEDGE OF ALLEGIANCE

PUBLIC APPEARANCES

The following members of the public appeared before the Board: Katherine Gualtieri

ANNOUNCEMENTS

Board member Dyar spoke in favor of a celebration for Comstock. An invitation only fundraiser for the Carmel Heritage Society has been scheduled for Friday, July 12, 2024. On the following day, Saturday, July 13, 2024, a public lecture and talk at the Carmel Women's Club on Comstock will take place. There will be a more formal tour available for the public for a fee on the following Sunday, July 14, 2024.

EAA Monterey Bay is organizing a talk partnering with the Monterey Museum of Art set for May 11, 2024 covering the work and life of Mickey Muennig, Big Sur architect.

ORDERS OF BUSINESS

Item 1: Historic Context Statement Phase II Monthly Update: Historic Context Statement Phase II monthly update status report and discussion.

Katherine Wallace, Associate Planner, gave a report and addressed questions of the Board.

Vice Chair Hall opened the meeting for public comment. The following members of the public appeared before the Commission: None.

The meeting was closed for public comment.

PUBLIC HEARINGS

Item 2: HE 23-209 (Rodriguez): Consideration of a determination to list the "J. Henry Ohloff House," located at Camino Real 4 northwest of 11th Avenue, on the Carmel Inventory of Historic Resources. APN: 010-275-006-000.

Katherine Wallace, Associate Planner, gave the staff report and addressed questions of the Board.

Anthony Lombardo, on behalf of the applicant, gave a presentation and addressed questions of the Board.

Vice Chair Hall opened the meeting for public comment. The following members of the public appeared before the Commission: Mel Ahlborn

The meeting was closed for public comment.

It was moved by Vice Chair Hall and seconded by Board Member Goodhue to adopt a resolution adding the "J. Henry Ohloff House," located at Camino Real 4 northwest of 11th Avenue in the Single-Family Residential (R-1) district, to the Carmel Inventory of Historic Resources. APN: 010-275-006-000.

The motion passed by the following roll call vote:

AYES: Board Member(s): Goodhue, Hall, Pomeroy
NOES: Board Member(s): Dyar.
ABSTAINED: Board Member(s): None.
ABSENT: Board Member(s): Chroman.

DIRECTOR'S REPORT

Marnie Waffle, Principal Planner, gave the following updates and addressed questions of the Board:

- **Staffing Update:** Email communication will no longer be sent to Board Member's personal email addresses. Board members can schedule a time to meet with City staff to discuss.
- **Housing Plan:** The Housing Plan was submitted to the State on April 11th and they did indicate that the plan will be certified as written. The formal letter of certification should be received in the coming days.
- **Capital Improvement Program:** A project budgeted at \$300,000 for the repainting of the Sunset Center and Harrison Memorial Library has begun with work starting on the north wing of the Sunset Center. The project will also include remediation for lead and asbestos.
- **DS 23-017 (Voris):** The project for the construction of a detached garage in the front setback of the historic "Doll House" also known as "Hansel & Gretel" was approved by the Planning Commission at the April 13th meeting.

FUTURE AGENDA ITEMS

Board Member Dyar requested the Board make a recommendation for the City Council to approve a proclamation honoring Comstock and recognizing the 100-year anniversary celebration planned for July 2024.

Item 3: Next Regular Meeting: May 20, 2024

ADJOURNMENT

4:58 p.m.

APPROVED:

ATTEST:

Karyl Hall, Vice Chair

Shelby Gorman for Leah R. Young,
Recording Secretary

**REGULAR MEETING
Monday, May 20, 2024**

TOUR TIME 3:30 PM

MEETING 4:00 PM

CALL TO ORDER AND ROLL CALL - TOUR

The following Board Members were present for the Tour of Inspection: Erik Dyar, Esther Goodhue, and Kathy Pomeroy.

The following Board Members were absent for the Tour of Inspection: Jordan Chroman and Karyl Hall.

TOUR OF INSPECTION

Item A: HE 24042 (Dunham) - Santa Fe Street 5 northwest of 3rd Avenue

CALL TO ORDER AND ROLL CALL - CHAMBERS

The following Board Members were present: Erik Dyar, Esther Goodhue, and Kathy Pomeroy.

The following Board Members were absent for the Tour of Inspection: Jordan Chroman and Karyl Hall.

PLEDGE OF ALLEGIANCE

PUBLIC APPEARANCES

The following members of the public appeared before the Board: None.

ANNOUNCEMENTS

None.

CONSENT AGENDA

None.

ORDERS OF BUSINESS

Item 1: Historic Context Statement Phase II Monthly Update: Status report and discussion on partial Draft (May 13, 2024), provided by PAST Consultants

(Attachment 1).

Katherine Wallace, Associate Planner, gave a verbal report and addressed questions of the Board.

Seth A. Bergstein, Principal Architectural Historian, and Kent L. Seavey, Subconsultant and Architectural Historian gave a status update on the Historical Context Statement.

Board Member Dyar opened the meeting for public comment. The following members of the public appeared before the Board: Cindy Lloyd.

Board Member Dyar closed the meeting for public comment.

Item 2: Review Draft Proclamation Honoring Hugh W. Comstock

Marnie Waffle, Principal Planner, gave a verbal report and addressed questions of the Board.

The following members of the public appeared before the Board: Katherine Gualtieri and Bobbi Voris.

Katherine Gualtieri informed the Board that the Comstock celebration was moved to September 2024.

The Board gave direction to staff to have the City Council read the proclamation at an August 2024 City Council meeting.

It was moved by Board Member Goodhue and seconded by Board Member Pomeroy to continue the Review Draft Proclamation Honoring Hugh W. Comstock to the July 15, 2024, Historic Resources Board meeting.

The motion passed by the following roll call vote:

AYES: Board Member(s): Dyar, Goodhue, Pomeroy

NOES: Board Member(s): None.

ABSTAINED: Board Member(s): None.

ABSENT: Board Member(s): Hall, Chroman.

PUBLIC HEARINGS

Item 3: HE 24042 (Dunham): Consideration of a preliminary determination of historic ineligibility for the property located at Santa Fe Street 5 northwest of 3rd Avenue. APN: 010-102-005-000.

Katherine Wallace, Associate Planner, gave a verbal report and addressed questions of the Board.

Thomas Dunham, Property Owner, addressed the Board.

Board Member Dyar opened the meeting for public comment. The following members of the public appeared before the Board: Katherine Gualtieri, Cindy Lloyd, Thomas Dunham, David O'Neil.

Board member Dyar closed the meeting for public comment.

It was moved by Board Member Goodhue and seconded by Board Pomeroy to issue a preliminary determination of historic ineligibility for the property located at Santa Fe Street 5 northwest of 3rd Avenue. APN: 010-102-005-000.

The motion passed by the following roll call vote:

AYES: Board Member(s): Dyar, Goodhue, Pomeroy
NOES: Board Member(s): None.
ABSTAINED: Board Member(s): None.
ABSENT: Board Member(s): Hall, Chroman.

DIRECTOR'S REPORT

Marnie Waffle, Principal Planner, gave the following updates and addressed questions of the Board:

- The City Council issued a proclamation declaring the third week of April as National Volunteer Appreciation Week and, as part of that proclamation, recognized the members of the Historic Resources Board.
- Today, May 20, 2024, is Board Member Hall's last meeting as a Board Member on the Historic Resources Board.
- Upcoming Meetings:
 - Tuesday, May 21, 2024 - Budget Workshop at City Hall (open to the public)
 - Wednesday, May 22, 2024 6:00 p.m. – Urban Forest Master Plan Community Meeting at the Sunset Center in Carpenter Hall
 - Monday, May 27, 2024 – City Offices Closed; Annual Memorial Day Ceremony at Devendorf Park

FUTURE AGENDA ITEMS

Item 4: Next Regular Meeting: June 17, 2024

ADJOURNMENT

5:10 p.m.

APPROVED:

ATTEST:

Erik Dyar, Acting Chair

Shelby Gorman for Leah R. Young,
Recording Secretary

**REGULAR MEETING
Monday, December 16, 2024**

MEETING 4:00 PM

CALL TO ORDER AND ROLL CALL

The following Board Members were present: Erik Dyar, Katherine Gualtieri, Kathy Pomeroy, and Jordan Chroman.

The following Board Members were absent: Esther Goodhue

PUBLIC APPEARANCES

The following members of the public appeared before the Board: None.

ANNOUNCEMENTS

None.

CONSENT AGENDA

- Item 1:** Adoption of the 2025 Historic Resources Board Meeting Calendar
- Item 2:** August 21, 2023 Regular Meeting Minutes; November 20, 2023 Regular Meeting Minutes; December 18, 2023 Regular Meeting Minutes; February 26, 2024 Regular Meeting Minutes; March 18, 2024 Regular Meeting Minutes
- Item 3:** September 18, 2023 Regular Meeting Minutes
- Item 4:** October 16, 2023 Regular Meeting Minutes; April 15, 2024 Regular Meeting Minutes; May 20, 2024 Regular Meeting Minutes
- Item 5:** June 17, 2024 Regular Meeting Minutes; October 21, 2024 Regular Meeting Minutes; November 18, 2024 Regular Meeting Minutes
- Item 6:** August 19, 2024 Regular Meeting Minutes

All items were pulled from the Consent Agenda to be approved by separate motions.

It was moved by Board Member Gualtieri and seconded by Board Member Dyar to approve Item 1: Adoption of the 2025 Historic Resources Board Meeting Calendar.

The motion passed by the following roll call vote:

AYES: Board Member(s): Dyar, Gualtieri, Pomeroy, Chroman
NOES: Board Member(s): None.
ABSTAINED: Board Member(s): None.
ABSENT: Board Member(s): Goodhue

It was moved by Board Member Dyar and seconded by Board Member Pomeroy to approve Item 2: August 21, 2023 Regular Meeting Minutes; November 20, 2023 Regular Meeting Minutes; December 18, 2023 Regular Meeting Minutes; February 26, 2024 Regular Meeting Minutes; March 18, 2024 Regular Meeting Minutes.

The motion passed by the following roll call vote:

AYES: Board Member(s): Dyar, Pomeroy, Chroman
NOES: Board Member(s): None.
ABSTAINED: Board Member(s): Gualtieri
ABSENT: Board Member(s): Goodhue

It was moved by Board Member Gualtieri and seconded by Board Member Pomeroy to continue Item 3: September 18, 2023 Regular Meeting Minutes and Item 4: October 16, 2023 Regular Meeting Minutes; April 15, 2024 Regular Meeting Minutes; May 20, 2024 Regular Meeting Minutes.

The motion passed by the following roll call vote:

AYES: Board Member(s): Dyar, Gualtieri, Pomeroy, Chroman
NOES: Board Member(s): None.
ABSTAINED: Board Member(s): None.
ABSENT: Board Member(s): Goodhue.

It was moved by Board Member Gualtieri and seconded by Board Member Dyar to approve Item 5: June 17, 2024 Regular Meeting Minutes; October 21, 2024 Regular Meeting Minutes; November 18, 2024 Regular Meeting Minutes with the removal of the October 21, 2024 Regular Meeting Minutes for separate motion.

The motion passed by the following roll call vote:

AYES: Board Member(s): Dyar, Gualtieri, Pomeroy, Chroman
NOES: Board Member(s): None.
ABSTAINED: Board Member(s): None.
ABSENT: Board Member(s): Goodhue.

It was moved by Board Member Gualtieri and seconded by Board Member Dyar to approve the October 21, 2024 Regular Meeting Minutes from Item 5.

The motion passed by the following roll call vote:

AYES: Board Member(s): Gualtieri, Pomeroy, Chroman
NOES: Board Member(s): None.
ABSTAINED: Board Member(s): Dyar
ABSENT: Board Member(s): Goodhue

It was moved by Board Member Gualtieri and seconded by Chair Chroman to approve Item 6: August 19, 2024 Regular Meeting Minutes.

The motion passed by the following roll call vote:

AYES: Board Member(s): Dyar, Gualtieri, Chroman
NOES: Board Member(s): None.
ABSTAINED: Board Member(s): Pomeroy
ABSENT: Board Member(s): Goodhue

DIRECTORS REPORT

Marnie Waffle, Principal Planner, gave a report and answered questions of the Board.

- **2024 Accomplishments:** City Staff brought over 80 Historic Evaluations to the Board.
- **State Historic Rehabilitation Tax Credit Program:** This State program, not associated with the City, will start accepting applications in January 2025.

FUTURE AGENDA ITEMS

Item 7: Next Regular Meeting: January 27, 2025

ADJOURNMENT

4:21 PM

APPROVED:

ATTEST:

Jordan Chroman, Chair

Shelby Gorman, Recording Secretary



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

February 24, 2025
PUBLIC HEARINGS

TO: Historic Resources Board Commissioners

SUBMITTED BY: Katherine Wallace, Associate Planner

SUBJECT: **DS 24276 (Johnson):** Consideration of a Determination of Consistency with the Secretary of the Interior's Standards for Design Study application DS 24276 (Johnson) for construction of a 323-square-foot detached garage and associated site improvements at the historic "Las Abuelas" property located at the northwest corner of San Carlos Street and Santa Lucia Avenue in the Single-Family Residential (R-1) District, APN: 010-165-044-000.

RECOMMENDATION:

Adopt a Resolution (Attachment 1) issuing a Determination of Consistency with the Secretary of the Interior's Standards for Design Study application DS 24276 (Johnson) for construction of a 323-square-foot detached garage and associated site improvements at the historic "Las Abuelas" property located at the northwest corner of San Carlos Street and Santa Lucia Avenue in the Single-Family Residential (R-1) District, APN: 010-165-044-000.

BACKGROUND/SUMMARY:

EXECUTIVE SUMMARY

The project involves the construction of a 323-square-foot detached garage and associated site improvements, including a new stone-clad garden wall and new landscaping features. A former non-historic detached carport (built c.1957) in the location of the proposed garage was demolished in 2018. A 403-square-foot garage in the location of the proposed garage was approved by the City in 2017 but was never constructed. This application does not include any work to the historic main residence.

Additions and alterations to historic properties require a Determination of Consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties ("Secretary's Standards"). The project has been reviewed by qualified professional Margaret (Meg) Clovis, and the project is consistent with the Secretary's Standards as proposed.

Background/Summary

Constructed in 1923 for Charles and Gerturde Eells, Las Abuelas is significant under California Register Criterion 3, in the area of architecture as a good example of the Spanish Eclectic style. The property is additionally significant because it was designed by Carmel master builder Michael J. Murphy.

Las Abuelas is located on a 11,949 square-foot corner lot; dense perimeter landscaping and a tall wood

fence provide privacy along the Santa Lucia and San Carlos frontages. The two-story stucco residence is 3,122 square feet. A 116-square-foot detached guesthouse is located along the east property line.

The subject property was first surveyed in 1989, and then again in 2001 when a Department of Parks and Recreation form (DPR 523A) was prepared (Attachment 2). The Period of Significance for the house is 1923-1928; 1923 represents the original date of construction and 1928 represents the date of an early enlargement. A prior historic evaluation (a Phase II report) prepared by Kent Seavey in 2017 identified the landscape as a character-defining feature of the property. The report states: “[The] informal landscape setting of the house and grounds including a 200-year-old Wolf Pine are also character-defining features of the historic resource.” The Wolf Pine is no longer extant, having been removed in 2017.

The property retains overall integrity. Looking at the north/northwest portion of the property (the area of proposed work) permitted changes since 1923 include the following.

- A carport was built in the northwest corner of the parcel c. 1957. The Las Abuelas complex originally included a two-story garage on the parcel directly to the north. When the lot was subdivided prior to 1957, the residents of the subject property no longer had use of the garage and subsequently built the carport.
- BP# 3147 (1/22/1958): Fireproof carport.
- BP# 88-133 (6/9/1988): Add 289 square feet to the carport. Remove pond from courtyard area.
- BP# 16-268 (1/9/2017): Remove terra cotta tiles from courtyard terrace for foundation repairs.
- DS# 17-107 (3/22/2017): Demolish carport and build a new 403 square foot garage (this work was never completed).
- DS# 18-381 (10/25/2018): Remove existing carport and replace with sand-set concrete pavers.

PROJECT DESCRIPTION

The property is an 11,949-square-foot lot located at the northwest corner of San Carlos Street and Santa Lucia Avenue. The project consists of a new 323-square-foot detached garage and the following site changes: removal of 970 square feet of existing site coverage; a new natural turf area in the courtyard; a new stone-clad garden wall in the courtyard; new walkway between the garage and the house, and areas of new landscaping.

The Historic Resources Board is being asked to review the project and issue a Determination of Consistency with the Secretary’s Standards.

Garage

With a 13 foot 4 ½ inch (hipped roof) ridge height, the proposed 323-square-foot garage would be partially visible from San Carlos Street. However, a 52 foot 10 ½ inch setback from the east (San Carlos Street) property line and the presence of an existing tall driveway gate will limit visibility. The new garage would be finished with smooth (integral color) stucco siding, slightly differentiated from the trowel finished stucco siding of the main residence. The new garage would feature two-piece mission clay roof tiles, slightly differentiated from the clay roof tiles of the main residence. The garage doors are proposed to be paneled wood carriage-style doors with an overhanging trellis.

Site Improvements

Per CMC Title 17.10.030.C.2, Site Development and Building Standards, sites with excess coverage may add floor area [when] excess site coverage will be reduced at a rate equal to two times the amount of floor area added to the site, or to an amount that complies with the site coverage limits, whichever is less. The subject site is presently non-conforming, with 3,973 square feet of site coverage. The code permits a property of this size to have up to 1,268 square feet of coverage, if at least 50% is semi- or fully permeable.

Rather than bring the property into full site coverage compliance, the applicant has opted to remove excess site coverage at a rate two times the amount of floor area added to the site. The project proposes 323 square feet of new floor area, with 970 square feet of site coverage to be removed. This amount exceeds the minimum requirement for site coverage removal: 646. The existing site coverage to be removed consists entirely of non-historic site coverage features, including: kitchen landing stones; northwest concrete pavers; trash enclosure landing; flagstone pavers; and loose river rock. Proposed new site coverage includes a 22-square-foot stone-clad garden wall in the north courtyard (oriented parallel to the primary east-west volume of the main residence) and a 30-square-foot concrete walkway between the new garage and the main residence. These features will be located atop areas where site coverage already exists.

A new 210-square-foot natural turf area with a new Swan Hill Fruitless Olive tree is proposed for the north courtyard, and new landscaped planter areas are proposed for the northeast portion of the property.

STAFF ANALYSIS

Secretary of the Interior's Standards. Per CMC 17.32.120, Alteration of Historic Resources, the proposed project shall first obtain a determination of consistency with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (Standards). The Standards identify four primary treatment approaches to historic resources: preservation, rehabilitation, restoration, and reconstruction. Rehabilitation is the recommended standard of treatment for this project. Rehabilitation is *the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values* (36 CFR 67.2(b)).

The Standards include ten criteria for evaluating modifications to historic resources (Attachment 3). A Phase II Evaluation of the proposed project (Attachment 4) was prepared by a City-contracted qualified professional, Margaret (Meg) Clovis, on January 29, 2025. Upon review of the project plans (Attachment 5) and having completed a site visit (Attachment 6), Ms. Clovis found that Standards #1, 2, 9 and 10 are applicable to the project, and Standards #3, 4, 5, 6, 7, and 8 are not applicable. The evaluation concludes that the project, as proposed, meets the applicable *Secretary of the Interior's Standards for Rehabilitation* and will not have a significant impact on the historic resource. Staff concurs with Ms. Clovis' evaluation. Below is an analysis of the Standards:

Standard One: *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

Las Abuelas has been a single-family residence since it was constructed in 1923. The project does not change the historic use of the house. The proposed work is consistent with Standard One.

Standard Two: *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

No distinctive materials will be removed as part of this project. Site coverage features proposed for removal are not historic. The proposed 323-square-foot garage will be in the northwest corner of the lot, an area that was the former site of a much larger carport between 1957 and 2017. The new garage is sited six feet away from the first story of the main house (3 feet 9 inches from the overhanging second story), which is more than the former carport which almost abutted the house. The northwest corner of the lot is not a space that characterizes the property. The new garage will have little impact on spaces and spatial relationships and no

changes will be made to distinctive materials and features. The proposed work is consistent with Standard Two.

Standard Three: *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.*

No conjectural features or elements from other properties will be added to the historic resource as part of this project. This Standard is not applicable.

Standard Four: *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

There will be no changes to the main house as part of this project and the hardscape features proposed for removal have not acquired historical significance in their own right. This Standard is not applicable.

Standard Five: *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The project plans do not include the removal of distinctive materials, features, finishes, construction techniques or craftsmanship that characterize the main house. This Standard is not applicable.

Standard Six: *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The project does not focus on the repair of historic features. This Standard is not applicable.

Standard Seven: *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Surface cleaning is not proposed for this project. This Standard is not applicable.

Standard Eight: *Archeological resources will be protected and preserved in place.*

The property is not in the Archeological Overlay Zone. This Standard is not applicable.

Standard Nine: *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*

In the publication, *Planning Successful Rehabilitation Projects: New Construction*, the National Park Service provides the following advice for planned new construction next to a historic building:

“As with new additions, the massing, size, scale, and architectural features of new construction on the site of a historic building must be compatible with those of the historic building. When visible and in close proximity to historic buildings, the new construction must be subordinate to these buildings. New construction should also be distinct from the old and must not attempt to replicate historic buildings elsewhere on site to avoid a

false sense of historic development.”

The proposed new garage will not destroy historic materials, features, or spatial relationships that characterize the property. The stucco walls and tile roof will be compatible with yet differentiated from the historic house by using a different stucco finish and a different type of mission clay tile.

The new garage is close to the historic house (set 6 feet apart), but it will be subordinate to the house in scale and massing. Both the landscape and hardscape features on the site have been altered throughout the years, and there is no record of the original plantings or hardscape elements. The natural turf, walkway, and stone wall are all compatible with the informal landscape setting of the house as described in the DPR Form. The proposed work is consistent with Standard Nine.

Standard Ten: *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The new garage is not attached to the main structure, therefore if it is removed in the future, it will not affect the historic house. If the new hardscape features are removed in the future, the form and integrity of the historic house and grounds will not be impaired. The proposed work is consistent with Standard Ten.

Environmental Review: Staff recommends, pursuant to CEQA regulations, that the Application be found “not a project” pursuant to section 15378 of the CEQA Guidelines. The issuance of a determination of consistency does not grant any permits or entitlements approving a project that would result in a direct or indirect physical change in the environment. A CEQA analysis and determination will be conducted as part of the Design Study review.

FISCAL IMPACT:

N/A

ATTACHMENTS:

- Attachment 1 - Resolution
- Attachment 2 - DPR 523 Form
- Attachment 3 - Secretary's Standards for Rehabilitation
- Attachment 4 - Phase II Historic Assessment
- Attachment 5 - Project Plans
- Attachment 6 - Site Photos

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

HISTORIC RESOURCES BOARD RESOLUTION NO. 2025-00X-HRB

A RESOLUTION OF THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA
ISSUING A DETERMINATION OF CONSISTENCY WITH THE SECRETARY OF THE INTERIOR'S
STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES FOR DESIGN STUDY APPLICATION
24276 (JOHNSON) FOR A 323-SQUARE-FOOT DETACHED GARAGE AND ASSOCIATED SITE
IMPROVEMENTS AT THE HISTORIC "LAS ABUELAS" PROPERTY LOCATED AT THE NORTHWEST
CORNER OF SAN CARLOS STREET AND SANTA LUCIA AVENUE IN THE SINGLE-FAMILY
RESIDENTIAL (R-1) DISTRICT, APN: 010-165-044-000

WHEREAS, on September 11, 2024, Erik Dyar, Architect ("Applicant") submitted an application on behalf of Hal and Allison Johnson of FLYING J INTERESTS LP ("Owner") for the construction of a 323-square-foot detached garage and associated site improvements under Design Study DS 24276 (Johnson) described herein as ("Application"); and

WHEREAS, the Application has been submitted for the property located at the northwest corner of San Carlos Street and Santa Lucia Avenue in the Single-Family Residential (R-1) District (Block 143, Lot 35); and

WHEREAS, the project site contains a historic resource listed as "Las Abuelas" on the Carmel Inventory of Historic Resources; and

WHEREAS, the Applicant is proposing to construct a 323-square-foot detached garage at the northwest corner of the property; and

WHEREAS, the Applicant is also proposing site improvements including a stone-clad garden wall and new landscaping; and

WHEREAS, in accordance with CMC Section 17.32.040.A (Residential District Track One Design Review), exterior alterations and additions that do not increase the existing floor area by more than 10 percent are eligible for track one design review; and

WHEREAS, in accordance with CMC Section 17.32.140 (Determination of Consistency with the Secretary's Standards), all major and minor alterations to historic resources shall require a determination of consistency with the Secretary's Standards; and

WHEREAS, in accordance with CMC Section 17.32.160 (Historic Evaluation Process for Major Alterations), a major alteration includes a substantial alteration as defined in CMC 17.70.030 and additions exceeding two percent of the existing floor area or volume; and

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

WHEREAS, Margaret Clovis, a qualified professional, prepared a Phase Two Historic Assessment and found the project consistent with all applicable Secretary's Standards for Rehabilitation; and

WHEREAS, the proposed 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; and

WHEREAS, on February 14, 2025, a notice of public hearing was published in the Carmel Pine Cone for the February 24, 2025, Historic Resources Board meeting 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 February 14, 2025, the Applicant 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 February 21, 2025, 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 February 24, 2025, the Historic Resources Board held a duly noticed public hearing to receive public testimony regarding the Application, 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 herein above 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 Application is "not be a project" pursuant to section 15378 of the CEQA Guidelines. The issuance of a determination of consistency 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 **ADOPT** a Determination of Consistency with the Secretary of the Interior’s Standards for the Treatment of Historic Properties for Design Study Application 24276 (Johnson) for construction of a 323-square-foot detached garage and associated site improvements at the historic “Las Abuelas” property located at the northwest corner of San Carlos Street and Santa Lucia Avenue in the Single-Family Residential (R-1) District, APN: 010-165-044-000.

PASSED, APPROVED, AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA this 24th day of February 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Jordan Chroman
Chair

Shelby Gorman
Historic Resources Board Secretary

PRIMARY RECORD

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code _____ Attachment 2
 5S1

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) *Las Abuelas*

P1. Other Identifier:

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 _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address: _____ City *Carmel-by-the-Sea* Zip *93921*

d. UTM: (Give more than one for large and/linear resources) _____ ; _____ mE/ _____ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
NW cr. Santa Lucia & San Carlos (Blk 143, Lots 31, 33, 35)

Parcel No. *010-165-015*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A two-story, wood framed Spanish Eclectic style residence, ell shaped in plan, resting on a concrete foundation. The exterior wall cladding is a textured cement stucco. The principal roof is flat, covered in tar and gravel. On the north side elevation, facing the inside of the ell, is a slightly lower shed roof, covered in Mission tile, capping a Monterey style cantilevered balcony, w/ square wood posts and a simple balustered rail. This roof form extends over a closed tower at the inside corner of the ell, enclosing an interior staircase. An open exterior staircase, clad in stucco, runs along the east side of the short leg of the ell, forming a dramatic arch. It covers a round-arched entry w/glazed wood doors into the west wing of the building. There are two visible chimneys, both interior type. The one on the south elevation is centered on the building envelope and appears as a three-arched, tile-roofed decorative cap. The second is found west of the inside corner of the ell and is seen as an arched stucco cap. The south elevation is characterized by a partial-width raised, open terrace w/ low balustered rail. It is centered on the building envelope, and reached by French windows. To its west, a one-story, shed roofed bay, capped w/Mission tile projects from the building envelope, and to the east, a second-floor bedroom addition from the early 1930s, covers a port cochre, w/massive Carmel stone piers. There is a small, open second-floor balcony, toward the middle of the elevation, w/a simple wood rail and balusters.

b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property HP30 - Trees/vegetation*

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
Looking NW at the south facing elevation, 9/1/01, #9183-27A

P6. Date Constructed/Age and Sources
 Prehistoric Historic Both
1923 ?/1928 Carmel Survey 1989-1996

P7. Owner and Address
*Ms. Janine Franklin
P.O. Box 634
Carmel, CA 93921*

P8. Recorded by: (Name, affiliation, and address)
*Kent L. Seavey
Preservation Consultant
310 Lighthouse Ave.
Pacific Grove, CA 93950*

P9. Date Recorded: *5/13/2002*

P10. Survey Type: (Describe)
Carmel Historic resource Inventory - 2001

Report Citation: (Cite survey report and other sources, or enter "none")
Carmel-by-the-Sea Survey 1989-1996

- Attachments NONE Continuation Sheet District Record Rock Art Record Other: (List)
- Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
- Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 1 of 3

NRHP Status Code _____

Attachment 2

5S1

Resource Name or #: (Assigned by recorder) *Las Abuelas*

B1. Historic Name: *Gertrude S. Eells Hse.*

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Spanish Eclectic*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1923 ?; new construction or expansion 1928 (Carmel Survey 1989-1996); second floor bedroom added to east 1931-33 (Cbp#2382, 2587); bay window added at SW cr. 1938 (Cbp#406) foundation work n/d (Cbp#1979); interior remodel 1958 (Cbp#3191)

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features: *carport was added about 1958, and a tool shed along the east side of the property line was enclosed.*

B9a. Architect: *designer/M.J. Murphy*

b. Builder: *M.J. Murphy (1928)*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *single family residence*

Applicable Criteria: *CR3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

Las Abuelas is significant under California Register criteria 3, in the area of architecture as one of the most interesting examples of the Spanish Eclectic style in Carmel. It is also significant for the presence of the specimen Wolf Pine. Las Abuelas (the grandparents), south facing elevation has the character of a flat-roofed Mediterranean villa, while the courtyard along the north elevation is in the Monterey colonial style. As originally constructed in the early 1920s, there was another full lot on the parcel to the north. This afforded the opportunity to take advantage of a site that allowed spectacular views south toward Pt. Lobos and Carmel Valley, and at the same time enjoyed a second exterior space, protected from the elements. The mass of the south elevation reflects light and heat onto the terrace and into the open garden. French windows along the first floor of the north elevation, and the cantilevered balcony with its dramatic arched exterior staircase, allows indoor/outdoor living on two levels in almost any weather. Minor changes over time have not significantly altered the original intent of the design.

The property containing Las Abuelas was originally owned by Prof. George Boke, Dean of the Law School at U.C. Berkeley. Purchased in 1907, it consisted of 8 lots of record. Prof. Boke, who was active in the Forest Theater, sold 3 lots to Charles & Gertrude Eells, who, according to city records, may have incorporated an existing building into their new home, designed by M.J. Murphy in 1928. Murphy was the first major builder in Carmel, and produced more than 350 residential and commercial designs between 1902 and 1940. He more than anyone else established the early residential design character of the village. According to the current owner there is documentation available that establishes the two hundred year old Wolf Pine on site as the oldest of its species yet found in the United States. Las Abuelas clearly reflect the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development, and as a site with a significant natural feature.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property HP30 - Trees/vegetation*

B12. References:

Carmel bldg. records, Carmel Planning dept., City Hall, Carmel

Carmel Historic Context Statement 1997

Carmel by-the-Sea Survey 1989-1997

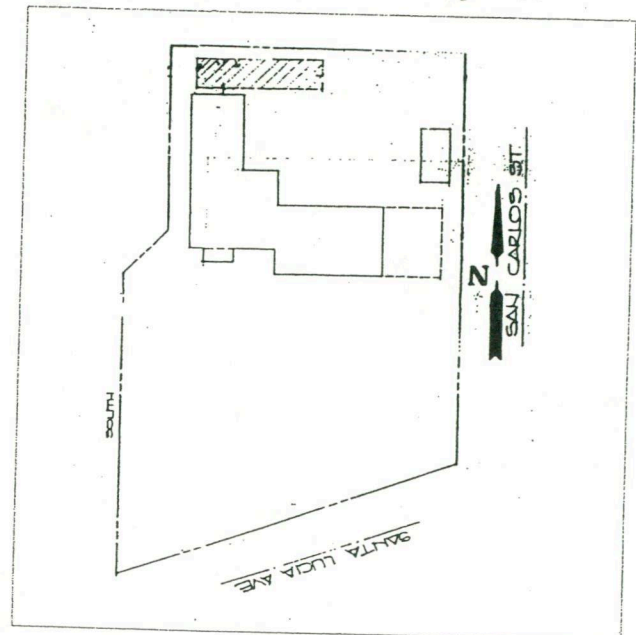
Sanborn fire insurance map of Carmel 1930-62

B13. Remarks: *Zoning R-1
CHCS (AD)*

B14. Evaluator: *Kent Seavey*

Date of Evaluation: *5/13/2002*

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____ Attachment 2

Page 3 of 3 Resource Name or #: (Assigned by recorder) *Las Abuelas*

Recorded by: *Kent L. Seavey*

Date *5/13/2002*

Continuation Update

P3. Fenestration is irregular w/a combination of rectangular and round- arched fixed and casement type multi-paned wood windows. There are a number of wooden French doors along all sides of the ground floor as well. The residence sits well back from the NW corner of Santa Lucia and San Carlos, behind a thick screen of mature trees and shrubbery w/a large lawn and low plantings. The entry courtyard on the north side has perimeter planting beds w/shr, bbery and flowers. There is a recent wood framed carport, stucco-clad w/a Mission tile roof at the north end of the west wing, projecting east into the driveway. On its south side is a two hundred year old Wolf Pine, that has been recorded as the oldest living example of its type in the United States. The San Carlos side of the property is skreened by mature vegetation, but also has a stucco fence.



Description of Photo: (View, date, accession#)
*Looking SW at the interior courtyard,
9/1/01, #9183-26A*

SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES
Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

January 29, 2025

**PHASE TWO REPORT FOR LAS ABUELAS
(APN 010-165-044), CARMEL-by-the-SEA, CA.**

Executive Summary

Las Abuelas is located on a large 11,949 square foot lot on the northwest corner of Santa Lucia and San Carlos Streets. The residence was evaluated for historical significance in 1989 as part of the Carmel-by-the-Sea survey and then again in 2001 as part of the Carmel Historic Resources Inventory. The property was listed in Carmel's Historic Resources Inventory on May 25, 2005. Las Abuelas was found significant under California Register Criterion Three (Architecture) within the context theme of Architectural Development. The house was described "as one of the most interesting examples of the Spanish Eclectic style in Carmel." In addition, the house was designed by master builder Michael J. Murphy.

Las Abuelas was constructed in 1923 by Charles and Gertrude Eells and then enlarged in 1928. Mr. Eells was a prominent attorney in San Francisco. This report focuses on proposed landscape and hardscape changes, and the construction of a new garage in the northwest corner of the parcel. No work is proposed for the historic resource. The historical evaluation prepared by Kent Seavey (recorded on DPR 523 A & B survey forms) describes the grounds as follows:

"The residence sits well back from the northwest corner of Santa Lucia and San Carlos, behind a thick screen of mature trees and shrubbery with a large lawn and low plantings. The entry courtyard on the north side has perimeter planting beds with shrubbery and flowers. There is a recent wood framed carport, stucco clad with a Mission tile roof on the north end of the west wing, projecting east into the driveway. On its south side is a two-hundred-year-old Wolf Pine, that has been recorded as the oldest living example of its type in the United States.¹ The San Carlos side of the property is screened by mature vegetation but also has a stucco fence."

The Property File includes records which document the following changes to the northernmost section of the parcel as follows:

- a. A carport was built in the northwest corner of the parcel c. 1957. The Las Abuelas complex originally included a two-story garage on the parcel directly to the north. The lot was subdivided prior to 1957, and the residents no longer had use of the garage and subsequently built the carport.
- b. BP# 3147 (1/22/1958): Fireproof carport.

¹ The Wolf Pine was removed in 2017 because it was at the end of its life span.

- c. BP# 88-133 (6/9/1988): Add 289 square feet to the carport. Remove pond from courtyard area.
- d. BP# 16-268 (1/9/2017): Remove terra cotta tiles from courtyard terrace for foundation repairs.
- e. DS# 17-107 (3/22/2017): Demolish carport and build a new 403 square foot garage (this work was never completed).
- f. DS 18-381 (10/25/2018): Remove existing carport and replace with sand-set concrete pavers.

Character-Defining Features

A character-defining feature is an aspect of a building's design, construction, site, or detail that is representative of the building's function, type, or architectural style. Character-defining features include specific building systems, architectural ornament, construction details, massing, materials, craftsmanship, site characteristics and landscaping within the period of significance.²

For an important historic resource to preserve its significance, its character-defining features must be retained to the greatest extent possible. An understanding of a historic resource's character-defining features is a crucial step in developing a plan that incorporates an appropriate level of rehabilitation. In a Phase II report prepared by Kent Seavey in 2017 he includes a description of the important landscape features:

“[The] informal landscape setting of the house and grounds including a 200-year-old Wolf Pine are also character-defining features of the historic resource.” The Wolf Pine is no longer extant.

Proposed Project Description

New Work (see Sheet #2 of the Project Plans)

- a. Build a 323 square foot hipped roof garage with a ridge height of 13 feet 4 ½ inches. The roof will be mission clay tile (differentiated from the main building's roof tile). Exterior walls will be smooth stucco with a differentiated trowel finish. The garage doors will be wood carriage doors with a wood trellis above the doors.
- b. 210 square feet of natural turf area will be planted adjacent to the courtyard.
- c. A new 22 square foot stone garden wall will be built adjacent to the courtyard.
- d. New planting areas will be established.

² According to the National Park Service, the Period of Significance for a property eligible under Criterion 3 is the date of construction and/or the dates of any significant alterations or additions. Therefore, the Period of Significance for Las Abuelas is 1923-1928.

- e. A new 30-sq-foot concrete walkway will be installed.

Features to be Removed (all features are non-historic)

- a. Flagstone path
- b. Stone landing
- c. River rock planting bed border
- d. Carmel stone retaining wall
- e. Concrete pavers (installed in 2017)

The Secretary of the Interior’s Standards for Rehabilitation

Compliance Evaluation

As a historical resource, Las Abuelas is subject to review under the California Environmental Quality Act (CEQA). Generally, under CEQA, a project that follows the Standards for Rehabilitation contained within the Secretary of the Interior’s Standards for the Treatment of Historic Properties is considered to have mitigated impacts to a historical resource to a less-than-significant level (CEQA Guidelines 15064.5).

The compliance of the proposed work on Las Abuelas is reviewed below with respect to the Rehabilitation Standards. The Standards are indicated in italics, followed by a discussion regarding the project’s consistency or inconsistency with each Standard. Rehabilitation is defined as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.” (36 CFR 67.2(b)).

Standard One

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

Las Abuelas has been a single-family residence since it was constructed in 1923. The project does not change the historic use of the house. The proposed 323 square foot garage will be in the northwest corner of the lot, an area that was the former site of a much larger carport between 1957 and 2017. The new garage is sited six feet away from the main house, which is much more than the original carport which almost abutted the house (see Figure 2). The new garage will have little impact on spaces and spatial relationships and no changes will be made to distinctive materials and features. The proposed work is consistent with Standard One.

Standard Two

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

No distinctive materials will be removed as part of this project. All hardscape features proposed for removal are not character-defining features. The new garage will be sited in the northwest corner which is not a space that characterizes the property, and its location will not affect spatial relationships. The proposed work is consistent with Standard Two.

Standard Three

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.

No conjectural features or elements from other properties will be added to the historic resource as part of this project. This Standard is not applicable.

Standard Four

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

There will be no changes to the main house as part of this project and the hardscape features proposed for removal have not acquired historical significance in their own right. This Standard is not applicable.

Standard Five

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The project plans do not include the removal of distinctive materials, features, finishes, construction techniques or craftsmanship that characterize the main house. This Standard is not applicable.

Standard Six

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The project does not focus on the repair of historic features. This Standard is not applicable.

Standard Seven

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Surface cleaning is not proposed for this project. This Standard is not applicable.

Standard Eight

Archeological resources will be protected and preserved in place.

The property is located within the Archeological Overlay Zone, but no archeological resources have been located on the site. This Standard is not applicable.

Standard Nine

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

The National Park Service provides the following advice when new construction is planned next to a historic building³:

“As with new additions, the massing, size, scale, and architectural features of new construction on the site of a historic building must be compatible with those of the historic building. When visible and in close proximity to historic buildings, the new construction must be subordinate to these buildings. New construction should also be distinct from the old and must not attempt to replicate historic buildings elsewhere on site to avoid a false sense of historic development.”

The new garage will not destroy historic materials, features, or spatial relationships that characterize the property. The stucco walls and tile roof will be differentiated yet compatible with the historic house by using a different trowel finish. The roof will be covered with a different type of mission clay tile, which will be compatible but differentiated from the tile on the historic house.

The new garage is close to the historic house, but it will be subordinate to the house in scale and massing.

³ Technical Preservation Services. *Planning Successful Rehabilitation Projects: New Construction*. National Park Service.

Both the landscape and hardscape features on the site have been altered many times and there is no record of the original plantings or hardscape elements. The natural turf, walkway, and stone wall are all compatible with the informal landscape setting of the house as described in the 2002 survey. The proposed work is consistent with Standard Nine.

Standard Ten

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The new garage is not attached to the main structure, therefore if it is removed in the future, it will not affect the historic house. If the new hardscape features are removed in the future, the form and integrity of the historic house and grounds will not be impaired. The proposed work is consistent with Standard Ten.

Conclusion

The proposed project meets Standards One, Two, Nine, and Ten of the Secretary of the Interior's Standards and Guidelines for Rehabilitation. Standards Three, Four, Five, Six, Seven, and Eight are not applicable. The proposed project will not have a significant impact on the historic resource.

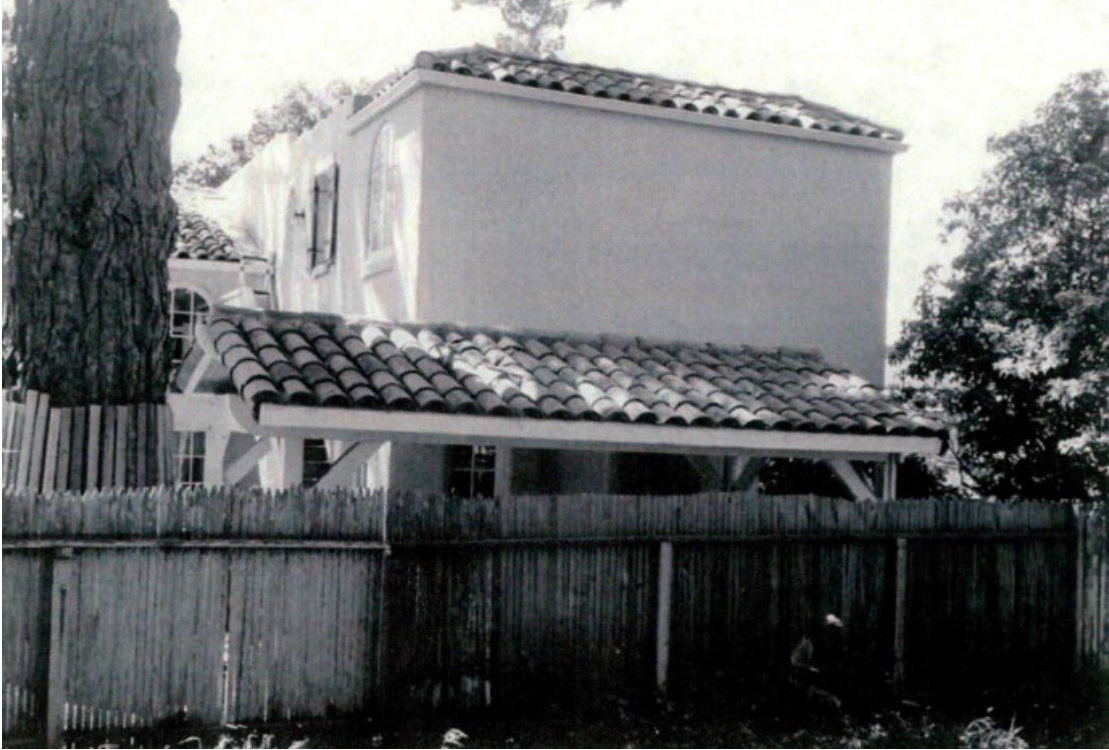


Figure 1: View of c. 1957 carport, taken in 2017.

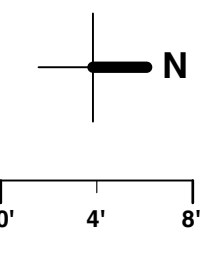
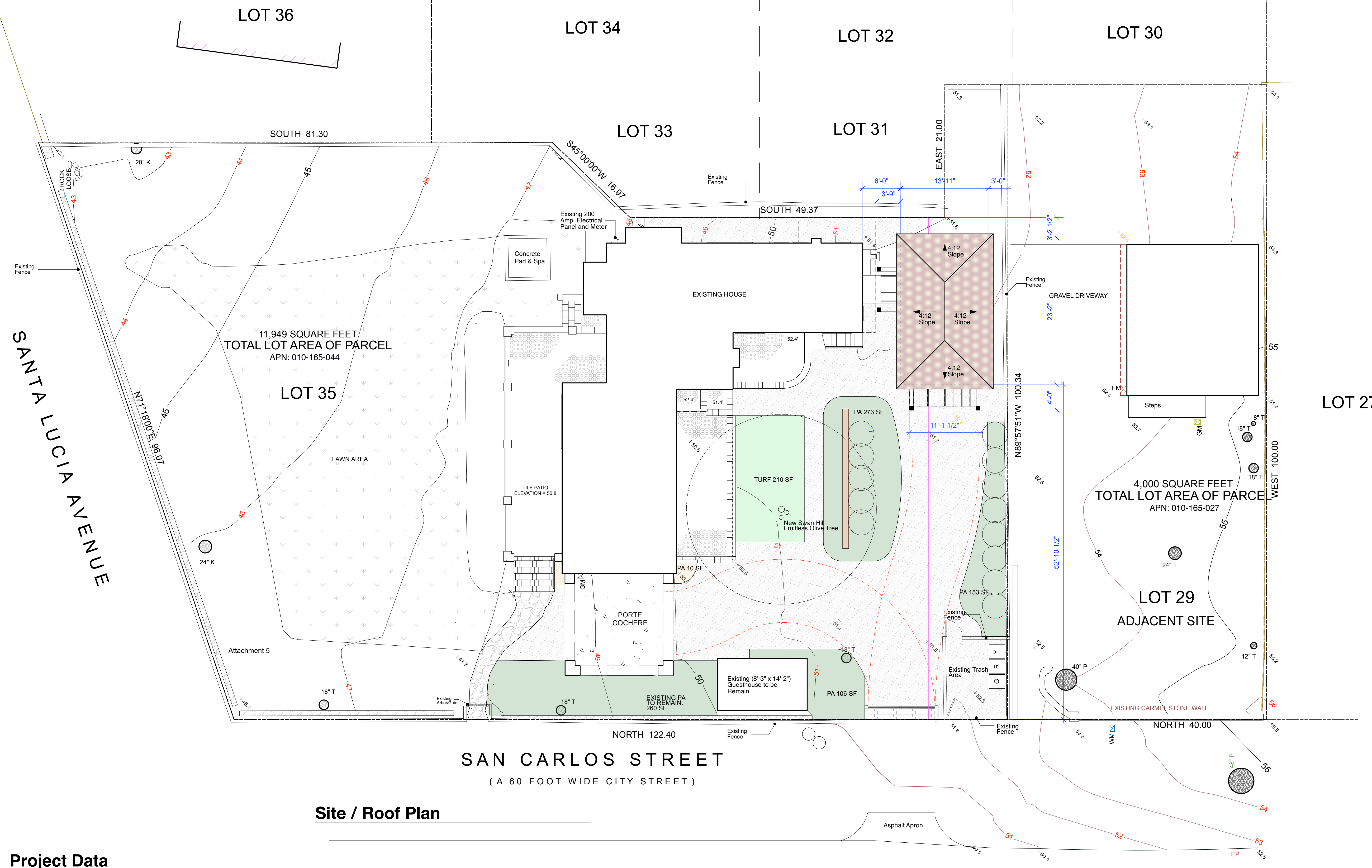


Figure 2: View of c. 1957 carport, taken in 2017.



Figures 3 and 4: View of story poles.





Legend

- New Stone Paving Set in Sand
- Gravel
- Planter Areas
- New Turf Area
- Low Stone Garden Wall
- New Tile/Brick Paving
- Existing Tile/Brick Paving
- Loose Rock
- Site Coverage Element to be Removed

Project Data

Property Owner:	Hal and Allison Johnson 3630 Lost Creek Blvd. Austin, Texas 78735
Architect / Applicant:	Dyar Architecture P.O. Box 4709 Carmel, CA 93921 Contact: Erik Dyar Ph: 831-915-5602
Project Address:	Northwest Corner of Santa Lucia and San Carlos Carmel-by-the-Sea, California 93921
APN:	010-165-044
Block / Lot:	143 / 31,33,35
Zoning:	R-1
Project Code Compliance:	2022 CBC, CRC, CPC, CEC, CMC, CFC, California Energy Code & California Green Building Code
Occupancy Group:	R-3
Construction Type:	VB
Topography:	Sloping Down To South
Max Building Height:	1-Story Proposed 1-Story Plate: 12 Ft. Plate: 9'-8 1/2" Roof: 18 Ft. Roof: 13'-4 1/2"

Floor Area	ALLOWED	EXISTING	PROPOSED
LOT AREA =		11,949 sq. ft.	
ALLOWABLE BASE FLOOR AREA	3,592 SF	3,238 SF	3,561 SF
		Main 1,283 SF	Upper 1,614 SF
		Basement 225 SF	Existing Guesthouse 116 SF
			New Garage 323 SF

Building Heights	ALLOWED	EXISTING	PROPOSED
RIDGE HEIGHTS (1st / 2nd)	18' / 24'	0' / 0'	13'-4 1/2" / 0'
PLATE HEIGHTS (1st / 2nd)	12' / 18'	0' / 0'	9'-8 1/2" / 0'

Building Setbacks	ALLOWED	EXISTING	PROPOSED
FRONT	15'	59'-7"	123'-2"
COMPOSITE	19'-10" (25%)	8'-5"	56'-1"
SIDE YARD	3'	1'-6"	52'-10 1/2"
SIDE YARD	3'	6'-11"	3'-2 1/2"
REAR	15' ** 3'	22'-11"	0' ** 3'-0"

Site Coverage	ALLOWED	EXISTING	PROPOSED
IMPERMEABLE:			
SOUTH PATIO AND STAIRS		463 SF	463 SF
COURTYARD PATIO		248 SF	248 SF
KITCHEN PATIO/ STEPS		101 SF	101 SF
KITCHEN LANDING STONES		27 SF	
NORTHWEST CONCRETE PAVERS		589 SF	
CONCRETE PAD AND SPA		51 SF	51 SF
CARMEL STONE WALKWAY		76 SF	76 SF
TRASH ENCLOSURE LANDING		19 SF	
STONE PERIMETER WALLS		157 SF	132 SF
NEW STONE WALL			22 SF
NEW CONCRETE WALKWAY			30 SF
TOTAL		1731 SF	1123 SF
PERMEABLE and SEMI PERMEABLE:			
FLAGSTONE PAVERS		33 SF	
PAVERS AT DRIVEWAY GATE		19 SF	19 SF
LOOSE RIVER ROCK		15 SF	
GRAVEL		1872 SF	1558 SF
GRAVEL AT WEST YARD		183 SF	183 SF
GRAVEL AT TRASH AREA		120 SF	120 SF
TOTAL		2242 SF	1880 SF
TOTAL SITE COVERAGE	Non-Conforming*	3,973 SF	3,003 SF
*Reduction of Site Coverage	=	-970 sq. ft.	
*Site Coverage Reduction Required by Adding 323 sf of Floor Area	=	-646 sq. ft.	

Project Description

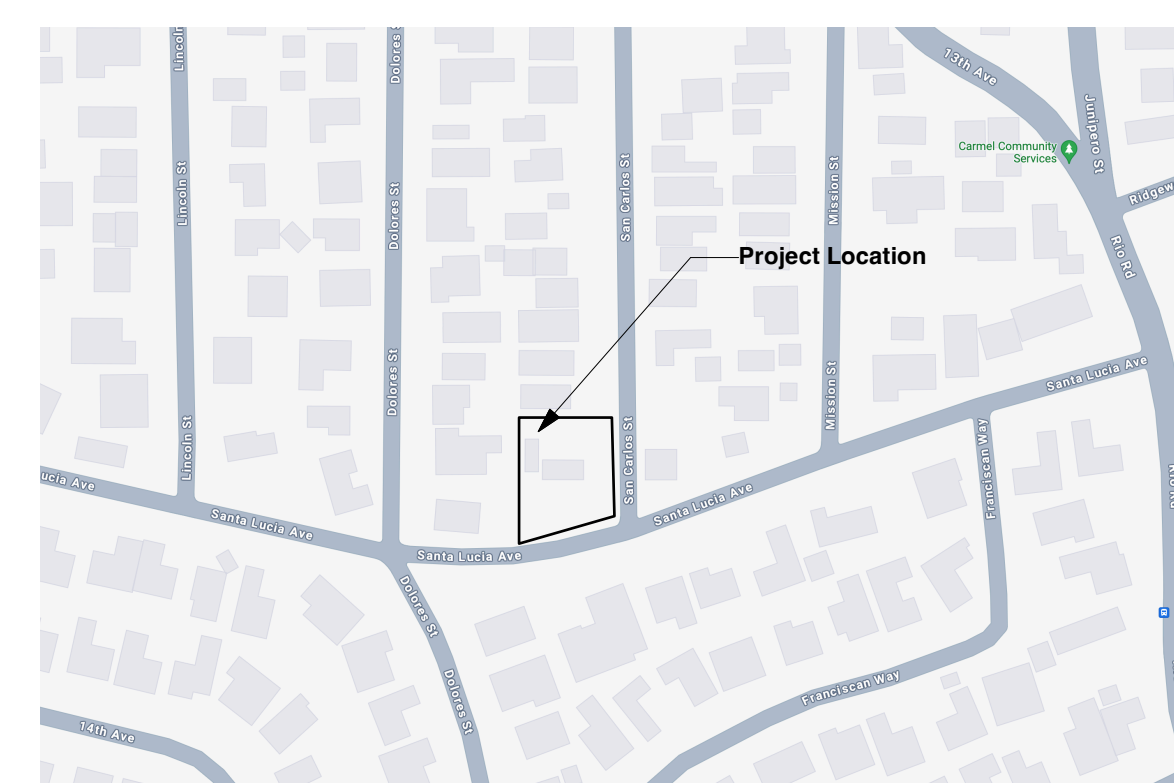
New Detached Garage To An Existing 3,122 Sf Single Family Residence On The Historic Inventory With An Existing Detached 116 Sf Guesthouse.

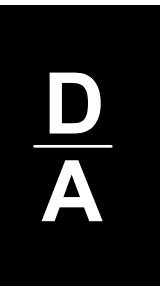
The Project Includes:
 - New 323 Sf Garage (9.9% Of Existing Floor Area - Less Than 10%).
 - No Changes Are Proposed To Main Residence And Guesthouse.
 - Proposed Exterior Site Changes Include:
 A. Removal Of 970 Sf Of Existing Site Coverage
 B. New Natural Turf Area At Courtyard
 C. New Stone Garden Wall At Courtyard
 D. New Planter Areas
 E. No Trees To Be Removed.

Sheet Index

- 1- Proposed Site Plan/Roof Plan
 - 2- Proposed Site Plan/ Main Floor Plan
 - 3- Existing Site Plan/ Demolition Plan
 - 4- Proposed +Existing East Elevation
 - 5- Proposed +Existing North Elevation
 - 6- Proposed + Existing West Elevation
 - 7- Proposed + Existing South Elevation
 - 8- Proposed Sections
 - 9- Proposed + Existing Streetscape Elevations
 - 10- Exterior Materials + Door and Window Schedule
- L100- Landscape Site Plan
 L101- Landscape Plan Enlargement
 L102- Conceptual Planting and Materials Plan

Vicinity Map





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Email: info@dyararchitecture.com

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The Architect's Drawings,
Specifications Or Other Documents
Shall Not Be Used By The Owner
Or Other On Another Project
Except By Agreement In Writing
And With Appropriate
Compensation To The Architect.

Owner:
Hal and Allison
Johnson 3630 Lost
Creek Blvd. Austin,
Texas 78735

**Johnson Los Abuelos
Garage Addition**
Northwest Corner of Santa Lucia and San Carlos
Carmel-by-the-Sea, California
APN: 010-165-044

Job No.

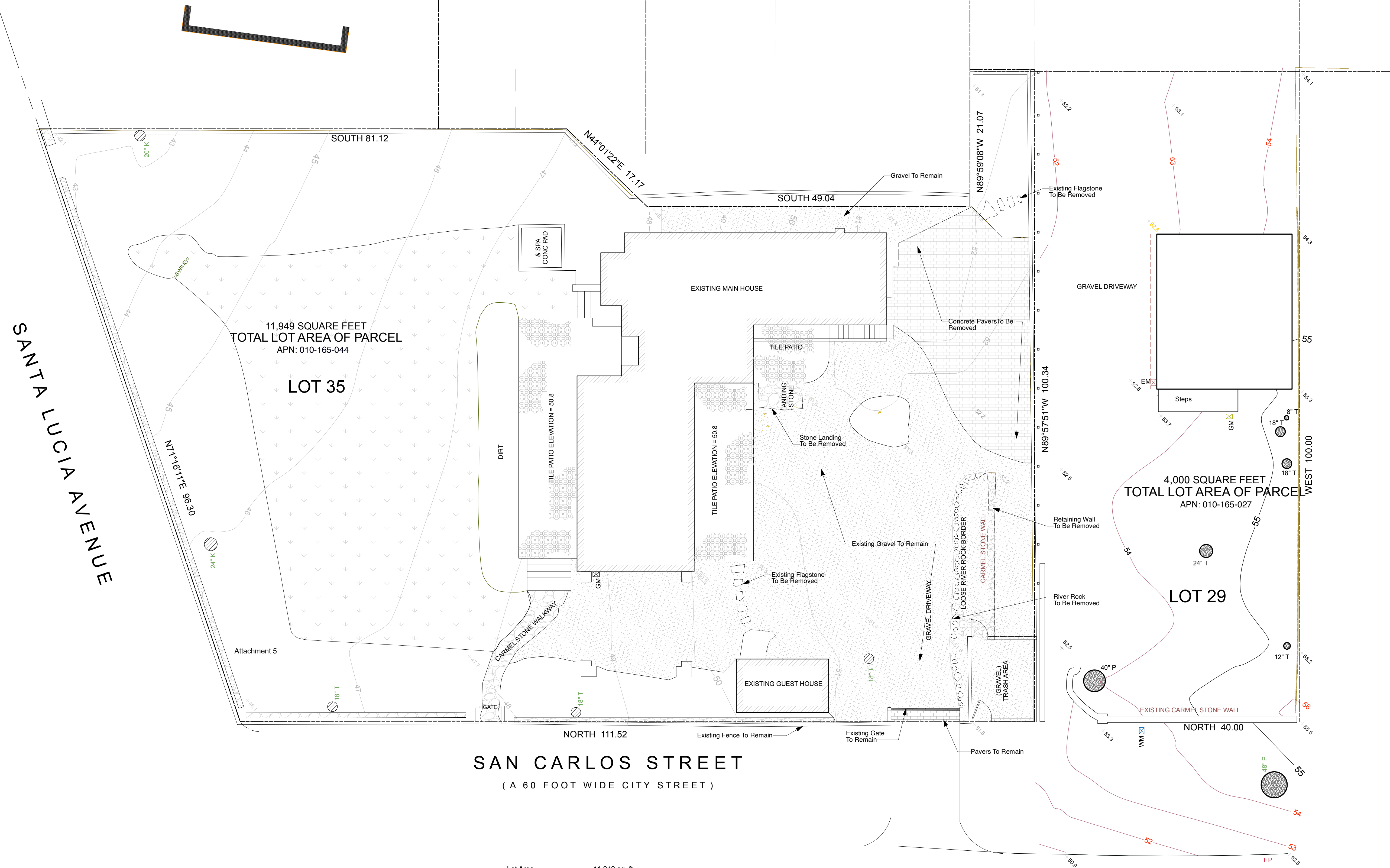
Date:
Residential Design
Study Track 11:
August 29, 2024
Corrections to
Response Letter:
January 6, 2025

**Existing +
Demolition Site
Plan**

1/8" = 1'-0"

Sheet No.

2

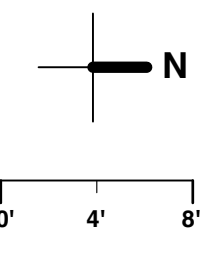
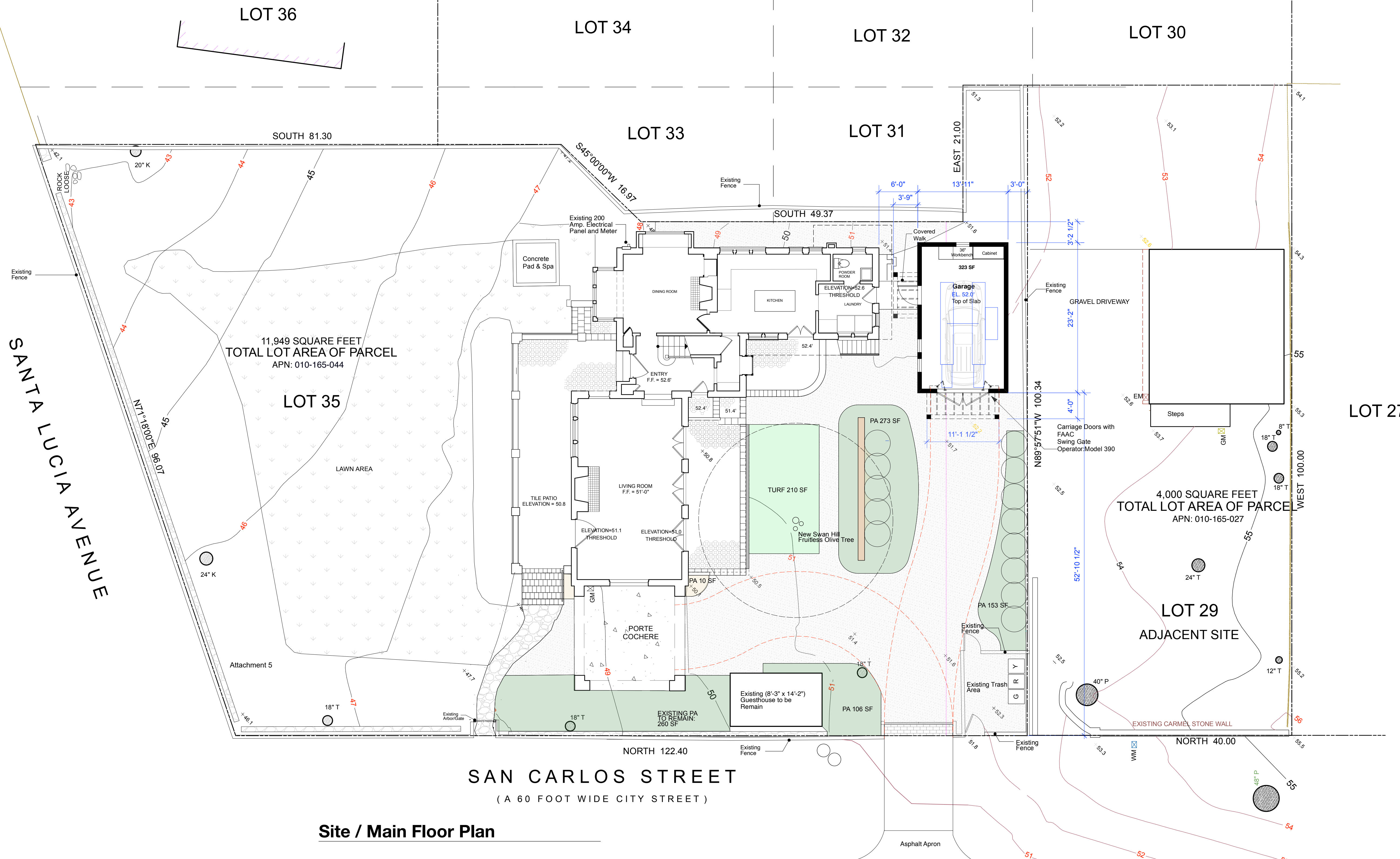


Lot Area = 11,949 sq. ft.

Existing Floor Area	
Existing Main House	= 3,122 sq. ft.
Main Level = 1,283 sf	
Upper Level = 1,514 sf	
Basement = 225	
Existing Guesthouse	= 116 sq. ft.
Total Floor Area	= 3,238 sq. ft.

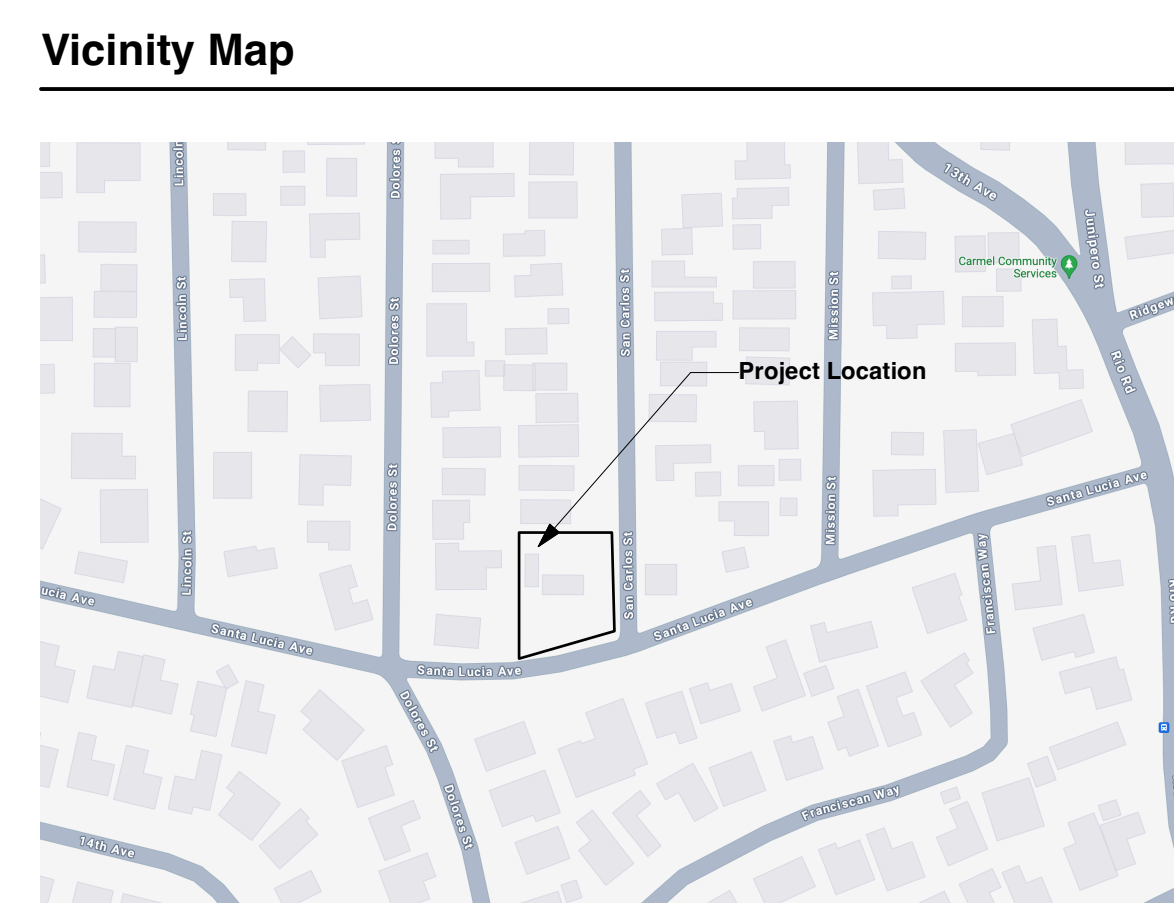
Site Coverage	ALLOWED	EXISTING	PROPOSED
IMPERMEABLE:			
SOUTH PATIO AND STAIRS		463 SF	463 SF
COURTYARD PATIO		248 SF	248 SF
KITCHEN PATIO/ STEPS		101 SF	101 SF
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NEW CONCRETE WALKWAY			30 SF
TOTAL		1731 SF	1123 SF
PERMEABLE and SEMI PERMEABLE:			
FLAGSTONE PAVERS		33 SF	
PAVERS AT DRIVEWAY GATE		19 SF	19 SF
LOOSE RIVER ROCK		15 SF	
GRAVEL		1872 SF	1558 SF
GRAVEL AT WEST YARD		183 SF	183 SF
GRAVEL AT TRASH AREA		120 SF	120 SF
TOTAL		2242 SF	1880 SF

TOTAL SITE COVERAGE = Non-Conforming* 3,973 SF 3,003 SF
 *Reduction of Site Coverage = -970 sq. ft.
 *Site Coverage Reduction Required by Adding 323 sf of Floor Area



Legend

- New Stone Paving Set in Sand
- Gravel
- Planter Areas
- New Turf Area
- Low Stone Garden Wall
- New Tile/Brick Paving
- Existing Tile/Brick Paving
- Loose Rock
- Site Coverage Element to be Removed



Project Data

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Occupancy Group:	R-3
Construction Type:	VB
Topography:	Sloping Down To South
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Floor Area	ALLOWED	EXISTING	PROPOSED
LOT AREA =		11,949 sq. ft.	
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			Main 1,283SF Upper 1,614 SF Basement 225 SF Existing Guesthouse 116 SF New Garage 323 SF

Building Heights	ALLOWED	EXISTING	PROPOSED
RIDGE HEIGHTS (1st / 2nd)	18' / 24'	0' / 0'	13'-4 1/2" / 0'
PLATE HEIGHTS (1st / 2nd)	12' / 18'	0' / 0'	9'-8 1/2" / 0'
HEIGHT OF MAIN HOUSE		25'-2 1/2"	

Building Setbacks	ALLOWED	EXISTING	PROPOSED
FRONT	15'	59'-7"	123'-2"
COMPOSITE	19'-10" (25%)	8'-5"	56'-1"
SIDE YARD	3'	1'-6"	52'-10 1/2"
SIDE YARD	3'	6'-11"	3'-2 1/2"
REAR	15' ** 3'	22'-11"	0' ** 3'-0"

**Rear setback is 3' for portions of structures less than 15' in height

Site Coverage	ALLOWED	EXISTING	PROPOSED
IMPERMEABLE:			
SOUTH PATIO AND STAIRS		463 SF	463 SF
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GRAVEL AT WEST YARD		183 SF	183 SF
GRAVEL AT TRASH AREA		120 SF	120 SF
TOTAL		2242 SF	1880 SF
TOTAL SITE COVERAGE	Non-Conforming*	3,973 SF	3,003 SF
*Reduction of Site Coverage	=	-970 sq. ft.	
*Site Coverage Reduction Required by Adding 323 sf of Floor Area	=	-646 sq. ft.	

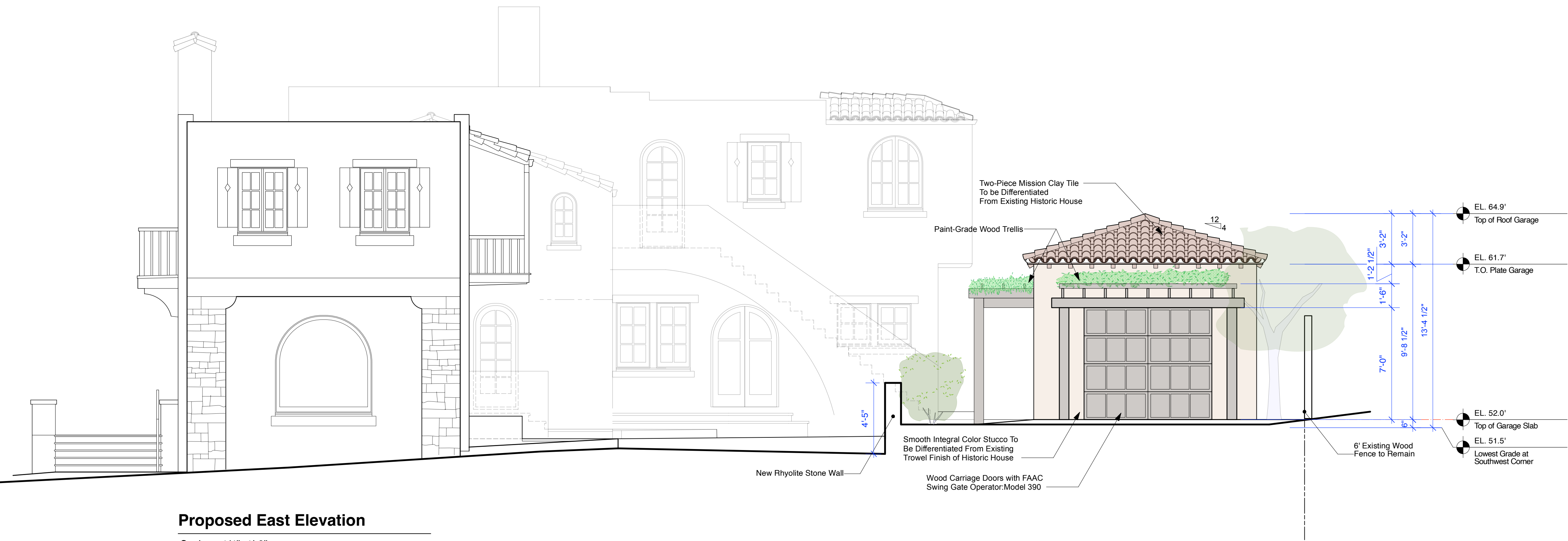
Project Description

New Detached Garage To An Existing 3,122 Sf Single Family Residence On The Historic Inventory With An Existing Detached 116 Sf Guesthouse.

The Project Includes:
 - New 323 Sf Garage (9.9% Of Existing Floor Area - Less Than 10%).
 - No Changes Are Proposed To Main Residence And Guesthouse.
 - Proposed Exterior Site Changes Include:
 A. Removal Of 970 Sf Of Existing Site Coverage
 B. New Natural Turf Area At Courtyard
 C. New Stone Garden Wall At Courtyard
 D. New Planter Areas
 E. No Trees To Be Removed.

Sheet Index

- 1- Proposed Site Plan/Roof Plan
 - 2- Proposed Site Plan/ Main Floor Plan
 - 3- Existing Site Plan/ Demolition Plan
 - 4- Proposed +Existing East Elevation
 - 5- Proposed +Existing North Elevation
 - 6- Proposed + Existing West Elevation
 - 7- Proposed + Existing South Elevation
 - 8- Proposed Sections
 - 9- Proposed + Existing Streetscape Elevations
 - 10- Exterior Materials + Door and Window Schedule
- L100- Landscape Site Plan
 L101- Landscape Plan Enlargement
 L102- Conceptual Planting and Materials Plan



Proposed East Elevation

Scale: 1/4"=1'-0"



Existing East Elevation

Scale: 1/4"=1'-0"

Attachment 5



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And With Appropriate
Compensation To The Architect.

Owner:
Hal and Allison
Johnson 3630 Lost
Creek Blvd. Austin,
Texas 78735

**Johnson Los Abuelos
Garage Addition**
Northwest Corner of Santa Lucia and San Carlos
Carmel, California
APN: 010-165-044

Job No.

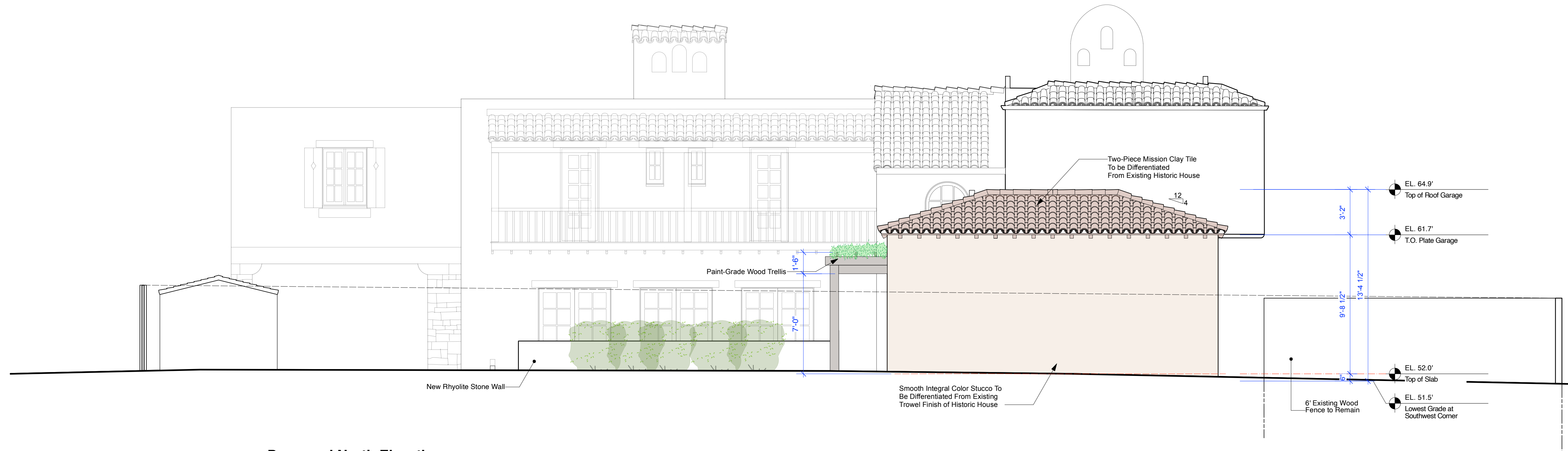
Date:
Residential Design
Study Track 1:
August 29, 2024
Corrections to
Response Letter:
January 6, 2025

**Proposed +
Existing North
Elevations**

1/4" = 1'-0"

Sheet No.

5



Proposed North Elevation

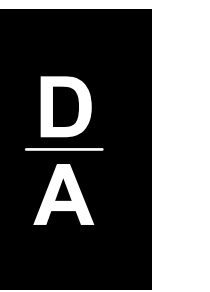
Scale: 1/4"=1'-0"

Attachment 5



Existing North Elevation

Scale: 1/4"=1'-0"



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Johnson Los Abuelos Garage Addition
Northwest Corner of Santa Lucia and San Carlos
Carmel, California
APN: 010-165-044

Job No.

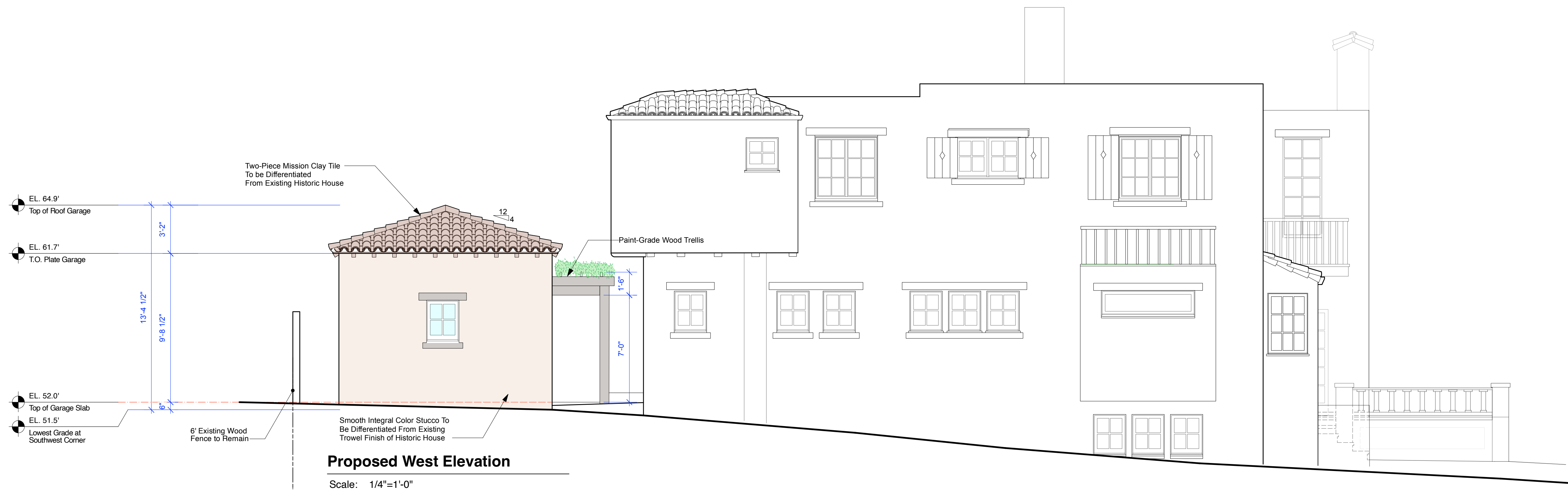
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Residential Design
Study Track 1:
August 29, 2024
Corrections to Response Letter:
January 6, 2025

Proposed + Existing West Elevations

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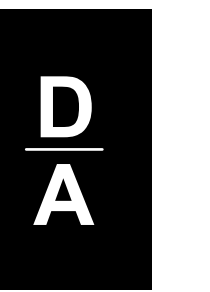
Sheet No.

6



Attachment 5





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**Johnson Los Abuelos
Garage Addition**
Northwest Corner of Santa Lucia and San Carlos
Carmel, California
APN: 010-165-044

Job No.

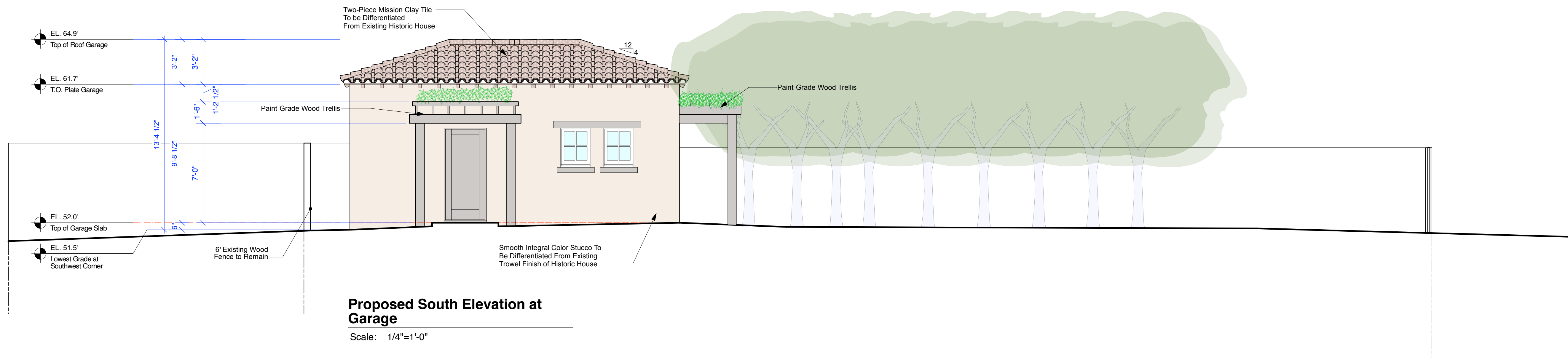
Date:
Residential Design
Study Track 1:
August 29, 2024
Corrections to
Response Letter:
January 6, 2025

**Proposed +
Existing South
Elevations**

1/4" = 1'-0"

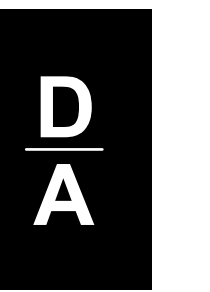
Sheet No.

7



Attachment 5





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Texas 78735

**Johnson Los Abuelos
Garage Addition**
Northwest Corner of Santa Lucia and San Carlos
Carmel, California
APN: 010-165-044

Job No. **16-07**

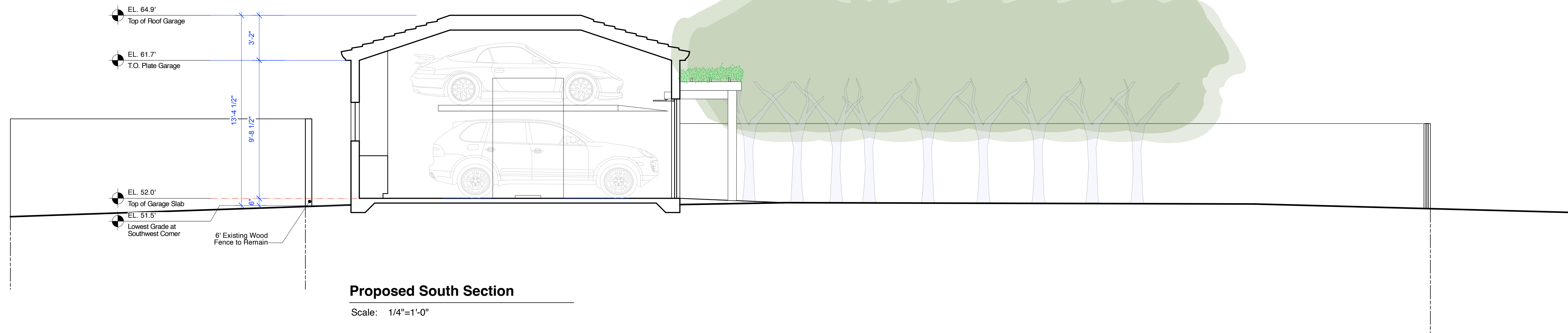
Date:
Residential Design
Study Track 1:
August 29, 2024
Corrections to
Response Letter:
January 6, 2025

**Proposed
Sections**

1/4" = 1'-0"

Sheet No.

8





Proposed San Carlos Street Elevation

Scale: 3/16"=1'-0"

Attachment 5



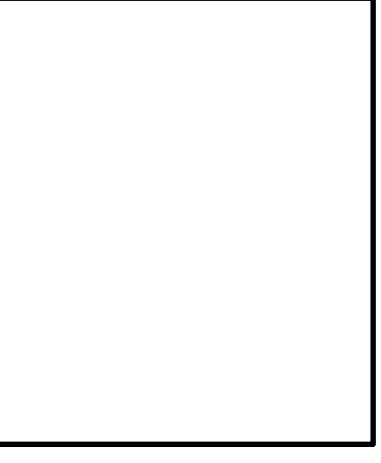
Existing San Carlos Street Elevation

Scale: 3/16"=1'-0"

**D
A**

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Owner:
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Austin, Texas 78735

**Johnson Los Abuelos
Garage Addition**

Northwest Corner of Santa Lucia and San Carlos
Carmel-by-the-Sea, California
APN: 010-165-044

Job No.

Date:
Residential
Design Study
Track 1:
August 29, 2024
Corrections to
Response Letter:
January 6, 2025

**Proposed +
Existing
Street
Elevations**

3/16" = 1'-0"

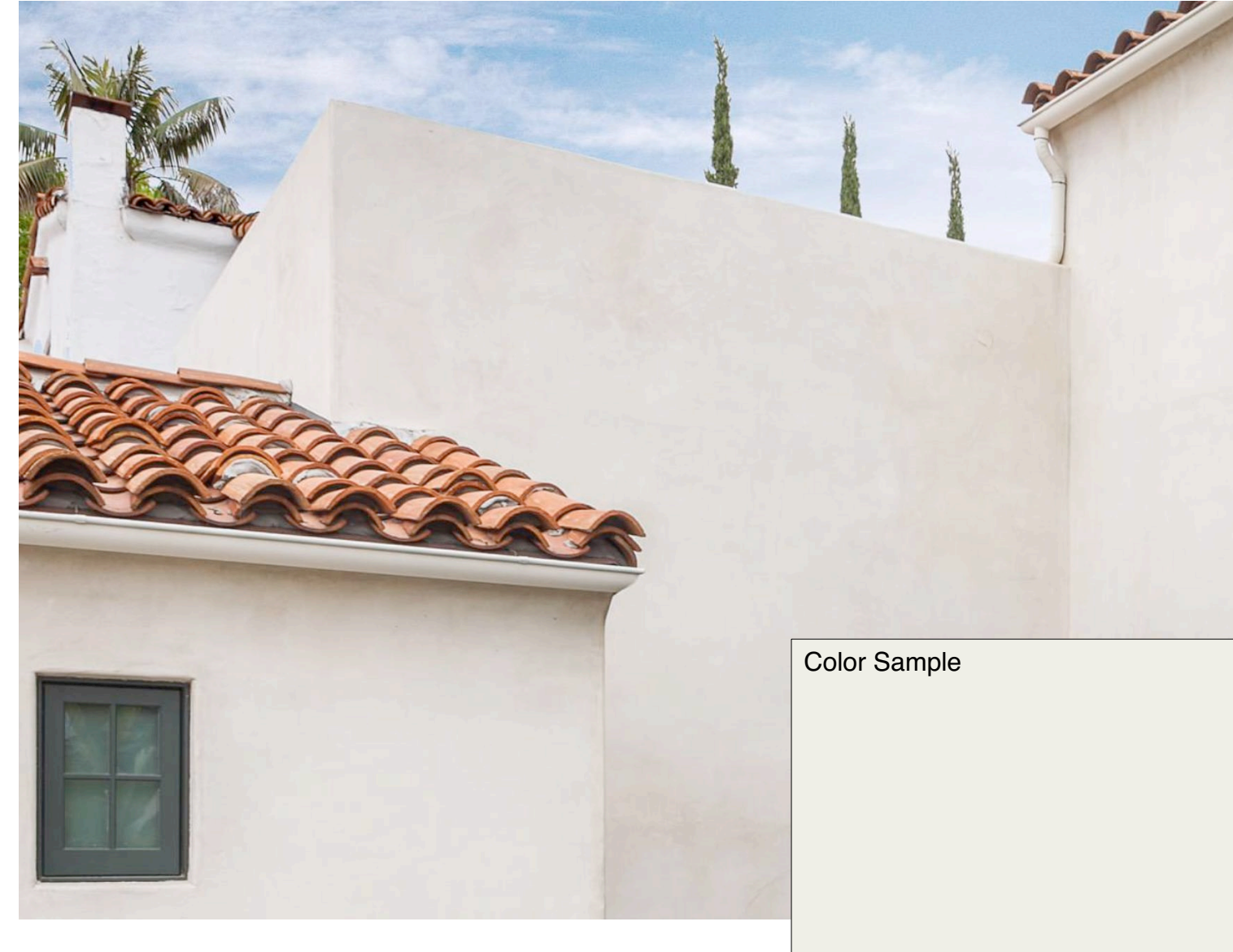


Sheet No.
9



Roofing

Two-Piece Mission Clay Tile
Redland Clay Tile To Be Differentiated From Existing Historic House



Exterior Walls

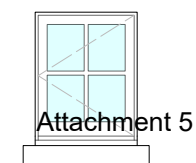
Integral Color Stucco - Smooth Finish
Off-White Color (See Color Sample Above) To Be Differentiated From Existing Trowel Finish of Historic House



Existing Fence

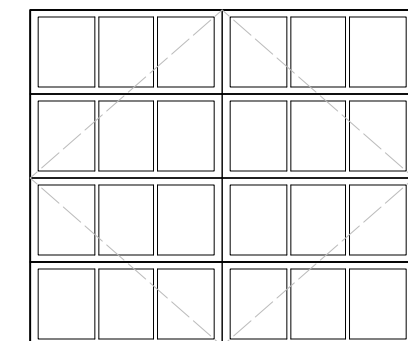
Existing 6' Fence to Remain

Window Schedule										
Window No.	Location	Rm. No.	Frame Width	Frame Height	Type	Operation	Glass Type	Tempered	Frame Material	Remarks
Garage										
1	Garage	100	2'-1 1/2"	2'-8"	A	X	1" Insulated Glass, Tempered	Yes	Wood	Casement
2	Garage	100	2'-1 1/2"	2'-8"	A	X	1" Insulated Glass, Tempered	Yes	Wood	Casement
3	Garage	100	2'-1 1/2"	2'-8"	A	X	1" Insulated Glass, Tempered	Yes	Wood	Casement

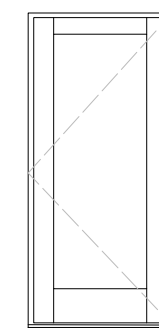


Type 'A'
Casement Wood Window

Door Schedule									
Door No.	Location	Room No.	Frame Width	Frame Height	Door Thickness	Type	Door Material	Frame / Jamb Material	Remarks
Garage									
1	Garage	100	8'-0"	7'-0"	1-3/4"	A	Stained-Grade Wood	Stained-Grade Wood	Carriage Doors with FAAC Swing Gate Operator:Model 390
2	Garage	100	3'-0"	6'-8"	1-3/4"	B	Stained-Grade Wood	Stained-Grade Wood	Exterior Swing Door



Type 'A'
Carriage
Solid Core Stained Grade
Doors



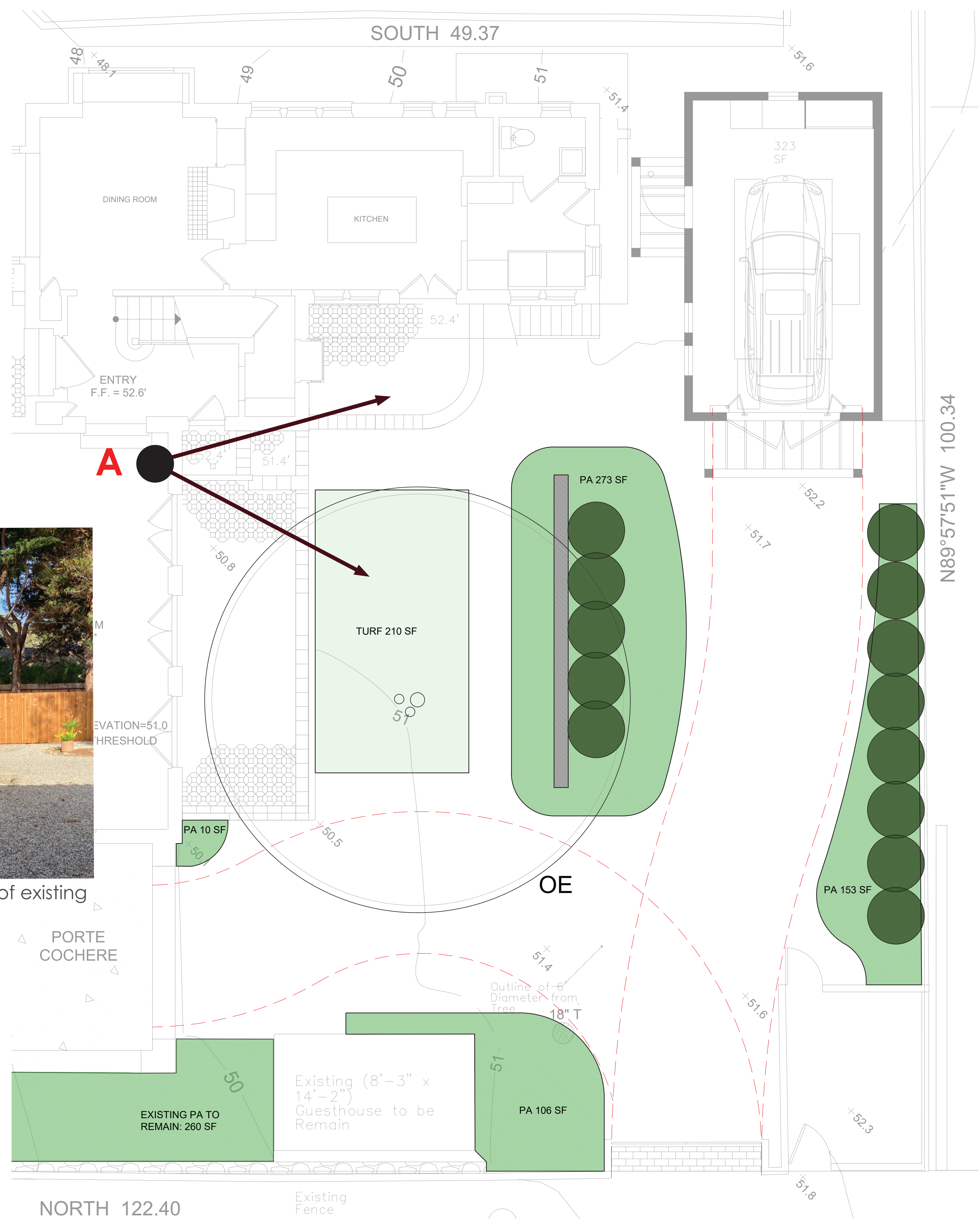
Type 'B'
Exterior Swing Door
Solid Core Stained-Grade



PHOTO RENDERING VIEW FROM BACK PORCH



Photo of existing



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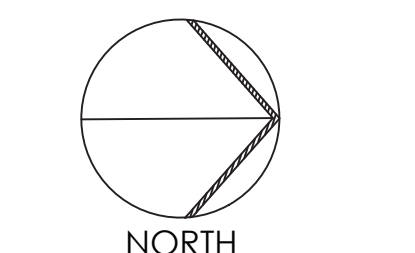


**BLAKE JOPLING
LANDSCAPE
ARCHITECTURE**
37301 TASSAJARA RD.
CARMEL VALLEY, CA 93924
T: 831.238.1091

PROJECT
LOS ABUELOS
NW CORNER OF SANTA LUCIA AND
SAN CARLOS
CARMEL, CA 93923
APN: 101-165-015



CONSULTANTS



SCALE: 1/4" = 1'-0"

REV:	ISSUE:	DATE:
	DESIGN STUDY	24.08.19

PROJECT NO: 2302.0
DRAWN: BJ
CHECK: BJ
DATE: 2024.06.24

LANDSCAPE PLAN
ENLARGEMENT

L101

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PLANT LEGEND

Scientific Name	Common Name	Container Size	Spacing (OC)	Water Requirements (WUCOLS)
Trees				
<i>Olea europaea</i> 'Swan Hill'	Swan Hill Fruitless Olive	48" box	N/A	Low
Low Hedge (4')				
<i>Laurus nobilis</i>	Grecian bay	5 gal	36"	Low
Screen Hedge (4'-12')				
<i>Pittosporum tobira</i>	Tobira pittosporum	5 gal	36"	Moderate
Groundcover/Ornamental /Accent (Sun)				
<i>Acanthus mollis</i>	Bears Breeches	1 gal	36"	Low
<i>Aeonium arboreum</i> 'Zwartkop'	Black Rose aeonium	1 gal	24"	Low
<i>Armeria merittima</i>	Sea Thrift	1 gal	12"	Low
<i>Carex divulsa</i>	Eurpoean sedge	1 gal	18"	Moderate
<i>Lantana montevidensis</i>	Trailing Lantana	1 gal	36"	Low
<i>Rubus pentalobus</i>	Creeping Raspberry	1 gal	36"	Moderate
<i>Salvia numrosa</i> 'Cardonna'	Woodland Sage	1 gal	24"	Moderate
<i>Stachys byzantina</i>	Lamb's Ears	1 gal	24"	Low
Perennial/Ornamental /Accent (Shade)				
<i>Helleborus foetidus</i>	Bearsfoot Hellebore	5 gal	24"	Moderate
<i>Heuchera sanguinum</i>	Coral Bells	1 gal	18"	Moderate
<i>Hydrangea querquafolia</i>	Oak-leaf Hydrangea	5 gal	48"	Moderate
<i>Nephrolepis cordifolia</i>	Sword Fern	5 gal	36"	Moderate
Turf				
Enduro Dwarf Tall Fescue 90/10	-	Sod	-	High
Vines (for Garage trellis)				
Bougainvillea 'San Diego'	San Diego Bougainvillea	15 gal	N/A	Moderate

LANDSCAPE MATERILAS PALETTE

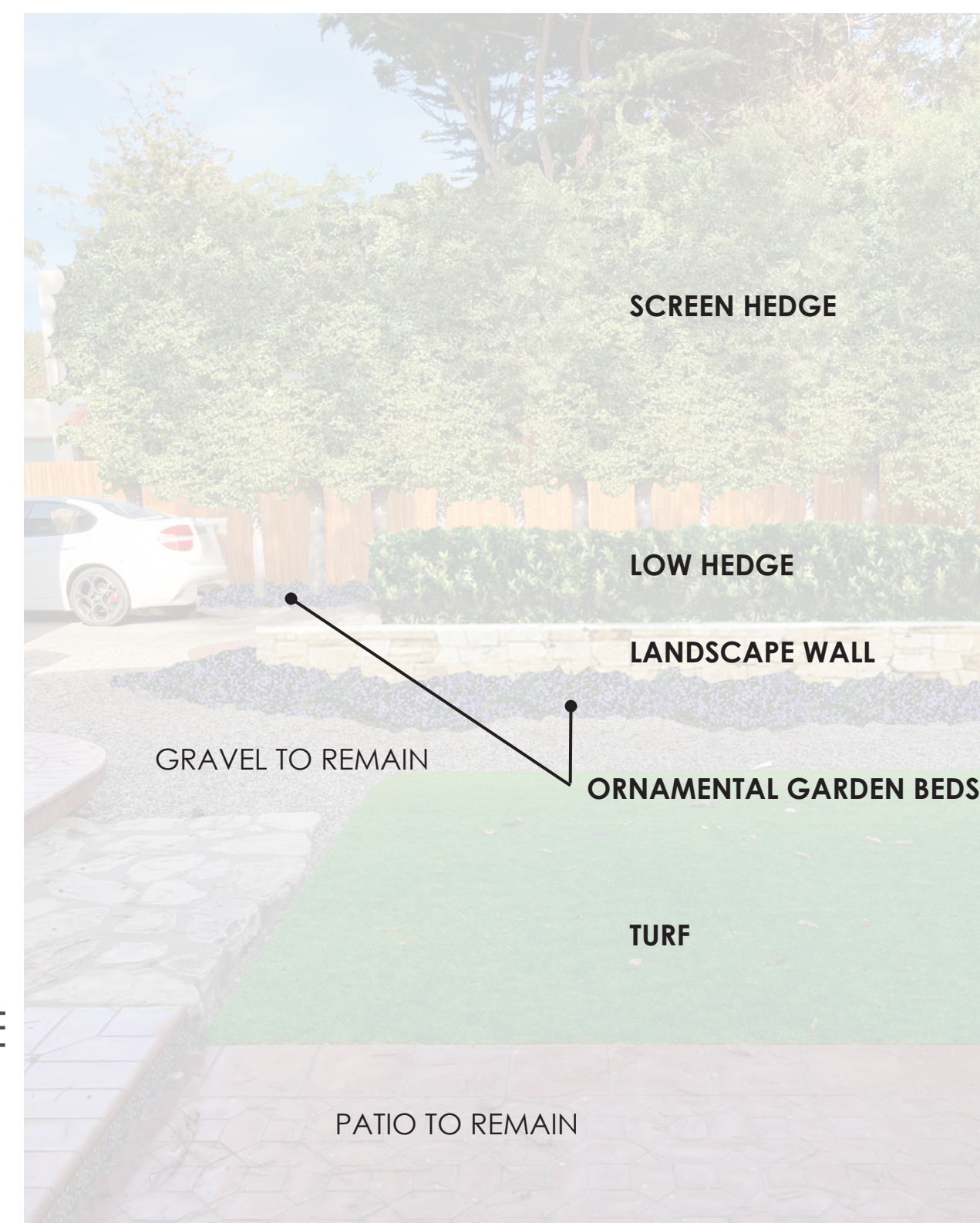


EXISTING GRAVEL (TO REMAIN)



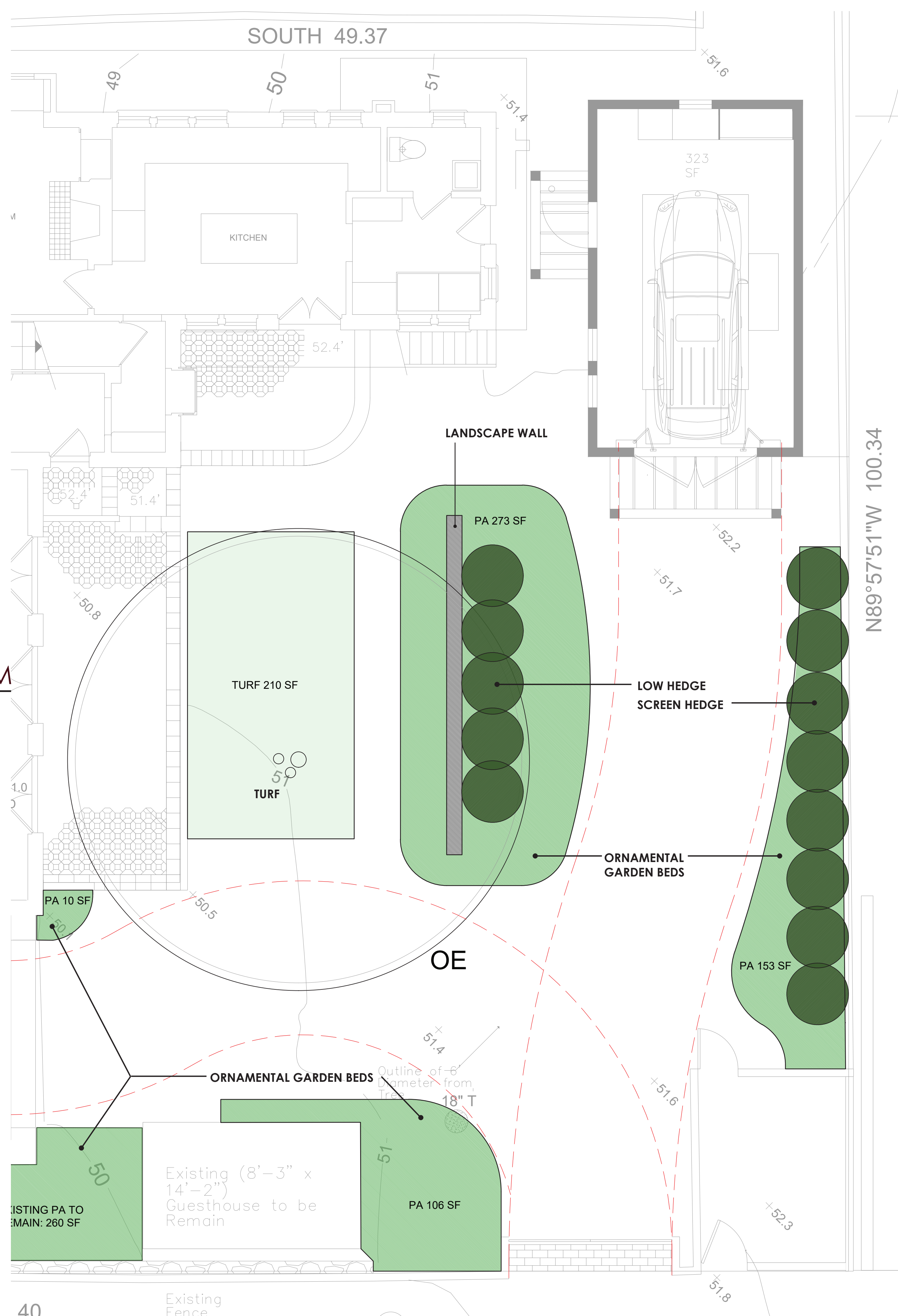
WALL FACIA: RHYOLITE NATURAL STONE

LANDSCAPE IMPROVEMENTS DIAGRAM



PLANTING AND IRRIGATION NOTES

- All planting and irrigation comply with California's WELO ordinance.
- Planting shall be watered the use of an automated drip irrigation system equipped with automatic rain shut off device.
- Refer to legend for plant species water requirements.
- All landscape areas shall receive 3" mulch layer. A sample of the mulch shall be submitted for owner/landscapre architect's approval.
- Contractor to perform soil tests and submit amendment recommendations to landscape architect.
- Planting under CA native trees shall not receive irrigation during the dry season (May-Oct.)
- Plants within the drip line of existing live oaks shall be adapted to dry summer conditions.



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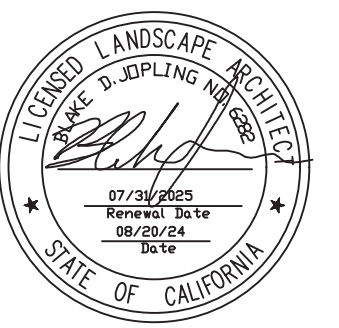
37301 TASSAJARA RD.
CARMEL VALLEY, CA 93924
T: 831.238.1091

PROJECT

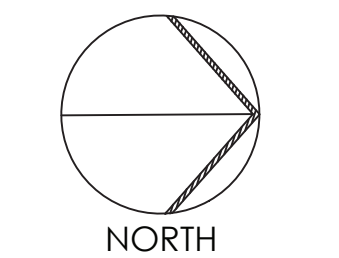
LOS ABUELOS

NW CORNER OF SANTA LUCIA AND
SAN CARLOS
CARMEL, CA 93923
APN: 101-165-015

SEAL AND SIGNATURE



CONSULTANTS



SCALE: 1/4" = 1'-0"

REV:	ISSUE:	DATE:
	DESIGN STUDY	24.08.19

PROJECT NO: 2302.0

DRAWN: BJ

CHECK: BJ

DATE: 2024.06.24

CONCEPTUAL PLANTING AND MATERIALS PLAN

L102



Proposed detached garage, view looking west.



Proposed detached garage, view looking southeast.



North courtyard area, view looking east to driveway gate.



North elevation of main residence, view looking south. No changes proposed to main residence.



North wing of main residence, view looking west. No changes proposed to main residence.



South elevation of main residence, view looking north. No changes proposed to main residence.



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

February 24, 2025
PUBLIC HEARINGS

TO: Historic Resources Board Commissioners

SUBMITTED BY: Jacob Olander, Associate Planner

SUBJECT: **DS 24202 (Scherer):** Consideration of a Determination of Consistency with the Secretary of the Interior's Standards for Design Study application DS 24202 (Scherer), for the replacement of non-historic fenestrations at the historic "Thienes House" located at the southwest corner of Lincoln Street and 10th Avenue in the Single-Family Residential (R-1) District. APN: 010-182-014.

RECOMMENDATION:

Adopt a Resolution (Attachment 1) issuing a Determination of Consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties for the replacement of non-historic fenestrations at the historic Thienes House located at the southwest corner of Lincoln Street and 10th Avenue in the Single-Family Residential (R-1) District. APN: 010-182-014.

BACKGROUND/SUMMARY:

Background/Summary

The Thienes House was constructed in 1931 by Thomas Lavelle Thienes, who worked as an insurance agent in Los Angeles. His permanent home was in Los Angeles, and he likely built the subject cottage as a vacation home. The house is significant under California Register Criterion 3, in the area of architecture, as is a good example of Tudor Revival style design which clearly illustrates the pattern of features common to Tudor Revival style houses. The property also represents the residential work of Milton Latham, who is considered a master architect in Carmel.

The Thienes House is located on a 7,840-square-foot parcel on the southwest corner of Lincoln Street and 10th Avenue. The residence is two stories and 2,060 square feet in area; its front entrance on Lincoln Street is accessed via a wood gate set on low slung Carmel stone walls. A Department of Parks and Recreation form (DPR 523A) was prepared for the Thienes House in 2024 (Attachment 2). The character-defining features of the house include:

- Irregular plan and massing
- Complex gabled roof massing
- Stucco exterior walls
- False half-timbering and vents in the gable ends
- Tapered brick chimney with decorative "T"

- Arched entry door with brackets
- Decorative details such as downspouts, window boxes, and shutters
- Original fenestration including French doors, casement windows, and small windows

The Thienes House maintains overall integrity as the only permitted changes to the house since its construction in 1931 include a reroof in 2006, a remodel in 1995 involving the replacement of wood windows with vinyl windows and three replacement doors, and a 265 square foot rear addition constructed in 1980. The vinyl windows to be replaced are not original features of the house and are not considered a character-defining feature.

PROJECT DESCRIPTION

The property is a 7,840-square-foot lot located at the southwest corner of Lincoln Street and 10th Avenue. The project consists of the replacement of existing vinyl windows in the dining room and kitchen with aluminum-clad wood windows. The non-historic, horizontally-oriented kitchen window on the north elevation will be returned to its original window opening size and vertical orientation. Five non-historic windows in the dining room will be replaced with vertical rather than horizontally-oriented windows, and a non-historic door will be replaced with a vertically-oriented aluminum-clad window. The non-historic windows being removed are fixed or sliders and the new proposed windows will be fixed or casement. Due to the fact the windows are not historic, the proposed new windows do not affect the integrity of the Thienes House. To meet Standard Nine of the Secretary of the Interior's Standards, the new aluminum-clad windows would be differentiated from the historic solid wood windows by their materiality. The windows would be painted dark bronze to further differentiate them from the original windows.

The Historic Resources Board is being asked to review the project and issue a Determination of Consistency with the Secretary's Standards.

STAFF ANALYSIS

Secretary of the Interior's Standards. Per Camel-by-the-Sea Municipal Code (CMC) Section 17.32.120, Alteration of Historic Resources, the proposed project shall first obtain a determination of consistency with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (Standards). The Standards identify four primary treatment approaches to historic resources: preservation, rehabilitation, restoration, and reconstruction. Rehabilitation is the recommended standard of treatment for this project. Rehabilitation is *the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values* (36 CFR 67.2(b)).

The Secretary's Standards include ten criteria for evaluating modifications to historic resources (Attachment 3). A Phase II Evaluation of the proposed project (Attachment 4) was prepared by a City-contracted qualified professional, Margaret (Meg) Clovis, on January 24, 2025. Upon review of the project plans (Attachment 5), Ms. Clovis found that Standards #1, 2, and 9 are applicable to the project, and Standards #3, 4, 5, 6, 7, 8 and 10 are not applicable. The evaluation concludes that the project, as proposed, meets the applicable *Secretary of the Interior's Standards for Rehabilitation* and will not have a significant impact on the historic resource. Staff concurs with Ms. Clovis' evaluation. Below is an analysis of the Standards.

Standard One

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

Phase II Historic Assessment: The Thienes House has been a single-family home since it was constructed in 1931. The proposed project does not change the historic use of the house. Most of the work will be concentrated on the enclosed former porch and on the 1980s addition. In addition, a non-historic window

above the garage (west elevation) will be removed and replaced with a wood clad vinyl window. The proposed work will not affect distinctive materials, features, spaces, or spatial relationships and is consistent with Standard One.

Standard Two

The historic character of a property will be retained and reserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Phase II Historic Assessment: No distinctive materials will be removed and features, spaces, and spatial relationships that characterize the Thienes House will not be altered as part of this project. The proposed work is consistent with Standard Two.

Standard Three

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.

Phase II Historic Assessment: No conjectural features or architectural elements that would create a false sense of history are planned for the project. This Standard is not applicable.

Standard Four

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Phase II Historic Assessment: The 1980 and 1995 work on the house have not acquired historic significance in their own right. This Standard is not applicable.

Standard Five

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Phase II Historic Assessment: The proposed window replacement on the north elevation is in an area that has already been disturbed. The dining room windows proposed for changes and the door slated for removal are also in previously altered locations. This Standard is not applicable.

Standard Six

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Phase II Historic Assessment: This project does not focus on the repair of historic features. Standard Six is not applicable.

Standard Seven

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Phase II Historic Assessment: Surface cleaning is not proposed for this project. This Standard is not applicable.

Standard Eight

Archeological resources will be protected and preserved in place.

Phase II Historic Assessment: The property is in the Archeological Overlay Zone. However, no archeological resources have been located on the site. This Standard is not applicable.

Standard Nine

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

Phase II Historic Assessment: The five new dining room windows will be in altered sections of the house so no historical materials or features will be destroyed. The new windows will be more compatible than the present windows in that they will have a vertical orientation rather than a horizontal orientation. The new windows will be wood clad vinyl rather than solid wood like the original windows, and therefore they will be differentiated.

The proposed new window on the north elevation is in an area that has already been disturbed therefore no historic materials or features will be destroyed. The new wood clad vinyl window will be differentiated because it is not solid wood and it will be compatible with the size and scale of the original windows. The proposed work is consistent with Standard Nine.

Standard Ten

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Phase II Historic Assessment: This project does not include new additions or adjacent new construction. Standard Ten is not applicable.

Environmental Review: Staff recommends, pursuant to CEQA regulations, that the Application be found “not a project” pursuant to section 15378 of the CEQA Guidelines. The issuance of a determination of consistency does not grant any permits or entitlements approving a project that would result in a direct or indirect physical change in the environment. A CEQA analysis and determination will be conducted as part of the Design Study review.

FISCAL IMPACT:

N/A

ATTACHMENTS:

- Attachment 1 – Resolution
- Attachment 2 - DPR 523A_B
- Attachment 3 - Secretary's Standards for Rehabilitation
- Attachment 4 - Phase II
- Attachment 5 - Project Plans

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

HISTORIC RESOURCES BOARD RESOLUTION NO. 2025-XXX-HRB

A RESOLUTION OF THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA ISSUING A DETERMINATION OF CONSISTENCY WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES FOR DESIGN STUDY APPLICATION 24202 (SHERER) FOR THE REPLACEMENT OF SIX NON-HISTORIC FENESTRATIONS AT THE HISTORIC "THIENES HOUSE" LOCATED AT THE SOUTHWEST CORNER OF LINCOLN STREET AND 10TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT. APN: 010-182-014

WHEREAS, on July 3, 2024, Patrick LeMaster ("Applicant") submitted a Design Study application DS 24202 (Scherer) described herein as ("Application") on behalf of Amy Scherer ("Owner"); and

WHEREAS, the Application has been submitted for the property located at the southwest corner of Lincoln Street and 10th Avenue in the Single-Family Residential (R-1) District (Block 114, Lot 1); and

WHEREAS, the project site contains the historic "Thienes House" listed on the Carmel Inventory of Historic Resources; and

WHEREAS, the proposed project involves the replacement of existing, non-historic vinyl windows in the dining room and kitchen with aluminum-clad wood windows, and the replacement of one non-historic door with an aluminum-clad wood window; and

WHEREAS, in accordance with Carmel-by-the-Sea Municipal Code (CMC) Section 17.32.040.A (Residential District Track One Design Review), exterior alterations and additions that do not increase the existing floor area by more than 10 percent are eligible for track one design review; and

WHEREAS, in accordance with CMC Section 17.32.140 (Determination of Consistency with the Secretary's Standards), all major and minor alterations to historic resources shall require a determination of consistency with the Secretary's Standards; and

WHEREAS, in accordance with CMC Section 17.32.160 (Historic Evaluation Process for Major Alterations), a major alteration includes a substantial alteration as defined in CMC Section 17.70.030 and additions exceeding two percent of the existing floor area or volume; and

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

WHEREAS, Margaret Clovis, a qualified professional, prepared a Phase II Historic Assessment and made a determination of consistency with the Secretary's Standards; and

WHEREAS, Margaret Clovis found that the project components 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; and

WHEREAS, on February 14, 2025, a notice of public hearing was published in the Carmel Pine Cone for the February 24, 2025, Historic Resources Board meeting 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 February 14, 2025, the Applicant 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 February 21, 2025, 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 February 24, 2025, the Historic Resources Board held a duly noticed public hearing to receive public testimony regarding the Application, 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 herein above 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 Application is not a "project" pursuant to section 15378 of the CEQA Guidelines. The issuance of a determination of consistency 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 **ADOPT** a Determination of Consistency with the Secretary of the Interior’s Standards for the Treatment of Historic Properties for the replacement of non-historic fenestrations at the historic “Thienes House” located at the southwest corner of Lincoln Street and 10th Avenue in the Single-Family Residential (R-1) District. APN: 010-182-014-000.

PASSED, APPROVED, AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA this 24th day of February 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Jordan Chroman
Chair

Shelby Gorman
Historic Resources Board Secretary

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____ Attachment 2
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 8

*Resource Name or #: (Assigned by recorder) Thienes House

P1. Other Identifier: Thienes 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 ; ¼ of ¼ of Sec ; Mount Diablo B.M.

c. Address SWC Lincoln & 10th Ave. 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 010-182-014, Block 114, Lot 1

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

Built in 1931, the Tudor Revival style Thienes House is situated on a corner lot that slopes downhill from Lincoln Street. The house appears as a single story from the vantage point of Lincoln Street, but due to the sloping lot the house accommodates a full two floors at the western lot line, as seen from 10th Avenue. As is typical of Tudor style homes, the roof massing is complex and made up of steeply pitched gable roof forms. The apex of each gable is filled with false half-timbering and a louvred central vent. The exterior wall cladding is stucco. The front elevation is arranged in a series of overlapping gables, which starts with a side-gabled section that intersects with a shed roof and then transitions into a front-facing gable with a nested gable entrance. The small gable over the entrance projects slightly and is supported by decorative wood brackets. The front door is not original. A brick chimney is located on the north elevation, and it tapers inward as it rises from the ground – a typical Tudor detail. An ornamental iron T is located on the upper section of the chimney. This T is pictured (cont. p. 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.)



P5b. Description of Photo: (View, date, accession #) East Elevation, 10/2024

*P6. Date Constructed/Age and Sources: 1931 Historic Prehistoric Both Building Permit

*P7. Owner and Address:

Amy Scherer
POB 18
Carmel, CA 93921

*P8. Recorded by: (Name, affiliation, and address)

Meg Clovis
14024 Reservation Rd.
Salinas, CA 93908

*P9. Date Recorded: 11.2024

*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)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 8

*NRHP Status Code

*Resource Name or # (Assigned by recorder) Thienes House

- B1. Historic Name: Thienes House
- B2. Common Name: Thienes House
- B3. Original Use: Residence
- B4. Present Use: Residence

*B5. Architectural Style: Tudor Revival

*B6. Construction History: (Construction date, alteration, and date of alterations) Built in 1931 (BP# 2428); see pg. 3 for additional alterations & additions.

*B7. Moved? No Yes Unknown Date: Original Location:

*B8. Related Features: N/A

B9a. Architect: Milton Latham b. Builder: Unknown

*B10. Significance: Theme Architectural Development Area Carmel by the Sea

Period of Significance 1931 Property Type Building Applicable Criteria CR 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Address integrity.)

Thomas Lavelle Thienes (1883 -1951) built the house located on the southwest corner of Lincoln and 10th Avenue. Thienes moved from Chicago to Los Angeles in the 1920s and worked as an insurance agent. He likely built the house as a vacation home as he is never listed as a Carmel resident in local directories. In 1936 Thienes sold the property to Ernest Edward and Mary A. Hartmann (*Salinas Morning Post*, 5/30/1936). Mr. Hartmann was a chemist who emigrated to the United States from Switzerland. The Hartmanns sold the house in 1940 to Charles and Beatrice Daly (*Salinas Californian*, 9/24/1940). The Daly family may have bought the property as a rental because local directories list them as long-time residents on Olmsted Avenue in Pacific Grove. Thienes, Hartmann and Daly are not listed in Carmel’s Historic Context Statement.

Thomas Thienes commissioned Milton Lichtenstein Latham (1883-1967) to build his Tudor Revival cottage in Carmel. Latham was born and raised in San Francisco. He earned his degree in architecture from MIT and returned to San Francisco in 1906 to open his architectural practice. Latham was a very well-known architect throughout northern California, and he designed many buildings in San Francisco, on the Monterey Peninsula, and in neighboring communities (Latham Obituary, *San Francisco Examiner*, 5/14/1967, p. 57). In Carmel he is best known for designing the Carmel firehouse. Milton Latham is listed in Carmel’s Historic Context Statement as a significant architect.

B11. Additional Resource Attributes (List attributes and codes):

*B12. References:

Carmel Context Statement & Historic Preservation Ordinance
Building File, Carmel Planning Dept.

National Register Bulletin 15

Salinas Morning Post, 5/30/1936.

McAlester, Virginia. *A Field Guide to American Houses*. New York, 2019

Milton Latham Obit., *San Francisco Examiner*, 5/14/1967, p. 57

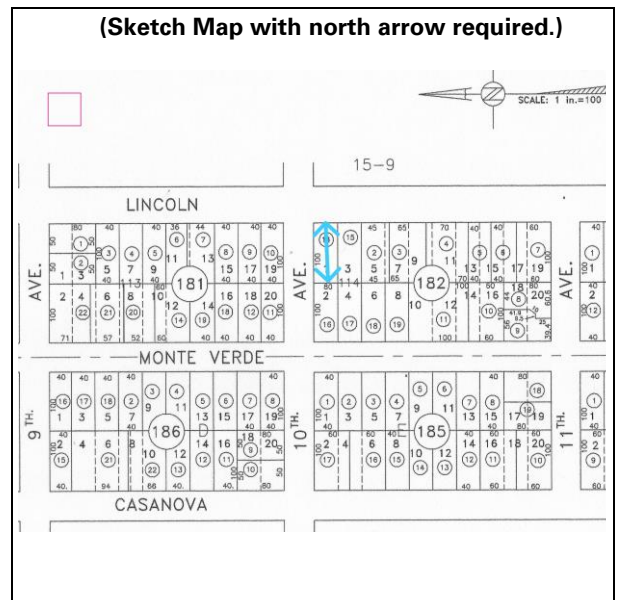
Records from Ancestry.com

B13. Remarks

*B14. Evaluator: Meg Clovis

*Date of Evaluation: 11/2024

(This space reserved for official comments.)



P3a. Description continued:

on the original building plans and may stand for Thienes. The garage is located within a two-story section of the building to the right of the chimney. This front-gabled (with false half-timbering) section is set back from 10th Avenue and a short driveway leads to the garage. The garage door does not appear to be original. A double casement window with decorative shutters and a planter box is located above the garage door. The most notable feature on the south elevation is the recessed patio area. The patio is reached by curved stone stairs and by a run of wood stairs. French doors open onto the patio. Fenestration throughout the original part of the house varies and includes casement windows, small windows, and the French doors to the south patio. The 1980s addition enclosed a former porch area on the rear elevation with a bank of single pane windows. Other decorative details include plain shutters, window boxes, and the downspouts – all of which appear on the original plans.

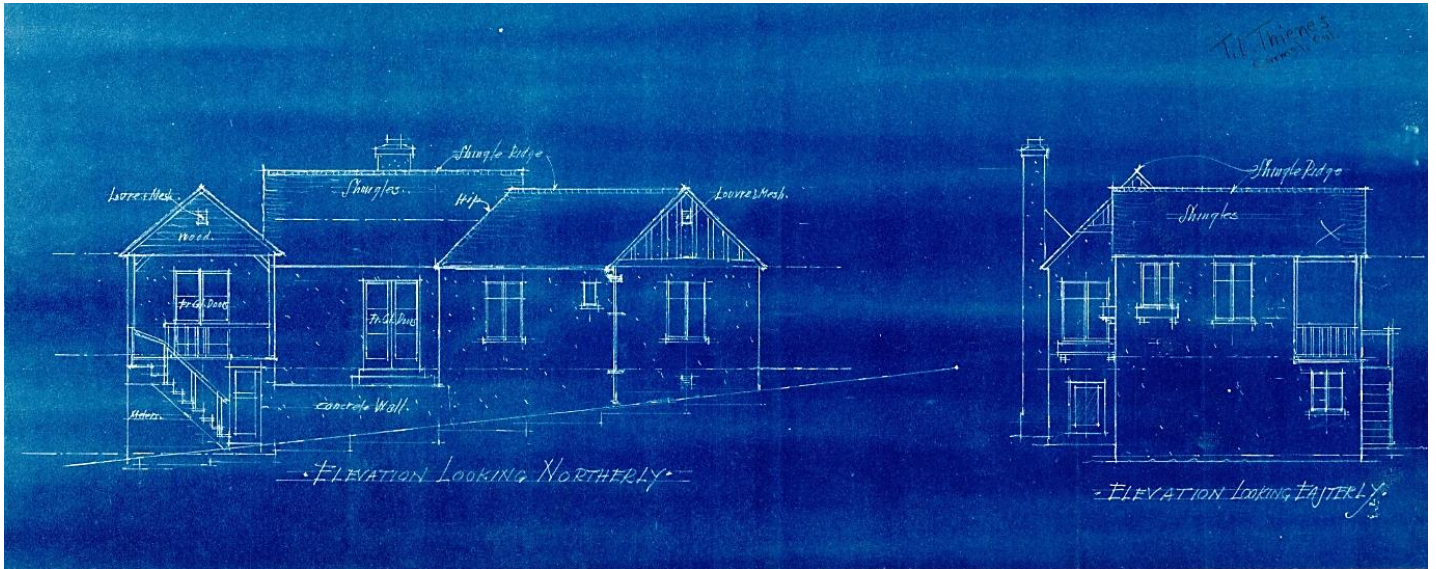


Figure 1: View of north elevation from 10th Avenue.

In 1980 a 265 sq. ft. guest bedroom and bath addition (BP# 80-69) were constructed on the rear (west) elevation of the house. This addition is not visible from the front elevation. Three windows were removed and the porch enclosed on the rear elevation. The addition has a shed roof and stucco wall cladding. The entrance into the addition is covered by a shed roof supported by brackets that resemble those used at the front entrance. It appears that one of the original drain spouts was reused next to this entrance. Additional alterations include the following:

- BP# 95-21 (2/8/1995): remodel kitchen & bath; replace exterior windows & 3 doors.
- BP# 07-146R (9/7/2006): Reroof
- The lot was split in 1995 – it was originally 8000 sq. ft.

The corner lot is well landscaped and has several mature trees. A grapestake fence and Carmel stone entry gate wall is located on the Lincoln frontage.



Figures 3 & 4: Original Latham plans.

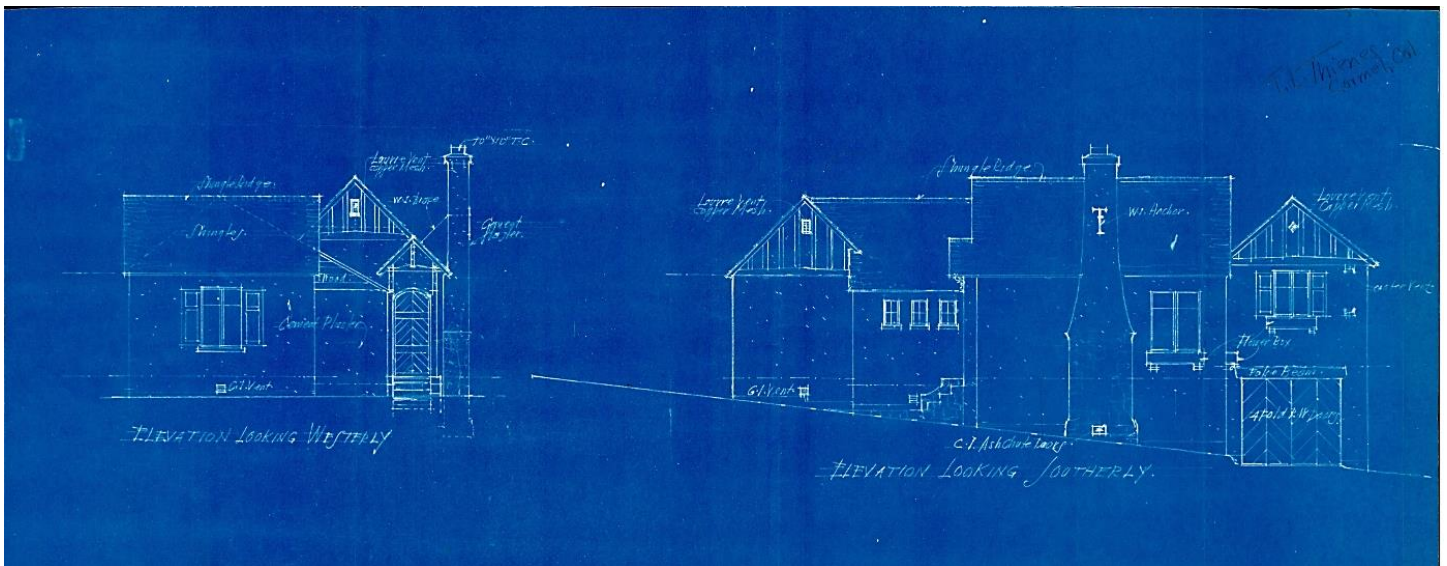


Figure 4

Character Defining Features

Character refers to all the visual aspects and physical features that comprise the appearance of a historic building. Character-defining features include the overall shape of the building, its materials, craftsmanship, decorative details, and the various aspects of its site and environment. The Thienes House exhibits the design traits that characterize Carmel's Tudor Revival style homes, as described in Carmel's Historic Context Statement (p. 53). Character-defining features include:

- Irregular plan and massing
- Complex gabled roof massing
- Stucco exterior walls

CONTINUATION SHEET

Page 5 of 8

*Resource Name or # Thienes House

*Recorded by Meg Clovis

*Date 11/2024

Continuation Update

- False half-timbering and vents in gable ends
- Tapered brick chimney with decorative T
- Arched entry door with brackets
- Decorative details such as downspouts, window boxes, and shutters
- Original fenestration including French doors, casement windows, and small windows

Integrity

Integrity is defined as the ability of a property to convey its significance. There are seven aspects of integrity and to retain integrity, a property must retain several, if not most aspects. An addition was constructed on the rear elevation of the Thienes House in 1980; however, it is relatively unobtrusive and does not detract from the original house.

- Location: the Thienes House is still in its original southwest corner location.
- Design: the Thienes House retains its original design, including its irregular plan, complex massing, and gable roof forms.
- Setting: the Thienes House is still located in a residential setting.
- Materials: the Thienes House retains its original materials, including the stucco siding and brick chimney.
- Workmanship: the Thienes House has retained its original Tudor Revival style workmanship such as the metal downspouts, window boxes, shutters, and false half-timbering.
- Feeling: the Thienes House retains the physical features that convey its historic character, i.e., a 1930s Tudor Revival style cottage in Carmel.
- Association: Association is only considered if a property is eligible for listing under Criteria One and Two.



Figure 5: View of patio on south elevation.



Figure 6: View of stairs to patio and decorative downspout.

B10. Significance continued:

Evaluation for Significance

Historians use National Register Bulletin 15¹ as a guide when evaluating a property's significance whether on a local, state, or national level. As a first step, to determine whether or not a property is significant, it must be evaluated within its historic context and the City of Carmel's Historic Context Statement² provides this context. The City of Carmel's Historic Preservation Ordinance (Section 17.32.040) reiterates the role of *National Register Bulletin 15* in the evaluation of historic resources. Adopted eligibility criteria is modeled on the California Register's four criteria with the addition of specific qualifications for criterion 3 (Section 17.32.040.D).

The Thienes House is not eligible under **Criterion One (Event)** as no specific event led to the construction of this residence and no important event took place in the residence.

The Thienes House is not eligible under **Criterion Two (Person)** because none of the former owners made any significant contributions to any of the themes identified in Carmel's Historic Context Statement.



Figure 6: View of nested gable entrance, brackets, and half-timbering.

¹ National Register Bulletin 15. *How to Apply the National Register Criteria for Evaluation*. National Park Service. 1998.

² *Historic Context Statement: Carmel-by-the-Sea (updated)*. Approved by the City Council December 6, 2022.

Criterion Three (Architecture) has three eligibility factors as follows:

- a) The property embodies the distinctive characteristics of a type, period, or method of construction; or
- b) The property represents the work of a master or important creative individual; or
- c) The property possesses high artistic values.

The Thienes House is eligible under the first part of **Criterion Three (Architecture)** because it clearly illustrates through its distinctive characteristics the pattern of features common to Tudor Revival style resources in Carmel, as described in Carmel's Historic Context Statement. The property also meets the second part of Criterion Three because it represents the residential work of architect Milton Latham, who is considered a master architect in Carmel and is listed in Carmel's Historic Context Statement. The Thienes House does not meet the third part of Criterion Three because it does not express aesthetic ideals or design concepts.

The California Register's **Fourth Criterion (Information Potential)** is generally reserved for archeological sites. The Thienes House is located within Carmel's Archeological Overlay Zone, however there is no evidence in the historical record that it meets the eligibility requirements for Criterion Four.

To be eligible for the **Carmel Historic Inventory** a resource must represent a theme in the Context Statement, retain substantial integrity, be at least 50 years old, and meet at least one of the four criteria for listing in the California Register. The Thienes House represents the theme of Architectural Development and retains substantial integrity. The house is over 50 years old and meets Criterion Three of the California Register on the local level. In summary, the Carmel Context Statement, the Carmel Historic Preservation Ordinance, and the historical record support the eligibility of the Thienes House for the Carmel Historic Inventory.

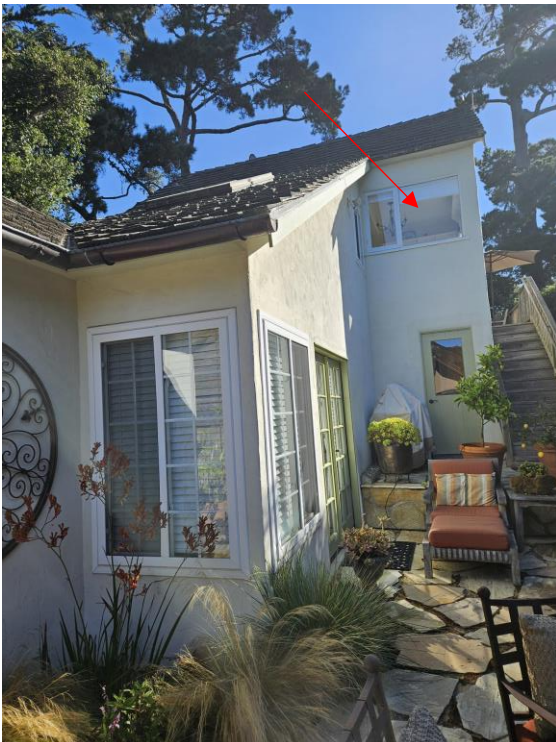


Figure 8: View of addition on rear elevation. Arrow indicates enclosed porch area.

SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES
Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

January 24, 2025

**PHASE TWO REPORT for the THIENES HOUSE (DS24-202)
(APN 010-182-014), CARMEL-by-the-SEA, CA.**

Executive Summary

The Thienes House is located on the southwest corner of Lincoln Street and 10th Avenue. In 2024 the residence was evaluated for historical significance and recorded on DPR 523 A & B survey forms. In November 2024 the property was listed in Carmel's Inventory of Historic Resources. The property was found significant under California Register Criterion Three (Architecture) within the context theme of Architectural Development. The house was found eligible "because it clearly illustrates through its distinctive characteristics the pattern of features common to Tudor Revival style resources in Carmel." The property also represents the residential work of Milton Latham, who is considered a master architect in Carmel.

The Thienes House was constructed in 1931 by Thomas Lavelle Thienes, who worked as an insurance agent in Los Angeles. His permanent home was in Los Angeles, and he likely built the cottage as a vacation home.

The survey form notes the following additions and alterations to the house:

- a. BP# 80-69 (5/5/1980): A 265 square foot bedroom and bathroom were constructed on the west (rear) elevation.
- b. BP# 95-21 (2/8/1995): Kitchen and bath remodeled; exterior windows and three doors replaced.
- c. BP# 07-146R (9/7/2006): Reroof.
- d. Observed change: the original kitchen window on the north elevation was replaced with a smaller window sometime prior to 1980.
- e. The original south facing porch off the kitchen area was enclosed at an unknown date.

Character-Defining Features

A character-defining feature is an aspect of a building's design, construction, site, or detail that is representative of the building's function, type, or architectural style. Character-defining features include specific building systems, architectural ornament, construction details, massing, materials, craftsmanship, site characteristics and landscaping within the period of significance. The Period of Significance for the Thienes House is 1931, the date of construction. ²

For an important historic resource to preserve its significance, its character-defining features must be retained to the greatest extent possible. An understanding of a historic resource's character-defining features is a crucial step in developing a plan that incorporates an appropriate level of rehabilitation. Following is a list of the Thienes House's character-defining features:

- Irregular plan and massing
- Complex gabled roof massing
- Stucco exterior walls
- False half-timbering and vents in the gable ends
- Tapered brick chimney with decorative "T"
- Arched entry door with brackets
- Decorative details such as downspouts, window boxes, and shutters
- Original fenestration including French doors, casement windows, and small windows

Proposed Project Description

The proposed project includes the following exterior changes to the property:

- a. Replace non-original kitchen window on the north elevation with a custom wood clad aluminum window that fits within the original window opening.
- b. Replace five non-original windows in the dining room addition (on the south, west, and east elevations) and one door on the south elevation. The door will be replaced with a window for a total of four dining room windows on the south elevation. All the new windows will be aluminum-clad wood windows and will have a vertical orientation rather than a horizontal orientation.

The Secretary of the Interior's Standards for Rehabilitation

Compliance Evaluation

As a historical resource, the Thienes House is subject to review under the California Environmental Quality Act (CEQA). Generally, under CEQA, a project that follows the Standards for Rehabilitation contained with the Secretary of the Interior's Standards for the Treatment of Historic Properties is considered to have mitigated impacts to a historical resource to a less-than-significant level (CEQA Guidelines 15064.5).

The compliance of the proposed work on the Thienes House is reviewed below with respect to the Rehabilitation Standards. The Standards are indicated in italics, followed by a discussion regarding the project's consistency or inconsistency with each Standard. Rehabilitation is defined as "the act or process of making possible a compatible use for a

property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.” (36 CFR 67.2(b)).

Standard One

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The Thienes House has been a single-family home since it was constructed in 1931. The proposed project does not change the historic use of the house. Most of the work will be concentrated on the enclosed former porch and on the 1980s addition. In addition, a non-historic window above the garage (west elevation) will be removed and replaced with a wood clad aluminum window. The proposed work will not affect distinctive materials, features, spaces, or spatial relationships and is consistent with Standard One.

Standard Two

The historic character of a property will be retained and reserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

No distinctive materials will be removed and features, spaces, and spatial relationships that characterize the Thienes House will not be altered as part of this project. The proposed work is consistent with Standard Two.

Standard Three

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.

No conjectural features or architectural elements that would create a false sense of history are planned for the project. This Standard is not applicable.

Standard Four

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The 1980 and 1995 work on the house have not acquired historic significance in their own right. This Standard is not applicable.

Standard Five

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The proposed window replacement on the north elevation is in an area that has already been disturbed. The dining room windows proposed for changes and the door slated for removal are also in previously altered locations. This Standard is not applicable.

Standard Six

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

This project does not focus on the repair of historic features. Standard Six is not applicable.

Standard Seven

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Surface cleaning is not proposed for this project. This Standard is not applicable.

Standard Eight

Archeological resources will be protected and preserved in place.

The property is in the Archeological Overlay Zone, but no archeological resources have been located on the site. This Standard is not applicable.

Standard Nine

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

The five new dining room windows will be in altered sections of the house so no historical materials or features will be destroyed. The new windows will be more compatible than the present windows in that they will have a vertical orientation rather than a horizontal orientation. The new windows will be aluminum-clad wood rather than solid wood like the original windows, and therefore they will be differentiated.

The proposed new window on the north elevation is in an area that has already been disturbed therefore no historic materials or features will be destroyed. The new aluminum-clad wood window will be differentiated because it is not solid wood and it will be compatible with the size and scale of the original windows. The proposed work is consistent with Standard Nine.

Standard Ten

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

This project does not include new additions or adjacent new construction. Standard Ten is not applicable.

Conclusion

The proposed project meets Standards One, Two and Nine. Standards Three, Four, Five, Six, Seven, Eight, and Ten are not applicable. The proposed project is consistent with the Secretary of the Interior's Standards for Rehabilitation.

Respectfully Submitted,

Margaret E. Clovis

Margaret Clovis

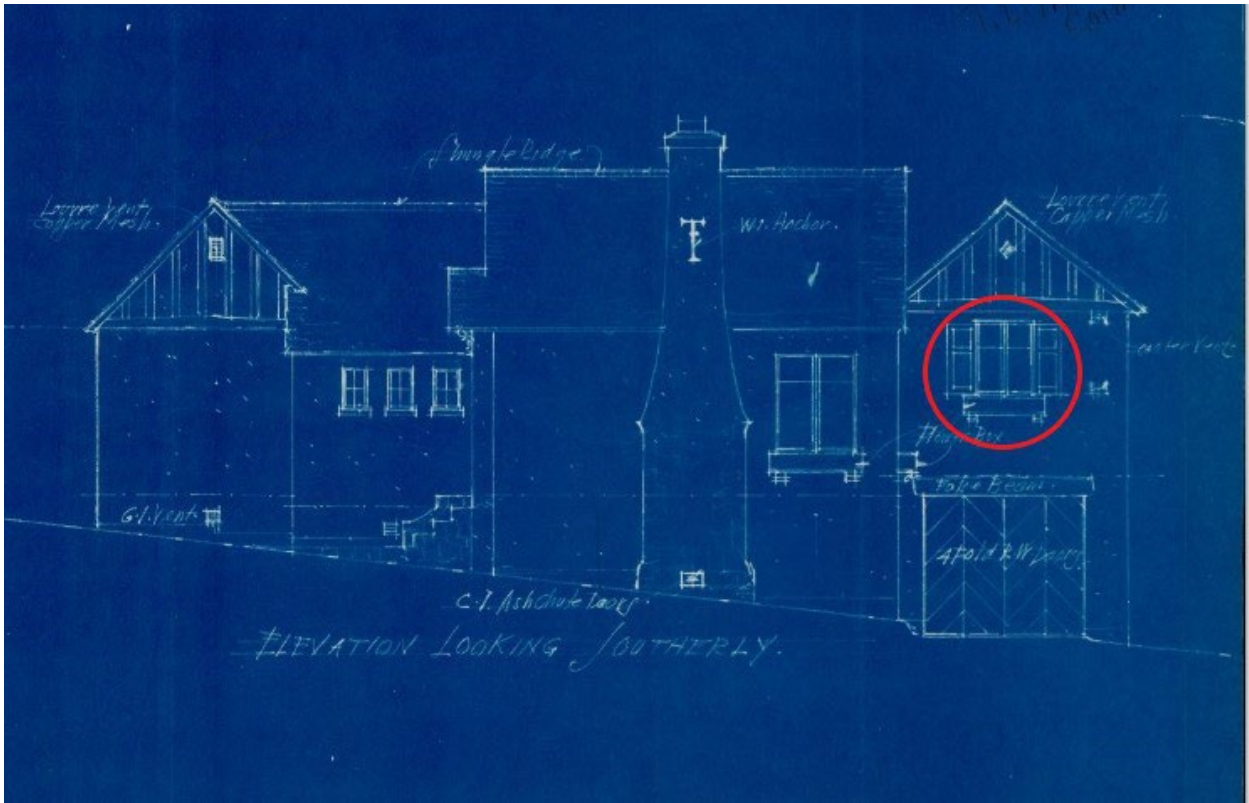


Figure 1: Milton Latham plans showing the original kitchen window.



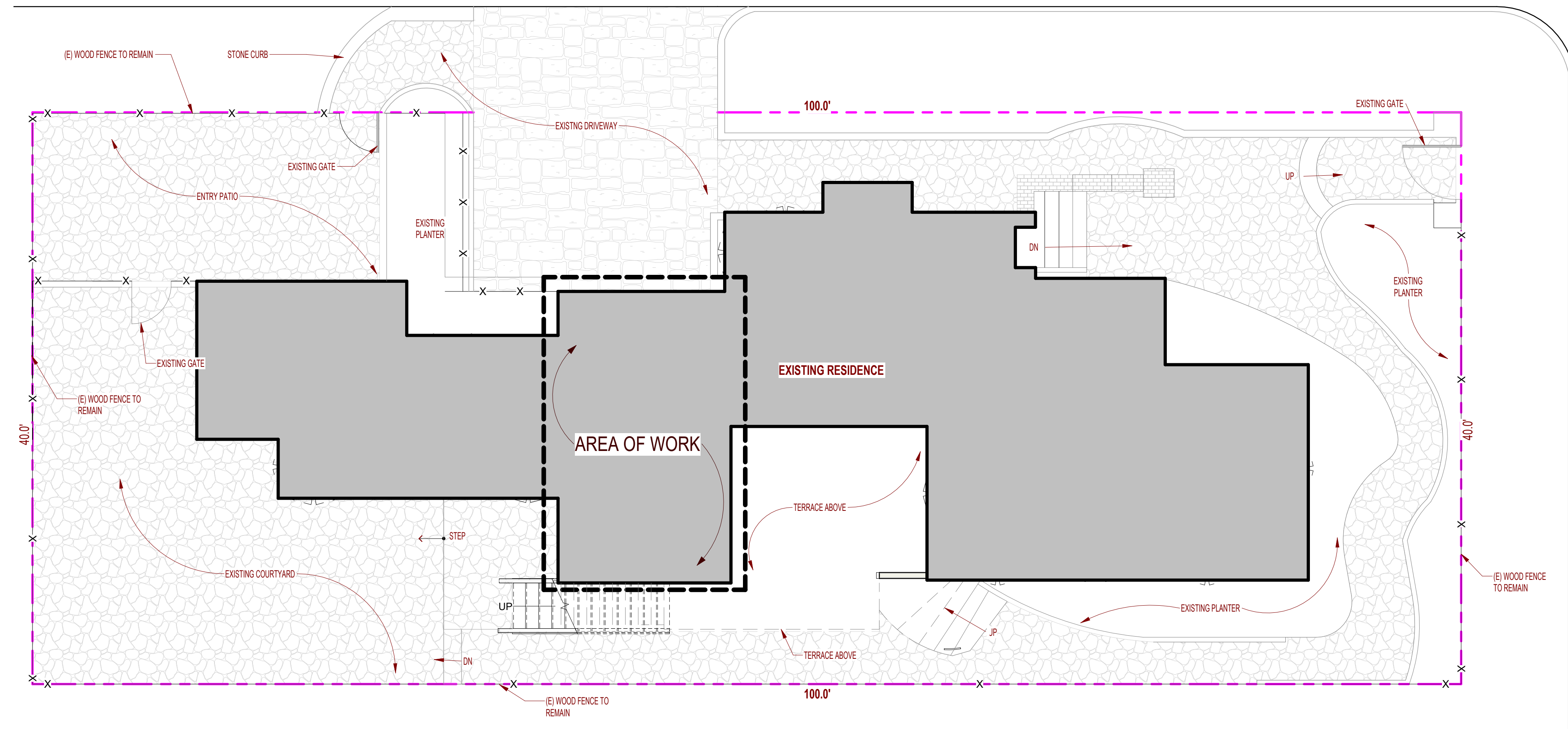
Figure 2: View of the kitchen window on north elevation to be replaced.



Figure 3: View of the door and windows to be replaced, west and south elevations.

10TH AVE.

Attachment 5



1 SITE - EXISTING
3/16" = 1'-0"

PROJECT TEAM

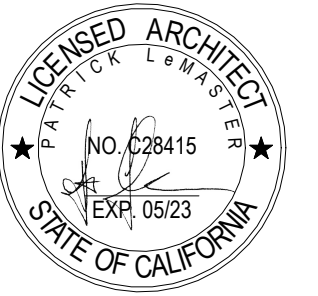
OWNER: AMY SCHERER
S.W. Corner of Lincoln & 10th Ave
Carmel-by-The-Sea, 93923

ARCHITECT: Lx Design Studio
3771 Rio Road Suite 101 - A
Carmel, Ca 93923
Phone: 831-293-8691
E-mail: patrick@lxdesignstudio.com
Contact: Patrick LeMaster, AIA, LEED AP

GENERAL CONTRACTOR: T.B.D.



ARCHITECTURE
PLANNING
3771 Rio Road - Suite 101A
Carmel CA 93923
(PH) 206.427.3539
lxdesignstudio.com



SHEET NO.	SHEET NAME	PLANNING PERMIT
		01-10-25
GENERAL INFORMATION		
G1.00	COVER SHEET /SITE PLAN - GENERAL INFO	•
G1.11	GENERAL NOTES	•
G3.10	CAL GREEN	•
G3.11	CAL GREEN	•
G5.10	B.M.P. & CONSTRUCTION MGMT PLAN	•
G5.11	CONSTRUCTION MGMT - STORM WATER MGMT	•
ARCHITECTURE		
A2.01	EXISTING/ DEMOLITION- LEVEL 1/ LEVEL 2 FLOOR PLAN	•
A2.12	PROPOSED 2ND FLOOR PLAN	•
A3.20	PROPOSED EXTERIOR ELEVATIONS	•
A3.22	EXTERIOR ELEVATIONS DEMO/ PROPOSED	•
A6.00	DOOR AND WINDOW SCHEDULE	•

SHEET ISSUE

SCOPE OF WORK

THE PROJECT CONSISTS OF:

- 212 S.F. KITCHEN REMODEL
- REPLACEMENT OF EXISTING VINYL WINDOW IN KITCHEN AND (5) DINING ROOM WINDOWS (NOT PART OF ORIGINAL CONSTRUCTION)

ARCHAEOLOGICAL & CULTURAL NOTE

ALL NEW CONSTRUCTION INVOLVING EXCAVATION SHALL IMMEDIATELY CEASE IF CULTURAL RESOURCES ARE DISCOVERED ON THE SITE, AND THE APPLICANT SHALL NOTIFY THE COMMUNITY PLANNING & BUILDING DEPARTMENT WITHIN 24 HOURS. WORK SHALL NOT BE PERMITTED TO RECOMMENCE UNTIL SUCH RESOURCES ARE PROPERLY EVALUATED FOR SIGNIFICANCE BY A QUALIFIED ARCHAEOLOGIST. IF THE RESOURCES ARE DETERMINED TO BE SIGNIFICANT, PRIOR TO RESUMPTION OF WORK, A MITIGATION AND MONITORING PLAN SHALL BE PREPARED BY A QUALIFIED ARCHAEOLOGIST AND REVIEWED AND APPROVED BY THE COMMUNITY PLANNING AND BUILDING DIRECTOR. IN ADDITION, IF HUMAN REMAINS ARE UNEARTHED DURING EXCAVATION, NO FURTHER DISTURBANCE SHALL OCCUR UNTIL THE COUNTY CORONER HAS MADE THE NECESSARY FINDINGS AS TO ORIGIN AND DISTRIBUTION PURSUANT TO CALIFORNIA PUBLIC RESOURCES CODE (PRC) SECTION 5097.98.

ZONING INFORMATION

PROPERTY ADDRESS: S.W. corner of Lincoln & 10th Ave
Carmel-by-The-Sea, 93923

APN: 010-182-014-000

ZONING: R-1

LOT SIZE: 0.180 ACRES (7840.8 SF)

SITE COVERAGE: NO CHANGE

SETBACKS
MAIN STRUCTURE
FRONT 15'
SIDE 3' MIN - 10' MAX
REAR 15'>15H 3'< 15H

HEIGHT LIMIT: (24' MAIN STRUCTURE)

GROSS BLDG AREA (EXISTING)	
(E) 1ST FLOOR	707 SF
(E) LEVEL 1 BEDROOM	324 SF
(E) 2ND FLOOR	991 SF
(E) LOFT	39 SF
GRAND TOTAL	2060 SF

BUILDING CODE INFO

OCCUPANCY GROUP R-3 & U SINGLE FAMILY RESIDENTIAL / PRIVATE GARAGE

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:

- 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA PLUMBING CODE (CPC)
- 2022 CALIFORNIA ELECTRICAL CODE (CEC)
- 2022 CALIFORNIA ENERGY CODE (CEC)
- 2022 CALIFORNIA FIRE CODE (CFC)
- 2022 CALIFORNIA GREEN BUILDING STANDARDS

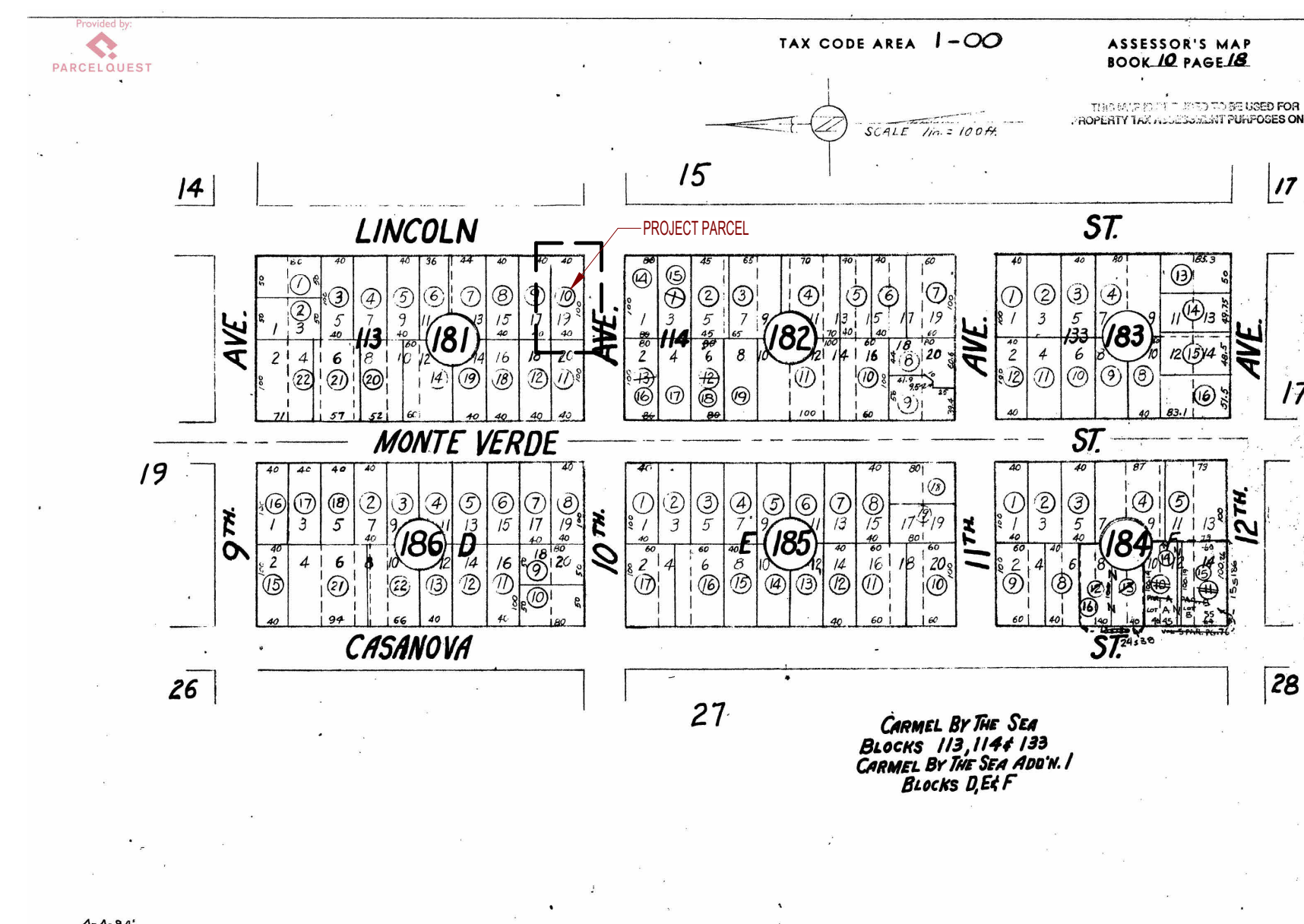
GRADING ESTIMATES

GRADING CUT 0 CU. YDS.
GRADING FILL 0 CU. YDS.
GRADING NET CUT OR FILL 0 CU. YDS.

MISCELLANEOUS

WATER SOURCE: CAL AM
SEWER SYSTEM: PUBLIC SEWER
TREES TO BE REMOVED: 0

PARCEL MAP



REVISION #

OWNER: AMY SCHERER

S.W. Corner of Lincoln & 10th Ave
Carmel-by-The-Sea, 93923

Scherer Residence- Kitchen Remodel

S.W. Corner of Lincoln & 10th Ave
Carmel-by-The-Sea, 93923

Project Status

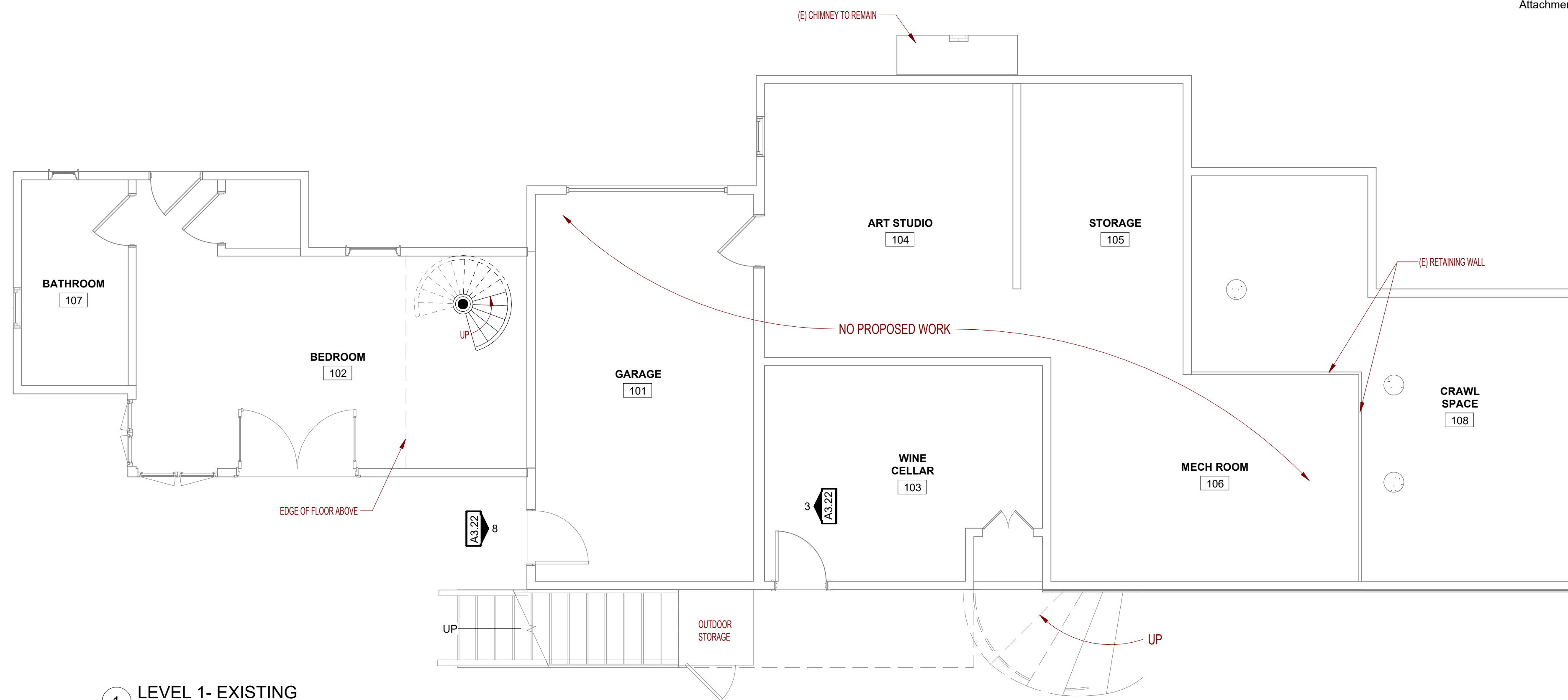
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Job: 2404

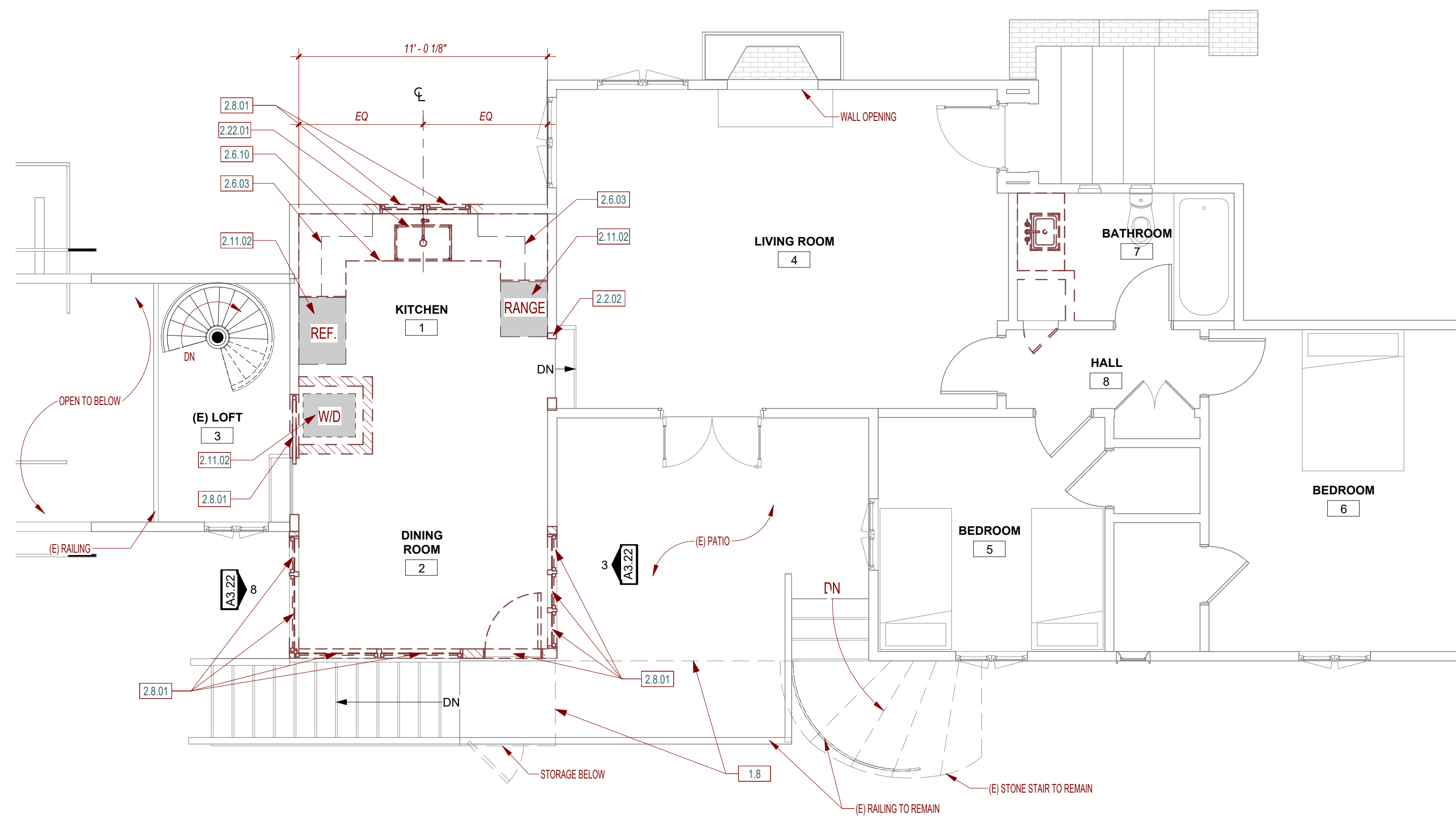
Sheet
COVER SHEET /SITE PLAN - GENERAL INFO

G1.00

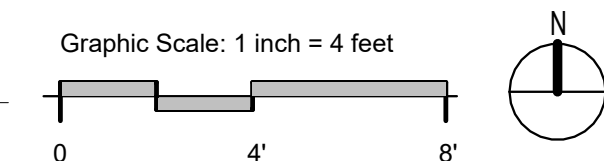
1/6/2025 6:49:34 PM



1 LEVEL 1 - EXISTING
1/4" = 1'-0"



2 LEVEL 2 - EXISTING/ DEMOLITION
1/4" = 1'-0"



GENERAL NOTES

- MATERIAL SALVAGE: COORDINATE WITH OWNER PRIOR TO DEMOLITION. REMOVE, PROTECT AND STORE MATERIAL SCHEDULED FOR REUSE AND SALVAGE.
- SEE STRUCTURAL DRAWINGS FOR DEMOLITION SPECIFIC TO ANY NEW STRUCTURAL WORK.
- THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE LIABLE FOR ANY ASBESTOS OR OTHER HAZARDOUS MATERIALS ON THE JOB SITE. IF ASBESTOS OR OTHER HAZARDOUS MATERIALS ARE DISCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL ISOLATE THE AFFECTED AREA AND CONTACT THE ARCHITECT FOR FURTHER INSTRUCTIONS BEFORE PROCEEDING.
- REPAIR ALL DEMOLITION PERFORMED, IN EXCESS OF THAT REQUIRED, AT NO ADDITIONAL COST TO THE OWNER.
- REMOVE FROM SITE AND LEGALLY DISPOSE OF DAILY ALL REFUSE, DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. BURNING OF DEBRIS ON SITE SHALL NOT BE PERMITTED.
- REMOVE TOOLS AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE CONTRACT AREAS AND SITE CLEAN, ORDERLY AND IN A CONDITION ACCEPTABLE FOR NEW OR OTHER CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING /SHORING.



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lxdesignstudio.com



SHEET KEYNOTES

KEYNOTE #	DESCRIPTION
1.8	WALL BELOW
2.2.02	REMOVE PORTION OF EXISTING WALL
2.6.03	REMOVE (E) CABINETRY
2.6.10	REMOVE (E) COUNTERTOP
2.8.01	REMOVE (E) WINDOW OR DOOR AND ASSOCIATED FRAME
2.11.02	REMOVE (E) APPLIANCE
2.22.01	REMOVE (E) PLUMBING FIXTURE, ALL NEW FIXTURES TO MEET STATE REQUIRED FLOW RATES

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING DOOR TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- EXISTING DOOR TO BE DEMOLISHED

SHEET ISSUE

REVISION #

OWNER:
AMY SCHERER
S.W. Corner of Lincoln & 10th Ave
Carmel-by-the-Sea, 93923

Scherer Residence - Kitchen Remodel
S.W. Corner of Lincoln & 10th Ave
Carmel-by-the-Sea, 93923

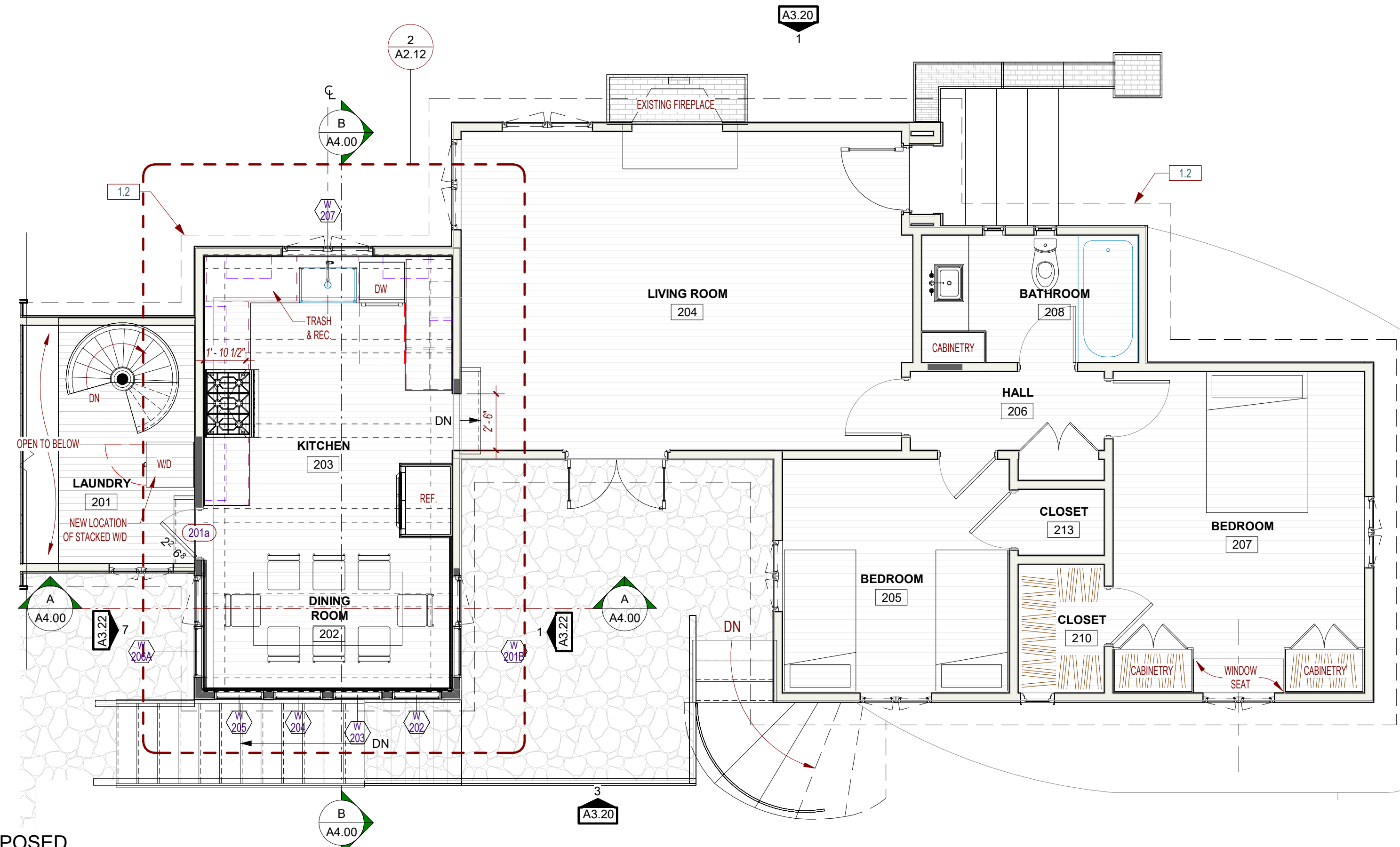
Project Status

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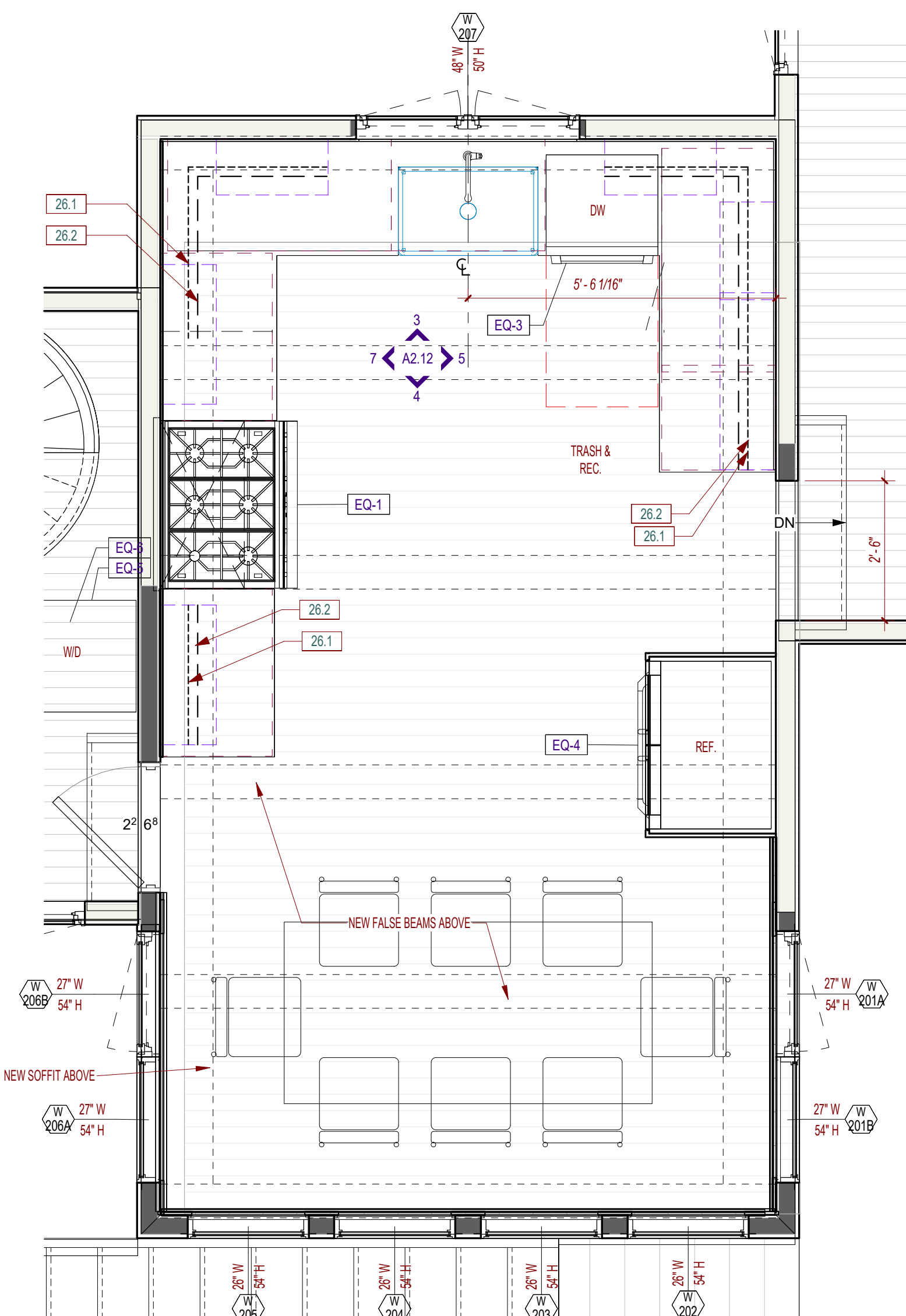
Job: 2404

Sheet
EXISTING/
DEMOLITION-
LEVEL 1/ LEVEL 2
FLOOR PLAN
A2.01

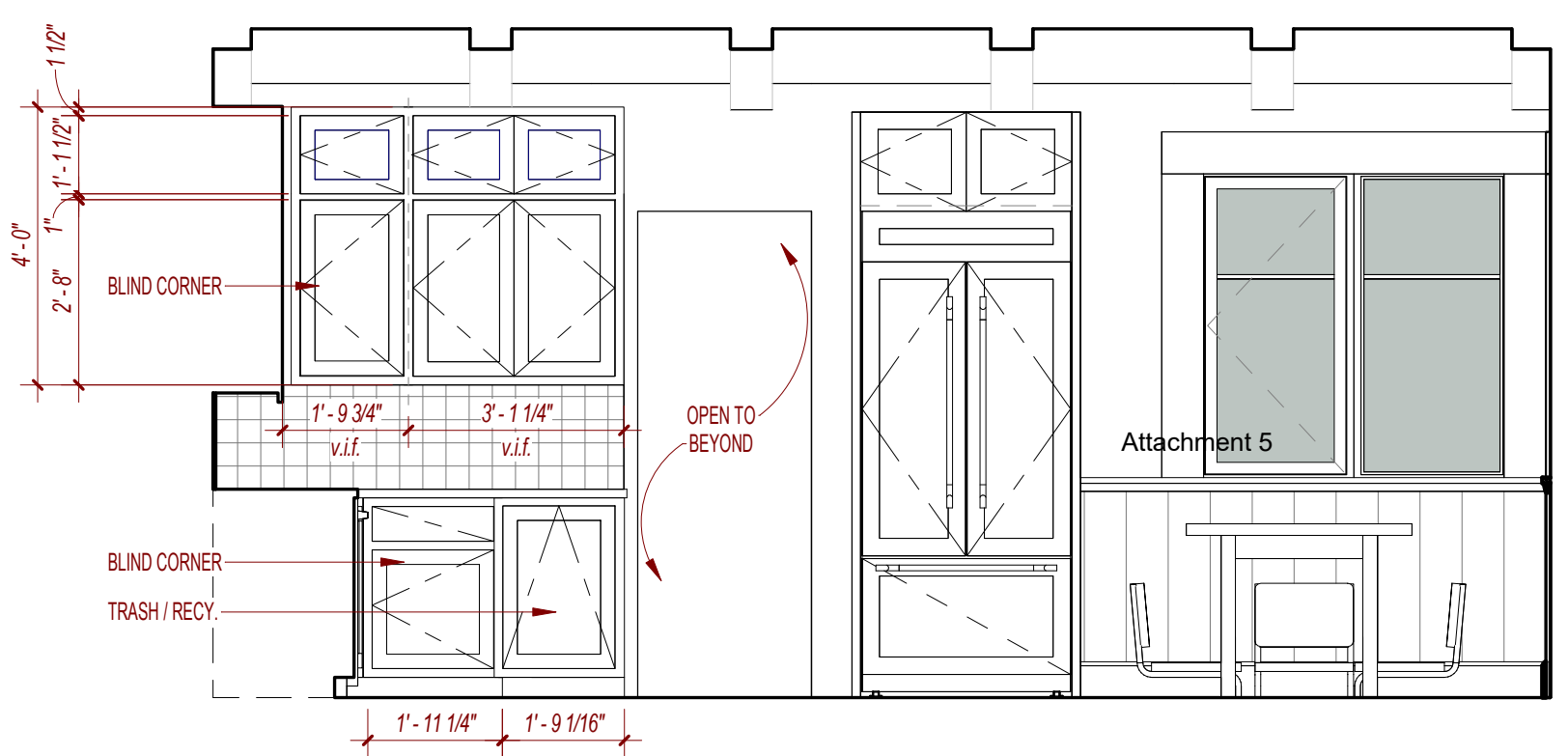
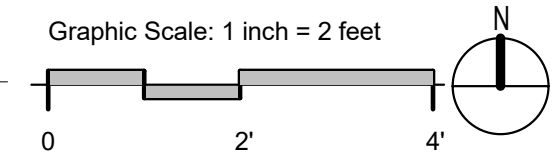
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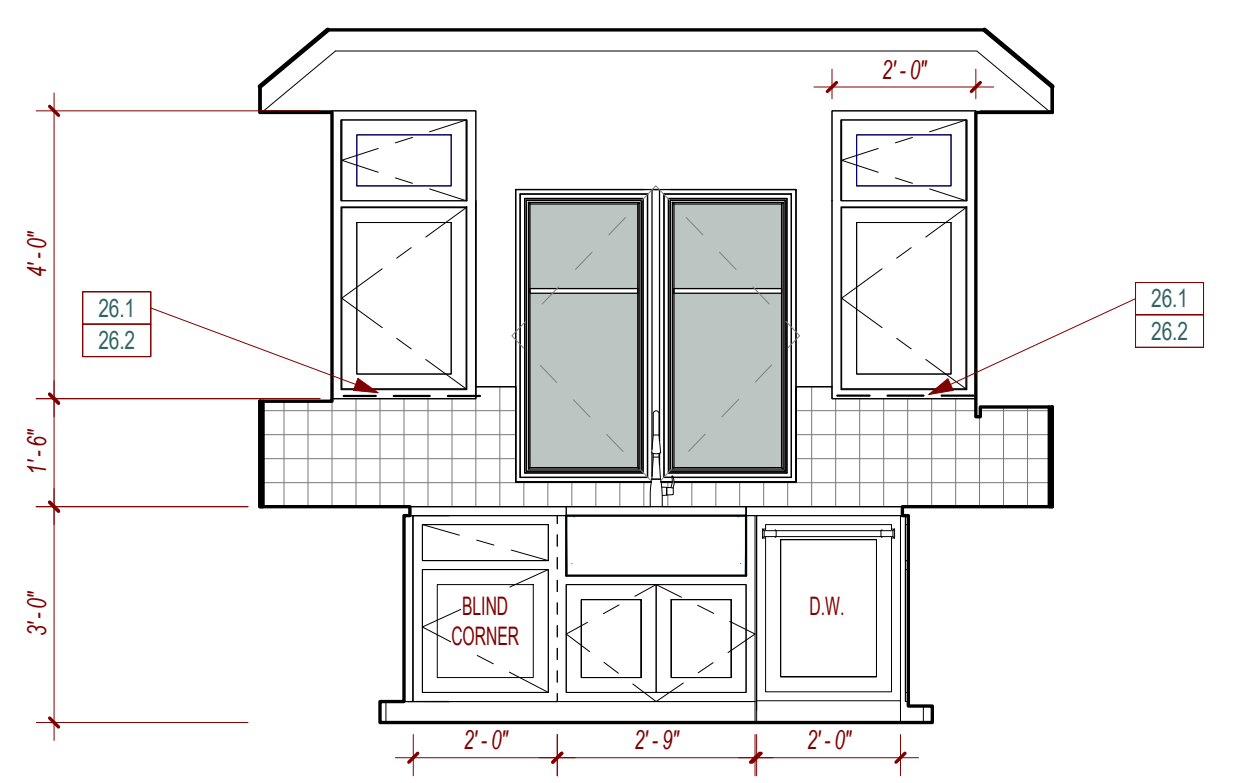
1 LEVEL 2 - PROPOSED
1/4" = 1'-0"



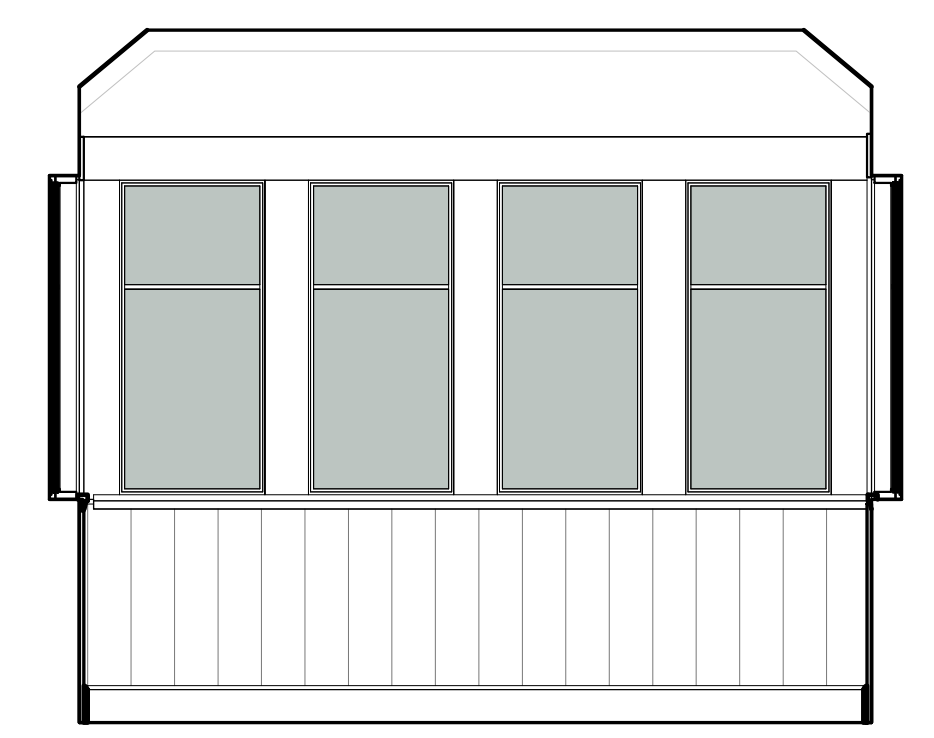
2 ENLARGED KITCHEN PLAN
1/2" = 1'-0"



5 EAST INTERIOR ELEV.
3/8" = 1'-0"



3 NORTH INTERIOR ELEV.
3/8" = 1'-0"



4 SOUTH INTERIOR ELEV.
3/8" = 1'-0"



7 WEST INTERIOR ELEV.
3/8" = 1'-0"

Electrical Symbols - Power

	DUAL CAT6 / TELEPHONE JACK		TAMPER RESISTANT DUPLEX OUTLET
	CABLE TV JACK		GROUND FAULT CIRCUIT INTERRUPT OUTLET / TAMPER RESISTANT
	FLOOR OUTLET / TAMPER RESISTANT		GROUND FAULT CIRCUIT INTERRUPT OUTLET / TAMPER RESISTANT
	DEDICATED OUTLET - VERIFY W/ EQUIP. MFG. TAMPER RESISTANT		WATER PROOF EXTERIOR OUTLET / GFCI TAMPER RESISTANT
	DEDICATED 220V - 30A CIRCUIT FOR DRYER		SWITCHED OUTLET / TAMPER RESISTANT
	SMOKE DETECTOR		POWER STRIP - APT SERIES BY TASK LIGHTING (WHITE) WITH TAMPER-RESISTANT RECEPTACLES AT 18" O.C. - CONNECT TO GFCI CIRCUIT.
	CARBON MONOXIDE DETECTOR		

APPLIANCE SCHEDULE					
Type Mark	Manufacturer	Model	Finish	Description	Comments
EQ-1	WOLF	DF36450C-S-P		36" DUAL FUEL RANGE-4 BURNERS AND INFRARED CHARBROILER	
EQ-3	MIELE	G7186 SCVI-SFP-AUTO-DOS		DISHWASHER	
EQ-4	SUBZERO	CL3650UFD/O		SUBZERO - 36" CLASSIC FRENCH DOOR REFRIGERATOR, PANEL READY ICE ONLY	
EQ-5	MIELE	WWD660 WCS TDos		FRONT-LOADING WASHING MACHINE	
EQ-6	MIELE	TWD 360 WP		FRONT-LOADING DRYER MACHINE	

GENERAL NOTES

- ALL DIMENSIONS ARE FROM GRD LINES, FACE OF MASONRY AND FACE OF STUD UON. MASONRY DIMENSIONS ARE NOMINAL.
- SEE SHEET G1.1 FOR PLUMBING, ELECTRICAL AND MECHANICAL NOTES.
- DOOR OPENINGS WITHIN STUD PARTITIONS SHALL BE LOCATED WITH THE HINGE SIDE 4" FROM THE FINISH FACE OF ADJACENT PARTITION, UON.
- PARTITION TYPES CONTINUE AT OPENINGS AND AROUND CORNERS UON.
- CONSTRUCTION DOCUMENTS SHALL NOT BE SCALED. DRAWING SCALES AS INDICATED ARE FOR REFERENCE ONLY AND ARE NOT INTENDED TO ACCURATELY DEPICT ACTUAL OR DESIGNATED CONDITIONS. ONLY WRITTEN DIMENSIONS SHALL GOVERN. THE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DIMENSIONS THAT ARE IN QUESTION OR THAT ARE REQUIRED TO PROPERLY LAYOUT THE WORK. DO NOT PROCEED WITH WORK IN THE AREA OF A DISCREPANCY OR CONFLICT UNTIL ARCHITECT GIVES DIRECTION. IF THE CONTRACTOR PROCEEDS WITHOUT DIRECTION FROM ARCHITECT, IT SHALL BE AT CONTRACTORS RISK AND CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CORRECTIVE ACTION WITH NO ADDITIONAL COST TO THE OWNER.
- ALIGNMENT OF PARTITIONS AND FINISHES, AS SCHEDULED, SHALL BE STRAIGHT, TRUE AND PLUMB, U.O.N.
- UNMARKED PARTITIONS SHALL MATCH ADJACENT TYPES.
- FOR LIGHTING AND LIGHTING CONTROL, SEE REFLECTED CEILING PLAN.
- SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, AND OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS AS REQUIRED BY SECTION R314.3 OF THE 2016 CALIFORNIA RESIDENTIAL CODE (CRC), AND SECTION 907.2.11.2 OF THE 2013 CALIFORNIA BUILDING CODE (CBC) AND THE CALIFORNIA HEALTH AND SAFETY CODE SECTION 13113.7.
- CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AS REQUIRED BY SECTION R315.2 OF THE 2016 CALIFORNIA RESIDENTIAL CODE (CRC) AND SECTION 420.6 OF THE 2016 CALIFORNIA BUILDING CODE (CBC). *MULTI-PURPOSE ALARMS (COMBINATION CARBON MONOXIDE AND SMOKE ALARMS) MAY BE USED.

SHEET KEYNOTES

KEYNOTE #	DESCRIPTION
1.2	ROOF ABOVE
26.1	NEW UNDER CABINET PLUG MOLD WITH OUTLETS AND USB PORTS SPACED @18" O.C. HARD WIRE TO GFCI CIRCUIT
26.2	LED STRIP LIGHTS UNDER UPPER CABINETS

LEGEND

	EXISTING STUD WALL TO REMAIN
	NEW WALL - SEE WALL / PARTITION TYPES (SEE SHEET A0.1 SERIES SHEETS)
	CMU WALL
	CONCRETE WALL
	PARTITION WALL ASSEMBLY INDICATOR - (SEE A0.10 SERIES SHEETS)
	PARTITION WALL MODIFIER
	PARTITION WALL TYPE
	FLOOR/ROOF ASSEMBLY TAG (SEE SHEET A0.1 SERIES SHEETS)
	DOOR TAG (SEE A6 SERIES SHEETS)
	WINDOW TAG (SEE A6 SERIES SHEETS)

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(PH) 206.427.3539
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LICENSED ARCHITECT
NO. 28415
EXPIRES 05/25
STATE OF CALIFORNIA

SHEET ISSUE

REVISION #	DESCRIPTION

OWNER:
AMY SCHERER
S.W. Corner of Lincoln & 10th Ave
Carmel-by-the-Sea, 93923

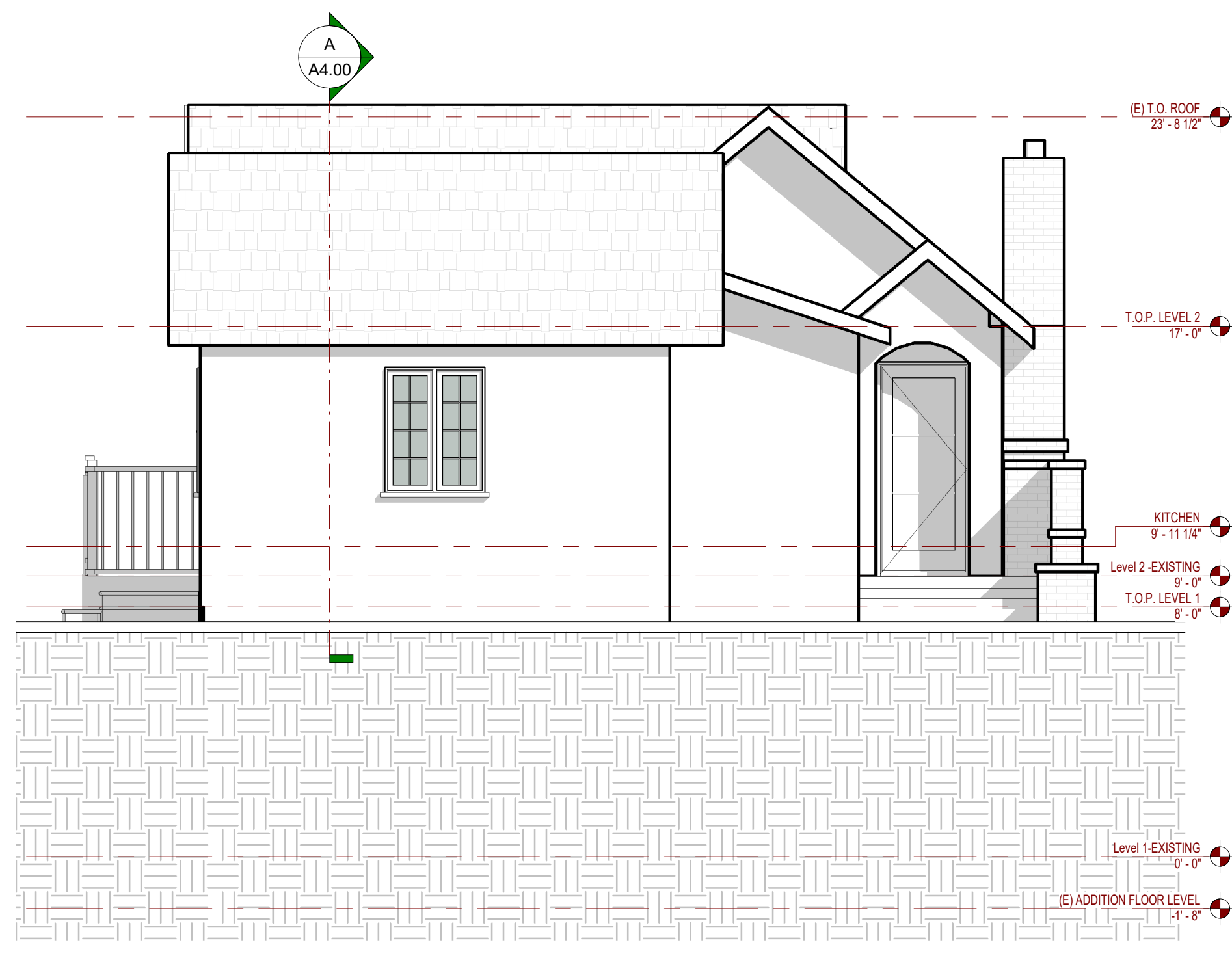
Scherer Residence - Kitchen Remodel
S.W. Corner of Lincoln & 10th Ave
Carmel-by-the-Sea, 93923

Project Status

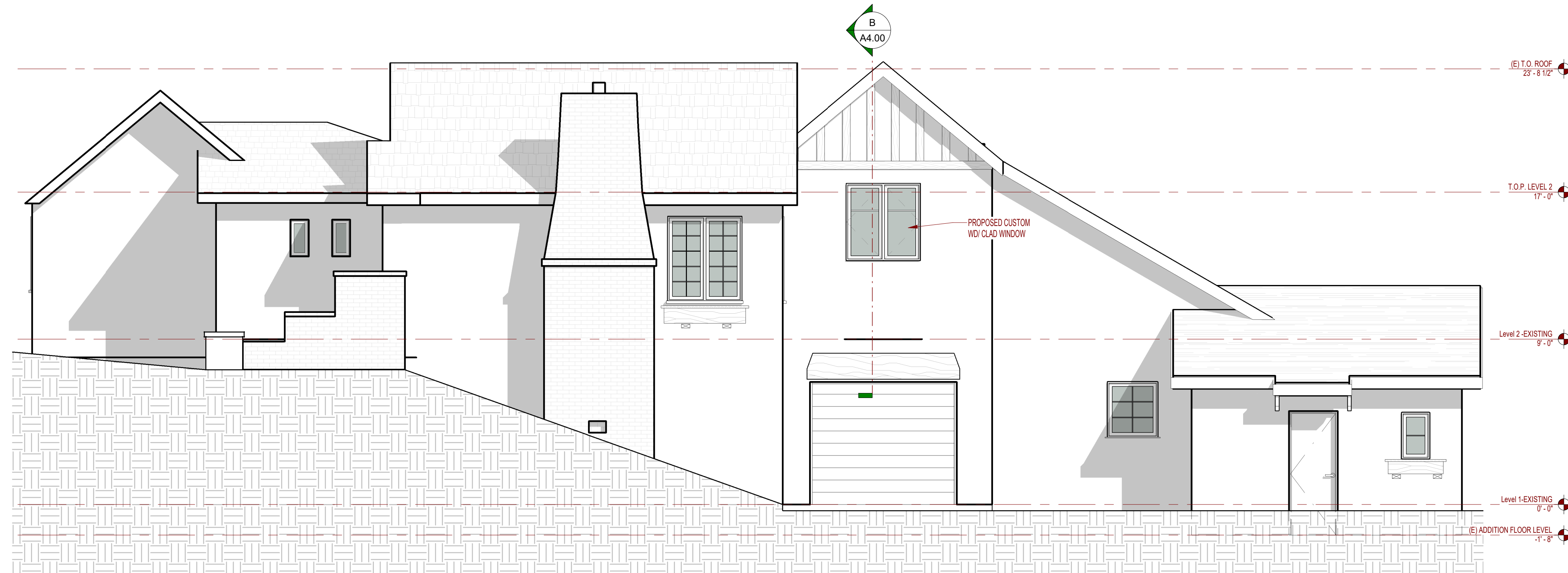
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Job: 2404

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PROPOSED 2ND FLOOR PLAN

A2.12
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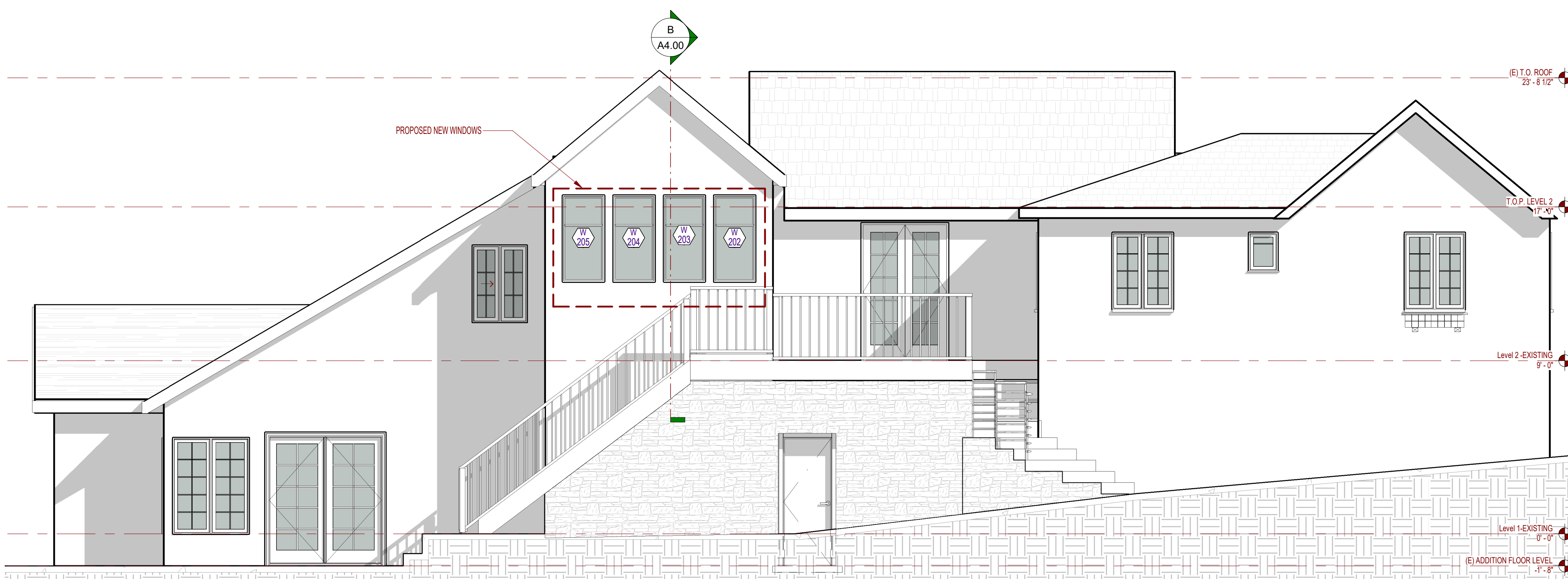


2 PROPOSED EAST ELEVATION
1/4" = 1'-0"

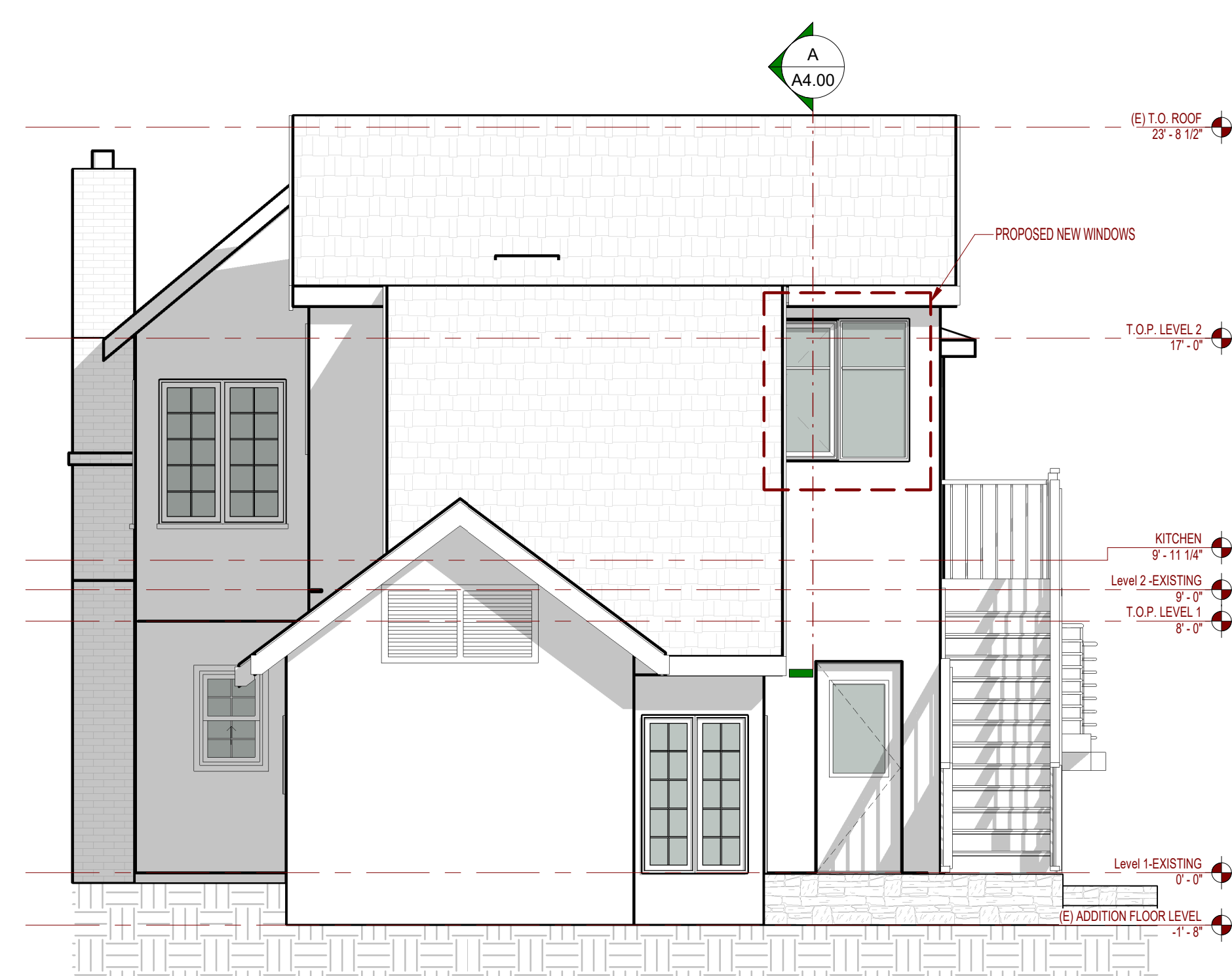


1 PROPOSED NORTH (PARTIAL)
1/4" = 1'-0"

Attachment 5



3 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



4 PROPOSED WEST ELEVATION
1/4" = 1'-0"



SHEET ISSUE

REVISION #

OWNER:
AMY SCHERER
S.W. Corner of Lincoln & 10th Ave
Carmel-by-the-Sea, 93923

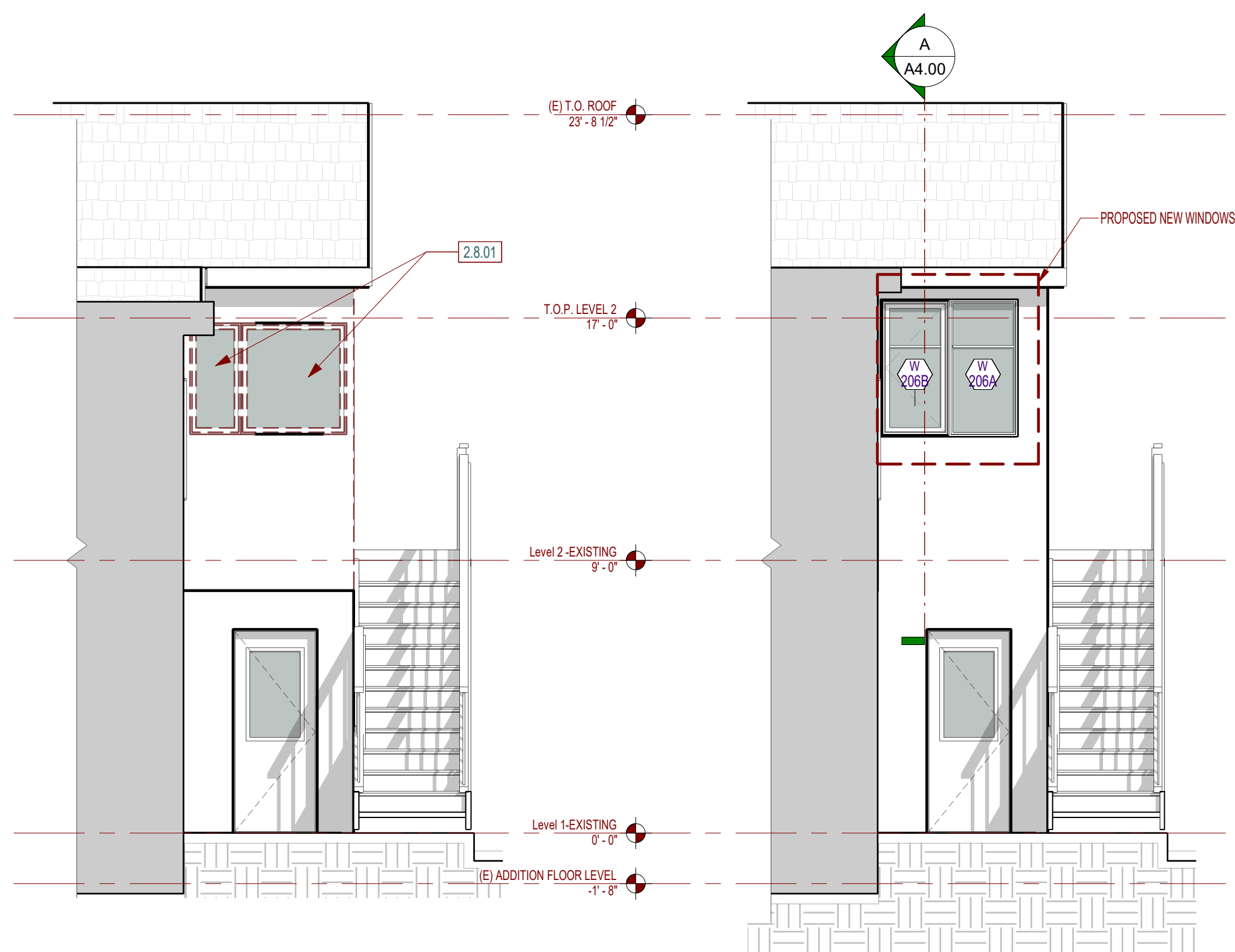
Scherer Residence - Kitchen Remodel
S.W. Corner of Lincoln & 10th Ave
Carmel-by-the-Sea, 93923

Project Status

Scale: 1/4" = 1'-0"
Job: 2404

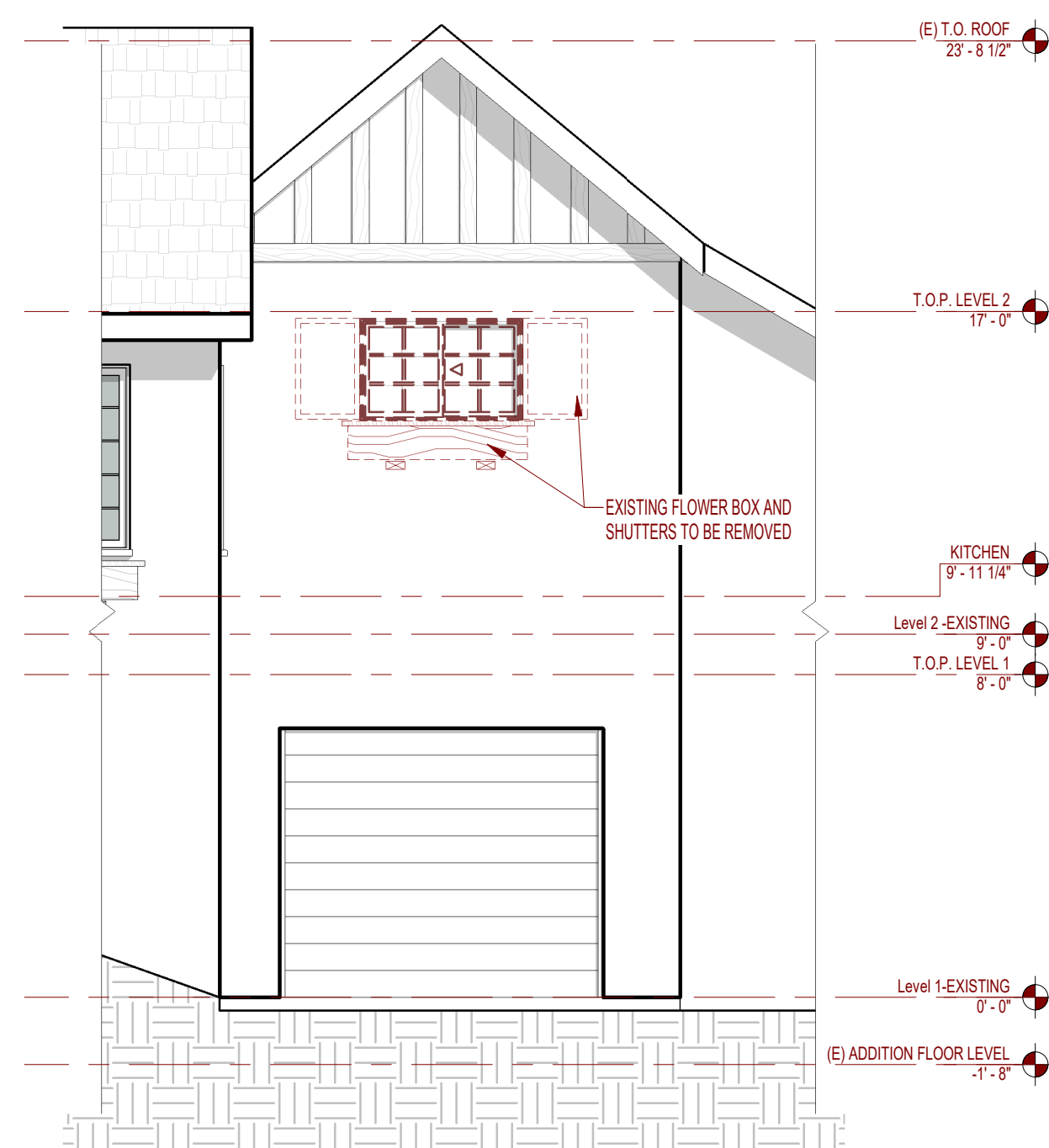
Sheet
EXTERIOR
ELEVATIONS
DEMO/
PROPOSED
A3.22

2/5/2025 10:45:45 AM

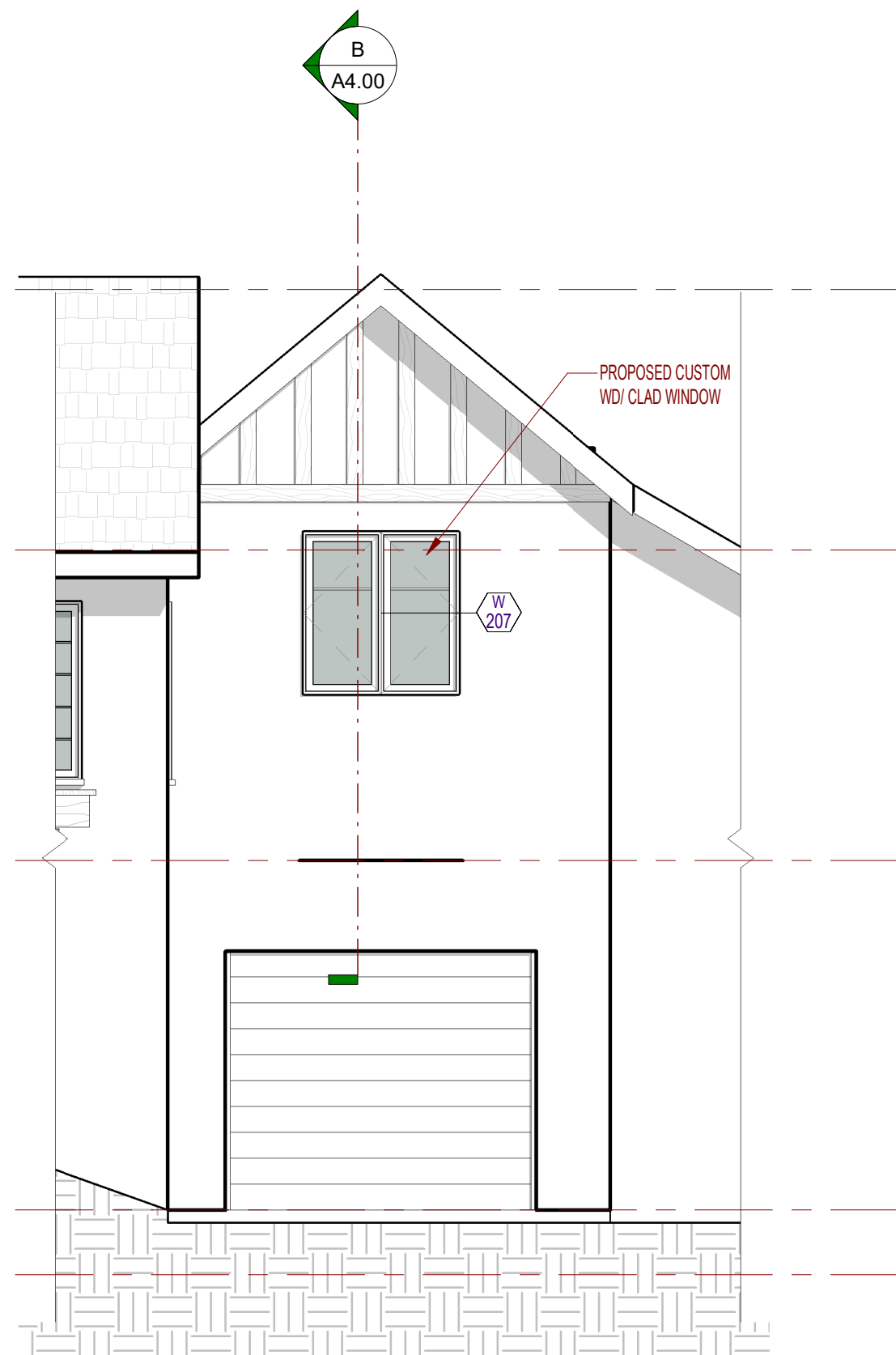


8 EXISTING/ DEMO WEST ELEVATION @ DINING
1/4" = 1'-0"

7 PROPOSED WEST ELEVATION @ DINING
1/4" = 1'-0"



2 EXISTING NORTH ELEVATION (PARTIAL)
1/4" = 1'-0"

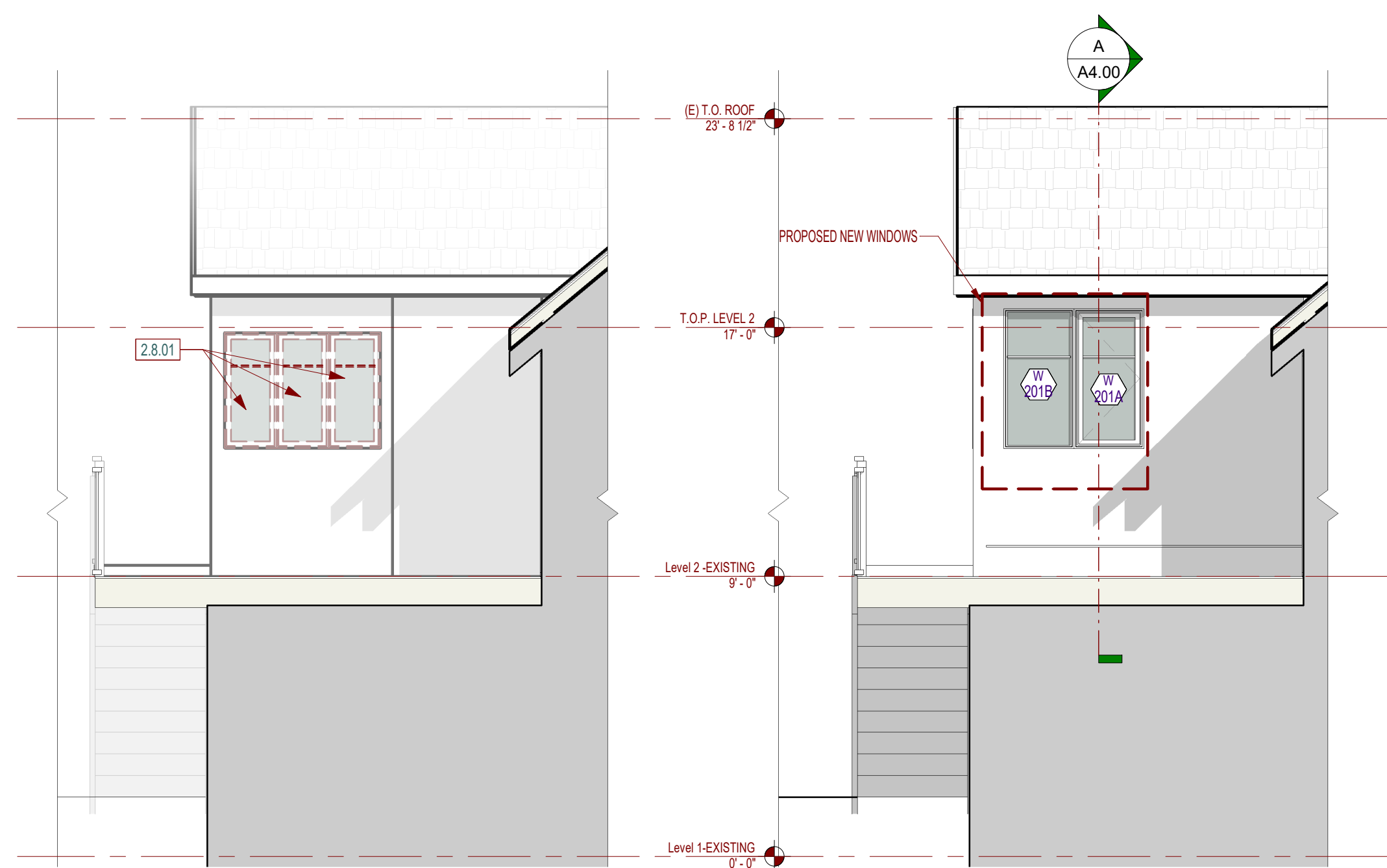


4 PROPOSED NORTH (PARTIAL)
1/4" = 1'-0"

SHEET KEYNOTES

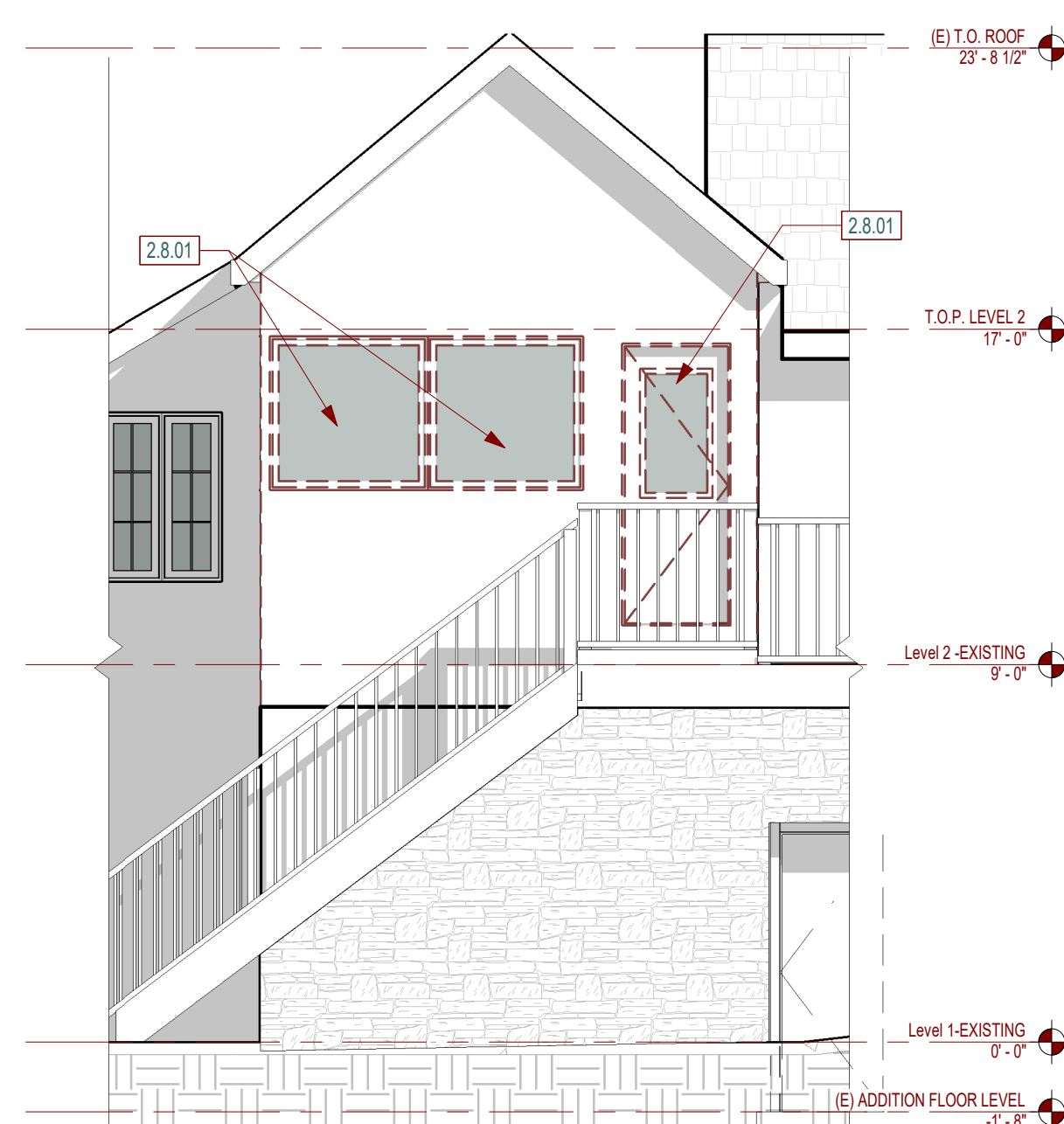
KEYNOTE #	DESCRIPTION
2.8.01	REMOVE (E) WINDOW OR DOOR AND ASSOCIATED FRAME

Attachment 5

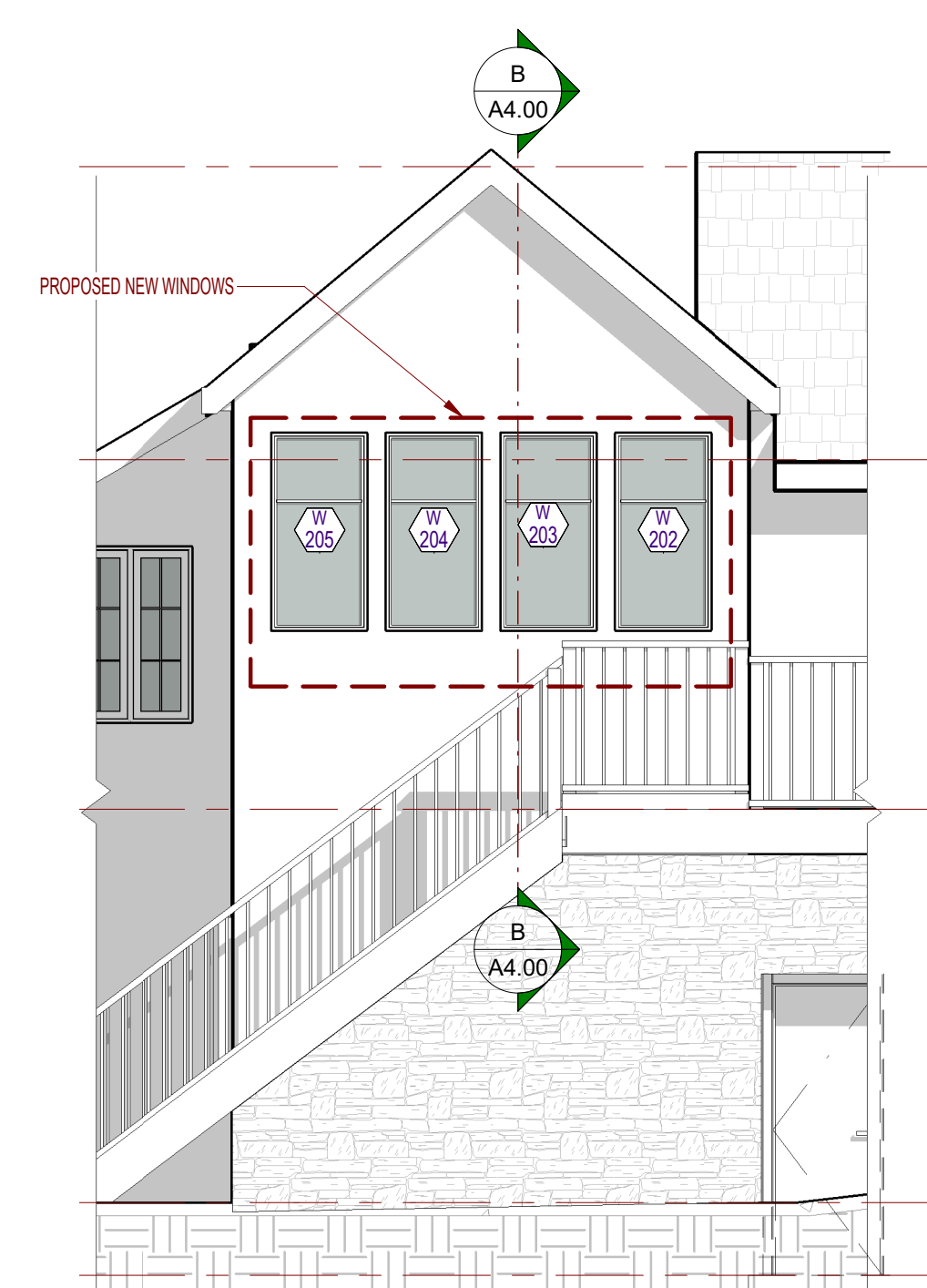


3 EXISTING EAST EXTERIOR ELEVATION @ DINING
1/4" = 1'-0"

1 PROPOSED EAST EXTERIOR ELEVATION @ DINING
1/4" = 1'-0"



5 EXISTING SOUTH ELEVATION (PARTIAL)
1/4" = 1'-0"



6 PROPOSED SOUTH (PARTIAL)
1/4" = 1'-0"

GENERAL NOTES

- CONTRACTOR TO COORDINATE EXACT ROUGH OPENINGS & HEADER HEIGHTS FOR DOORS AND WINDOWS BASED EXISTING FIELD CONDITIONS AND ON MANUFACTURER'S SUPPLIED SHOP DRAWINGS ILLUSTRATING ALL SILL/JAMB CONDITIONS

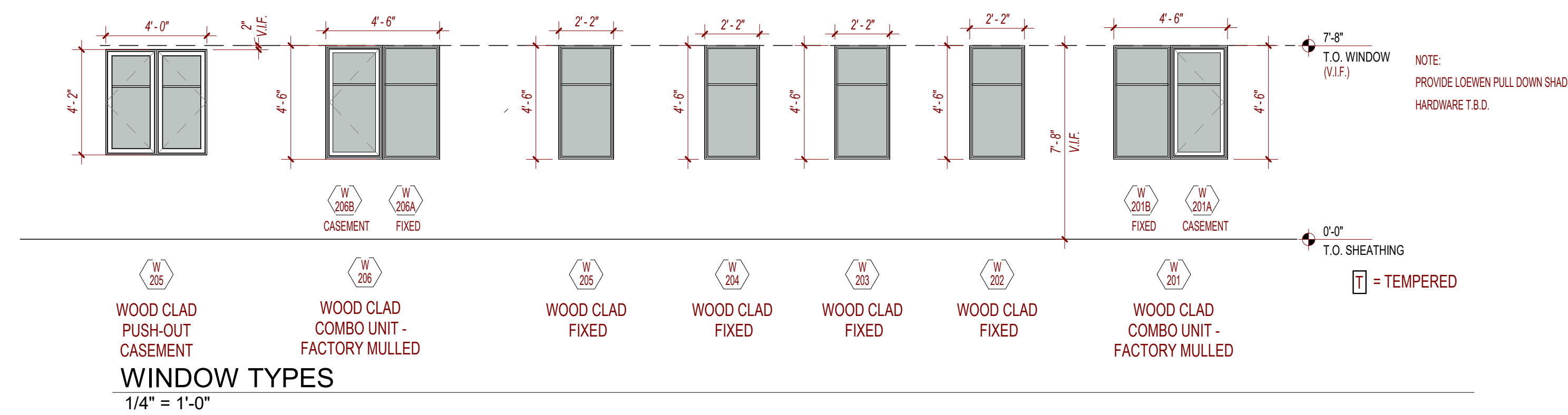
DOOR NOTES:

- CONTRACTOR TO VERIFY ROUGH OPENING DIMENSIONS WITH ON SITE FIELD CONDITIONS PRIOR TO ORDERING DOORS.
- ALL GLASS IN DOORS TO BE SAFETY TEMPERED GLAZING TO MEET LOCAL AND STATE BUILDING CODES.
- SEE DOOR TYPES FOR ELEVATIONS
- GENERAL ABBREVIATIONS:
WD = WOOD STN = STAIN PNT = PAINT ALUM = ALUMINIUM
GLS = TEMPERED GLASS, FG = FIBERGLASS

WINDOW NOTES:

- WINDOWS ARE BY LOEWEN
GLAZING: HEAT SMART DOUBLE 366 - DUAL GLAZED
MTL: WOOD CLAD / WHITE COLOR
- ALL DIMENSIONS ARE GIVEN FOR OVERALL FRAME SIZE
- ALL HEAD HEIGHTS TO ALIGN WHERE POSSIBLE
- GLAZING SHALL BE TEMPERED IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
(A) THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET, AND
(B) THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR, AND
(C) THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR, AND
(D) ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE GLAZING.
- GLAZING SHALL BE TEMPERED IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING DOORS AND WINDOWS.
- ALL WINDOWS TO BE DUAL GLAZED - THERMAL SPACER- DARK BRONZE OR BLACK COLOR.

DOOR SCHEDULE													
DOOR NO.	ORIENTATION		DOOR			Fire Rating	DOOR TYPE	DOOR MTL	DOOR FINISH	FRAME MTL	FRAME FINISH	HRDW GROUP	COMMENTS
	FROM ROOM	TO ROOM	WIDTH	HEIGHT	THICK								
201a		LAUNDRY	2' - 2"	6' - 8"	0' - 1 3/4"	-	A						



DOOR TYPES

1/4" = 1'-0"

Attachment 5

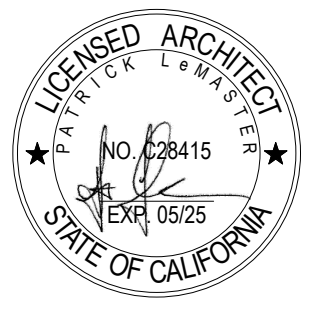
SHEET KEYNOTES



Design Studio

ARCHITECTURE + PLANNING

3771 Rio Road - Suite 101A
Carmel CA 93923
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SHEET ISSUE

REVISION #

OWNER:
AMY SCHERER

S.W. Corner of Lincoln & 10th Ave
Carmel-by-the-Sea, 93923

Scherer Residence - Kitchen Remodel

S.W. Corner of Lincoln & 10th Ave
Carmel-by-the-Sea, 93923

Project Status

Scale: 1/4" = 1'-0"

Job: 2404

Sheet
DOOR AND WINDOW
SCHEDULE/
DETAILS
A6.00

2/5/2025 11:10:31 AM



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

February 24, 2025
PUBLIC HEARINGS

TO: Historic Resources Board Commissioners

SUBMITTED BY: Katherine Wallace, Associate Planner

SUBJECT: **DS 24343 (Graney):** Consideration of a Determination of Consistency with the Secretary of the Interior's Standards for Design Study application DS 24343 (Graney), for the demolition of a non-historic laundry closet and construction of a 126-square-foot dressing room and bathroom addition, resulting in a net floor increase of 76 square feet, and proposed fenestration changes at the historic "Louise P. Murphy House" located at the northeast corner of Camino Real and 12th Avenue in the Single-Family Residential (R-1) District. APN: 010-273-006-000.

RECOMMENDATION:

Adopt a Resolution (Attachment 1) issuing a Determination of Consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties for the construction of a 75-square-foot addition and fenestration changes at the historic "Louise P. Murphy House" located at the northeast corner of Camino Real and 12th Avenue in the Single-Family Residential (R-1) District. APN: 010-273-006-000.

BACKGROUND/SUMMARY:

EXECUTIVE SUMMARY

The project involves the demolition of a non-historic laundry closet and construction of a 126-square-foot dressing room and bathroom addition, resulting in a net increase of 76 square feet. The addition is proposed at the rear (east) elevation of the historic property. Additionally, the applicant is proposing to replace two window openings (containing three windows), with two new window openings. The existing and proposed windows are located at the first floor of the non-historic north side elevation.

Additions and alterations to historic properties require a Determination of Consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties ("Secretary's Standards"). The project has been reviewed by qualified professional Margaret (Meg) Clovis, and the project is consistent with the Secretary's Standards as proposed.

Background/Summary

Constructed in 1931, the Louise P. Murphy House is significant under California Register Criterion 3, in the area of architecture as an unaltered example of a 1930s Cape Cod/Colonial Revival period revival. It is also significant as the work of a woman designer, Laura Wasson Maxwell (1877-1967), also a noted California watercolorist. Maxwell moved to Carmel in 1906 after the San Francisco earthquake; her name is found on Carmel's incorporation papers (1916) and her husband, William L. Maxwell, served as mayor in 1922. She

was also a founding member of the Carmel Art Association and designed a handful of homes in the Village. Laura Maxwell is listed in Carmel's Historic Context Statement as a significant person.

The Murphy House is located on a 7,000 square-foot corner lot, with its façade fronting Camino Real. The wood shingle-clad, side-gabled residence is one-and-one-half stories and 1,693 square feet in area. A 397-square-foot detached garage fronts 12th Avenue. A Department of Parks and Recreation form (DPR 523A) was prepared for the Louise P. Murphy House in 2001 (Attachment 2). The Period of Significance for the house is 1931, the date of construction. The character-defining features of the house include:

- One and a half story massing and rectangular plan.
- Steeply pitched side gable roof with gable returns.
- Wood shingle exterior walls.
- Brick chimney.
- Symmetrical facade design.
- Six-over-six, double-hung wood sash windows, and wood plank shutters with a pine tree motif.
- Raised central entry with a classical portico and benches flanking the entrance.
- Denticular course under the simple cornice.

The Murphy House retains overall integrity. The permitted changes to the house since its construction include a new garage slab (1980), a reroof (1996), and a bathroom remodel (2015). An unpermitted but observed change is the laundry room added to the northeast corner of the home, at the rear elevation, first depicted on the 1962 Sanborn map. An additional unpermitted but probable change is a kitchen extension on the north elevation, added to the house sometime after 1962 (the 1962 Sanborn map does not show the extension).

PROJECT DESCRIPTION

The property is a 7,000-square-foot lot located at the northeast corner of Camino Real and 12th Avenue. The project consists of the demolition of an existing 50-square-foot non-historic laundry room addition, to be replaced with a new 126-square-foot dressing room and primary bath addition, resulting in a net floor area increase of 75 square feet. The proposed addition would be visible from 12th Avenue, set back 52 feet 8 inches. The addition would be finished with board and batten siding (the main residence is clad in wood shingles). Additionally, the project involves changes to the size and configuration of two window openings (containing three windows) at the first floor of the non-historic north side elevation. The window size is increasing, the openings will be shifted to more symmetrical design, the configuration will change from double-hung to casement, and the divided lite pattern will change from four-over-four to two-over-two.

The Historic Resources Board is being asked to review the project and issue a Determination of Consistency with the Secretary's Standards.

STAFF ANALYSIS

Secretary of the Interior's Standards. Per Carmel by-the-Sea Municipal Code (CMC) Section 17.32.120, Alteration of Historic Resources, the proposed project shall first obtain a determination of consistency with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (Standards). The Standards identify four primary treatment approaches to historic resources: preservation, rehabilitation, restoration, and reconstruction. Rehabilitation is the recommended standard of treatment for this project. Rehabilitation is *the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values* (36 CFR 67.2(b)).

The Standards include ten criteria for evaluating modifications to historic resources (Attachment 3). A

Phase II Evaluation of the proposed project (Attachment 4) was prepared by a City-contracted qualified professional, Margaret (Meg) Clovis, on January 29, 2025. Upon review of the project plans (Attachment 5) and having completed a site visit (Attachment 6), Ms. Clovis found that Standards #1, 2, 9 and 10 are applicable to the project, and Standards #3, 4, 5, 6, 7, and 8 are not applicable. The evaluation concludes that the project, as proposed, meets the applicable *Secretary of the Interior's Standards for Rehabilitation* and will not have a significant impact on the historic resource. Staff concurs with Ms. Clovis' evaluation. Below is an analysis of the Standards:

Standard One: *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The Louise P. Murphy House has been a single-family home since it was constructed in 1931. The proposed project does not change the historic use of the house. The project is consistent with Standard One.

Standard Two: *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

No distinctive materials will be removed and features, spaces, and spatial relationships that characterize the Louise P. Murphy House will not be altered as part of this project. A new bathroom will be constructed on the rear elevation but there will be minimal change to distinctive materials, features, spaces, and spatial relationships as the new bathroom will be in an area that was already disturbed by the non-historic laundry room. The same is true for the alteration of windows on the north elevation which will be installed in the non-historic addition on the north elevation. Three windows will be removed, and two windows will be installed on this secondary elevation. The proposed work is consistent with Standard Two.

Standard Three: *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.*

No conjectural features or architectural elements that would create a false sense of history are planned for this project. This Standard is not applicable.

Standard Four: *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

The laundry room addition at the east elevation (pre-1962) and kitchen extension at the north elevation (post-1962) have not acquired significance in their own right. This Standard is not applicable.

Standard Five: *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The proposed bathroom/dressing room addition and the window changes proposed for the north elevation will not affect distinctive materials, features, finishes construction techniques or examples of craftsmanship that characterize the property. Both areas of work are not original to the period of significance: 1931. This Standard is not applicable.

Standard Six: *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design,*

color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

This project does not focus on the repair of historic features. Standard Six is not applicable.

Standard Seven: *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Surface cleaning is not proposed for this project. This Standard is not applicable.

Standard Eight: *Archeological resources will be protected and preserved in place.*

The property is not in the Archeological Overlay Zone. This Standard is not applicable.

Standard Nine: *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*

The proposed work is consistent with Standard Nine. Regarding the fenestration changes at the north elevation, project plan sheet A-5.0 indicates that the new windows will be differentiated from the old windows. The window size is increasing, the openings will be shifted to a more symmetrical design, the configuration will change from double-hung to casement, and the divided lite pattern will change from four-over-four to two-over-two. The new window openings and the windows in them are compatible with the overall design of the building.

Regarding the proposed bathroom/dressing room addition at the east elevation, Preservation Brief 14 offers the following recommendations for designing new exterior additions to a historic building:

1. A new addition should be simple and unobtrusive in design and should be distinguished from the historic building.

Board and batten exterior walls differentiate the new addition from the historic house.

2. A new addition should not be highly visible from the public right-of-way; a rear or other secondary elevation is usually the best location for a new addition.

The new addition is located on the rear corner of the historic house and will not be visible from the public right of way.

3. The construction materials and the color of the new addition should be harmonious with the historic building materials.

The board and batten siding will be wood, compatible with the wood shingle exterior of the historic house.

Standard Ten: *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

If the bathroom addition is removed in the future, or the new window openings, it will not impair the essential

form and integrity of the historic house. The proposed work is consistent with Standard Ten.

Environmental Review: Staff recommends, pursuant to CEQA regulations, that the Application be found “not a project” pursuant to section 15378 of the CEQA Guidelines. The issuance of a determination of consistency does not grant any permits or entitlements approving a project that would result in a direct or indirect physical change in the environment. A CEQA analysis and determination will be conducted as part of the Design Study review.

FISCAL IMPACT:

N/A

ATTACHMENTS:

- Attachment 1 - Draft Resolution
- Attachment 2 - DPR Form
- Attachment 3 – Secretary’s Standards for Rehabilitation
- Attachment 4 – Phase Two Report
- Attachment 5 - Plans
- Attachment 6 - Site Photos

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

HISTORIC RESOURCES BOARD RESOLUTION NO. 2025-00X-HRB

A RESOLUTION OF THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA ISSUING A DETERMINATION OF CONSISTENCY WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES FOR DESIGN STUDY APPLICATION 24343 (GRANEY) FOR THE DEMOLITION OF A NON-HISTORIC LAUNDRY CLOSET AND CONSTRUCTION OF A 126-SQUARE-FOOT DRESSING ROOM AND BATHROOM ADDITION, RESULTING IN A NET FLOOR AREA INCREASE OF 76-SQUARE-FEET, AND FENESTRATION CHANGES AT THE HISTORIC "LOUISE P. MURPHY HOUSE" LOCATED AT THE NORTHEAST CORNER OF CAMINO REAL AND 12TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT, APN: 010-273-006-000

WHEREAS, on November 8, 2024, Carol Brock ("Applicant") submitted an application on behalf of GRANEY MARK & NANCY O TRS ET AL ("Owner") for the construction of a bathroom and dressing room addition and fenestration changes under Design Study DS 24343 (Graney) described herein as ("Application"); and

WHEREAS, the Application has been submitted for the property located at the northeast corner of Camino Real and 12th Avenue in the Single-Family Residential (R-1) District (Block L, Lot 12, 14); and

WHEREAS, the project site contains a historic resource listed as the "Louise P. Murphy House" on the Carmel Inventory of Historic Resources; and

WHEREAS, the Applicant is proposing to replace a non-historic laundry closet with a 126-square-foot bathroom and dressing room addition at the east (rear) elevation, resulting in a net floor area increase of 76 square feet; and

WHEREAS, the Applicant is also proposing fenestration changes at the non-historic first-story portion of the north elevation; and

WHEREAS, in accordance with Carmel by-the-Sea Municipal Code (CMC) Section 17.32.040.A (Residential District Track One Design Review), exterior alterations and additions that do not increase the existing floor area by more than 10 percent are eligible for track one design review; and

WHEREAS, in accordance with CMC Section 17.32.140 (Determination of Consistency with the Secretary's Standards), all major and minor alterations to historic resources shall require a determination of consistency with the Secretary's Standards; and

WHEREAS, in accordance with CMC Section 17.32.160 (Historic Evaluation Process for Major Alterations), a major alteration includes a substantial alteration as defined in CMC 17.70.030 and additions exceeding two percent of the existing floor area or volume; and

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

WHEREAS, Margaret Clovis, a qualified professional, prepared a Phase Two Historic Assessment and found the project consistent with all applicable Secretary's Standards for Rehabilitation; and

WHEREAS, the proposed 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; and

WHEREAS, on February 14, 2025, a notice of public hearing was published in the Carmel Pine Cone for the February 24, 2025, Historic Resources Board meeting 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 February 14, 2025, the Applicant 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 February 21, 2025, 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 February 24, 2025, the Historic Resources Board held a duly noticed public hearing to receive public testimony regarding the Application, 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 herein above 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 Application is “not be a project” pursuant to section 15378 of the CEQA Guidelines. The issuance of a determination of consistency 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 **ADOPT** a Determination of Consistency with the Secretary of the Interior’s Standards for the Treatment of Historic Properties for the demolition of a non-historic laundry closet and construction of a 126-square-foot dressing room and bathroom addition, resulting in a net floor increase of 76 square feet, and proposed fenestration changes at the historic “Louise P. Murphy House” located at the northeast corner of Camino Real and 12th Avenue in the Single-Family Residential (R-1) District. APN: 010-273-006-000.

PASSED, APPROVED, AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA this 24th day of February 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Jordan Chroman
Chair

Shelby Gorman
Historic Resources Board Secretary

Other Listings
 Review Code _____ Reviewer _____ Date _____

Page _____ of _____ Resource Name or #: (Assigned by recorder) *Louise P. Murphy Hse.*

P1. Other Identifier:

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 _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
 c. Address: _____ City *Carmel by-the-Sea* Zip *93921*
 d. UTM: (Give more than one for large and/linear resources) _____ ; _____ mE/ _____ mN
 e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
NE Cr. Camino Real & 12th (Blk L, Lot 14)

Parcel No. *010-273-006*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-and-one-half story, wood-framed Cape Cod cottage, rectangular in plan, resting on a concrete foundation. The exterior wall cladding is wood shingle. The steep-pitched side-gabled roof is covered in composition shingle. There are gabled roof dormers on both the west (front) and east (rear) roof planes. An interior brick chimney pierces the eastern roof-plane, just below the ridge line, a little south of center on the building. The otherwise symmetrical facade is characterized by paired 6/6 double-hung wood sash windows flanking each side of the raised central entry. The entry is reached by a set of open wood steps, under a flat roofed classical portico, w/ a narrow entablature carried on square wood posts, w/simple capitals. The form of the posts are employed as pilasters on the entry door casing. The six panel wood door has period furnishings. The paired windows on each side of the entry have wood plank shutters pierced w/a pine tree motif. There is a narrow entablature at the roof/ wall junction w/a denticular course below a simple cornice. Fenestration is otherwise symmetrical, w/single and paired 6/6 double-hung wood sash. The house sits on a corner lot behind a wood picket fence, w/a brick patio in front of the house, and low shrubbery and flowers on the 12th Ave. side. It is somewhat screened from the roadway by oaks and redwoods.

b. Resource Attributes: (List attributes and codes)

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
 (View toward _____). Photo No: *839-*

P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1931 Carmel bldg. records

P7. Owner and Address
*Mary M. Graney Trust
 1625 Pebblewood Circle
 Sandy, UT 84092*

P8. Recorded by: (Name, affiliation, and address)
*Kent L. Seavey, Preservation Consultant, 310
 Lighthouse Ave., Pacific Grove, CA 93950*

P9. Date Recorded: *10/19/2002*

P10. Survey Type: (Describe)
Carmel Historic Resource Inventory - 2001

I. Report Citation: (Cite survey report and other sources, or enter "none")

one

Attachments NONE Continuation Sheet District Record Rock Art Record Other: (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

je of

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) *Louise P. Murphy Hse.*

B1. Historic Name: *Louise P. Murphy Hse.*

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Colonial Revival (Cape Cod cottage)*

B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1931 (Cb# 2414); reroof w/comp shingle 1996 (Cb# 96-80)

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features: *Wood-framed two-car garage, SE cr. of parcel 1931(?); new concrete slab 1980 (Cb# 80-81)*

B9a. Architect: *designer/Laura Maxwell*

b. Builder: *Laura Maxwell*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940* Property Type: *single family residence* Applicable Criteria: *CR 3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Louise P. Murphy Hse. is significant under California Register criterion 3, in the area of architecture as an unaltered example of a 1930s Cape Cod period revival. It is also significant as the work of a woman designer, Laura Wasson Maxwell, also a noted California watercolorist. There are no records of any significant change to this textbook example of the form. The style is loosely patterned after early wooden folk houses of eastern Massachusetts, usually with the addition of Georgian or Adam inspired doorways, Georgian in this instance, w/the simple square columns, pilasters and denticular course. Cape Cod cottages like the Murphy were most common during the 1920s and 1930s. This Colonial revival subtype originated in the 18th century, and has continued with few changes through the 1950s.

Laura Wasson Maxwell (1877-1967) was a native of Carson City, Nevada. Her first art training was under the English watercolorist Sidney Yard, in San Francisco. When Yard relocated to Carmel in 1906, Maxwell followed, living in a studio on Carmelo near Santa Lucia. She went east to study at the Bancroft School in New York, and the Boston School of Design before continuing her training in Europe. While she didn't return permanently to Carmel until 1918, her name is found on the 1916 Carmel incorporation papers. Her name also appears protesting the paving of Ocean Ave. in 1921. Maxwell exhibited in the old Arts & Crafts Hall, and was a founding member and ardent supporter of the Carmel Art Association. She was actively involved with the physical construction of some of the galleries. Ms. Maxwell designed at least one other Colonial revival style home for her and her husband in the Walker Tract, near 16th, where she lived until her death in 1967.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property HP38 - Women's property*

B12. References:

- Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel*
- Carmel Historic Context Statement 1997*
- Hale, Sharron, A Tribute to Yesterday, Valley Publishers: Santa Cruz, 1980*
- Hughes, Edan M., Artists in California 1786-1940 Vol II, Hughes Pub. Co.: San Francisco, 1989*

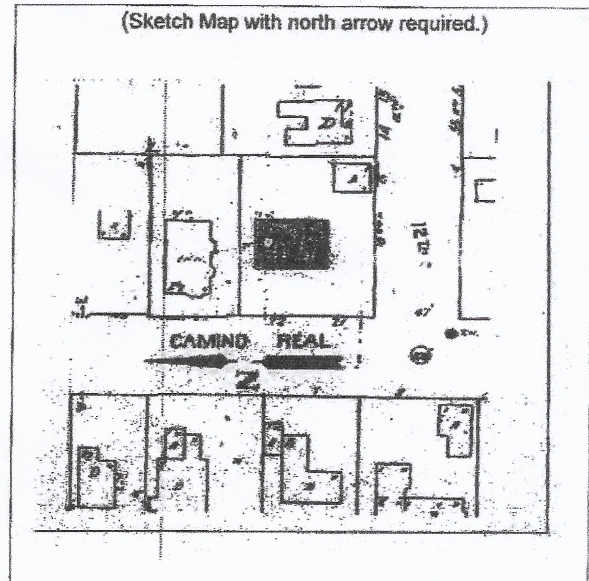
B13. Remarks: *Zoning R-1
CHCS (AD)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *10/19/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



Recorded by: Kent L. Seavey Resource Name or #: (Assigned by recorder) Louise P. Murphy Hse. Date 10/19/2002 Continuation Update

B10. Laura Maxwell is one of a number of creative, educated and independent women, mostly artists and writers, who either designed their own homes and studios, or worked actively in the construction business. The Louise P. Murphy Hse., is an excellent example of the Cape Cod cottage type, and period design, and as the product of a woman building designer, clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
(View toward). Photo No: 838-

SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES
Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

January 29, 2025

**PHASE TWO REPORT for the LOUISE P. MURPHY HOUSE (DS24-343)
(APN 010-273-006), CARMEL-by-the-SEA, CA.**

Executive Summary

The Louise P. Murphy House is located on the northeast corner of Camino Real and 12th Avenue. The property was included in Carmel's 2001 Historic Resources Survey and found eligible for listing under California Register Criterion Three (Architecture) within the historic context theme of Architectural Development. DPR523 A and B forms state that "The Louise P. Murphy House is significant under California Register Criterion 3, in the area of architecture as an unaltered example of a 1930s Cape Cod period revival. It is also significant as the work of a woman designer, Laura Wasson Maxwell, also a noted California watercolorist."

Built in 1931, the Louise P. Murphy House is an example of a Cape Code/ Colonial Revival cottage. The house was designed by artist Laura Wasson Maxwell (1877-1967). Maxwell was an early Carmel pioneer, moving to the Carmel in 1906 after the San Francisco earthquake. Maxwell's name is found on Carmel's incorporation papers (1916) and her husband, William L. Maxwell, served as mayor in 1922. She was also a founding member of the Carmel Art Association and designed a handful of homes in the Village. Laura Maxwell is listed in Carmel's Historic Context Statement as a significant person.

The Louise P. Murphy House has had only two owners and therefore very few changes have been made to the residence over time. The following permits for alterations to the house are found in the property's Building File:

- a. BP# 80-81 (5/29/1980): Add a new garage slab over the existing slab.
- b. BP# 96-80 (5/1/1996): Reroof.
- c. BP# 15-0372 (10/16/2015): Remodel bathroom.
- d. Observed change: a laundry room was added to the northeast corner of the rear elevation at an unknown date; however, it is visible on the 1962 Sanborn Map.
- e. Probable Change: the kitchen extension on the north elevation was probably added to the house sometime after 1962, as evidenced by the 1962 Sanborn map which does not show the extension (see Figure 5). There is a plumbing permit which may relate to this addition dated 1968. In addition, the original building permit indicates that the main floor of the house was 975 sq ft. Today it is 1030 sq ft, an increase of 55 sq ft.

Character-Defining Features

A character-defining feature is an aspect of a building's design, construction, site, or detail that is representative of the building's function, type, or architectural style. Character-defining features include specific building systems, architectural ornament, construction details, massing, materials, craftsmanship, site characteristics and landscaping within the period of significance. The Period of Significance for the Louise P. Murphy House is 1931, the date of construction. ¹

For an important historic resource to preserve its significance, its character-defining features must be retained to the greatest extent possible. An understanding of a historic resource's character-defining features is a crucial step in developing a plan that incorporates an appropriate level of rehabilitation. Following is a list of the character-defining features found in the Louise P. Murphy House:

- One and a half story massing and rectangular plan.
- Steeply pitched side gable roof with gable returns.
- Wood shingle exterior walls.
- Brick chimney.
- Symmetrical facade design.
- Six-over-six, double-hung wood sash windows, and wood plank shutters with a pine tree motif.
- Raised central entry with a classical portico and benches flanking the entrance.
- Denticular course under the simple cornice.

Proposed Project Description

The proposed project includes the following exterior changes to the property:

- a. Remove the existing non-historic laundry room and build a 127 square foot bath room addition to the east (rear) elevation, with board and batten siding and new windows on the east, north, and south elevations.
- b. Replace three windows on the non-historic north elevation addition (first floor) with two new windows which will be differentiated from the historic windows.

¹ The historical evaluation states that the period of significance for the Louise P. Murphy House is 1903-1940. However, according to the National Park Service, the period of significance for a property eligible under Criterion Three is the date of construction and/or the dates of any significant alterations or additions. Therefore, the period of significance for the Louise P. Murphy House is 1931.

The Secretary of the Interior's Standards for Rehabilitation

Compliance Evaluation

As a historical resource, the Louise P. Murphy House is subject to review under the California Environmental Quality Act (CEQA). Generally, under CEQA, a project that follows the Standards for Rehabilitation contained within the Secretary of the Interior's Standards for the Treatment of Historic Properties is considered to have mitigated impacts to a historical resource to a less-than-significant level (CEQA Guidelines 15064.5).

The compliance of the proposed work on the Louise P. Murphy House is reviewed below with respect to the Rehabilitation Standards. The Standards are indicated in italics, followed by a discussion regarding the project's consistency or inconsistency with each Standard. Rehabilitation is defined as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values." (36 CFR 67.2(b)).

Standard One

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The Louise P. Murphy House has been a single-family home since it was constructed in 1931. The proposed project does not change the historic use of the house. A new bathroom will be constructed on the rear elevation but there will be minimal change to distinctive materials, features, spaces, and spatial relationships as the new bathroom will be in an area that was already disturbed by the non-historic laundry room. The same is true for the alteration of windows on the north elevation which will be installed in the non-historic addition on the north elevation. Three windows will be removed, and two windows will be installed on this secondary elevation. The proposed work is consistent with Standard One.

Standard Two

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

No distinctive materials will be removed and features, spaces, and spatial relationships that characterize the Louise P. Murphy House will not be altered as part of this project. The proposed work is consistent with Standard Two.

Standard Three

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.

No conjectural features or architectural elements that would create a false sense of history are planned for this project. This Standard is not applicable.

Standard Four

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The laundry room addition and kitchen extension have not acquired significance in their own right. This Standard is not applicable.

Standard Five

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The proposed bathroom addition and the window changes proposed for the north extension will not affect distinctive materials, features, finishes construction techniques or examples of craftsmanship that characterize the property. This Standard is not applicable.

Standard Six

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

This project does not focus on the repair of historic features. Standard Six is not applicable.

Standard Seven

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Surface cleaning is not proposed for this project. This Standard is not applicable.

Standard Eight

Archeological resources will be protected and preserved in place.

The property is not in the Archeological Overlay Zone, and no archeological resources have been located on the site. This Standard is not applicable.

Standard Nine

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

Project plan sheet A-5.0 indicates that the new windows will be two-over-two, which differentiates the new windows from the old (the historic windows are six-over-six). The new window openings and the windows in them are compatible with the overall design of the building.

Preservation Brief 14² offers the following recommendations for designing new exterior additions to a historic building:

1. A new addition should be simple and unobtrusive in design and should be distinguished from the historic building.
Board and batten exterior walls differentiate the new addition from the historic house.
2. A new addition should not be highly visible from the public right-of-way; a rear or other secondary elevation is usually the best location for a new addition.
The new addition is located on the rear corner of the historic house and will not be visible from the public right of way.
3. The construction materials and the color of the new addition should be harmonious with the historic building materials.
The board and batten siding is wood and will be compatible with the wood shingle exterior of the historic house.

² Preservation Brief 14. *New Exterior Additions to Historic Buildings: Preservation Concerns*. National Park Service, August 2010.

4. The new addition should be smaller than the historic building – it should be subordinate in both size and design to the historic building.

The bathroom addition is subordinate in size and design to the historic house.

The proposed work is consistent with Standard Nine.

Standard Ten

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

If the bathroom addition is removed in the future, it will not impair the essential form and integrity of the historic house. The proposed work is consistent with Standard Ten.

Conclusion

The proposed project meets Standards One, Two, Nine, and Ten of the *Secretary of the Interior's Standards and Guidelines for Rehabilitation*. Standards Three, Four, Five, Six, Seven, and Eight are not applicable. The proposed project will not have a significant impact on the historic resource.



Figure 1: View of front elevation looking east from Camino Real.



Figure 2: View of the rear elevation and laundry room addition.



Figure 3: View of north elevation addition and windows to be removed.



Figure 4: View of south elevation.

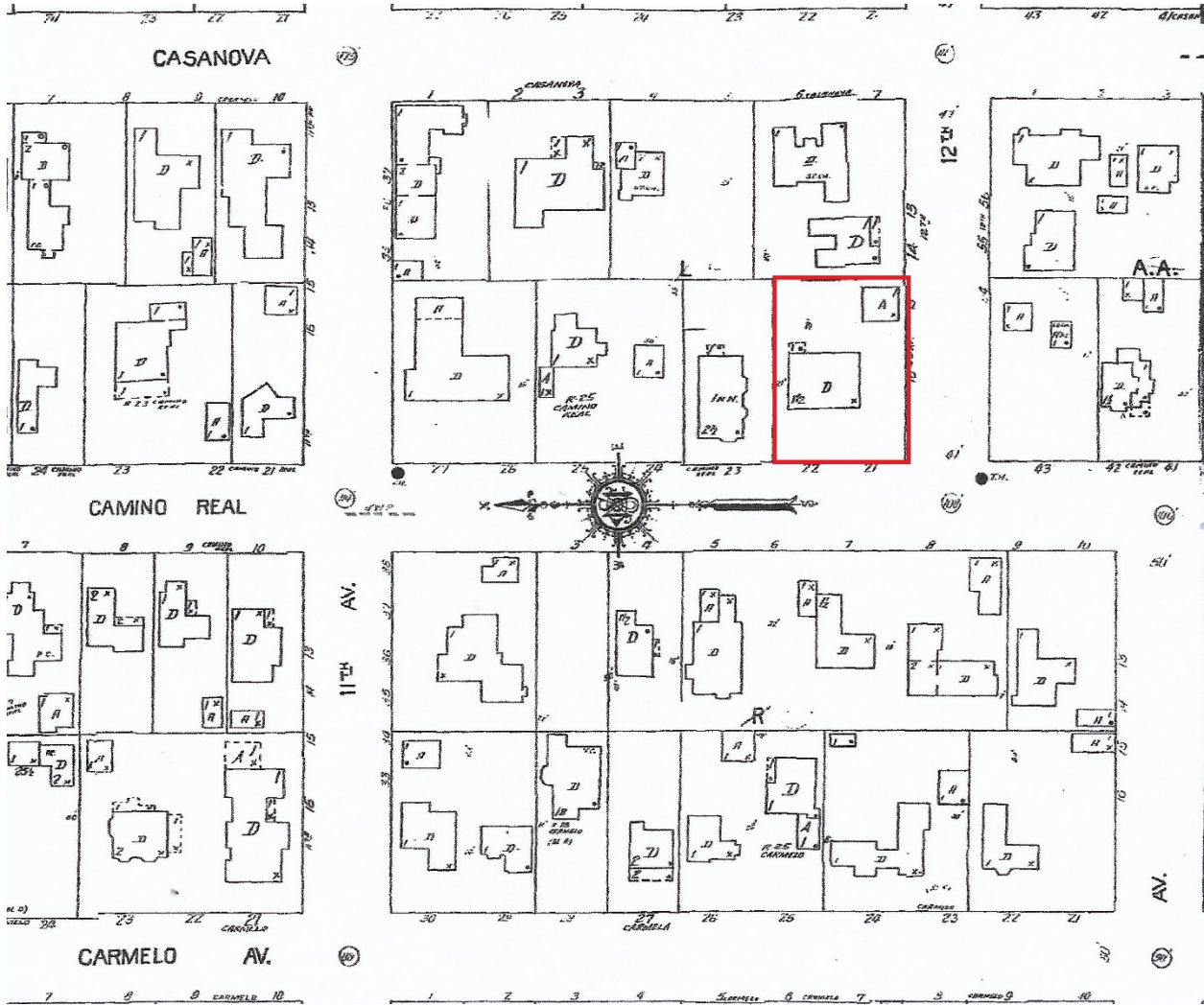


Figure 5: View of 1962 Sanborn Map. The existing north addition is not visible.

GRANEY / BOYLE RESIDENCE REMODEL

NE CORNER of CAMINO REAL and 12th, CARMEL, CA.



MASTERWORK
BUILDING AND DEVELOPMENT

LICENSE NO. 972132
P.O. BOX 23
CARMEL, CA 93921
831.229.8002

DESIGN BY :

HARLAN BRADLEY

Harlan Bradley

831-229-8628
harlan@masterworkbuilders.com

GRANEY / BOYLE RESIDENCE
NE CORNER of CAMINO REAL and 12th
CARMEL, CALIFORNIA 93921

DRAWINGS BY :

STUDIO VII
WEST
1241 ADAMS ST.
ST. HELENA, CA 94574
720.519.3363

Gary Kerr
GARY KERR

FINAL REVISION DATE

REVISION 8:

REVISION 7:

REVISION 6:

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REVISION 4: JANUARY 30, 2025

REVISION 3: NOVEMBER 02, 2024

REVISION 2: SEPTEMBER 16, 2024

REVISION 1: AUGUST 19, 2024

PROJECT No.:

DATE: FEBRUARY 06, 2025

OWNER:

PHASE: PLANNING
SUBMITTAL

A-1.0

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2024



V VICINITY MAP
Scale: None



P STREET VIEW
Scale: None



S STREETScape VIEW - CAMINO REAL (NO CHANGE)
Scale: 1/8" = 1'-0"



SHEET INDEX

- A 1.0 - COVER / PROJECT DATA / STREET VIEWS
- A 1.1 - TOPOGRAPHIC SURVEY
- A 2.0 - EXISTING & PROPOSED SITE PLANS
- A 3.0 - EXISTING & PROPOSED MAIN LEVEL FLOOR PLANS
- A 3.1 - EXISTING & PROPOSED UPPER LEVEL FLOOR PLANS
- A 3.2 - DEMOLITION FLOOR PLANS
- A 4.0 - EXISTING & PROPOSED WEST & EAST ELEVATIONS
- A 4.1 - EXISTING & PROPOSED NORTH & SOUTH ELEVATIONS
- A 5.0 - PROPOSED & EXISTING ROOF PLANS, WDW. SCHEDULE
- A 6.0 - FINISH MATERIALS
- A 6.1 - SITE PHOTOS OF WATER DAMAGE

PROJECT DESCRIPTION

- RESTORATION AND REPAIR OF BUILDING STRUCTURE AND INTERIOR FINISHES THAT WERE DAMAGED IN RECENT WATER EVENT. RELOCATE INTERIOR PARTITION WALLS AND MAKE STRUCTURAL MODIFICATIONS AS REQUIRED. REVISE (2) WINDOWS ON THE NORTH ELEVATION. REMOVE EXISTING LAUNDRY ROOM OF 51.0 SF. AND ADD PRIMARY BATH / DRESSING ROOM ADDITION OF 126.0 SF FOR A NET GAIN OF 75.0 SF.

PROJECT DATA

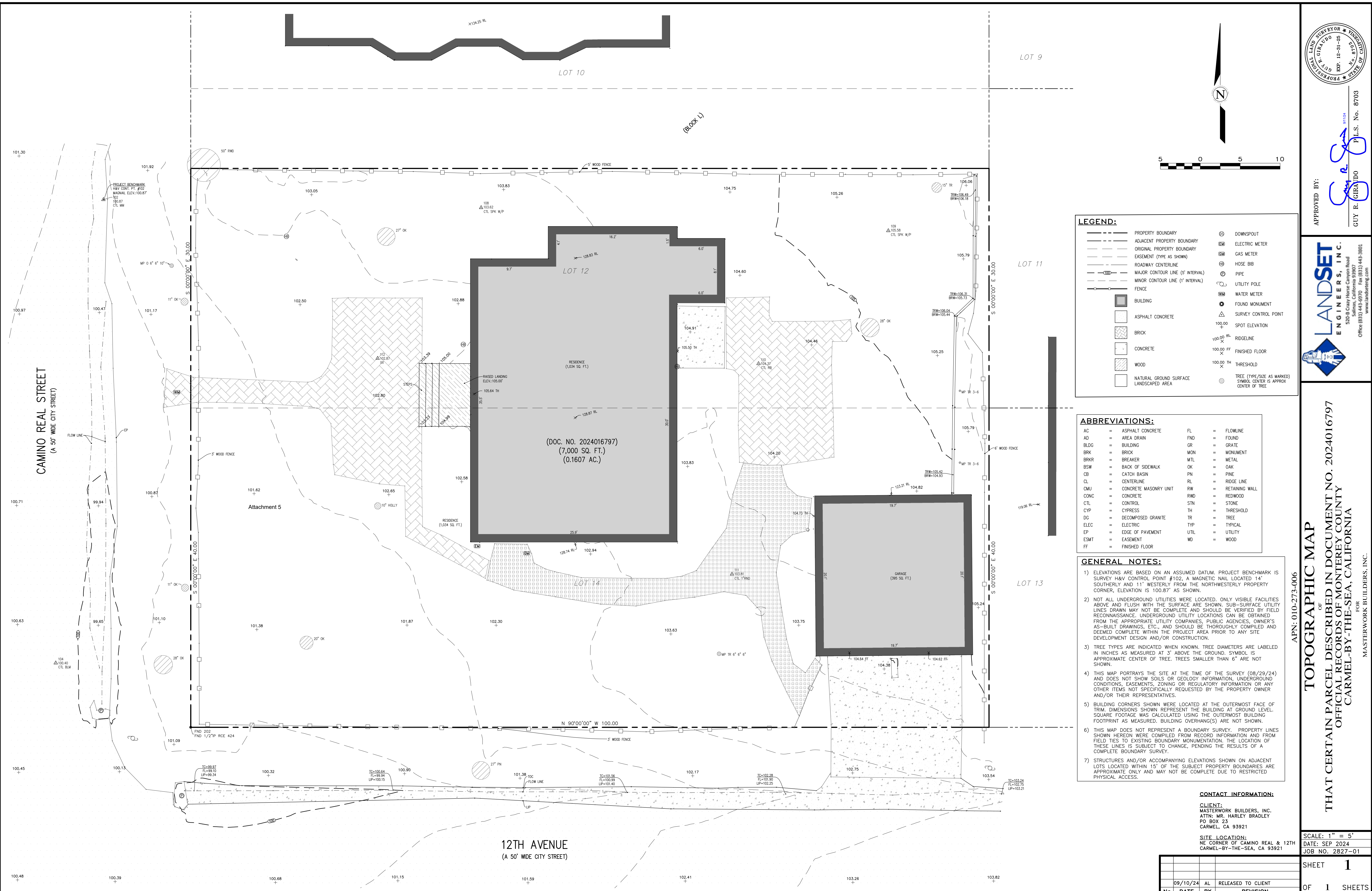
- A.P.N. : 010-273-006-000
- LOTS 12, 14 - BLOCK 'L'
- PROJECT ADDRESS - NE CORNER OF CAMINO REAL & 12th, CARMEL, CA.
- OWNER - GRANEY / BOYLE
- ZONING : R-1
- OCCUPANCY GROUP : R-3/U
- TYPE OF CONSTRUCTION - TYPE VB CONSTRUCTION
- NUMBER OF STORIES : 2
- LOT AREA : 7,000.0 S.F.
- ALLOWABLE BASE FLOOR AREA : $(7000.0)^{0.45} \cdot (3000)^{0.02} \cdot 1000$
 $(7000.0)^{0.45} \cdot (60.0)^{1.000}$
 $(7000.0)^{0.45} \cdot 0.060$
 $(7000.1)^{1.39} = 2730.0$ SF

EXISTING FLOOR AREA	
MAIN LEVEL	1,030.0 S.F.
UPPER LEVEL	663.0 S.F.
GARAGE	397.0 S.F.
TOTAL	2,090.0 S.F. +/-

PROPOSED FLOOR AREA	
MAIN LEVEL	1,105.0 S.F.
UPPER LEVEL	663.0 S.F.
GARAGE	397.0 S.F.
TOTAL	2,165.0 S.F. +/-

- SITE COVERAGE :
ALLOWABLE :
SITE COVERAGE : $(2730.0)^{0.22} = 600.6$ SF.
EXISTING SITE COVERAGE : 1,147.0 +/- SF.
PROPOSED SITE COVERAGE : 1,118.0 +/- SF.
- SETBACKS : (HOUSE) EXISTING PROPOSED
FRONT YARD : 44'-10", 35'-1" NO CHANGE
(N) SIDE YARD : 11'-4", 7'-5", 8'-11" 11'-4", 7'-5", 8'-1"
(S) SIDE YARD : 23'-3", 52'-8" 23'-3", 51'-5"
REAR YARD : 33'-2", 39'-1" 27'-1", 39'-1"
- SETBACKS : (GARAGE) EXISTING PROPOSED
FRONT YARD : 77'-11" NO CHANGE
(N) SIDE YARD : 40'-10" NO CHANGE
(S) SIDE YARD : 9'-1" NO CHANGE
REAR YARD : 2'-4" NO CHANGE
- BUILDING HEIGHTS EXISTING PROPOSED
TOP OF RIDGE : 28'-0" +/- NO CHANGE
TOP OF PLATE, UPPER : 17'-3" +/- NO CHANGE
TOP OF PLATE, LOWER : 10'-8" +/- NO CHANGE
TOP OF RIDGE, GARAGE : 18'-6" +/- NO CHANGE
- APPLICABLE CODES - 2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CA. GREEN BLDG. STANDARDS CODE
TITLE 17 CARMEL MUNICIPAL CODE

- LAND USE : RESIDENTIAL
- FIRE SPRINKLERS : REQUIRED
- ADDRESS IDENTIFICATION :
Prior to construction, a legible address identification shall be placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be all Arabic numbers or alphabetic letters. Numbers shall not be spelled out. Each character shall not be less than 4 inches in height with a stroke width of not less than 0.5 inch. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.



LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- ORIGINAL PROPERTY BOUNDARY
- EASEMENT (TYPE AS SHOWN)
- ROADWAY CENTERLINE
- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- FENCE
- BUILDING
- ASPHALT CONCRETE
- BRICK
- CONCRETE
- WOOD
- NATURAL GROUND SURFACE
- LANDSCAPED AREA
- DOWNSPOUT
- ELECTRIC METER
- GAS METER
- HOSE BIB
- PIPE
- UTILITY POLE
- WATER METER
- FOUND MONUMENT
- SURVEY CONTROL POINT
- SPOT ELEVATION
- RIDGELINE
- FINISHED FLOOR
- THRESHOLD
- TREE (TYPE/SIZE AS MARKED)
- SYMBOL CENTER IS APPROX CENTER OF TREE

ABBREVIATIONS:

AC = ASPHALT CONCRETE	FL = FLOWLINE
AD = AREA DRAIN	FND = FOUND
BLDG = BUILDING	GR = GRATE
BRK = BRICK	MON = MONUMENT
BRKR = BREAKER	MTL = METAL
BSW = BACK OF SIDEWALK	OK = OAK
CB = CATCH BASIN	PN = PINE
CL = CENTERLINE	RL = RIDGE LINE
CMU = CONCRETE MASONRY UNIT	RW = RETAINING WALL
CONC = CONCRETE	RWD = REDWOOD
CTL = CONTROL	STN = STONE
CYP = CYPRESS	TH = THRESHOLD
DG = DECOMPOSED GRANITE	TR = TREE
ELEC = ELECTRIC	TYP = TYPICAL
EP = EDGE OF PAVEMENT	UTIL = UTILITY
ESMT = EASEMENT	WD = WOOD
FF = FINISHED FLOOR	

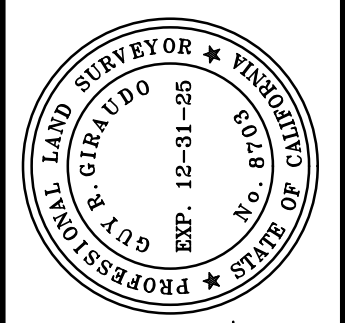
GENERAL NOTES:

- ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #102, A MAGNETIC NAIL LOCATED 14' SOUTHERLY AND 11' WESTERLY FROM THE NORTHWESTERLY PROPERTY CORNER. ELEVATION IS 100.87' AS SHOWN.
- NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELLED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
- THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (08/29/24) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
- BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.
- STRUCTURES AND/OR ACCOMPANYING ELEVATIONS SHOWN ON ADJACENT LOTS LOCATED WITHIN 15' OF THE SUBJECT PROPERTY BOUNDARIES ARE APPROXIMATE ONLY AND MAY NOT BE COMPLETE DUE TO RESTRICTED PHYSICAL ACCESS.

CONTACT INFORMATION:
 CLIENT:
 MASTERWORK BUILDERS, INC.
 ATTN: MR. HARLEY BRADLEY
 PO BOX 23
 CARMEL, CA 93921

SITE LOCATION:
 NE CORNER OF CAMINO REAL & 12TH
 CARMEL-BY-THE-SEA, CA 93921

No.	DATE	BY	REVISION
09/10/24	AL	RELEASED TO CLIENT	



APPROVED BY:
 GUY R. GIRARDO
 P.L.S. No. 8703



TOPOGRAPHIC MAP
 OF
 THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 2024016797
 OFFICIAL RECORDS OF MONTEREY COUNTY
 CARMEL-BY-THE-SEA, CALIFORNIA
 FOR
 MASTERWORK BUILDERS, INC.

APN: 010-273-006
 SCALE: 1" = 5'
 DATE: SEP 2024
 JOB NO. 2827-01
 SHEET 1
 OF 1 SHEETS



MASTERWORK
BUILDING AND DEVELOPMENT

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Harlan Bradley

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DRAWINGS BY :

STUDIO VII
WEST
1241 ADAMS ST.
ST. HELENA, CA 94574
720.519.3363

Gary Kerr
GARY KERR

FINAL REVISION DATE

REVISION 8:

REVISION 7:

REVISION 6:

REVISION 5:

REVISION 4:

REVISION 3:

REVISION 2: SEPTEMBER 16, 2024

REVISION 1: AUGUST 19, 2024

PROJECT No. :

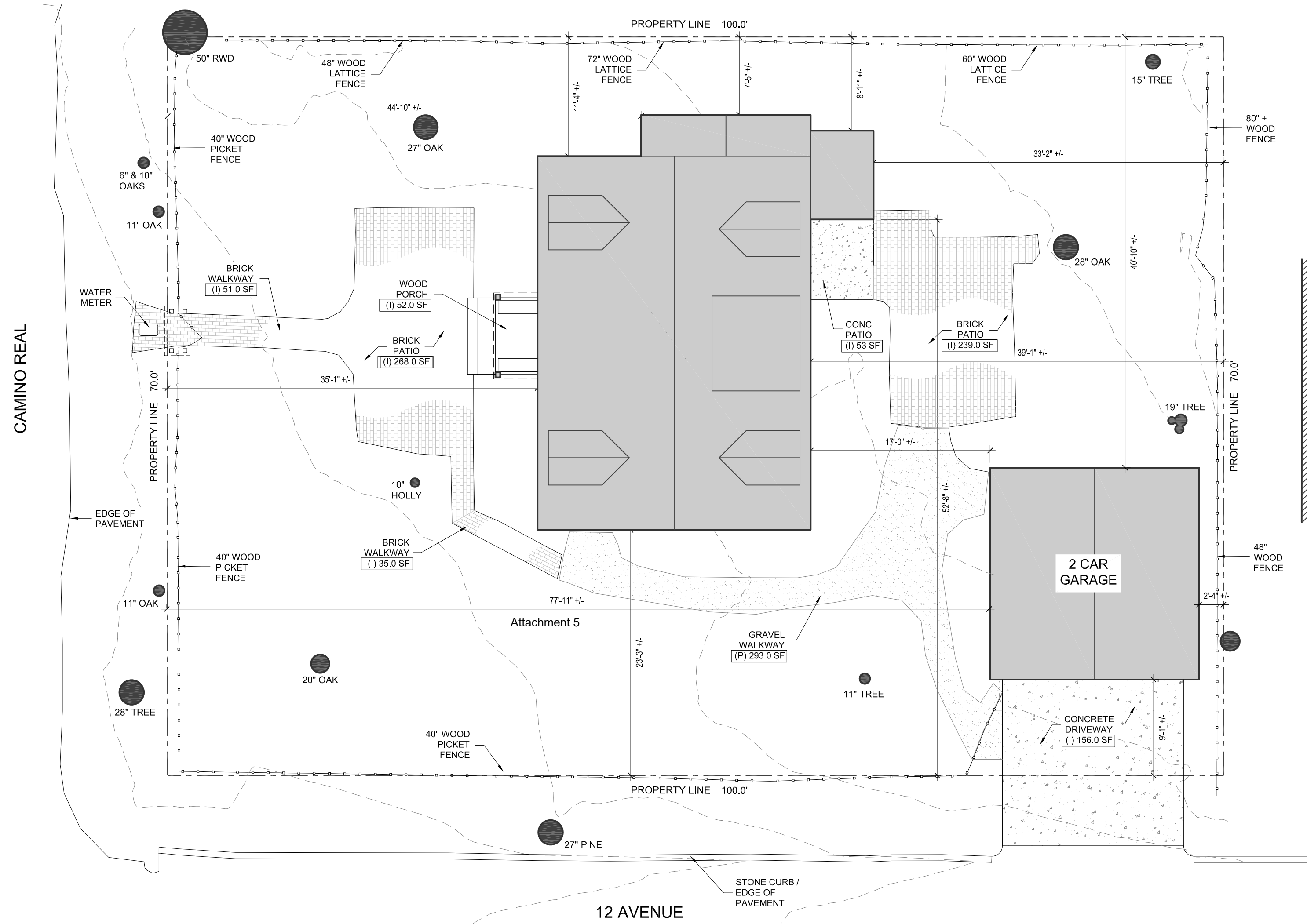
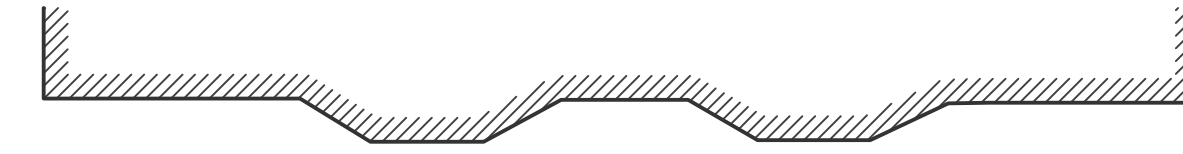
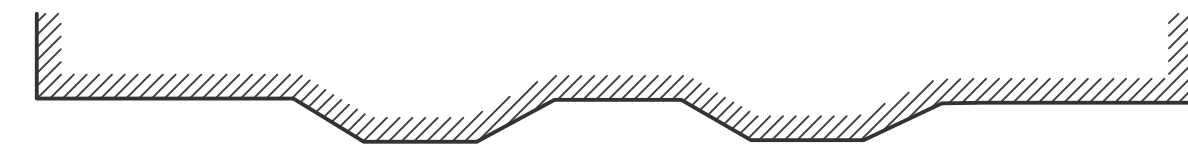
DATE: NOVEMBER 02, 2024

OWNER :

PHASE: PLANNING
SUBMITTAL

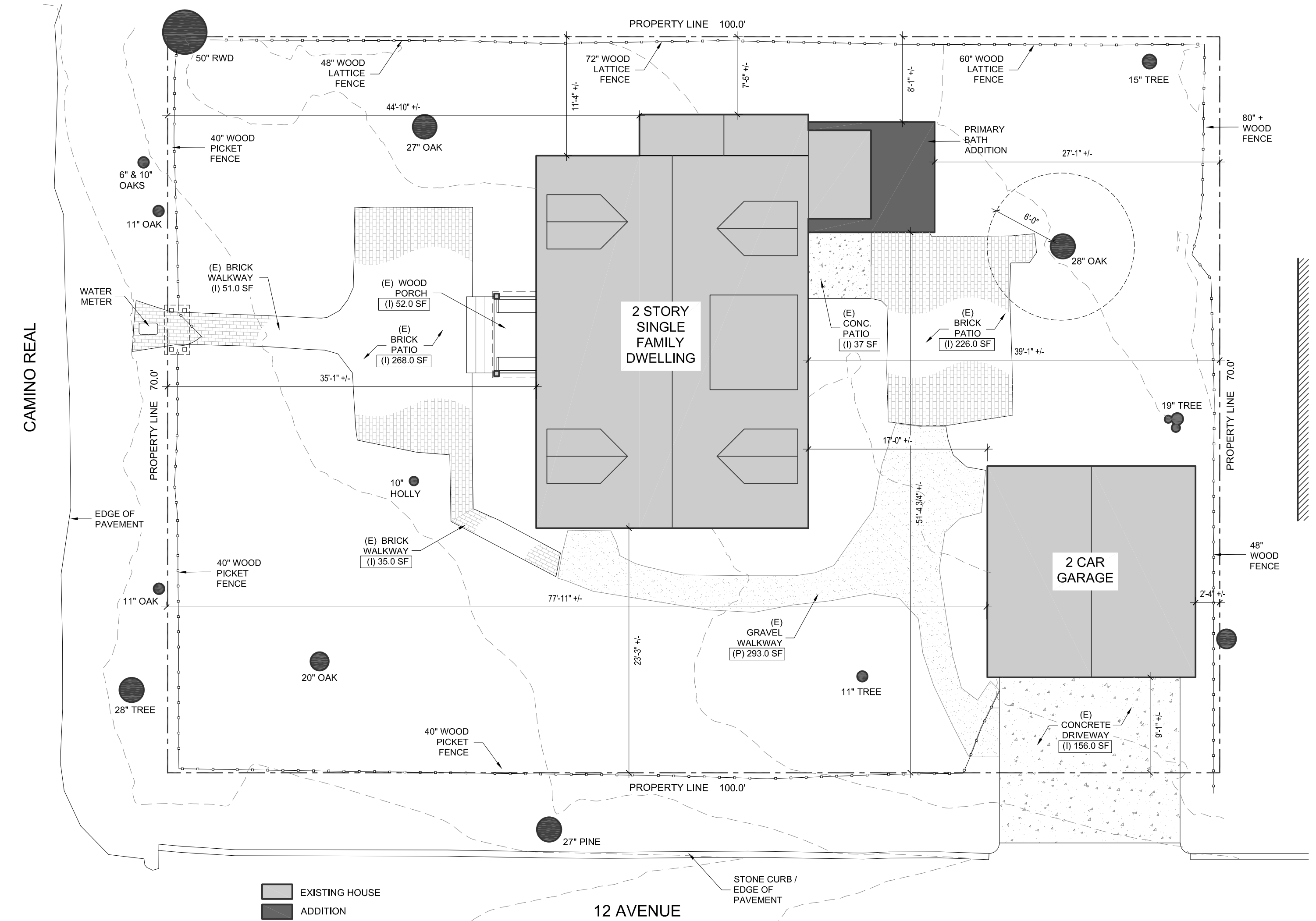
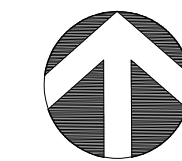
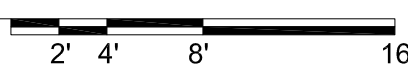
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2024



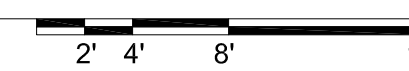
E EXISTING SITE PLAN

Scale: 1/8" = 1'-0"



P PROPOSED SITE PLAN

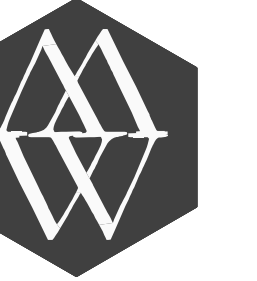
Scale: 1/8" = 1'-0"



SITE COVERAGE TABLE

(P) PERMEABLE COVERAGE	EXISTING	PROPOSED
GRAVEL WALKWAY - SOUTH	293 sf	293 sf
TOTAL PERMEABLE	293 sf	293 sf
(I) IMPERMEABLE COVERAGE		
BRICK WALKWAYS - WEST	98 sf	86 sf
BRICK PATIO - WEST	268 sf	268 sf
WOOD PORCH - WEST	52 sf	52 sf
CONCRETE PATIO - EAST	53 sf	37 sf
BRICK PATIO - EAST	239 sf	226 sf
CONCRETE DRIVEWAY - SOUTH	156 sf	156 sf
TOTAL IMPERMEABLE	854 sf	825 sf
TOTAL SITE COVERAGE	1,147 sf	1,118 sf

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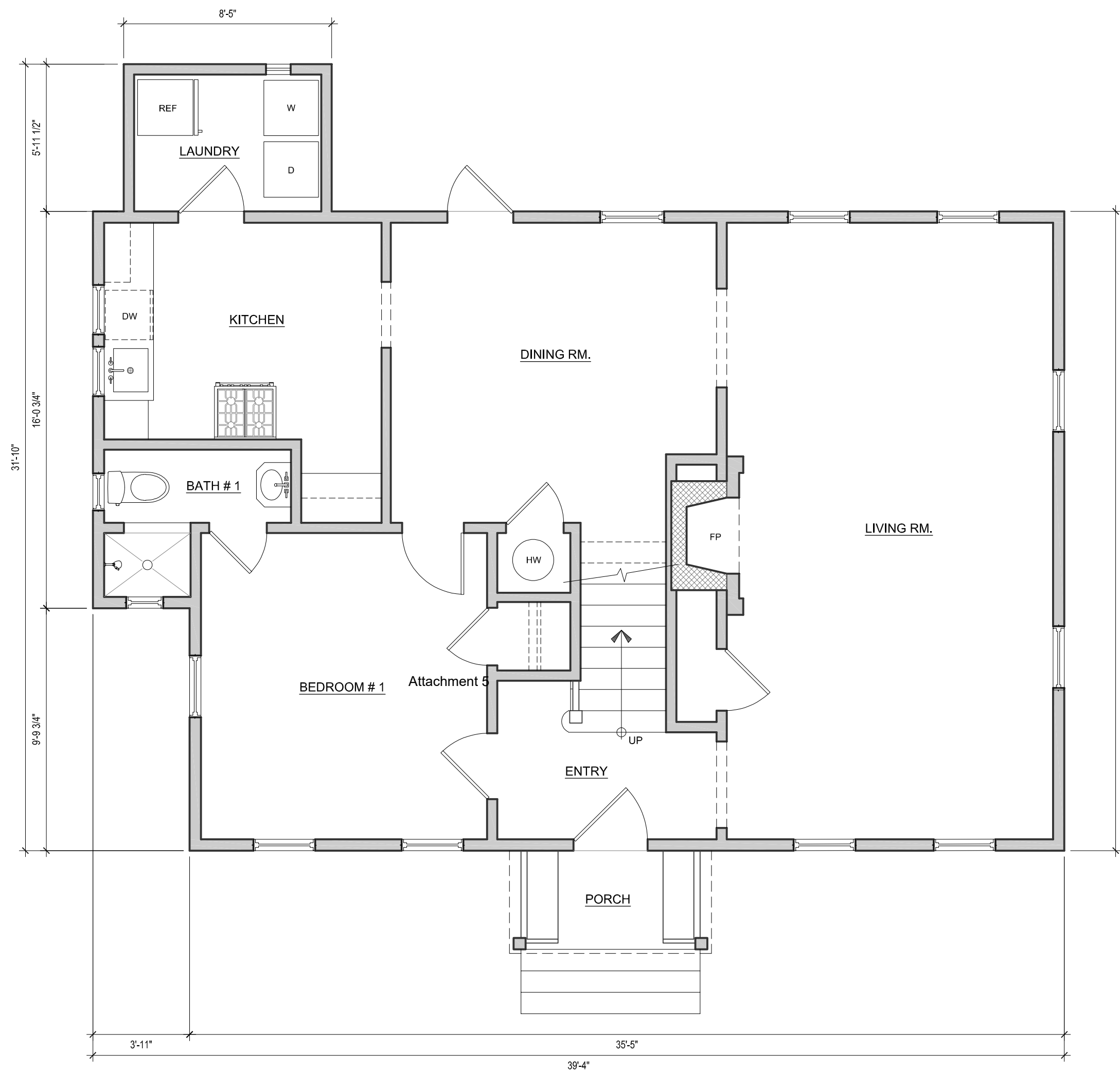
DATE: FEBRUARY 06, 2025

OWNER:

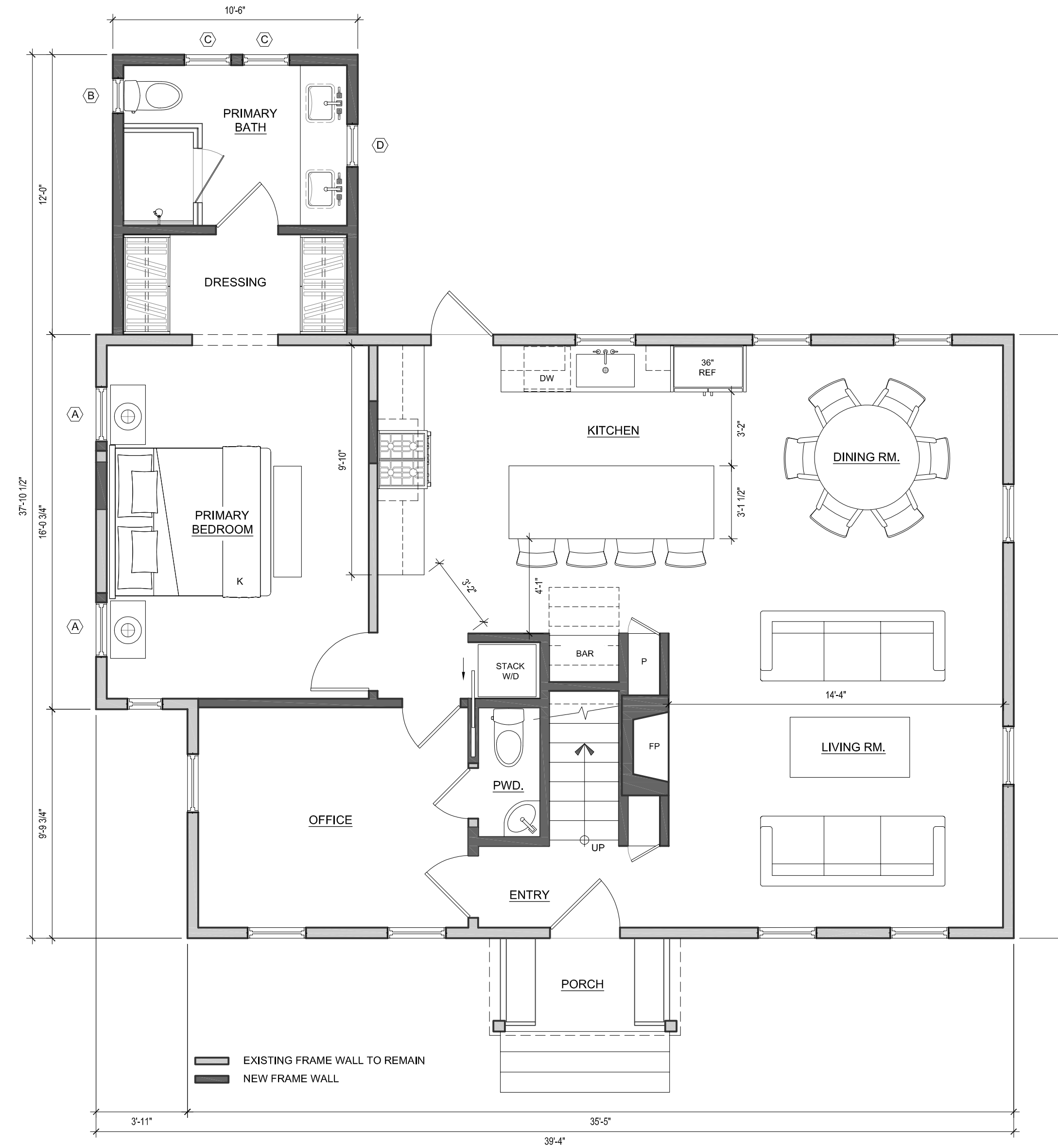
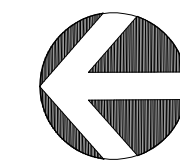
PHASE:
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E EXISTING MAIN LEVEL FLOOR PLAN
Scale: 1/4" = 1'-0"



P PROPOSED MAIN LEVEL FLOOR PLAN
Scale: 1/4" = 1'-0"





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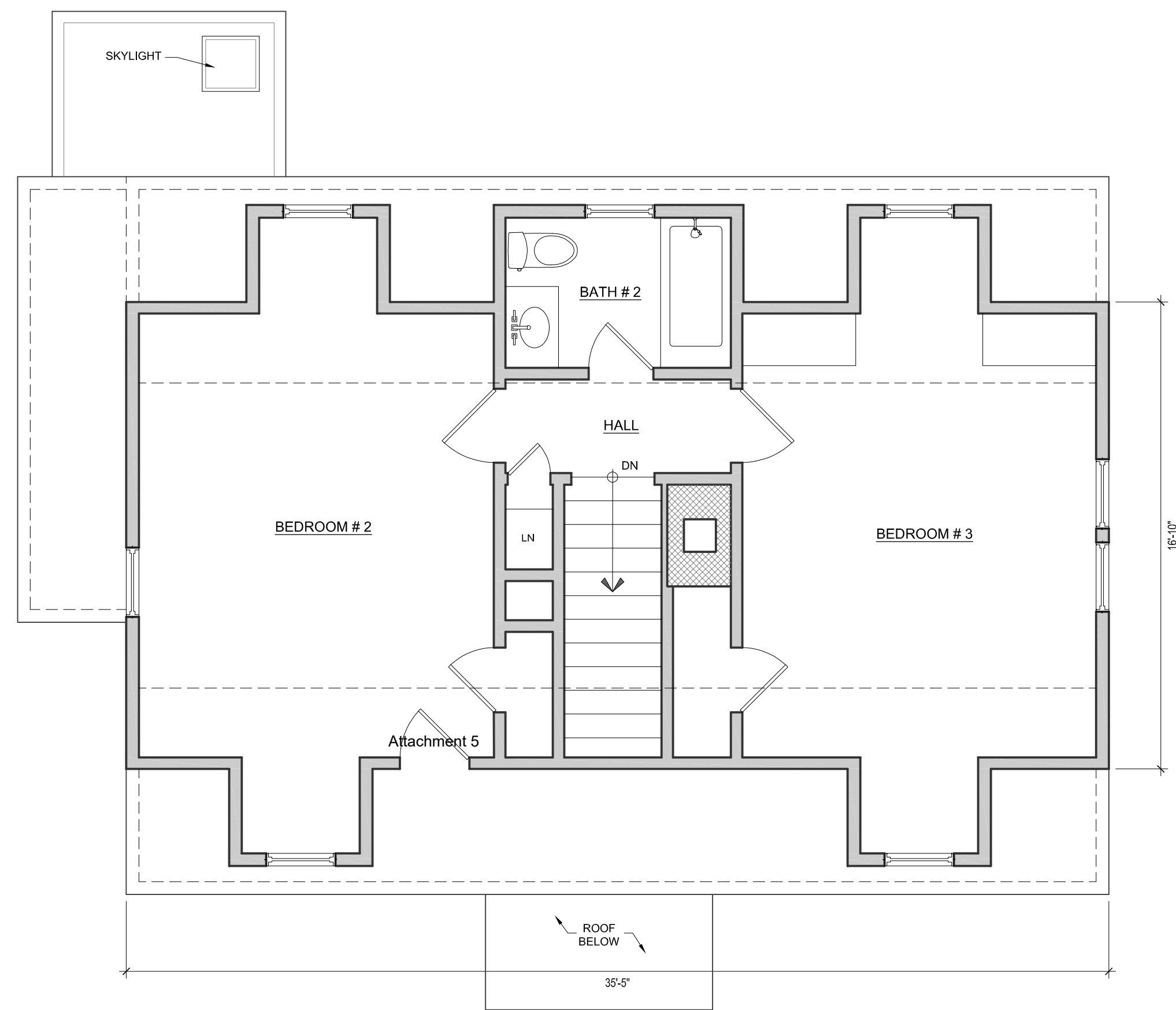
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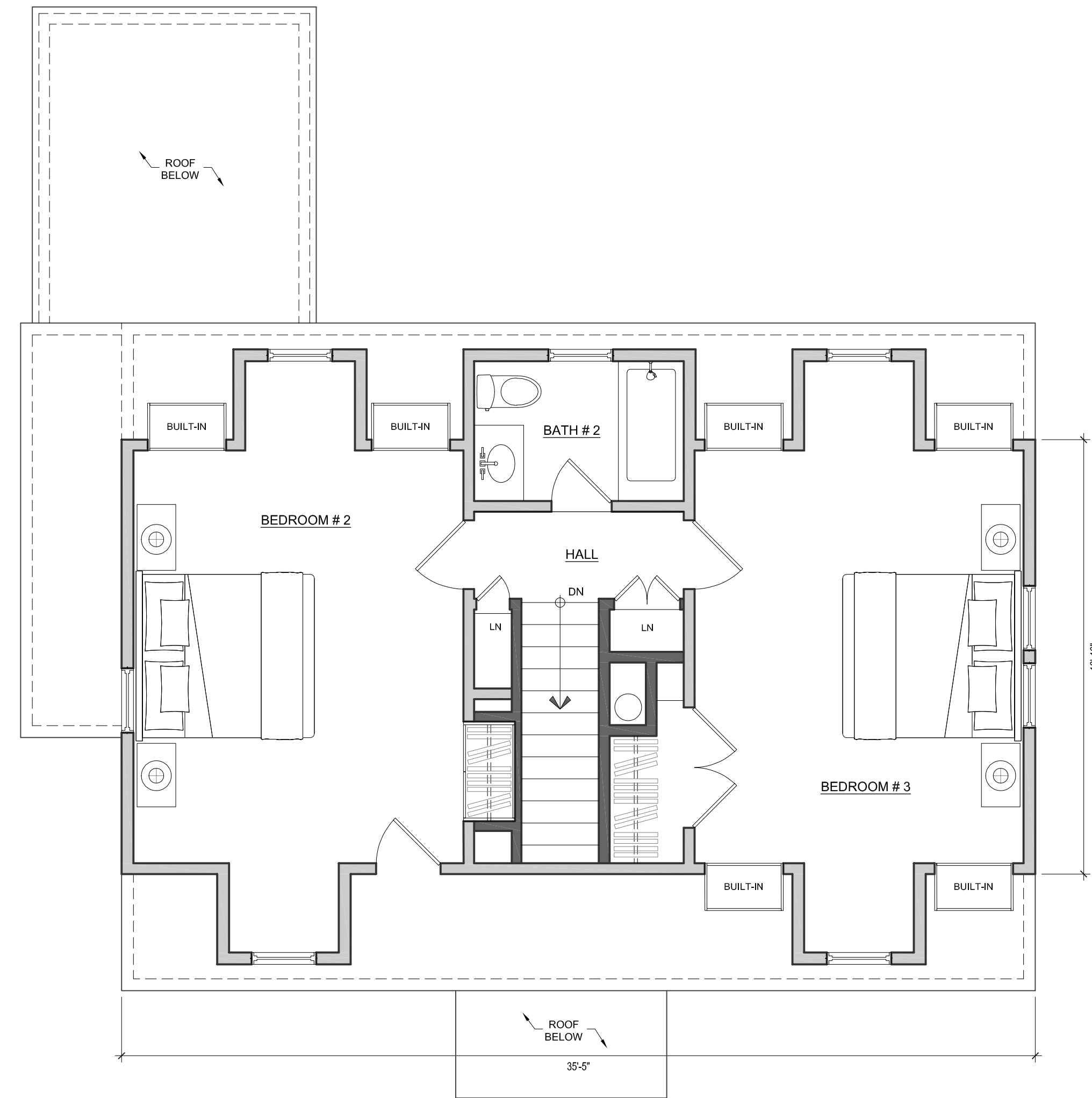
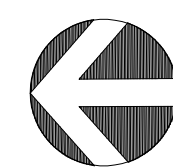
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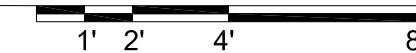


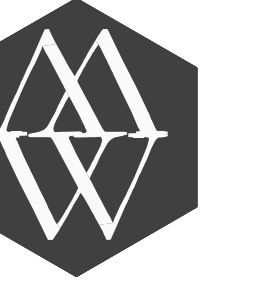
E EXISTING UPPER LEVEL FLOOR PLAN
Scale: 1/4" = 1'-0"



EXISTING FRAME WALL TO REMAIN
NEW FRAME WALL

P PROPOSED UPPER LEVEL FLOOR PLAN
Scale: 1/4" = 1'-0"





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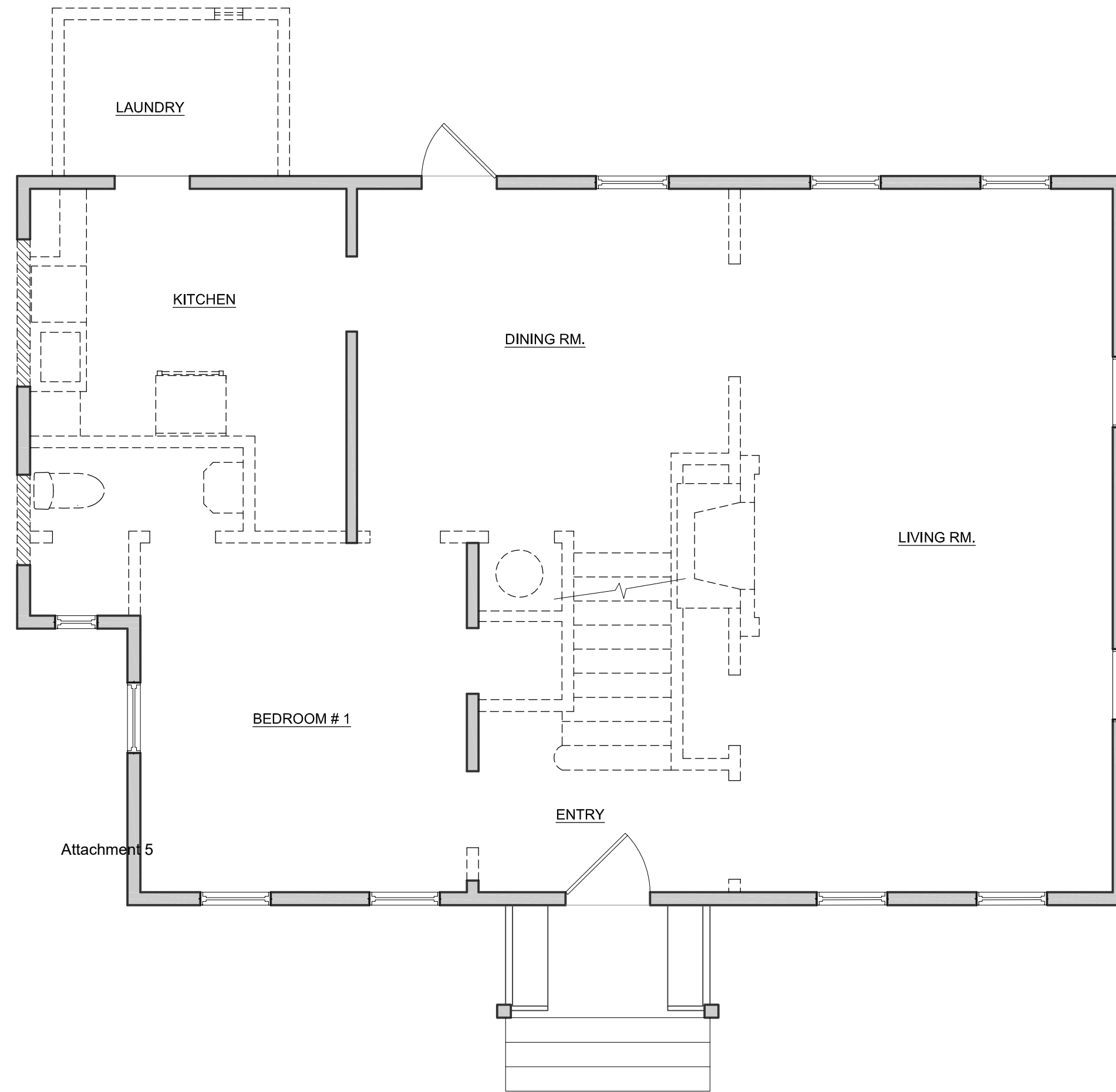
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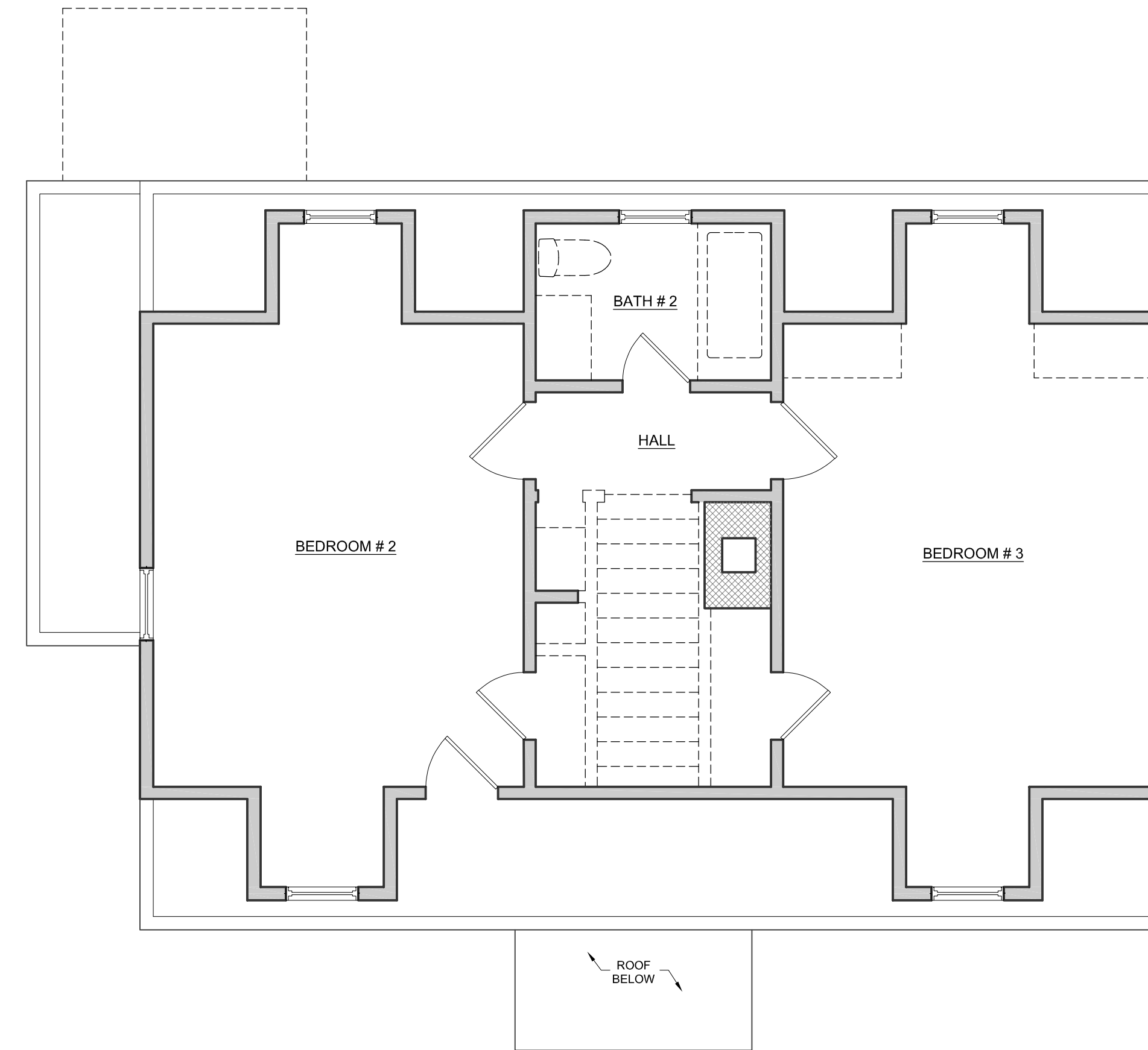
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A-3.2

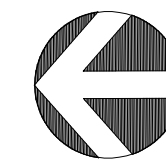
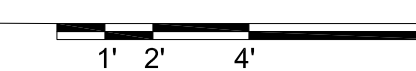
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M MAIN LEVEL DEMO PLAN
Scale: 1/4" = 1'-0"



U UPPER LEVEL DEMO PLAN
Scale: 1/4" = 1'-0"

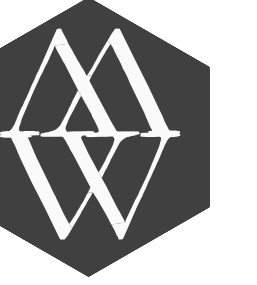


TOTAL L.F. OF EXISTING EXTERIOR WALL = 240.5
TOTAL L.F. OF EXISTING EXT. WALL REMOVED = 20.5 8.0%
TOTAL L.F. OF EXISTING EXT. WALL REBUILT = 8.3 3.5%

EXISTING FRAME WALL TO REMAIN
EXISTING FRAME WALL TO BE REMOVED
EXISTING FRAME WALL TO BE RE-BUILT

DEMOLITION NOTES:

1. CAP OFF ALL PLUMBING, PLUMBING WASTE LINES, GAS LINES, AND OTHER UTILITIES AT RESPECTIVE METERS AS REQUIRED.
2. DISCONNECT ALL ELECTRICAL CIRCUITS BACK TO MAIN PANEL AS REQUIRED, PROVIDE TEMPORARY POWER.
3. INSTALL CONSTRUCTION FENCING AND TREE PROTECTION PRIOR TO ANY DEMOLITION WORK.
4. MITIGATE FOR EROSION CONTROL AS REQUIRED.



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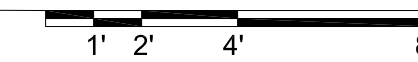
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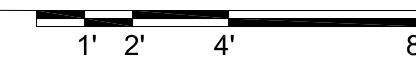
W EXISTING WEST ELEVATION (NO CHANGE)
Scale: 1/4" = 1'-0"

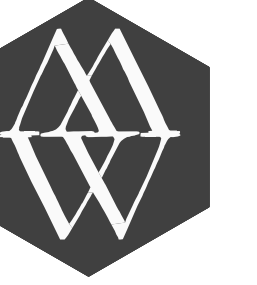


E1 EXISTING EAST ELEVATION
Scale: 1/4" = 1'-0"



E2 PROPOSED EAST ELEVATION
Scale: 1/4" = 1'-0"





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DESIGN BY:

HARLAN BRADLEY

Harlan Bradley

831-229-8628
harlan@masterworkbuilders.com

GRANEY / BOYLE RESIDENCE
NE CORNER OF CAMINO REAL and 12th
CARMEL, CALIFORNIA 93921

DRAWINGS BY:

STUDIO VII
WEST

1241 ADAMS ST.
ST. HELENA, CA 94574
720.519.3363

Gary Kerr

GARY KERR

FINAL REVISION DATE

REVISION 8:

REVISION 7:

REVISION 6:

REVISION 5:

REVISION 4: JANUARY 30, 2025

REVISION 3: NOVEMBER 02, 2024

REVISION 2: SEPTEMBER 16, 2024

REVISION 1: AUGUST 19, 2024

PROJECT No.:

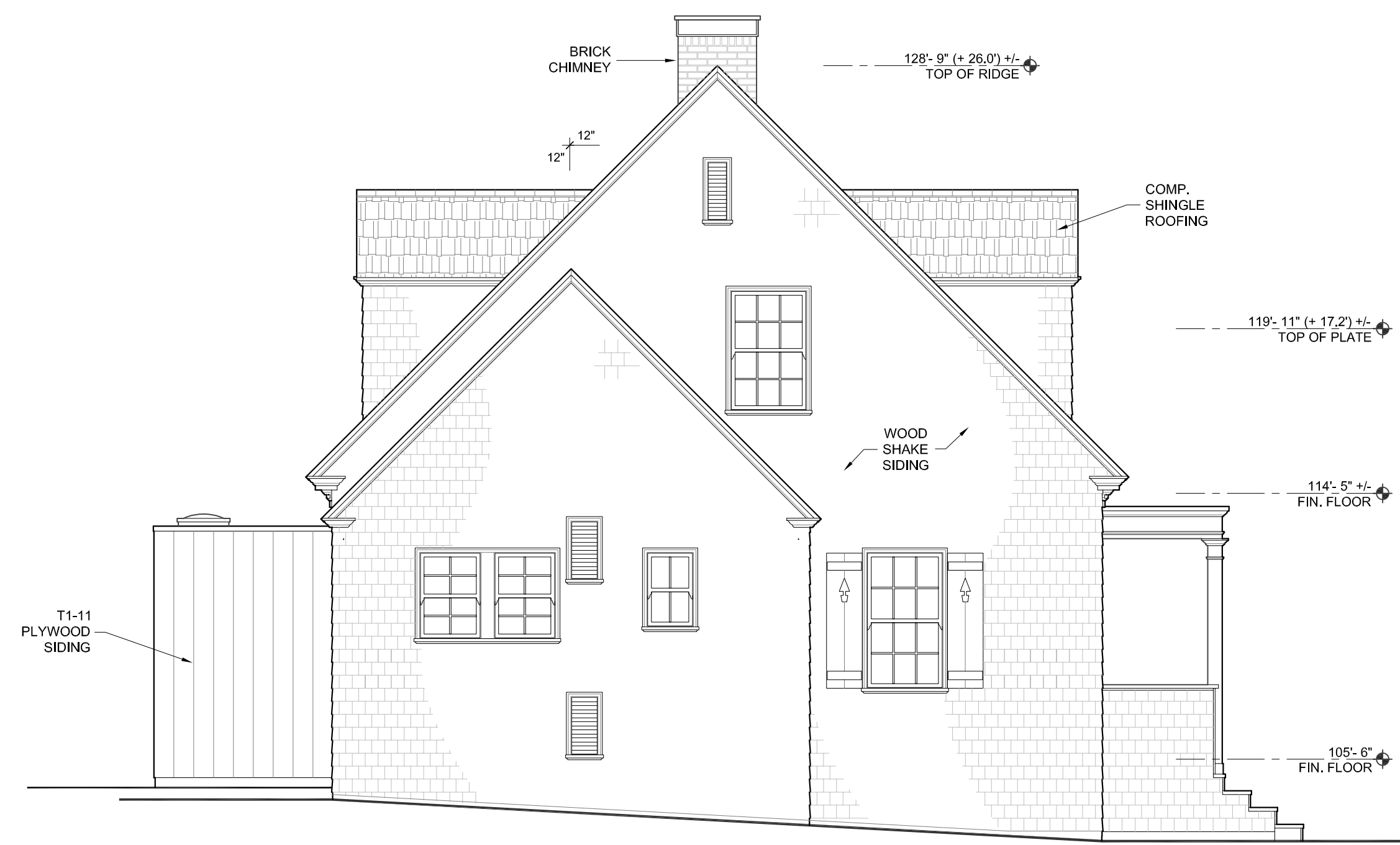
DATE: FEBRUARY 06, 2025

OWNER:

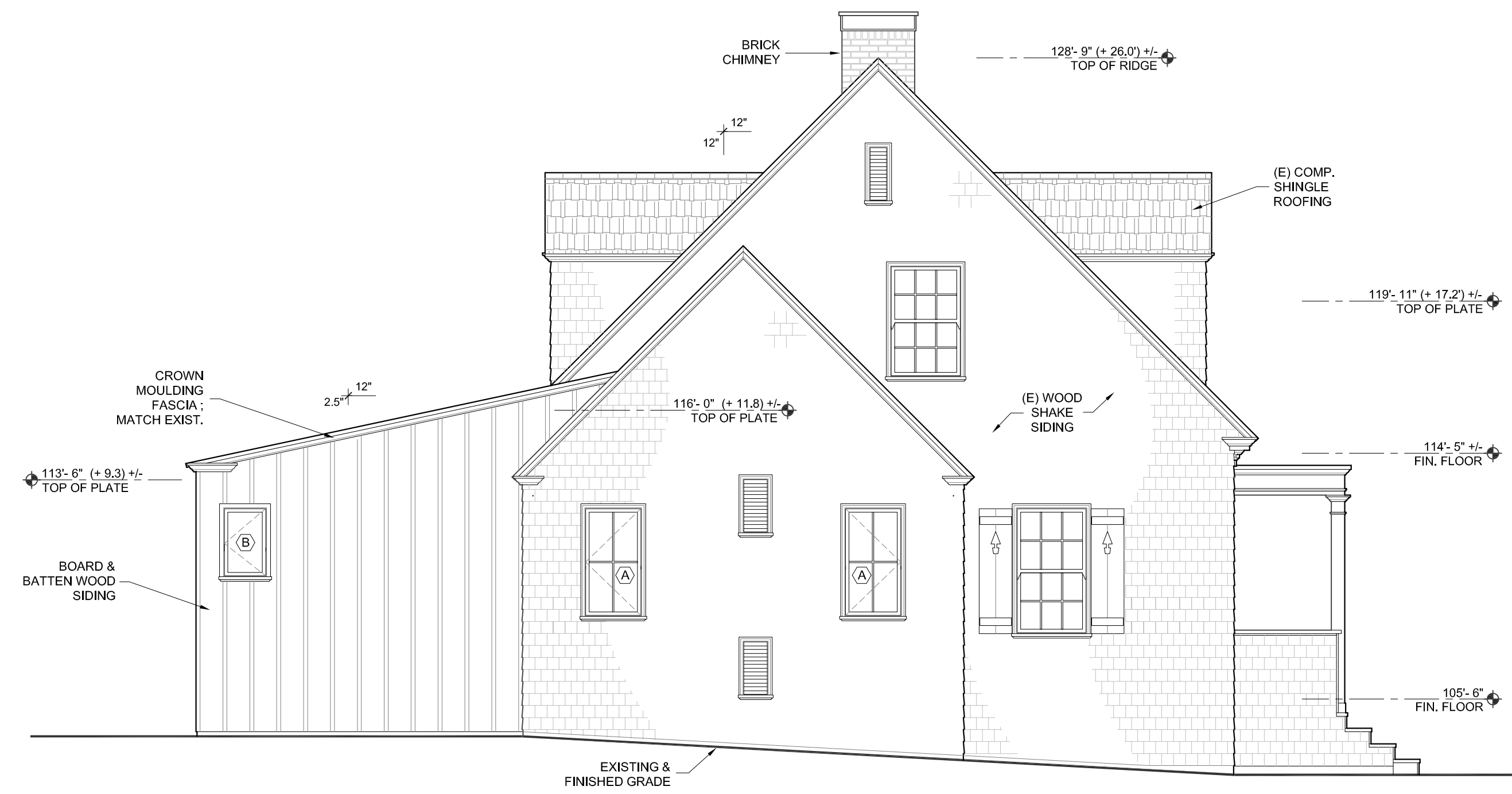
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SUBMITTAL

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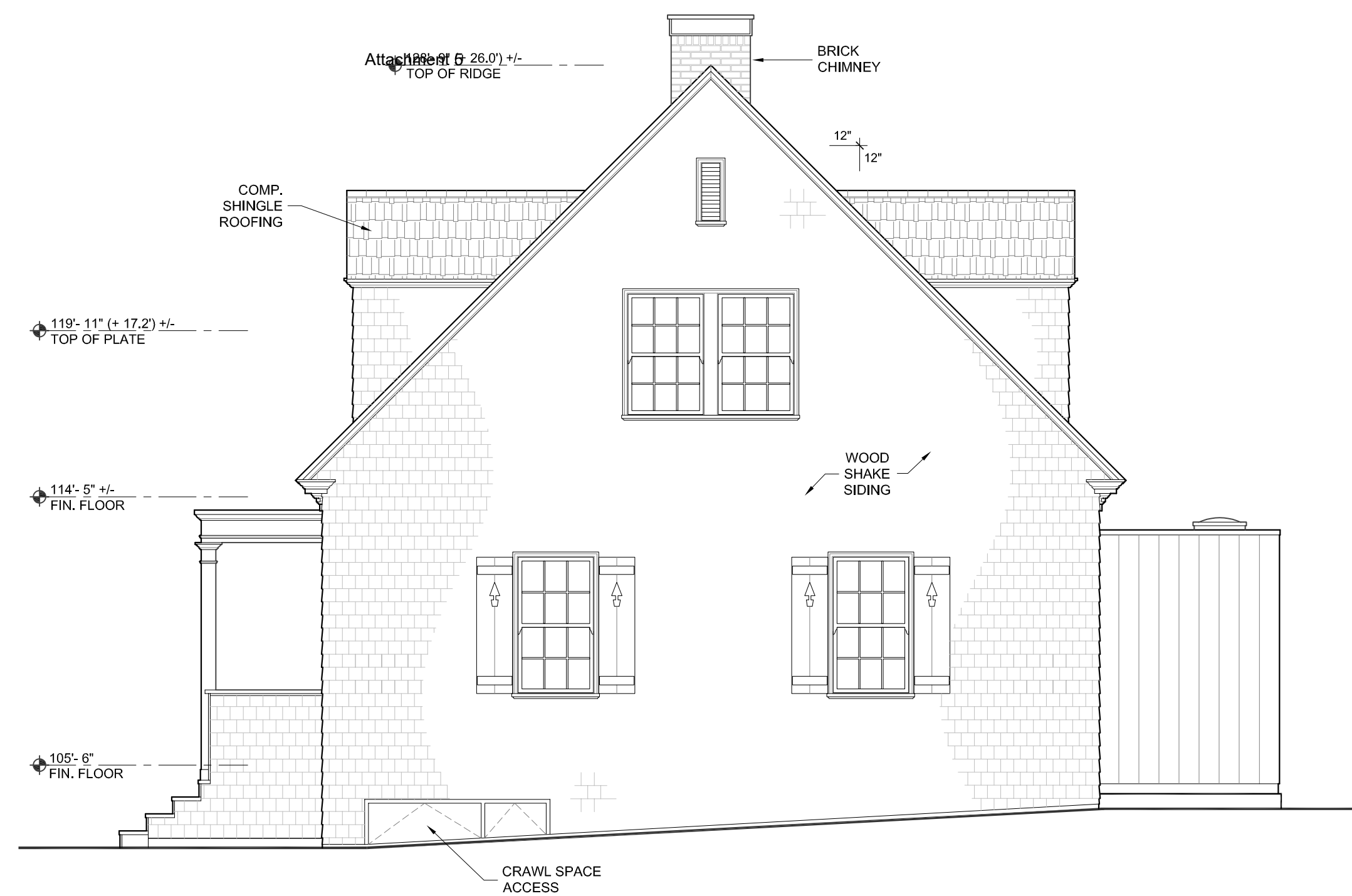
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2024



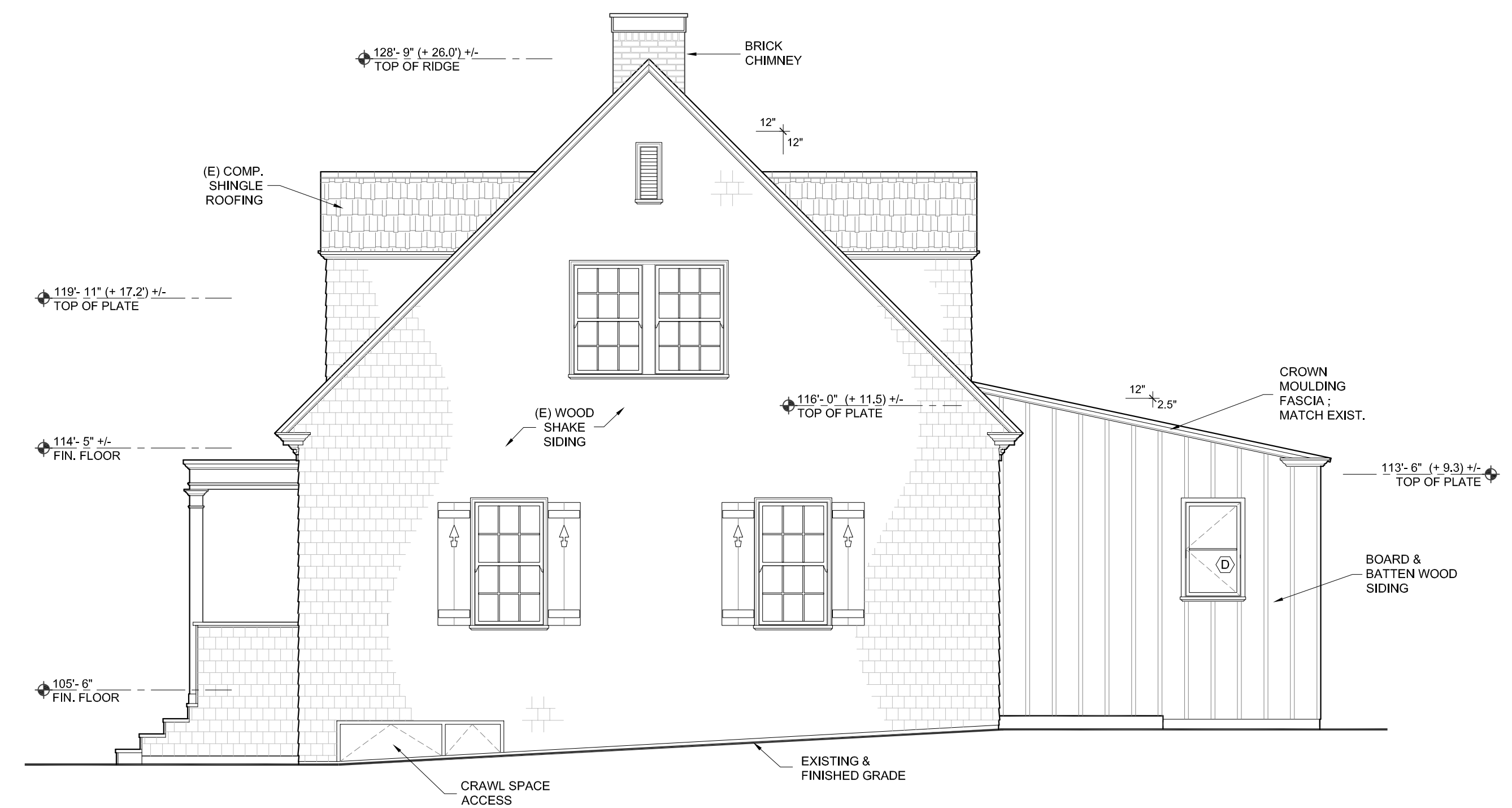
N1 EXISTING NORTH ELEVATION
Scale: 1/4" = 1'-0"



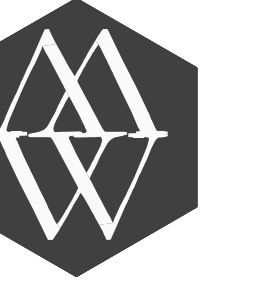
N2 PROPOSED NORTH ELEVATION
Scale: 1/4" = 1'-0"



S1 EXISTING SOUTH ELEVATION
Scale: 1/4" = 1'-0"



S2 PROPOSED SOUTH ELEVATION
Scale: 1/4" = 1'-0"



MASTERWORK
BUILDING AND DEVELOPMENT

LICENSE NO. 972132
P.O. BOX 23
CARMEL, CA 93921
831.229.8002

DESIGN BY :

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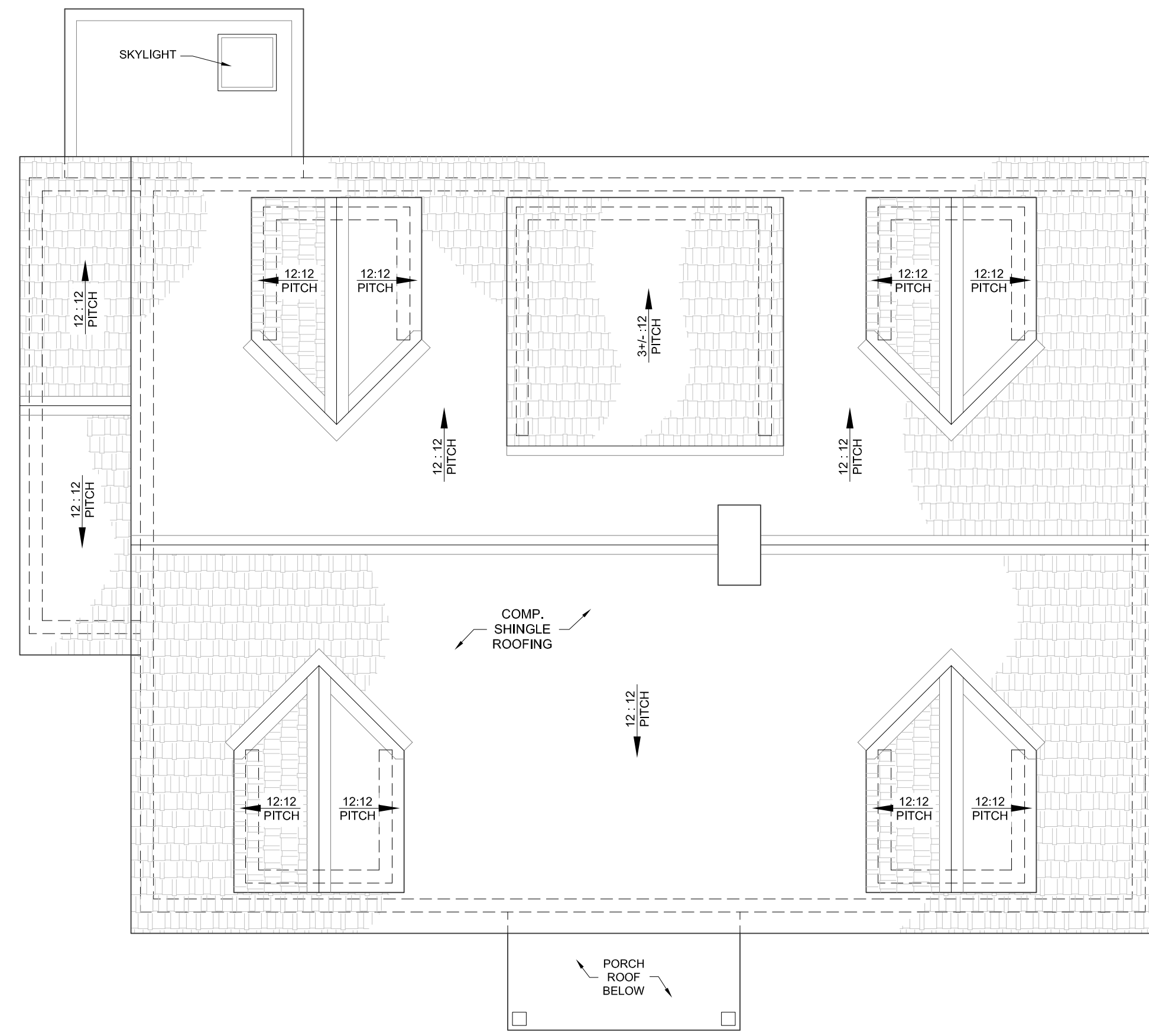
DATE: JANUARY 30, 2025

OWNER:

PHASE:
PLANNING
SUBMITTAL

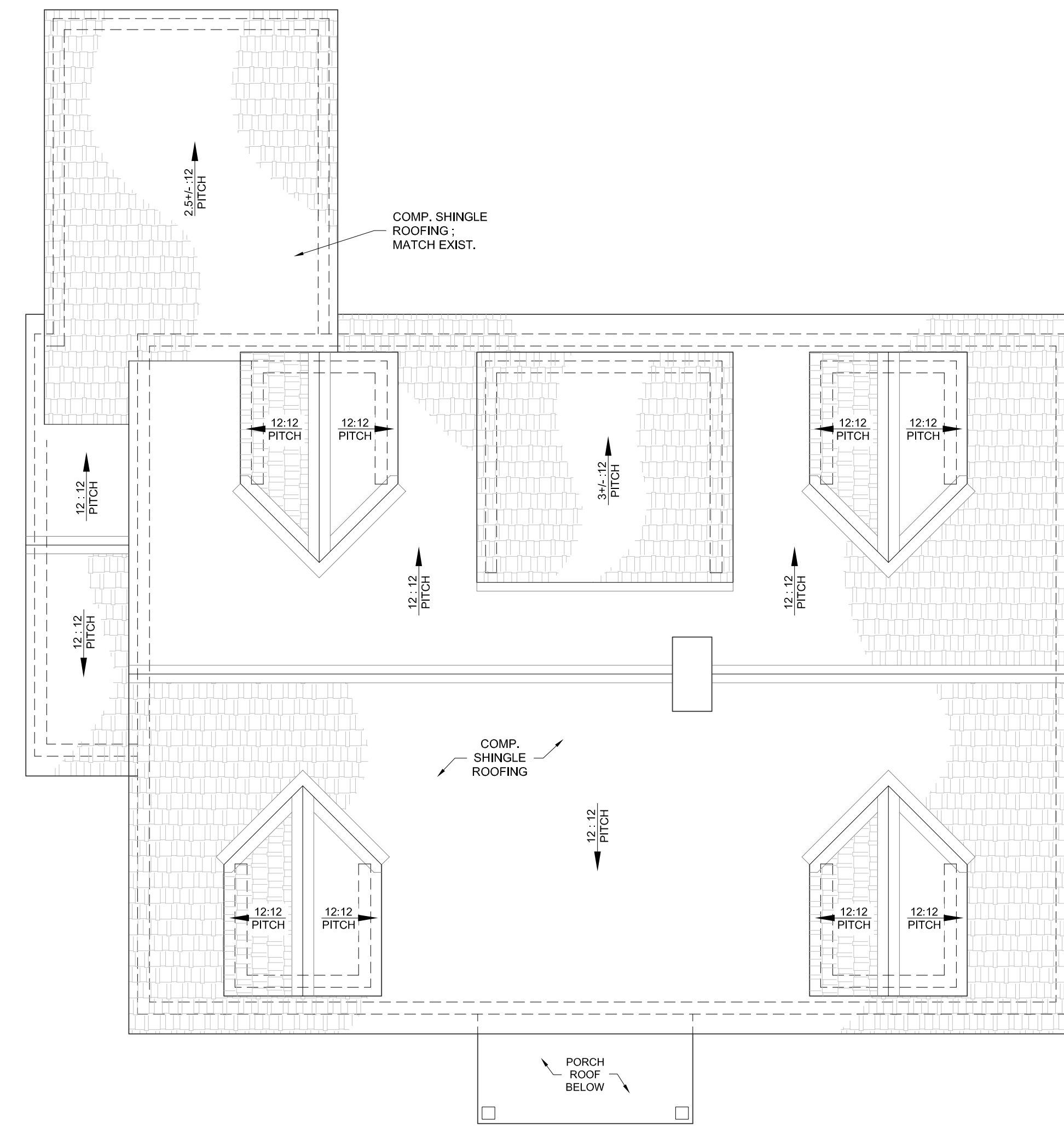
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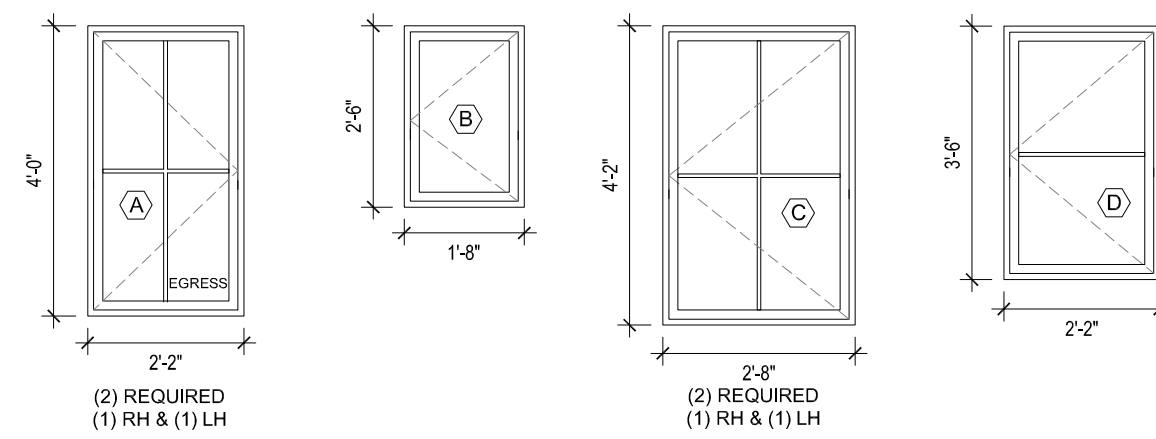
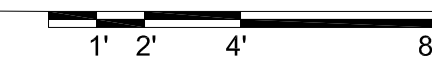
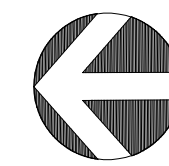


Attachment 5

E EXISTING ROOF PLAN
Scale: 1/4" = 1'-0"



P PROPOSED ROOF PLAN
Scale: 1/4" = 1'-0"

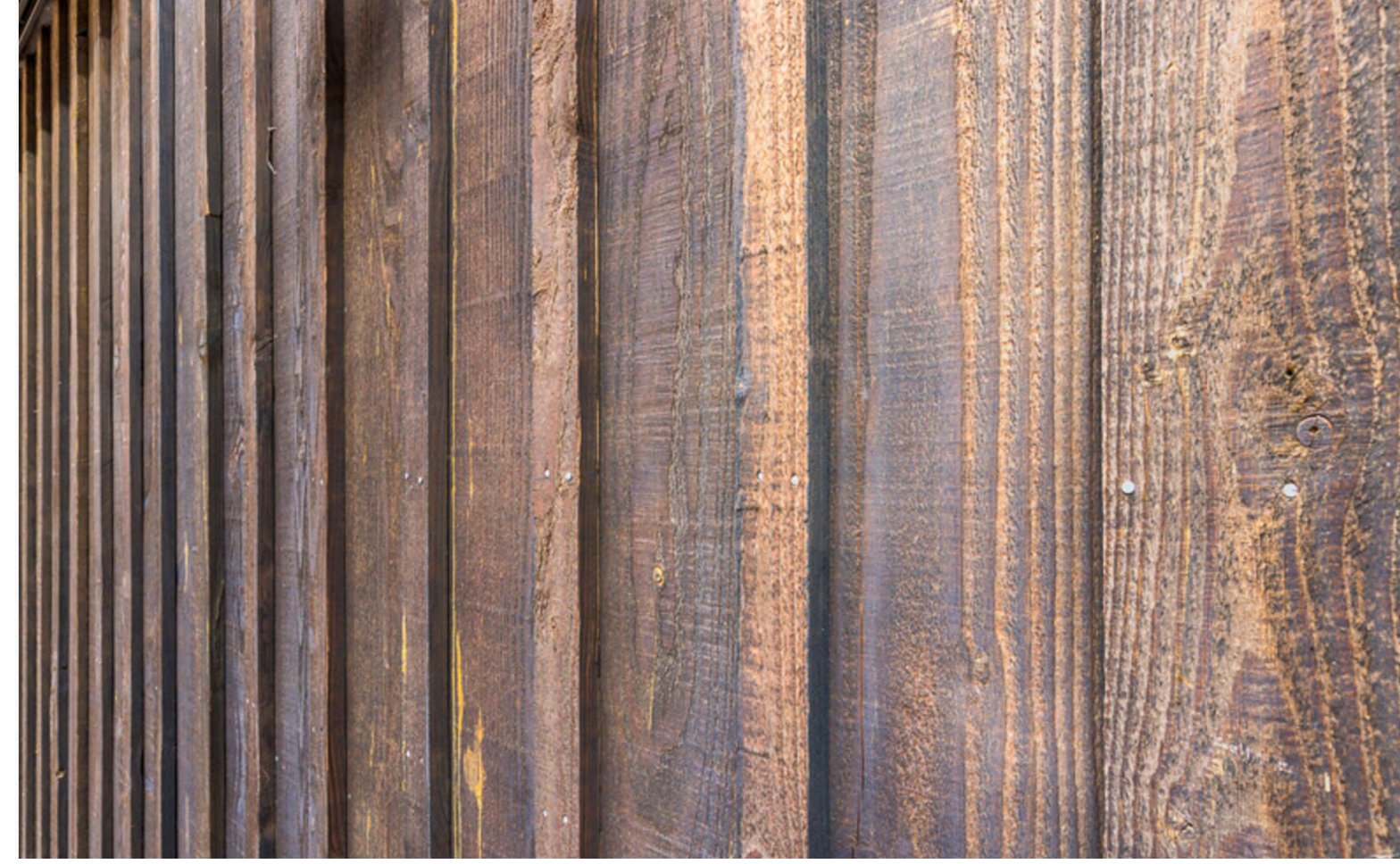


W WINDOW SCHEDULE
Scale: 3/8" = 1'-0"

Notes:
New Windows to be Painted Wood, Differentiate as Req'd.



S WOOD SHAKE SIDING



B BOARD & BATTEN WOOD SIDING



R COMPOSITION SHINGLE ROOFING

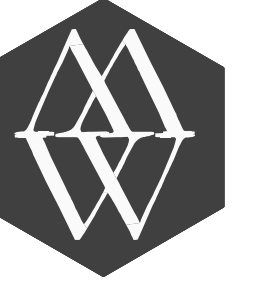
Attachment 5



T FASCIA / TRIM (PAINTED WOOD)



W WINDOWS (PAINTED WOOD)



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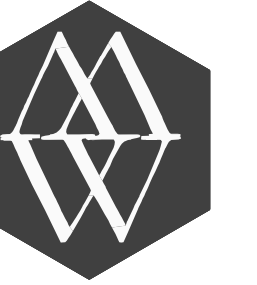
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2024



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2024



Façade (no changes proposed), view looking east.



Façade and south elevation (no changes proposed), view looking northeast.



Rear elevation, view looking west. Addition proposed for the non-historic vertical wood laundry room.



Rear elevation, view looking west. Addition proposed for the non-historic vertical wood laundry room.



View from 12th Avenue, looking north. The orange storypoles are minimally visible, area indicated with arrow.



View of proposed addition from southeast corner of property, near the detached garage, looking north.



North elevation, view looking southwest. Fenestration changes proposed.



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

February 24, 2025
PUBLIC HEARINGS

TO: Historic Resources Board Commissioners

SUBMITTED BY: Jacob Olander, Associate Planner

SUBJECT: **DS 24300 (Casanova All the Way LLC):** Consideration of a Determination of Consistency with the Secretary of the Interior's Standards for Design Study application DS 24300 (Casanova All the Way LLC), for the demolition of the non-historic northeast corner of the house, the construction of a 57-square-foot addition, the rebuilding of non-historic deck stairs on the north elevation, and the widening of the front porch steps to 13 feet wide at the historic "Connolly-Search House" located at the northeast corner of Casanova Street and 13th Avenue in the Single-Family Residential (R-1) District. APN: 010-175-011.

RECOMMENDATION:

Adopt a Resolution (Attachment 1) issuing a Determination of Consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties for the demolition of the non-historic northeast corner of the house, the construction of a 57-square-foot addition, the rebuilding of non-historic deck stairs on the north elevation, and the widening of the front porch steps to 13 feet wide at the historic Connolly-Search House located at the northeast corner of Casanova Street and 13th Avenue in the Single-Family Residential (R-1) District. APN: 010-175-011.

BACKGROUND/SUMMARY:

EXECUTIVE SUMMARY

The project is for the demolition of the non-historic northeast corner of the house, the construction of a 57-square-foot addition, the rebuilding of non-historic deck stairs on the north elevation, and the widening of the front porch steps to 13 feet wide at the historic Connolly-Search House. Additions and alterations to historic properties require a Determination of Consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties ("Secretary's Standards"). The project has been reviewed by qualified professional Margaret (Meg) Clovis, and the project is consistent with the Secretary's Standards as proposed.

Background/Summary

The Connolly-Search House was constructed in 1908 by Mary Connolly, who was a member of Carmel's Arts and Crafts Club. It was purchased by Frederick Willis Search in 1914, and he lived in the house until his death in 1932. Per the historic evaluation prepared by Kent Seavey, the American Foursquare-style (Vernacular) house is significant under California Register Criterion 2 for the contributions of Frederick Willis Search (1853-1932), nationally known educator and community activist, and under Criterion 3 in the area of architecture as an early example of Carmel's residential architecture.

The Connolly-Search House is located on an 8,005-square-foot parcel at the northeast corner of Casanova Street and 13th Avenue. The residence is one and one half stories and 1,587 square feet in area. The floor area of the residence will be increased to 1,644 square feet if the addition is approved. The front entrance on 13th Avenue is accessed via a wood gate set on an ivy-covered wood fence. A detached garage/guesthouse is located at the southeast corner of the lot. A Department of Parks and Recreation form (DPR 523A) was prepared for the Connolly-Search House in 2005 (Attachment 2). The character-defining features of the house include:

- 1 ½ story massing and square plan.
- Wood shingle exterior wall cladding.
- Medium-pitched hipped roof with hipped roof dormers.
- Exterior brick chimney.
- Single and paired wood casement windows.
- Bow window on south elevation.

The Connolly-Search House maintains overall integrity. The permitted changes to the house since its construction in 1908 are listed below.

- BP# 309 (10/1921): Construct garage.
- BP# 2184 (5/23/1951): Bedroom addition.
- BP# 2313 (5/6/1952): Construct new foundation and rebuild front porch.
- BP# 2324 (6/4/1952): Build 170 sq. ft addition on north and east elevations.
- BP# 3068 (7/25/1957): Reroof front porch roof.
- BP# 3076 (8/16/1957): Build 432 sq. ft. new garage in the same location as the former garage.
- BP# 3553 (7/15/1960): Remodel kitchen and add 67 sq. ft. Replace roof over entry porch.
- BP# 10-160R (10/4/2010): Replace additions on the north and east elevations, replace the entry porch on the south elevation, replace deteriorated shingles in kind, replace bubble skylight with flat skylight (north elevation), construct new guest house on the rear of garage, reroof porch, build new stairs to porch on north (rear) elevation, add 199 sq. ft.

The work done in 2010 was approved by the Historic Resource Board on July 10, 2010, and was determined to be consistent with the Secretary of the Interior's Standards for Rehabilitation.

PROJECT DESCRIPTION

The property is an 8,005-square-foot lot located at the northeast corner of Casanova Street and 13th Avenue. The project consists of the demolition of the non-historic northeast corner of the house, the construction of a 57-square-foot addition at the northeast corner of the house, the rebuilding of non-historic deck stairs on the north elevation, and the widening of the already heavily modified front porch steps to 13 feet - the current width of the front porch.

The Historic Resources Board is being asked to review the project and issue a Determination of Consistency with the Secretary's Standards.

STAFF ANALYSIS

Secretary of the Interior's Standards. Per Carmel-by-the-Sea Municipal Code (CMC) Section 17.32.120, Alteration of Historic Resources, the proposed project shall first obtain a determination of consistency with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (Standards). The Standards identify four primary treatment approaches to historic resources: preservation,

rehabilitation, restoration, and reconstruction. Rehabilitation is the recommended standard of treatment for this project. Rehabilitation is *the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values* (36 CFR 67.2(b)).

The Secretary's Standards include ten criteria for evaluating modifications to historic resources (Attachment 3). A Phase II Evaluation of the proposed project (Attachment 4) was prepared by a City-contracted qualified professional, Margaret (Meg) Clovis, on January 10, 2025. Upon review of the project plans (Attachment 5), Ms. Clovis found that Standards #1, 2, 9, and 10 are applicable to the project, and Standards #3, 4, 5, 6, 7, and 8 are not applicable. The evaluation concludes that the project, as proposed, meets the applicable *Secretary of the Interior's Standards for Rehabilitation* and will not have a significant impact on the historic resource. Staff concurs with Ms. Clovis' evaluation. Below is an analysis of the Standards.

Standard One

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

Phase II Historic Assessment: The Connolly-Search House has been a single-family residence since it was constructed in 1908. The proposed project does not change the historic use of the house. The proposed work will be concentrated on non-historic additions to the house and on the front porch, which has been modified as well. There will be no changes to distinctive materials, features, spaces, and spatial relationships. The proposed work is consistent with Standard One.

Standard Two

The historic character of a property will be retained and reserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Phase II Historic Assessment: The front porch steps will be widened to 13 feet, which is the width of the porch. The enclosed walls that flank the steps will be replaced with a handrail and banisters. The survey form (Attachment 2) states that, "[T]he original raised entry porch, centered on the south (front) elevation was capped by a pergola, that was covered by a hipped roof in the 1960 remodel." Building permits record additional changes including rebuilding the porch in 1952; a reroof of the porch in 1957; and adding a new porch roof in 2010. The porch has been rebuilt in 1952, 1957, 1960, and 2010. Therefore, no original distinctive materials remain and therefore no distinctive materials, features, spaces, or spatial relationships will be impacted by the project. The proposed work will not affect the historic character of the property and is consistent with Standard Two.

Standard Three

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.

Phase II Historic Assessment: No conjectural features or architectural elements that would create a false sense of history are planned for the project. This Standard is not applicable.

Standard Four

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Phase II Historic Assessment: There have been additions to the house in 1951, 1952, 1960, and 2010;

however, none of these additions have acquired historic significance in their own right. This Standard is not applicable.

Standard Five

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Phase II Historic Assessment: The front porch has been rebuilt and remodeled numerous times, leaving no distinctive materials, features, finishes, construction techniques or craftsmanship from the period of significance. This Standard is not applicable.

Standard Six

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Phase II Historic Assessment: This project does not focus on the repair of historic features. Standard Six is not applicable.

Standard Seven

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Phase II Historic Assessment: Surface cleaning is not proposed for this project. This Standard is not applicable.

Standard Eight

Archeological resources will be protected and preserved in place.

Phase II Historic Assessment: The property is not in the Archeological Overlay Zone and no archeological resources have been located on the site. This Standard is not applicable.

Standard Nine

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

Phase II Historic Assessment: The deck will be modified on the north elevation and a 57 sq. ft. addition will be built on the northeast corner of the house. Both of these projects will be located on non-historic portions of the house.

The front porch steps will be widened to 13 feet, the current width of the front porch. The porch and steps are currently enclosed with horizontal wood siding, that appears to match the 2010 addition on the east elevation. The porch currently has a shed roof; however, the survey form notes that the front porch was once covered by a pergola which was replaced by a hipped roof in 1960. It is interesting to note that the front porch is not included in the building footprint on any of the Sanborn Maps (1924, 1930, and 1962). There are no original plans for the house and no historic photographs have been located. Building permits record changes to the front porch in 1952, 1957, 1960, and 2010. Due to the multiple reconstructions of the porch, it is impossible to determine what it originally looked like.

For porches that are missing or that have been replaced, the *Secretary of the Interior's Standards and Guidelines* recommend that a new porch “may be an accurate restoration based on documentary and physical evidence, but only when the historic entrance or porch to be replaced coexisted with the features currently on the building. Or it may be a new design that is compatible with the size, scale, material, and color of the historic building.”

Since there is no documentary evidence to base the replication of the original stairs and porch, a compatible design is an acceptable alternative. The proposed new design (see Attachment 5, Plan Sheet A.5) is simple and will be differentiated from historic materials. It is compatible with the size, scale, material (wood), and color of the historic building. The proposed work is consistent with Standard Nine.

Standard Ten

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Phase II Historic Assessment: If the front porch and stairs are removed in the future the essential form and integrity of the historic house and its environment will not be impaired. The proposed work is consistent with Standard Ten.

Environmental Review: Staff recommends, pursuant to CEQA regulations, that the Application be found “not a project” pursuant to section 15378 of the CEQA Guidelines. The issuance of a determination of consistency does not grant any permits or entitlements approving a project that would result in a direct or indirect physical change in the environment. A CEQA analysis and determination will be conducted as part of the Design Study review.

FISCAL IMPACT:

N/A

ATTACHMENTS:

- Attachment 1 – Resolution
- Attachment 2 – DPR 523A Form
- Attachment 3 – Secretary’s Standards for Rehabilitation
- Attachment 4 – Phase II Report
- Attachment 5 – Project Plans

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

HISTORIC RESOURCES BOARD RESOLUTION NO. 2025-XXX-HRB

A RESOLUTION OF THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA ISSUING A DETERMINATION OF CONSISTENCY WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES FOR DESIGN STUDY APPLICATION 24300 (CASANOVA ALL THE WAY LLC) FOR THE DEMOLITION OF THE NON-HISTORIC NORTHEAST CORNER OF THE HOUSE, THE CONSTRUCTION OF A 57-SQUARE-FOOT ADDITION, THE REBUILDING OF THE NON-HISTORIC DECK STAIRS ON THE NORTH ELEVATION, AND THE WIDENING OF THE FRONT PORCH STEPS TO 13 FEET AT THE HISTORIC "CONNOLLY-SEARCH HOUSE" LOCATED AT THE NORTHEAST CORNER OF CASANOVA STREET AND 13TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT. APN: 010-175-011

WHEREAS, on October 7, 2024, David Solomon ("Applicant") submitted a Design Study application DS 24300 (Casanova All the Way LLC) described herein as ("Application") on behalf of Casanova All the Way LLC/Kimberly Nunes ("Owner"); and

WHEREAS, the Application has been submitted for the property located at the northeast corner of Casanova Street and 13th Avenue in the Single-Family Residential (R-1) District (Block 134, Lot 24 & 26); and

WHEREAS, the project site contains the historic "Connolly-Search House" listed on the Carmel Inventory of Historic Resources; and

WHEREAS, the proposed project involves the demolition of the non-historic northeast corner of the house, the construction of a 57-square-foot addition, the rebuilding of non-historic deck stairs on the north elevation, and the widening of the front porch steps to 13 feet; and

WHEREAS, in accordance with Carmel-by-the-Sea Municipal Code (CMC) Section 17.32.040.A (Residential District Track One Design Review), exterior alterations and additions that do not increase the existing floor area by more than 10 percent are eligible for track one design review; and

WHEREAS, in accordance with CMC Section 17.32.140 (Determination of Consistency with the Secretary's Standards), all major and minor alterations to historic resources shall require a determination of consistency with the Secretary's Standards; and

WHEREAS, in accordance with CMC Section 17.32.160 (Historic Evaluation Process for Major Alterations), a major alteration includes a substantial alteration as defined in CMC Section 17.70.030 and additions exceeding two percent of the existing floor area or volume; and

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

WHEREAS, Margaret Clovis, a qualified professional, prepared a Phase II Historic Assessment and made a determination of consistency with the Secretary's Standards; and

WHEREAS, Margaret Clovis found that the project components 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; and

WHEREAS, on February 14, 2025, a notice of public hearing was published in the Carmel Pine Cone for the February 24, 2025, Historic Resources Board meeting 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 February 14, 2025, the Applicant 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 February 21, 2025, 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 February 24, 2025, the Historic Resources Board held a duly noticed public hearing to receive public testimony regarding the Application, 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 herein above 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 Application is not "project" pursuant to section 15378 of the CEQA Guidelines. The issuance of a determination of consistency 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 **ADOPT** a Determination of Consistency with the Secretary of the Interior’s Standards for Design Study 24300 (Casanova All The Way LLC), for the Treatment of Historic Properties for the demolition of the non-historic northeast corner of the house, the construction of a 57-square-foot addition, the rebuilding of non-historic deck stairs on the north elevation, and the widening of the front porch steps to 13 feet wide at the historic “Connolly-Search House” located at the southwest corner of Lincoln Street and 10th Avenue in the Single-Family Residential (R-1) District. APN: 010-182-014-000.

PASSED, APPROVED, AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA this 24th day of February 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Jordan Chroman
Chair

Shelby Gorman
Historic Resources Board Secretary

PRIMARY RECORD

Primary #	
HRI #	Attachment 2
Trinomial	
NRHP Status Code	5S1
Other Listings	
Review Code	Reviewer
Date	

Page 1 of 3

Resource Name or #: (Assigned by recorder) *Connolly-Search Hse.*

P1. Other Identifier:

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 Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: City *Carmel by-the-Sea* Zip *93921*

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
NE cr. Casanova & 13th (Blk 134, Lots 24, 26)

Parcel No. *010-175-011*

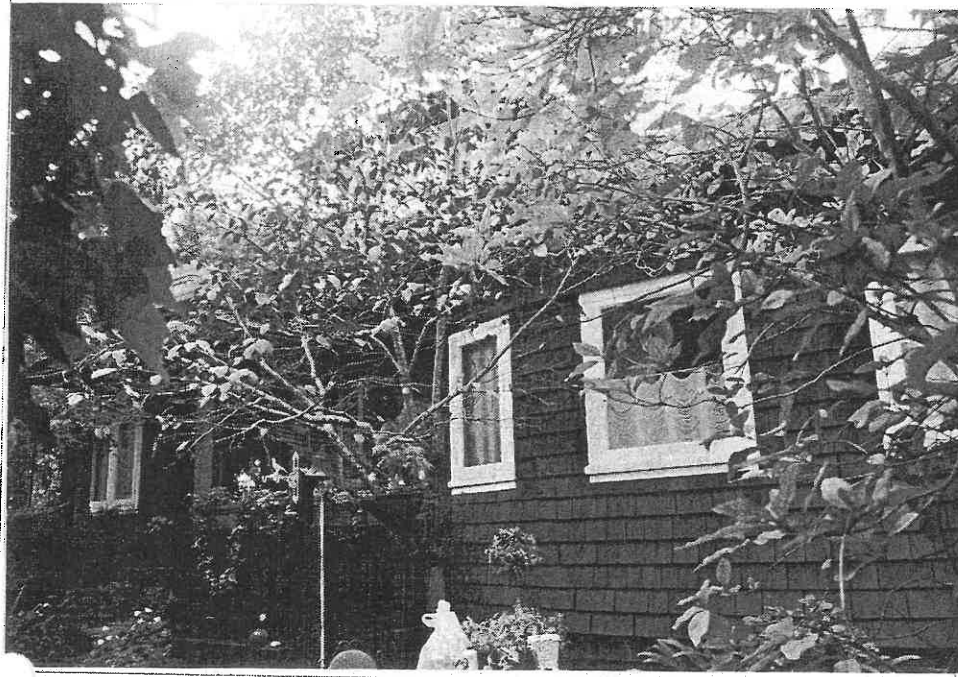
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-and-one-half story wood-framed American Foursquare style residence, basically square in plan, resting on a concrete foundation. The exterior wall cladding is a combination of wood shingle and horizontal wood shiplap siding. The shiplap is found along the east side as part of a 1952 room addition along this elevation. The medium-pitched hipped roof has hipped roof dormers high on the west and south elevations. The east and west could not be observed. The roof covering is composition shingle. There is an exterior eave wall brick chimney, found toward the south along the west side-elevation. The original raised porch entry, centered on the south (front) elevation was capped by a wooden pergola, that was covered by a hipped roof in a 1960 remodel. The roof is supported on two square wood posts. The low porch rail is enclosed by shiplap wood-siding. Fenestration is irregular, w/a combination of single and paired wood casement type windows. There are some four-light wood casement windows in the 1952 addition on the east. The property is embowered with a variety of mature trees, bamboo, and other thick foliage, making the house almost impossible to see from the street.

ib. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
Looking NW at s/facing facade, 6/10/01, #6372-28

P6. Date Constructed/Age and Sources
 Prehistoric Historic Both

1908 Irene Lagorio

P7. Owner and Address

*Kaye Scott
P.O. Box 3622
Carmel, CA 93921*

P8. Recorded by: (Name, affiliation, and address)

*Kent L. Seavey
Preservation Consultant
310 Lighthouse Ave.
Pacific Grove, CA 93950*

P9. Date Recorded: *6/21/2002*

P10. Survey Type: (Describe)
Carmel Historic Resource Inventory - 2001

Report Citation: (Cite survey report and other sources, or enter "none")
Carmel by-the-Sea Survey 1989-1996

- Attachments
- | | | | | |
|---------------------------------------|--|---|--|--|
| <input type="checkbox"/> NONE | <input checked="" type="checkbox"/> Continuation Sheet | <input type="checkbox"/> District Record | <input type="checkbox"/> Rock Art Record | <input type="checkbox"/> Other: (List) |
| <input type="checkbox"/> Location Map | <input checked="" type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Linear Feature Record | <input type="checkbox"/> Artifact Record | |
| <input type="checkbox"/> Sketch Map | <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Photograph Record | |

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Connolly-Search Hse.*

B1. Historic Name: *Mary A. Connolly Hse.*

B2. Common Name: *"All the Way"*

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *American Foursquare*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1908; small rm. add. along east side & NE cr. 1952 (Cbp# 2324); foundation work, rebuild front porch 1960 (Cbp#2313); Kitchen add to rear (north) 1960 (Cbp#3553)

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features: *add garage SE cr. of parcel 1921 (Cbp#309); new garage, same loc. 1957 (Cbp#3076)*

B9a. Architect:

b. Builder:

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940* Property Type: *single family residence* Applicable Criteria: *CR 2, 3*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Connolly-Search Hse. is significant under California Register criteria 2, for the contributions of Frederick Willis Search (1853-1932), nationally known educator, & community activist, and under criteria 3, in the area of architecture, as an early example of Carmel's residential architecture.

Frederick W. Search is best known as the founder of the public school system. His "Pueblo System" was developed in New Mexico and based "on the fundamental recognition of the individual." His published works included *An Ideal School, The Individual in Mass Education, The Ethics of the Public School*, and other titles. Prof. Search spoke widely on cultural subjects, delivering more than seven thousand lectures in his long career. He was known as "Carmel's Grand Old Man" for his support and leadership of Carmel's cultural community from 1914, when he arrived in the village, to his death in the early 1930s. His obituary notes that "every worthwhile community undertaking had his active support, more frequently leadership, and at the same time he maintained his innumerable connections with the country at large". A Chautauqua lecturer Prof. Search was also a musical scholar. His son, Frederick Preston Search was a classical musician, European trained, who became music director for the Del Monte Hotel, and led the Forest Theater orchestra for many years. The Search family maintained a small ranch near Jamesburg in the Carmel Valley where they raised turkeys and prize winning geese. The house itself is American Four-square in design, w/a wood shingle exterior wall cladding in keeping with the popular use of natural materials in California residential building at the time (1908). The Four-Square was essentially a pattern book design found between about 1905-1915. Its orderly arrangement of space made it popular w/homemakers. Early Carmel was a potpourri of pattern book and emerging Craftsman forms in the first decade of the twentieth century. It unifying factor was the almost universal use of natural wood exteriors, to fit comfortably into the forest setting of the village. Few of these housing forms remain as unaltered as the Connolly-Search Hse.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

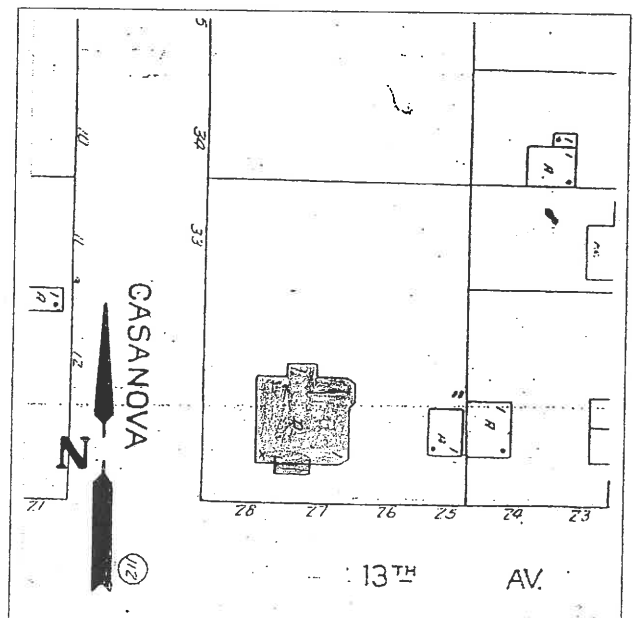
- Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
- Carmel Historic Context Statement 1997
- Hale, Sharron, *A Tribute to Yesterday*, Valley publishers: Santa Cruz, 1980
- Lagorio, Elena, *The Herald Weekend Magazine*, 4/17/77 pp. 11-17
- Sanborn fire insurance maps of Carmel 1924. 1930-62

B13. Remarks: *Zoning R-1
CHCS (AD/AC)*

B14. Evaluator: *Kent Seavey*

Date of Evaluation: *6/21/2002*

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3 Resource Name or #: (Assigned by recorder) *Connolly-Search Hse.*

Recorded by: *Kent L. Seavey*

Date *6/21/2002*

Continuation Update

B10. Little is known of the first owner, Mary A. Connolly, except that she was a member of the Arts and Crafts Club, and participated in the yearly International Dutch Market fund raisers. The Connolly-Search Hse. Clearly reflects the findings of, and is consistant with the 1997 Carmel Historic Context Statement, under the themes of architectural development and the development of art and culture.

SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES
Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

January 10, 2025

Phase Two Report for the Connolly-Search House (APN 010-175-011), Carmel-by-the-Sea, CA.

Executive Summary

The Connolly-Search House is located on the northeast corner of Casanova Street and 13th Avenue. The property was included in Carmel's 2001 Historic Resources Survey. The property was found eligible for listing under Criterion Two (Person) for its association with Frederick Willis Search, a noted educator and community activist within the historic context theme of Art and Culture. It was also found eligible for listing under Criterion Three (Architecture) within the historic context theme of Architectural Development. The house is an early example of Carmel's American Foursquare homes. The Connolly-Search House was listed on the Carmel Inventory of Historic Resources on May 25, 2005.

The house was built in 1908 by Mary Connolly who was a member of Carmel's Arts and Crafts Club. It was purchased by Search in 1914, and he lived in the house until his death in 1932. The historical evaluation prepared by Kent Seavey (recorded on DPR523 A & B survey forms) states that the house "is significant under California Register criterion 2 for the contributions of Frederick Willis Search (1853-1932), nationally known educator and community activist, and under criterion 3 in the area of architecture as an early example of Carmel's residential architecture."

The survey form notes the following additions and alterations to the house:

- BP# 309 (10/1921): Construct garage.
- BP# 2184 (5/23/1951): Bedroom addition.
- BP# 2313 (5/6/1952): Construct new foundation and rebuild front porch.
- BP# 2324 (6/4/1952): Build 170 sq. ft addition on north and east elevations.
- BP# 3068 (7/25/1957): Reroof front porch roof.
- BP# 3076 (8/16/1957): Build 432 sq. ft. new garage in the same location as the former garage.
- BP# 3553 (7/15/1960): Remodel kitchen and add 67 sq. ft. Replace roof over entry porch.

The following work was not recorded on the 2002 survey form:

- BP# 10-160R (10/4/2010): Replace additions on the north and east elevations, replace the entry porch on the south elevation, replace deteriorated shingles in kind, replace bubble skylight with flat skylight (north elevation), construct new guest house on the rear of garage, reroof porch, build new stairs to porch on north (rear) elevation, add 199 sq. ft.

This work was approved by the Historic Resources Board on July 10, 2010, and was determined to be consistent with the Secretary of the Interior's Standards for Rehabilitation.

Character-Defining Features

A character-defining feature is an aspect of a building's design, construction, or detail that is representative of the building's function, type, or architectural style. Generally, character-defining features include specific building systems, architectural ornament, construction details, massing, materials, craftsmanship, site characteristics and landscaping within the period of significance¹. The period of significance for the Connolly-Search House is 1908-1932.

In order for an important historic resource to preserve its significance, its character-defining features must be retained to the greatest extent possible. An understanding of a building's character-defining features is a crucial step in developing a plan that incorporates an appropriate level of rehabilitation. Kent Seavey outlines the following character-defining features for the Connolly-Search House:

- 1 ½ story massing and square plan.
- Wood shingle exterior wall cladding.
- Medium-pitched hipped roof with hipped roof dormers.
- Exterior brick chimney.
- Single and paired wood casement windows.
- Bow window on south elevation.

Proposed Project Description

The project includes the following exterior changes to the property:

- a) A 57 sq. ft addition and new entry porch will be added to the non-historic northeast corner of the house (see Plan Sheet A.0). This area of the house was modified in 1952 and in 2010.
- b) The non-historic deck stairs on the north elevation will be rebuilt (see Plan Sheet A.1).
- c) The front porch steps will be widened to 13 feet wide on the modified front entry porch (south elevation); the porch stairs railing will be changed from solid shiplap to a hand rail with banisters (see Plan Sheet A.3).

The Secretary of the Interior's Standards for Rehabilitation

Compliance Evaluation

As a historical resource, the Connolly-Search House is subject to review under the California Environmental Quality Act (CEQA). Generally, under CEQA, a project that follows the *Standards for Rehabilitation* contained within *The Secretary of the Interior's Standards for the Treatment of Historic Properties* is considered to have mitigated impacts to a historical resource to a less-than-significant level (CEQA Guidelines 15064.5).

¹ The historical evaluation states that the period of significance of the Connolly-Search House is 1904-1940. However, per the National Park Service, the Period of Significance for a property eligible under Criterion 2 is the period of time the significant person was associated with the house, in this case 1914 to 1932. For properties eligible under Criterion 3 the Period of Significance is the date of construction and/or the dates of any significant alterations or additions. Therefore, the Period of Significance for the Connolly-Search House is 1908-1932.

The compliance of the proposed work on the Connolly-Search House is reviewed below with respect to the *Rehabilitation Standards*. The Standards are indicated in italics, followed by a discussion regarding the project's consistency or inconsistency with each Standard.

Rehabilitation is defined as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values." (36 CFR 67.2(b)).

Standard One

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The Connolly-Search House has been a single-family residence since it was constructed in 1908. The proposed project does not change the historic use of the house. The proposed work will be concentrated on non-historic additions to the house and on the front porch, which has been modified as well. There will be no changes to distinctive materials, features, spaces, and spatial relationships. The proposed work is consistent with Standard One.

Standard Two

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.

The front porch steps will be widened to 13 feet, which is the width of the porch. The enclosed walls that flank the steps will be replaced with a hand rail and banisters. The survey form states that, "The original raised entry porch, centered on the south (front) elevation was capped by a pergola, that was covered by a hipped roof in the 1960 remodel." Building permits record additional changes including rebuilding the porch in 1952; a reroof of the porch in 1957; and adding a new porch roof in 2010. The porch has been rebuilt in 1952, 1957, 1960, and 2010, therefore no original distinctive materials remain and therefore no distinctive materials, features, spaces, or spatial relationships will be impacted by the project. The proposed work will not affect the historic character of the property and is consistent with Standard Two.

Standard Three

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.

No conjectural features or architectural elements that would create a false sense of history are planned for the project. This Standard is not applicable.

Standard Four

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

There have been additions to the house in 1951, 1952, 1960, and 2010, however none of these additions have acquired historic significance in their own right. This Standard is not applicable.

Standard Five

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The front porch has been rebuilt and remodeled numerous times, leaving no distinctive materials, features, finishes, construction techniques or craftsmanship from the period of significance. This Standard is not applicable.

Standard Six

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

This project does not focus on the repair of historic features. Standard Six is not applicable.

Standard Seven

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Surface cleaning is not proposed for this project. This Standard is not applicable.

Standard Eight

Archeological resources will be protected and preserved in place.

The property is located within the Archeological Overlay Zone, but no archeological resources have been located on the site. This Standard is not applicable.

Standard Nine

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

The deck will be modified on the north elevation and a 57 sq. ft. addition will be built on the northeast corner of the house. Both of these projects will be located on non-historic portions of the house.

The front porch steps will be widened to 13 feet, the current width of the front porch. The porch and steps are currently enclosed with horizontal wood siding, that appears to match the 2010 addition on the east elevation. The porch currently has a shed roof; however, the survey form notes that the front porch was once covered by a pergola which was replaced by a hipped roof in 1960. It is interesting to note that the front porch is not included in the building footprint on any of the Sanborn Maps (1924, 1930, and 1962). There are no original plans for the house and no historic photographs have been located. Building permits record changes to the front porch in 1952, 1957, 1960, and 2010. Due to the multiple reconstructions of the porch, it is impossible to determine what it originally looked like.

For porches that are missing or that have been replaced, the *Secretary of the Interior's Standards and Guidelines* recommend that a new porch "may be an accurate restoration based on documentary and physical evidence, but only when the historic entrance or porch to be replaced coexisted with the features currently on the building. Or it may be a new design that is compatible with the size, scale, material, and color of the historic building."

Since there is no documentary evidence to base the replication of the original stairs and porch, a compatible design is an acceptable alternative. The proposed new design (see Plan Sheet A.5) is simple and will be differentiated from historic materials. It is compatible with the size, scale, material (wood), and color of the historic building. The proposed work is consistent with Standard Nine.

Standard Ten

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

If the front porch and stairs are removed in the future the essential form and integrity of the historic house and its environment will not be impaired. The proposed work is consistent with Standard Ten.

Conclusion

The proposed project meets Standards One, Two, Nine and Ten of the *Secretary of the Interior's Standards and Guidelines for Rehabilitation*. Standards Three, Four, Five, Six, and Seven are not applicable. The proposed project will not have a significant impact on the historic resource.

Respectfully Submitted,

Margaret Clovis



Figure 1: Front (south) elevation.



Figure 2: Addition (2010) on east elevation.



Figure 3: West elevation.



Figure 4: North elevation showing 2010 remodel.

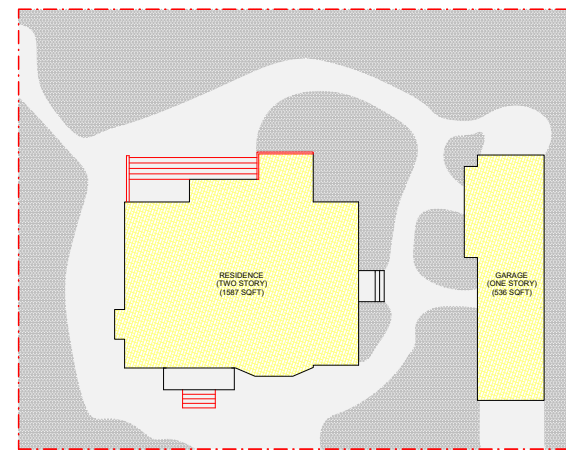


Figure 5: View of front porch.



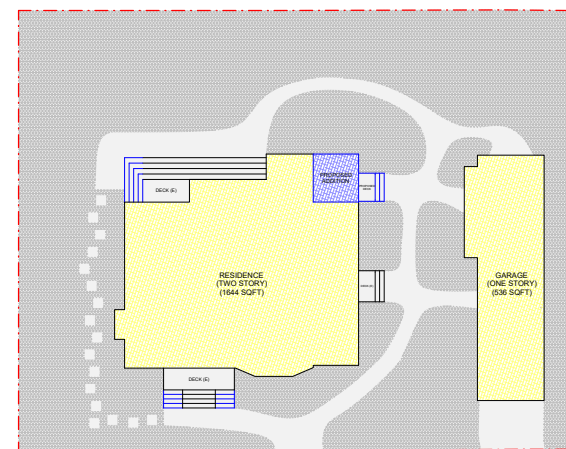
Figure 6: View of front porch showing shed roof.

EXISTING CONDITIONS



RESIDENCE / GARAGE
 EXISTING PLANTED AREA
 DEMO
 EXISTING SITE COVERAGE

PROPOSED CONDITIONS



RESIDENCE / GARAGE
 PROPOSED PLANTED AREA
 PROPOSED
 PROPOSED SITE COVERAGE

PROJECT DATA

AREA	
LOT AREA	8005 SQFT
EXISTING FLOOR AREA	1587 SQFT
PROPOSED FLOOR AREA	1644 SQFT
ADDED FLOOR AREA	57 SQFT
% FA ADDED OF TOTAL FA	3.6%

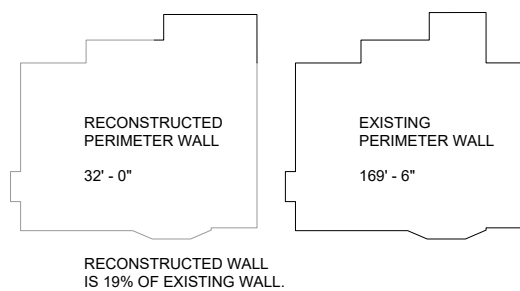
OVERLAPPING FLOOR AREA	
AREAS OVERLAP	250 SQFT
AREAS NOT OVERLAP	1394 SQFT

PROPOSED HEIGHTS		
	1ST STORY	2ND STORY
MAXIMUM PLATE HEIGHT	13' - 3"	18' - 4"
MAXIMUM RIDGE HEIGHT	20' - 8"	20' - 8"
TOTAL HEIGHT	20' - 8"	

SITE COVERAGE <small>(ALLOWED: 651 SQFT OR 8% w/ SOILS)</small>			
	EXISTING	CHANGED	PROPOSED
SITE COVERAGE	2275 SQFT	-1331 SQFT	944 SQFT
% SITE COVERAGE	28.4%	-16.6%	11.8%
LANDSCAPE AREA	4147 SQFT	+1265 SQFT	5412 SQFT
PERMEABLE / SEMI <small>(Sand-set Pavers, Spaced Decking, Stones)</small>	2172 SQFT	-1331 SQFT	841 SQFT
IMPERMIABLE <small>(Asphalt)</small>	103 SQFT	0 SQFT	103 SQFT

SETBACKS	
SIDEYARD	3 FT
SETBACK 13TH AVE	5 FT
SETBACK CASANOVA ST.	15 FT

RECONSTRUCTED STRUCTURE DIAGRAM



VISUALIZATION



VIEW FROM SOUTHEAST CORNER INSIDE GATE OFF 13TH AVE

PROJECT INFORMATION

CLIENT: CASANOVA ALL THE WAY, LLC
 PROJECT ADDRESS:
 CASANOVA STREET & 13TH AVENUE
 CARMEL, CALIFORNIA
 BLOCK 134 / LOTS 24, 26
 APN: 010 175011

PROJECT DESCRIPTION

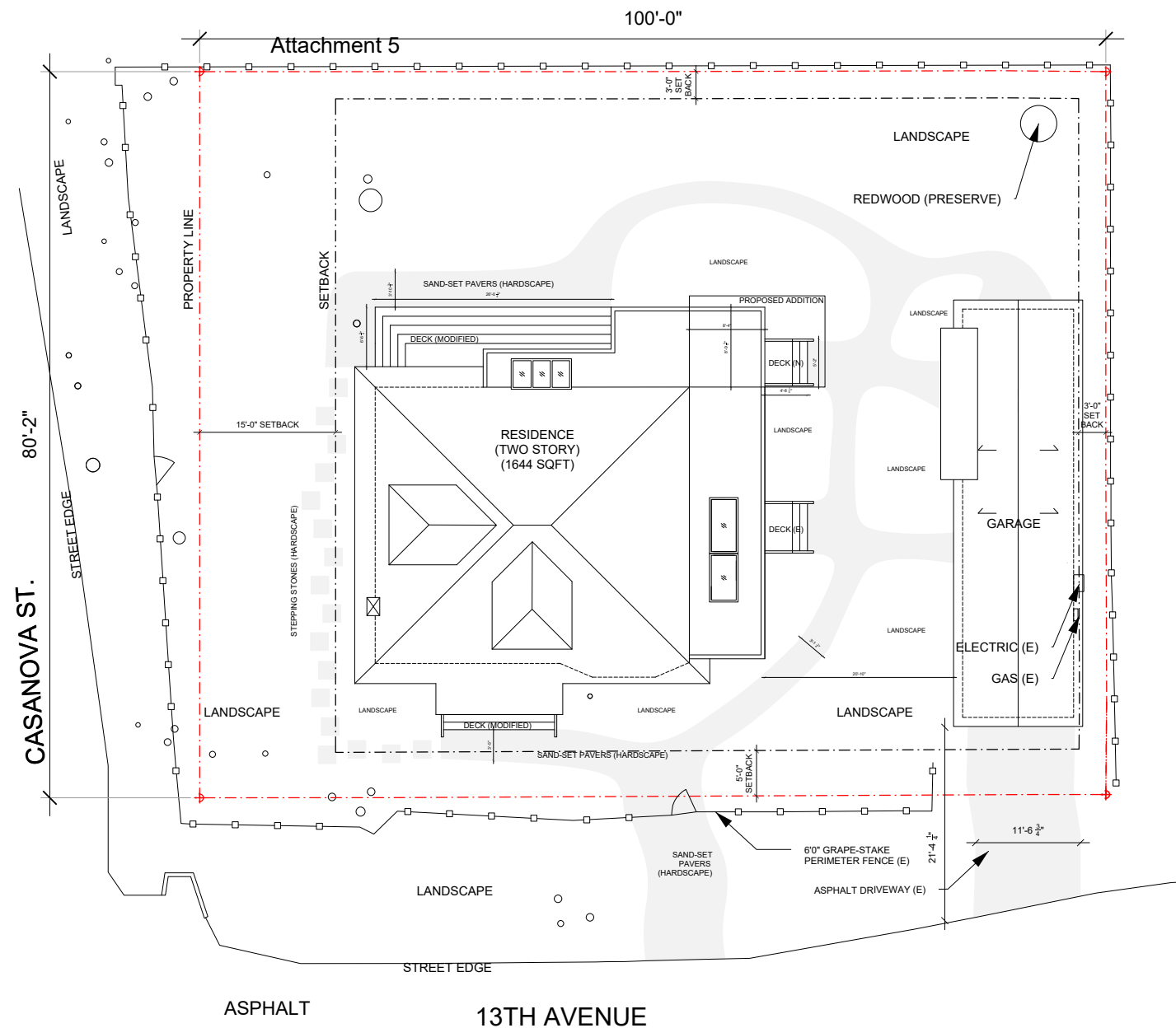
THE EXISTING RESIDENCE IS A HISTORIC STRUCTURE WITH LATER ADDITIONS OF LIVING SPACE ON THE NORTH AND EAST FACADES AND AN EXTERIOR PORCH ON THE SOUTH (13TH STREET) FACADE. A GARAGE STRUCTURE PARALLELS THE EAST PROPERTY LINE WITH THE CAR ENTRANCE ON THE SOUTH (13TH).

THE PROJECT INVOLVES EXPANDING THE PRIMARY BATHROOM AND REMODELING THE GUEST BATHROOMS. THIS ADDITION AND REMODEL AIM TO ENHANCE THE FUNCTIONALITY OF THE LIVING SPACES WHILE MAINTAINING THE HISTORICAL INTEGRITY OF THE STRUCTURE.

THE REMODEL REQUESTS NO EXTRA WATER CREDITS. WATER CREDITS WILL BE BALANCED.

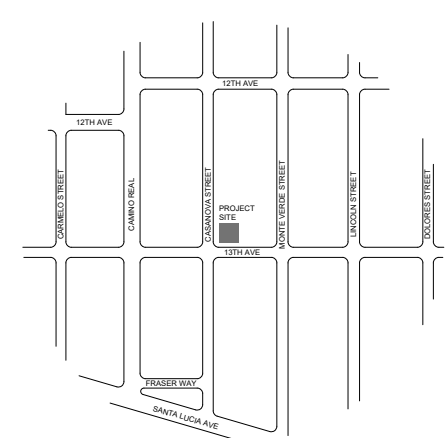
SHEET INDEX

- 0 TITLE SHEET
- 1 EXISTING & PROPOSED SITE PLAN
- 2 AS BUILT / DEMO FLOOR PLANS
- 3 PROPOSED FLOOR PLANS
- 4 AS BUILT ELEVATIONS
- 5 PROPOSED ELEVATIONS
- 6 EXISTING AND PROPOSED STREET ELEVATIONS
- 7 GARAGE ELEVATIONS (NO CHANGE)
- 8 AS BUILT AND PROPOSED ROOF PLAN
- 9 DOOR SCHEDULE
- 10 WINDOW AND SKYLIGHT SCHEDULE

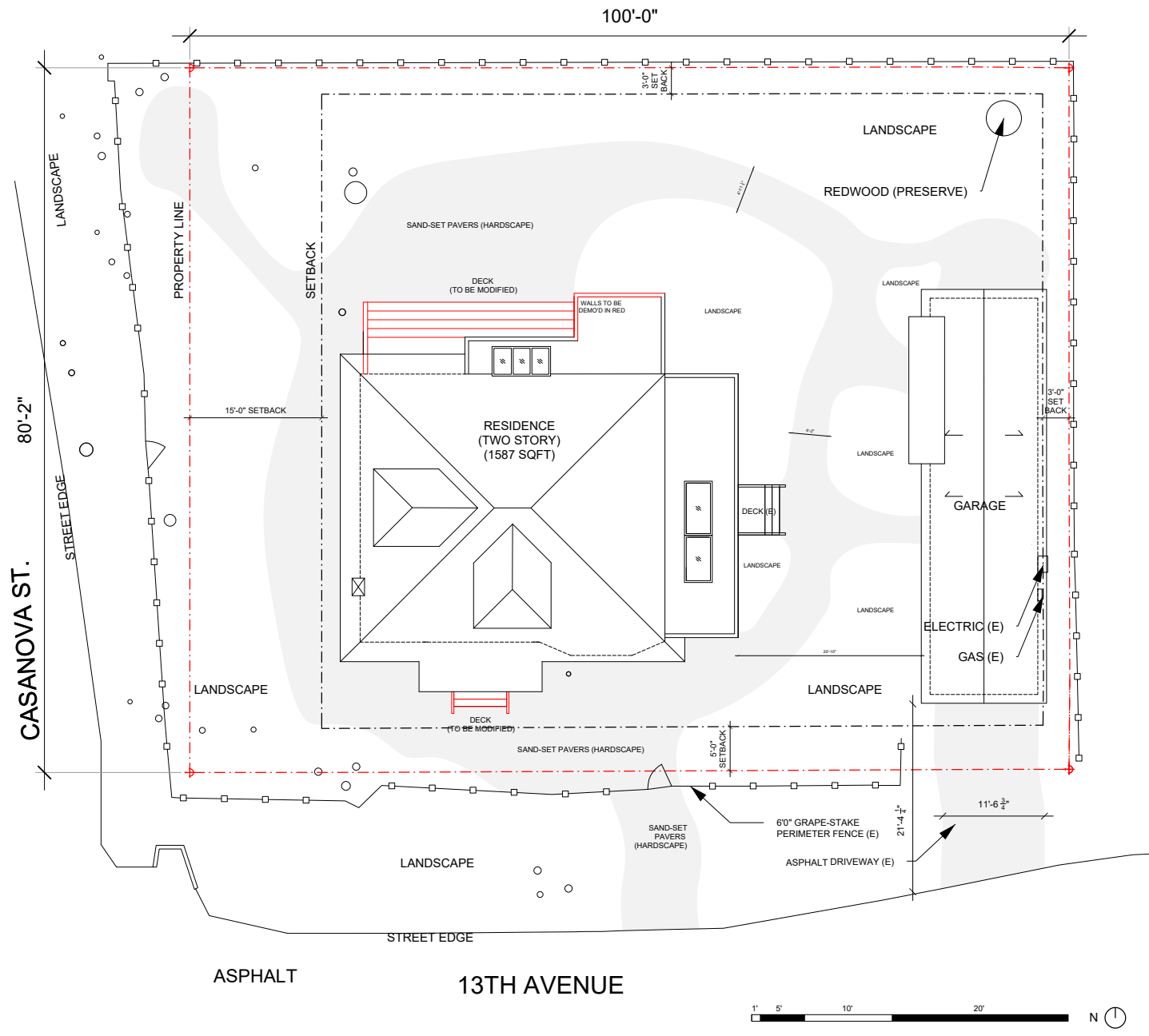


PROPOSED SITE PLAN

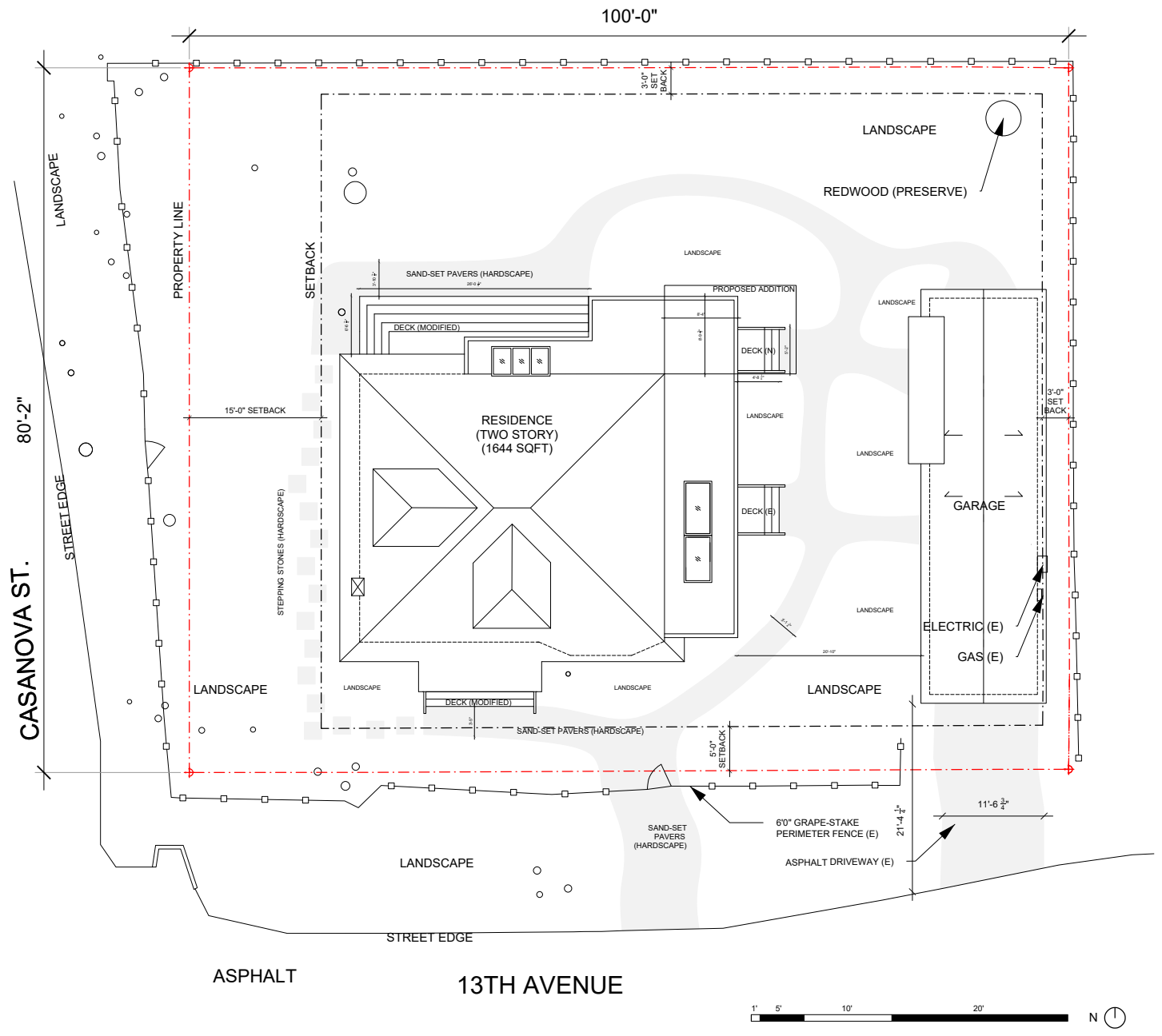
LOCATION MAP



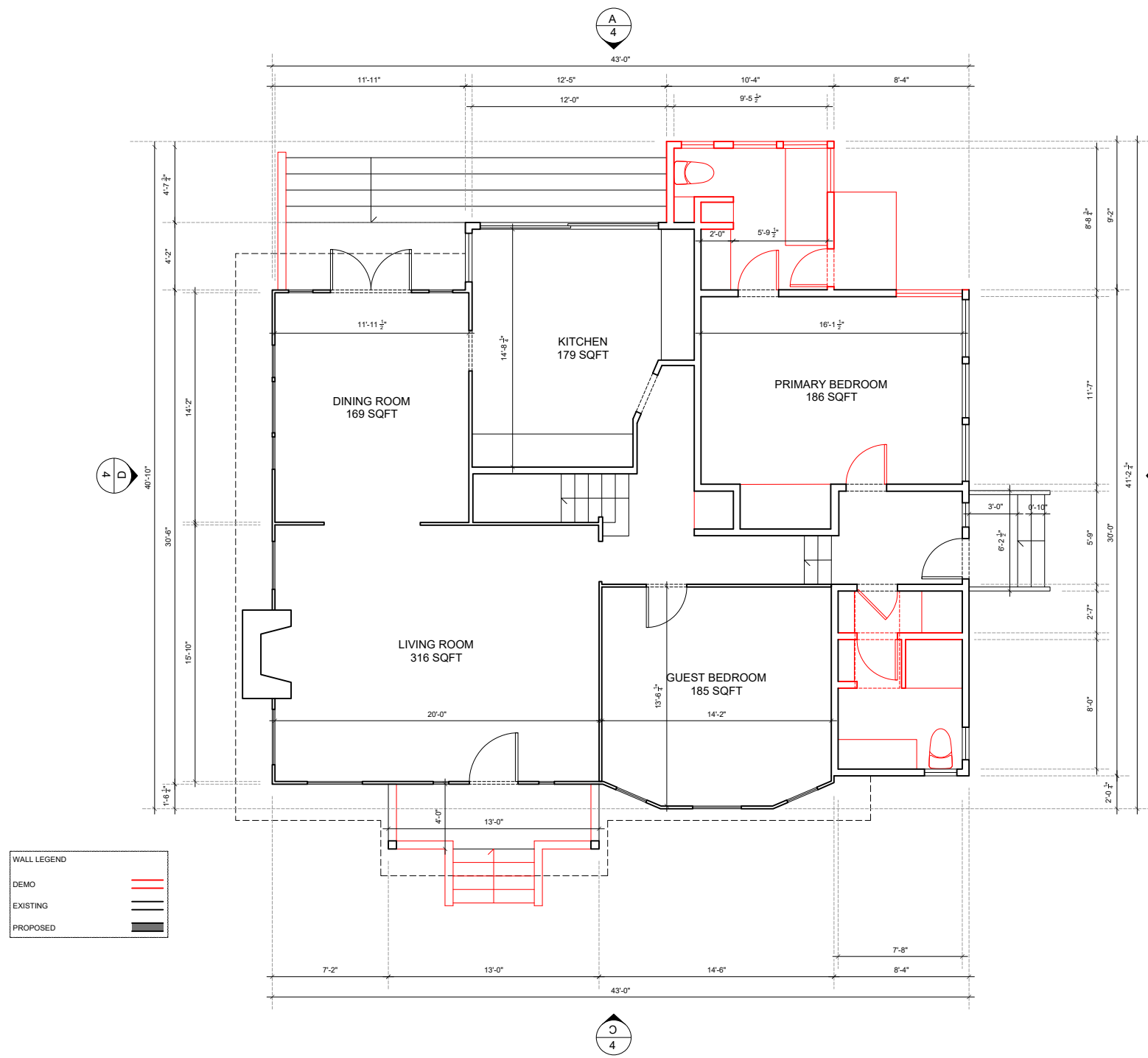
OFFICE: 90012 CALIFORNIA
 1667 N MAIN STREET SUITE B-201
 LOS ANGELES, CA 90012
 DAVID@ODODO-OFFICE.COM
 415 250 1224
 ALLTHEWAY
 NE CORNER OF CASANOVA & 13TH STREET
 CASANOVA ALL THE WAY, LLC
 CONTRACTOR: LANDSCAPE DESIGNER
 WATER STORAGE
 GEOTECH ENGINEER
 CIVIL ENGINEER
 STRUCTURAL ENGINEER
 12.16.2024
 1/8"=1'
 PLANNING PERMIT SET
 SITE PLAN
A



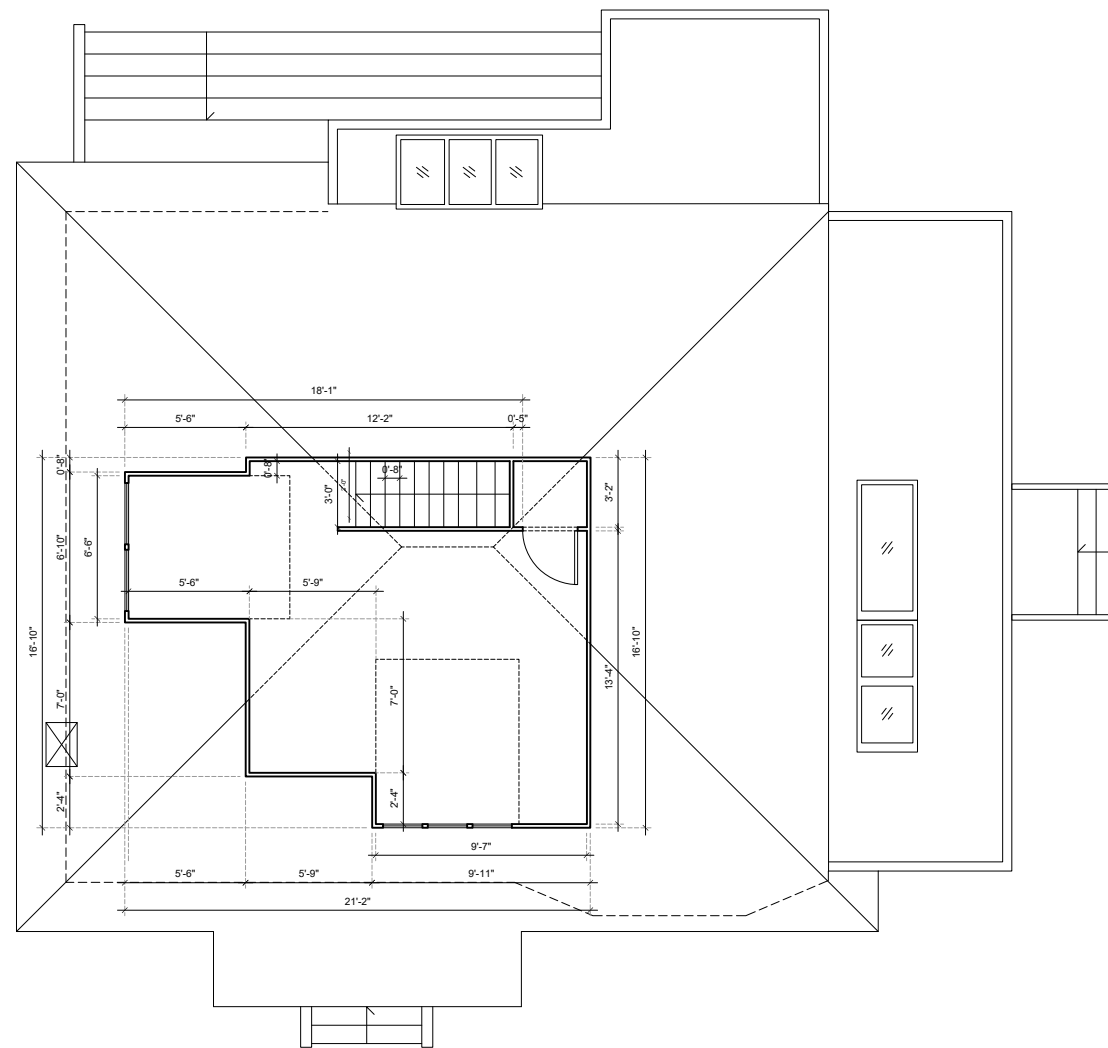
EXISTING SITE PLAN



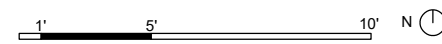
PROPOSED SITE PLAN

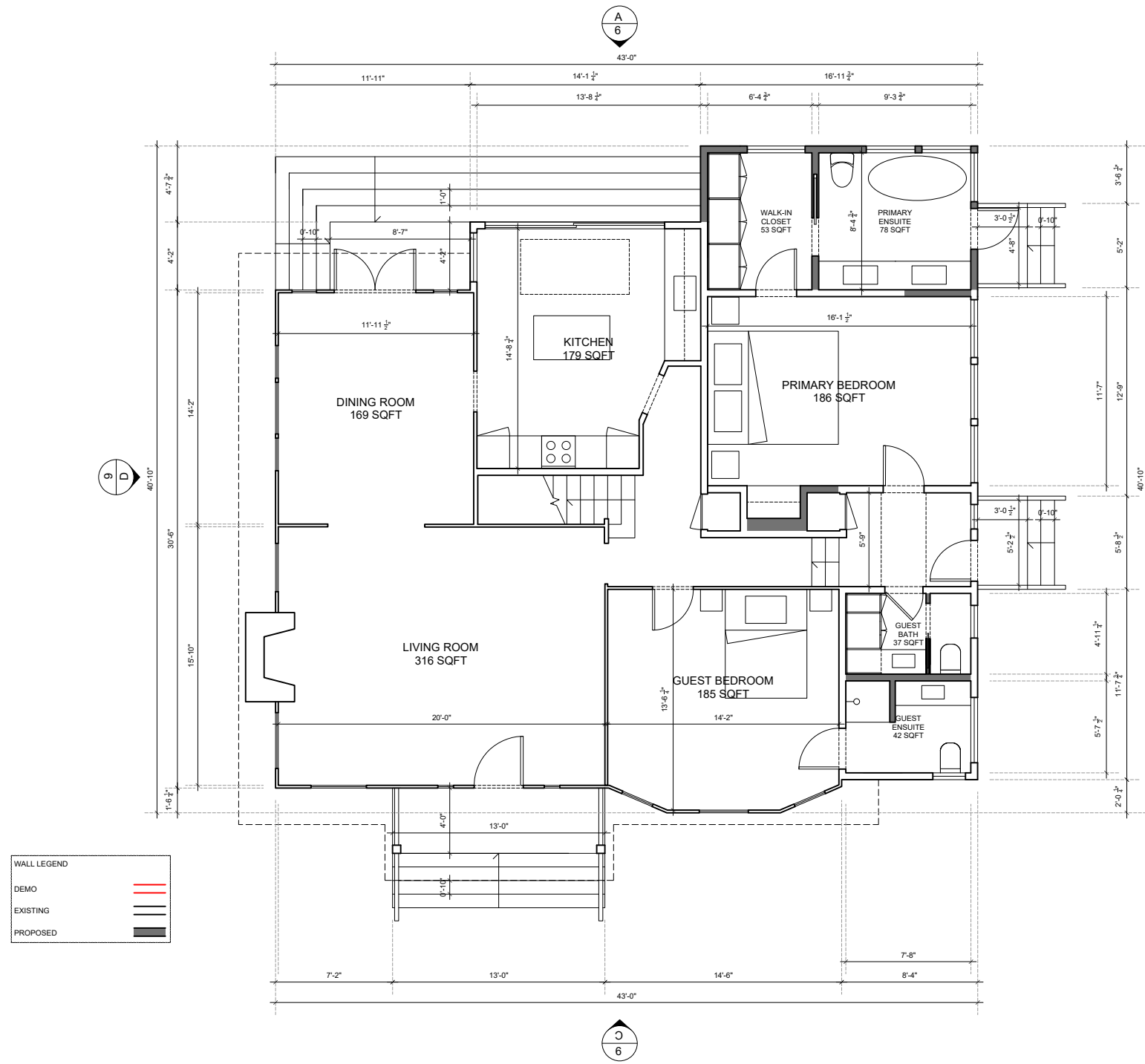


AS-BUILT / DEMO GROUND FLOOR PLAN

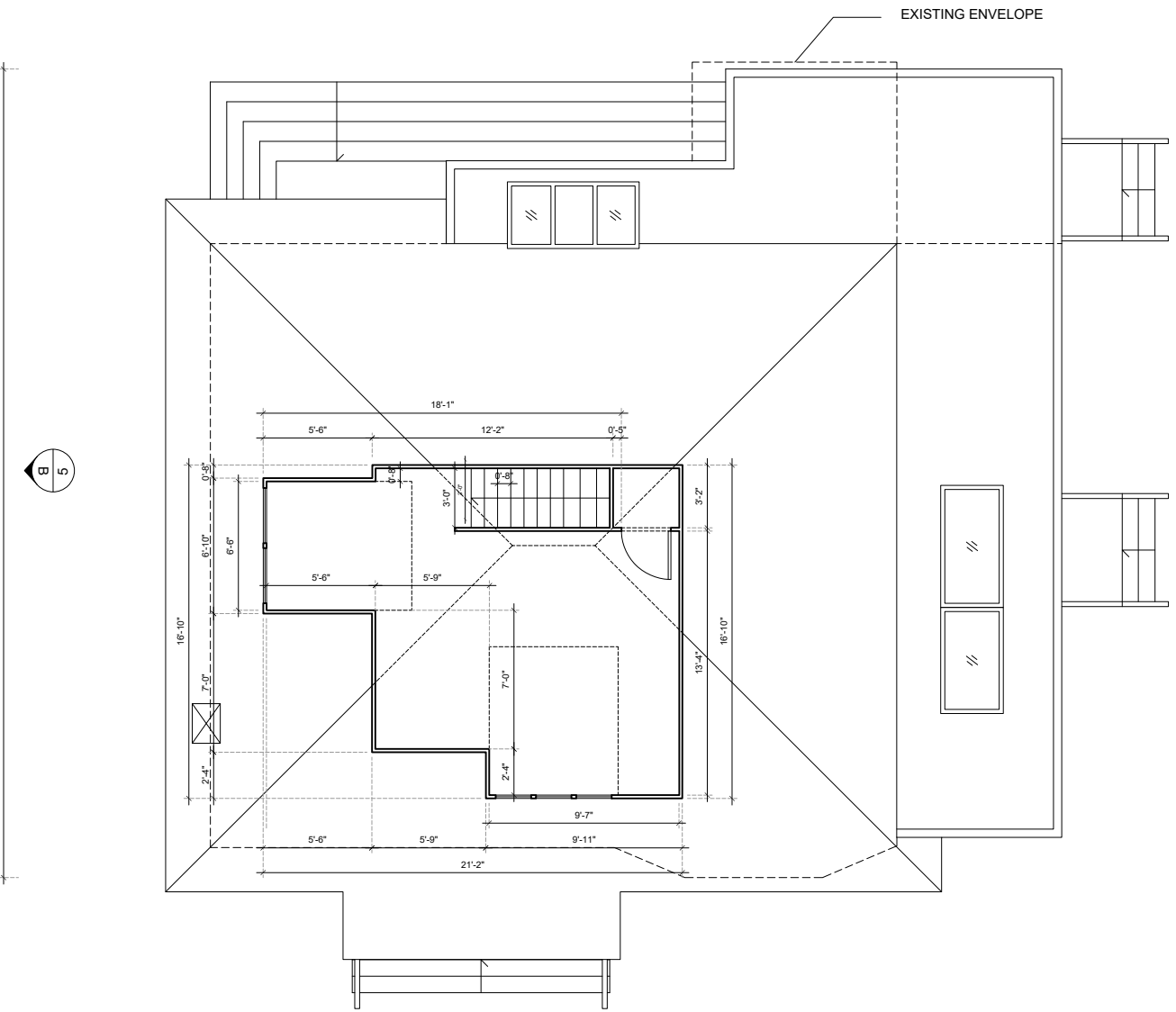


AS-BUILT SECOND FLOOR PLAN

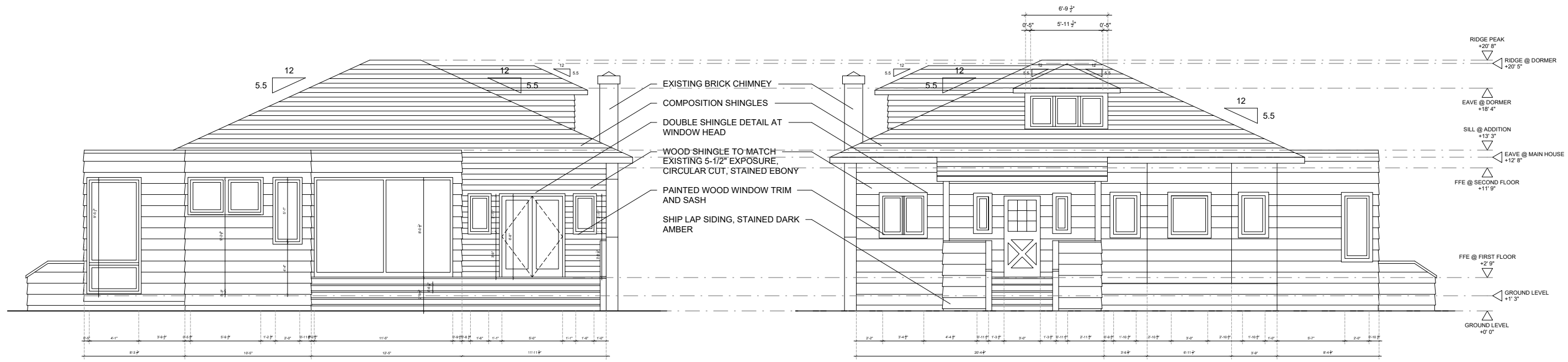




PROPOSED GROUND FLOOR PLAN

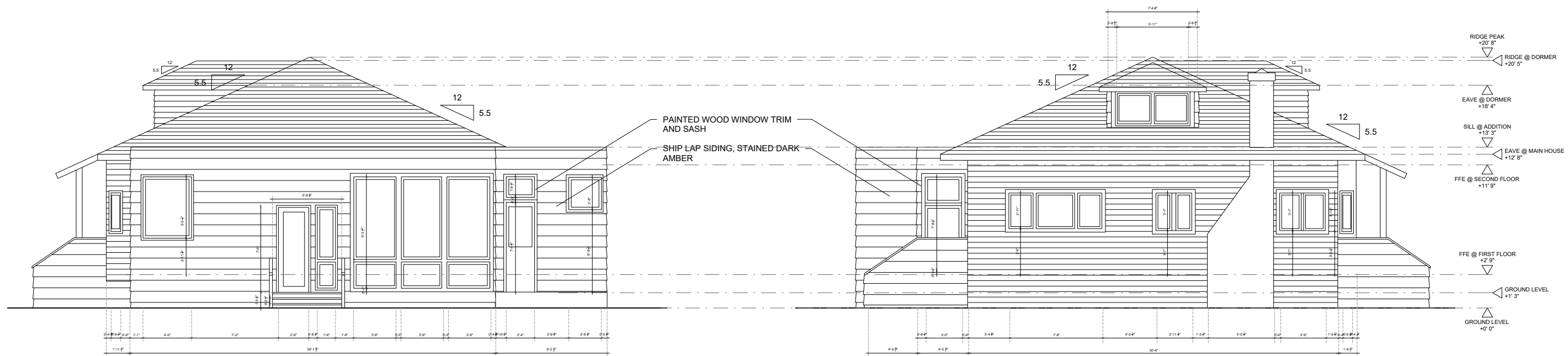


PROPOSED SECOND FLOOR PLAN



A - NORTH ELEVATION

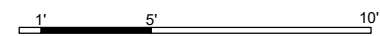
C - SOUTH ELEVATION

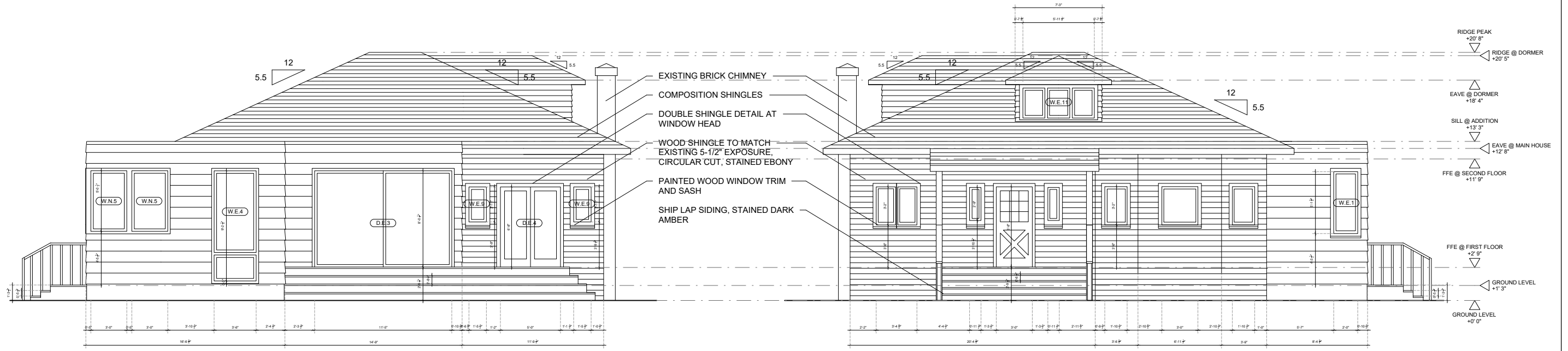


B - EAST ELEVATION

D - WEST ELEVATION

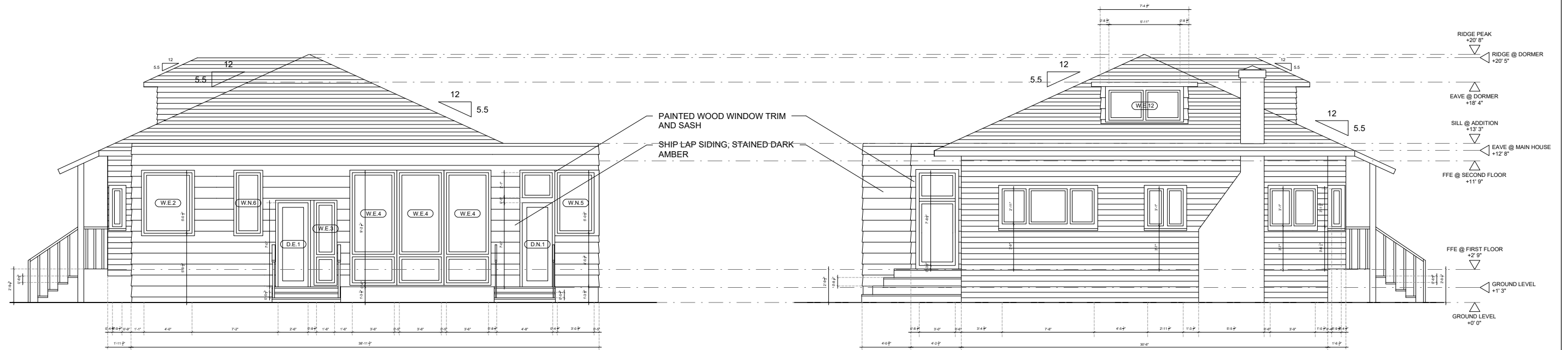
AS BUILT ELEVATIONS





A - NORTH ELEVATION

C - SOUTH ELEVATION

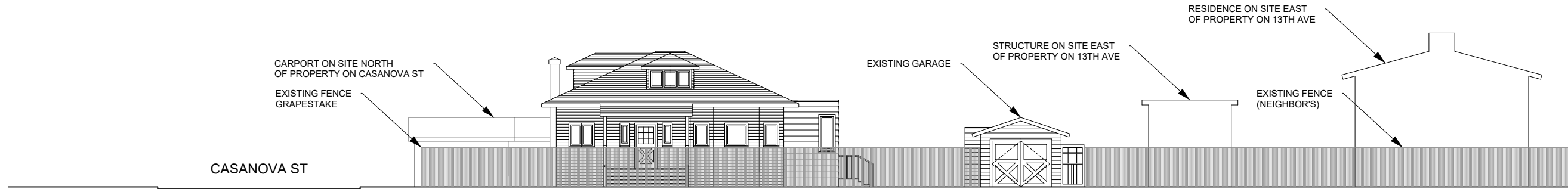


B - EAST ELEVATION

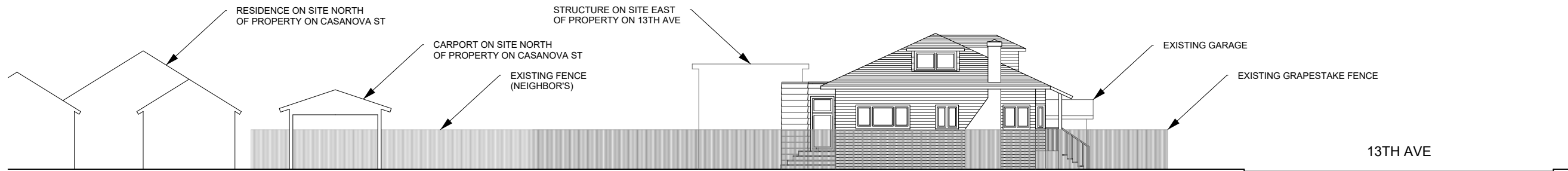
D - WEST ELEVATION

PROPOSED ELEVATIONS





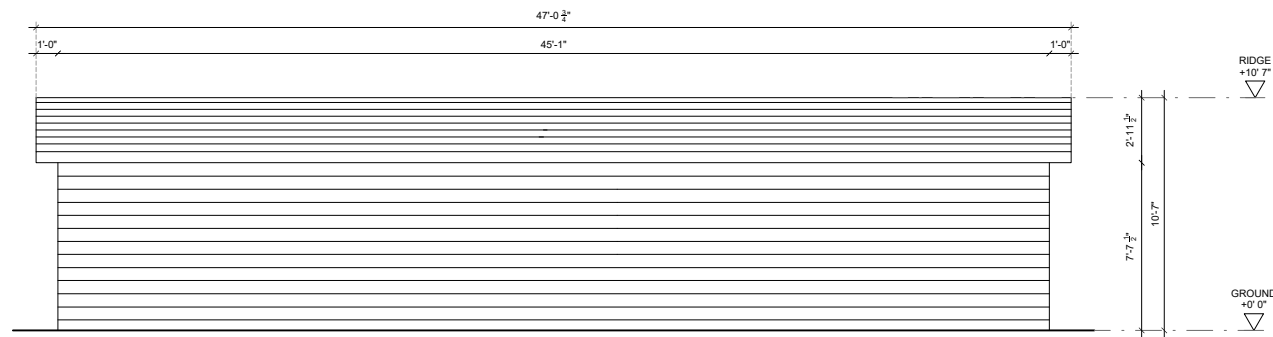
EXISTING AND PROPOSED 13TH AVE (SOUTH) STREET ELEVATION



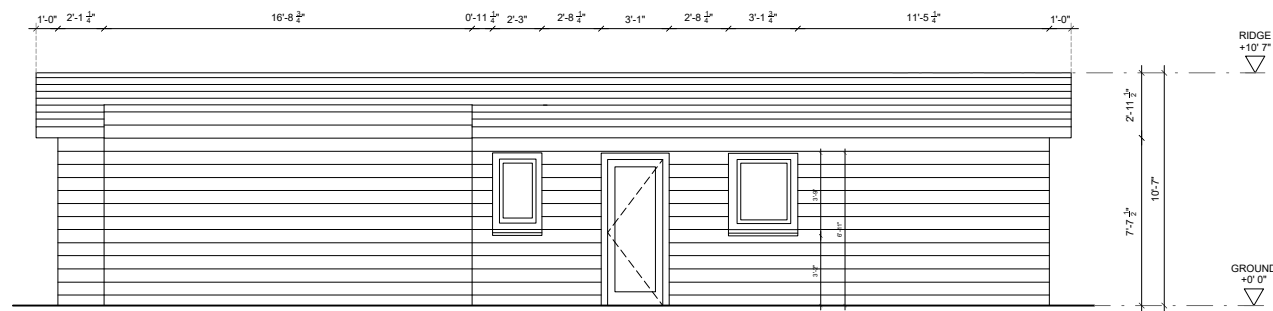
EXISTING AND PROPOSED CASANOVA ST (WEST) STREET ELEVATION

PROPOSED ELEVATIONS

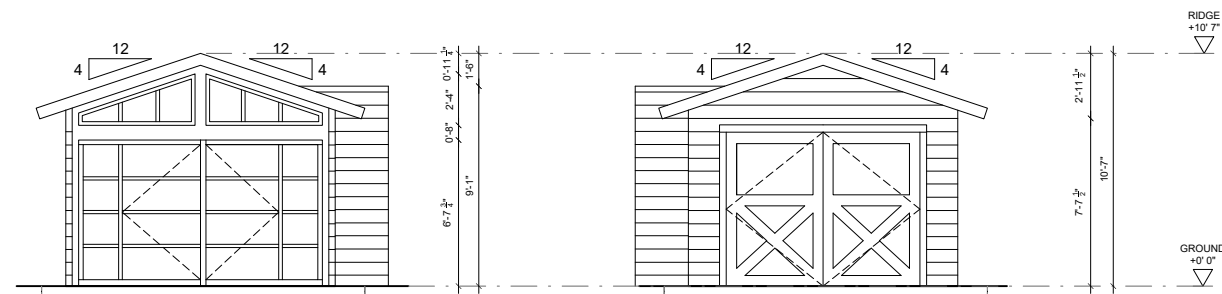




EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

SOUTH ELEVATION

NO CHANGES TO BE MADE ON GARAGE

AS BUILT GARAGE ELEVATIONS



12.16.2024
1/4"=1'

PLANNING PERMIT SET
AS BUILT GARAGE ELEVATIONS

A 7

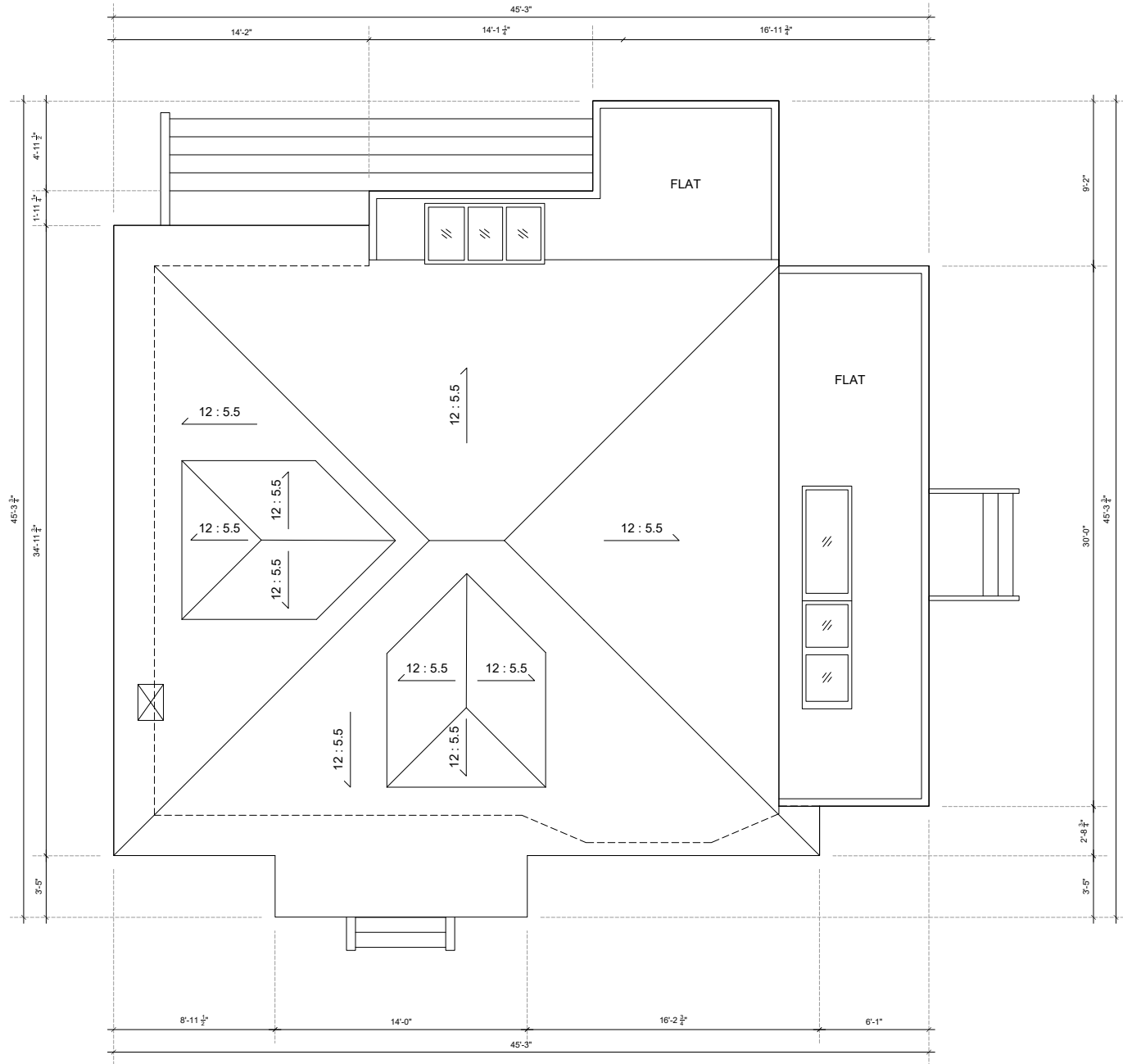
CONTRACTOR
LANDSCAPE DESIGNER
WATER STORAGE
GEOTECH ENGINEER
CIVIL ENGINEER
STRUCTURAL ENGINEER

PROJECT
ADDRESS
CLIENT

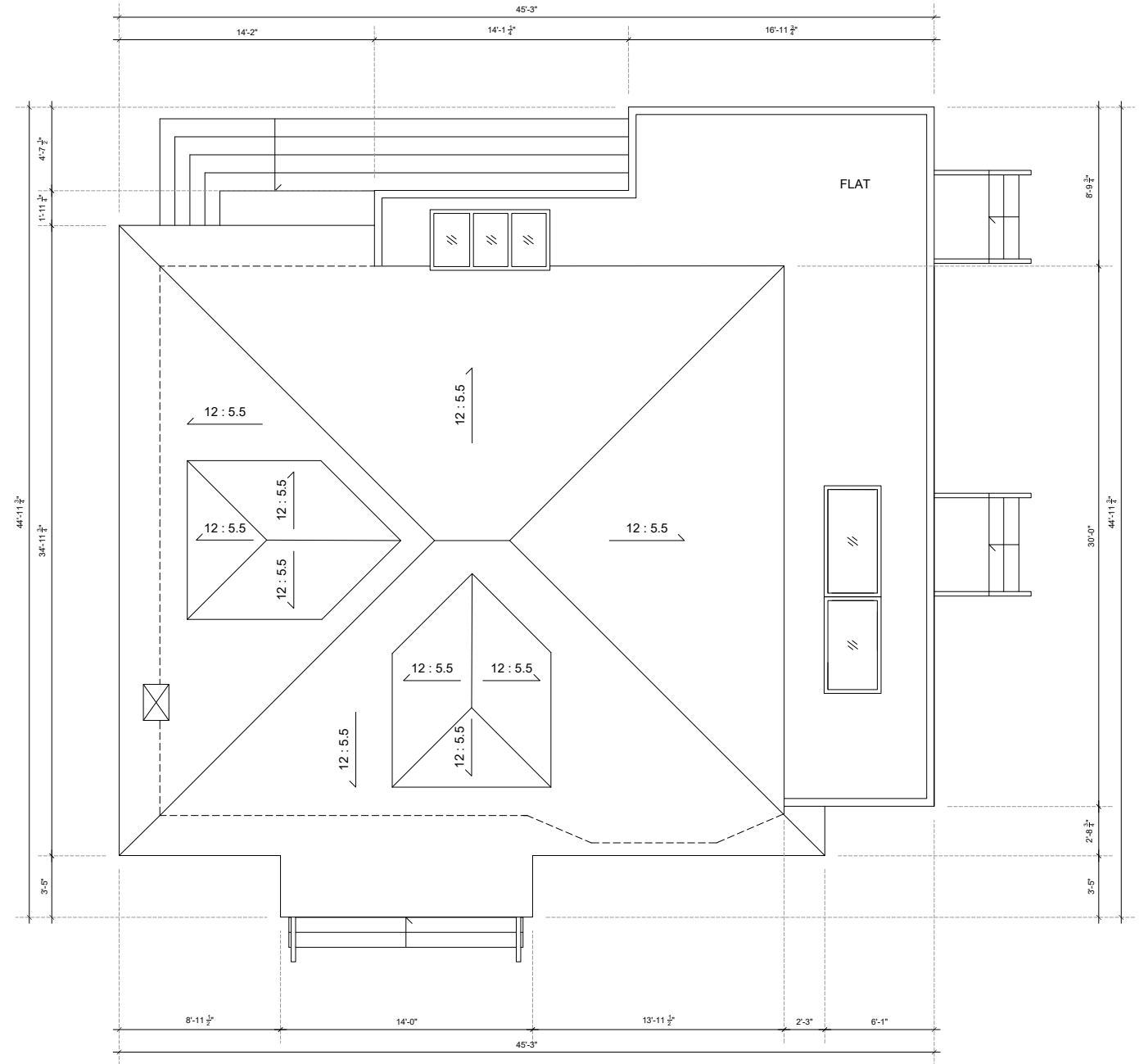
NE CORNER OF CASANOVA & 13TH STREET
CASANOVA ALL THE WAY, LLC
ALLTHEWAY

1667 N MAIN STREET SUITE B-201
415 250 1224

LOS ANGELES CA 90012
DAVID@ODODO-OFFICE.COM
OFFICE



AS-BUILT ROOF PLAN



PROPOSED ROOF PLAN



12.16.2024
1/4"=1'

PLANNING PERMIT SET
MAIN HOUSE ROOF PLANS

A

8

CONTRACTOR
LANDSCAPE DESIGNER
WATER STORAGE
GEOTECH ENGINEER
CIVIL ENGINEER
STRUCTURAL ENGINEER

PROJECT
ADDRESS
CLIENT

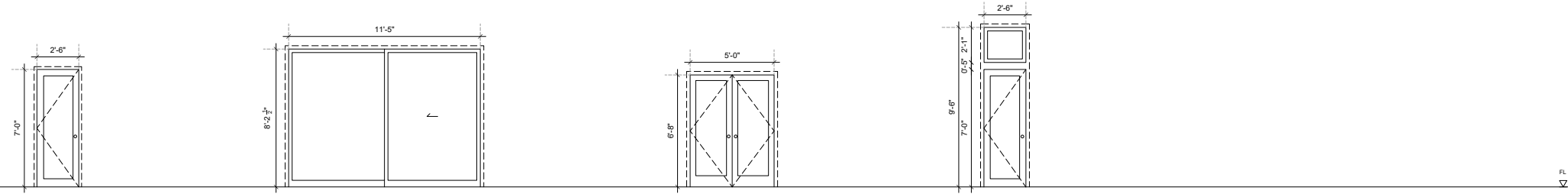
ALLTHEWAY
NE CORNER OF CASANOVA & 13TH STREET
CASANOVA ALL THE WAY, LLC

1667 N MAIN STREET SUITE B-201
415 250 1224

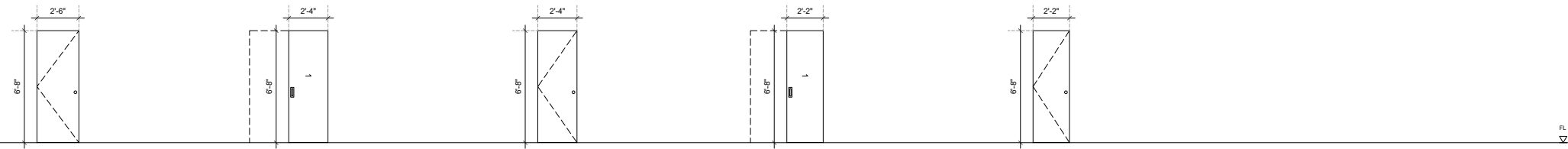
LOS ANGELES CA 90012
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OFFICE

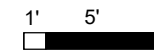
DOOR SCHEDULE



Type	D.E.1	D.E.3	D.E.4	D.N.1
No.	1	1	1	1
Notes	Stained fire retardant western red cedar door Operable (opens to inside) Exterior	Rough sawn white oak Concealed hinge	Rough sawn white oak Concealed hinge	Rough sawn white oak Concealed hinge

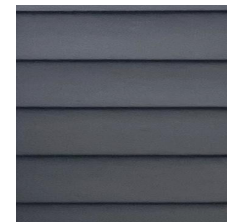


Type	D.N.2	D.N.3	D.N.4	D.N.5	D.N.6
No.	1	1	1	1	1
Notes					



MATERIAL SAMPLES

*ADDITION TO MATCH
2011 ADDITION TO
HISTORIC STRUCTURE



SIDING



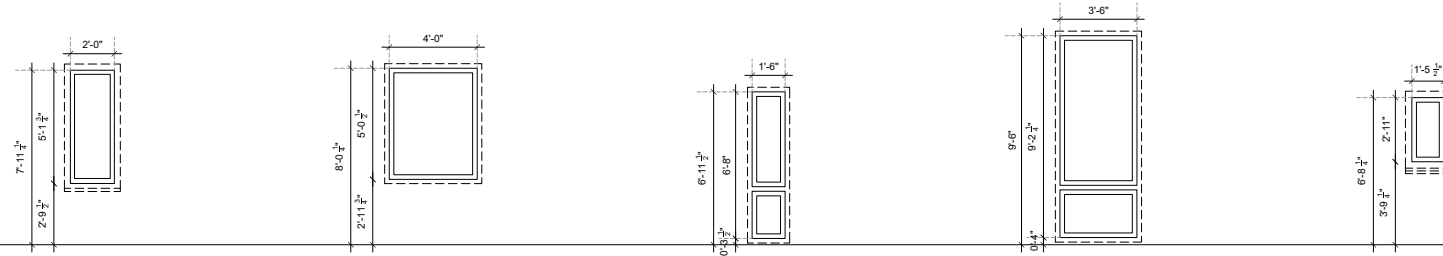
WINDOW



DOOR

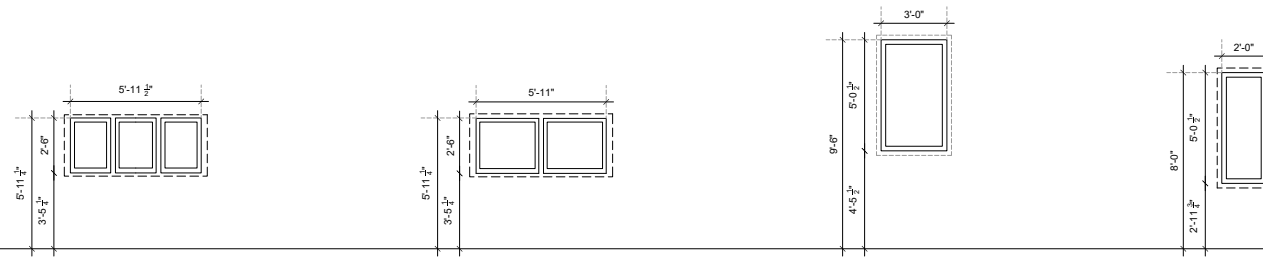
Notes	Dark green gray painted oversized Hardyboard clapboard siding	Painted solid wood window frames (cream w/ light brown trim)	Painted solid wood door frames (cream w/ light brown trim)
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WINDOW SCHEDULE



FL

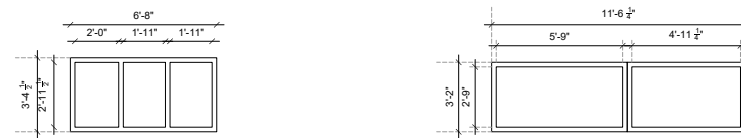
Type	WE.1	WE.2	WE.3	WE.4	WE.5
No.	1	1	1	1	1
Notes	Stained fire retardant western red cedar door Operable (opens to inside) Exterior	Rough sawn white oak Concealed hinge	Rough sawn white oak Concealed hinge	Rough sawn white oak Concealed hinge	Rough sawn white oak Concealed hinge



FL

Type	WE.11	WE.12	WN.5	WN.6
No.	1	1	3	1
Notes	Rough sawn white oak Concealed hinge	Rough sawn white oak Concealed hinge	Rough sawn white oak Concealed hinge	Rough sawn white oak Concealed hinge

SKYLIGHT SCHEDULE



Type	SN.1	SN.2
No.	1	1
Notes		





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

February 24, 2025
CORRESPONDENCE

TO:	Historic Resources Board Commissioners
SUBMITTED BY:	
SUBJECT:	PUBLIC CORRESPONDENCE: Additional items not associated with Public Hearings and/or other items appearing on the Agenda

RECOMMENDATION:

BACKGROUND/SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:

Attachment 1: Letter received 02-20-25 from Julie Wendt

Attachment 2: Letter received 02-24-25 from Julie Wendt

To: Historic Resources Board Members
From: Julie Wendt
Date: February 20, 2025
Re: Updated Historic Context Statement

Dear Chair Chroman and Board Members Goodhue, Dyar, Gualtieri and Pomeroy,

I value and appreciate historic preservation, and I served on Carmel's HRB for 11 years. I was the chair of the HRB twenty-plus years ago when the city's first Inventory of Historic Resources was unveiled, and homeowners were notified that their properties were historic. There was outrage. As a result, I have a very high bar for designating a property as historic. I want Carmel residents to have confidence in their city's preservation program, and I am certain you do, too.

The Updated HCS (1966-1986) identifies popular continuing architectural styles in Carmel as being potentially eligible for historic designation, but without taking into consideration the architectural style's historic period of significance that is required by the California State Office of Historic Preservation. A popular continuing style, such as a contemporary Craftsman, does not truly represent its era in history.

The following paragraphs are taken from the Updated HCS:

Page 153: "The Carmel Dynamic Continues (1966 – 1986): Associated Property Types and Registration Requirements

Moving into the 1980s, Carmel's architecture is a continuum of the seven earlier architectural styles that shaped the City: Craftsman, Spanish Eclectic, Tudor Revival, Storybook, Monterey Colonial, California Ranch and the Bay Region Modern style. Contemporary buildings in these styles are being constructed today. When these buildings attain 50 years of age and become subject to historic review, refer to the photographs and character defining feature lists for these five styles to determine if such a building is a good representative."

Page. 23: "In Carmel, buildings continue to be constructed in seven primary styles to this day: Craftsman, Spanish Eclectic, Tudor Revival, Storybook, Monterey Colonial, California Ranch and the Bay Region Modern style. Due to the continuity of these primary styles, an end date of 1986 (the end date of the document) has been listed."

Page 67, Craftsman Style (1902-1986)

Page 99, Spanish Eclectic Style (1922-1986)

Page 101, Tudor Revival Style (1922-1986)

Page 103, Storybook Style (1922-1986)

Page 105, Monterey Colonial Style (1922-1986)

Page 132, California Ranch (1935 - 1986)

According to the above statements, a Craftsman, Storybook or Ranch style built between 1966-1986 could be eligible for Carmel's Inventory of Historic Properties even though the houses were constructed beyond their respective periods of historic significance. In other words, a contemporary Craftsman could be eligible for historic designation. But what is the context for such an historic designation without considering its period of significance?

Period of Significance:

The California Office of Historic Preservation Technical Assistance Series #3 entitled, What are the Criteria for Listing Historical Resources in the California Register? defines period of significance at the top of page 3 as follows:

“In addition to having significance, resources must have integrity for the period of significance. The period of significance is the date or span of time within which significant events transpired ...”

See Attachment (1) for full document

In other words, a Craftsman house built between 1905-1930, which is the “span of time within which significant events transpired” would legitimately represent the Arts & Crafts Movement sweeping the country in the early Twentieth Century. The period of significance for Craftsman style is recognized as 1905-1930. The California Office of Historic Preservation considers historic resources a “non-renewable stock.”

But the Updated HCS would allow Craftsman houses built up to the year 1986 to be deemed eligible for historic designation. But why?

Simply put, the Craftsman style continues to be popular, but a contemporary Craftsman house is too far removed from its historic period of significance to be considered for historic designation.

Context:

Webster's dictionary defines context as “the interrelated conditions in which something exists or occurs.” Historic contexts are those patterns or trends in history by which a property is understood and its meaning (or significance) within history is made clear. Contexts provide the background necessary to understand why a resource may be significant. The basic concept of historic context relates to trends or happenings in the country, not in a vacuum, when identifying a property as historic.

The Craftsman style continues to be popular, but that alone is not sufficient for historic designation. Put another way, what is the historic significance of a continuing popular style?

Today, if Carmel is simply recognizing a continuing popular architectural style, such as Craftsman, to be considered for historic designation, why even wait 50 years? I am being facetious to make a point.

The established 50 year threshold is required in order to analyze an architectural style's connection to significant events in history ... its context. And with each decade, new significant events and happenings bring change, and architecture reflects its period's significant events and happenings.

Hypothetically, when a Craftsman house built between 1966-1986 reaches 50 years old, can it pass the preservationist's "so what" test? So it's 50 years old, but where is the context or connection to what was happening in the country during 1966-1986? There is no context for a contemporary Craftsman because it was built well beyond the Craftsman style's period of significance (1905-1930) to be considered for historic preservation.

Conversely, if popular architectural styles built well beyond their periods of significance, such as a contemporary Craftsman, are to be considered for historic designation, how will the City of Carmel answer the following questions required by the California Office of Historic Preservation in its document, Writing a Historic Context by Marie Nelson, top of page 2:

"In discussing property types associated with important themes, the context statement needs to answer such questions as:

What facet of history does the property represent?

Why is that facet of history significant?

Is the property type important in illustrating the context?

How does the individual property illustrate that facet of history?"

See Attachment (2) for full document

How can a contemporary Craftsman house truly represent the historic Arts & Crafts Movement when it was built well beyond the period of history it represents? The Contemporary Craftsman copies or mimics a historic style, but that is not sufficient for historic designation. Secretary of the Interior Standard #3 states, "Each (historic) property shall be recognized as a physical record of its time, place, and use." If designated as historic, a contemporary Craftsman would not be consistent with Standard #3 because it would create a false sense of history.

Unfair and Unnecessary Burden:

If homeowners wish to alter or demolish their contemporary Craftsman, Ranch or other named continuing architectural styles when it reaches the 50-year threshold, those Carmel homeowners will be asked to pay for a Phase One Intensive Assessment by the City's consultant. This process also requires additional Planning staff time. If the Phase One Assessment deems the property eligible for historic designation, the property will be placed on the City's Inventory of Historic Resources. Additionally, if the homeowner wants an independent analysis of their contemporary Craftsman, for example, more unnecessary costs will be

incurred. An appeal of the historic designation to the City Council or a Phase Two Assessment by the City's consultant would require additional expense to the homeowner. All of this is an unnecessary burden put on Carmel homeowners and staff because a contemporary Craftsman is well beyond the Arts & Crafts Movement associated with the Craftsman style, and well-beyond the established period of significance for a Craftsman design to be considered for historic designation.

I believe in historic preservation. Carmel's downtown Conservation District is a living history of its earliest days, and it is part of what makes Carmel unique today. The residential district offers a different kind of unique experience because Carmel's General Plan and Residential Design Guidelines recognize and encourage eclectic diversity in its residential architecture. Carmel's current Inventory of Historic Residential Properties has representative architecture from each decade. I have always believed that Carmel encourages cutting edge residential architecture that will be considered for historic preservation in 50 years. This is not a new concept when you consider that the early Craftsman houses must have been considered a "modern" style when they replaced the Victorian style of architecture.

Popular architectural styles, like the contemporary Craftsman, will continue to be built, but they are beyond the timeframe during which the Craftsman style achieved its historic significance and therefore should not be considered eligible for historic designation.

I urge you to modify the Updated HCS to correctly identify the period of significance for each architectural style, and to adhere to the National Register and California Register criteria that a style's period of significance is essential in order to determine and validate the eligibility of a resource.

Thank you for having this discussion.

Sincerely,

Julie Wendt

Attachments:

(1) California Office of Historic Preservation Technical Assistance Series #3

https://ohp.parks.ca.gov/pages/1069/files/03%20cal_%20reg_%20q_and_a.pdf#:~:text=In%20addition%20to%20having%20significance%2C%20resources%20must,or%20significant%20individuals%20made%20their%20important%20contributions

(2) Writing Historic Contexts by Marie Nelson, California Office of Historic Preservation

<https://ohp.parks.ca.gov/pages/1072/files/WritingHistoricContexts.pdf>

OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION
P.O. BOX 942896
SACRAMENTO, CA 94296-0001
(916) 653-6624 Fax: (916) 653-9824
calshpo@ohp.parks.ca.gov



California Office of Historic Preservation Technical Assistance Series #3

California Register of Historical Resources: Questions and Answers

What is the California Register?

The California Register of Historical Resources is an authoritative guide to California's significant historical and archeological resources to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state, and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change. (See *California Public Resources Code* §5024.1)

The California Register Program encourages public recognition and protection of resources of architectural, historical, archeological and cultural significance, identifies historical resources for state and local planning purposes, and defines threshold eligibility for state historic preservation grant funding. The State Historical Resources Commission (SHRC) oversees the California Register program, which the State Office of Historic Preservation (OHP) administers.

The California Register includes:

- ◆ Resources formally determined eligible for, or listed in, the National Register of Historic Places through federal preservation programs administered by the Office of Historic Preservation including
 - ◆ the National Register program;
 - ◆ Tax Certification (Evaluation of Significance, part 1, 36 CFR Part 67); and
 - ◆ National Historic Preservation Act (Section 106, 16 U.S.C. 470f) reviews of federal undertakings;
- ◆ State Historical Landmarks numbered 770 or higher;
- ◆ Points of Historical Interest recommended for listing by the State Historical Resources Commission;
- ◆ Resources nominated for listing and determined eligible in accordance with criteria and procedures adopted by the SHRC, including
 - ◆ individual historic resources and historic districts;
 - ◆ resources identified as significant in historical resources surveys which meet certain criteria; and

- ◆ resources and districts designated as city or county landmarks pursuant to a city or county ordinance when the designation criteria are consistent with California Register criteria.

What are the Effects of Listing on Property Owners?

The rights and responsibilities of owners of historic properties are the same as those of owners of non-historic properties. Listing does **not** prevent the use, sale or transfer of the property. Because land use authority in California generally belongs to the local government, listing does **not** give either the state or the federal government any additional authority over the property.

Local governments may enact zoning regulations that affect privately owned historic properties within their jurisdictions. Contact the planning department of the city or county within which the property is located for information about local zoning regulations that may apply to historic properties.

What are the Benefits of Designation to Property Owners?

In addition to the honor and recognition of owning an historically significant property, listing on the California Register may qualify the owner to benefit from historic preservation grants and other preservation programs such as the Mills Act, a local property tax incentive for historic preservation. The State Historical Building Code can be applied when requirements of the Uniform Building Code threaten the historical integrity of a designated resource. Historic designation often results in increased property values. Because the non-renewable stock of historic resources is rapidly being depleted, historic properties are considered premium commodities in many markets. Owners of designated properties may identify them with a plaque or marker.

What are the Criteria for Listing Historical Resources in the California Register?

Resources eligible for listing include buildings, sites, structures, objects, or historic districts that retain historic integrity and are historically significant at the local, state or national level under one or more of the following four criteria:

- 1) It 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;
- 2) It is associated with the lives of persons important to local, California, or national history;
- 3) It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or

- 4) It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to having significance, resources must have integrity for the period of significance. The period of significance is the date or span of time within which significant events transpired, or significant individuals made their important contributions. Integrity is the authenticity of a historical resource's physical identity as evidenced by the survival of characteristics or historic fabric that existed during the resource's period of significance. Alterations to a resource or changes in its use over time may have historical, cultural, or architectural significance. Simply, resources must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if, under criterion 4, it maintains the potential to yield significant scientific or historical information or specific data.

Historic Districts are a concentration of historic buildings, structures, objects, or sites within precise boundaries that share a common historical, cultural or architectural background. Individual resources within an historic district may lack individual significance but be considered a contributor to the significance of the historic district.

Can a Resource be Removed from the Register?

The State Historical Resources Commission may remove an historical resource from the California Register if the resource, through demolition, alteration, or loss of integrity has lost its historic qualities or potential to yield information; or if new information or analysis shows that the historical resource was not eligible at the time of its listing.

If you think your property does not meet the criteria for listing and you wish to have your property removed from the California Register, you may submit a written request for removal which provides detailed justification, including photographic documentation showing the current condition of the historical resource and photographic and/or archival documentation of the exterior appearance and condition of the historical resource at the time of listing, and complete ownership information.

How Does Listing Protect the Resource?

Under the California Environmental Quality Act (CEQA), projects which are to be permitted, funded or carried out by public agencies that may have an adverse impact upon historical resources are subject to environmental review. Projects involving privately owned resources that require a discretionary permit or review from a public agency are also subject to environmental review. Resources that are listed, as well as those formally determined eligible for listing, are considered significant historical resources for purposes of CEQA.

By itself, historical designation or listing in the California Register does not prevent the alteration or demolition of an historic resource. However, like flashing signals at a railroad crossing, listing alerts local government officials, property owners, and interested citizens to “stop, look, and listen” before making decisions that may cause irreparable damage to a non-renewable and irreplaceable aspect of California’s cultural and historical heritage. The *best* protection for historical resources results from the active efforts of concerned citizens who promote awareness, recognition, and appreciation of locally significant historic resources in a community which provides incentives for preservation and adopts a comprehensive approach to historic preservation in local land use policies and planning.

Where Do I Get Additional Information?

You may address any questions or comments about the California Register Program to the staff of the Registration Unit, Office of Historic Preservation, PO Box 942896, Sacramento, CA 94296-0001; Phone: (916) 653-6624; Fax: (916) 653-9824; E-mail: calshpo@ohp.parks.ca.gov.

- ◆ Pertinent sections of the Public Resources Code and the California Register of Historical Resources regulations are available in Technical Assistance Bulletin #10 “**California State Law and Historic Preservation.**”
- ◆ Instructions for nominating resources to the California Register are available in Technical Assistance Bulletin #7 “**How to Nominate a Resource to the California Register of Historical Resources.**”
- ◆ Additional information about CEQA and historical resources is provided in Technical Assistance Bulletin #1 **California Environmental Quality Act (CEQA) and Historical Resources.**

Additional information about programs administered by the California State Office of Historic Preservation is available on line at www.ohp.parks.ca.gov. To request printed copies of Technical Assistance Series bulletins or other written materials, contact OHP at 916-653-6624 or calshpo@ohp.parks.ca.gov.

Writing Historic Contexts

Marie Nelson
California Office of Historic Preservation

As reiterated in the Secretary of the Interior's *Standards and Guidelines for Archeology and Historic Preservation*, "the development of historic contexts is the foundation for decisions about the identification, evaluation, registration and treatment of historic properties, and surveys." Well-developed historic contexts are critical. As you go about the work of researching and writing the themes and contexts, I encourage you to consider the following:

- Historic context statements provide the basis for evaluating significance and integrity. The purpose of the context statement determines how broad or narrow the focus should be. Whether developed for a single property evaluation, a register nomination, or a survey, an adequate and appropriate context needs to be developed before making an evaluation.
- The historic context (statement) is an organizing structure for grouping information about historic properties that share a common theme, place, and time. A historic context focuses on describing those historical development patterns within which the significance of a resource can be understood.
- Historic context statements are a specialized form of historical writing with specific goals and requirements. They are not intended to be a chronological recitation of a community's significant historical events or noteworthy citizens or a comprehensive community history. Nor are they intended to be academic exercises demonstrating prodigious research, the ability to cite a myriad of primary and secondary resources, and write complex and confusing prose comprehensible only to professionals in the field. Rather, historic context statements need to be direct, to the point, and easily understood by the general public.
- Historic context statements are intended to provide an analytical framework for identifying and evaluating resources by providing focusing on and concisely explaining *what* aspects of geography, history and culture significantly shaped the physical development of a community or region's land use patterns and built environment over time, *what* important property types were associated with those developments, *why* they are important, and *what* characteristics they need to have to be considered an important representation of their type and context.
- By focusing on property types rather than on individual buildings or architectural styles, and providing clear criteria for evaluating significance and integrity, a good context provides a template for identifying, evaluating and developing plans for the treatment of historical resources even in the absence of complete

knowledge of individual properties. “Property types” is the concept that links history with the built environment.

- In discussing property types associated with important themes, the context statement needs to answer such questions as:

What facet of history does the property represent?

Why is that facet of history significant?

Is the property type important in illustrating the context?

How does the individual property illustrate that facet of history?

- Information included in historic contexts need to pass the “*so what*” test. When researching or writing, it helps to ask, “So what information does this sentence, paragraph, or section provide to help explain how land use patterns developed or why the built environment looks the way it does today?” Wars, fires, expositions, arrivals of the rail roads and street car lines, visits by presidents, and other such events generally serve as historical markers or frame time periods. But unless a connection is made between that information about what happened in the past and how it shaped today’s built environment, then “so what.” For example, a description of what native peoples ate, wore or made their houses from hundreds of years ago will not pass the “So what” test unless it is connected with *where* they collected or processed their resources and how their land use patterns shaped those of later inhabitants.
- Land use patterns and the built environment are expressions of the ideas and cultural practices of individuals and groups in response to the climate, geography, economy, politics, technology, and available resources in a particular locale. Only when the context writer makes an explicit connection between the history and the extant land use patterns or built environment, will the historic context pass the “so what” test and be a useful tool for integrating historic preservation into land-use planning.
- More information on how to develop context statements is available in *The Secretary of the Interior’s Standards and Guidelines for Archeology and Historic Preservation*, and in National Register Bulletins, especially *How to Complete the National Register Multiple Property Documentation Form*, *Historic Residential Suburbs*, *Guidelines for Evaluating and Nominating Properties that Have Achieved Significance Within the Past Fifty Years*, and bulletins focused on evaluating particular property types.

On Sat, Feb 22, 2025 at 11:54 AM Julie Wendt [REDACTED] wrote:

Dear Marnie,

Please read this email to the HRB Members during the Public Comment portion of the HRB meeting on February 24, 2025. Thank you.

Honorable Chair and Members of the Historic Resources Board,

I would be at your meeting in person except that I am on a plane, on my way for a vacation. The issues raised in my letter, which is attached to your staff report under Public Correspondence, concerns the Updated Historic Context Statement's end date of 1986 for certain named architectural styles. Because the Updated Historic Context Statement is not on your agenda today, a discussion would be in violation of the Brown Act. It has been explained to me by staff that a member or members of the HRB can request the matter be placed on a future agenda that would be properly noticed so that we could have a full discussion of the concerns raised in my letter.

At the end of your meeting today, please request that the Updated Historic Context Statement be placed on a future HRB agenda for discussion regarding the end date of 1986 for certain named architectural styles.

Thank you
Julie Wendt