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

Jordan Chroman, Erik Dyar, Esther Goodhue,
Kathryn Gualtieri, and Bobbie Voris

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

REGULAR MEETING
Monday, July 21, 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/88188362744?pwd=9H2DI5GuqQ2eCddEodDJusxbLVYLhX.1. To attend Zoom webinar via telephone, dial +1 669-444-9171. Webinar ID: 881 8836 2744. 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 kwallace@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 25078 (Casanova All the Way LLC):** Northeast corner of Casanova Street and 13th Avenue

B. **DR 25112 & DR 25151 (Clark-Fairley):** San Carlos Street 3 northwest of 7th Avenue

C. **DR 24087 (Esperanza Carmel Commercial, LLC):** Lincoln Street 3 southwest of Ocean 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. May 19, 2025 Regular Meeting Minutes

ORDERS OF BUSINESS

PUBLIC HEARINGS

2. **DS 25078 (Casanova All the Way LLC):** Consideration of a determination of consistency with the Secretary of the Interior's Standards for demolition of the existing garage and guest house and the construction of a new garage and ADU 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: 010-175-011-000

3. **DR 25112 & DR 25151 (Clark-Fairley):** Consideration of findings of consistencies with the established design context of the Downtown Conservation District for the installation of a 3 inch storm drain connecting from an existing flat roof drain and installed along the side and facade of the building (DR 25112), and the color change of an existing retractable awning to black and white stripes (DR 25151), and finding no impacts on nearby historic resources. The subject site is located at an existing non-

historic property at San Carlos Street 3 NW 7th Avenue in the Central Commercial (CC) Zone District and Downtown Conservation District (DC) Overlay. APN: 010-146-003-000

4. **DR 24087 (Esperanza Carmel Commercial, LLC):** Consideration of a determination of consistency with the Secretary of the Interior's Standards for exterior changes and site improvements at the historic “Aucourt Commercial Block” property at Lincoln Street 3 southwest of Ocean Avenue in the Central Commercial (CC) District and Downtown Conservation District (DC) Overlay; a finding of consistency with the established design context of the Downtown Conservation District; and a finding that the project will have no impacts on nearby historic resources. APN: 010-191-001-000

DIRECTORS REPORT

FUTURE AGENDA ITEMS

5. Next Regular Meeting: August 18, 2025

ADJOURNMENT

CORRESPONDENCE

6. 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 webpagehttp://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

July 21, 2025
CONSENT AGENDA

TO:	Historic Resources Board Commissioners
SUBMITTED BY:	Shelby Gorman, Administrative Coordinator
SUBJECT:	May 19, 2025 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 - May 19, 2025 Regular Meeting Minutes

REGULAR MEETING
Monday, May 19, 2025

TOUR 3:30 PM

MEETING 4:00 PM

CALL TO ORDER AND ROLL CALL – TOUR

The following Board Members were present for the tour: Erik Dyar, Esther Goodhue, Kathryn Gualtieri, Kathy Pomeroy, and Jordan Chroman

The following Board Members were absent: None

TOUR OF INSPECTION

Item A: **DR 25064 (Brunello Cucinelli):** Southwest corner of Ocean & Junipero Avenues

CALL TO ORDER AND ROLL CALL – CHAMBERS

The following Board Members were present: Erik Dyar, Esther Goodhue, Kathryn Gualtieri, Kathy Pomeroy, and Jordan Chroman

The following Board Members were absent: None

PLEDGE OF ALLEGIANCE

PUBLIC APPEARANCES

None

ANNOUNCEMENTS

None

CONSENT AGENDA

Item 1: March 17, 2025 Regular Meeting Minutes

It was moved by Board Member Gualtieri and seconded by Board Member Goodhue to adopt the Consent Agenda.

The motion passed by the following roll call vote:

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

PUBLIC HEARINGS

Item 2: **DR 25064 (Brunello Cucinelli):** Consideration of a Track 1 Design Review referral for storefront modifications to an existing commercial unit located within Carmel Plaza

at the southwest corner of Ocean and Junipero Avenues, in the Central Commercial (CC) Zoning District and Downtown Conservation District Overlay. APN: 010-086-006-000

Jacob Olander, Associate Planner, introduced the item 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.

It was moved by Board Member Goodhue and seconded by Board Member Gualtieri to approve a resolution finding the proposed exterior storefront modifications to an existing commercial unit located within Carmel Plaza at the southwest corner of Ocean and Junipero Avenues, Ste 204, in the Central Commercial (CC) Zoning District and Downtown Conservation District (DC) Overlay consistent with the established design context of the Downtown Conservation District; APN: 010-086-006.

The motion passed by the following roll call vote:

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

DIRECTORS REPORT

Katherine Wallace, Associate Planner, gave a report and answered questions of the Board:

- **Upcoming Meetings**: On Tuesday, May 20, 2025 there is a Joint City Council and Planning Commission to discuss the Housing Element; on Wednesday, May 21, 2025 there is a Special City Council Budget Workshop; and on Thursday, May 22, 2025 there is a Transportation Agency of Monterey County (TAMC) Regional Vision Zero Action Plan Public Workshop.
- **Staff Update:** The new Public Works director, Ken Wysocki, started.

FUTURE AGENDA ITEMS

Item 3: Next Regular Meeting: June 16, 2025

Chair Chroman thanked Board Member Pomeroy for her service on the Historic Resources Board as this is her last meeting.

ADJOURNMENT

4:08 PM

APPROVED: ATTEST:

Jordan Chroman, Chair

Shelby Gorman, Recording Secretary

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

July 21, 2025
PUBLIC HEARINGS

TO:	Historic Resources Board Commissioners
SUBMITTED BY:	Jacob Olander, Associate Planner
SUBJECT:	**DS 25078 (Casanova All the Way LLC):** Consideration of a determination of consistency with the Secretary of the Interior's Standards for demolition of the existing garage and guest house and the construction of a new garage and ADU 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: 010-175-011-000

RECOMMENDATION:

Staff recommends the Planning Commission 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 existing garage and guest house and the construction of a new garage and ADU at the historic Connolly-Search House.

BACKGROUND/SUMMARY:

EXECUTIVE SUMMARY

The project is for the demolition of the non-historic existing garage and guest house and the construction of a new garage and accessory dwelling unit at the historic "Connolly-Search House" property. 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.

The proposed work approved in 2025 by staff on February 24, 2025 (DS 24300 (Casanova All the Way LLC)) was determined to be consistent with the Secretary of the Interior's Standards for Rehabilitation. The work included 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.

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 existing garage and guest house and the construction of a new garage and accessory dwelling unit (ADU) at the historic Connolly-Search House.

The project includes the following changes to the existing non-historic garage and guest house:

a) The current 623 square foot garage will be enlarged to 949 square feet. This will include a 264 square foot garage area and a 685 square foot ADU.
b) 50% of the existing perimeter wall will be demolished on the south, west, and north elevations. 50% of the perimeter wall will be reused or reconstructed if needed.
c) Fire retardant cedar shingles will replace the existing cedar shake roof.
d) Fire retardant cedar shingles will replace the existing painted wood shiplap siding.
e) The ADU will include an upstairs office featuring a shed roof dormer on the east elevation, which will raise the ridge line approximately five feet.

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 June 12, 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 the non-historic garage and guest house which were constructed in 1957 and 2010 respectively. There will be no changes to distinctive materials, features, or spaces associated with the historic house. The new garage and ADU follow the same rectilinear plan as the existing garage and will not affect spatial relationships between the historic house and the garage. 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 proposed project focuses on the non-historic garage and guest house; therefore, the historic character of the historic house will not be impacted. 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 first garage on the property was built in 1921 and then replaced in 1957 with the current garage. In 2010 a guest house was constructed on the rear elevation of the 1957 garage. Neither the 1957 garage nor the 2010 guest house has 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: This project focuses on the non-historic garage and guest house therefore no distinctive materials, features, finishes, construction techniques or craftsmanship from the period of significance will be impacted. 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 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.

Phase II Historic Assessment: The proposed new garage and ADU will be visually compatible in terms of size, scale, design, materials, and colors with the historic house. The new building has a simple, contemporary design that does not compete with or detract from the historic house. The shed roof dormer on the east elevation is a subtle reference to the dormers in the historic house. The property and environment will not be impacted. 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 garage and ADU 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 Two Report
Attachment 5 – Final 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 25078 (CASANOVA ALL THE WAY LLC) FOR THE DEMOLITION OF THE NON-HISTORIC EXISTING GARAGE AND GUEST HOUSE AND THE CONSTRUCTION OF A NEW GARAGE AND ACCESSORY DWELLING UNIT 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 March 14, 2025, David Solomon ("Applicant") submitted a Design Study application DS 25078 (Casanova All the Way LLC) described herein as ("Application") on behalf of Casanova All the Way LLC ("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 subject property is listed on the Carmel Inventory of Historic Resources as the "Connolly-Search House"; and

WHEREAS, the proposed project involves the demolition of the existing garage and guest house and the construction of a new garage and accessory dwelling unit; 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 July 11, 2025, a notice of public hearing was published in the Carmel Pine Cone for the July 21, 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 July 11, 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 July 18, 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 July 21, 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 25078 (Casanova All The Way LLC), for the Treatment of Historic Properties for the demolition of the non-historic existing garage and guest house and the construction of a new garage and accessory dwelling unit at the historic "Connolly-Search House" property located at the northeast corner of Casanova Street and 13th Avenue in the Single-Family Residential (R-1) District. APN: 010-175-011-000.

PASSED, APPROVED, AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA this 21th day of July 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 # _____
HRI # _____ Attachment 2
Trinomial _____
NRHP Status Code 5S1
Other Listings
Review Code _____ Reviewer _____ Date _____

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 imposible to see from the street.

)b. 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")
rmel 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

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # Attachment 2
HRI #

NRHP Status Code *5S1*

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 frequenty 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 Calfironia 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*

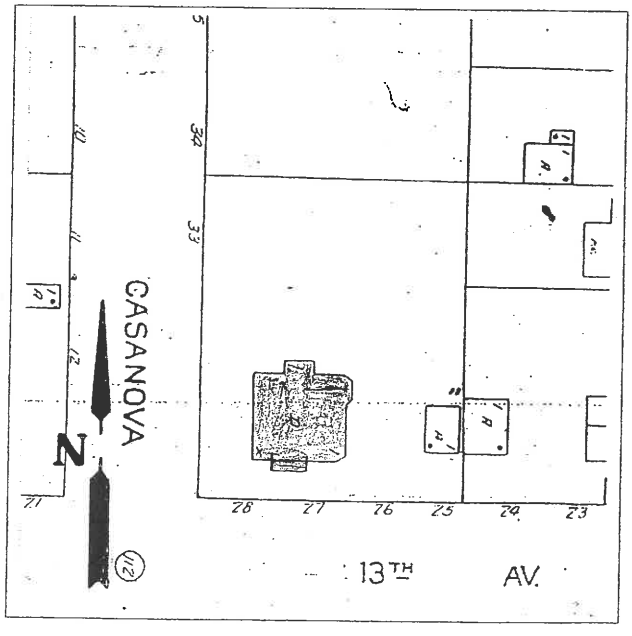
B12. References:

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.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

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.

Source: U.S. Department of the Interior, National Park Service, Technical Preservation Services, Washington, D.C., 2017.

June 12, 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 and 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 an American Foursquare residence in Carmel. 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., landscape improvements.

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 significance[1]. The period of significance for the Connolly-Search House is 1908-1932.

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 changes to the existing non-historic garage and guest house:

a) The current 623 square foot garage will be enlarged to 949 square feet. This will include a 264 square foot garage area and a 685 square foot ADU.
b) 50% of the existing perimeter wall will be demolished on the south, west, and north elevations. 50% of the perimeter wall will be reused or reconstructed if needed.
c) Fire retardant cedar shingles will replace the existing cedar shake roof.
d) Fire retardant cedar shingles will replace the existing painted wood shiplap siding.
e) The ADU will include an upstairs office which will add a shed roof dormer on the east elevation and will raise the ridge line approximately five feet.

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 garage 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 the non-historic garage and guest house which were constructed in 1957 and 2010 respectively. There will be no changes to distinctive materials, features, or spaces associated with the historic house. The new garage and ADU follow the same rectilinear plan as the existing garage and will not affect spatial relationships between the historic house and the garage. 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 proposed project focuses on the non-historic garage and guest house; therefore, the historic character of the historic house will not be impacted. 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 first garage on the property was built in 1921 and then replaced in 1957 with the current garage. In 2010 a guest house was constructed on the rear elevation of the 1957 garage. Neither the 1957 garage nor the 2010 guest house has 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.

This project focuses on the non-historic garage and guest house therefore no distinctive materials, features, finishes, construction techniques or craftsmanship from the period of significance will be impacted. 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 proposed new garage and ADU will be visually compatible in terms of size, scale, design, materials, and colors with the historic house. The new building has a simple, contemporary design that does not compete with or detract from the historic house. The shed roof dormer on the east elevation is a subtle reference to the dormers in the historic house. The property and environment will not be impacted. The proposed work is consistent with Standard Nine.

Standard Ten

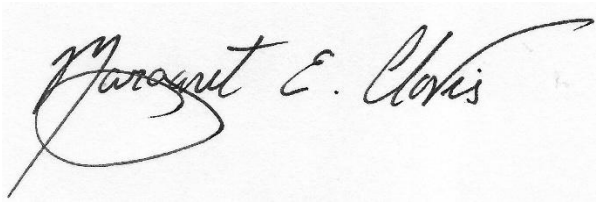
New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

If the garage and ADU 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, Seven and Eight are not applicable. The proposed project will not have a significant impact on the historic resource.

Respectfully Submitted,



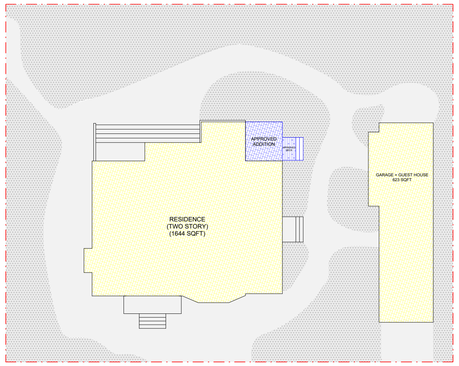
Margaret Clovis

Figure 1: Garage looking north from 13th Avenue.

Figure 2: View of 1957 garage, looking east.

Figure 3: View of 2010 guest house, looking southeast.

EXISTING CONDITIONS

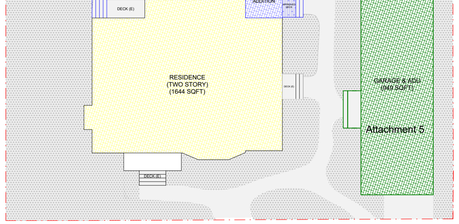


RESIDENCE / GARAGE

EXISTING PLANTED AREA

EXISTING SITE COVERAGE

PROPOSED CONDITIONS



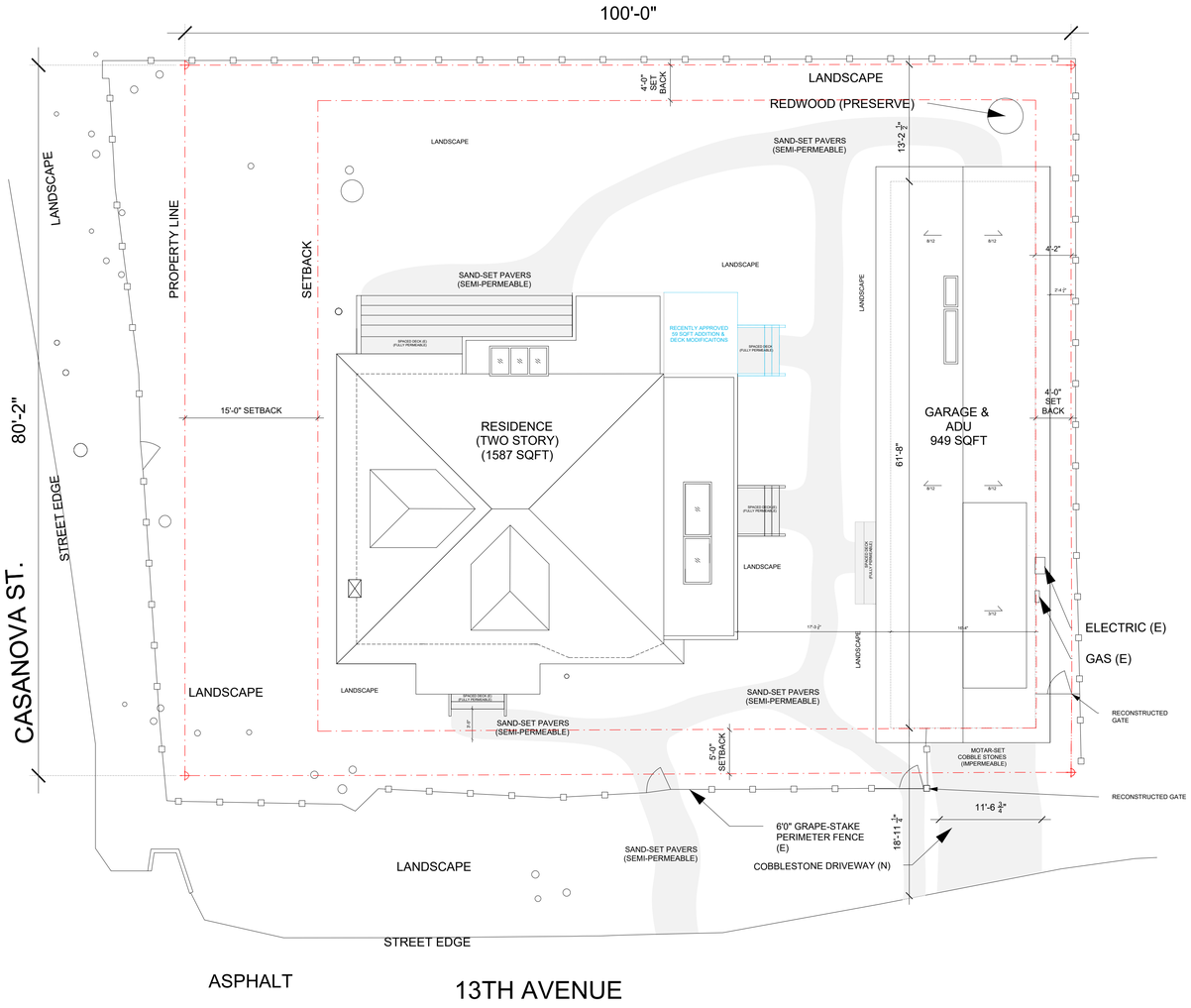
RESIDENCE / GARAGE

APPROVED MAIN HOUSE WORK (2/24/25)

PROPOSED

PROPOSED PLANTED AREA

PROPOSED SITE COVERAGE



PROPOSED SITE PLAN

1' 5' 10' N

PROJECT DATA

AREA (MAX ALLOWED: 2,961)	
LOT AREA	8005 SQFT
EXISTING FLOOR AREA	2,267 SQFT (1644 SQFT HOUSE & 623 SQFT GARAGE/GUEST HOUSE)
PROPOSED FLOOR AREA	2,593 SQFT (1644 SQFT HOUSE & 949 SQFT GARAGE/ADU)
ADDED FLOOR AREA	326 SQFT
% FA ADDED OF TOTAL FA	14%

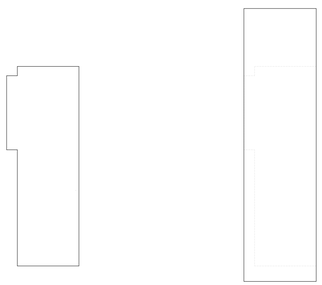
SITE COVERAGE (ALLOWED: 651 SQFT OR 971 w/ 50% SEMI-PERMEABLE))			
	EXISTING	CHANGED	PROPOSED
SITE COVERAGE	2275 SQFT	-1331 SQFT	969 SQFT
% SITE COVERAGE	28.4%	-16.6%	11.8%
LANDSCAPE AREA	4147 SQFT	+1265 SQFT	5412 SQFT
PERMEABLE / SEMI (Sand-set Pavers, Spaced Decking, Stepping Stones)	167 SQFT	+742 SQFT	909 SQFT
IMPERMIABLE (Mortar-set cobblestones)	2098 SQFT	-2038 SQFT	60 SQFT

OVERLAPPING FLOOR AREA	
AREAS OVERLAP	122 SQFT
AREAS NOT OVERLAP	797 SQFT

EXISTING HEIGHTS	1ST STORY	2ND STORY
MAXIMUM PLATE HEIGHT	8'	
MAXIMUM RIDGE HEIGHT	10'-7"	
TOTAL HEIGHT	10'-7"	
PROPOSED HEIGHTS		
MAXIMUM PLATE HEIGHT	8' - 10"	15'
MAXIMUM RIDGE HEIGHT	15'	15'
TOTAL HEIGHT	15'	

SETBACKS	
SIDE AND BACKYARD	3 FT (4FT FOR ADU)
SETBACK 13TH AVE	5 FT
SETBACK CASANOVA ST.	15 FT

RECONSTRUCTED STRUCTURE DIAGRAM



EXISTING PERIMETER WALL: 59' - 2"

PROPOSED PERIMETER WALL: 77' - 2"

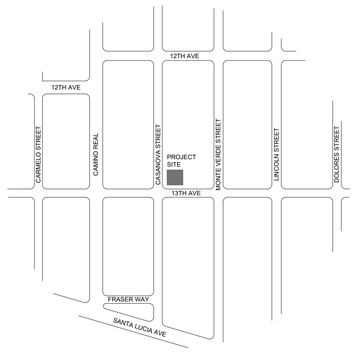
50% OF EXISTING PERIMETER WALL WILL BE DEMOLISHED.
50% WILL BE RE-USED OR RECONSTRUCTED IF NEEDED.

ADDITIONAL PERIMETER WALL IS 30% OF EXISTING WALL.

VISUALIZATION

VIEW FROM SOUTHEAST CORNER OFF 13TH AVE

LOCATION MAP



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 STUCTURE WITH LATER ADDITIONS OF LIVING SPACE ON THE NORTH AND EAST FACADES AND AN EXTERIOR PORCH ON THE SOUTH (13TH STREET) FACADE. A NON-HISTORIC GARAGE STRUCTURE PARALLELS THE EAST PROPERTY LINE WITH THE CAR ENTRANCE ON THE SOUTH (13TH) AND ALSO CONTAINS A GUEST BEDROOM.

THE PROJECT INVOLVES RECONSTRUCTING THE EXISTING GARAGE WHICH RECENTLY EXPERIENCED WATER DAMAGE AND IS NOW UNINHABITABLE. THE NEW 949 SQFT STRUCTURE WILL INCLUDE A 264 SQFT GARAGE AND A 685 SQFT ADU THAT INCLUDES A SMALL UPSTAIRS OFFICE.

THE REMODEL REQUESTS NO EXTRA WATER CREDITS. WATER CREDITS WILL BE BALANCED.

THERE WILL BE NO TREE REMOVAL.

SHEET INDEX

1 TITLE SHEET
2 AS BUILT & PROPOSED SITE PLAN
3 AS BUILT/DEMO & PROPOSED FLOOR PLANS
4 AS BUILT & PROPOSED ELEVATIONS
5 AS BUILT AND PROPOSED STREET ELEVATIONS
6 AS BUILT AND PROPOSED ROOF PLAN
7 WINDOW, DOOR & SKYLIGHT SCHEDULE / MATERIALS

O D O D O
1667 N MAIN STREET SUITE B-201 LOS ANGELES CA 90012
415 250 1224 DAVID@ODODO-OFFICE.COM
OFFICE

ALL THE WAY
NE CORNER OF CASANOVA & 13TH STREET
CASANOVA ALL THE WAY, LLC

PROJECT
ADDRESS
CLIENT

MASTERWORK BUILDERS 562.961.0607

CENTRAL COAST CIVIL & STRUCTURAL ENGINEERING 831.760.9944

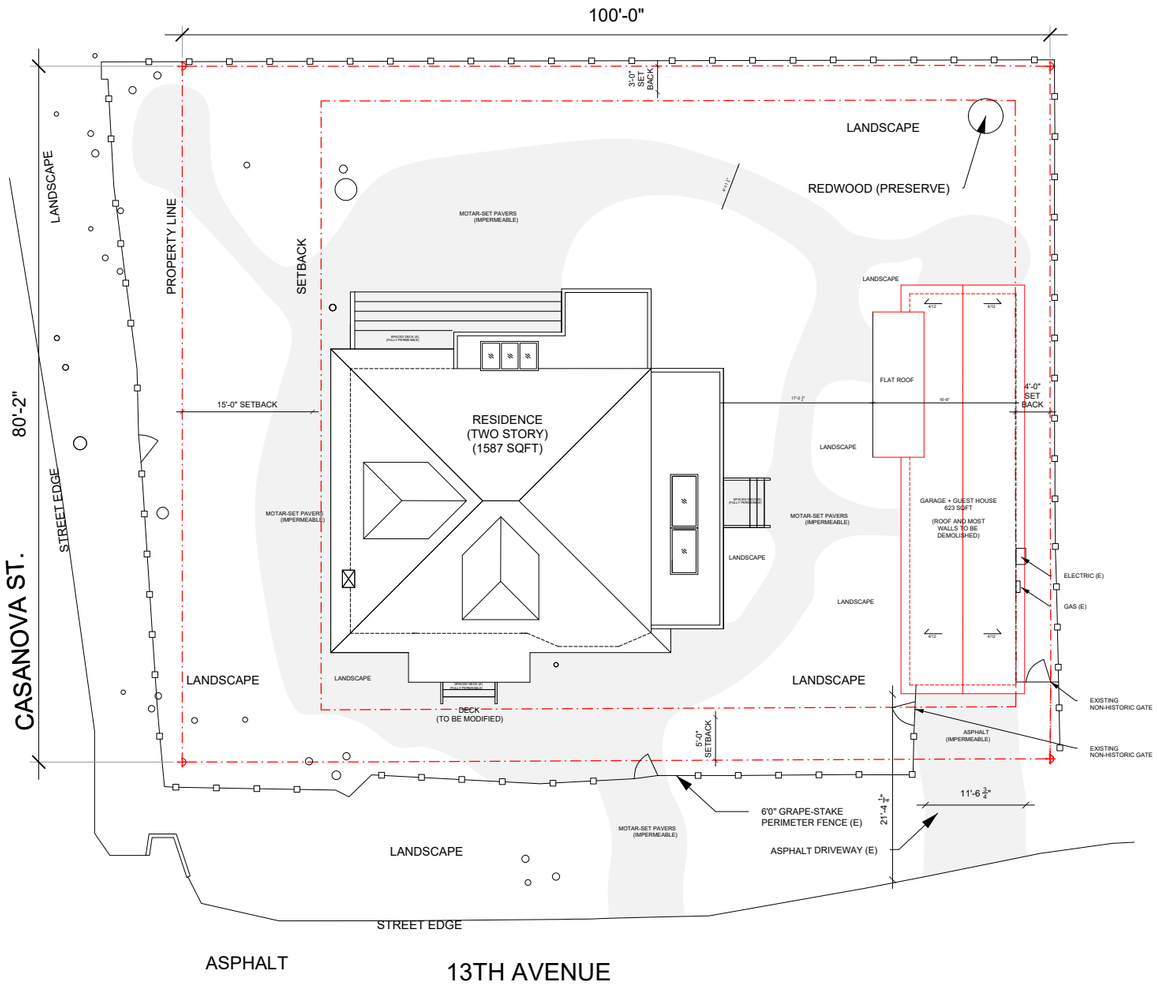
CONTRACTOR
LANDSCAPE DESIGNER
WATER STORAGE
GEOTECH ENGINEER
CIVIL ENGINEER
STRUCTURAL ENGINEER

05.29.2025
1/8"=1'

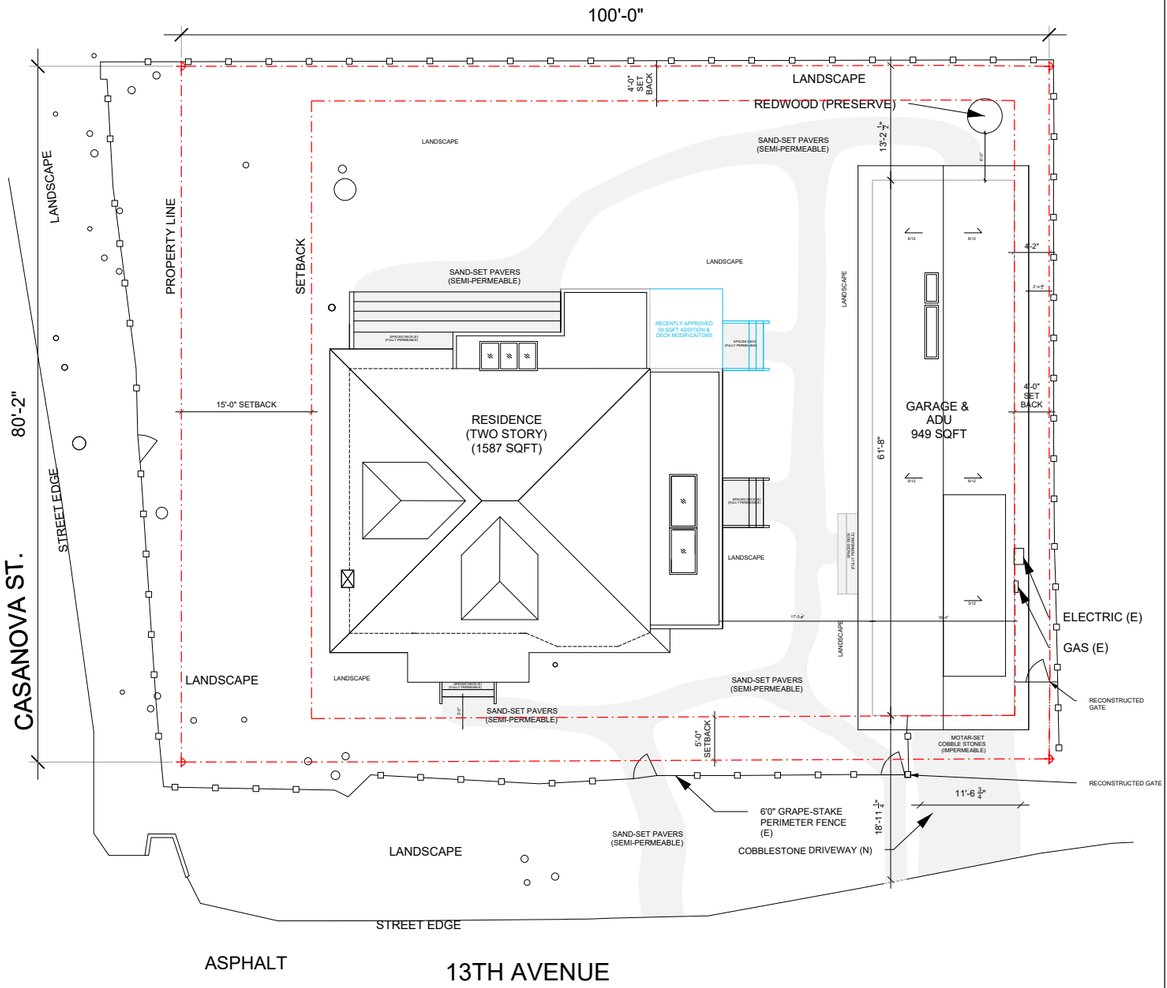
PLANNING PERMIT SET
TITLE SHEET

A 1

Attachment 5



EXISTING SITE PLAN



PROPOSED SITE PLAN

1' 5' 10'

N

OFFICE
O LOS ANGELES CA 90012
DAVID@ODODO-OFFICE.COM

D O D O D
1667 N MAIN STREET SUITE B-201
415 250 1224

PROJECT ALLTHEWAY
ADDRESS NE CORNER OF CASANOVA & 13TH STREET
CLIENT CASANOVA ALL THE WAY, LLC

MASTERWORK BUILDERS 952.961.0607

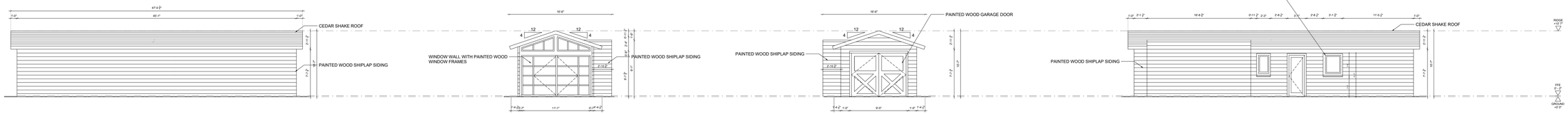
CENTRAL COAST CIVIL & STRUCTURAL ENGINEERING 831.760.3944

CONTRACTOR
LANDSCAPE DESIGNER
WATER STORAGE
GEOTECH ENGINEER
CIVIL ENGINEER
STRUCTURAL ENGINEER

05.29.2025
1/8"=1'

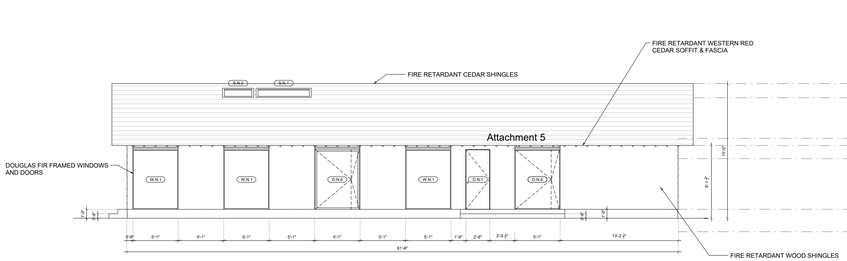
PLANNING PERMIT SET
EXISTING & PROPOSED SITE PLAN

A 2

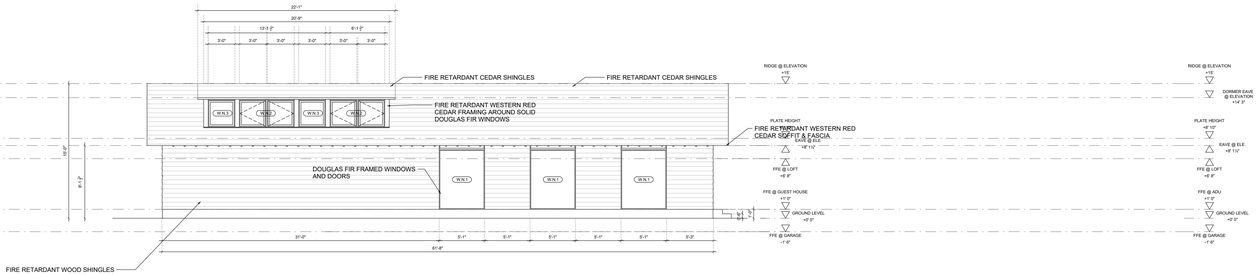


EAST ELEVATION | NORTH ELEVATION | SOUTH ELEVATION | WEST ELEVATION

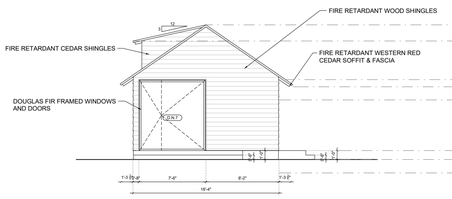
AS BUILT GARAGE & ADU ELEVATIONS



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

SOUTH ELEVATION

PROPOSED GARAGE & ADU ELEVATIONS

1' 5' 10'

O D O D O
1667 N MAIN STREET SUITE B-201
415 250 1224
OFFICE
LOS ANGELES CA 90012
DAVID@ODODO-OFFICE.COM

ALLTHEWAY
NE CORNER OF CASANOVA & 13TH STREET
CASANOVA.ALL THE WAY, LLC

PROJECT
ADDRESS
CLIENT

MASTERWORK BUILDERS
562.961.0607

CONTRACTOR
LANDSCAPE DESIGNER
WATER STORAGE
GEOTECH ENGINEER
CIVIL ENGINEER
STRUCTURAL ENGINEER

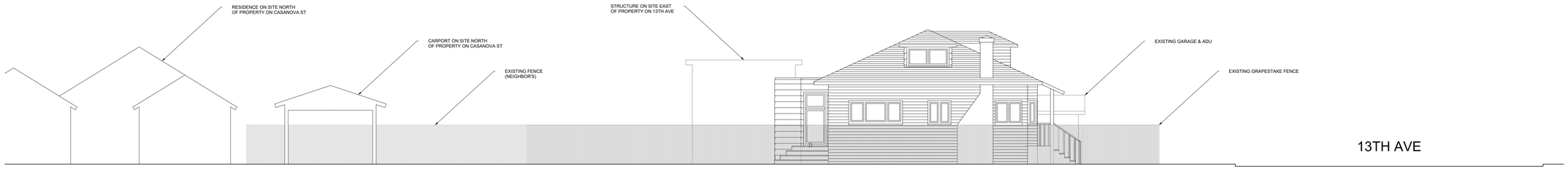
CENTRAL COAST CIVIL & STRUCTURAL ENGINEERING
831.760.9944

05.29.2025
1/8"=1'

PLANNING PERMIT SET
AS BUILT & PROPOSED ELEVATIONS

A 4

13TH AVE (SOUTH) STREET ELEVATION

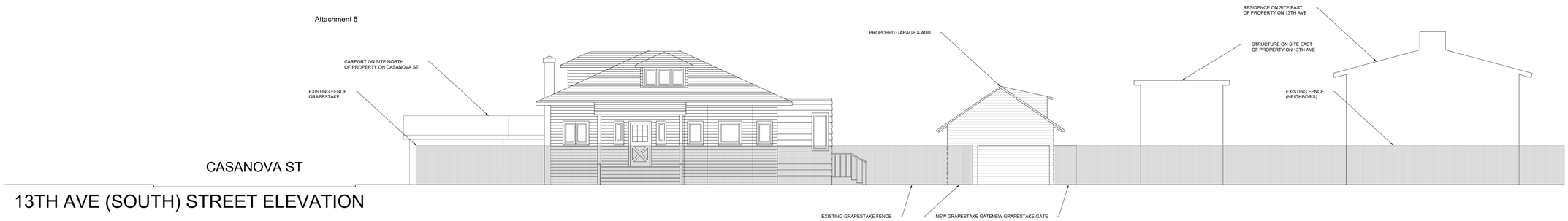


CASANOVA ST (WEST) STREET ELEVATION

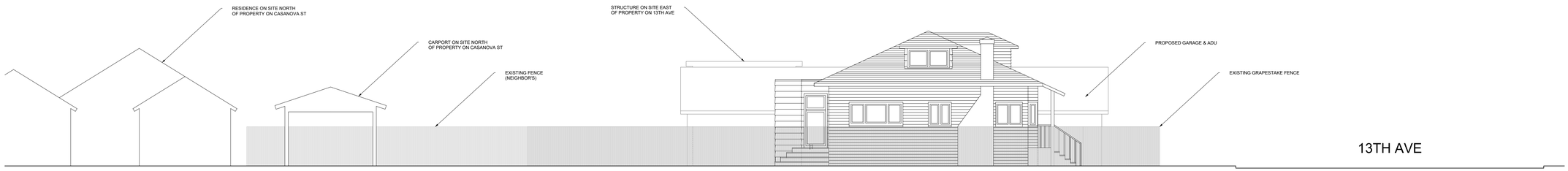
EXISTING ELEVATIONS

2' 10' 20'

Attachment 5



13TH AVE (SOUTH) STREET ELEVATION



CASANOVA ST (WEST) STREET ELEVATION

PROPOSED ELEVATIONS

1' 5' 10'

O D O D O
1667 N MAIN STREET SUITE B-201 LOS ANGELES CA 90012
415 250 1224 DAVID@ODODO-OFFICE.COM
OFFICE

PROJECT ALLTHEWAY
ADDRESS NE CORNER OF CASANOVA & 13TH STREET
CLIENT CASANOVA.ALL.THE.WAY, LLC

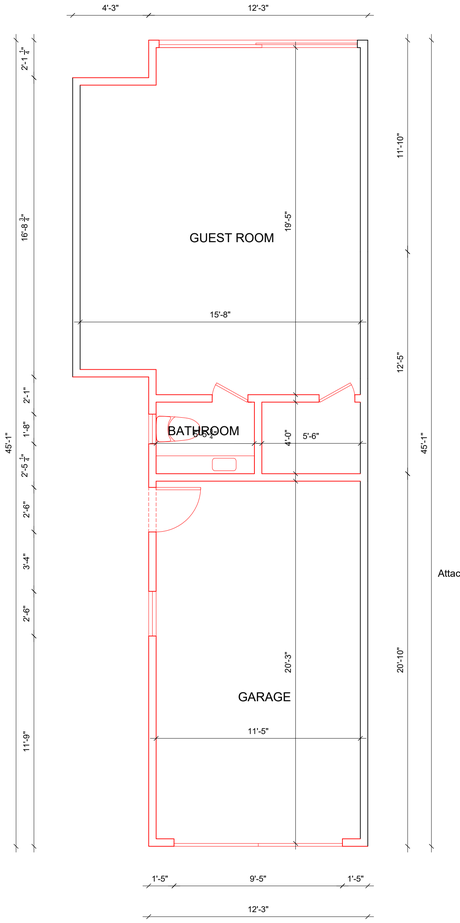
MASTERWORK BUILDERS 562.961.0607

CENTRAL COAST CIVIL & STRUCTURAL ENGINEERING 831.760.3944

CONTRACTOR
LANDSCAPE DESIGNER
WATER STORAGE
GEOTECH ENGINEER
CIVIL ENGINEER
STRUCTURAL ENGINEER

PLANNING PERMIT SET
EXISTING AND PROPOSED STREET ELEVATIONS 1/8"=1'
05.29.2025

A 5



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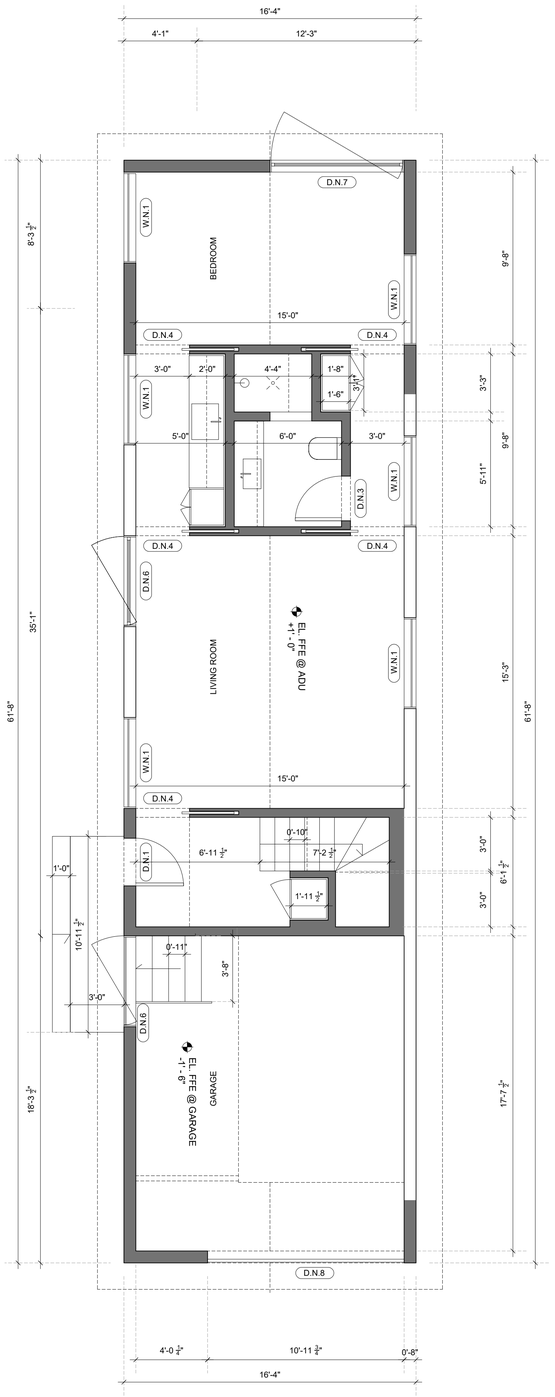
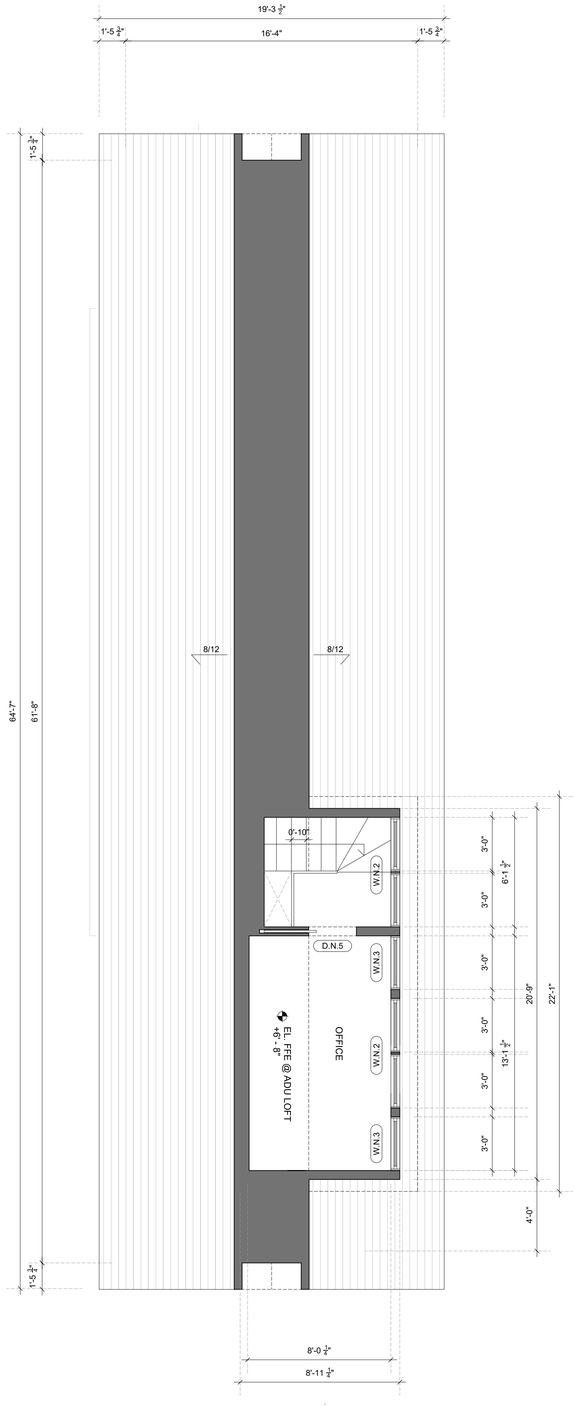




WALL LEGEND
DEMO
EXISTING
PROPOSED

AS BUILT / DEMO FLOOR PLAN

PROPOSED GROUND FLOOR PLAN

PROPOSED SECOND FLOOR PLAN

1' 5' 10' N

O D O D O OFFICE
1667 N MAIN STREET SUITE B-201 LOS ANGELES CA 90012
415 250 1224 DAVID@ODODO-OFFICE.COM

PROJECT ALLTHEWAY
ADDRESS NE CORNER OF CASANOVA & 13TH STREET
CLIENT CASANOVA ALL THE WAY, LLC

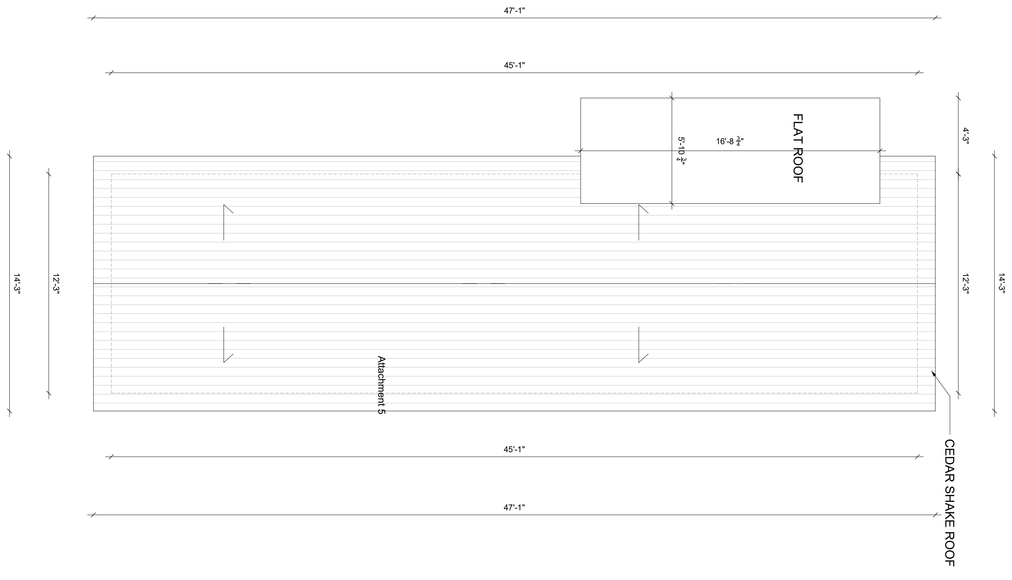
CONTRACTOR MASTERWORK BUILDERS 562.961.0607
LANDSCAPE DESIGNER
WATER STORAGE
GEOTECH ENGINEER
CIVIL ENGINEER
STRUCTURAL ENGINEER CENTRAL COAST CIVIL & STRUCTURAL ENGINEERING 831.760.3944

05.29.2025
1/4"=1'

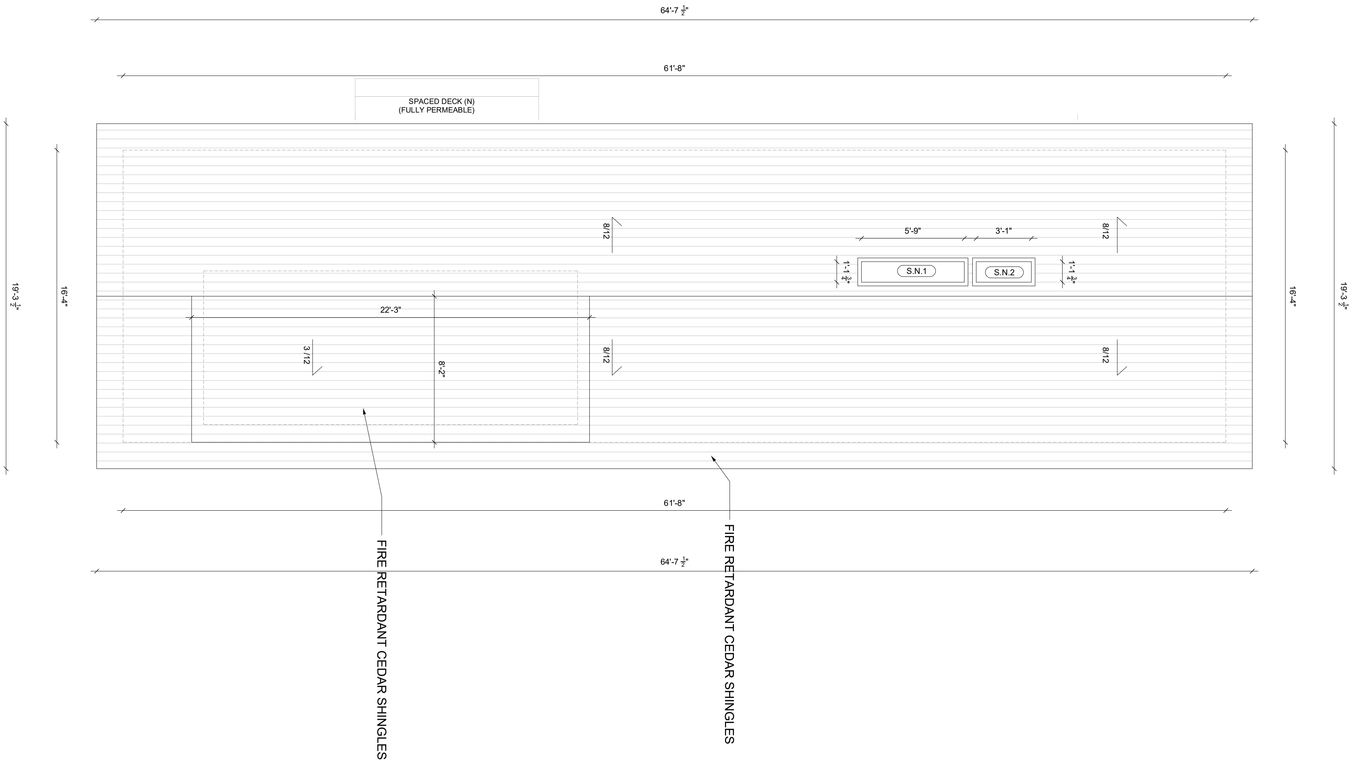
PLANNING PERMIT SET
EXISTING & PROPOSED FLOOR PLANS

A 3

AS-BUILT ROOF PLAN



PROPOSED ROOF PLAN



1" 5' 10'

N

PLANNING PERMIT SET 05.29.2025
AS BUILT & PROPOSED ROOF PLANS 1/4"=1'

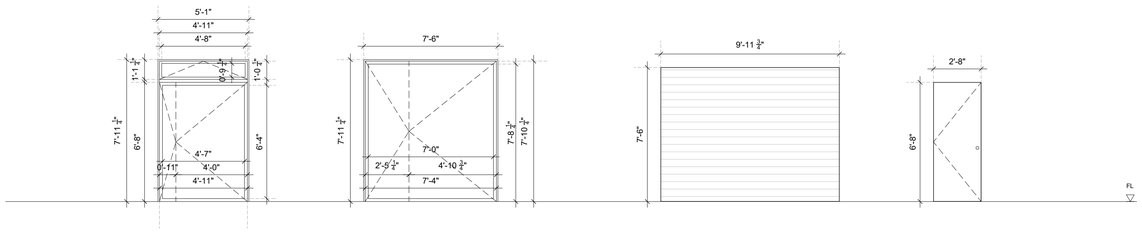
A 6

CONTRACTOR MASTERWORK BUILDERS 562.961.0607
LANDSCAPE DESIGNER
WATER STORAGE
GEOTECH ENGINEER
CIVIL ENGINEER
STRUCTURAL ENGINEER CENTRAL COAST CIVIL & STRUCTURAL ENGINEERING 831.760.9944

PROJECT ALLTHEWAY
ADDRESS NE CORNER OF CASANOVA & 13TH STREET
CLIENT CASANOVA ALL THE WAY, LLC

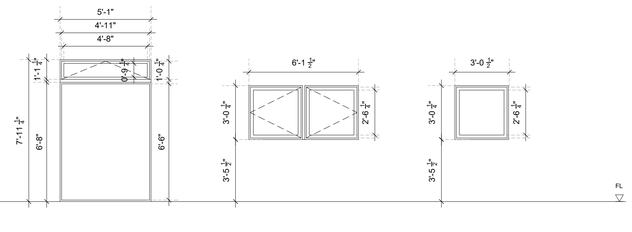
O D O D O OFFICE
1667 N MAIN STREET SUITE B-201 LOS ANGELES CA 90012
415 250 1224 DAVID@ODODO-OFFICE.COM

DOOR SCHEDULE



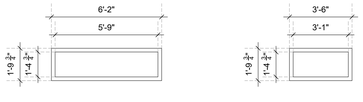
Type	D.N.6	D.N.7	D.N.8	D.N.1
No.	1	1	1	1
Notes	SOLID WOOD FRAME AWNING WINDOW ABOVE. SOLID WOOD FRAME PIVOT DOOR BELOW.	SOLID WOOD FRAME PIVOT DOOR	GARAGE DOOR W/ CLADDING TO MATCH SIDING. MANUFACTURER TBD	SOLID WOOD DOOR W/ CONCEALED HINGE CLAD WITH SHINGLES TO MATCH SIDING

WINDOW SCHEDULE



Type	W.N.1	W.N.2	W.N.2
No.	7	1	1
Notes	SOLID WOOD FRAME AWNING WINDOW ABOVE. SOLID WOOD FRAME FIXED WINDOW BELOW.	SOLID WOOD FRAME CASEMENT WINDOW ON LEFT AND ON RIGHT.	SOLID WOOD FRAME FIXED WINDOW

SKYLIGHT SCHEDULE



Type	S.N.1	S.N.2
No.	1	1
Notes	FIXED ALUMINUM FRAME. MANUFACTURER TBD	FIXED ALUMINUM FRAME. MANUFACTURER TBD

Attachment 5

1' 5' 10' 20'

MATERIAL SAMPLES

*Guest House have cedar shingle siding, cedar shake roof, and douglas fir window and door frames

SIDING & ROOF

Class A fire retardant Western Red Cedar shingles. 5". Will weather to gray in contrast to the stained shingles on the house

DOOR & WINDOW

Solid Douglas Fir Window & Door Frames

DRIVEWAY

COBBLE STONE

Notes

ODDO
1667 N MAIN STREET
415 250 1224

DDO
SUITE B-201
LOS ANGELES CA 90012
DAVID@ODODO-OFFICE.COM
OFFICE

ALLTHEWAY
NE CORNER OF CASANOVA & 13TH STREET
CASANOVA ALL THE WAY, LLC

PROJECT
ADDRESS
CLIENT

MASTERWORK BUILDERS 562.961.0607

CONTRACTOR
LANDSCAPE DESIGNER
WATER STORAGE
GEOTECH ENGINEER
CIVIL ENGINEER
STRUCTURAL ENGINEER

CENTRAL COAST CIVIL & STRUCTURAL ENGINEERING 831.760.3944

05.29.2025
1/4"=1'

PLANNING PERMIT SET
DOOR, WINDOW, SKYLIGHT SCHEDULE MATERIALS

A7

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

July 21, 2025
PUBLIC HEARINGS

TO:	Historic Resources Board Commissioners
SUBMITTED BY:	Evan Kort, Senior Planner
SUBJECT:	**DR 25112 & DR 25151 (Clark-Fairley):** Consideration of findings of consistencies with the established design context of the Downtown Conservation District for the installation of a 3 inch storm drain connecting from an existing flat roof drain and installed along the side and facade of the building (DR 25112), and the color change of an existing retractable awning to black and white stripes (DR 25151), and finding no impacts on nearby historic resources. The subject site is located at an existing non-historic property at San Carlos Street 3 NW 7th Avenue in the Central Commercial (CC) Zone District and Downtown Conservation District (DC) Overlay. APN: 010-146-003-000

RECOMMENDATION:

Staff recommends the Historic Resources Board adopt two resolutions (Attachments 1 & 2):

1. Finding the installation of a 3 inch storm drain connecting from an existing flat roof drain, installed along the side and facade of the building and connecting to an existing down spout pipe (DR 25112) located at an existing non-historic property at San Carlos Street 3 NW 7th Avenue in the Central Commercial (CC) Zone District and Downtown Conservation District (DC) Overlay; APN: 010-146-003-000:
    a. Inconsistent with the with the established design context of Ocean Avenue and the surrounding commercial area, and
    b. Will have no impacts on nearby historic resources; and

2. Finding the color change of an existing retractable awning to black and white stripes (DR 25151) located at an existing non-historic property at San Carlos Street 3 NW 7th Avenue in the Central Commercial (CC) Zone District and Downtown Conservation District (DC) Overlay; APN: 010-146-003-000
    a. Consistent with the with the established design context of Ocean Avenue and the surrounding commercial area, and
    b. Will have no impacts on nearby historic resources.

BACKGROUND/SUMMARY:

The subject structure is located on the west side of San Carlos Street between Ocean and 7th Avenues. A Notice of Ineligibility for listing on the Carmel Inventory of Historic Resources for the site was issued on May 18, 2022, and is valid for a period of five (5) years, expiring on May 17, 2027. However, since the project site is located in the Downtown Conservation Overlay District it requires review by the Historic Resources Board. The Board has an advisory role for projects that do not include historic resources. In this case, the Board shall make a recommendation to the Director who is granted the final authority to approve the application(s) based on the scope of work (Carmel-by-the-Sea Municipal Code [CMC] sections 17.20.280.B, 17.58.030.A).

Downtown Conservation District: Those building sites that include all or portions of the following lots:

Block	Lots
54	17 – 20
55	19 – 22
56	19 – 22
57	17 – 20
58	18, 20, 25, 26
70	All lots
71	All lots
72	All lots
73	All lots
74	All lots
75	All lots
76	All lots
77	All lots
78	All (street frontages only)
Devendorf Park	All

Figure 1. Boundary of Downtown Conservation District from CMC section 17.20.280. Subject property highlighted for reference.

The subject staff report evaluates two design review applications: DR 25112 and DR 25151. DR 25112 is a drainage project consisting of the installation of new drainage improvements for the site, and DR 25151 is an awning replacement project. The applications were submitted by two different applicants less than 30-days apart; however, all proposed improvements are for the same property. This report has been combined to coordinate the review of the site, however, two resolutions have been prepared for each of the separate actions.

The subject site has been reviewed by the Historic Resources Board (HRB) once in February 2005 for window modifications at the interior of the courtyard. Subsequently, in 2010, the awning and associated trellis were added. However, it appears that project was not reviewed by the Historic Resources Board but was considered by the Planning Commission. Staff has not been able to confirm why the awning/trellis project was not brought before the HRB in 2010.

This review shall be limited to advising the decision making body on: (1) the project's consistency with the established design context of Ocean Avenue and the surrounding commercial area, and (2) identifying any potential impacts on nearby historic resources. While Planning Commission review will not be required, the project is required to be reviewed by the HRB for the exterior alterations as previously described.

Staff acknowledges that the review of gutters and downspouts, and awnings by the Historic Resources Board may appear more granular than is typical, as these elements are often treated as incidental components within the broader context of a project. However, in this case, where the application is limited in scope and located within the Downtown Conservation District, this level of review is both appropriate and consistent with the requirements of CMC section 17.20.280.B. Furthermore, the purpose of the Downtown Conservation District is to protect both historic resources and the general design context that surrounds them (CMC section 17.20.260). While it may not be immediately apparent to a casual observer, there is a clear and established design context for these elements within the Conservation District, developed over time, intentionally or unintentionally, that contributes to the design character and ambience created by these buildings that are an essential part of the Carmel experience and critically important to the economy of the City (CMC section 17.20.260).

Staff Analysis:

Per CMC section 17.20.280.B "*Projects affecting properties determined not to be historic shall require a review and recommendation from the Historic Resources Board prior to review and final action by the*

review and recommendation from the Historic Resources Board prior to review and final action by the Planning Commission or the Planning Director. The purpose of this review shall be limited to advising the decision-making body on (1) the project's consistency with the established design context of Ocean Avenue and the surrounding commercial area, and (2) identifying any potential impacts on nearby historic resources. The following findings shall be used by the Board in making its recommendations:

1. All proposed new development shall not exceed the greater of the base floor area ratio requirements identified in CMC 17.14.140 or the existing floor area of the site.

Staff Analysis: No new floor area is proposed as part of either application (DR 25112 or DR 25151). This finding is not applicable to either of the subject applications.

2. *The proposed development is consistent with the established design context of the conservation district and will not adversely affect any historic resources on the project site or on adjacent sites.*

Staff Analysis:

General Plan/Land Use Plan Policy P1-68 states, *"Implement design regulations and design guidelines to ensure that buildings and storefronts in the retail core maintain the design features characteristic of this area including appropriate scale, minimal setbacks, attractive landscaping and consistency in the treatment of windows, awnings, exterior materials and building lines throughout each building. (LUP)"*

In accordance with CMC section 17.14.220, *"When facades are remodeled, the adopted commercial design guidelines shall be followed so that the basic design framework of the commercial district is conserved. On buildings where consistency of architectural character has been lost through past actions the preferred design solution is to restore or establish a consistent character. In general, each building should reflect a single type of architecture expressed through consistent use of fenestration, detailing, materials and textures, body color, trim color, awnings and roofs regardless of how many businesses occupy the building."*

Within the context of "advising the decision-making body on (1) the project's consistency with the established design context of Ocean Avenue and the surrounding commercial area, and (2) identifying any potential impacts on nearby historic resources," both General Plan Policy P1-68 and CMC section 17.14.220 reinforce the importance of maintaining a consistent and cohesive architectural character within the retail core -that being the Downtown Conservation District. These provisions emphasize that buildings and building elements must be treated consistently throughout a building to preserve the overall design context of the area.

Consistent with the established design context of the conservation district

DR 25112 – Drainage

According to the applicant's written project description/scope of work (refer to Attachment 3), the applicant is proposing to install a new 3 inch drain from the middle of the building along the existing electrical conduit around the corner of the building and connect on to the existing roof drain. The applicant is then proposing to connect the existing downspout to the existing drain under the sidewalk. While the proposed feature is planned to be located near existing conduit, staff was unable to locate an associated approval for this feature which (according to Google Street View) was installed between June 2011 and May 2015.

The Commercial Design Guidelines state: *"Each building should be treated as a consistent whole. Modifications to storefronts that are part of a larger building or court should preserve or restore the common elements that serve to integrate building design,"* and *"modifications to buildings should not create the visual clutter that can arise from too many or uncomplimentary design elements."*

The subject scope of work conflicts with the Commercial Design Guidelines as it introduces an inconsistent drainage solution that detracts from the visual integrity of the building. The existing configuration is a traditional roof and gutter/downspout system, which is both appropriate to the building's

style and consistent with what is found throughout the Conservation District. The proposal to run a new drain along the outside of the building along the exterior building wall around the corner introduces a visually incompatible element that doesn't align with the overall design approach of the structure or the Downtown Conservation District.

Within the Downtown Conservation District, drainage systems, such as gutters and downspouts, are typically integrated into the building's architecture in a way that minimizes visual impact. Most commonly, gutters run along the roof eave and direct water into downspouts that are either concealed within the building wall or run discreetly along it. In some cases, where no gutter is present, a downspout may project directly from the wall or connect to a drain line that exits beneath the sidewalk. These systems are generally designed to blend with the adjacent building materials and maintain the visual consistency of the façade.

Figure 2. Traditional gutter at roof eave. Downspout leads to scupper that is integrated into the building wall and runs under the sidewalk (indicated by red dashed line).

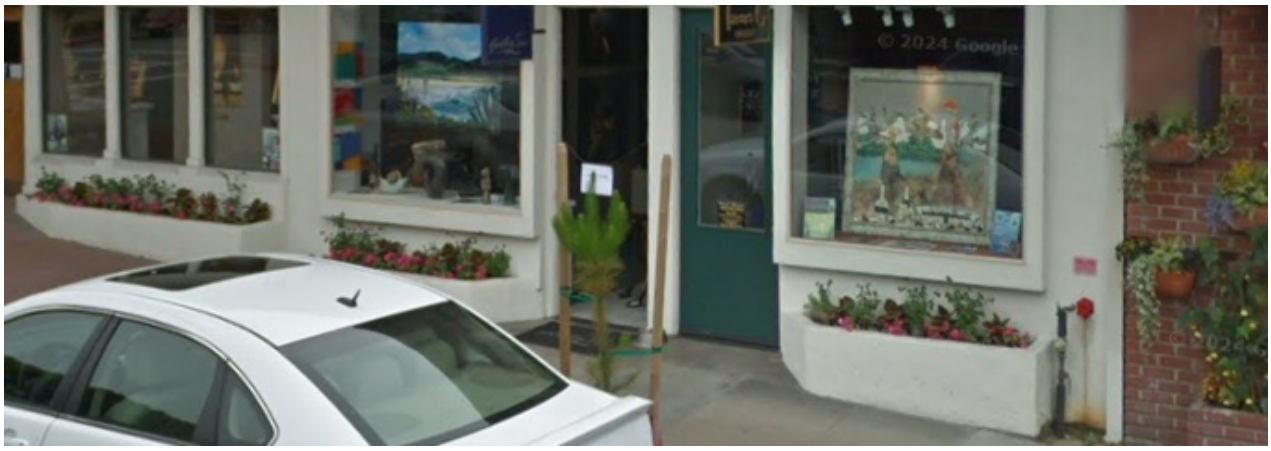


Figure 3. Traditional gutter at roof eave. Downspout leads to scupper that is integrated into the building wall (left) and exterior downspout painted to match building wall (right).

Figure 4. Traditional gutter at roof eave. Two-tone exterior downspout painted to match building exterior.

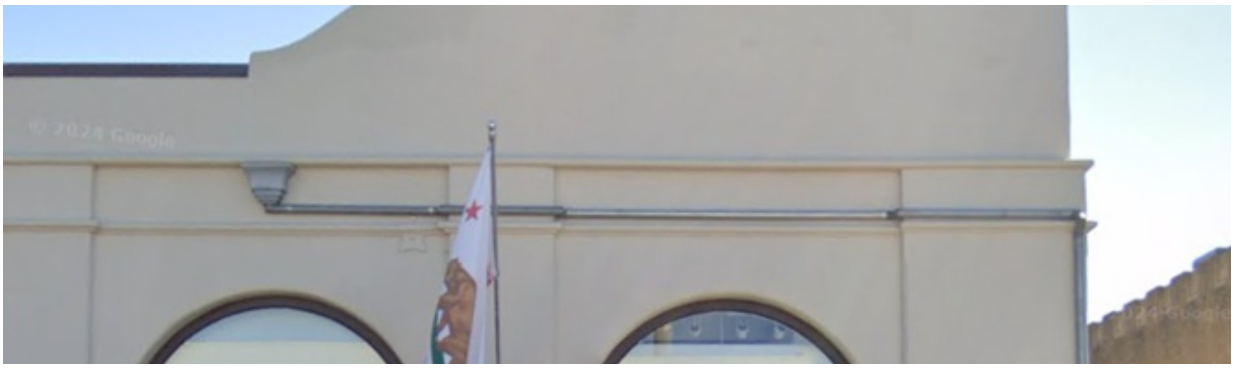
Figure 5. Traditional gutter at roof eave. Exterior downspout consistent with building architectural detailing.

Rather than reinforcing a cohesive design, the proposed drainage features on the exterior adds visual clutter as opposed to an integrated solution. The addition of the drainage pipe running below the roof eave along the building façade, along with the unpermitted conduit, results in visually incompatible conditions that are inconsistent with the Downtown Conservation District.

The applicant has stated the existing drain line goes under the slab floor of the building and out into the courtyard. The applicant has stated the existing line is cast iron and has deteriorated and cannot be repaired.

In staff's opinion the proposed project is based more on practicality than on a true design solution. While the applicant has stated the existing line is deteriorated, there's no information provided to show that other options, such as replacing the existing drainage line and/or updates to the existing building's infrastructure were explored or found infeasible. Instead, the exterior drain appears to be the easiest and most cost-effective option, but one that comes at the expense of consistency with the context of the Conservation District. After reviewing the plans, the City's Building Official has also recommended repair of the existing infrastructure.

Staff did identify one other building (in close proximity to the project site) where the stormwater system runs below the roof eave along the building façade, however, staff was unable to locate an associated approval for this subject feature.



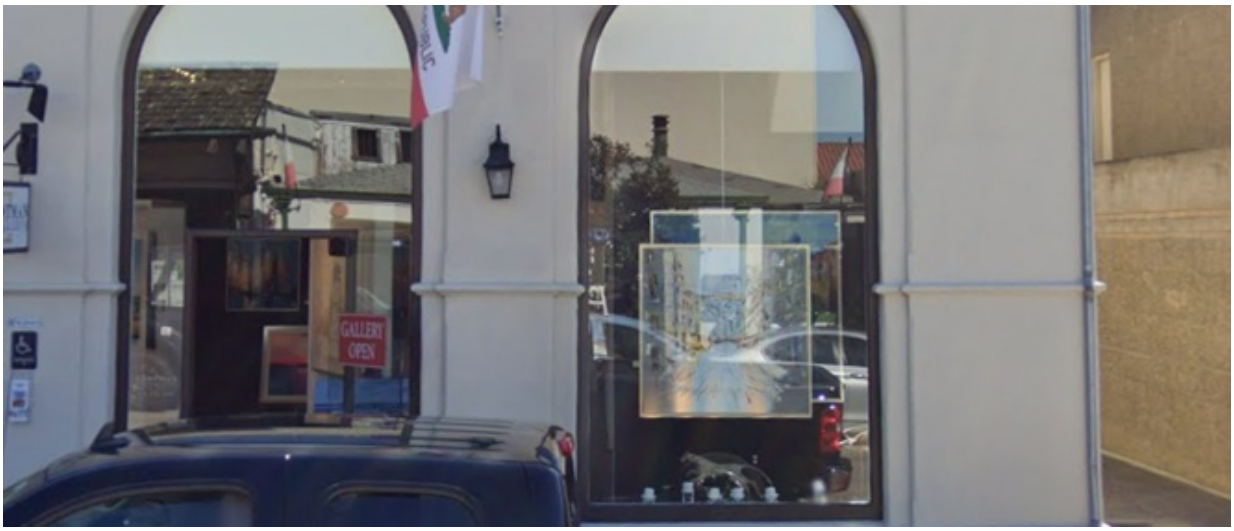


Figure 6. Stormwater system runs below the roof eave along the building façade parallel to the sidewalk. Atypical with the Downtown Conservation District.

If the Board makes findings to support the proposed drainage line and finds it consistent with the established design context of the Conservation District, staff recommends the board also adopt the following Conditions of Approval as part of the Board's action, such as: the applicant shall work with staff to explore modifications that would help reduce its visual prominence and improve overall compatibility with the building and the district, including but not limited to painting the new pipe to match the adjacent building wall so it visually blends with the façade.

DR 25151 – Awning

In 2010, the Planning Commission considered the installation of a retractable awning and associated trellis. The staff report from 2010 describes, in part:

> *Commercial Design Guidelines Section F states that "Courtyards are important design features of the commercial districts. They provide pedestrians the anticipation of the unusual, swift and gratifying shifts in prospect." The Commercial Guidelines encourage the use of muted colors that blend with the natural surroundings.*
>
> *The applicant is proposing to install a retractable awning within the courtyard to cover the outdoor seating. The proposed awning is 23 feet wide and projects 12 feet from the building. The awning is tan colored and is made of State Certified flame resistant material. The color is consistent with the Guidelines.*

The applicant is proposing no alterations to the trellis or awning structure; however, is proposing to replace the awning cover/fabric with a new black and white striped awning.

The awning is primarily screened from the public way by the trellis structure; however, is partially visible when opened as the awning can be viewed from the courtyard. There is also one other existing storefront awning at the rear of the courtyard. While a specific approval for the other awning was not located in the property file, the other awning was a similar color to that of the subject awning in 2015 (tan) and is currently green (refer to Figure 7a & 7b, below).

Figures 7a & 7b. Existing courtyard awning at rear of subject property from 2015 (left) and 2024 (right).

As previously noted, CMC section 17.14.220 states, in part, "On buildings where consistency of architectural character has been lost through past actions the preferred design solution is to restore or establish a consistent character. In general, each building should reflect a single type of architecture expressed through consistent use of fenestration, detailing, materials and textures, body color, trim color, awnings and roofs regardless of how many businesses occupy the building."

The existing courtyard consists of multiple storefronts. Since 2018, three (3) of the storefronts (tenant spaces) have received an administrative approval to paint the storefront(s). Staff acknowledges that this may be contrary to CMC section 17.14.220 and Commercial Design Guideline B -*Each building should be treated as a consistent whole. Modifications to storefronts that are part of a larger building or court should preserve or restore the common elements that serve to integrate building design:*

- *Modifications to buildings should not create the visual clutter that can arise from too many or uncomplimentary design elements.*
- *Lines of construction, patterns of openings, and such details as trim, window style, door dimensions, wall color, and building and roof forms should be integrated throughout the building, even if more than one enterprise occupies it.*
- *If one storefront is to be demarcated from another in the same building, the distinguishing features should be limited to subtle variations in the color or pattern of surfaces of doors, tiling, or entries.*

That said, the past actions should not be used as precedent alone for future approvals and where consistency of architectural character has been lost through past actions the preferred design solution is to restore or establish a consistent character (CMC section 17.14.220).

As the existing courtyard currently consists of an eclectic mix of storefronts, the HRB should consider whether the proposed awning (specifically the color/pattern) is consistent with the established design context of the Conservation District. While the use of an awning alone is consistent, as awnings are used throughout the district, the Board should comment on the consistency of the (black and white) color and (striped) style. In doing so, the Board should also consider the preferred design solution is to restore or establish a consistent character.

While the Commercial Design Guidelines and CMC section 17.14.220 emphasize consistency in architectural character, including the treatment of awnings, the unique conditions of this particular courtyard may allow for some flexibility. The courtyard currently features multiple storefronts with varied treatments, and past administrative approvals have contributed to a more eclectic visual character. While this condition is not ideal, it reflects the existing context in which the proposed awning will be viewed.

The proposed awning is a replacement of an existing, previously installed fabric awning installed within an approved trellis structure. The awning itself is retractable and largely screened from public view. While the proposed black and white striped pattern represents a more contemporary and contrasting design than the

proposed black and white striped pattern represents a more contemporary and contrasting design than the previously tan awning, it does not introduce a completely new or untested element into the conservation district. Awnings of various styles and colors, including bright striped patterns (as opposed to muted colors, as encouraged by the Commercial Design Guidelines), can be found throughout the downtown area, and awnings are an accepted and established architectural feature within the Conservation District.

If the Historic Resources Board finds that the courtyard's existing condition reflects a consistent design pattern and that the awning fabric does not substantially detract from the overall character of the building or district, the Board may recommend approval of the fabric replacement as consistent with the established design context.

However, if the Board has concerns about setting a precedent with this approach, they may recommend a more neutral color and/or pattern that future modifications in the courtyard move toward re-establishing a more unified architectural character in alignment with CMC section 17.14.220.

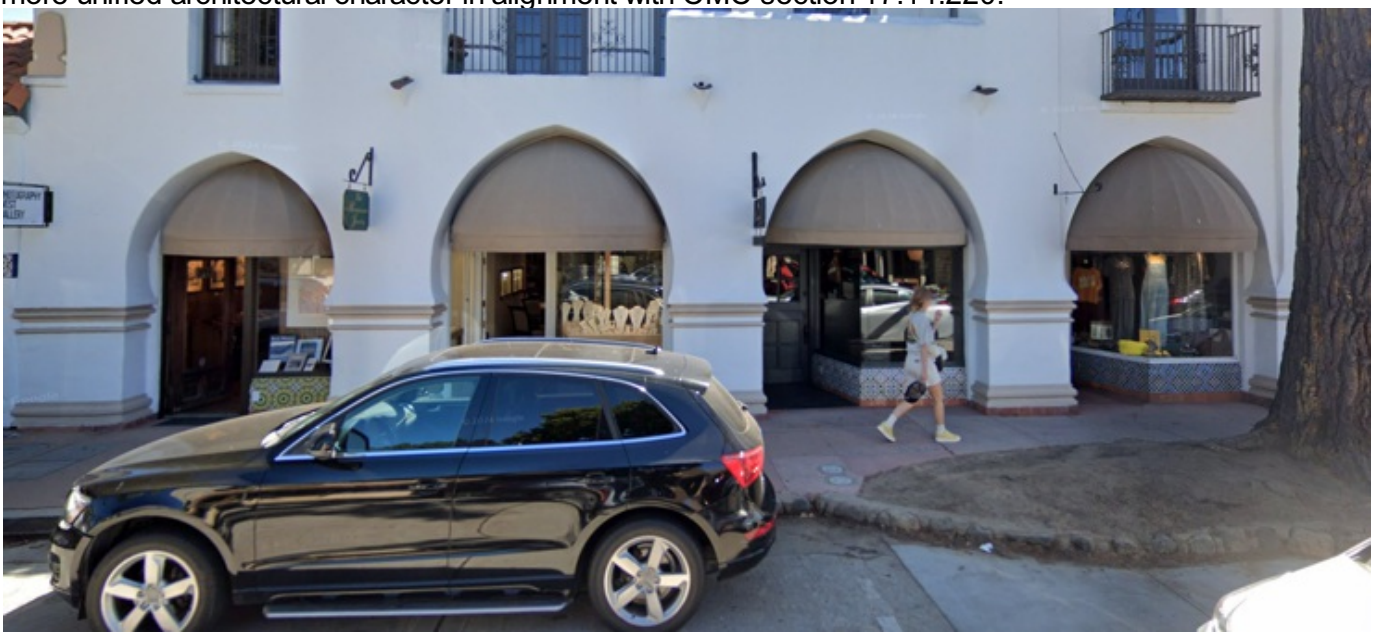


Figure 8. Sample awnings within Conservation District. Consistent color and appearance within building site.

Figure 9. Sample awnings within Conservation District. Consistent color and appearance within building site. The use of stripes and bright colors is not atypical.

Figure 10. Sample awnings within Conservation District. Inconsistent color and appearance within building site. Storefronts also are inconsistent throughout the same building –refer to CMC section 17.14.220

Adverse impacts to adjacent sites: DR 25112 & DR 25151

San Carlos Street between Ocean Avenue and 7th Avenue is unique for the Downtown Conservation District in that there are no historic resources within this block. As there are no historic resources in the vicinity, the replacement of the existing awning or new drainage elements would not impact any existing historic resources within the Downtown Conservation District.

Figure 11. Location of subject site (yellow outline) relative to nearby historic resources (shown in hatch). Other colors refer to zoning district boundaries and are not relevant for the purpose of this figure.

Other colors refer to zoning district boundaries and are not relevant for the purpose of this figure.

FISCAL IMPACT:

N/A

ATTACHMENTS:

Attachment 1 - Resolution (DR 25112)
Attachment 2 - Resolution (DR 25151)
Attachment 3a - Project Description (DR 25112)
Attachment 3b - Project Plans (DR 25112)
Attachment 4 - Project Plans (DR 25151)

CITY OF CARMEL-BY-THE-SEA HISTORIC RESOURCES BOARD
HISTORIC RESOURCES BOARD RESOLUTION NO. 2025-xxx-HRB

FINDING THE INSTALLATION OF A 3 INCH STORM DRAIN CONNECTING FROM AN EXISTING FLAT ROOF DRAIN, INSTALLED ALONG THE SIDE AND FACADE OF THE BUILDING AND CONNECTING TO THE EXISTING DOWN SPOUT PIPE (DR 25112) LOCATED AT AN EXISTING NON-HISTORIC PROPERTY AT SAN CARLOS STREET 3 NW 7TH AVENUE IN THE CENTRAL COMMERCIAL (CC) ZONE DISTRICT AND DOWNTOWN CONSERVATION DISTRICT (DC) OVERLAY, 1) INCONSISTENT WITH THE ESTABLISHED DESIGN CONTEXT OF OCEAN AVENUE AND THE SURROUNDING COMMERCIAL AREA, AND 2) WILL HAVE NO IMPACTS ON NEARBY HISTORIC RESOURCES; APN: 010-146-003-000

WHEREAS, on May 1, 2025, Mr. Rooter Plumbing ("Applicant") submitted an application on behalf of FAIRLEY GERALD R TR ("Owner") requesting approval of Track 1 Design Review application DR 25112 (Clark-Fairley) described herein as ("Application"); and

WHEREAS, the subject site is located at San Carlos Street 3 NW 7th Avenue in the Central Commercial (CC) Zone District and Downtown Conservation District (DC) Overlay; and

WHEREAS, the applicant is proposing the installation of a 3 inch storm drain from connecting from an existing flat roof drain, installed along the side and facade of the building and connecting to the existing down spout pipe; and

WHEREAS, both historic and non-historic projects in the Downtown Conservation District require review by the Historic Resources Board; and

WHEREAS, the project site is not on the historic inventory and a Notice of Ineligibility for listing on the Carmel Inventory of Historic Resources for the site was issued on May 18, 2022 and is valid for a period of five (5) years, expiring on May 17, 2027; and

WHEREAS, pursuant to Carmel-by-the-Sea Municipal Code (CMC) section 17.20.280.B, "Projects affecting properties determined not to be historic shall require a review and recommendation from the Historic Resources Board prior to review and final action by the Planning Commission or the Planning Director. The purpose of this review shall be limited to advising the decision-making body on (1) the project's consistency with the established design context of Ocean Avenue and the surrounding commercial area, and (2) identifying any potential impacts on nearby historic resources"; and

WHEREAS, the Board's recommendation regarding the matter of consistency of the project with the Downtown Conservation District does not constitute a project approval or denial and must be considered by the Planning Director or Planning Commission, as appropriate, prior to taking final action as outlined in CMC section 17.20.280.B; and

WHEREAS, on July 7, 2023, a notice of the public hearing scheduled for July 17, 2023, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project, indicating the date and time of the public hearing; and

WHEREAS, on or before July 11, 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 July 11, 2025, notice of the public hearing was mailed to each property owner within a 300-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on July 21, 2025, the Historic Resources Board held a public hearing to receive public testimony regarding the Track 1 Design Study Referral, including without limitation, information provided to the Historic Resources Board by City staff and through public testimony on the application; and

WHEREAS, this Resolution and its findings are made based upon 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 judgement 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, adoption of a finding of consistency is "not a project" pursuant to section 15378 of the CEQA Guidelines. Adoption of a finding of regarding the consistency of a project with the established context of the Downtown Conservation District does not grant any permits or entitlements approving a project which 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.

WHEREAS, in accordance with CMC section 17.20.280.B, the Historic Resources Board of the City of Carmel-by-the-Sea finds that:

1. All proposed new development will not exceed the greater of the base floor area ratio requirements identified in CMC section 17.14.140 or the existing floor area of the site, and

2. The proposed development is **not** consistent with the established design context of the Conservation District, and

3. Will not adversely affect any historic resources on the project site or on adjacent sites.

NOW, THEREFORE, BE IT RESOLVED, based on the above findings and evidence, that the Historic Resources Board of the City of Carmel-By-The-Sea does hereby finding the installation of a 3 inch storm drain connecting from an existing flat roof drain, installed along the side and facade of the building and

connecting to an existing down spout pipe (DR 25112) located at an existing non-historic property at San Carlos Street 3 NW 7th Avenue in the Central Commercial (CC) Zone District and Downtown Conservation District (DC) Overlay; APN: 010-146-003-000, inconsistent with the with the established design context of Ocean Avenue and the surrounding commercial area, and will have no impacts on nearby historic resources.

PASSED AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA this 21st day of July, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Jordan Chroman
Chair

Shelby Gorman
Historic Resources Board Secretary

CITY OF CARMEL-BY-THE-SEA HISTORIC RESOURCES BOARD
HISTORIC RESOURCES BOARD RESOLUTION NO. 2025-xxx-HRB

FINDING THE COLOR CHANGE OF AN EXISTING RETRACTABLE AWNING TO BLACK AND WHITE STRIPES (DR 25151) LOCATED AT AN EXISTING NON-HISTORIC PROPERTY AT SAN CARLOS STREET 3 NW 7TH AVENUE IN THE CENTRAL COMMERCIAL (CC) ZONE DISTRICT AND DOWNTOWN CONSERVATION DISTRICT (DC) OVERLAY: 1) CONSISTENT WITH THE ESTABLISHED DESIGN CONTEXT OF THE DOWNTOWN CONSERVATION DISTRICT, 2) INCONSISTENT WITH THE WITH THE ESTABLISHED DESIGN CONTEXT OF OCEAN AVENUE AND THE SURROUNDING COMMERCIAL AREA, AND 3) WILL HAVE NO IMPACTS ON NEARBY HISTORIC RESOURCES; APN: 010-146-003-000

WHEREAS, on May 22, 2025, Loie Alnimri, Business Owner, ("Applicant") submitted an application on behalf of FAIRLEY GERALD R TR ("Owner") requesting approval of Track 1 Design Review application DR 25151 (Clark-Fairley) described herein as ("Application"); and

WHEREAS, the subject site is located at San Carlos Street 3 NW 7th Avenue in the Central Commercial (CC) Zone District and Downtown Conservation District (DC) Overlay; and

WHEREAS, the applicant is proposing the color change of an existing retractable awning to black and white stripes; and

WHEREAS, both historic and non-historic projects in the Downtown Conservation District require review by the Historic Resources Board; and

WHEREAS, the project site is not on the historic inventory and a Notice of Ineligibility for listing on the Carmel Inventory of Historic Resources for the site was issued on May 18, 2022 and is valid for a period of five (5) years, expiring on May 17, 2027; and

WHEREAS, pursuant to Carmel-by-the-Sea Municipal Code (CMC) section 17.20.280.B, "Projects affecting properties determined not to be historic shall require a review and recommendation from the Historic Resources Board prior to review and final action by the Planning Commission or the Planning Director. The purpose of this review shall be limited to advising the decision-making body on (1) the project's consistency with the established design context of Ocean Avenue and the surrounding commercial area, and (2) identifying any potential impacts on nearby historic resources"; and

WHEREAS, the Board's recommendation regarding the matter of consistency of the project with the Downtown Conservation District does not constitute a project approval or denial and must be considered by the Planning Director or Planning Commission, as appropriate, prior to taking final action as outlined in CMC section 17.20.280.B; and

WHEREAS, on July 7, 2023, a notice of the public hearing scheduled for July 17, 2023, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project, indicating the date and time of the public hearing; and

WHEREAS, on or before July 11, 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 July 11, 2025, notice of the public hearing was mailed to each property owner within a 300-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on July 21, 2025, the Historic Resources Board held a public hearing to receive public testimony regarding the Track 1 Design Study Referral, including without limitation, information provided to the Historic Resources Board by City staff and through public testimony on the application; and

WHEREAS, this Resolution and its findings are made based upon 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 judgement 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, adoption of a finding of consistency is "not a project" pursuant to section 15378 of the CEQA Guidelines. Adoption of a finding of regarding the consistency of a project with the established context of the Downtown Conservation District does not grant any permits or entitlements approving a project which 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.

WHEREAS, in accordance with CMC section 17.20.280.B, the Historic Resources Board of the City of Carmel-by-the-Sea finds that:

1. All proposed new development will not exceed the greater of the base floor area ratio requirements identified in CMC section 17.14.140 or the existing floor area of the site, and

2. The proposed development is consistent with the established design context of the Conservation District, and will not adversely affect any historic resources on the project site or on adjacent sites.

NOW, THEREFORE, BE IT RESOLVED, based on the above findings and evidence, thereby finding the color change of an existing retractable awning to black and white stripes (DR 25151) located at an existing non-historic property at San Carlos Street 3 NW 7th Avenue in the Central Commercial (CC) Zone District and Downtown Conservation District (DC) Overlay; APN: 010-146-003-000, consistent with the

with the established design context of Ocean Avenue and the surrounding commercial area, and ill have no impacts on nearby historic resources.

PASSED AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA this 21st day of July, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Jordan Chroman
Chair

Shelby Gorman
Historic Resources Board Secretary

Mr. Rooter PLUMBING

EXISTING CONDITION:

BUILDING HAS A FLAT ROOF. THE EXISTING 3 INCH ROOF DRAIN GOES DOWN THE INSIDE WALL OF THE BUILDING AND GOES UNDER THE SLAB FLOOR OUT TO THE COURTYARD. THIS LINE IS CAST IRON AND HAS DETERIORATED AND CANNOT BE REPAIRED.

PROPOSED WORK:

INSTALL NEW 3 INCH DRAIN FROM MIDDLE OF THE BUILDING ALONG EXISTING ELECTRICAL CONDUIT AROUND THE CORNER OF THE BUILDING AND CONNECT ON TO EXISTING ROOF DRAIN. ALSO CONNECT EXISTING DRAIN ONTO EXISTING PIPE GOING THROUGH AND UNDER SIDEWALK.

P.O. Box 1088 • Monterey, CA 93942
373-6100 • 424-1333
MrRooter.com
Lic# 783377
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Planning & Building Dept.

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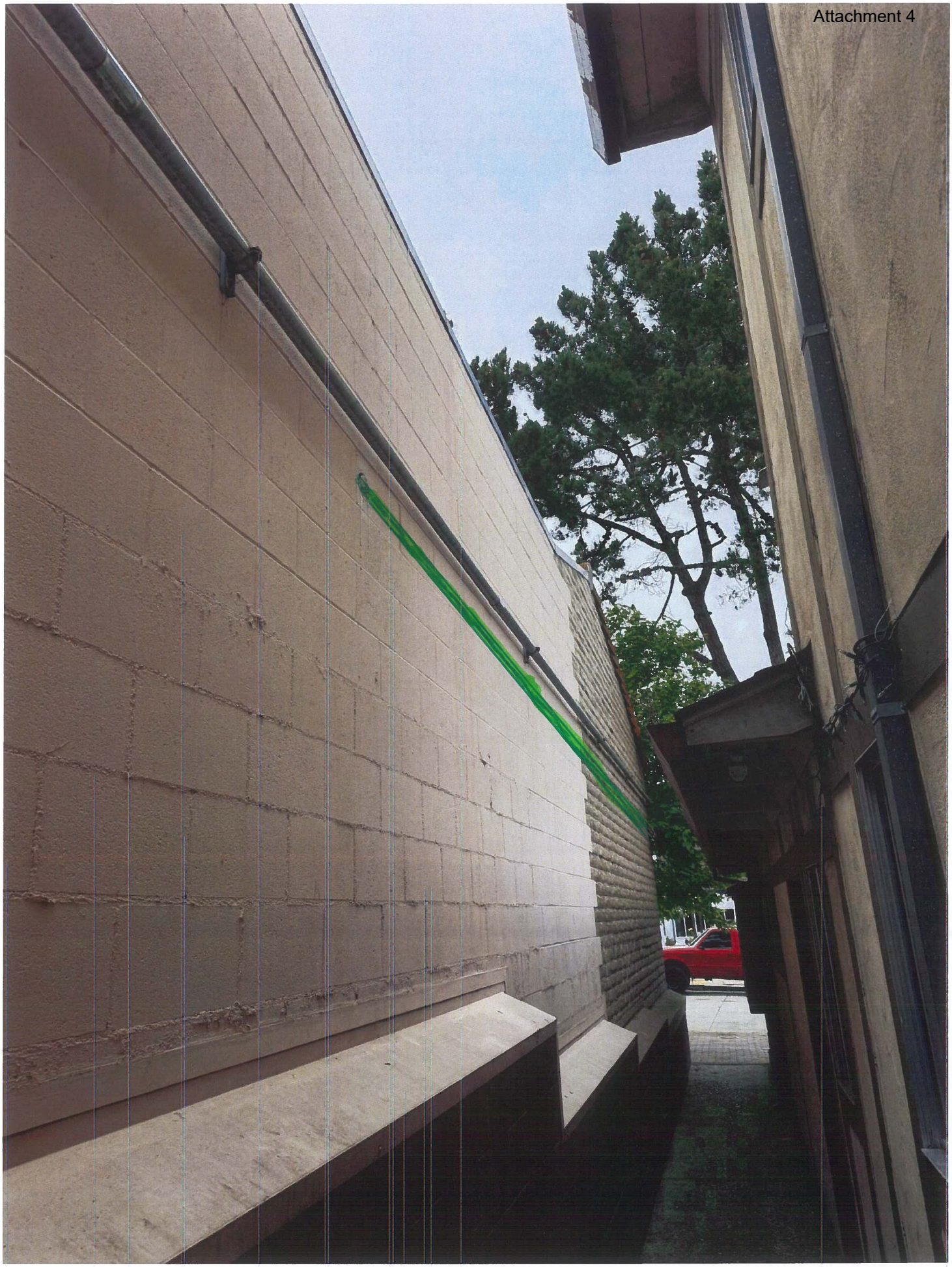
JUN 26 2025
City of Carmel-by-the-Sea
Planning & Building Dept.

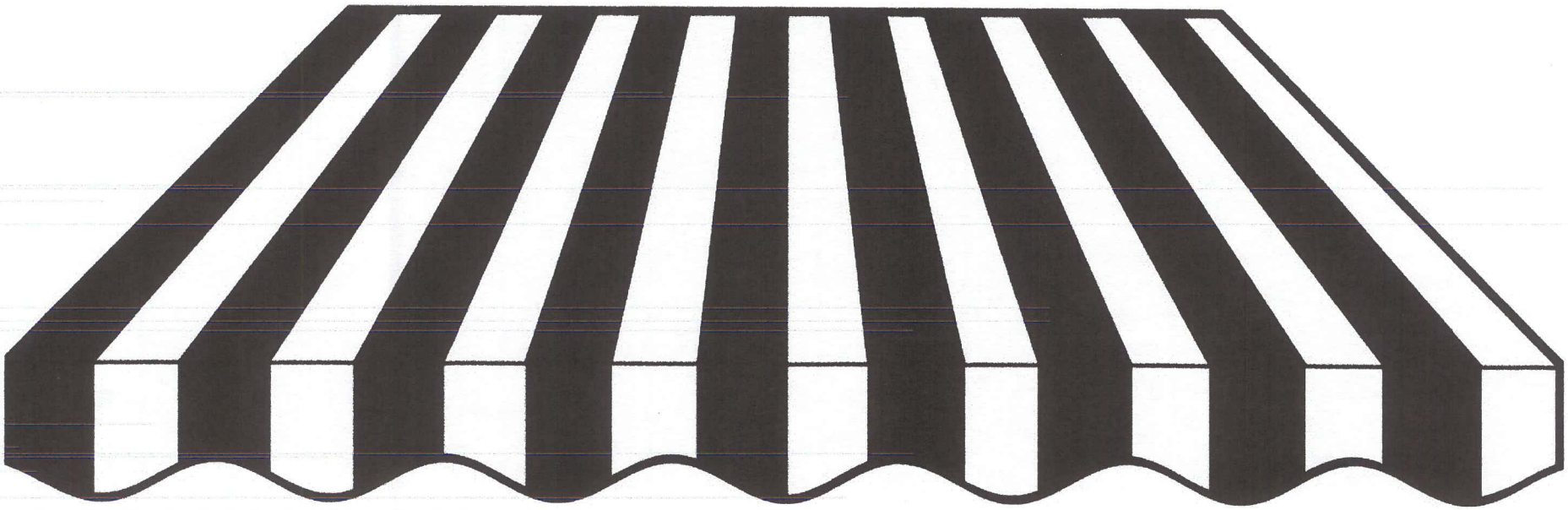
Attachment 4

Attachment 4



Attachment 4

EXISTING
DRAIN



shutterstock.com · 340166096

Attachment 5

Attachment 6

Knock Jeweler
Knock Jeweler
SOMEWHERE
GIANT
Verified
Clean Air

GIANT
Food Discovery App

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

July 21, 2025
PUBLIC HEARINGS

TO:	Historic Resources Board Commissioners
SUBMITTED BY:	Katherine Wallace, Associate Planner
SUBJECT:	**DR 24087 (Esperanza Carmel Commercial, LLC):** Consideration of a determination of consistency with the Secretary of the Interior's Standards for exterior changes and site improvements at the historic "Aucourt Commercial Block" property at Lincoln Street 3 southwest of Ocean Avenue in the Central Commercial (CC) District and Downtown Conservation District (DC) Overlay; a finding of consistency with the established design context of the Downtown Conservation District; and a finding that the project will have no impacts on nearby historic resources. APN: 010-191-001-000

RECOMMENDATION:

Staff recommends that the Historic Resources Board adopt a resolution issuing a Determination of Consistency with the Secretary of the Interior's Standards for the renovation of the historic "Aucourt Commercial Block" property located at Lincoln Street 3 southwest of Ocean Avenue in the Central Commercial (CC) Zoning District and Downtown Conservation District (DC) Overlay (APN: 010-191-001-000); a finding of consistency with the established design context of the Downtown Conservation District; and a finding that the project will have no impacts on nearby historic resources.

BACKGROUND/SUMMARY:

EXECUTIVE SUMMARY

The applicant is proposing a renovation of the mixed-use "Aucourt Commercial Block" property, comprised of two buildings fronting Lincoln Street and one rear building accessed via the Paseo de Pauline intrablock walkway. The project does not involve demolition of addition of floor area and does not affect building height. Because the property is listed on the Carmel Inventory of Historic Resources and is located within the Downtown Conservation District, the Board is required to adopt a Determination of Consistency with the Secretary of the Interior's Standards and is also required to make a finding that the project is consistent with the established design context of the Downtown Conservation District and will have no impacts on nearby historic resources. The project will subsequently be scheduled for review by the Planning Commission.

BACKGROUND AND PROJECT DESCRIPTION

The "Aucourt Commercial Block" property (Lot 11 and 13 of Block 74) is located at Lincoln Street 3 southwest of Ocean Avenue. Listed on the Carmel Inventory on May 5, 2023, the property contains mixed-use buildings fronting Lincoln Street (developed in 1937, 1938, and 1941) and additionally features the Wagner Apartment Building (developed in 1973), accessed via the Paseo de Pauline intrablock walkway. While the buildings fronting Lincoln are locally significant examples of the Colonial Revival architectural style

as designed by architect Milton Latham and designer Jon Konigshofer, the Wagner Apartment Building has been significantly altered over time and as such is not considered significant. The property's period of significance is 1937 to 1941. Accordingly, this report primarily focuses on the buildings fronting Lincoln: Buildings A and B.

Please note that the Aucourt Commercial Block buildings identified as #1, #2, and #3 in the Phase One historic evaluation report (the DPR 523 Form prepared in 2023) are now referenced in the project plans as buildings A and B. Building #1 is now identified as Building B and Buildings #2 and #3 are identified as Building A. Building A was developed as two buildings (in 1938 and 1941) but was later internally connected. Building #4 (the 1973 Wagner Apartment Building) is now referenced as Building C. For the clarity of this report, building references will correspond to the current project plans. The Phase Two historic evaluation report likewise references the buildings alphabetically, rather than numerically.

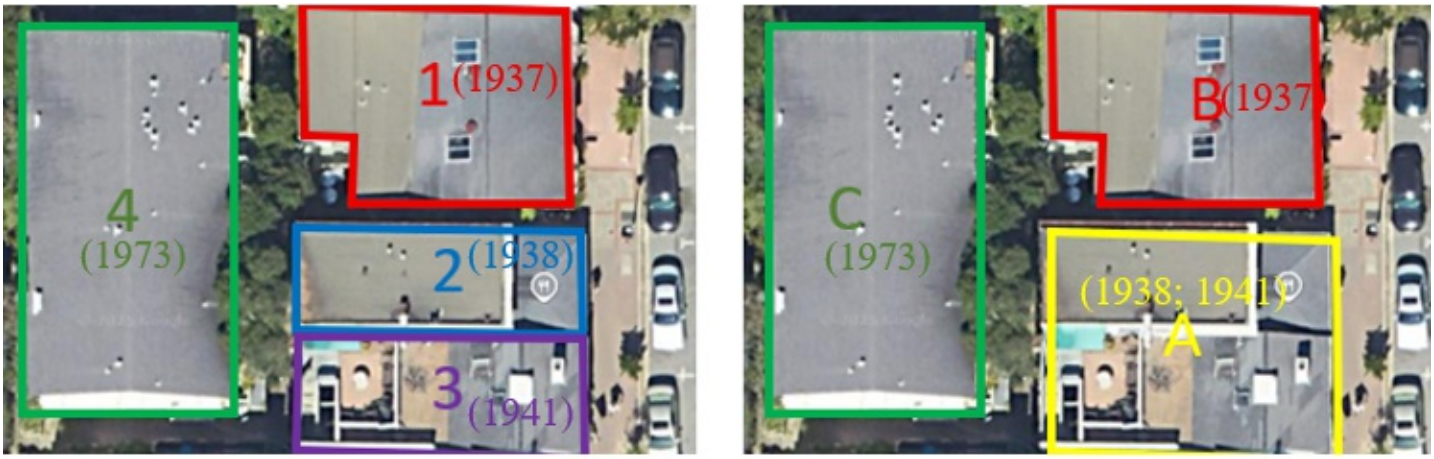


Figure 1: Image Left: Buildings as refenced in the DPR 523 Form prepared in 2023. Image Right: Buildings as referenced in the 2025 project plans.

The buildings maintain the following character defining features:

Building B (1937) designed by Milton Latham:

- Dutch doors with hoods with brackets supporting door hoods
- Front bay windows
- Side gable roof with gable returns on north and south elevations
- Flat-pedimented door surrounds with fluted pilasters
- Stucco exterior walls
- Paso de Pauline walkway

Building A (1938) designed by Jon Konigshofer:

- Hipped roofs
- Stucco and brick exterior walls
- Multi-paned windows with shutters (first floor)
- Dutch door with shutters
- Plate glass display window

Building A (1941) designed by Jon Konigshofer:

- Brick chimney
- Brick siding
- Dutch door
- Bay window with plate glass window, lattice sidelites, and galvanized iron hood

- Side gabled roof

Proposed Project Description
The project plans outline the following work:

Building A (see Plan Sheets A301-A302):

A. North Elevation
- This elevation fronts Paso de Pauline. The shutters on all the windows on this elevation (and throughout the building) will be removed, cleaned, stripped of paint, prepared for new paint, and reinstalled after painting is complete.
- Paint exterior walls to match existing.

B. East Elevation
- This is the primary elevation where most character-defining features are located.
- Remove non-historic wrought iron gate.
- Demolish non-historic brick planter in front of the bay window.
- Remove non-historic exterior lights, patch walls, and install new lights.
- Remove existing Dutch doors and replace with new Dutch doors.
- Paint exterior walls to match existing.
- Recondition the bay window to be like new and repaint.
- Repair exterior brick walls where damaged and refurbish existing brick.

C. West Elevation
- This is the rear elevation which is not visible from the public right-of-way.
- The current non-historic stairs on the rear elevation which climb from the first floor to the second floor will be removed.
- All non-historic light enclosures, lights, and components will be removed.
- The second-floor non-historic railing will be removed and replaced with a 42” guardrail of painted pine.
- Paint exterior walls to match existing.
- Two windows on the ground floor will be infilled and replastered to match existing.
- A band of four windows will be installed on the ground floor.

D. South Elevation
- The non-historic sliding glass door on the second floor will be replaced with glass double doors with sidelites. The non-historic awning over the door opening will be removed and replaced (see Plan Sheet A501). The roof deck will be laid with new tiles.

Building B (see Plan Sheets A303 and A304)

A. East Elevation
- This is the primary elevation where the character-defining features are located. No changes are planned for this elevation.

B. South Elevation
- Remove the existing door and window.
- A new ADA compliant door will replace the existing window for access into the bathroom and the existing door will be replaced with a new frosted glass bathroom window. The wall will be infilled with plaster to match.
- Remove the existing stairs, handrail, guardrail and landing and replace with new stairs.
- Repaint window frame (south elevation).

C. West Elevation

- This is the rear elevation which is not visible from the public right-of-way.
- Remove the non-historic existing door, stairs, guardrail and landing.
- Infill the lower portion of the former door area with plaster and add a frosted glass window to the upper portion for the new ADA bathroom.

Building C (see Plan Sheets A305-A306)
The 1973 building, which is outside the property's period of significance, will undergo a full exterior remodel.

Landscaping & Hardscape

- All the current hardscape on the site, including walkways, stairs, railings and planters, were installed in 1973 as part of the Jack Wagner apartment complex project and is outside the period of significance.
- The stairs that lead down to Building C on the Paso de Pauline will be resurfaced with brick pavers and Spanish tile risers will be added. The current railing will be replaced with a wrought iron railing. (See Plan Sheet A501).
- The wood fence separating the La Rambla and Paso de Pauline courtyards, located on the north lot line, will be removed. The existing flatwork and walkways will be replaced with hexagonal pavers to match the adjacent La Rambla courtyard.
- New landscaping will be added to soften the space and provide a cohesive outdoor environment that links both courtyards.
- A new garden area will be planted beneath the Building A terrace, on the rear (west) elevation (see Plan Sheet A102).

STAFF ANALYSIS

Evaluation Process

The proposed project constitutes a major alteration to a historic resource as defined in Carmel-by-the-Sea Municipal Code (CMC) section 17.32.160.A.2. In accordance with CMC section 17.32.160.B, *"Determinations of consistency for major alterations shall be prepared by a qualified professional and shall be supported by written documentation that (1) identifies which of the Secretary's Standards are applicable to the project, (2) reviews the proposed project, and (3) explains the basis of the determination. If a proposed major alteration is found by the qualified professional to be consistent with the Secretary's Standards, the project shall be presumed to be consistent for purposes of making a preliminary determination regarding any required environmental documentation and staff shall forward the application and evaluation to the Board for action."*

The city contracted with qualified professional historian Margaret Clovis to prepare the Determination of Consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards) (Phase II Evaluation; refer to Attachment 2). The Standards evaluation – provided below – concluded the project is consistent with the Secretary's Standards with the incorporation of several recommendations.

As prescribed in CMC section 17.32.160.B.1, the board may take one of two actions:

1. If the Board concurs with the evaluation, the Board shall issue a determination of consistency and adopt any appropriate conditions of approval. Any finding of compliance by the Board shall be supported by substantial evidence.

2. If the Board does not concur, the Board may request additional information prior to issuance of a determination of consistency, or may issue a finding of

noncompliance with the Secretary's Standards. Any finding of noncompliance by the Board shall be supported by substantial evidence.

Staff recommends the board choose option 1, and issue a determination of consistency as found in the attached draft Resolution (Attachment 1).

Secretary of the Interior's Standards: The California Environmental Quality Act (CEQA) requires environmental review for alterations to historic resources that are not consistent with the Secretary of the Interior's Standards. The proposed alterations to the historic "Aucourt Commercial Block" property were reviewed by the City's Historic Preservation Consultant and a Phase II Historic Assessment was prepared for the project (refer to Attachment 2). The Secretary of the Interior's Standards for the Treatment of Historic Properties provides the framework for evaluating the impacts of additions and alterations to historic buildings. The Standards describe four treatment approaches: preservation, rehabilitation, restoration and reconstruction. The Standards require that the treatment approach be determined first, as a different set of standards apply to each approach. For the proposed project, the treatment approach is rehabilitation.

Margaret Clovis evaluated the project for consistency with the Secretary of the Interior's Ten Standards for Rehabilitation (Attachment 2) and found that Standards #1, 2, 3, 5, 6, 7, 9, and 10 are applicable to the project. Standards #4 and 8 are not applicable to the project. The evaluation concluded that the project as proposed is consistent with all applicable standards with the incorporation of several recommendations (below). Staff concurs with the consultant findings.

1) Retain and preserve the original Dutch doors, Building A. Restore the lattice windowpane pattern to the upper light of the 1941 door, and restore the solid wood panel to the upper section of the 1938 door.
2) Note on the project plans that preservation techniques described in Preservation Briefs 1, 2, 6, and 47 will be followed.
3) Note on the project plans that the gentlest means possible will be used for cleaning all historic wood, brick, and metal features.
4) Specify what type of lighting will be used on the historic buildings, especially on the primary elevations. Refer to the original building plans in the building file to ascertain appropriate types of lighting and locations.
5) Omit the use of Spanish tiles on the Paso de Pauline stairs.
6) Re-install the Building A door shutters, if they can be located.

Standard 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.*
Phase II Response: The subject site was built as a mixed-use property (commercial and apartments) and has remained in that use since it was constructed. The proposed project does not change the historic use of the buildings. The proposed project requires minimal change to distinctive materials, features, spaces, and spatial relationships within the complex. The proposed work is consistent with Standard One.

Standard 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 the property will be avoided.*
Phase II Response: The character-defining features for both Building A and Building B are concentrated on their east (front) elevations. No changes are proposed for the front elevation of Building B, therefore its historic character will be retained and preserved. Changes proposed for Building A include the following:

1. The non-historic wrought iron gate will be removed. This is not a character-defining feature and therefore its removal will not affect the historic character of the property.
2. The front planter will be removed. The planter is not an original feature therefore its removal will

not affect the historic character of the property.

3. Both Dutch doors will be removed and replaced with new Dutch doors. Both Dutch doors are original to the building and are considered character-defining features, therefore their removal will affect the historic character of the property. It is recommended that both Dutch doors be retained and preserved.

- The 1938 Dutch door was originally a solid slab door but has been altered with a window. Both character defining door shutters have been removed since 2024. If the shutters have been stored, they should be replaced in their original positions and the door should be restored with a solid wood upper panel.
- The lattice window in the upper section of the 1941 Dutch door has been replaced with a solid pane of glass. It is recommended that the original windowpane pattern be restored to the door.

The spatial relationship between the two buildings is defined by Paso de Pauline. No spatial changes are planned for this passageway. The proposed work will be consistent with Standard Two if the Dutch doors are retained, preserved and restored to original appearance and the shutters re-installed.

Standard 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.*

Phase II Response: In 2023, Mediterranean tiles were added under Building B's bay windows; the Historic Resources Board (HRB) issued a Determination of Consistency with the Secretary of the Interior's Standards for after-the- fact addition of the Mediterranean tiles (DR 23-058, Esperanza Carmel Commercial, LLC). The tiles are stylistically incompatible with the Colonial Revival detailing of Building B. However, due to the HRB's Determination of Consistency the tiles are not considered conjectural features. Spanish tiles will be added to the risers on the Paso de Pauline stairs. To prevent additional conjectural features that are not consistent with the Colonial Revival style of the resource, it is recommended that the Spanish tiles be omitted from the plans for the stairs.

Standard 4*: Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

Phase II Response: There have been no changes to Buildings A and B that have achieved significance in their own right. This Standard is not applicable.

Standard 5: *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

Phase II Response: Project plans indicate that the Dutch doors in Building A will be replaced with new Dutch doors. The Dutch doors are considered distinctive materials and should be preserved (see discussion about the Dutch doors under Standard Two). The proposed work is not consistent with Standard Five.

Standard 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.*

Phase II Response: The deteriorated brick, shutters, and bay window on Building A will be repaired. The following are the recommendations for each feature from the Secretary of the Interior's Guidelines for Rehabilitation:

Brick

Preservation Brief 1 (Assessing Cleaning and Water-Repellant Treatments for Historic Masonry Buildings), 2 (Repointing Mortar Joints in Historic Masonry Buildings), and 6 (Dangers of Abrasive Cleaning to Historic Buildings) address specific brick preservation techniques in detail. General guidelines for cleaning brick walls are addressed under Standard Seven. A summary of recommended repair techniques includes the following:

? Repairing masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration, such as disintegrating mortar, cracks in mortar joints, or loose bricks.

? Removing deteriorated lime mortar carefully by hand raking the joints to avoid damaging the masonry.

? Using power tools only on horizontal joints on brick masonry in conjunction with hand chiseling to remove hard mortar that is deteriorated or that is a non-historic material which is causing damage to the masonry units. Mechanical tools should be used only by skilled masons in limited circumstances and generally not on short vertical joints in brick masonry.

? Duplicating historic mortar joints in strength, composition, color and texture when repointing is necessary. In some cases, a lime-based mortar may also be considered when repointing Portland cement mortar because it is more flexible.

? Duplicating historic mortar joints in width and joint profile when repointing is necessary.

To be consistent with Standard Seven, it should be noted on the project plans that appropriate rehabilitation techniques will be used on the brick exterior walls.

Wood

Preservation Brief 47, *Maintaining the Exterior of Small and Medium Size Historic Buildings* (June 2007), includes detailed descriptions of how to clean glass, repair sash and shutters, strip old paint, and prime and paint historic windows like Building A bay and shutters, and Building B window frame (south elevation).

To be consistent with Standard Seven, the rehabilitation techniques described in the Guidelines should be referenced in the project plans.

Metal

The hood above the bay window is galvanized iron. The Secretary of the Interior's Guidelines for metals recommends "using the least abrasive cleaning method for hard metals to remove paint buildup and corrosion. If hand scraping and wire brushing have proven ineffective, low-pressure abrasive methods may be used as long as they do not abrade or damage the surface".

The project plans should describe how the bay's galvanized iron hood will be cleaned and repaired, if necessary.

Standard 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.*

Phase II Response: The project plans indicate that the buildings will be painted. If the buildings are cleaned prior to painting, the Secretary of the Interior's Guidelines for Rehabilitation recommends using the gentlest means possible. The "gentlest means possible" is defined in Preservation Brief 62 as follows:

"The gentlest means possible of removing dirt from a building surface can be achieved by using a low-pressure water wash, scrubbing areas of more persistent grime with a natural bristle (never

metal) brush. Steam cleaning can also be used effectively to clean some historic building fabric. Low-pressure water or steam will soften the dirt and cause the deposits to rise to the surface, where they can be washed away". The proposed work will be consistent with Standard Seven if the plans indicate that the gentlest means possible will be used to clean the buildings prior to painting.

Standard 8*: Archeological resources will be protected and preserved in place.*
Phase II Response: No archeological resources have been located on the site. This Standard is not applicable.

Standard 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 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 Response: The planter on the west (front) elevation of Building A will be removed. Per the Konigshofer plans, this planter is not original and is not a character defining feature. Its removal will not affect the integrity of the building. All the proposed changes to the landscape and hardscape throughout the complex (except for the Paso de Pauline stairs) will not affect the integrity of the site as the current landscaping and hardscape date to 1973 and are outside the period of significance. Mediterranean tiles are proposed for the risers on the Paso de Pauline stairs. These tiles are conjectural features and are not compatible with the historic property (see Standard Three). The fence between the La Rambla courtyard and the Paso de Pauline will be removed to connect the two spaces. The paving materials will match. Both the La Rambla courtyard and the Paso de Pauline have been recognized by the Carmel Heritage Society as two of the Village's significant courtyards. The connection of the two courtyards will enhance both and contribute to this aspect of Carmel's historic Village design. There are currently sixteen different types of landscape and building lights. Plans indicate that the lights will be removed from the buildings, however the plans do not indicate what type of lights will replace them. The original building plans for both Buildings A and B include drawings of the original building lights and their placement. It is recommended that these plans be referenced when selecting appropriate new lighting for the buildings.

The non-original stairs and the non-original window and door on the west (rear) elevation of Building A will be removed. Their removal will not affect the integrity of the building, and the in-fill plaster will match the original in color and texture. A new window will be installed on this elevation. The new window opening will be installed on a secondary elevation, as recommended by the Secretary of the Interior's Guidelines, and will be differentiated from the historic windows (see Plan Sheet A501).

The non-original stairs on the south elevation of Building B will be removed and rebuilt for access to the ADA bathroom. The non-original door will be removed and replaced with a new frosted glass window. An original window will be replaced with a new door into the ADA bathroom. The Secretary of the Interior's Guidelines recommends adding new openings on the rear or other secondary, less visible elevations, if required by a new use. The new openings should be compatible with the overall design of the building but not duplicate the historic features. The proposed new door and window will be located on a secondary elevation and will be compatible with the building's design (see Plan Sheet A501). All necessary infill plaster will match the original in color and texture.

All proposed changes to the south/west elevations of the second floor, Building A, will not affect historic features. The proposed new deck railing and double doors are compatible yet differentiated from the building's historic features.

The proposed exterior alterations to Buildings A and B will not destroy historic materials or features. All the

proposed work is differentiated from and compatible with the historic features of the buildings.

The proposed work will be consistent with Standard Nine once the specifications for new lighting are included in the plans.

Standard 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.*
Phase II Response: No new additions are proposed for either Building A or Building B. Building C, which is behind both buildings, will be renovated as well, but none of the proposed work will affect the essential form or integrity of either building. The proposed work is consistent with Standard Ten.

Downtown Conservation District
Exterior changes are required to be evaluated by the Historic Resources Board pursuant to CMC 17.20.280.A due to the project's location (Block 74) within the Downtown Conservation District.

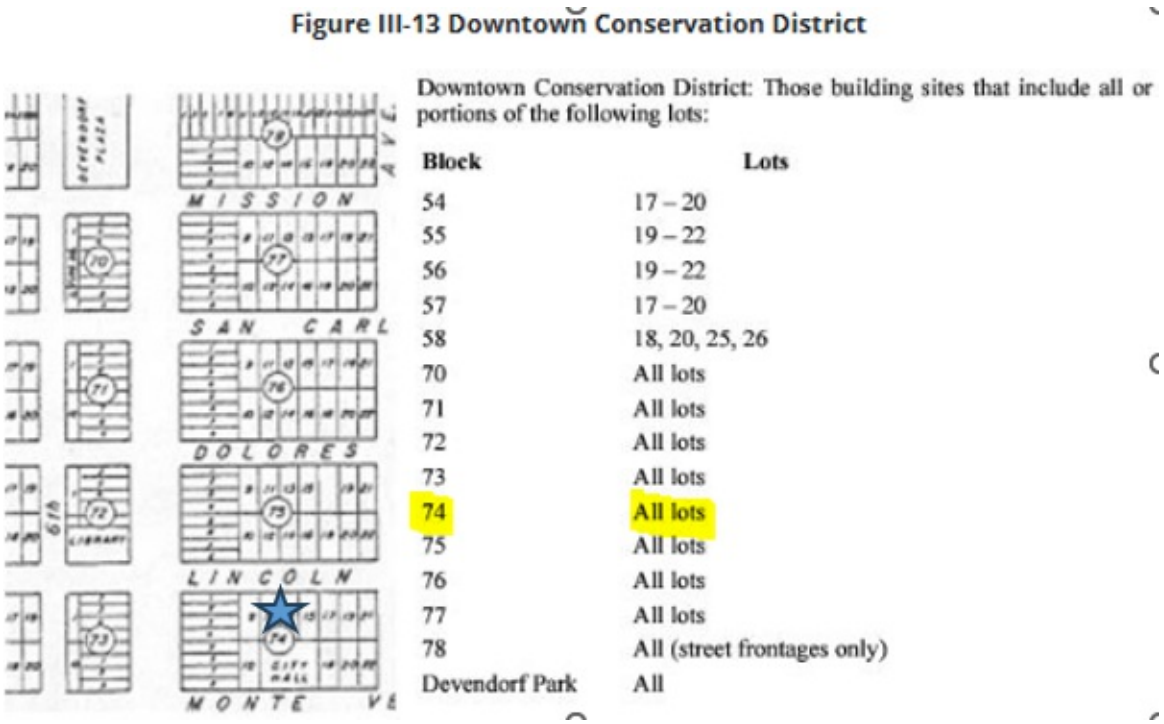


Figure 2. Boundary of Downtown Conservation District from CMC section 17.20.280. Subject block highlighted for reference, with subject site starred.

CMC 17.20.280.A speaks to the review process for historic resources located in the downtown conservation district: *Projects affecting any historic resource shall require approval by the Historic Resources Board consistent with CMC Chapter 17.32. In its review, the Board shall apply the Secretary of Interior's Standards and shall adopt the following findings:*

> *1. The historic character of the property will be retained and preserved. Distinctive materials, features, spaces, and spatial relationships that characterize the property will be preserved.*
>
> Staff Analysis: See Standards analysis above, specifically Standard #2 and #9.
>
> *2. Distinctive materials, features, finishes, and construction techniques or examples of*

craftsmanship that characterize the property will be preserved.

Staff Analysis: See Standards analysis above, specifically Standard #5.

3. The new work shall be subtly 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.

Staff Analysis: See Standards analysis above, specifically Standard #9.

4. The proposed development is consistent with the established design context of the conservation district and will not adversely affect any historic resources on the project site or on adjacent sites.

Staff Analysis: The proposed project is consistent with the established design context of the conservation district and will not adversely affect any historic resources on the project site or on adjacent sites. The historic "La Rambla Building" is located immediately north of the subject property, and the historic "Carmel City Hall" is located immediately west of the subject property.

General Plan/Land Use Plan Policy P1-68 states, *"Implement design regulations and design guidelines to ensure that buildings and storefronts in the retail core maintain the design features characteristic of this area including appropriate scale, minimal setbacks, attractive landscaping and consistency in the treatment of windows, awnings, exterior materials and building lines throughout each building. (LUP)"*

In accordance with CMC section 17.14.220, *"When facades are remodeled, the adopted commercial design guidelines shall be followed so that the basic design framework of the commercial district is conserved. On buildings where consistency of architectural character has been lost through past actions the preferred design solution is to restore or establish a consistent character. In general, each building should reflect a single type of architecture expressed through consistent use of fenestration, detailing, materials and textures, body color, trim color, awnings and roofs regardless of how many businesses occupy the building."*

Both General Plan Policy P1-68 and CMC section 17.14.220 reinforce the importance of maintaining a consistent and cohesive architectural character within the retail core (the Downtown Conservation District). The proposed remodel follows the commercial design guidelines and – with the incorporation of the six project recommendations – meets the Secretary's Standards for Rehabilitation.

FISCAL IMPACT:

N/A

ATTACHMENTS:

Attachment 1 - Resolution
Attachment 2 - Phase II Evaluation
Attachment 3 - DPR 523 Form
Attachment 4 - Project Plans

Attachment 5 - Secretary's Standards for Rehabilitation

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 1) A DETERMINATION OF CONSISTENCY WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR EXTERIOR CHANGES AND SITE IMPROVEMENTS AT THE HISTORIC "AUCOURT COMMERCIAL BLOCK" PROPERTY AT LINCOLN STREET 3 SOUTHWEST OF OCEAN AVENUE IN THE CENTRAL COMMERCIAL (CC) DISTRICT AND DOWNTOWN CONSERVATION DISTRICT (DC) OVERLAY; 2) A FINDING OF CONSISTENCY WITH THE ESTABLISHED DESIGN CONTEXT OF THE DOWNTOWN CONSERVATION DISTRICT; AND 3) A FINDING THAT THE PROJECT WILL HAVE NO IMPACTS ON NEARBY HISTORIC RESOURCES.
APN: 010-191-001-000.

WHEREAS, on April 2, 2024, Ryan Aeschliman ("Applicant") submitted an application (DR 24087) on behalf of Esperanza Carmel Commercial, LLC, requesting the approval of Design Study 24087 (Esperanza Carmel Commercial, LLC); and

WHEREAS, the project is located on Lots 11 and 13 of Block 74 (APN 010-191-001-000) in the Central Commercial (CC) Zone District and Downtown Conservation District (DC) Overlay, listed on the Carmel Inventory of Historic Resources as the "Aucourt Commercial Block"; and

WHEREAS, the applicant is proposing to renovate all three buildings on the property (with no increase in floor area or building height) and complete various site improvements; and

WHEREAS, the project qualifies as a Major Alteration to a Historic Resource pursuant to Carmel-by-the-Sea Municipal Code (CMC) section 17.32.160; and

WHEREAS, pursuant to CMC section 17.32.120 (Alteration of Historic Resources), a determination of consistency with the Secretary's Standards shall be obtained prior to altering, remodeling, demolishing, grading, relocating, reconstructing or restoring any historic resource; and

WHEREAS, pursuant to CMC section 17.32.120.B, determinations of consistency for major alterations shall be prepared by a qualified professional and shall be supported by written documentation that (1) identifies which of the Secretary of the Interior's Standards for Rehabilitation are applicable to the project, (2) reviews the proposed project, and (3) explains the basis of the determination; and

WHEREAS, a Phase II report was prepared by a qualified professional, Margaret Clovis, dated July 14, 2025, and found the proposed project to be consistent with the Secretary of the Interior's Standards for Rehabilitation provided the six recommendations outlined in the report are carried out; and

WHEREAS, both historic and non-historic projects in the Downtown Conservation District require review by the Historic Resources Board; and

WHEREAS, pursuant to CMC section 17.20.280.A, *Projects affecting any historic resource shall require approval by the Historic Resources Board consistent with CMC Chapter 17.32. In its review, the Board shall apply the Secretary of the Interior's Standards and shall adopt the following findings: 1. The historic character of the property will be retained and preserved. Distinctive materials, features, spaces, and spatial relationships that characterize the property will be preserved; 2. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property will be preserved; 3. The new work shall be subtly differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion and massing to protect the integrity of the property and its environment; and 4. The proposed development is consistent with the established design context of the conservation district and will not adversely affect any historic resources on the project site or on adjacent sites*; and

WHEREAS, per CMC section 17.20.280.A, the Board's recommendation regarding the matter of consistency of the project with the Downtown Conservation District does not constitute a project approval or denial; the project shall subsequently be scheduled for final review by the Planning Commission consistent with CMC Chapter 17.58; and

WHEREAS, on July 11, 2025, a notice of the public hearing scheduled for July 21, 2025, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before July 11, 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 July 18, 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 July 21, 2025, the Historic Resources Board held a public hearing to receive public testimony regarding the Determinations of Consistency for the application, including without limitation, information provided to the Historic Resources Board by City staff and through public testimony on the application; and

WHEREAS, this Resolution and its findings are made based upon 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 judgement 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, adoption of a finding of consistency is "not a project" pursuant to section 15378 of the CEQA Guidelines. Adoption of a finding of consistency does not grant any permits or entitlements approving a project which 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 make the following findings and determinations regarding the Design Review Application, as conditioned:

FINDINGS REQUIRED FOR PROJECTS AFFECTING ANY HISTORIC RESOURCE WITHIN THE DOWNTOWN CONSERVATION DISTRICT: Projects affecting any historic resource shall require approval by the Historic Resources Board consistent with CMC Chapter 17.32. In its review, the Board shall apply the Secretary of Interior's Standards and shall adopt the following findings:		
CMC section 17.20.280.A, Historic Resources	Yes	No
1. The historic character of the property will be retained and preserved. Distinctive materials, features, spaces, and spatial relationships that characterize the property will be preserved.	✓	
2. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property will be preserved.	✓	
3. The new work shall be subtly differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion and massing to protect the integrity of the property and its environment.	✓	
4. The proposed development is consistent with the established design context of the conservation district and will not adversely affect any historic resources on the project site or on adjacent sites.	✓	

NOW THEREFORE, LET IT BE RESOLVED, based on the above findings and evidence, that the Historic Resources Board of the City of Carmel-By-The-Sea does hereby issue 1) a Determination of Consistency with the Secretary of the Interior's Standards for exterior changes and site improvements at the historic "Aucourt Commercial Block" property at Lincoln Street 3 southwest of Ocean Avenue in the Central Commercial (CC) District and Downtown Conservation District (DC) Overlay (APN: 010-191-001-000); 2) a Finding of Consistency with the established design context of the Downtown Conservation District; and 3) a Finding that the project will have no impacts on nearby historic resources, if the following conditions are met:

DRAFT CONDITIONS	
No.	
1.	Retain and preserve the original Dutch doors at Building A, restore the lattice windowpane pattern to the upper light of the 1941 door, and restore the solid wood panel to the upper section of the 1938 door.

2.	Note on the project plans that preservation techniques described in Preservation Briefs 1, 2, 6, and 47 will be followed.
3.	Note on the project plans that the gentlest means possible will be used for cleaning all historic wood, brick, and metal features.
4.	Specify what type of lighting will be used on the historic buildings, using the original building plans in the building file to ascertain appropriate types of lighting and locations.
5.	Omit the use of Spanish tiles on the Paso de Pauline stairs.
6.	Re-install the Building A door shutters, if they can be located.

PASSED AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA this 21st day of July, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Jordan Chroman
Chair

Shelby Gorman
Historic Resources Board Secretary

July 14, 2025

Phase Two Report for the Aucourt Commercial Block (APN 010-191-001), Carmel-by-the-Sea, CA.

Executive Summary

The Aucourt Commercial Block and Wagner Apartment Building are located on Lincoln Street 3 SW of Ocean Avenue in downtown Carmel. In 2023 the four-building complex was evaluated for historical significance using the California Register for Historic Resources criteria and three of the buildings in the Aucourt Commercial Block were found eligible for listing under Criterion Three (Architecture). The Wagner Apartment Building was not found eligible for listing under any of the California Register criteria. The property was listed on the Carmel Inventory of Historic Resources on June 6, 2023. The period of significance is 1937-1941, spanning the construction dates of the Aucourt Commercial Block buildings fronting Lincoln Street. The Wagner Apartment Building (Building C) is not considered significant to the property.

The first building in the complex (1937) was designed by Milton Latham. He set design precedents for the complex by using Colonial Revival style details. The second and third buildings (1938 and 1941) were designed by Jon Konigshofer who continued the stylistic tradition in both buildings. Michael J. Murphy constructed the Konigshofer-designed buildings. The evaluation for significance states that:

"The Aucourt Commercial Block, specifically Buildings #1, #2, and #3[1], meet Criterion Three of the California Register at the local level because they were designed and constructed by an architect, designer, and builder who are recognized as significant in Carmel's Historic Context Statement and the buildings are good representatives of one of the Revival styles popular in Carmel during the 1930s."

Changes are proposed for all three buildings within the complex; however, this report focuses on those buildings that have been found to be historically significant, comprising the Aucourt Commercial Block (Buildings A and B), and less on the Wagner Apartment Building (Building C), which was built in 1973 and is outside the property's period of significance.

[1] The buildings are identified as #1, #2, and #3 in the Phase One Report (the 2023 DPR 523 Form). In the project plans Building #1 is identified as Building B and Buildings #2 and #3 are identified as Building A. For the clarity of this report, the buildings will be referred to as Building A and Building B.

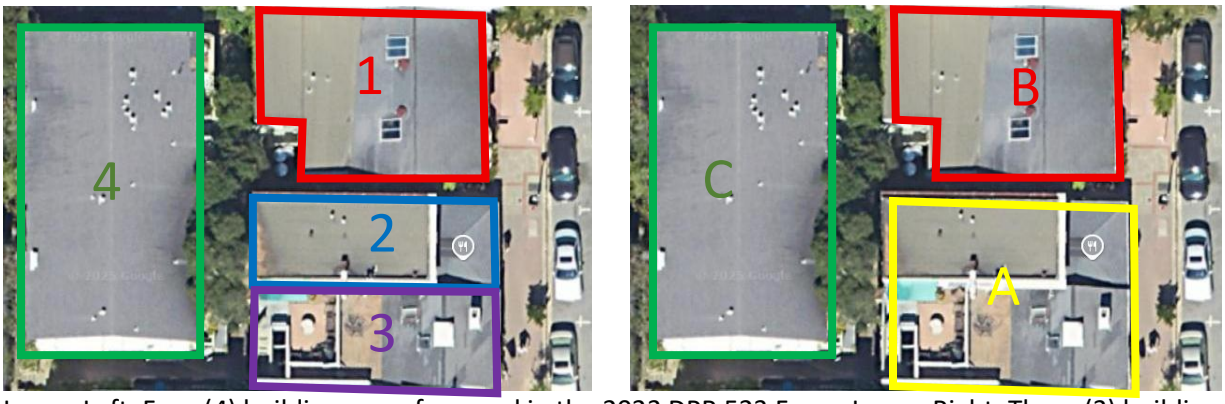


Image Left: Four (4) buildings as referenced in the 2023 DPR 523 Form. Image Right: Three (3) buildings as referenced in the 2025 project plans. See footnote #1.

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 significance. The period of significance for the Aucourt Commercial Block is 1937 to 1941, which reflects the dates of construction for the significant buildings.

In order for an important historic resource to retain its significance, its character-defining features must be preserved 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. The following are the character-defining features of Buildings A and B:

<u>Milton Latham Building (Building B - 1937):</u>

- Dutch doors with hoods with brackets supporting door hoods
- Front bay windows
- Side gable roof with gable returns on north and south elevations
- Pedimented door surrounds with fluted pilasters
- Stucco exterior walls
- Paso de Pauline walkway

Figure 1: 2025 view of Building B from Lincoln Street (Latham, 1937).

Jon Konigshofer Building (Building A - 1938):

- Hipped roofs
- Stucco and brick exterior walls
- Multi-paned windows with shutters (first floor)
- Dutch door with shutters
- Plate glass display window

Jon Konigshofer Building (Building A – 1941):

- Brick chimney
- Brick siding
- Dutch door
- Bay window with plate glass window, lattice sidelites, and galvanized iron hood
- Side gabled roof

Figure 2: 2025 view of Building A from Lincoln Street (Konigshofer, 1938 (right) & 1941 (left).

Proposed Project Description

The project plans outline the following work on both Buildings A and B as follows:

Building A (see Plan Sheets A301-A302):

A. North Elevation
- This elevation fronts Paso de Pauline. The shutters on all the windows on this elevation (and throughout the building) will be removed, cleaned, stripped of paint, prepared for new paint, and reinstalled after painting is complete.
- Paint exterior walls.

B. East Elevation
- This is the primary elevation where most character-defining features are located.
- Remove non-historic wrought iron gate.
- Demolish non-historic brick planter in front of the bay window.
- Remove non-historic exterior lights, patch walls, and install new lights.
- Remove existing Dutch doors and replace with new Dutch doors.
- Paint exterior walls.
- Recondition the bay window to be like new and repaint.
- Repair exterior brick walls where damaged and refurbish existing brick.

C. West Elevation
- This is the rear elevation which is not visible from the public right-of-way.
- The current non-historic stairs on the rear elevation which climb from the first floor to the second floor will be removed.
- All non-historic light enclosures, lights, and components will be removed.
- The second-floor non-historic railing will be removed and replaced with a 42" guardrail of painted pine.
- Paint exterior walls.
- Two windows on the ground floor will be infilled and replastered to match existing.
- A band of four windows will be installed on the ground floor.

D. South Elevation
- The non-historic sliding glass door on the second floor will be replaced with glass double doors with sidelites. The non-historic awning over the door opening will be removed and replaced (see Plan Sheet A501). The roof deck will be laid with new tiles.

Building B (see Plan Sheets A303 and A304)

A. East Elevation
1. This is the primary elevation where the character-defining features are located. No changes are planned for this elevation.

B. South Elevation
- Remove the existing door and window.
- A new ADA compliant door will replace the existing window for access into the bathroom and the existing door will be replaced with a new frosted glass bathroom window. The wall will be infilled with plaster to match.
- Remove the existing stairs, handrail, guardrail and landing and replace with new stairs.
- Repaint window frame (south elevation).

C. West Elevation
1. This is the rear elevation which is not visible from the public right-of-way.
2. Remove the non-historic existing door, stairs, guardrail and landing.
3. Infill with plaster the lower portion of the former door area and add a frosted glass window to the upper portion, for the new ADA bathroom.

Building C (see Plan Sheets A305-A306)

The 1973 building, which is outside the property's period of significance will undergo a full exterior remodel.

Landscaping & Hardscape
- All the current hardscape on the site, including walkways, stairs, railings and planters, were installed in 1973 as part of the Jack Wagner apartment complex project and is outside the period of significance.
- The stairs that lead down to Building C on the Paso de Pauline will be resurfaced with brick pavers and Spanish tile risers will be added. The current railing will be replaced with a wrought iron railing. (See Plan Sheet A501).

- The wood fence separating the La Rambla and Paso de Pauline courtyards, located on the north lot line, will be removed. The existing flatwork and walkways will be replaced with hexagonal pavers to match the adjacent La Rambla courtyard.
- New landscaping will be added to soften the space and provide a cohesive outdoor environment that links both courtyards.
- A new garden area will be planted beneath the Building A terrace, on the rear (west) elevation (see Plan Sheet A102).

The Secretary of the Interior's Standards for Rehabilitation

Compliance Evaluation

As a historical resource, the property 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 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. Changes are proposed for all buildings within the complex; however, this report focuses on those buildings that have been found to be historically significant (Buildings A and B, comprising the Aucourt Commercial Block), rather than the Wagner Apartment Building, which post-dates the property's period of significance.

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)). The regulations also state that "one set of standards…will apply to a property undergoing treatment, depending upon the property's significance, existing physical condition, the extent of documentation available, and interpretive goals, when applicable. The Standards will be applied taking into consideration the economic and technical feasibility of each project." (36 CFR Part 68).

Figure 3: 2024 view of Building A looking southwest from Lincoln Street. Note that one door shutter is still in place.

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 subject site was built as a mixed-use property (commercial and apartments) and has remained in that use since it was constructed. The proposed project does not change the historic use of the buildings. The proposed project requires minimal change to distinctive materials, features, spaces, and spatial relationships within the complex. 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 character-defining features for both Building A and Building B are concentrated on their east (front) elevations. No changes are proposed for the front elevation of Building B, therefore its historic character will be retained and preserved. Changes proposed for Building A include the following:

1. The non-historic wrought iron gate will be removed. This is not a character-defining feature and therefore its removal will not affect the historic character of the property.

2. The front planter will be removed. The planter is not an original feature therefore its removal will not affect the historic character of the property (see Figure 5).

3. Both Dutch doors will be removed and replaced with new Dutch doors. Both Dutch doors are original to the building and are considered character-defining features, therefore their removal will affect the historic character of the property. It is recommended that both Dutch doors be retained and preserved.

    - The 1938 Dutch door was originally a solid slab door but has been altered with a window. Both character defining door shutters have been removed since 2024. If the shutters have been stored, they should be replaced in their original positions and the door should be restored with a solid wood upper panel.
    - The lattice window in the upper section of the 1941 Dutch door has been replaced with a solid pane of glass. It is recommended that the original windowpane pattern be restored to the door.

The spatial relationship between the two buildings is defined by Paso de Pauline. No spatial changes are planned for this passageway. The proposed work will be consistent with Standard Two if the Dutch doors are retained, preserved and restored to original appearance and the shutters re-installed.

Figure 4: 2024 view of Building B looking northwest from Lincoln Street.

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.

In 2023, Mediterranean tiles were added under Building B's bay windows; the Historic Resources Board (HRB) issued a Determination of Consistency with the Secretary of the Interior's Standards for after-the-

fact addition of the Mediterranean tiles (DR 23-058, Esperanza Carmel Commercial, LLC). The tiles are stylistically incompatible with the Colonial Revival detailing of Building B. However, due to the HRB's Determination of Consistency the tiles are not considered conjectural features.

Spanish tiles will be added to the risers on the Paso de Pauline stairs. To prevent additional conjectural features that are not consistent with the Colonial Revival style of the resource, it is recommended that the Spanish tiles be omitted from the plans for the stairs.

Standard Four

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

There have been no changes to Buildings A and B that have achieved 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.

Project plans indicate that the Dutch doors in Building A will be replaced with new Dutch doors. The Dutch doors are considered distinctive materials and should be preserved (see discussion about the Dutch doors under Standard Two). The proposed work is not consistent with Standard Five.

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 deteriorated brick, shutters, and bay window on Building A will be repaired. The following are the recommendations for each feature from the Secretary of the Interior's Guidelines for Rehabilitation:

<u>Brick</u>
Preservation Briefs 1 (*Assessing Cleaning and Water-Repellant Treatments for Historic Masonry Buildings*), 2 (*Repointing Mortar Joints in Historic Masonry Buildings*), and 6 (*Dangers of Abrasive Cleaning to Historic Buildings*) address specific brick preservation techniques in detail. General guidelines for cleaning brick walls are addressed under Standard Seven. A summary of recommended repair techniques includes the following:

- Repairing masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration, such as disintegrating mortar, cracks in mortar joints, or loose bricks.
- Removing deteriorated lime mortar carefully by hand raking the joints to avoid damaging the masonry.
- Using power tools only on horizontal joints on brick masonry in conjunction with hand chiseling to remove hard mortar that is deteriorated or that is a non-historic material which is causing

damage to the masonry units. Mechanical tools should be used only by skilled masons in limited circumstances and generally not on short vertical joints in brick masonry.

- Duplicating historic mortar joints in strength, composition, color and texture when repointing is necessary. In some cases, a lime-based mortar may also be considered when repointing Portland cement mortar because it is more flexible.
- Duplicating historic mortar joints in width and joint profile when repointing is necessary.

To be consistent with Standard Seven, it should be noted on the project plans that appropriate rehabilitation techniques will be used on the brick exterior walls.

Wood

Preservation Brief 47, *Maintaining the Exterior of Small and Medium Size Historic Buildings* (June 2007), includes detailed descriptions of how to clean glass, repair sash and shutters, strip old paint, and prime and paint historic windows like Building A bay and shutters, and Building B window frame (south elevation). To be consistent with Standard Seven, the rehabilitation techniques described in the Guidelines should be referenced in the project plans.

Metal

The hood above the bay window is galvanized iron. The Secretary of the Interior's Guidelines for metals recommends "using the least abrasive cleaning method for hard metals to remove paint buildup and corrosion. If hand scraping and wire brushing have proven ineffective, low-pressure abrasive methods may be used as long as they do not abrade or damage the surface". The project plans should describe how the bay's galvanized iron hood will be cleaned and repaired, if necessary.

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.

The project plans indicate that the buildings will be painted. If the buildings are cleaned prior to painting, the Secretary of the Interior's Guidelines for Rehabilitation recommends using the gentlest means possible. The "gentlest means possible" is defined in Preservation Brief 6[2] as follows:

"The gentlest means possible of removing dirt from a building surface can be achieved by using a low-pressure water wash, scrubbing areas of more persistent grime with a natural bristle (never metal) brush. Steam cleaning can also be used effectively to clean some historic building fabric. Low-pressure water or steam will soften the dirt and cause the deposits to rise to the surface, where they can be washed away". The proposed work will be consistent with Standard Seven if the plans indicate that the gentlest means possible will be used to clean the buildings prior to painting.

Standard Eight

Archeological resources will be protected and preserved in place.

No archeological resources have been located on the site. This Standard is not applicable.

[2] Preservation Brief 6, *Dangers of Abrasive Cleaning to Historic Buildings*. National Park Service, Heritage Preservation Services, June 1979.

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 planter on the west (front) elevation of Building A will be removed. Per the Konigshofer plans, (see Figure 6) this planter is not original and is not a character defining feature. Its removal will not affect the integrity of the building. All the proposed changes to the landscape and hardscape throughout the complex (except for the Paso de Pauline stairs) will not affect the integrity of the site as the current landscaping and hardscape date to 1973 and are outside the period of significance. Mediterranean tiles are proposed for the risers on the Paso de Pauline stairs. These tiles are conjectural features and are not compatible with the historic property (see Standard Three). The fence between the La Rambla courtyard and the Paso de Pauline will be removed to connect the two spaces. The paving materials will match. Both the La Rambla courtyard and the Paso de Pauline have been recognized by the Carmel Heritage Society as two of the Village's significant courtyards.[3] The connection of the two courtyards will enhance both and contribute to this aspect of Carmel's historic Village design.

Figure 5: 2024 view of front elevation, Building A.

[3] The Carmel Heritage Society's website notes that Carmel's "charming courtyards and secret passageways" were first introduced to the Village in the 1920s, when the first fairy tale houses and shops were built.

Figure 6: Detail of bay window, Building A.

Figure 7: View of Paso de Pauline stairs.

There are currently sixteen different types of landscape and building lights. Plans indicate that the lights will be removed from the buildings, however the plans do not indicate what type of lights will replace them. The original building plans for both Buildings A and B include drawings of the original building lights and their placement. It is recommended that these plans be referenced when selecting appropriate new lighting for the buildings.

The non-original stairs and the non-original window and door on the west (rear) elevation of Building A will be removed. Their removal will not affect the integrity of the building, and the in-fill plaster will match the original in color and texture. A new window will be installed on this elevation. The new window opening will be installed on a secondary elevation, as recommended by the Secretary of the Interior's Guidelines, and will be differentiated from the historic windows (see Plan Sheet A501).

The non-original stairs on the south elevation of Building B will be removed and rebuilt for access to the ADA bathroom. The non-original door will be removed and replaced with a new frosted glass window. An original window will be replaced with a new door into the ADA bathroom. The Secretary of the Interior's Guidelines recommends adding new openings on the rear or other secondary, less visible elevations, if required by a new use. The new openings should be compatible with the overall design of the building but not duplicate the historic features. The proposed new door and window will be located on a secondary elevation and will be compatible with the building's design (see Plan Sheet A501). All necessary infill plaster will match the original in color and texture.

All proposed changes to the south/west elevations of the second floor, Building A, will not affect historic features. The proposed new deck railing and double doors are compatible yet differentiated from the building's historic features.

The proposed exterior alterations to Buildings A and B will not destroy historic materials or features. All the proposed work is differentiated from and compatible with the historic features of the buildings.

The proposed work will be consistent with Standard Nine once the specifications for new lighting are included in the plans.

Standard Ten

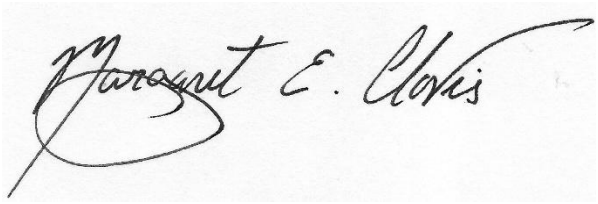
New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

No new additions are proposed for either Building A or Building B. Building C, which is behind both buildings, will be renovated as well, but none of the proposed work will affect the essential form or integrity of either building. The proposed work is consistent with Standard Ten.

Summary and Recommendations:
The proposed work meets Standards One and Ten of the Secretary of the Interior's Standards and Guidelines for Rehabilitation. Standards Four and Eight are not applicable. The proposed work will meet Standards Two, Three, Five, Six, Seven, and Nine if the following recommendations are implemented:

1) Retain and preserve the original Dutch doors, Building A. Restore the lattice windowpane pattern to the upper light of the 1941 door, and restore the solid wood panel to the upper section of the 1938 door.
2) Note on the project plans that preservation techniques described in Preservation Briefs 1, 2, 6, and 47 will be followed.
3) Note on the project plans that the gentlest means possible will be used for cleaning all historic wood, brick, and metal features.
4) Specify what type of lighting will be used on the historic buildings, especially on the primary elevations. Refer to the original building plans in the building file to ascertain appropriate types of lighting and locations.
5) Omit the use of Spanish tiles on the Paso de Pauline stairs.
6) Re-install the Building A door shutters, if they can be located.

Respectfully Submitted,



Margaret (Meg) Clovis

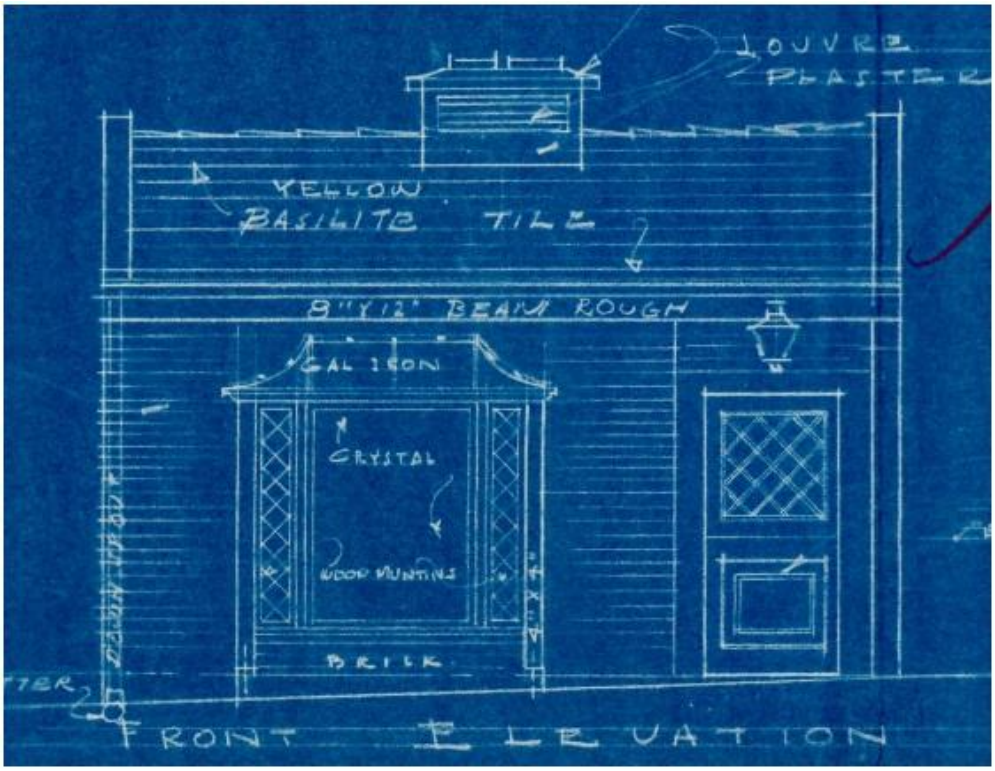


Figure 8: Konigshofer 1941 plans for east elevation, Building A. Note that the planter is not on the plans and the Dutch door has a raised lower panel and lattice windowpanes.

Figure 9: View of the original 1941 Dutch door. The lattice windowpanes have been removed.

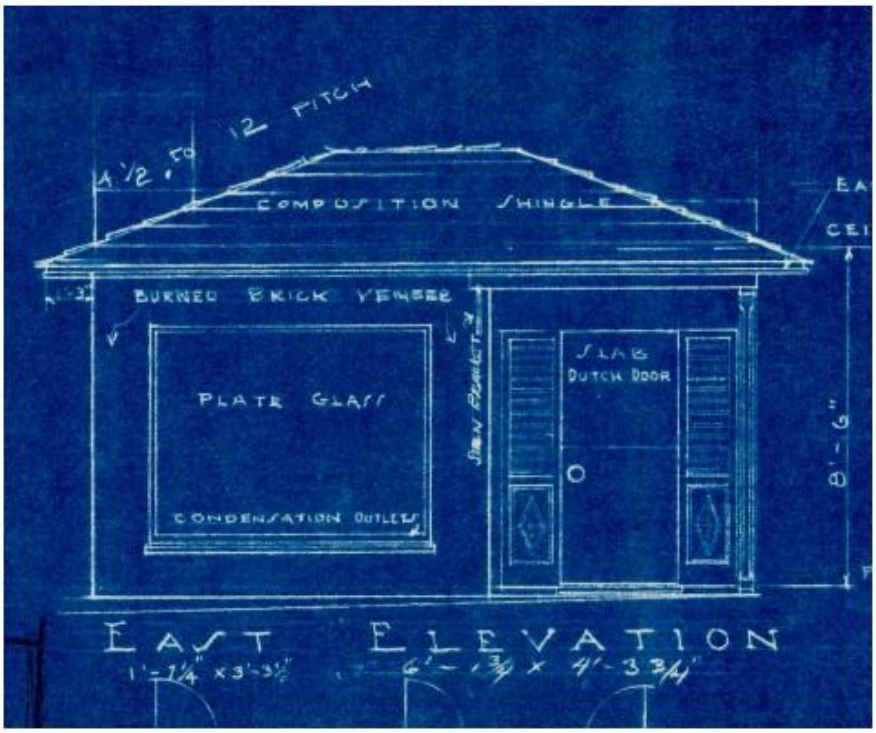


Figure 10: Konigshofer 1938 plans for the east elevation, Building A. Note the the slab Dutch door with flanking shutters.

Figure 11: The original slab Dutch door has been altered with the addition of a window.

Figure 12: View of Building A stairs, west elevation.

Figure 13: View of Building B stairs, west elevation.

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PRIMARY RECORD

Primary # _____ Attachment 3
HRI # _____
Trinomial _____
NRHP Status Code _____
Other Listings _____
Review Code _____ Reviewer _____ Date _____

 ***Resource Name or #:** (Assigned by recorder) Aucourt Commercial Block

P1. Other Identifier: Aucourt Commercial Block

***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 Lincoln 3 SW of Ocean 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 010-191-001; Block 74, Lots 11 & 13

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

The Aucourt commercial block and Wagner apartments on lots 11 and 13, Block 74 were built in four stages. The first building (Building #1), located on lot 11, was constructed in 1937 (BP# 245) and was designed by architect Milton Latham. The building is rectangular in plan with exterior stucco walls and a side gabled roof over the front section of the building. Slanted bays on either side of the paired, centrally located Dutch door entrances are covered by a small hood supported by curved brackets. Each paneled Dutch door has a pedimented door surround with fluted pilasters. A single lantern tops each doorway. The slanted bay windows have a central plate glass window flanked by narrow single pane windows. These windows were originally divided into three lites. Non-original Mediterranean style decorative tiles are located under the windows. Although the *Carmel Pine Cone* described the original building as a Spanish style structure the remaining original details are more aligned with the Colonial Revival style. It is not surprising that Latham chose this style as it was (continued p. 3)

***P3b. Resource Attributes:** (List attributes and codes) HP6, HP3

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

P5b. Description of Photo: (View, date, accession #) Front Elevation, 01/2023

***P6. Date Constructed/Age and Sources:** 1937, 1938, 1941, 1973

☒Historic
☐Prehistoric ☐Both
Building File

***P7. Owner and Address:**
Esperanza Carmel
Lincoln 3 SW of Ocean
Carmel, CA 93921

***P8. Recorded by:** (Name, affiliation, and address)
Meg Clovis
14024 Reservation Rd.
Salinas, CA 93908

***P9. Date Recorded:** 04/2023

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (cite survey report and other sources, or enter "none.") None

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

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code**

***Resource Name or #** (Assigned by recorder) Aucourt Commercial Block

B1. Historic Name: Aucourt Commercial Block
B2. Common Name: Aucourt Commercial Block
B3. Original Use: Commercial, Offices & Apartments B4. Present Use: Commercial & apartments
***B5. Architectural Style:** Colonial Revival; Contemporary
***B6. Construction History:** (Construction date, alteration, and date of alterations) First building constructed in 1937 (BP# 245); 2nd building constructed in 1938 (BP# 374 & 374A); 3rd building constructed in 1941 (BP# 898); 4th building constructed in 1973 (BP#73-37)

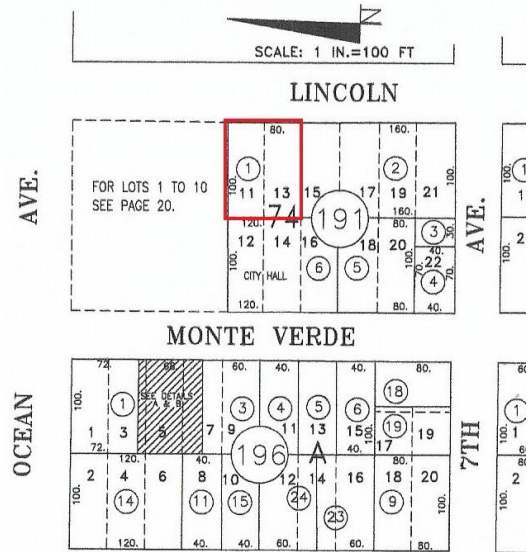
***B7. Moved?** x☐No ☐Yes ☐Unknown **Date:** **Original Location:**
***B8. Related Features:** None
B9a. Architect: Milton Latham, Jon Konigshofer, James Pruitt b. Builder: Michael J. Murphy
***B10. Significance: Theme** Economic Development **Area** Carmel by the Sea
Period of Significance 1937-1941 **Property Type** Map Board **Applicable Criteria** CR 3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Address integrity.)

On May 7, 1937, the Carmel Pine Cone reported that, "Harry Aucourt has given the word to start construction on two shops on his property just south of La Rambla building on Lincoln… Mr. Aucourt is moving his two houses back to the lot line, and as soon as they are out of the way construction will begin. The plan is for two small shops of Spanish type, stucco finish, to tie in with the architecture of La Rambla building. Mr. Aucourt has an 80-foot frontage, but will build on only half of it now, with the idea of eventually having four shops divided by a patio." (*Carmel Pine Cone*, 5/7/1937, p. 4) Two months later columnist Phil Nesbitt wrote in his *Men & Beasts* column, "If there was a yearly prize for commendable architecture occurring in Carmel, I sincerely suggest that it be awarded to George Aucourt for his small, blue-roofed pair of shops. He has done what few others have done in Carmel (with the design of Milton Latham), and this is – to add to the spirit of Carmel in architecture." (*Carmel Pine Cone*, July 23, 1937, p. 7) The following year George and Harry Aucourt received a permit to build their second business unit, with a second-floor apartment, which "M.J. Murphy is building for Aucourt at a cost of $3500.00 (*Carmel Pine Cone*, 5/16/1938, p. 1)." (continued on pg. 6)

B11. Additional Resource Attributes (List attributes and codes): None
***B12. References:**
Carmel Context Statement & Historic Preservation Ordinance
Carmel Pine Cone: numerous articles
Building File, Carmel Planning Dept.
National Register Bulletin 15
Sanborn Maps, 1924, 1930, 1962
Harry Aucourt Obit., *Carmel Pine Cone,* 12/13/1946, p. 18
Geo. Aucourt Obit., *Carmel Pine Cone,* 11/28/1952, p. 3
Latham Obit., *SF Examiner*, 5/14/1967, p. 57
B13. Remarks
***B14. Evaluator:** Meg Clovis
***Date of Evaluation:** 04/2023

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



*Required Information

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI# _____
Trinomial _____

P3a. Description (continued):
sweeping the country in the 1920s and 1930s. Character defining features include the Dutch doors with hood, brackets, bay windows with hoods, gable returns on the north and south elevations, and pedimented door surrounds with fluted pilasters.

Figure 1: View of 1937 building (Building #1) looking southwest

The second building (Building #2) was constructed in 1938 and was designed by Jon Konigshofer (BP# 374). The building is separated from the 1937 building by a walkway known as Paso de Pauline, which was the original intention of Harry and George Aucourt. The building is rectangular in plan and has two floors, with the second floor, an apartment, set back from the hipped roof which covers the ground floor. The apartment is also topped with a hipped roof with overhanging eaves. Originally, an outdoor staircase on the north elevation led up to the apartment. This staircase was relocated to the rear of the south elevation in 1973. The first floor is faced with red brick veneer while stucco covers the second floor's exterior walls. Most of the windows are multipaned and have faux shutters. The recessed front Dutch door entrance is framed by faux shutters as well. A large plate glass display window is located south of the entrance. This building was originally designed for the Aucourts' tenant, Louda fur shop, and a fur storage vault was built in the basement. Unlike its 1937 neighbor, the Konigshofer-designed building has no obvious stylistic associations. Character defining features include the hipped roofs, stucco, and brick exterior walls, multipaned windows with shutters, Dutch door with shutters, and plate glass display window. A fire recently damaged the kitchen area of the building, located towards the rear.

The third building (Building #3) in the commercial block is adjacent to the 1938 building (Building #2) and was designed by Jon Konigshofer in 1941 (BP# 898). The one-story side gabled building has wide overhanging boxed eaves. A brick chimney is located on the crest of the roof. The exterior walls are covered with white brick veneer. The recessed, offset entrance has two Dutch doors, one leading into the former operating room at the front of the building and one leading into the former reception area.

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CONTINUATION SHEET

Primary # _____
HRI# _____
Trinomial _____

The roof is covered with composition shingles but was originally covered with yellow basilite tile. The tiles must have provided a colorful contrast with the 1937 building's original blue roof. The square front bay is distinguished with lattice sidelites and a curved galvanized iron hood. These details demonstrate Konigshofer's attempt to coordinate his design with Milton Latham's earlier building by utilizing Colonial Revival stylistic references. Character defining features include the brick chimney, brick siding, Dutch doors, and bay window with lattice windows and hood.

Figure 2: View of 1938 building (Building #2) looking southwest

Figure 3: View of 1941 building (Building #3) looking west

The fourth building (Building #4) was designed by architect James Pruitt in 1973 (BP#73-37) in a contemporary style. The two-story structure is located behind the commercial block and is not visible from Lincoln Street due to the downward sloping lots. The building is sited horizontally across both lots 11 and 13. It has a rectangular plan and a side gabled roof. Exterior walls are stucco. A wood exterior staircase leads to the second floor. The individual apartment balconies are enclosed by vertical wood railings. Fenestration is mixed and includes symmetrically arranged horizontal window openings and sliding glass windows. Evidently, based on the original plans in the building file, the original staircase climbed south to north across the façade rather than ascending to the second level directly from the patio as it does today. In addition, rather than enclosed balconies on the second level, an open walkway with a wood railing extended across the façade. The structure originally had two, two level townhouse apartments, two upstairs studio apartments and two downstairs retail spaces. The retail spaces were converted into a tea room in 1973 (BP# 73-106) and eventually became apartments.

Figure 4: Northwest view of apartment building (Building #4) behind commercial block

Integrity

Integrity is defined as the ability of an object to convey its significance. There are seven aspects of integrity and to retain integrity, an object must retain several, if not most aspects. Very few changes have been made to buildings #1, #2, and #3. They retain a high degree of integrity:

- Location: the buildings are still in their original location.
- Design: the buildings retain their original designs.
- Setting: the buildings are still located in a commercial setting.
- Materials: the buildings retain their original materials.
- Workmanship: the buildings still reflect the designer/architect's stylistic details such as the lattice ornamented windows, pedimented door surrounds, and shutters.

- Feeling: the buildings retain the physical features that convey their historic character, i.e., an early Colonial Revival style commercial block in Carmel.
- Association: this aspect of integrity is only applicable to resources eligible under Criteria 1 and 2.

Mediterranean style tiles were recently installed under the bay windows on Building #1. Since the tiles were a cosmetic addition, they do not affect the fundamental integrity of Building #1. If the tiles are removed in the future, the essential form and integrity of the historic structure and its environment will not be impaired (Secretary of the Interior's Standard 10).

Changes to the original Pruitt design of the Wagner apartment building (Building #4), described on p. 5, have undermined the integrity of this structure.

B10. Significance (continued):

Harry (1879-1946) and Eliza Aucourt (1887-1968) moved from San Francisco to Carmel with their young son George (1907-1952) in 1908. Harry worked as a baker. In 1912 Eliza bought lots 11 and 13 in block 74 from Rose Carrington. Rose received the lots from Frank Powers in exchange for "two Arabian ponies and a trap (*Carmel Pine Cone,* 12/16/1938, p. 6)." By 1924 the Aucourts had built three homes on the lots (Sanborn Map, 1924). As described in the *Carmel Pine Cone*, these homes were moved to the rear lot line in 1937 to make room for the family's new commercial block. All three houses were demolished between 1968 and 1971 to clear the way for the construction of a two-story mixed-use building in 1973. Harry and George Aucourt (who was the manager of Monterey Bay Motors) built the first three buildings. Jack Wagner, who owned the property in the 1970s, constructed the last building in 1973. None of the previous owners are listed in Carmel's Historic Context Statement.

The two architects, the designer, and builder associated with the development of the Aucourt commercial block and apartment building are all included in Carmel's Historic Context Statement. Their biographies follow.

Architect **Milton Latham** (1882-1967) designed the commercial building on lot 11. Latham was a native of San Francisco and a graduate of the Massachusetts Institute of Technology. When he opened an architectural office in San Francisco in 1906 he was the youngest architect in California. Latham designed many buildings in San Francisco, northern California and on the Monterey Peninsula. In Carmel he is best known for the design of the Carmel Fire Station. His obituary notes that he was one of California's best-known architects.[1]

Jon Konigshofer (1906-1990) designed the second commercial building which included a second-floor apartment. Konigshofer did not have a degree in architecture, but he started his career as a designer in the office of M. J. Murphy, a practioner of more traditional styles in Carmel during the first half of the twentieth century. Murphy's traditionalist inclinations are reflected in both the 1938 and 1941 Aucourt buildings designed by Konigshofer. Later in his career Konigshofer became an adherent of Frank Lloyd Wright and applied Wright's philosophies to the houses he designed in Carmel. Through the use of inexpensive materials and effective budgeting, Konigshofer eventually became known for the

[1] Latham was married to Sade Carr, one of Carmel's early colorful characters. Sade was a Ziegfeld Follies girl and Charlie Chaplin's leading lady. She owned Sade's restaurant, a favorite gathering place for Carmel's literati and theatre crowd.

minimalism and affordability of his designs and is regarded as one of the foremost pioneers of Modernism in Carmel.

Michael J. Murphy was the contractor for the building project on lot 13. Murphy arrived in Carmel in 1902 and two years later was hired by Frank Devendorf to do the building for the Carmel Development Company. Murphy became Carmel's most prolific designer-builder, with the Pine Inn, Highlands Inn, La Playa Hotel, Sundial Lodge, Tor House, Harrison Memorial Library, and over 350 houses to his credit. In 1924 he established M. J. Murphy, Inc., where he sold building supplies, did rock crushing and concrete work, and operated a lumber mill and cabinet shop. His business was located between San Carlos and Mission.

Architect **James Pruitt** (1912-1986) designed the apartment building behind the commercial buildings on lots 11 and 13 for Jack Wagner. He was a 1936 graduate of the Pennsylvania State University School of Architecture. He served in the Navy during World War II in both the Atlantic and Pacific theatres. After the war he moved to Carmel and was hired by Hugh Comstock as the Comstock Associates architect. When Comstock passed away, Pruitt took over as the company's president. While Pruitt was at the company's helm, Comstock and Associates designed over 120 commercial buildings and homes on the Monterey Peninsula. Pruitt was a member of the AIA. Two Pruitt designed buildings are included in Carmel's Inventory of Historic Resources including the Golden Bough Theatre and the Carmel Village Inn.

Figure 5: Pathway to apartment building in the rear

Evaluation for Significance

Historians use National Register Bulletin 15[2] as a guide when evaluating an object's significance whether on a local, state, or national level. As a first step, to determine whether or not an object is significant, it must be evaluated within its historic context and the City of Carmel's Historic Context Statement[3] 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 Aucourt Commercial Block and Wagner Apartment building are not eligible for listing in the Carmel Inventory under **Criterion One (Event)** as no specific event led to the construction of the buildings and no important event took place in the buildings.

The Aucourt Commercial Block and Wagner Apartment building are not eligible for listing in the Carmel Inventory at the local level under **Criterion Two (Person**) because neither the Aucourt family nor Jack Wagner made notable contributions to the City through economic development.

The Aucourt Commercial Block is eligible for listing in the Carmel Inventory at the local level under **Criterion Three (Design/Construction)** because the buildings were designed by architect Milton Latham (Building #1) and designer Jon Konigshofer, both of whom are recognized as significant individuals in Carmel's Historic Context Statement. Milton Latham set design precedents by utilizing Colonial Revival style details in the first building. Jon Konigshofer continued with these stylistic traditions in both the 1938 and 1941 buildings (Buildings #2 and #3). The 1938 building is an understated version of the style while the 1941 building includes more refined details such as the lattice windows and hooded bay. All three buildings utilize Dutch doors, a design trait that is unique to Carmel's architectural legacy and contributions to a stylistic common denominator. Per Carmel's Historic Context Statement, "Nearly every commercial building on Ocean Avenue and Dolores Street contributes to the character of the historic business district. Other commercial properties in the city may also be eligible for listing if they were constructed more than 50 years ago, are good representatives of a given architectural style and that possess sufficient historic integrity (p. 68)." Buildings designed by significant designers, architects, or builders are also eligible (p. 69).

Although the Wagner apartments were designed by James Pruitt, who is also listed as significant in Carmel's Context Statement, changes over time have diminished the building's integrity and it is not eligible for listing under criterion 3.

The Aucourt Commercial Block and Wagner apartments are not eligible for listing in the Carmel Inventory under **Criterion Four (Information Potential)** as they have not yielded, nor do they have the potential to yield information important to the prehistory or history of the local area, California, or the nation.

To be eligible for the Carmel 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

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

[3] *Historic Context Statement: Carmel-by-the-Sea (Final Draft).* Approved by the City Council December 6, 2022.

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in the California Register. The Aucourt Commercial Block represents the theme of Economic Development, it retains substantial integrity, and it is over 50 years old. The Aucourt Commercial Block, specifically Buildings #1, #2, and #3, meet Criterion Three of the California Register at the local level because they were designed and constructed by an architect, designer and builder who are recognized as significant in Carmel's Historic Context Statement and the buildings are good representatives of one of the Revival styles popular in Carmel during the 1930s. The Wagner Apartment Building (Building #4) is not eligible for listing in the Carmel Inventory.

DR 24-087

WAGNER PROPERTY RENOVATION

LINCOLN STREET 3 SW OF OCEAN AVENUE, CARMEL BY THE SEA, CA 93921
A.P.N.: 010-191-001-000

ABBREVIATIONS & SYMBOLS

ABV.	ABOVE	IN.	INCHES
A.B.	ANCHOR BOLT	INCL.	INCLUDE
A.C.	ASPHALTIC CONCRETE	INSUL.	INSULATION
ADJ.	ADJACENT	INT.	INTERIOR
ADJ.	ADJUSTABLE	INV.	INVERT
A.F.F.	ABOVE FINISH FLOOR	K.D.	KNOCKDOWN
ALUM.	ALUMINUM	LAV.	LAVATORY
APPROX.	APPROXIMATE	L.	LENGTH
ARCH.	ARCHITECTURAL	MAX.	MAXIMUM
@	AT	M.B.	MACHINE BOLT
BA.	BATHROOM	MECH.	MECHANICAL
BD.	BOARD	MEMB.	MEMBRANE
BLDG.	BUILDING	MISC.	MISCELLANEOUS
BLKG.	BLOCKING	MFR.	MANUFACTURER
BLW.	BELOW	MIN.	MINIMUM
BM.	BEAM	MTL.	METAL
BOT.	BOTTOM	(N)	NEW
B.O.	BOTTOM OF	N.I.C.	NOT IN CONTRACT
BTWN.	BETWEEN	N.T.S.	NOT TO SCALE
C.J.	CONTROL JOINT	O.C.	ON CENTER
C.L.	CENTERLINE	O/	OVER
CLG.	CEILING	O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED
CLR.	CLEAR	O.F.O.I.	OWNER FURNISHED, OWNER INSTALLED
C.M.U.	CONC. MASONRY UNIT	PERF.	PERFORATED
CONC.	CONCRETE	PLYWD.	PLYWOOD
CONT.	CONTINUOUS	PR.	PAIR
C.Y.	CUBIC YARD	P.T.	PRESSURE TREATED
(D)	DEMOLISH AND REMOVE	RAD.	RADIUS
DEMO	DEMOLISH AND REMOVE	REF.	REFRIGERATOR
DIA.	DIAMETER	REF.	REFERENCE
DIAG.	DIAGONAL	REINF.	REINFORCED
DBL.	DOUBLE	REBAR.	REINFORCING BAR
DEPT.	DEPARTMENT	REQ'D.	REQUIRED
DIM.	DIMENSION	RM.	ROOM
D.F.	DOUGLAS FIR	R.O.	ROUGH OPENING
DN.	DOWN	REQ'D.	REQUIRED
DS.	DOWNSPOUT	S.A.F.	SELF ADHERED FLASHING
DTL.	DETAIL	SCHED.	SCHEDULE
DW.	DISHWASHER	SECT.	SECTION
EA.	EACH	S.F.	SQUARE FEET
EL.	ELEVATION	SHTG.	SHEATHING
ELEV.	ELEVATION	SIM.	SIMILAR
EQ.	EQUAL	SPEC.	SPECIFICATION
EQUIP.	EQUIPMENT	SQ.	SQUARE
EXIST.	EXISTING	S.S.	STAINLESS STEEL
(E)	EXISTING	STL.	STEEL
EXT.	EXTERIOR	STRUCT.	STRUCTURAL
FDN.	FOUNDATION	T.B.D.	TO BE DETERMINED
F.D.	FLOOR DRAIN	TEMP.	TEMPERED
REINF.	REINFORCED	T&G	TONGUE & GROOVE
FIN.	FINISHED	THK.	THICK
F.O.	FACE OF	THRESH.	THRESHOLD
F.O.C.	FACE OF CONCRETE	T.O.	TOP OF
F.O.S.	FACE OF STUD	T.O.C.	TOP OF CONCRETE
FLR.	FLOOR	T.O.F.F.	TOP OF FINISH FLOOR
F.R.	FIRE RESISTIVE	T.O.P.	TOP OF PLATE
F.R.P.	FIBERGLASS REINF. PANEL	T.O.S.	TOP OF SLAB
FT.	FOOT OR FEET	T.O.S.F.	TOP OF SUBFLOOR
FTG.	FOOTING	TYP.	TYPICAL
GA.	GAUGE	U.N.O.	UNLESS NOTED OTHERWISE
G.I.	GALVANIZED IRON	VERT.	VERTICAL
GYP.	GYPSUM	V.I.F.	VERIFY IN FIELD
GYP. BD.	GYPSUM BOARD	W.	WIDE
HDR.	HEADER	W/	WITH
HDWR.	HARDWARE	W.C.	WATER CLOSET
H.M.	HOLLOW METAL	WD.	WOOD
HORIZ.	HORIZONTAL	W.H.	WATER HEATER
H.B.	HOSE BIBB	W.P.	WATERPROOF(ING)
H.	HIGH	W.R.B.	WEATHER RESISTIVE BARRIER
HT.	HEIGHT	W.W.F.	WELDED WIRE FABRIC
HVAC.	HEATING/VENTILATING/ AIR CONDITIONING		

- (#) DOOR TAG
- (X) WINDOW TAG
- [#] WALL TAG
- [#] KEYNOTE
- #/# REVISION TAG
- (X) GRID LINE TAG
- FACE OF STRUCTURE DIMENSION / FACE OF FINISH DIMENSION
- CENTER DIMENSION
- ORIGIN INDICATOR
- X / XXX DETAIL TAG
- X / XXXX SECTION TAG
- X/X ELEVATION TAG
- A / D X/X B / C ELEVATION TAG

PROJECT INFORMATION

PROJECT NAME:	WAGNER PROPERTY RENOVATION
ADDRESS:	LINCOLN STREET 3 SW OF OCEAN AVENUE, CARMEL-BY-THE-SEA, CA 93921
A.P.N.:	010-191-001-000
PROJECT DESCRIPTION:	THE SCOPE OF WORK INCLUDES IMPROVEMENTS TO THE CENTRAL COURTYARD AND REMOVAL OF EXTERIOR STAIRCASES AT ALL THREE BUILDINGS. INTERIOR SCOPE CONSISTS OF: **BUILDING A:** CONVERT THE EXISTING RESTAURANT INTO GROUND-FLOOR RETAIL SPACES AND A ONE-STORY APARTMENT UNIT. PROVIDE ACCESS TO THE SECOND-FLOOR APARTMENT VIA A NEW INTERIOR STAIRCASE WITHIN A SHARED HALLWAY. MODIFY THE SECOND-FLOOR UNIT AND UPGRADE THE EXISTING ROOF DECK. **BUILDING B:** CONVERT A PORTION OF THE EXISTING GALLERY SPACE INTO A PUBLIC, ADA-ACCESSIBLE RESTROOM. **BUILDING C:** CONVERT TWO EXISTING OFFICE/APARTMENT UNITS INTO TWO TWO-BEDROOM, TWO-STORY APARTMENT UNITS. REBUILD THE ASSOCIATED BALCONIES. THE EXISTING FLATWORK AND WALKWAYS TO BE REPLACED WITH HEXAGONAL PAVERS TO MATCH THE ADJACENT LA RAMBLA COURTYARD. REMOVE THE EXTERIOR WOOD STAIR BETWEEN BUILDINGS B AND C, REDUCE PORTION OF BUILDING-C BALCONY, REMOVE WOOD FENCE SEPARATING LA RAMBLA AND WAGNER COURTYARDS. NEW LANDSCAPING WILL BE ADDED TO SOFTEN THE SPACE AND PROVIDE A COHESIVE OUTDOOR ENVIRONMENT THAT LINKS BOTH COURTYARDS.
ZONING :	CC - CENTRAL COMMERCIAL
PARCEL AREA:	8,000 SQUARE FEET | 0.184 ACRES
DESCRIPTION OF USE:	EXISTING USE: MIXED-USE PROPOSED USE: MIXED-USE REFER TO FLOOR AREA TABLE
TOTAL FLOOR AREA:	EXISTING: 7,959 SQUARE FEET PROPOSED: 7,959 SQAURE FEET (NO CHANGE)
MAX. BUILDING HEIGHT:	(NO PROPOSED CHANGE) (E) BUILDING A: 23'-7" (NO PROPOSED CHANGE) (E) BUILDING B: 14'-2" (NO PROPOSED CHANGE) (E) BUILDING C: 31'-5" (NO PROPOSED CHANGE)
CONSTRUCTION TYPE:	V-B
EXISTING OCCUPANCY GROUP:	A2, B, R-2, R3, S-2
PROPOSED OCCUPANCY GROUP:	B, R-2, R-3, S-2
SPRINKLERS:	EXISTING BUILDINGS ARE NOT EQUIPPED WITH FIRE SPRINKLER. PROPOSED NEW USES WILL TRIGGER FIRE SPRINKLER REQUIREMENTS. FIRE SPRINKLER PLANS WILL BE DEFERRED SUBMITTAL AFTER BUILDING PERMIT IS SECURED
ALLOWABLE FAR:	145% 11,600 SF (REFER TO SHEET A002)
ALLOWABLE BUILDING COVERAGE:	7,200 SF 90% (REFER TO SHEET A002)
TOTAL BUILDING COVERAGE:	5,708 SF 71% (REFER TO SHEET A002)

PROJECT CONTACTS

OWNER: ESPERANZA CARMEL COMMERCIAL LLC
LOCAL CONTACT: RYAN AESCHLIMAN, DEVELOPMENT DIRECTOR
PO BOX 134, SAN CARLOS ST. 3SW OF 5TH AVE.
CARMEL BY THE SEA, CA 93921
831-250-7669 | RYAN.AESCHLIMAN@ESPERANZACARMEL.COM

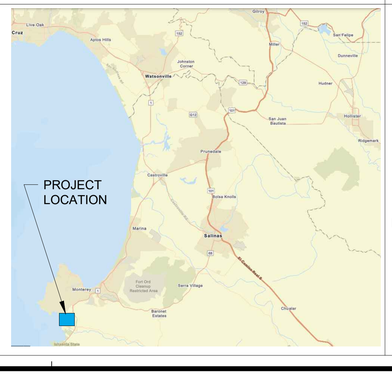
SHEET INDEX

SHEET NUMBER	DESCRIPTION
ARCHITECTURAL	
A001	COVER SHEET
A002	SITE COVERAGE DIAGRAMS
A101	DEMOLITION SITE PLAN
A102	PROPOSED SITE PLAN
A201	BUILDING "A" DEMOLITION & PROPOSED FLOOR PLANS
A202	BUILDING "A" DEMOLITION & PROPOSED UPPER FLOOR PLANS
A203	BUILDING "B" DEMOLITION & PROPOSED FLOOR PLANS
A204	BUILDING "C" DEMOLITION & PROPOSED FLOOR PLANS
A205	BUILDING "C" DEMOLITION & PROPOSED UPPER FLOOR PLANS
A251	BUILDING "A" DOOR AND WINDOW SCHEDULES
A252	BUILDING "B" DOOR AND WINDOW SCHEDULES
A253	BUILDING "C" DOOR AND WINDOW SCHEDULES
A301	BUILDING "A" DEMOLITION & PROPOSED ELEVATIONS
A302	BUILDING "A" DEMOLITION & PROPOSED ELEVATIONS
A303	BUILDING "B" DEMOLITION & PROPOSED ELEVATIONS
A304	BUILDING "B" DEMOLITION & PROPOSED ELEVATIONS
A305	BUILDING "C" DEMOLITION & PROPOSED ELEVATIONS
A306	BUILDING "C" DEMOLITION & PROPOSED ELEVATIONS
A401	BUILDING "A" & "C" SECTIONS
A501	EXTERIOR FINISH MATERIALS
ELECTRICAL	
E001	SYMBOLS, ABBREVIATIONS, LIGHT FIXTURE SCHEDULE, CODES & SHEET INDEX
E003	CALIFORNIA ENERGY COMPLIANCE TITLE 24 (BUILDING EXTERIOR)
E201	SITE PLAN
E501	LIGHTING PLAN
E502	LIGHTING PLAN - PHOTOMETRICS

REFERENCE CODES & STANDARDS

2022 CALIFORNIA ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24, C.C.R.
2022 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.
2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
2022 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
2022 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 C.C.R.
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen), PART 11, TITLE 24 C.C.R.
2022 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 C.C.R.
TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS
PARTIAL LIST OF APPLICABLE STATE STANDARDS
NFPA 13, AUTOMATIC SPRINKLER SYSTEMS, (CA AMENDED) NFPA 72,
NATIONAL FIRE ALARM CODE, (CA AMENDED)
CARMEL-BY-THE-SEA ZONING CODE TITLE 17

LOCATION MAP



VICINITY MAP

FLOOR AREA CALCULATIONS

BUILDING / UNIT / SPACES	EXISTING	PROPOSED	OCCUPANCY	PROPOSED CHANGE
EXISTING BUILDINGS A, B AND C	7,970 SF	7,970 SF	MIXED	NO PROPOSED FLOOR AREA CHANGE

EXISTING BUILDING "A": 2-STORY PLUS BASEMENT (SHEETS A201 & A202)	EXISTING	PROPOSED		
(E) 1ST FLOOR (RESTAURANT)	1,654 SF		A-2	
PROPOSED WORK: CONVERT EXISTING RESTAURANT TO RETAIL AND APARTMENT				
PROPOSED RETAIL 103		391 SF	B	
PROPOSED RETAIL 104		476 SF	B	
PROPOSED APARTMENT 1E		649 SF	R-3	
(E) 2ND FLOOR (APARTMENT)	629 SF		R-3	
PROPOSED APARTMENT 2A		629 SF	R-3	
(E) VERTICAL CIRCULATION TO BASEMENT	33 SF		-	
PROPOSED CORRIDOR W/ VERTICAL CIRCULATION		171 SF	-	
(E) BASEMENT STORAGE (*NOT INCLUDED IN THE BUILDING AREA)	540 SF	540 SF	S-2	NO CHANGE
BUILDING "A" TOTAL FLOOR AREA	2,316 SF	2,316 SF	MIXED	*NO ADDED FLOOR AREA

EXISTING BUILDING "B": PROPOSED TO ADD ACCESSIBLE RESTROOM TO BUILDING (SHEET A203)	EXISTING	PROPOSED		
(E) RETAIL 101	795 SF	795 SF	B	NO CHANGE
(E) GALLERY 102	795 SF		B	
REDUCE (E) GALLERY FLOOR AREA TO ADD A COMMON ACCESSIBLE RESTROOM		567 SF	B	(REFER TO SHEET A203)
PROPOSED CORRIDOR		113 SF	-	(REFER TO SHEET A203)
PROPOSED ACCESSIBLE RESTROOM		115 SF	-	(REFER TO SHEET A203)
(E) UTILITY CLOSET	5 SF	5 SF	-	NO CHANGE
BUILDING "B" TOTAL FLOOR AREA	1,595 SF	1,595 SF	B	NO ADDED FLOOR AREA

EXISTING BUILDING "C": 2-STORY PLUS BASEMENT (SHEETS A204 & A205)	EXISTING	PROPOSED		
(E) 1ST FLOOR OFFICE "A"	484 SF		B	
PROPOSED 1ST FLOOR: CONVERT EXISTING OFFICE 'A' TO NEW FIRST FLOOR APARTMENT 1D		484 SF	R-2	
(E) 1ST FLOOR OFFICE "B"	478 SF		B	
PROPOSED 1ST FLOOR: CONVERT EXISTING OFFICE 'B' TO NEW FIRST FLOOR APARTMENT 1C		478 SF	R-2	
(E) 2ND FLOOR STUDIO APARTMENT 2A	478 SF		R-2	
PROPOSED 2ND FLOOR: CONVERT EXISTING APARTMENT 2A TO NEW SECOND FLOOR APARTMENT 1C		478 SF	R-2	
(E) 2ND FLOOR STUDIO APARTMENT 2B	484 SF		R-2	
PROPOSED 2ND FLOOR: CONVERT EXISTING APARTMENT 2B TO NEW SECOND FLOOR APARTMENT 1D		484 SF	R-2	
(E) APARTMENT 1A, 2-STORY	1,070 SF	1,070 SF	R-2	NO CHANGE
(E) APARTMENT 1B, 2-STORY	1,054 SF	1,054 SF	R-2	NO CHANGE
(E) UTILITY ENCLOSURE	11 SF	11 SF	-	NO CHANGE
(E) BASEMENT STORAGE (*NOT INCLUDED IN THE BUILDING AREA)	1,068 SF	1,068 SF	S-2	NO CHANGE
BUILDING "C" TOTAL FLOOR AREA	4,059 SF	4,059 SF	MIXED	*NO ADDED FLOOR AREA

DESIGN REVIEW NOTES

1. PROPOSED NEW USES WILL TRIGGER FIRE SPRINKLER REQUIREMENTS. FIRE SPRINKLER PLANS WILL BE DEFERRED SUBMITTAL AFTER BUILDING PERMIT IS SECURED
2. INTRABLOCK PUBLIC ACCESS EASEMENT WILL BE FILED PRIOR TO PERMIT ISSUANCE
3. THE ADDITION OF A SIXTH RESIDENTIAL UNIT TO THIS PROPERTY REQUIRES A CONDITIONAL USE PERMIT APPROVED BY THE PLANNING COMMISSION, PER CMC 17.14.030 (SCHEDULE II-B), AND THE ADDITION OF A FOURTH RETAIL UNIT REQUIRES A CONDITIONAL USE PERMIT PER CMC 17.64.100

ESPERANZA CARMEL

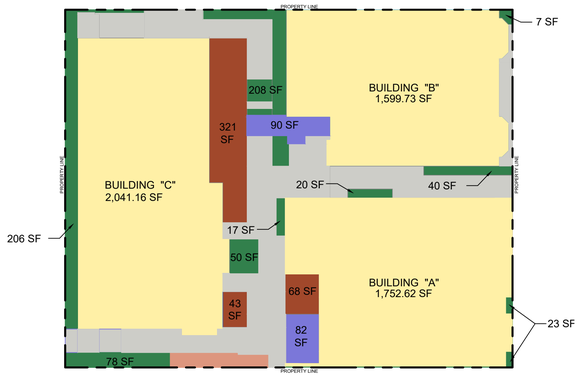
ESPERANZA CARMEL COMMERCIAL LLC
SAN CARLOS 2 NW of 8TH, CARMEL, CA 93921
CONTACT: RYAN AESCHLIMAN
EMAIL: ryan.aeschliman@esperanzacarmel.com
PHONE: (831) 238-8260

COVER SHEET

DESIGN REVIEW FOR:
WAGNER PROPERTY RENOVATION
LINCOLN STREET 3 SW OF OCEAN AVENUE
ESPERANZA CARMEL COMMERCIAL LLC

REV.	DATE	DESCRIPTION
	03/20/24	INITIAL PLANNING SUBMITTAL
	08/23/24	COMPLETENESS REVIEW #1 RESPONSE
	05/23/25	COMPLETENESS REVIEW #2 RESPONSE

DATE: 05/23/25
SCALE: AS NOTED
DRAWN: JN/SCA
JOB:
SHEET: A001



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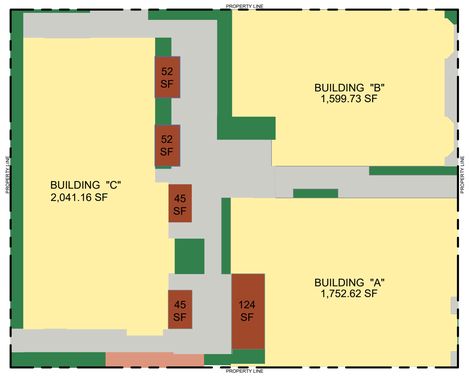


PROPOSED

1 BUILDING COVERAGE DIAGRAM

SCALE: 1/16" = 1'-0"

N

LOT AREA
8,000 SF
0.184 ac

FLOOR AREA RATIO (FAR) FOR 2-STORIES PER CMC 17.14.140	135% BASE + 10% INTRABLOCK WALKWAY BONUS = 145%	11,600 SF MAXIMUM ALLOWED
ACTUAL FLOOR AREA	EXISTING	PROPOSED
BUILDING "A"	2,316 SF	2,316 SF
BUILDING "B"	1,595 SF	1,595 SF
BUILDING "C"	4,059 SF	4,059 SF
TOTAL FLOOR AREA PROVIDED	7,970 SF	7,970 SF
7,959 (FLOOR AREA) / 8,000 (LOT AREA) = FAR	99.63%	99.63%

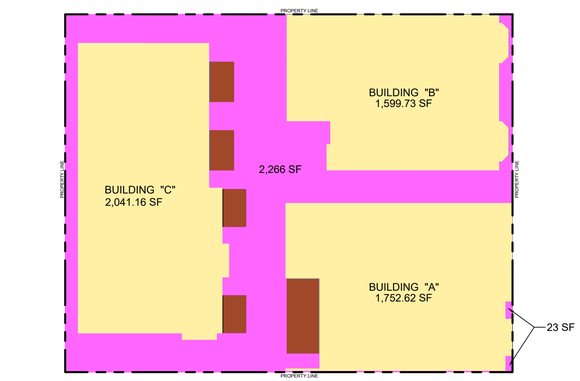
BUILDING COVERAGE ALLOWED PER CMC 17.14.130	80% BASE + 10% INTRABLOCK WAY " EXCEPTION" = 90%	7,200 SF MAXIMUM ALLOWED
	EXISTING	PROPOSED
BUILDINGS 'A', 'B', 'C'	5,393 SF	5,393 SF
BALCONY & ROOF TERRACE COVERAGE AREA	432 SF	318 SF
EXTERIOR STAIR COVERAGE AREA	172 SF	0 SF
TOTAL BUILDING COVERAGE PROVIDED	5,997 SF	5,711 SF
BUILDING COVERAGE RATIO:	5,997 SF / 8,000 SF = 75%	5,711 SF / 8,000 SF = 71%

OPEN SPACE MINIMUM REQUIRED FOR THIS LOT:	8,000 SF - 7,200 SF = 800 SF	
	EXISTING	PROPOSED
OPEN SPACE PROVIDED: (REFER TO PROPOSED OPEN SPACE DIAGRAM)	8,000 SF - 5,997 SF = 2,004 SF	8,000 SF - 5,711 SF = 2,289 SF

LANDSCAPE REQUIREMENT: 50% OF OPEN SPACE		
	EXISTING	PROPOSED
LANDSCAPE REQUIRED 50% OF OPEN SPACE:	2,004 SF X 50% = 1,002 SF	2,289 SF X 50% = 1,145 SF
PLANT ALTERNATIVES ALLOWED (LESS THAN 25% OF LIVING LANDSCAPE):	1,002 SF X 25% = 250 SF	1,145 SF X 25% = 286 SF
LANDSCAPE REQUIRED W/ 25% PLAN ALTERNATIVES:	1,002 SF - 250 SF = 751 SF	1,145 SF - 286 SF = 858 SF
LANDSCAPE PROVIDED: (REFER TO PROPOSED LANDSCAPE DIAGRAM)	626 SF	875 SF

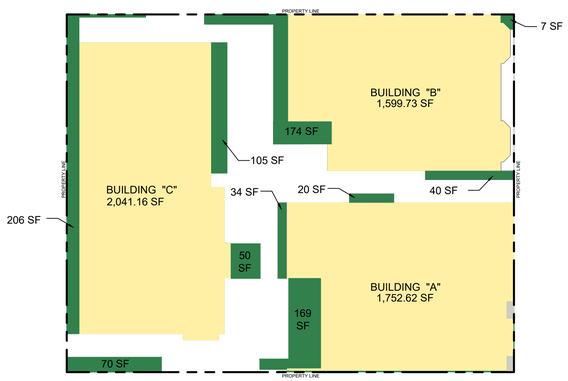
MISCELLANEOUS SITE COMPONENTS		
	EXISTING	PROPOSED
HARDSCAPE	1,353 SF	1,646 SF
TRASH / UTILITY METER ENCLOSURE	70 SF	70 SF

Attachment 4



PROPOSED OPEN SPACE

2,266 SF
23 SF
2,289 SF



PROPOSED LANDSCAPE

7 SF
40 SF
20 SF
174 SF
105 SF
34 SF
50 SF
169 SF
70 SF
206 SF
875 SF

1 LANDSCAPE & OPEN SPACE DIAGRAM

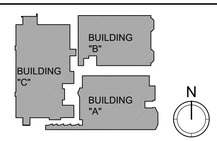
SCALE: 1/16" = 1'-0"

N

COLOR LEGEND

- BUILDING COVERAGE AREA
- BALCONY & ROOF TERRACE COVERAGE AREA
- EXTERIOR STAIR COVERAGE AREA
- OPEN SPACE
- LANDSCAPE
- HARDSCAPE
- TRASH / UTILITY METER ENCLOSURE

KEY PLAN



ESPERANZA CARMEL

ESPERANZA CARMEL COMMERCIAL LLC
SAN CARLOS 2 NW of 8TH, CARMEL, CA 93921
CONTACT: RYAN AESCHLIMAN
EMAIL: ryan.aeschliman@esperanzacarmel.com
PHONE: (831) 238-8260

REV.	DATE	DESCRIPTION
	03/20/24	INITIAL PLANNING SUBMITTAL
	06/23/24	COMPLETENESS REVIEW #1 RESPONSE
	05/23/25	COMPLETENESS REVIEW #2 RESPONSE

SITE COVERAGE DIAGRAMS

DESIGN REVIEW FOR:

WAGNER PROPERTY RENOVATION

LINCOLN STREET 3 SW OF OCEAN AVENUE
ESPERANZA CARMEL COMMERCIAL LLC

DATE: 05/23/25
SCALE: AS NOTED
DRAWN: JN/SCA
JOB:
SHEET: A002

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ESPERANZA CARMEL

TREE LEGEND

(E) QUERCUS AGRIFOLIA TO REMAIN

(E) PITTOSPORUM UNDULATUM TO REMAIN

(E) PRUNUS LUSITANICA TO REMAIN

(E) PITTOSPORUM UNDULATUM TO BE REMOVED

ESPERANZA CARMEL COMMERCIAL LLC
SAN CARLOS 2 NW of 8TH, CARMEL, CA 93921
CONTACT: RYAN AESCHLIMAN
EMAIL: ryan.aeschliman@esperanzacarmel.com
PHONE: (831) 238-8260

2'-9" | 29'-6" | 17'-2" | 47'-8" | 2'-11"

(E) 6'-8" HIGH WOOD FENCE BETWEEN LA RAMBLA & WAGNER TO REMAIN NEXT TO STAIRS

REMOVE (E) 6'-8" HIGH WOOD FENCE BETWEEN LA RAMBLA & WAGNER TO TOP OF (E) STAIRS

PROPERTY LINE

WAGNER LA RA

REMOVE FENCE AND GATE

(E) PLANTER TO REMAIN

(E) EXPOSED AGGREGATE AT (E) STAIRS AND (E) LANDING TO BE REPLACED WITH (N) CONCRETE

(E) EXPOSED AGGREGATE AT COURTYARD AND FLATWORK TO BE REMOVED. PREP AREA TO RECEIVE NEW HEXAGON PAVERS, THROUGHOUT

6'-4"

(E) PLANTER TO REMAIN

X4

DEMOLISH (E) COLUMNS AND CANOPY ABOVE

1'-1" CIR 4" @ 4'-0"

1'-1" CIR 2.75" @ 4'-0"

10" CIR 3" @ 4'-0"

1'-1" CIR 4" @ 4'-0"

7" CIR 2" @ 4'-0"

1'-1" CIR 4" @ 4'-0"

1'-4" CIR 5" @ 4'-0"

1'-4" CIR 5" @ 4'-0"

(E) PITTOSPORUM UNDULATUM 1'-10" CIR 6" @ 4'-0" TO BE REMOVED

(E) EXPOSED AGGREGATE AT COURTYARD AND FLATWORK TO BE REMOVED. PREP AREA TO RECEIVE NEW HEXAGON PAVERS, THROUGHOUT

DEMOLISH (E) COLUMNS AND CANOPY ABOVE

BUILDING "B"

REFER TO SHEET - A203

X1

X1

35'-0"

X3

DEMOLISH (E) STAIRS AND COMPONENTS BETWEEN RETAIL BUILDING AND BUILDING "C"

(E) X3 LIGHT TO BE REMOVED

REMOVE (E) PLANTER AND X5 LIGHT

REMOVE (E) METER ENCLOSURE. (E) METERS TO REMAIN

X5

X2

PROPERTY LINE

(E) PLANTER TO REMAIN

X6

65'-1"

PROPERTY LINE

BUILDING "C"

REFER TO SHEETS - A204 | - A205

PASEO DE PAULINE

REMOVE (E) HANDRAILS AND REMOVE (E) BRICK PAVERS AT STAIRS. PREP TO RECEIVE (N) WROUGHT IRON HANDRAILS AND (N) BRICK PAVERS

DEMOLITION PORTION OF (E) PLANTER AS NEEDED TO MAKE WAY FOR NEW DOOR

(E) BALCONY ON 2ND FLOOR TO REMAIN. REMOVE (E) WOOD RAILING

PASEO DE PAULINE ALLEY

(E) PLANTER TO REMAIN

X6

X7

X8

X9

7'-1"

LINCOLN STREET

REMOVE (E) X7, X8 & X9 LIGHTS. REFER TO SHEET A501 FOR PICTURES OF (E) LIGHTS

ALL EXTERIOR LIGHTS IN BUILDING 'C' TO BE REPLACED WITH (N). REFER TO LIGHTING PLAN

Attachment 4

(E) QUERCUS AGRIFOLIA 5'-2" CIR 1'-7" @ 4'-0" TO REMAIN

1 DEMOLITION SITE PLAN

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

REMOVE (E) WROUGHT IRON GATE COMPLETE. IF DEEMED HISTORIC, WROUGHT IRON GATE TO REMAIN

37'-8"

(E) PLANTER TO REMAIN

DEMOLISH (E) ENCLOSURE AND COMPONENTS

DEMOLISH (E) ENCLOSURES, STAIRS, LIGHTS AND COMPONENTS

BUILDING "A"

REFER TO SHEETS - A201 | - A202

X11

X10

REMOVE (E) X11 & X10 LIGHTS. REFER TO SHEET A501 FOR PICTURES OF (E) LIGHTS

DEMOLISH (E) PLANTER, COMPLETE

(E) BALCONY ON 2ND FLOOR TO REMAIN. REMOVE (E) WOOD RAILING

X15

X14

X13

X12

REMOVE (E) X12 LIGHT. REFER TO SHEET A501 FOR PICTURES OF (E) LIGHTS

3"

8'-7"

(E) EXPOSED AGGREGATE AT (E) STAIRS AND (E) LANDING TO BE REPLACED WITH (N) CONCRETE

(E) EXPOSED AGGREGATE AT COURTYARD AND FLATWORK TO BE REMOVED. PREP AREA TO RECEIVE NEW HEXAGON PAVERS, THROUGHOUT

DEMO PORTION OF (E) PLANTER

(E) METERS & ENCLOSURE TO REMAIN. NO WORK

DEMO ENCLOSURE AND COMPONENTS

(E) PLANTER TO REMAIN

PROPERTY LINE

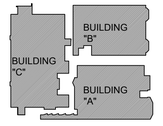
2'-9" | 32'-6" | 13'-11" | 49'-4" | 1'-6"

DRAWING LEGEND

- EXISTING TO REMAIN
- DEMO EXISTING WALL OR ELEMENT
- WALL SCONCE
- GROUND MOUNTED LIGHT
- SINGLE FLOOD LIGHT
- PAIR FLOOD LIGHT
- RECESSED LIGHT
- PENDANT LIGHT

FOR (E) LIGHTS PICTURES REFER TO SHEET A501

KEY PLAN



N

DEMOLITION SITE PLAN

DESIGN REVIEW FOR:

WAGNER PROPERTY RENOVATION

LINCOLN STREET 3 SW OF OCEAN AVENUE
ESPERANZA CARMEL COMMERCIAL LLC

REV.	DATE	DESCRIPTION
	03/20/24	INITIAL PLANNING SUBMITTAL
	08/23/24	COMPLETENESS REVIEW #1 RESPONSE
	05/23/25	COMPLETENESS REVIEW #2 RESPONSE

DATE: 05/23/25
SCALE: AS NOTED
DRAWN: JN/SCA
JOB:
SHEET: A101

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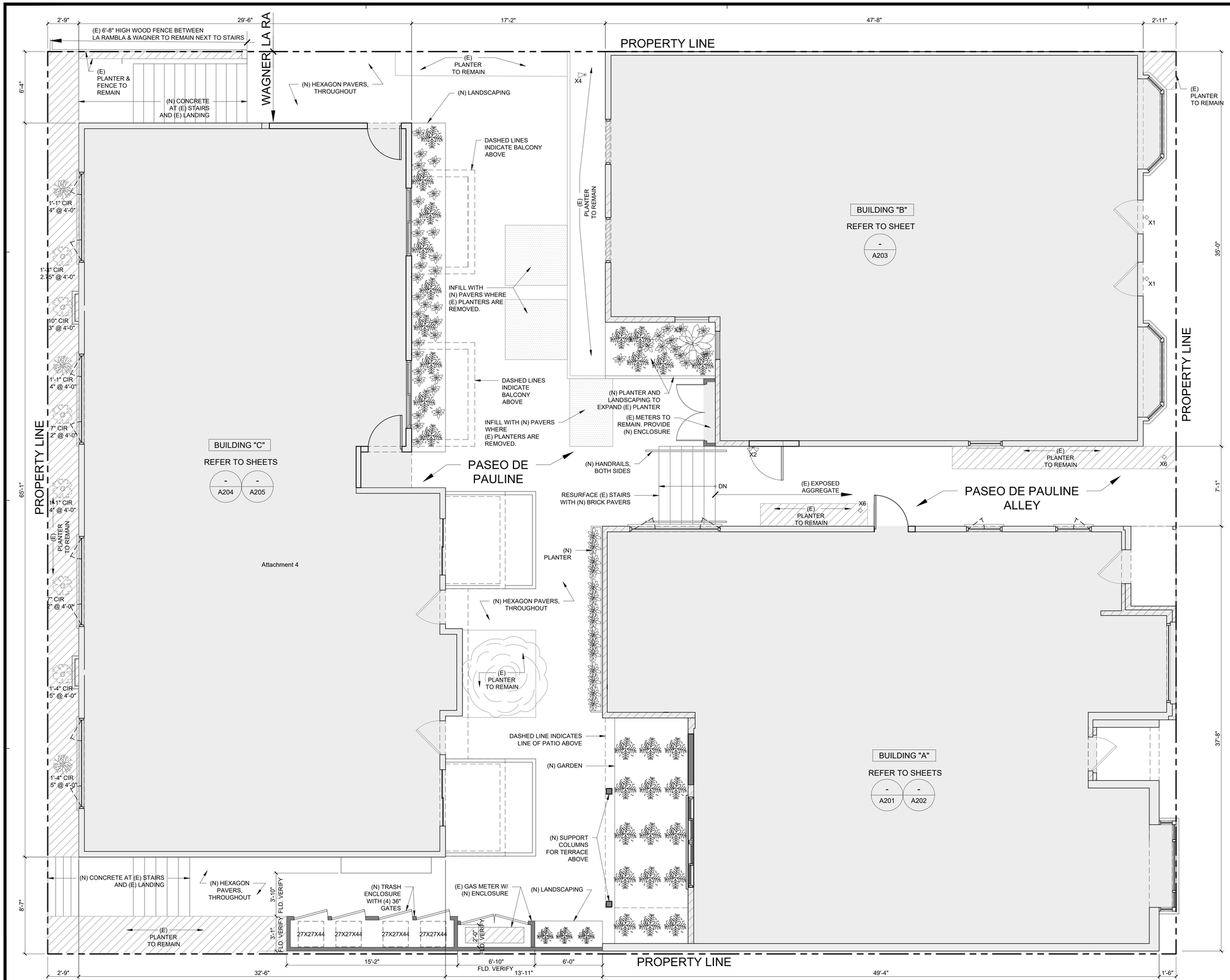


TREE LEGEND

(E) QUERCUS AGRIFOLIA TO REMAIN

(E) PITTOSPORUM UNDULATUM TO REMAIN

(E) PRUNUS LUSITANICA TO REMAIN

1 PROPOSED SITE PLAN

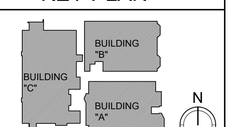
SCALE: 1/4" = 1'-0"

DRAWING LEGEND

- EXISTING TO REMAIN
- DEMO EXISTING WALL OR ELEMENT
- WALL SCONCE
- GROUND MOUNTED LIGHT
- SINGLE FLOOD LIGHT
- PAIR FLOOD LIGHT
- RECESSED LIGHT
- PENDANT LIGHT

FOR (E) LIGHTS PICTURES REFER TO SHEET A501

KEY PLAN



ESPERANZA CARMEL

ESPERANZA CARMEL COMMERCIAL LLC
SAN CARLOS 2 NW of 8TH, CARMEL, CA 93921
CONTACT: RYAN AESCHLIMAN
EMAIL: ryan.aeschliman@esperanzacarmel.com
PHONE: (831) 238-8260

PROPOSED SITE PLAN

DESIGN REVIEW FOR:

WAGNER PROPERTY RENOVATION

LINCOLN STREET 3 SW OF OCEAN AVENUE
ESPERANZA CARMEL COMMERCIAL LLC

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JOB:
SHEET: A102

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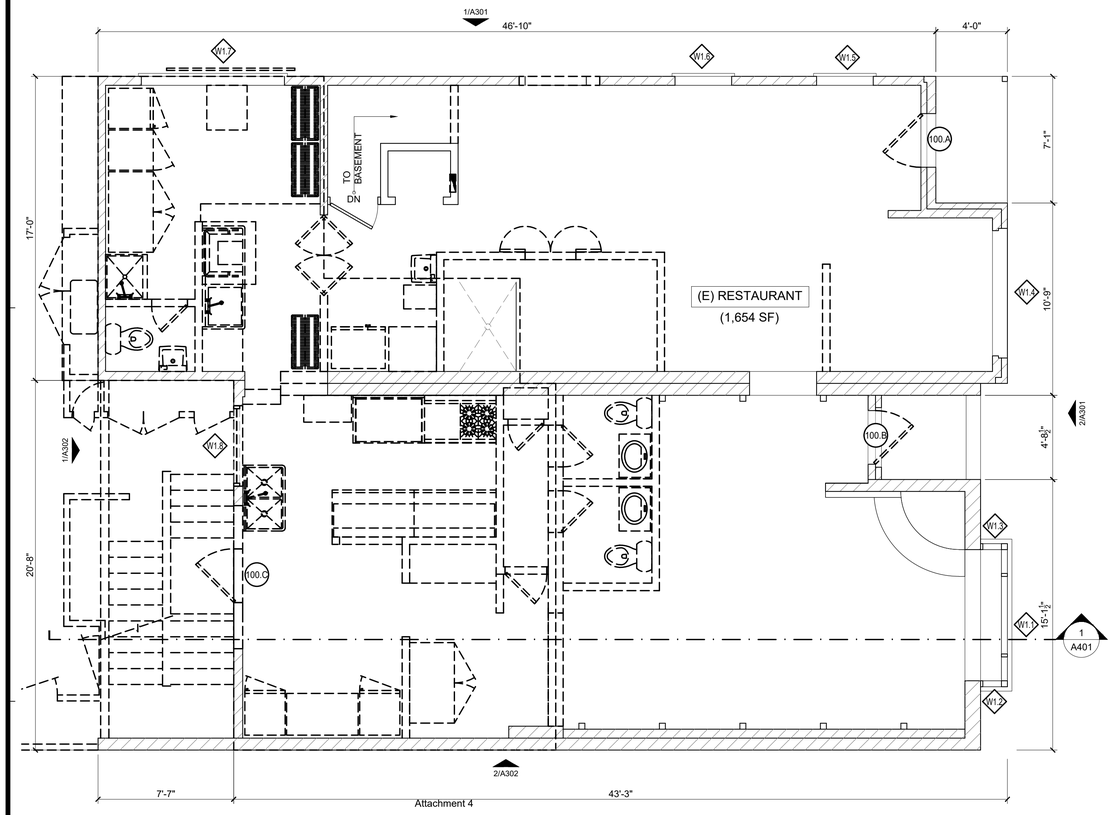
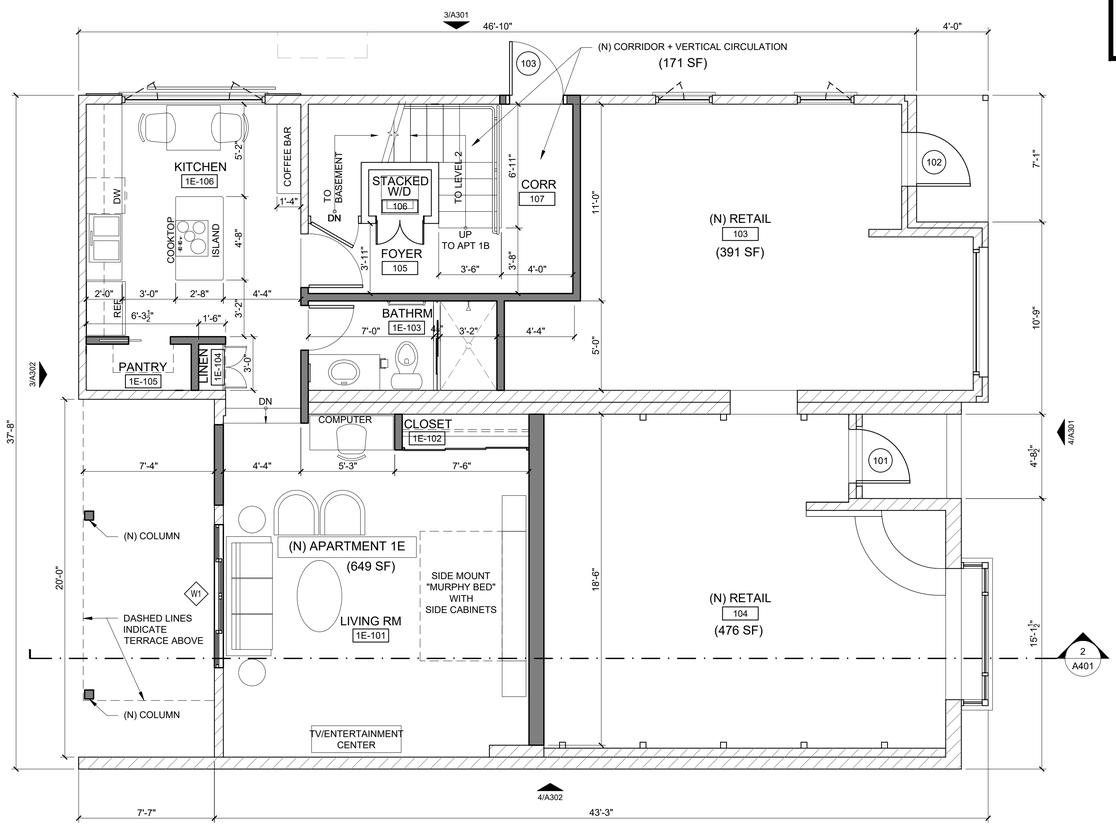


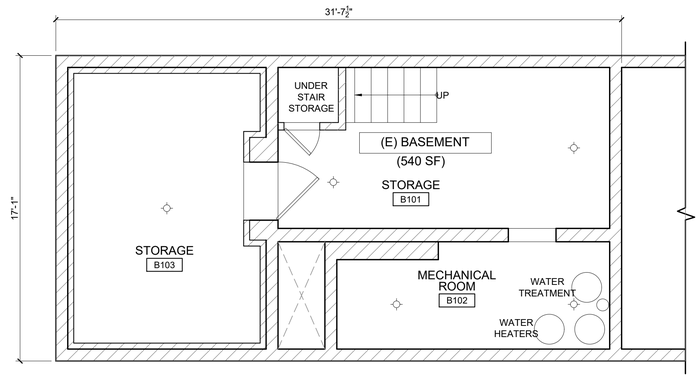
1 BUILDING "A" GROUND LEVEL DEMOLITION FLOOR PLAN

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



2 BUILDING "A" GROUND LEVEL PROPOSED FLOOR PLAN

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



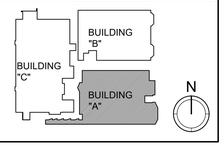
3 BUILDING "A" BASEMENT NO PROPOSED CHANGE

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

DRAWING LEGEND

- EXISTING TO REMAIN
- DEMO EXISTING WALL OR ELEMENT
- NEW WALL OR ELEMENT
- NEW WINDOW

KEY PLAN



ESPERANZA CARMEL

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SAN CARLOS 2 NW of 8TH, CARMEL, CA 93921
CONTACT: RYAN AESCHLIMAN
EMAIL: ryan.aeschliman@esperanzacarmel.com
PHONE: (831) 238-8260

BUILDING 'A' DEMOLITION AND PROPOSED PLAN

DESIGN REVIEW FOR:

WAGNER PROPERTY RENOVATION

LINCOLN STREET 3 SW OF OCEAN AVENUE
ESPERANZA CARMEL COMMERCIAL LLC

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JOB:
SHEET: A201

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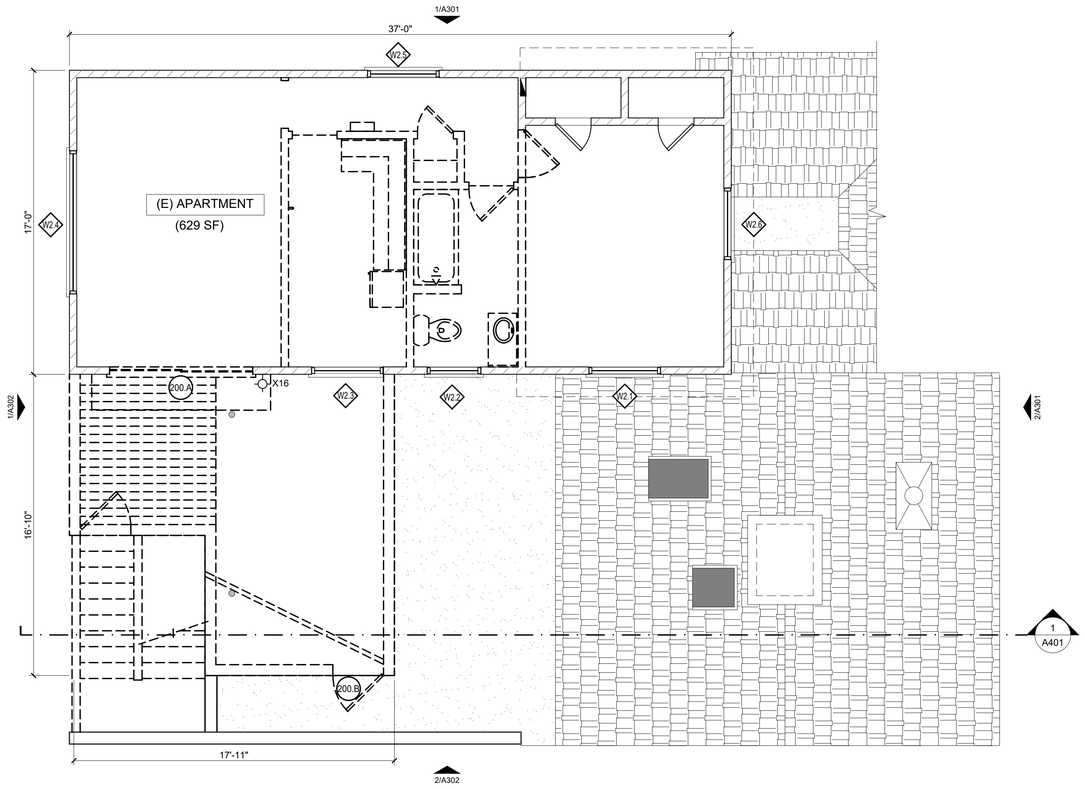
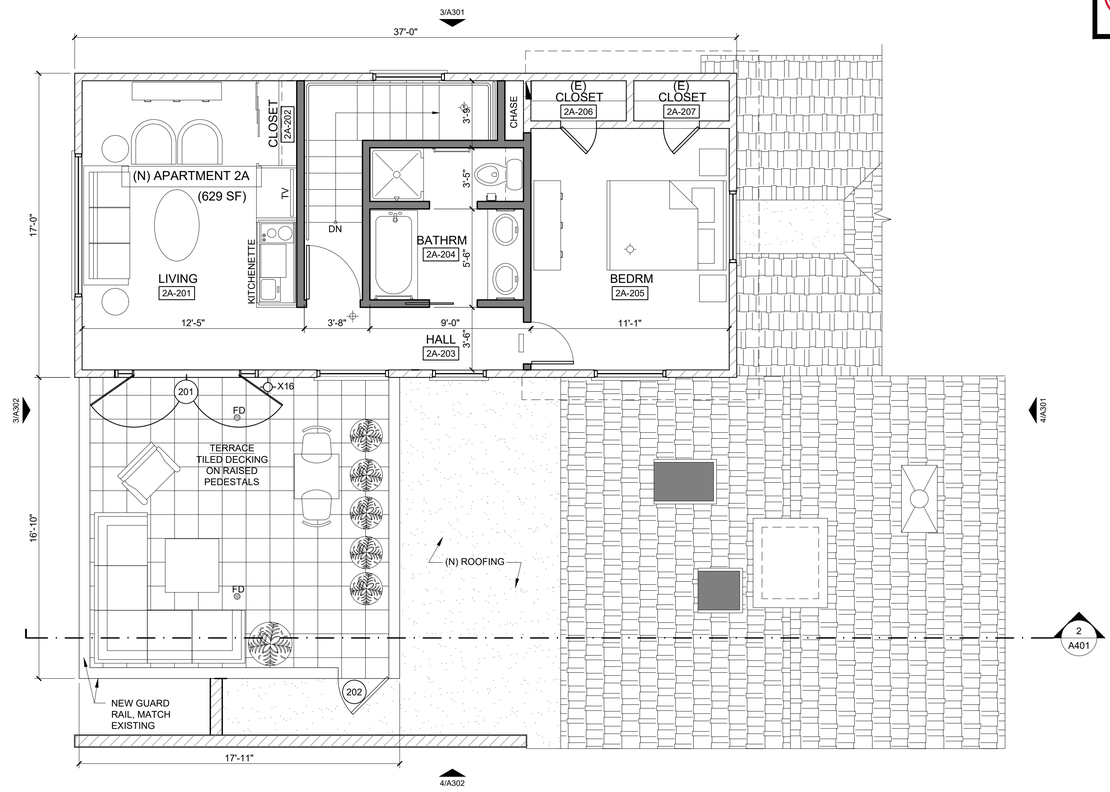


Attachment 4

N

1 BUILDING "A" UPPER LEVEL DEMOLITION FLOOR PLAN

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



N

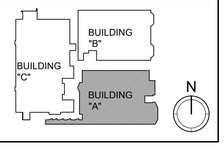
2 BUILDING "A" UPPER LEVEL PROPOSED FLOOR PLAN

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

DRAWING LEGEND

- EXISTING TO REMAIN
- DEMO EXISTING WALL OR ELEMENT
- NEW WALL OR ELEMENT
- NEW WINDOW

KEY PLAN



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CONTACT: RYAN AESCHLIMAN
EMAIL: ryan.aeschliman@esperanzacarmel.com
PHONE: (831) 238-8260

BUILDING "A" DEMOLITION & PROPOSED UPPER FLOOR PLANS

DESIGN REVIEW FOR:

WAGNER PROPERTY RENOVATION

LINCOLN STREET 3 SW OF OCEAN AVENUE
ESPERANZA CARMEL COMMERCIAL LLC

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	05/23/25	COMPLETENESS REVIEW #2 RESPONSE

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SCALE: AS NOTED
DRAWN: JN/SCA
JOB:
SHEET: A202

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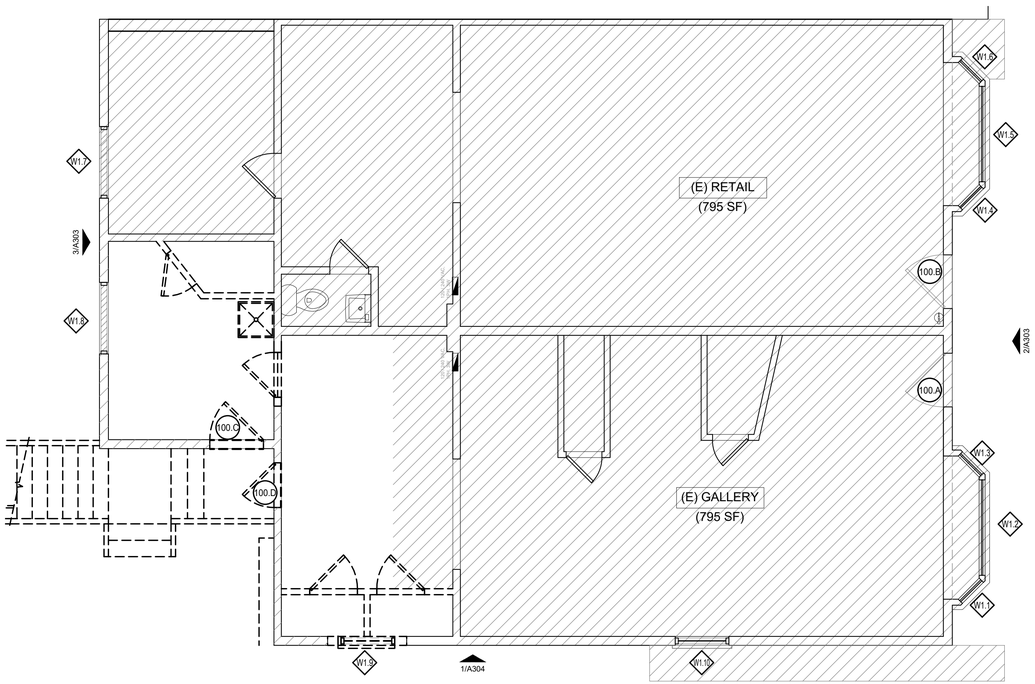
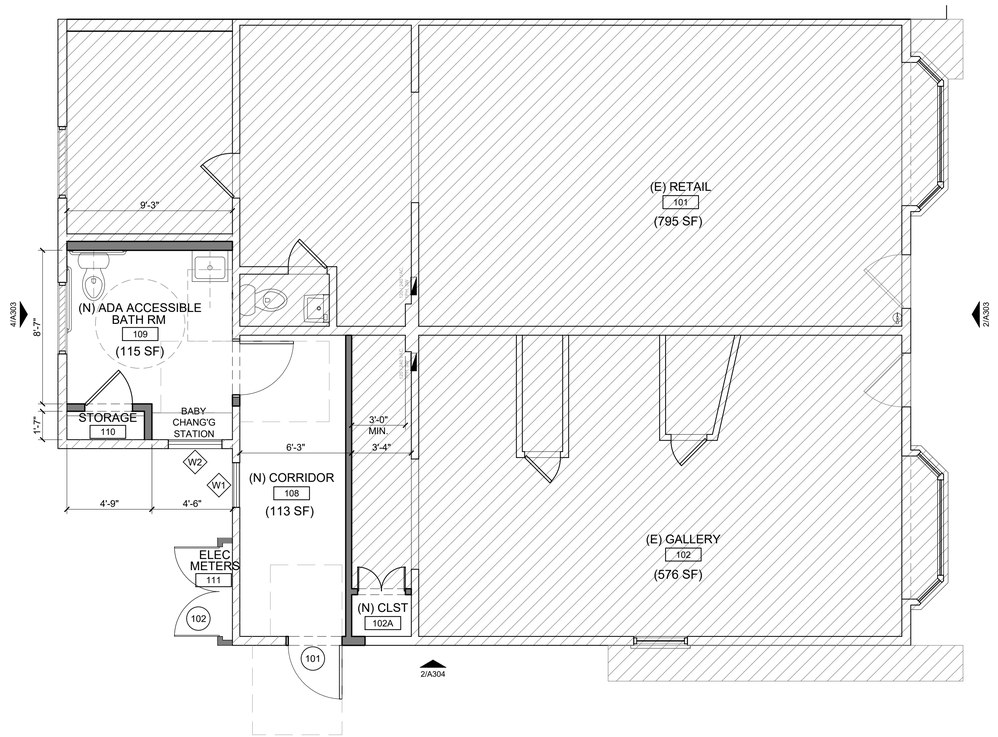


Attachment B

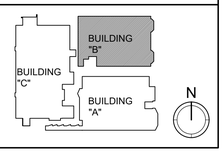
1 BUILDING "B" DEMOLITION FLOOR PLAN

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



2 BUILDING "B" PROPOSED FLOOR PLAN

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

DRAWING LEGEND	KEY PLAN
EXISTING TO REMAIN	
DEMO EXISTING WALL OR ELEMENT	
NEW WALL OR ELEMENT	
NEW WINDOW	

ESPERANZA CARMEL

ESPERANZA CARMEL COMMERCIAL LLC
SAN CARLOS 2 NW of 8TH, CARMEL, CA 93921
CONTACT: RYAN AESCHLIMAN
EMAIL: ryan.aeschliman@esperanzacarmel.com
PHONE: (831) 238-8260

BUILDING 'B' DEMOLITION AND PROPOSED PLAN

DESIGN REVIEW FOR:

WAGNER PROPERTY RENOVATION

LINCOLN STREET 3 SW OF OCEAN AVENUE
ESPERANZA CARMEL COMMERCIAL LLC

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	03/20/24	INITIAL PLANNING SUBMITTAL
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	05/23/25	COMPLETENESS REVIEW #2 RESPONSE

DATE: 05/23/25
SCALE: AS NOTED
DRAWN: JN/SCA
JOB:
SHEET: A203

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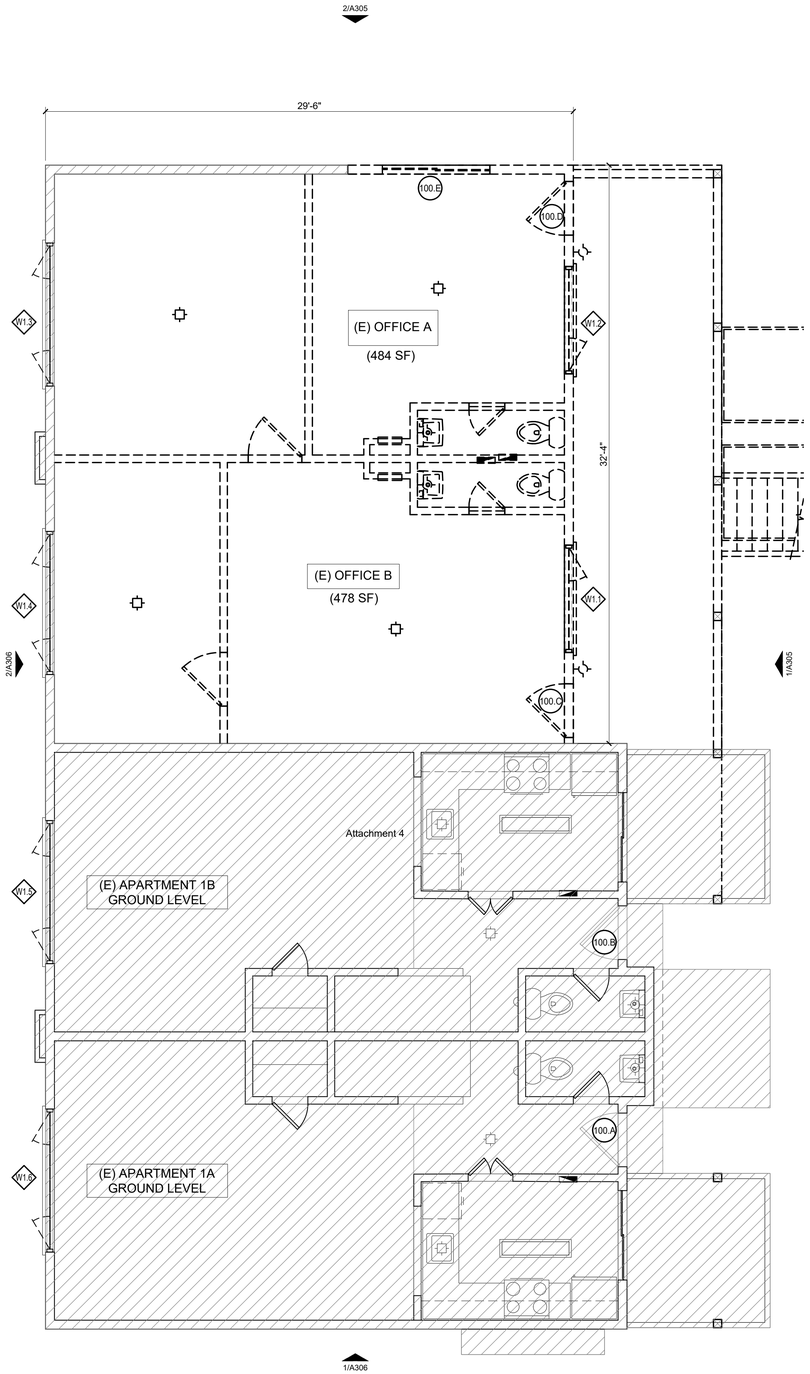
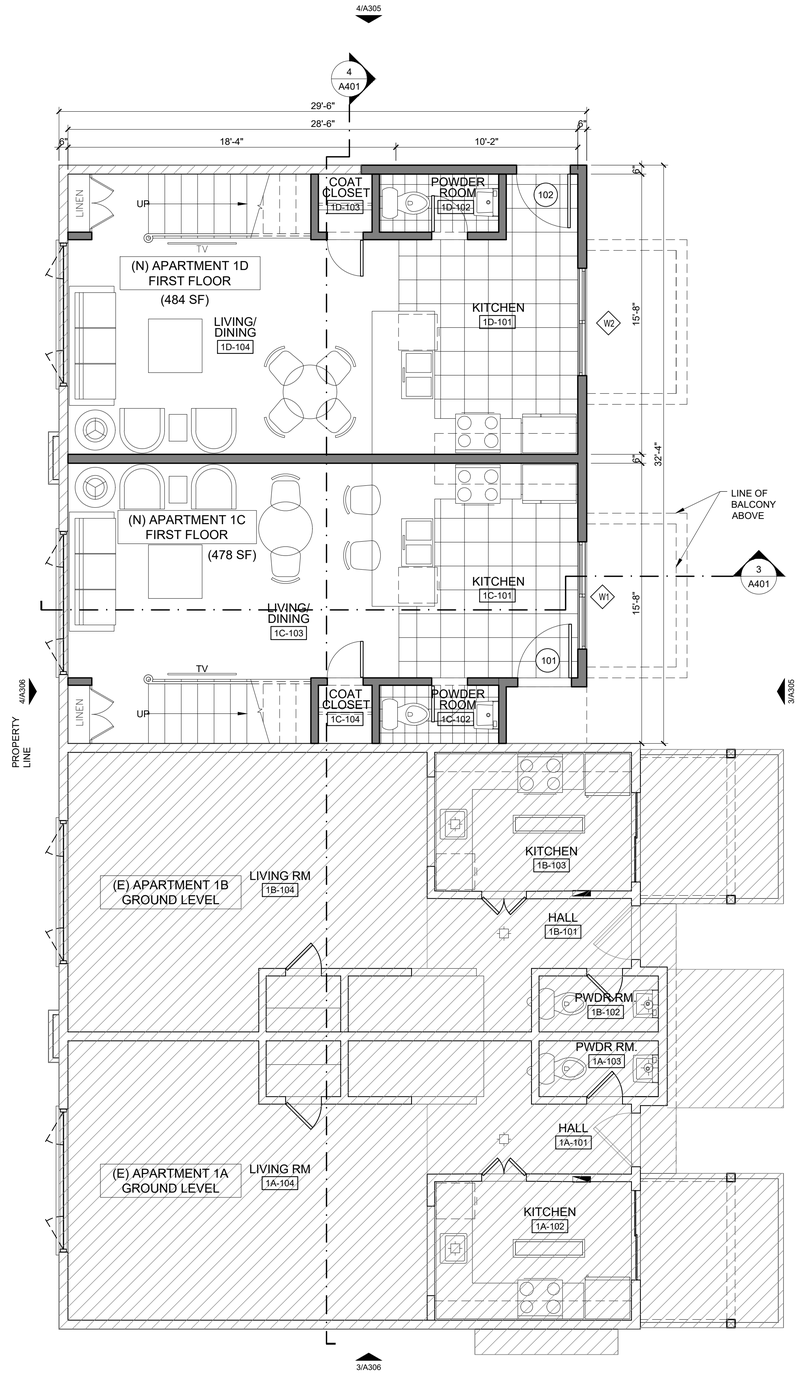


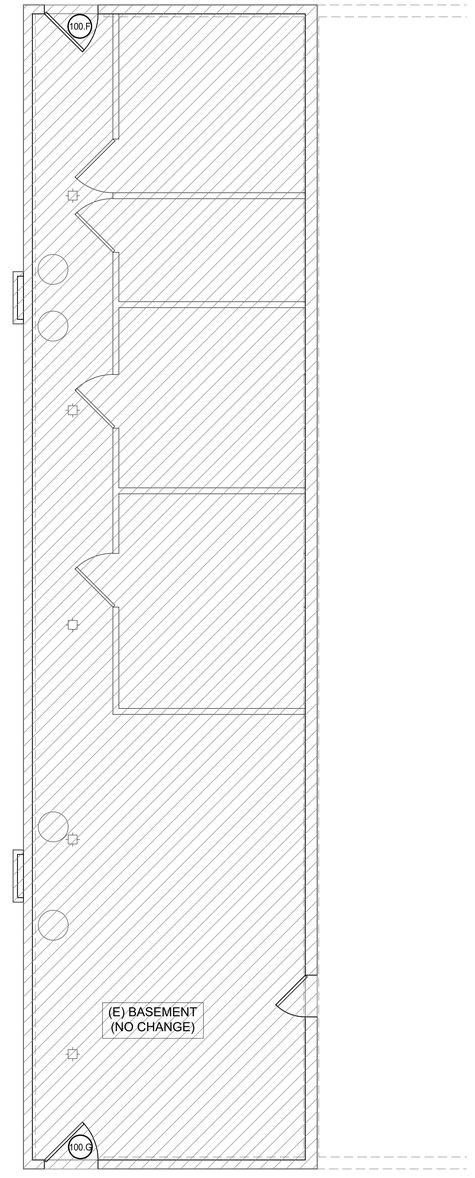
N 1 BUILDING "C" GROUND LEVEL DEMOLITION FLOOR PLAN

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



N 2 BUILDING "C" GROUND LEVEL PROPOSED FLOOR PLAN

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



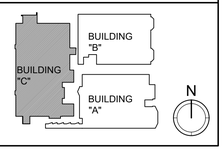
N 3 BUILDING "C" BASEMENT NO PROPOSED CHANGES

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

DRAWING LEGEND

- EXISTING TO REMAIN
- DEMO EXISTING WALL OR ELEMENT
- NEW WALL OR ELEMENT
- NEW WINDOW

KEY PLAN



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SAN CARLOS 2 NW of 8TH, CARMEL, CA 93921
CONTACT: RYAN AESCHLIMAN
EMAIL: ryan.aeschliman@esperanzacarmel.com
PHONE: (831) 238-8260

BUILDING 'C' DEMOLITION AND PROPOSED PLAN

DESIGN REVIEW FOR:

WAGNER PROPERTY RENOVATION

LINCOLN STREET 3 SW OF OCEAN AVENUE
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DATE: 05/23/25
SCALE: AS NOTED
DRAWN: JN/SCA
JOB:
SHEET: A204

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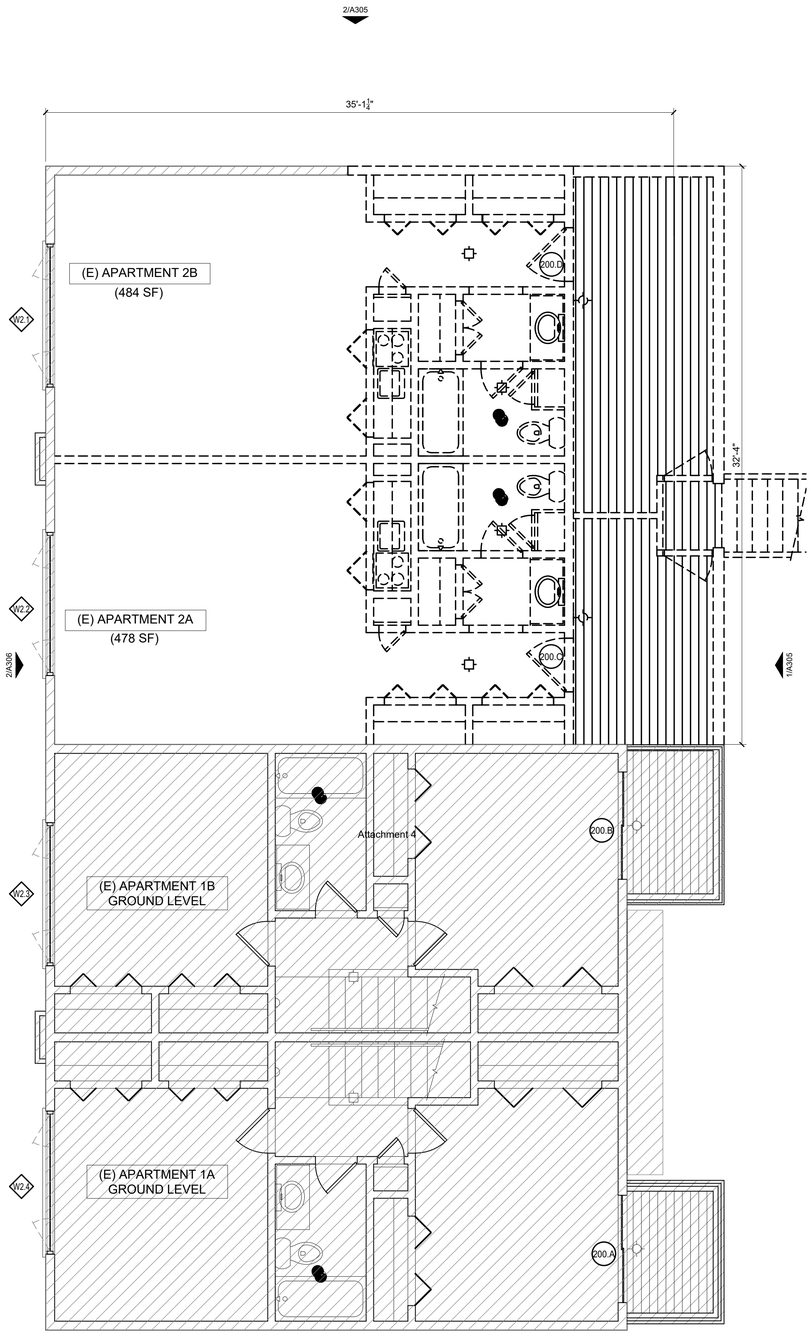
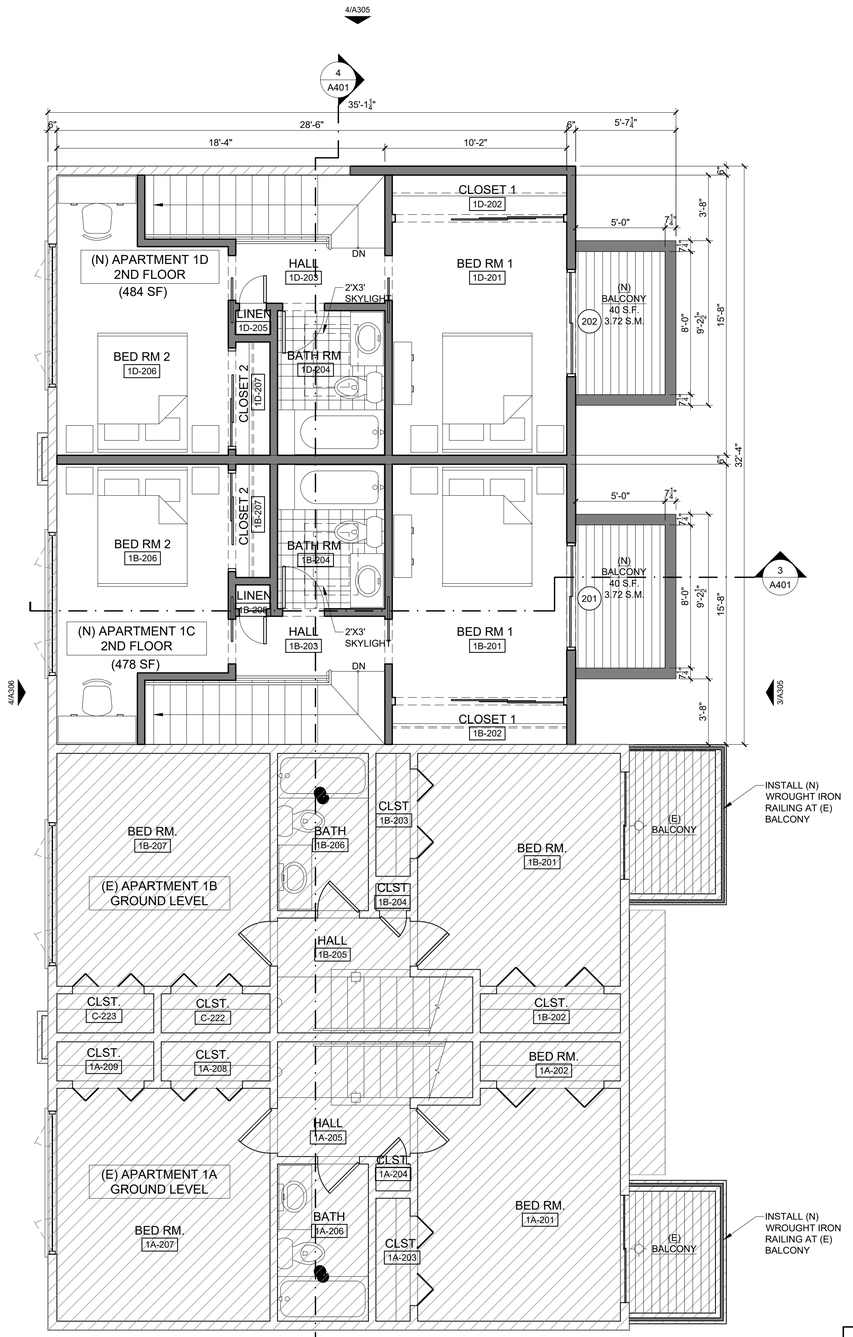


BUILDING "C" UPPER LEVEL DEMOLITION FLOOR PLAN

N

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



BUILDING "C" UPPER LEVEL PROPOSED FLOOR PLAN

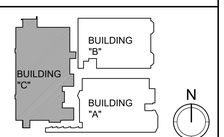
N

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

DRAWING LEGEND

- EXISTING TO REMAIN
- DEMO EXISTING WALL OR ELEMENT
- NEW WALL OR ELEMENT
- NEW WINDOW

KEY PLAN



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BUILDING "C" DEMOLITION & PROPOSED UPPER FLOOR PLANS

DESIGN REVIEW FOR:

WAGNER PROPERTY RENOVATION

LINCOLN STREET 3 SW OF OCEAN AVENUE
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JOB:
SHEET: A205

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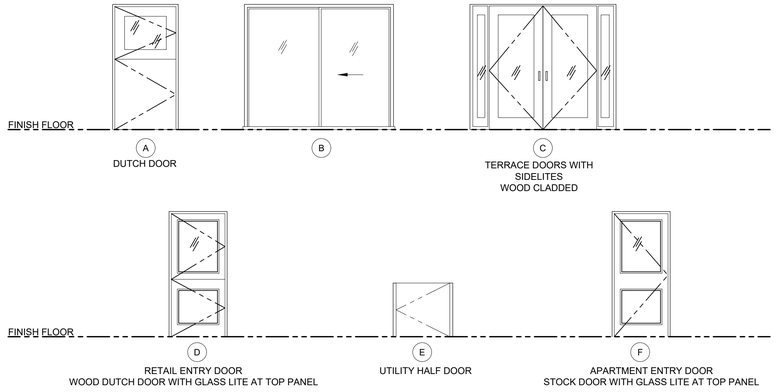
EXTERIOR DOOR AND FRAME SCHEDULE

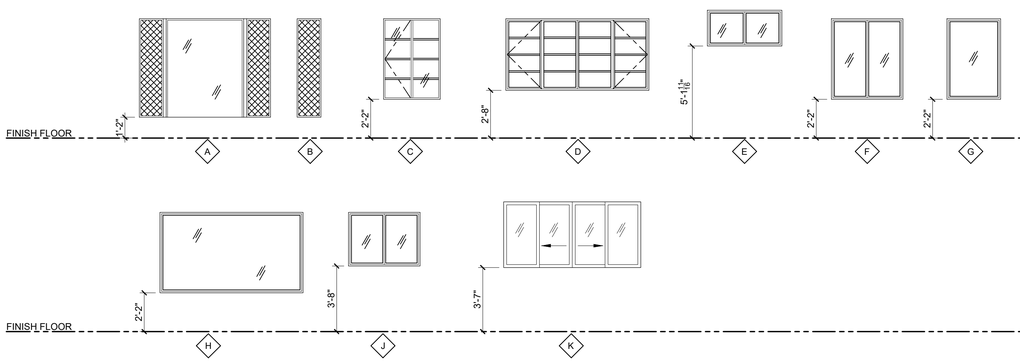
(#) DOOR NUMBER	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	TYPE	MATERIAL	FINISH	GLAZED LITE	FRAME MATERIAL	FRAME FINISH	DETAIL HEAD	DETAIL JAMB	DETAIL THRESHOLD	MANUFACTURER	NOTES
EXISTING DOORS													
100.A	3'-0"	7'-0"	A	WD	PAINT	YES	WD	PAINT	WD	WD	AL	-	WITH GLASS LITE
100.B	3'-0"	7'-0"	A	WD	PAINT	YES	WD	PAINT	WD	WD	AL	-	WITH GLASS LITE
100.C	3'-0"	7'-0"	A	WD	PAINT	YES	WD	PAINT	WD	WD	AL	-	WITH GLASS LITE
200.A	PR 3'-0"	7'-0"	B	AL	FACTORY	YES	AL	FACTORY	AL/WD	AL/WD	AL	-	SLIDING DOOR
200.B	3'-0"	3'-0"	E	WD	PAINT	-	WD	PAINT	-	WD	-	-	HALF DOOR
NEW DOORS													
101	3'-0"	7'-0"	D	WD	PAINT	YES	WD	PAINT	WD	WD	AL	TM COBB 0144D DUTCH DOOR	COLOR: SW 6258 TRICORN BLACK
102	3'-0"	7'-0"	D	WD	PAINT	YES	WD	PAINT	WD	WD	AL	TM COBB 0144D DUTCH DOOR	COLOR: SW 6258 TRICORN BLACK
103	3'-0"	7'-0"	F	WD	PAINT	YES	WD	PAINT	WD	WD	AL	TM COBB 4182 STOCK ENTRY DOOR	COLOR: SW 6258 TRICORN BLACK
201	PR 3'-0"	7'-0"	C	WD	PAINT	YES	WD	PAINT	WD	WD	AL	KOLBE HERITAGE SERIES KK610 W/ SIDELITE KK510	COLOR: SW 6258 TRICORN BLACK
202	3'-0"	3'-0"	E	WD	PAINT	-	WD	PAINT	-	WD	AL	CONTRACTOR TO FABRICATE FROM WOOD	COLOR: SW 6436 BONSAI TINT



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

WINDOW SCHEDULE

(X) WINDOW TYPE	SIZE WIDTH	SIZE HEIGHT	TYPE	WINDOW MATERIAL	FRAME MATERIAL	FINISH	DETAIL HEAD	DETAIL JAMB	DETAIL SILL	GLAZING DUAL OR SINGLE	GLAZING TYPE	MANUFACTURER	NOTES
EXISTING WINDOWS													
W1.1	7'-4"	5'-6"	A	WD/GL	WD	PAINT	WD	WD	WD	SINGLE	-		BAY WINDOW
W1.2	1'-4"	5'-6"	B	WD/GL	WD	PAINT	WD	WD	WD	SINGLE	-		BAY WINDOW
W1.3	1'-4"	5'-6"	B	WD/GL	WD	PAINT	WD	WD	WD	SINGLE	-		BAY WINDOW
W1.4	7'-0"	5'-6"	H	AL/GL	AL	FACTORY	AL/WD	AL/WD	AL/WD	SINGLE	-		PICTURE WINDOW
W1.5	3'-2"	4'-6"	C	MTL/GL	MTL	PAINT	MTL/WD	MTL/WD	MTL/WD	SINGLE	-		-
W1.6	3'-2"	4'-6"	C	MTL/GL	MTL	PAINT	MTL/WD	MTL/WD	MTL/WD	SINGLE	-		-
W1.7	8'-0"	4'-0"	D	MTL/GL	MTL	PAINT	MTL/WD	MTL/WD	MTL/WD	SINGLE	-		-
W1.8	4'-2"	2'-0"	E	AL/GL	AL	FACTORY	AL/WD	AL/WD	AL/WD	SINGLE	-		-
W2.1	4'-0"	4'-6"	F	AL/GL	AL	FACTORY	AL/WD	AL/WD	AL/WD	SINGLE	-		-
W2.2	3'-0"	4'-6"	G	AL/GL	AL	FACTORY	AL/WD	AL/WD	AL/WD	SINGLE	-		-
W2.3	4'-0"	4'-6"	F	AL/GL	AL	FACTORY	AL/WD	AL/WD	AL/WD	SINGLE	-		-
W2.4	8'-0"	4'-6"	H	AL/GL	AL	FACTORY	AL/WD	AL/WD	AL/WD	SINGLE	-		-
W2.5	4'-0"	3'-0"	F	AL/GL	AL	FACTORY	AL/WD	AL/WD	AL/WD	SINGLE	-		-
W2.6	4'-0"	4'-6"	F	AL/GL	AL	FACTORY	AL/WD	AL/WD	AL/WD	SINGLE	-		-
NEW WINDOWS													
W1	8'-0"	3'-8"	K	AL/GL	AL/WD	FACTORY	AL/WD	AL/WD	AL/WD	DUAL	TEMPERED	KOLBE VISTALUXE WD SERIES QUAD SLIDING WINDOW VLCQSL7036	COLOR: TO MATCH SW 6258 TRICORN BLACK



2 WINDOW TYPES
SCALE: 1/4" = 1'-0"

DOOR NOTES

1. CONTRACTOR SHALL VERIFY AND COORDINATE FRAMED ROUGH OPENINGS, MANUFACTURER SPECIFIED ROUGH OPENINGS, AND MANUFACTURER UNIT SIZES, PRIOR TO ORDERING UNITS.
2. CONTRACTOR SHALL VERIFY DOORS FINISHES, OPTIONS, HARDWARE, ETC WITH OWNER AND ARCHITECT PRIOR TO ORDERING UNITS.
3. REFER TO BUILDING ELEVATIONS AND PLANS FOR UNITS OPERATION TYPE AND DIRECTION.
4. GLAZING IN DOORS AND SIDELITES SHALL BE TEMPERED.
5. REFER TO PROJECT TITLE-24 ENERGY COMPLIANCE FOR ADDITIONAL INFORMATION. CONTRACTOR SHALL VERIFY AND COORDINATE ENERGY COMPLIANCE REQUIREMENTS, DOOR SCHEDULE INFO, AND SPECIFICATIONS PRIOR TO ORDERING UNITS. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO ORDERING UNITS.
6. FURNISH AND INSTALL ALL DOOR HARDWARE PER MANUFACTURER'S SPECIFICATIONS AS REQUIRED FOR A COMPLETE ASSEMBLY.
7. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING PARTS ON DOORS SHALL BE INSTALLED AT 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE THE FINISHED FLOOR OR GROUND. [CBC 11B-404.2.7]
8. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAX. [CBC 11B-309.4]
9. DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM. [CBC 11B-404.2.8]
10. THE MAXIMUM FORCE FOR OPERATING A DOOR SHALL BE 5 POUNDS MAXIMUM, EXCEPT FOR FIRE DOORS WHICH ARE ALLOWED AT 15 POUNDS. [CBC 11B-404.2.9]
11. SWINGING DOOR SURFACES WITHIN 10" OF THE FINISHED FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1/16 INCH OF THE SAME PLANE AS THE OTHER AND BE FREE OF SHARP OR ABRASIVE EDGE. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED. [CBC 11B-404.2.10]
12. DOOR THRESHOLDS SHALL BE ACCESSIBLE. CHANGES IN LEVEL OF 1/4" HIGH MAX SHALL BE PERMITTED TO BE VERTICAL. CHANGES IN LEVEL BETWEEN 1/4" HIGH MIN AND 1/2" HIGH MAX SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2. DOOR THRESHOLDS SHALL 1/2" HIGH MAXIMUM.
13. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT USE OF KEY, THUMB TURN, OR ANY SPECIAL KNOWLEDGE OR EFFORT.

WINDOW NOTES

1. CONTRACTOR SHALL VERIFY AND COORDINATE FRAMED ROUGH OPENINGS, MANUFACTURER SPECIFIED ROUGH OPENINGS, AND MANUFACTURER UNIT SIZES, PRIOR TO ORDERING UNITS.
2. CONTRACTOR SHALL VERIFY WINDOW FINISHES, OPTIONS, HARDWARE, ETC WITH OWNER AND ARCHITECT PRIOR TO ORDERING UNITS.
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5. GLAZING IN HAZARDOUS LOCATIONS AS DEFINED PER CBC SECT 2406.4 SHALL BE TEMPERED. CONTRACTOR SHALL VERIFY REQUIRED TEMPERED GLAZING PRIOR TO ORDERING UNITS.
6. OPERABLE WINDOWS SHALL BE EQUIPPED WITH REMOVABLE INSECT SCREENS BY WINDOW MANUFACTURER.
7. OPERABLE WINDOWS ADJACENT TO WALKWAYS OR SIDEWALKS SHALL HAVE MANUFACTURER'S DEVICE TO LIMIT PROJECTION TO MAX 4" FROM FACE OF WALL.
8. BEDROOMS SHALL HAVE AN EXTERIOR DOOR OR REQUIRE AN EGRESS WINDOW WITH A MINIMUM NET CLEAR OPENING OF 5.7 SQ FT, A MINIMUM NET CLEAR OPENING HEIGHT OF 24 INCHES, AND A MINIMUM NET CLEAR OPENING WIDTH OF 20 INCHES. THE BOTTOM OF THE CLEAR OPENING SHALL NOT BE GREATER THAN 44 INCHES ABOVE THE FINISHED FLOOR. [CBC SECT 1030.2 & .3]

Attachment 2

ESPERANZA CARMEL

ESPERANZA CARMEL COMMERCIAL LLC
SAN CARLOS 2 NW of 8TH, CARMEL, CA 93921
CONTACT: RYAN AESCHLIMAN
EMAIL: ryan.aeschliman@esperanzacarmel.com
PHONE: (831) 238-8260

BUILDING 'A' DOOR & WINDOW SCHEDULE
DESIGN REVIEW FOR:
WAGNER PROPERTY RENOVATION
LINCOLN STREET 3 SW OF OCEAN AVENUE
ESPERANZA CARMEL COMMERCIAL LLC

REV.	DATE	DESCRIPTION
	03/20/24	INITIAL PLANNING SUBMITTAL
	08/23/24	COMPLETENESS REVIEW #1 RESPONSE
	05/23/25	COMPLETENESS REVIEW #2 RESPONSE

DATE: 05/23/25
SCALE: AS NOTED
DRAWN: JN/SCA
JOB:
SHEET: A251

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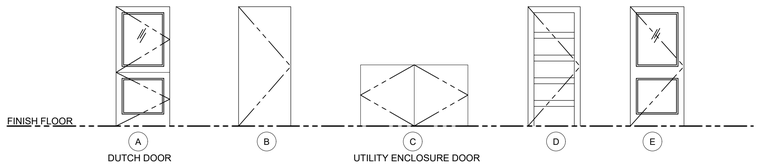
EXTERIOR DOOR AND FRAME SCHEDULE

# DOOR NUMBER	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	DOOR GLAZED LITE	FRAME MATERIAL	FRAME FINISH	FRAME DETAIL HEAD	FRAME DETAIL JAMB	FRAME DETAIL THRESHOLD	MANUFACTURER	NOTES
EXISTING DOORS													
100.A	3'-0"	7'-0"	A	WD	PAINT	YES	WD	PAINT	WD	WD	AL	-	WITH GLASS LITE
100.B	3'-0"	7'-0"	A	WD	PAINT	YES	WD	PAINT	WD	WD	AL	-	WITH GLASS LITE
100.C	3'-0"	6'-10"	B	WD	PAINT	NO	WD	PAINT	WD	WD	AL	-	WITH GLASS LITE
100.D	3'-0"	6'-10"	D	WD	PAINT	NO	WD	PAINT	WD	WD	AL	-	WITH GLASS LITE
NEW DOORS													
101	3'-0"	7'-0"	E	WD	PAINT	YES	WD	PAINT	WD	WD	AL	TM COBB 4182 STOCK ENTRY DOOR	COLOR: SW 6258 TRICORN BLACK
102	6'-0"	3'-5"	C	WD	PAINT	-	WD	PAINT	-	WD	-	CONTRACTOR TO FABRICATE FROM WOOD	COLOR: SW 6258 TRICORN BLACK

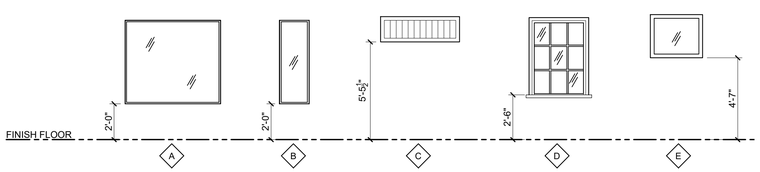


1 DOOR TYPES
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE

X WINDOW TYPE	SIZE WIDTH	SIZE HEIGHT	TYPE	WINDOW MATERIAL	FRAME MATERIAL	FRAME FINISH	DETAIL HEAD	DETAIL JAMB	DETAIL SILL	GLAZING DUAL OR SINGLE	GLAZING TYPE	MANUFACTURER	NOTES
EXISTING WINDOWS													
W1.1	7'-4"	5'-6"	B	WD/GL	WD	PAINTED	WD	WD	WD	SINGLE	-	-	BAY WINDOW
W1.2	1'-4"	5'-6"	A	WD/GL	WD	PAINTED	WD	WD	WD	SINGLE	-	-	BAY WINDOW
W1.3	1'-4"	5'-6"	B	WD/GL	WD	PAINTED	WD	WD	WD	SINGLE	-	-	BAY WINDOW
W1.4	7'-0"	5'-6"	B	WD/GL	WD	PAINTED	WD	WD	WD	SINGLE	-	-	BAY WINDOW
W1.5	3'-2"	4'-6"	A	WD/GL	WD	PAINTED	WD	WD	WD	SINGLE	-	-	BAY WINDOW
W1.6	3'-2"	4'-6"	B	WD/GL	WD	PAINTED	WD	WD	WD	SINGLE	-	-	BAY WINDOW
W1.7	4'-0"	1'-5"	C	AL/GL	AL	FACTORY	AL/WD	AL/WD	AL/WD	SINGLE	-	-	WITH GLASS LOUVERS
W1.8	4'-0"	1'-5"	C	AL/GL	AL	FACTORY	AL/WD	AL/WD	AL/WD	SINGLE	-	-	WITH GLASS LOUVERS
W1.9	3'-0"	4'-3"	D	WD/GL	WD	PAINTED	WD	WD	WD	SINGLE	-	-	-
W1.10	3'-0"	4'-3"	D	WD/GL	WD	PAINTED	WD	WD	WD	SINGLE	-	-	-
NEW WINDOWS													
W1	8'-0"	4'-0"	E	WD/GL	AL/WD	PAINTED	AL/WD	AL/WD	AL/WD	DUAL	TEMPERED FROSTED	KOLBE VISTALUXE WD SERIES DIRECT SET WINDOW	COLOR: WHITE
W2	8'-0"	4'-0"	E	WD/GL	AL/WD	FACTORY	AL/WD	AL/WD	AL/WD	DUAL	TEMPERED FROSTED	KOLBE VISTALUXE WD SERIES DIRECT SET WINDOW	COLOR: WHITE

Attachment 4



2 WINDOW TYPES
SCALE: 1/4" = 1'-0"

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7. OPERABLE WINDOWS ADJACENT TO WALKWAYS OR SIDEWALKS SHALL HAVE MANUFACTURER'S DEVICE TO LIMIT PROJECTION TO MAX 4" FROM FACE OF WALL.
8. BEDROOMS SHALL HAVE AN EXTERIOR DOOR OR REQUIRE AN EGRESS WINDOW WITH A MINIMUM NET CLEAR OPENING OF 5.7 SQ FT, A MINIMUM NET CLEAR OPENING HEIGHT OF 24 INCHES, AND A MINIMUM NET CLEAR OPENING WIDTH OF 20 INCHES. THE BOTTOM OF THE CLEAR OPENING SHALL NOT BE GREATER THAN 44 INCHES ABOVE THE FINISHED FLOOR. [CBC SECT 1030.2 & .3]

ESPERANZA CARMEL

ESPERANZA CARMEL COMMERCIAL LLC
SAN CARLOS 2 NW of 8TH, CARMEL, CA 93921
CONTACT: RYAN AESCHLIMAN
EMAIL: ryan.aeschliman@esperanzacarmel.com
PHONE: (831) 238-8260

BUILDING "B" DOOR & WINDOW SCHEDULE

DESIGN REVIEW FOR:
WAGNER PROPERTY RENOVATION
LINCOLN STREET 3 SW OF OCEAN AVENUE
ESPERANZA CARMEL COMMERCIAL LLC

REV.	DATE	DESCRIPTION
	03/20/24	INITIAL PLANNING SUBMITTAL
	08/23/24	COMPLETENESS REVIEW #1 RESPONSE
	05/23/25	COMPLETENESS REVIEW #2 RESPONSE

DATE: 05/23/25
SCALE: AS NOTED
DRAWN: JN/SCA
JOB:
SHEET: A252

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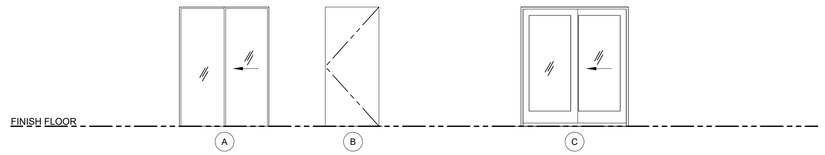
EXTERIOR DOOR AND FRAME SCHEDULE

(#) DOOR NUMBER	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	DOOR GLAZED LITE	FRAME MATERIAL	FRAME FINISH	FRAME DETAIL HEAD	FRAME DETAIL JAMB	FRAME DETAIL THRESHOLD	MANUFACTURER	NOTES
EXISTING DOORS													
100.A	3'-0"	6'-8"	B	WD	PAINT	YES	WD	PAINT	WD	WD	AL	-	-
100.B	3'-0"	6'-8"	B	WD	PAINT	YES	WD	PAINT	WD	WD	AL	-	-
100.C	3'-0"	6'-8"	B	WD	PAINT	YES	WD	PAINT	WD	WD	AL	-	-
100.D	3'-0"	6'-8"	B	WD	PAINT	YES	WD	PAINT	WD	WD	AL	-	-
100.E	PAIR 3'-0"	6'-8"	A	AL	FACTORY	YES	AL	PAINT	AL/WD	AL/WD	AL	-	SLIDING DOOR
100.F	3'-0"	6'-8"	B	WD	PAINT	YES	WD	PAINT	WD	WD	AL	-	-
100.G	3'-0"	6'-8"	B	WD	PAINT	YES	WD	PAINT	WD	WD	AL	-	-
200.A	PAIR 3'-0"	6'-8"	A	AL	FACTORY	YES	AL	PAINT	AL/WD	AL/WD	AL	-	SLIDING DOOR
200.B	PAIR 3'-0"	6'-8"	A	AL	FACTORY	YES	AL	PAINT	AL/WD	AL/WD	AL	-	SLIDING DOOR
200.C	3'-0"	6'-8"	B	WD	FACTORY	YES	WD	PAINT	WD	WD	AL	-	-
200.D	3'-0"	6'-8"	B	WD	FACTORY	YES	WD	PAINT	WD	WD	AL	-	-
NEW DOORS													
101	3'-0"	6'-8"	B	WD	PAINT	YES	WD	PAINT	WD	WD	AL	T.M. COBB CO. WOOD SLAB DOOR	COLOR: SW 6258 TRICORN BLACK
102	3'-0"	6'-8"	B	WD	PAINT	YES	WD	PAINT	WD	WD	AL	T.M. COBB CO. WOOD SLAB DOOR	COLOR: SW 6258 TRICORN BLACK
201	PAIR 3'-0"	6'-8"	C	WD	PAINT	YES	WD	PAINT	WD	WD	AL	KOLBE HERITAGE SERIES SLIDING DOOR GAW51166	COLOR: SW 6160 BEST BRONZE
202	PAIR 3'-0"	6'-8"	C	WD	PAINT	YES	WD	PAINT	WD	WD	AL	KOLBE HERITAGE SERIES SLIDING DOOR GAW51166	COLOR: SW 6160 BEST BRONZE

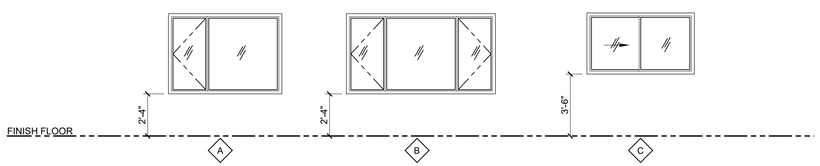


1 DOOR PANELS AND FRAME TYPES
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE

Attachment 4

(X) WINDOW TYPE	SIZE WIDTH	SIZE HEIGHT	TYPE	WINDOW MATERIAL	FRAME MATERIAL	FRAME FINISH	DETAIL HEAD	DETAIL JAMB	DETAIL SILL	GLAZING DUAL OR SINGLE	GLAZING TYPE	MANUFACTURER	NOTES
EXISTING WINDOWS													
W1.1	6'-0"	4'-2"	A	AL/GL	AL	FACTORY	AL/WD	AL/WD	AL/WD	SINGLE	-		BAY WINDOW
W1.2	6'-0"	4'-2"	A	AL/GL	AL	FACTORY	AL/WD	AL/WD	AL/WD	SINGLE	-		BAY WINDOW
W1.3	8'-0"	4'-1"	B	AL/GL	AL	FACTORY	AL/WD	AL/WD	AL/WD	SINGLE	-		BAY WINDOW
W1.4	8'-0"	4'-1"	B	AL/GL	AL	FACTORY	AL/WD	AL/WD	AL/WD	SINGLE	-		PICTURE WINDOW
W1.5	8'-0"	4'-1"	B	AL/GL	AL	FACTORY	AL/WD	AL/WD	AL/WD	SINGLE	-		-
W1.6	8'-0"	4'-1"	B	AL/GL	AL	FACTORY	AL/WD	AL/WD	AL/WD	SINGLE	-		-
W2.1	8'-0"	4'-1"	B	AL/GL	AL	FACTORY	AL/WD	AL/WD	AL/WD	SINGLE	-		-
W2.2	8'-0"	4'-1"	B	AL/GL	AL	FACTORY	AL/WD	AL/WD	AL/WD	SINGLE	-		-
W2.3	8'-0"	4'-1"	B	AL/GL	AL	FACTORY	AL/WD	AL/WD	AL/WD	SINGLE	-		-
W2.4	8'-0"	4'-1"	B	AL/GL	AL	FACTORY	AL/WD	AL/WD	AL/WD	SINGLE	-		-
NEW WINDOWS													
W1	8'-0"	4'-0"	C	AL/GL	AL/WD	FACTORY	AL/WD	AL/WD	AL/WD	DUAL	TEMPERED	KOLBE VISTALUXE WD SERIES SLIDER VLCSL6040	COLOR: TO MATCH SW 6160 BEST BRONZE
W2	8'-0"	4'-0"	C	AL/GL	AL/WD	FACTORY	AL/WD	AL/WD	AL/WD	DUAL	TEMPERED	KOLBE VISTALUXE WD SERIES SLIDER VLCSL6040	COLOR: TO MATCH SW 6160 BEST BRONZE



2 WINDOW TYPE
SCALE: 1/4" = 1'-0"

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7. OPERABLE WINDOWS ADJACENT TO WALKWAYS OR SIDEWALKS SHALL HAVE MANUFACTURER'S DEVICE TO LIMIT PROJECTION TO MAX 4" FROM FACE OF WALL.
8. BEDROOMS SHALL HAVE AN EXTERIOR DOOR OR REQUIRE AN EGRESS WINDOW WITH A MINIMUM NET CLEAR OPENING OF 5.7 SQ FT, A MINIMUM NET CLEAR OPENING HEIGHT OF 24 INCHES, AND A MINIMUM NET CLEAR OPENING WIDTH OF 20 INCHES. THE BOTTOM OF THE CLEAR OPENING SHALL NOT BE GREATER THAN 44 INCHES ABOVE THE FINISHED FLOOR. [CBC SECT 1030.2 & .3]

ESPERANZA CARMEL

ESPERANZA CARMEL COMMERCIAL LLC
SAN CARLOS 2 NW of 8TH, CARMEL, CA 93921
CONTACT: RYAN AESCHLIMAN
EMAIL: ryan.aeschliman@esperanzacarmel.com
PHONE: (831) 238-8260

BUILDING 'C' DOOR & WINDOW SCHEDULE

DESIGN REVIEW FOR:

WAGNER PROPERTY RENOVATION

LINCOLN STREET 3 SW OF OCEAN AVENUE
ESPERANZA CARMEL COMMERCIAL LLC

REV.	DATE	DESCRIPTION
	03/20/24	INITIAL PLANNING SUBMITTAL
	08/23/24	COMPLETENESS REVIEW #1 RESPONSE
	05/23/25	COMPLETENESS REVIEW #2 RESPONSE

DATE: 05/23/25
SCALE: AS NOTED
DRAWN: JN/SCA
JOB:
SHEET: A253

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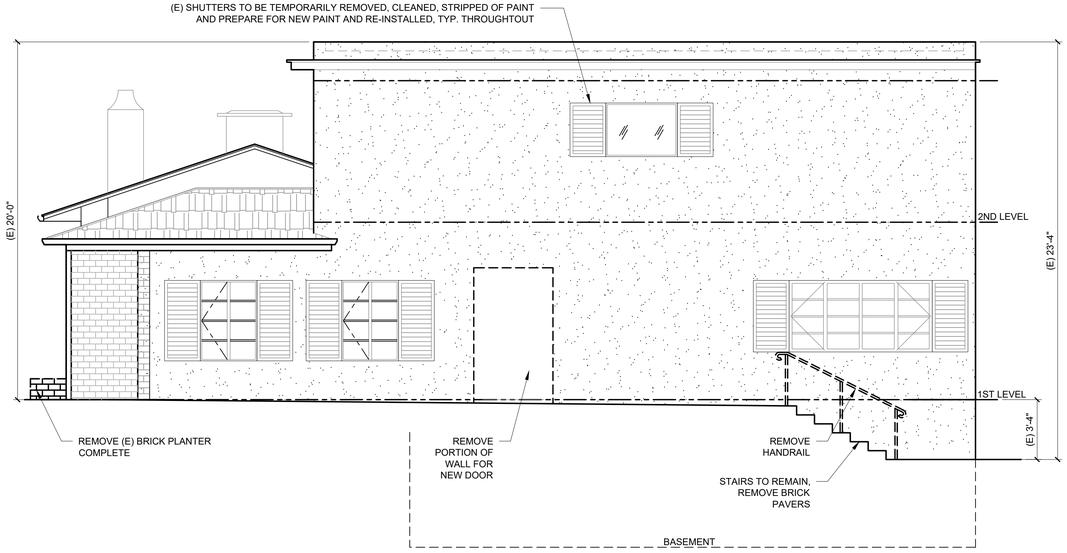
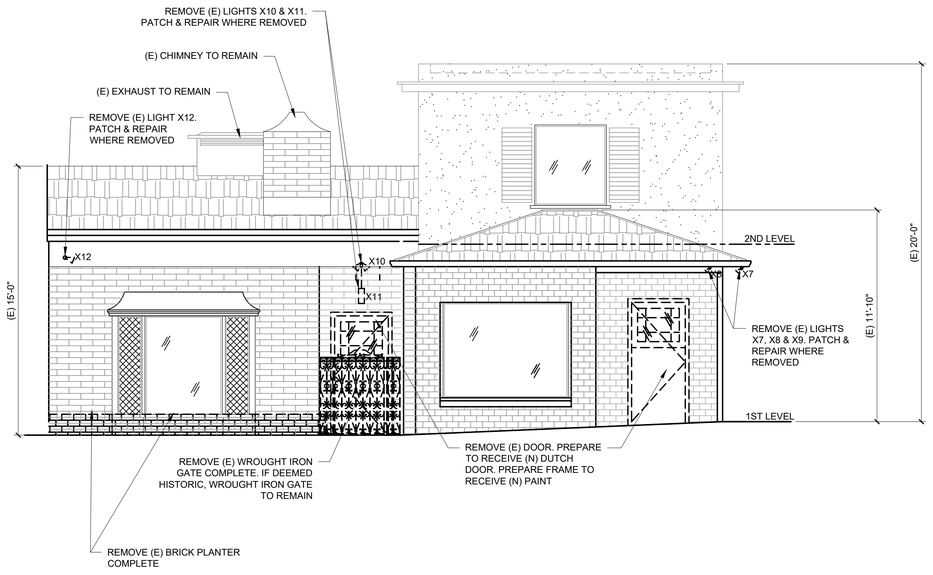


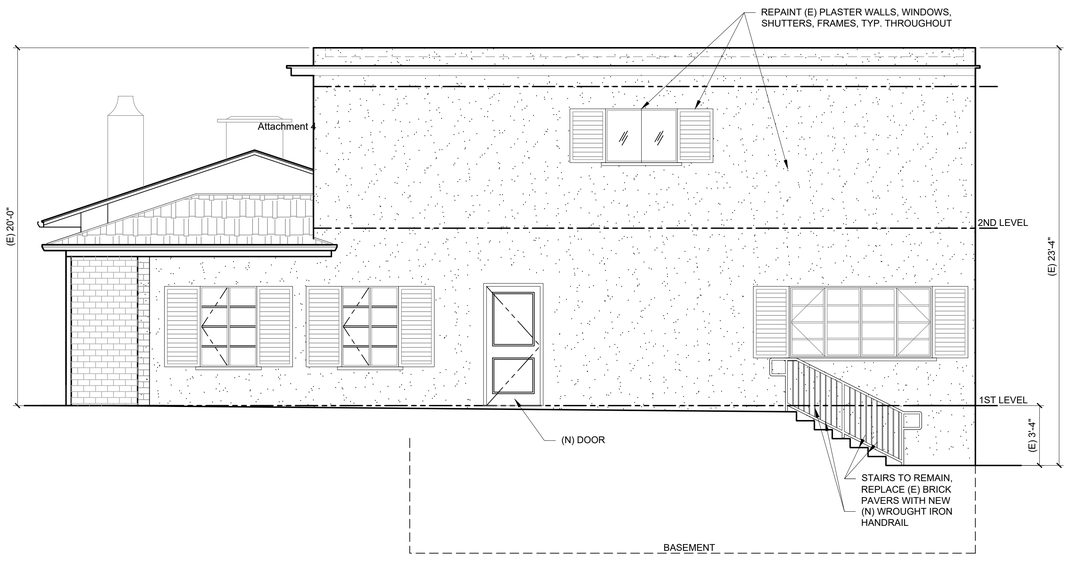
1 BUILDING "A" DEMOLITION NORTH ELEVATION

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



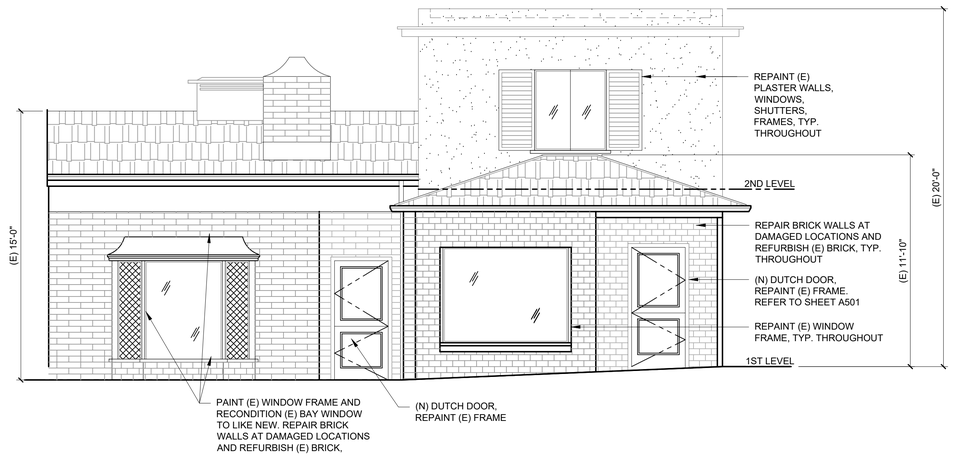
2 BUILDING "A" DEMOLITION EAST ELEVATION

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



3 BUILDING "A" PROPOSED NORTH ELEVATION

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



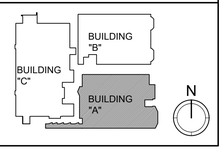
4 BUILDING "A" PROPOSED EAST ELEVATION

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

DRAWING LEGEND

- (E) TO REMAIN
- DEMO (E) WALL OR ELEMENT
- NEW WALL OR ELEMENT
- NEW WINDOW

KEY PLAN



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CONTACT: RYAN AESCHLIMAN
EMAIL: ryan.aeschliman@esperanzacarmel.com
PHONE: (831) 238-8260

BUILDING 'A' DEMOLITION AND PROPOSED ELEVATIONS

DESIGN REVIEW FOR:

WAGNER PROPERTY RENOVATION

LINCOLN STREET 3 SW OF OCEAN AVENUE
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DATE: 05/23/25
SCALE: AS NOTED
DRAWN: JN/SCA
JOB:
SHEET: A301

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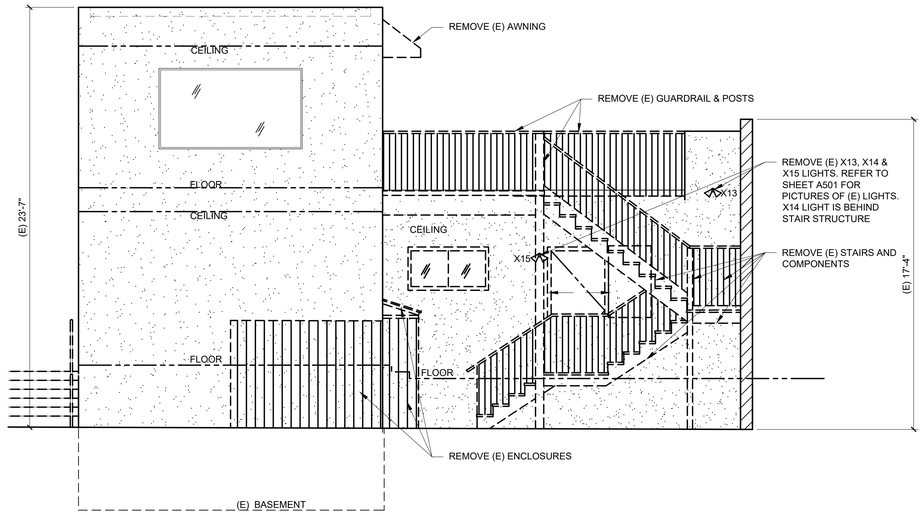
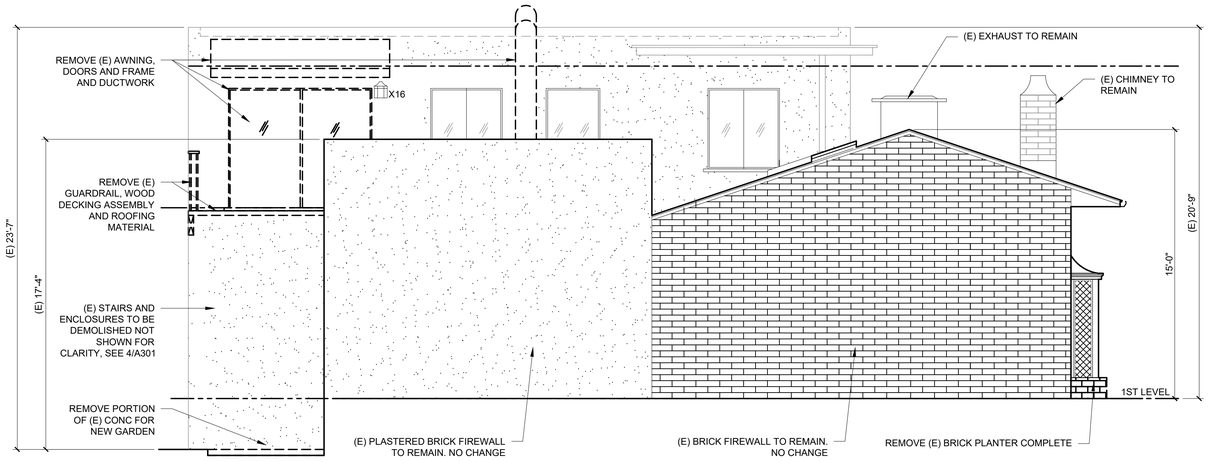


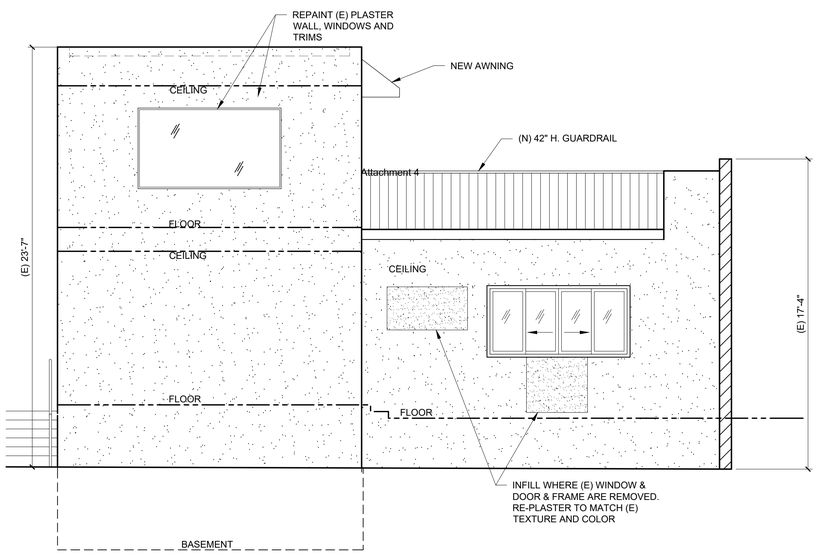
BUILDING "A"
DEMOLITION WEST ELEVATION

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



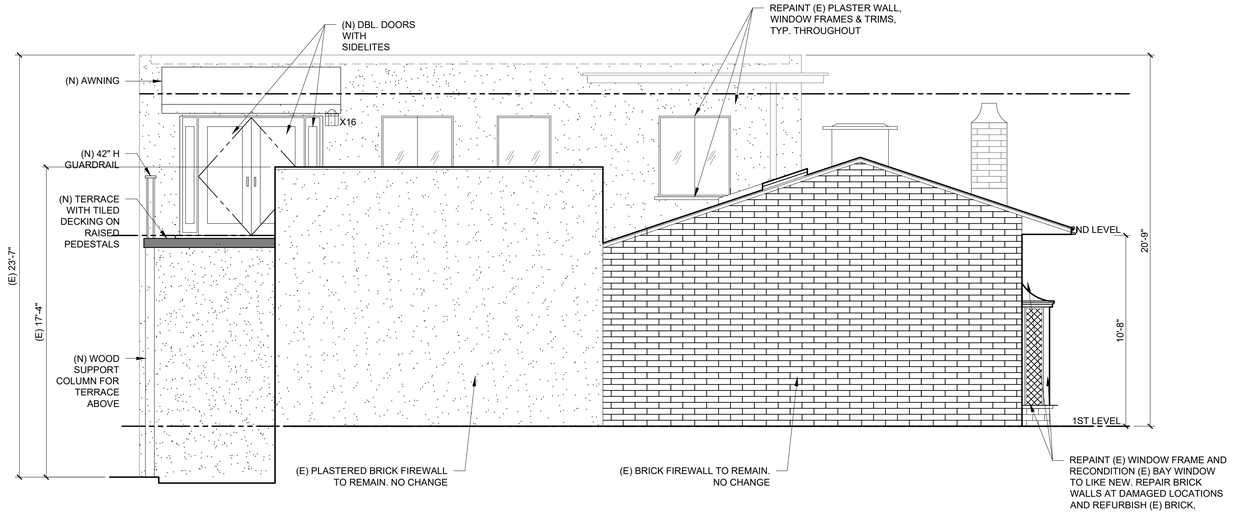
BUILDING "A"
DEMOLITION SOUTH ELEVATION

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



BUILDING "A"
PROPOSED WEST ELEVATION

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



BUILDING "A"
PROPOSED SOUTH ELEVATION

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

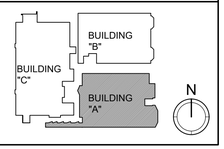
NOTES

- REFER TO FINISH PLAN FOR NEW PAINT COLORS AND DETAILS.
- REPAIR DAMAGED AND DETERIORATED FINISHES AND REPAINT.
- ADD NEW SIGNS FOR NEW RETAIL SPACES.

DRAWING LEGEND

- (E) TO REMAIN
- DEMO (E) WALL OR ELEMENT
- NEW WALL OR ELEMENT
- NEW WINDOW

KEY PLAN



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CONTACT: RYAN AESCHLIMAN
EMAIL: ryan.aeschliman@esperanzacarmel.com
PHONE: (831) 238-8260

BUILDING 'A' DEMOLITION AND PROPOSED ELEVATIONS

DESIGN REVIEW FOR:

WAGNER PROPERTY RENOVATION

LINCOLN STREET 3 SW OF OCEAN AVENUE
ESPERANZA CARMEL COMMERCIAL LLC

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DRAWN: JN/SCA
JOB:
SHEET: A302

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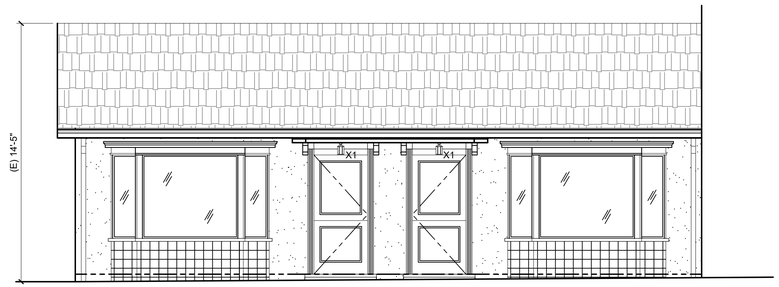
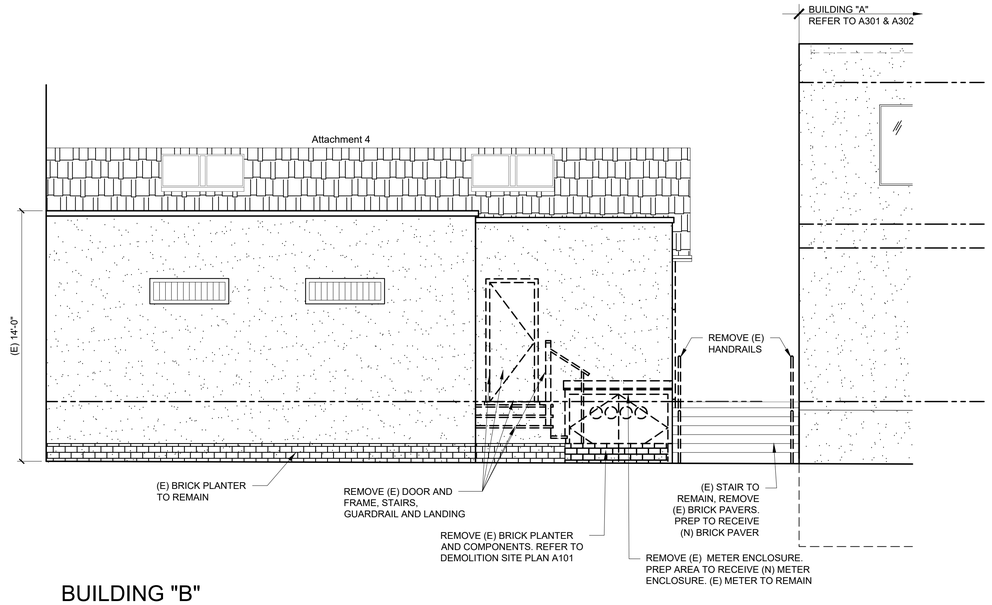


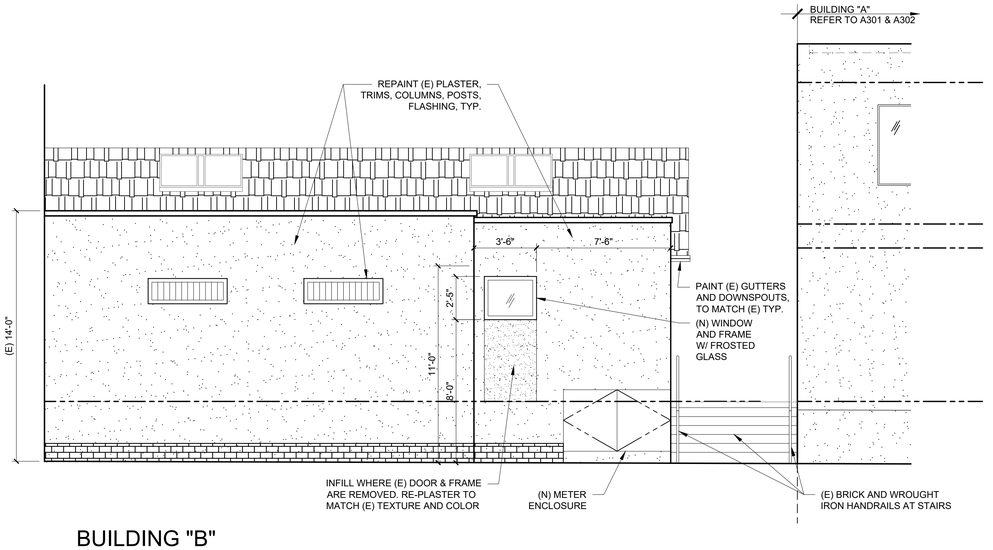
BUILDING "B"
EXISTING EAST ELEVATION (NO PROPOSED WORK)

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



BUILDING "B"
DEMOLITION WEST ELEVATION

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



BUILDING "B"
PROPOSED WEST ELEVATION

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

NOTES

- REFER TO FINISH PLAN FOR NEW PAINT COLORS AND DETAILS.
- REPAIR DAMAGED AND DETERIORATED FINISHES AND REPAINT.

DRAWING LEGEND

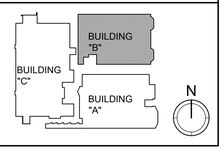
EXISTING TO REMAIN

DEMO EXISTING WALL OR ELEMENT

NEW WALL OR ELEMENT

NEW WINDOW

KEY PLAN



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BUILDING 'B' DEMOLITION AND PROPOSED ELEVATIONS

DESIGN REVIEW FOR:

WAGNER PROPERTY RENOVATION

LINCOLN STREET 3 SW OF OCEAN AVENUE
ESPERANZA CARMEL COMMERCIAL LLC

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JOB:
SHEET: A303

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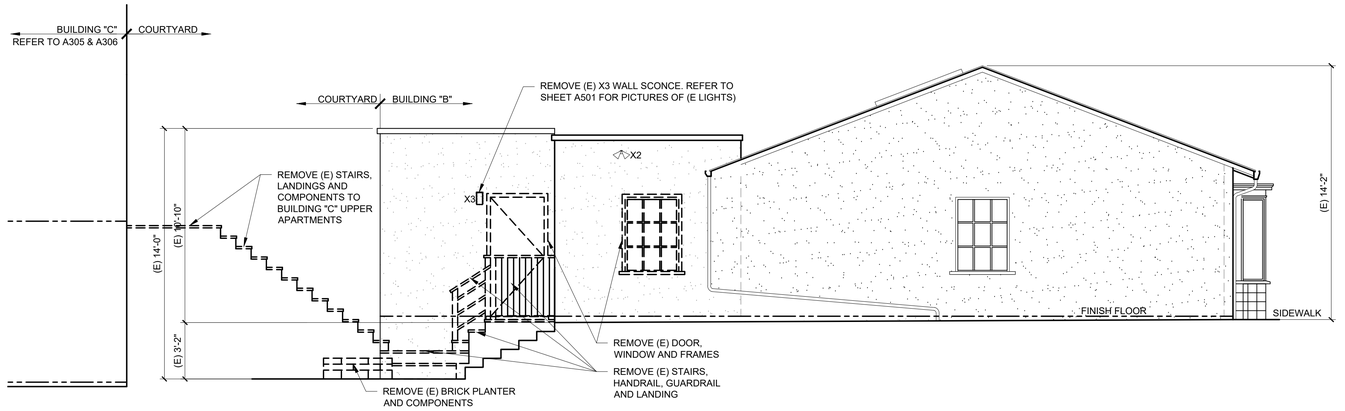
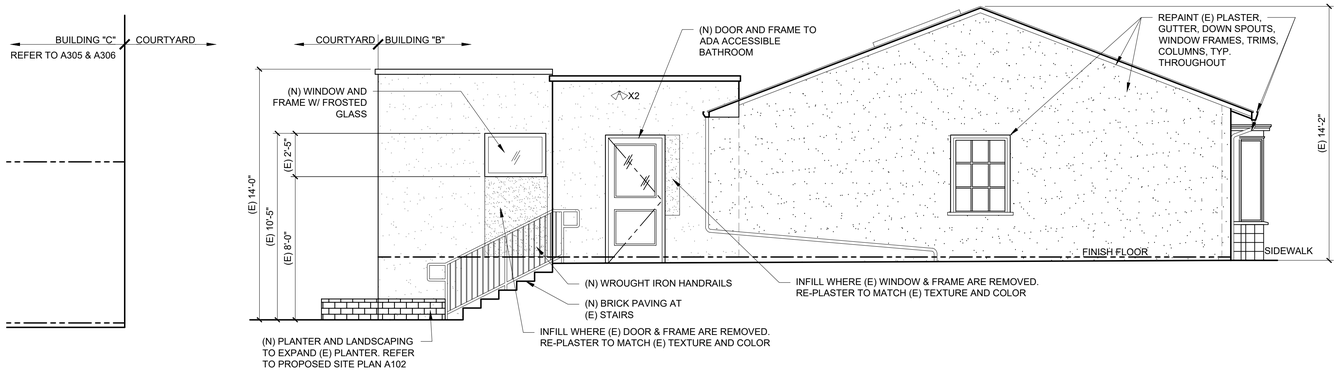


1 BUILDING "B" DEMOLITION SOUTH ELEVATION

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



2 BUILDING "B" PROPOSED SOUTH ELEVATION

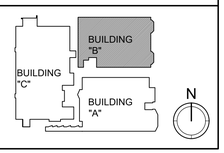
SCALE: 1/4" = 1'-0"

Attachment 4

DRAWING LEGEND

- EXISTING TO REMAIN
- DEMO EXISTING WALL OR ELEMENT
- NEW WALL OR ELEMENT
- NEW WINDOW

KEY PLAN



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CONTACT: RYAN AESCHLIMAN
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BUILDING 'B' DEMOLITION AND PROPOSED ELEVATIONS

DESIGN REVIEW FOR:

WAGNER PROPERTY RENOVATION

LINCOLN STREET 3 SW OF OCEAN AVENUE
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JOB:
SHEET: A304

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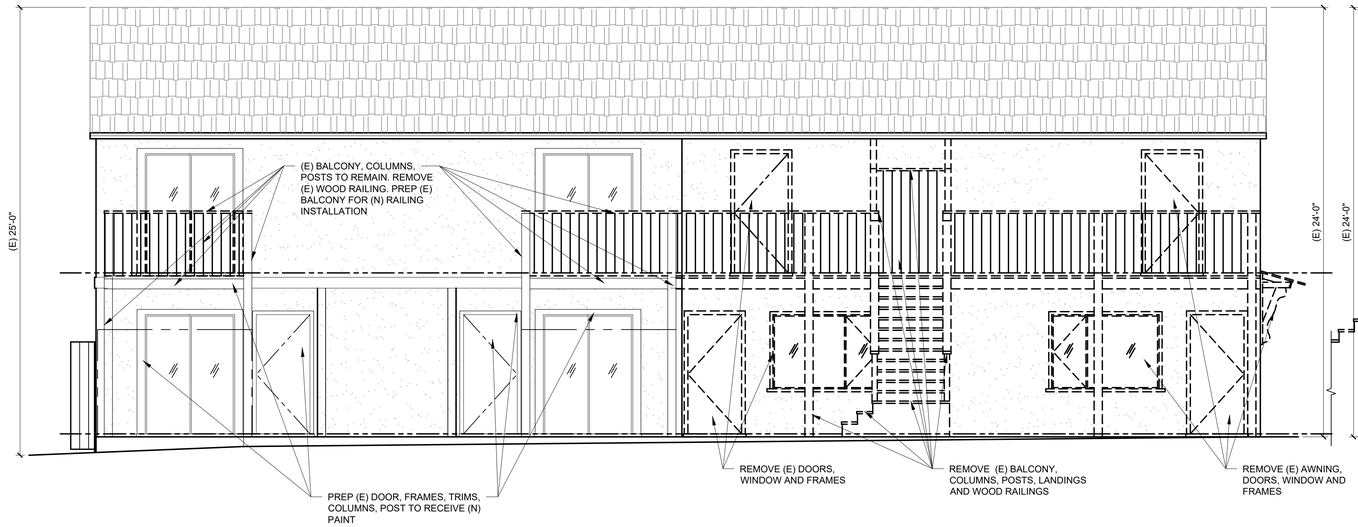
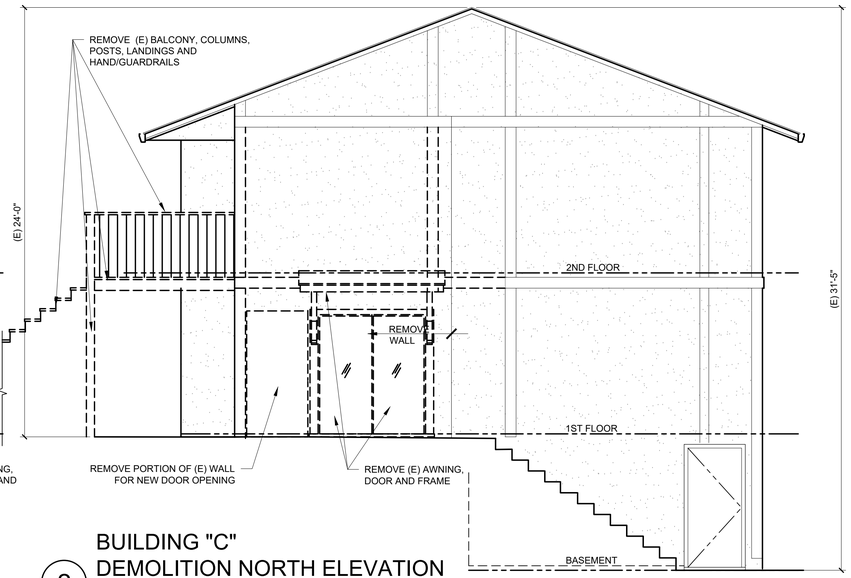


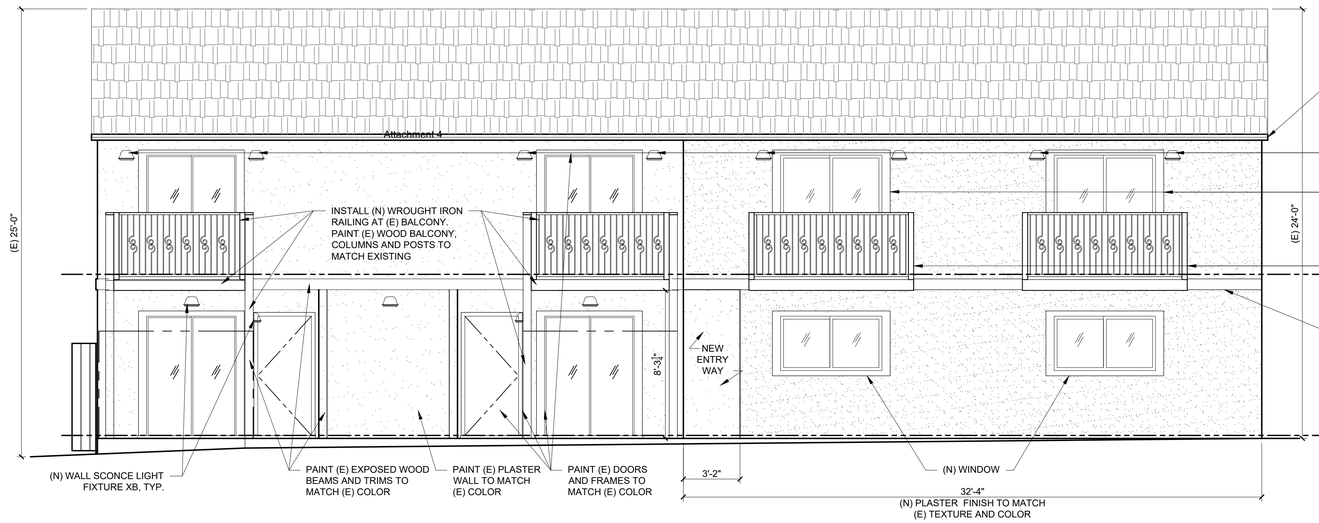
1 BUILDING "C" DEMOLITION EAST ELEVATION

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



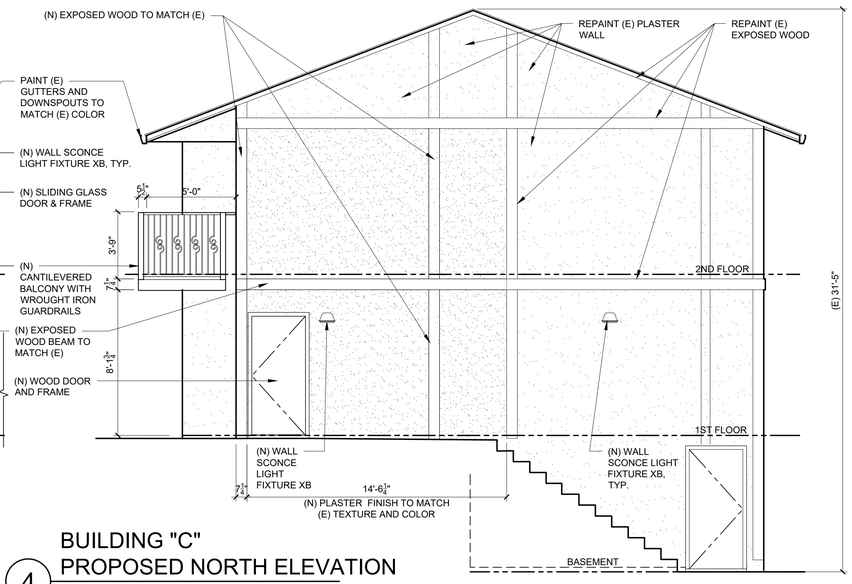
2 BUILDING "C" DEMOLITION NORTH ELEVATION

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



3 BUILDING "C" PROPOSED EAST ELEVATION

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



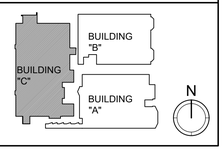
4 BUILDING "C" PROPOSED NORTH ELEVATION

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

DRAWING LEGEND

- EXISTING TO REMAIN
- DEMO EXISTING WALL OR ELEMENT
- NEW WALL OR ELEMENT
- NEW WINDOW

KEY PLAN



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BUILDING 'C' DEMOLITION AND PROPOSED ELEVATIONS

DESIGN REVIEW FOR:

WAGNER PROPERTY RENOVATION

LINCOLN STREET 3 SW OF OCEAN AVENUE
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JOB:
SHEET: A305

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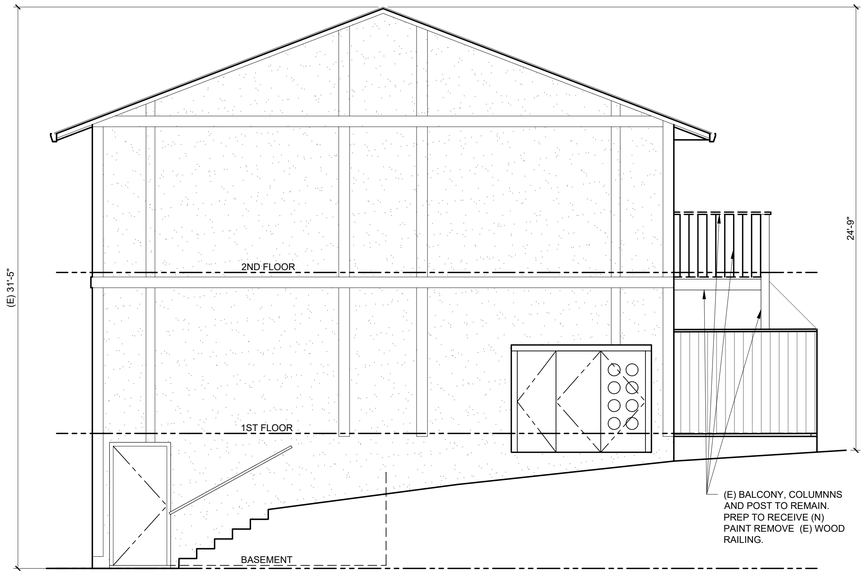
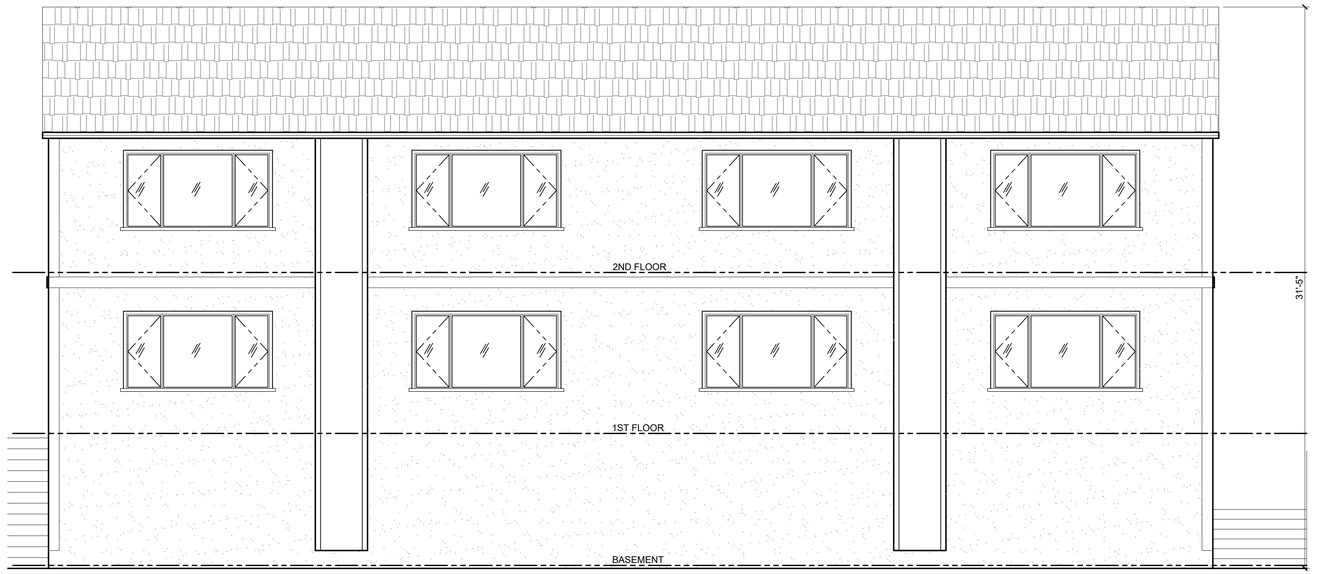


1 BUILDING "C" DEMOLITION SOUTH ELEVATION

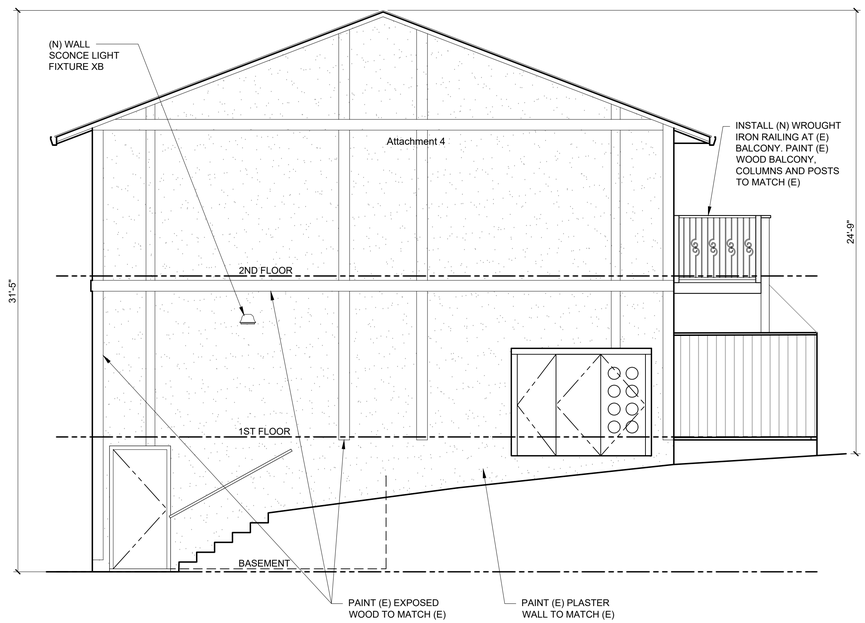
SCALE: 1/4" = 1'-0"



PREPARE FACADE TO RECEIVE (N) PAINT TO MATCH (E)

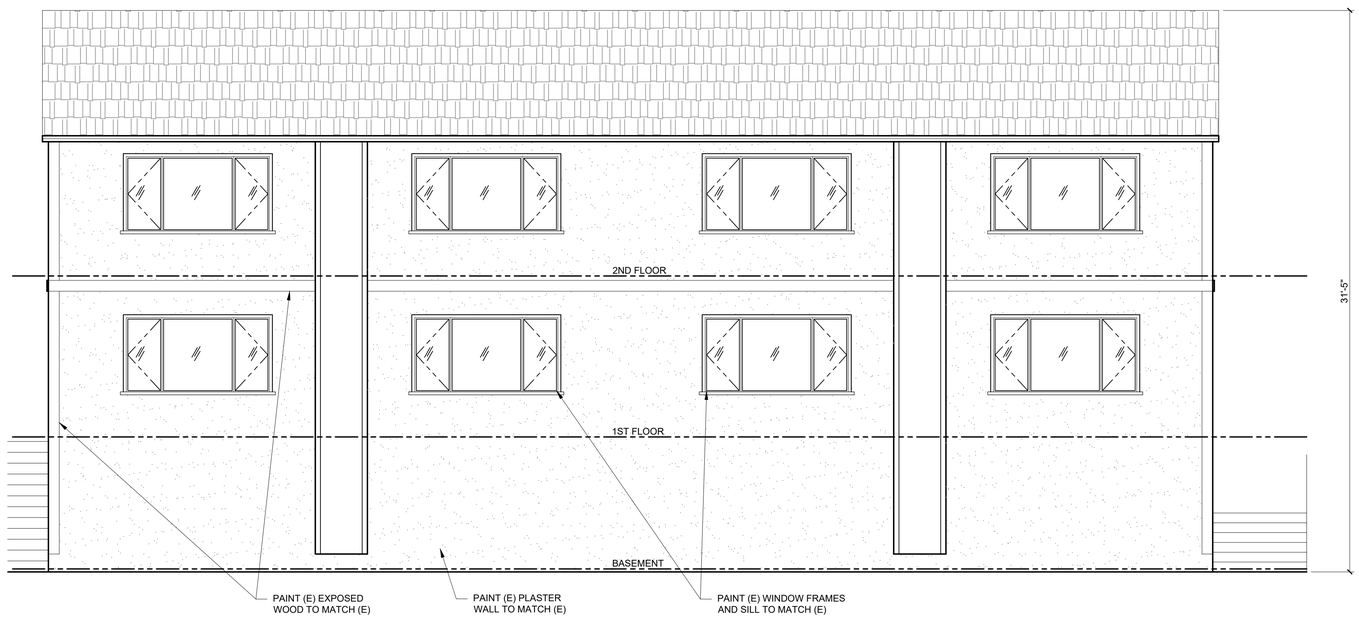
2 BUILDING "C" WEST ELEVATION

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



3 BUILDING "C" PROPOSED SOUTH ELEVATION

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



4 BUILDING "C" PROPOSED WEST ELEVATION

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

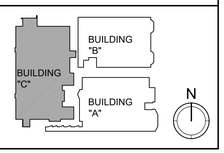
NOTES

- REFER TO FINISH PLAN FOR NEW PAINT COLORS AND DETAILS.
- REPAIR DAMAGED AND DETERIORATED FINISHES AND REPAINT, TYP.

DRAWING LEGEND

- EXISTING TO REMAIN
- DEMO EXISTING WALL OR ELEMENT
- NEW WALL OR ELEMENT
- NEW WINDOW

KEY PLAN



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BUILDING 'C' DEMOLITION AND PROPOSED ELEVATIONS

DESIGN REVIEW FOR:

WAGNER PROPERTY RENOVATION

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SHEET: A306

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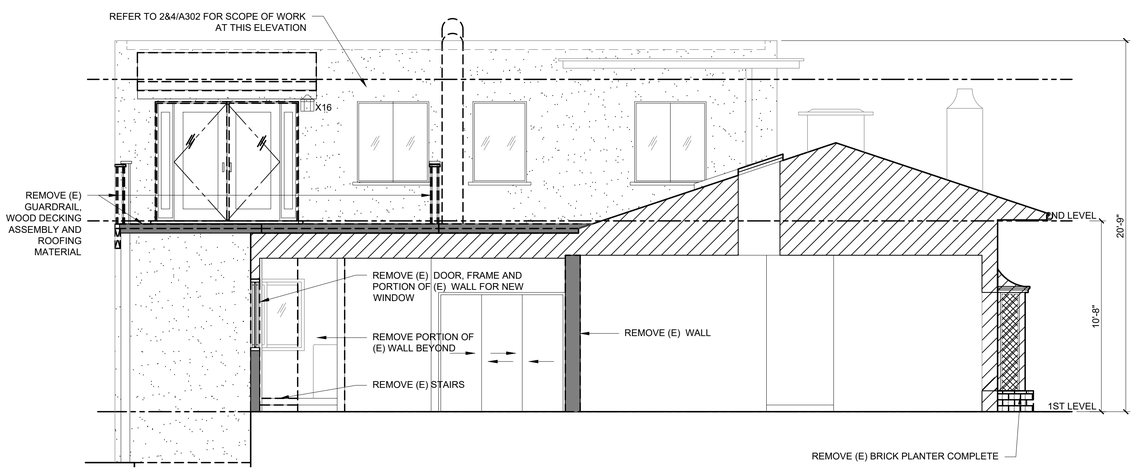
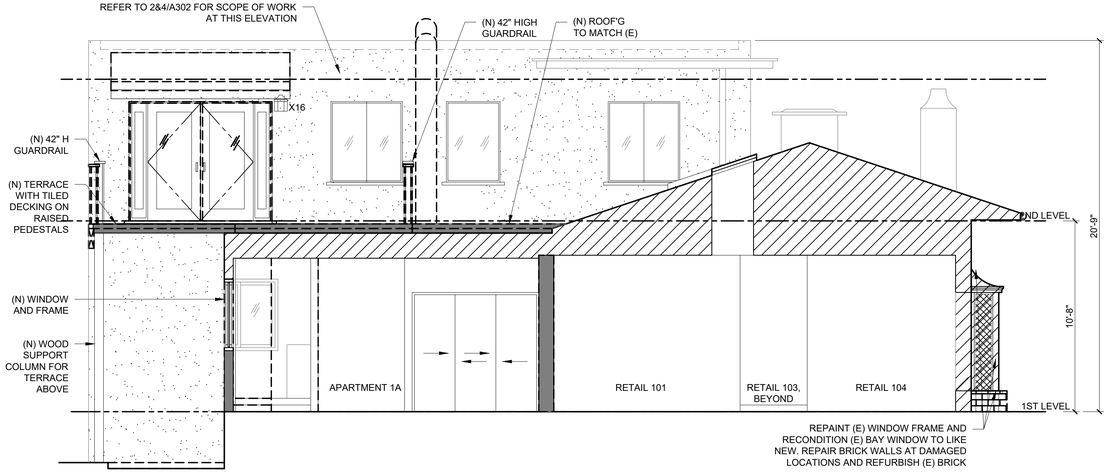


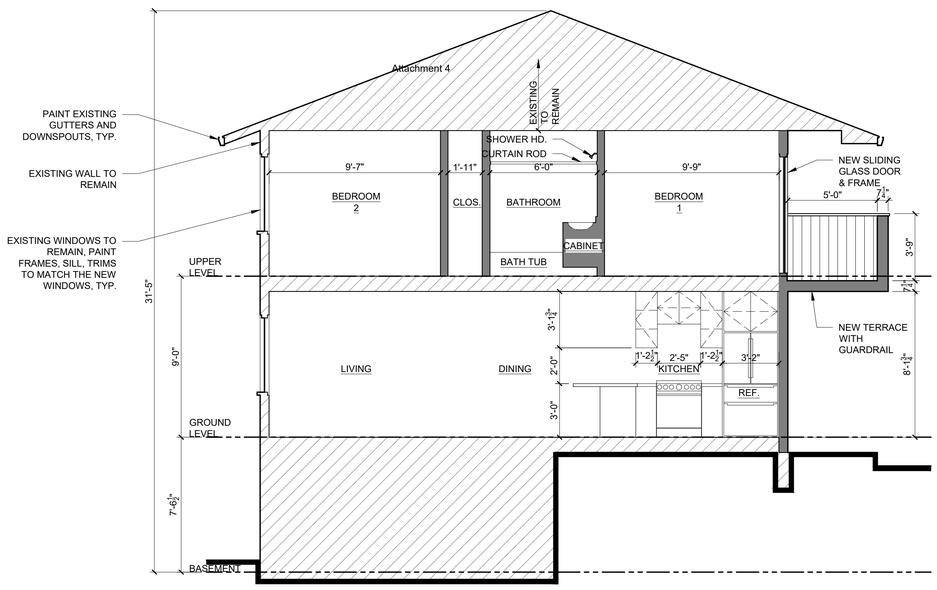
BUILDING "A"
DEMOLITION SECTION (RETAIL & APARTMENT)

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



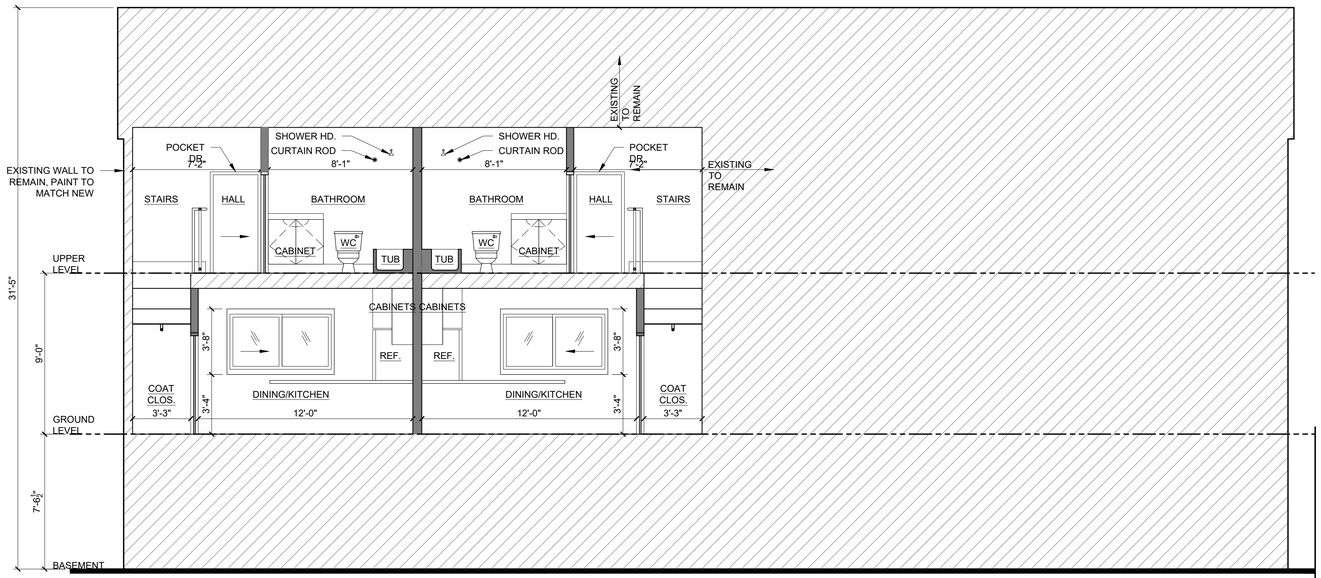
BUILDING "A"
PROPOSED SECTION (RETAIL & APARTMENT)

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



BUILDING "C"
CROSS SECTION (APARTMENTS C & D)

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



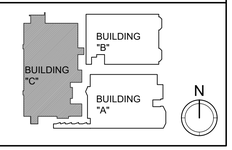
BUILDING "C"
LONGITUDINAL SECTION (APARTMENTS C & D)

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

DRAWING LEGEND

- EXISTING TO REMAIN
- DEMO EXISTING WALL OR ELEMENT
- NEW WALL OR ELEMENT
- NEW WINDOW

KEY PLAN



ESPERANZA CARMEL

ESPERANZA CARMEL COMMERCIAL LLC
SAN CARLOS 2 NW of 8TH, CARMEL, CA 93921
CONTACT: RYAN AESCHLIMAN
EMAIL: ryan.aeschliman@esperanzacarmel.com
PHONE: (831) 238-8260

BUILDING "A" & "C" SECTIONS

DESIGN REVIEW FOR:
WAGNER PROPERTY RENOVATION
LINCOLN STREET 3 SW OF OCEAN AVENUE
ESPERANZA CARMEL COMMERCIAL LLC

REV.	DATE	DESCRIPTION
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	08/23/24	COMPLETENESS REVIEW #1 RESPONSE
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DRAWN: JN/SCA
JOB:
SHEET: A401

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BUILDING "A"

EXISTING

WALLS - PAINT COLOR

APT ABOVE (E) COTTAGE RESTAURANT TERRACE SLIDING DOORS

WINDOWS & SHUTTERS

APARTMENT TERRACE GUARDRAIL

APARTMENT TERRACE AWNING

EXISTING RESTAURANT ENTRY DUTCH DOOR

PROPOSED

SW 0050 Classic Light Buff

WALLS - PAINT COLOR

APARTMENT 2A TERRACE DOORS
KOLBE HERITAGE SERIES KK610 W/ SIDELITE KK510
ALL WOOD DOORS W/ SIDELITE
(TO MATCH TRICORN BLACK COLOR)

SW 6258 Tricorn Black

SW 6436 Bonsai Tint

FRAME AND SHUTTER PAINT COLORS

SW 6436 Bonsai Tint

EXTERIOR FIRE RETARDANT-TREATED PINE,
PAINT

AWNTECH SAN FRANCISCO
124.5" W X 31" H X 24" D FABRIC AWNING
MILL FINISH ALUMINUM FRAME

DUTCH STOCK

DOOR
SW 6258 Tricorn Black

FRAME
SW 0050 Classic Light Buff

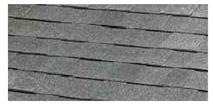
RETAIL & APARTMENT ENTRY
WOOD DOOR AND FRAME

BUILDING "A", CONTINUED

EXISTING

APT ABOVE COTTAGE RESTAURANT FLAT AND ASPHALT SHINGLE ROOF AREAS

PROPOSED



ASPHALT SHINGLE
LOCATION
REPAIR AND
MATCH EXISTING
SHINGLES AT
DAMAGED AREAS

FLAT ROOF
LOCATION
MODIFIED BITUMEN
ROOFING SYSTEM

BUILDING "B"

EXISTING

WALLS/WINDOWS - PAINT COLOR

DOORS

FRONTAGE ENTRY DOOR

REAR ENTRY DOORS

PROPOSED

KOLBE VISTALUXE WD SERIES DIRECT SET WINDOW
COLOR: WHITE

WALLS

HC-143 Benjamin Moore Wythe Blue

STOCK

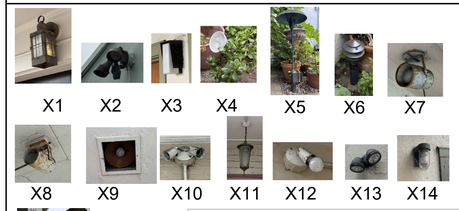
DOOR
SW 6258 Tricorn Black

FRAME
SW 0050 Classic Light Buff

PUBLIC REST ROOM
WOOD DOOR WITH GLASS LITE

SITE

EXISTING EXTERIOR LIGHTS



X1 X2 X3 X4 X5 X6 X7

X8 X9 X10 X11 X12 X13 X14

X15 X16

NEW EXTERIOR LIGHTS

XB

EVERGREEN LIGHTING:
6 1/2"H x 10"W x 6 1/2"D WALL MOUNT CUT OFF FIXTURE, METAL HOUSING WITH TEXTURED BRONZE POWER COAT FINISH. CLEAR FROSTED ACRYLIC LENS, 120/277V.

XA

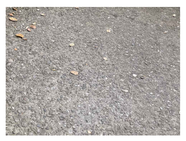
HALO COOPER LIGHTING:
LTC 4" DIA RECESSED CANLESS LED DOWN LIGHT. RECESSED BAFFLE TRIM FLAT DIFFUSER LENS. 120V PHASE CUT DIMMING

EXISTING

ALLEY/COURTYARD STAIRS

PLANTER

WOOD FENCE



COURTYARD/WALKWAY FINISH MATERIAL

WOOD RAILING

PROPOSED

RISERS - SPANISH DECORATIVE TILES

THREADS - SOLDIER COURSE PATTERN

WALKWAY - HEXAGONAL PAVERS TO MATCH LA RAMBLA

BUILDING "C"

EXISTING

WALLS - PAINT COLOR

BALCONY DOORS

WINDOWS AND FRAME

BALCONY GUARDRAIL

ENTRY DOORS AND FRAME

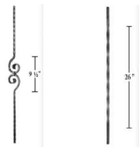
PROPOSED

SW 0050 Classic Light Buff

WALLS - PAINT COLOR

BALCONY DOORS
KOLBE HERITAGE SERIES WOOD SLIDING DOOR GAW51166
(SW 6160 BEST BRONZE COLOR)

KOLBE VISTALUXE WD SERIES
SLIDING WINDOW
COLOR: SW 6160 BEST BRONZE
TRIM COLOR - SW 6436 BONSAI TINT



WROUGHT IRON RAILING
DECORATIVE & TWISTED BALUSTERS,
REF. A/306

DOOR
SW 6258 Tricorn Black

FRAME/TRIM
SW 6436 Bonsai Tint

ENTRY DOORS AND FRAMES
WOOD SLAB DOOR

NOTE: MANUFACTURERS LISTED ON THIS SHEET SHALL BE AS NOTED OR EQUAL.

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SAN CARLOS 2 NW of 8TH, CARMEL, CA 93921
CONTACT: RYAN AESCHLIMAN
EMAIL: ryan.aeschliman@esperanzacarmel.com
PHONE: (831) 238-8260

EXTERIOR FINISH MATERIAL

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ELECTRICAL SYMBOLS & ABBREVIATIONS

SYMBOLS & ABBREVIATIONS SHOWN ARE FOR GENERAL USE. DISREGARD THOSE WHICH DO NOT APPEAR ON THE PLANS.

- FLUORESCENT OR LED LUMINAIRE - SEE SCHEDULE
- EMERGENCY OR NIGHT LIGHT
- STRIP FLUORESCENT OR LED LUMINAIRE - SEE SCHEDULE
- LUMINAIRE - RECESSED - SEE SCHEDULE
- RECESSED WALL WASHER
- LUMINAIRE - SURFACE MOUNTED - SEE SCHEDULE
- LUMINAIRE - POLE OR POST MOUNTED - SEE SCHEDULE
- LUMINAIRE - WALL MOUNTED SEE SCHEDULE
- BOLLARD OR PATH LIGHT - SEE SCHEDULE
- EXIT LIGHT - DIRECTIONAL ARROWS AS INDICATED - SEE SCHEDULE
- TRACK LIGHTING - SEE SCHEDULE
- EMERGENCY LIGHT
- DIGITAL DUAL TECHNOLOGY OCC. SENSOR
- LIGHTING CONTROL OCCUPANCY SENSOR CORNER MOUNTED
- DRC DIMMER ROOM CONTROLLER
- PC PLUG LOAD CONTROLLER
- RC ROOM LIGHTING CONTROLLER
- LCP LIGHTING CONTROL PANEL
- DL DIGITAL DAYLIGHT SENSOR
- $ SINGLE POLE SWITCH **
- $a SINGLE POLE SWITCH, ** a = CIRCUIT CONTROLLED
- $3 THREE WAY SWITCH **
- $4 FOUR WAY SWITCH **
- $M MANUAL MOTOR STARTER
- $K KEY OPERATED SWITCH **
- LIGHTING DIMMER **
- $ DIGITAL ON/OFF SWITCH **
- $D DIGITAL DIMMER SWITCH **
- $M# DIGITAL MULTI SCENE LIGHTING SWITCH **
- $OS DIGITAL DUAL TECHNOLOGY WALL OCC. SENSOR **
- WALL OCCUPANCY SENSOR **
- $2 DOUBLE SWITCHED WALL OCCUPANCY SENSOR **
- DIMMING DUAL TECHNOLOGY WALL SWITCH OCCUPANCY SENSOR **
- $2 2-BUTTON DIMMING DUAL TECHNOLOGY WALL SWITCH OCCUPANCY SENSOR **

- SECURITY DOOR CONTACTS
- MD SECURITY MOTION DETECTOR
- SC CCTV CAMERA
- KP SECURITY SYSTEM KEYPAD
- DOOR BELL PUSHBUTTON
- CH DOOR CHIME WITH LED
- RECEPTACLE - DUPLEX *
- DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT
- GFCI CONVENIENCE RECEPTACLE - DUPLEX*
- GFCI CONVENIENCE DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT
- RECEPTACLE DOUBLE DUPLEX*
- HALF SWITCHED DUPLEX RECEPTACLE *
- SINGLE RECEPTACLE*
- DUPLEX RECEPTACLE - CEILING MOUNTED
- HC LETTER INDICATES DUPLEX HALF CONTROLLED RECEPTACLE *
- C LETTER INDICATES DUPLEX FULLY CONTROLLED RECEPTACLE *
- FLOOR MOUNTED DUPLEX RECEPTACLE
- FLOOR MOUNTED BOX
- POWER OUTLET - SEE PLANS FOR NEMA TYPE*
- POWER POLE
- WALL TELEPHONE OUTLET **
- [#] VOICE/DATA WALL OUTLET *
- [#] VOICE/DATA OUTLET MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT
- [#] SURFACE MOUNTED VOICE/DATA WALL OUTLET *
- [#] SURFACE MOUNTED VOICE/DATA OUTLET MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT
- WIRELESS ACCESS POINT (WAP) - CEILING MOUNTED
- WIRELESS ACCESS POINT (WAP) - WALL MOUNTED - FIELD VERIFY HEIGHT
- [#] VOICE/DATA OUTLET - FLOOR MOUNTED
- TV OUTLET *
- [#] VOICE/DATA OUTLET - CEILING MOUNTED
- S INTERIOR SPEAKERS CEILING MOUNTED
- HS INTERIOR SPEAKERS WALL MOUNTED
- HC CLOCK +8'-0" AFF U.O.N. VERIFY BEFORE INSTALLATION

- PANELBOARD - FLUSH MOUNTED
- EQUIPMENT PANEL - FLUSH MOUNTED
- PANELBOARD - SURFACE MOUNTED
- EQUIPMENT PANEL - SURFACE MOUNTED
- M METER W/ CURRENT TRANSFORMER
- J JUNCTION BOX - CEILING OR WALL MOUNTED, SIZE PER CODE, TAPE AND TAG WIRES
- SPD SURGE PROTECTIVE DEVICE
- MOTOR CONNECTION
- NON-FUSED DISCONNECT SWITCH
- FUSED DISCONNECT SWITCH; FUSED WITH DUAL-ELEMENT FUSES SIZED PER EQUIPMENT MFGR'S NAMEPLATE DATA
- COMBINATION STARTER/FUSED DISCONNECT SWITCH; FUSED DISCONNECT SWITCH ELEMENT FUSES SIZED PER EQUIPMENT MFGRS NAMEPLATE DATA
- MAGNETIC STARTER - NEMA SIZE INDICATED NEMA 3R ENCLOSURE UNLESS OTHERWISE SPECIFIED
- CIRCUIT BREAKER
- GROUND ROD WITH GROUNDWELL BOX
- GROUND ELECTRODE
- NORMALLY OPEN CONTACT
- NORMALLY CLOSED CONTACT
- TRANSFORMER - SEE SINGLE LINE FOR SIZE
- PULLBOX
- ERMS
- FLEX CONDUIT WITH CONNECTION
- CONDUIT - UP
- CONDUIT - DOWN
- E CONDUIT EMERGENCY SYSTEM
- LV LOW VOLTAGE WIRING
- SURFACE METAL OR NON-METALLIC RACEWAY
- CONDUIT - CONCEALED IN WALLS OR CEILING
- CONDUIT - EXISTING
- CONDUIT - BELOW SLAB OR UNDERGROUND: 3/4"MIN.
- E CAPPED OR STUB-OUT CONDUIT
- CONDUIT CONTINUATION
- #10 CONDUIT - HOME RUN TO PANEL, TERMINAL CABINET, ETC. RUNS MARKED WITH CROSSHATCHES INDICATE NUMBER OF #12 AWG WIRES WHEN MORE THAN TWO. SIZE CONDUIT ACCORDING TO SPECIFICATIONS AND APPLICABLE CODE. CROSS HATCHES WITH NUMBER ADJACENT INDICATES WIRE SIZE OTHER THAN #12 AWG.
- 2 SHEET NOTE REFERENCE SYMBOL; SEE ASSOCIATED NOTE ON SAME SHEET
- 3 SCHEDULE SYMBOL; SEE ASSOCIATED NOTE ON SAME SHEET

- X DETAIL NOTE REFERENCE SYMBOL SEE ASSOCIATED NOTE ON SAME DETAIL
- FXXX FEEDER DESIGNATION; SEE ASSOCIATED NOTE ON SAME DETAIL
- X / X.XX DETAIL NUMBER / DETAIL OR SECTION REFERENCE SHEET NUMBER
- X INDICATES QUANTITY OF TELEPHONE OUTLETS
- X INDICATES QUANTITY OF DATA OUTLETS

ABBREVIATIONS

A	AMPERE	GFCI	GROUND FAULT	NTS	NOT TO SCALE
AFF	ABOVE FINISHED FLOOR	GFI	INTERRUPTING	OAH	OVERALL HEIGHT
ALUM/AL	ALUMINUM	GND, G	GROUND	OC	ON CENTER
ARCH	ARCHITECT	GRS	GALVANIZED RIGID STEEL	OH	OVERHEAD
AWG	AMERICAN WIRE GAUGE	HT	HEIGHT	OFCI	OWNER FURNACED CONTRACTOR INSTALLED
BKR	BREAKER	IC	INTERCOM	PA	PUBLIC ADDRESS
C	CONDUIT	IDF	INTERMEDIATE DISTRIBUTION FRAME	PB	PULL BOX
CATV	CABLE TV	INCAND	INCANDESCENT	PF	POWER FACTOR
CB	CIRCUIT BREAKER	JB	JUNCTION BOX	PH	PHASE
CCTV	CLOSED CIRCUIT TV	KV	KILOVOLT	PIR	PASSIVE INFRARED
CKT	CIRCUIT	KVA	KILOVOLT AMPERES	PNL	PANEL
CL	CENTER LINE	KW	KILOWATT	PV	PHOTOVOLTAIC
CLG	CEILING	LCP	LIGHTING CONTROL PANEL	PVC	POLYVINYL CHLORIDE
C.O.	CONDUIT ONLY	LTG	LIGHTING	PWR	POWER
CTR	CENTER	LV	LOW VOLTAGE	(R)	RELOCATE
D	DIMMER	KCM	THOUSAND CIRCULAR MILS	(RP)	REMOVABLE POLE
DIM	DIMENSION	M.B.	MAIN CIRCUIT BREAKER	RECPT'S	RECEPTACLES
DIST	DISTRIBUTION	MCA	MINIMUM CIRCUIT AMPS	REQD	REQUIRED
(E)	EXISTING	MDF	MAIN DISTRIBUTION FRAME	REQMT'S	REQUIREMENT(S)
EC	ELECTRICAL CONTRACTOR	MECH	MECHANICAL	SHT	SHEET
(EL)	EVENING LIGHT	MH	METAL HALIDE	SLD	SINGLE LINE DIAGRAM
EM	EMERGENCY	MLO	MAIN LUGS ONLY	STC	SYSTEMS TERMINATION CABINET
EMT	ELECTRICAL METALLIC TUBING	MPOE	MAIN POINT OF ENTRANCE	SW	SWITCH
ERMS	ENERGY REDUCTION MAINTENANCE SWITCH	MTD	MOUNTED	SWBD	SWITCHBOARD
EQUIP	EQUIPMENT	MTG	MOUNTING	TTB	TELEPHONE TERMINAL BACKBOARD
EV	ELECTRICAL VEHICLE	MOCP	MAXIMUM OVER CURRENT PROTECTION	TYP	TYPICAL
FA	FIRE ALARM	(N)	NEW	UON	UNLESS OTHERWISE NOTED
FACP	FIRE ALARM CONTROL PANEL	NIC	NOT IN CONTRACT	UG	UNDERGROUND
FC	FOOT CANDLE	NIEC	NOT IN ELECTRICAL CONTRACT	V	VOLT
FIN	FINISH	(NL)	NIGHT LIGHT	VD	VOLTAGE DROP
FL	FLOOR	NO.	NUMBER	W	WATT
FLA	FULL LOAD AMPS	NOM	NOMINAL	W/	WITH
FLUOR	FLUORESCENT			WP	WEATHERPROOF
(F)	FUTURE			XFMR	TRANSFORMER
GC	GENERAL CONTRACTOR				

* +15" A.F.F. TO BOTTOM OF BOX, U.O.N.
** +48" A.F.F. TO TOP OF BOX, U.O.N.

[#] NUMBER IN BRACKETS DENOTES NUMBER OF CABLE DROPS WHEN MORE THAN (2).

Attachment 4

LIGHT FIXTURE SCHEDULE

FIXTURE NOTES:

1. ALL LED LIGHT FIXTURE DRIVERS SHALL BE ELECTRONIC TYPE, 10% TOTAL HARMONIC DISTORTION MAXIMUM.
2. ALL LED LIGHT MODULES SHALL BE ENERGY SAVING 3500° K, 80 CRI MINIMUM, U.O.N. (SEE SPECIFICATIONS FOR MORE INFORMATION).
3. ALL LED DRIVERS (AND ASSOC. FIXTS.) SHALL HAVE MANUFACTURER'S CERTIFICATION OF COMPLIANCE WITH CALIFORNIA ENERGY COMMISSION STANDARDS AND REQUIREMENTS, WHERE SUCH ARE USED IN CONDITIONED SPACES.
4. EXIT SIGNS , EMERGENCY LIGHTS AND LIGHT FIXTURES WITH EMERGENCY BATTERY BACK-UP SHALL SUPPLY A MINIMUM DURATION OF 90 MINUTES OF POWER IN THE EVENT OF A POWER OUTAGE/FAILURE.
5. ALL RECESSED LIGHT FIXTURES SHALL BE U.L. APPROVED FOR ZERO CLEARANCE INSULATION COVER WHEN INSTALLED IN INSULATED CEILINGS.

TYPE	DESCRIPTION	LAMPS	MANUFACTURER
XA	4"DIA RECESSED CAN LESS LED DOWN LIGHT WITH MOUNTING FRAME. RECESSED BAFFLE TRIM FLAT DIFFUSER LENS, 120V PHASE CUT DIMMING.	7.3 W 650 LUMENS 90 CRI LED	HALO COOPER LIGHTING LTC 4" .
XB	10"Wx6-1/2"Hx6-1/2"D LED WALL SCONCE, METAL HOUSING WITH TEXTURED BRONZE POWER COAT FINISH. CLEAR FROSTED ACRYLIC LENS, 120/277V.	8 W LED	EVERGREEN LIGHTING WALL MOUNT CUT OFF FIXTURE CAT. NO. 25215

APPLICABLE CODES & STANDARDS

CODES:

1. 2022 CALIFORNIA ADMINISTRATIVE CODE C.A.C., PART 1, TITLE 24, C.C.R.
2. 2022 CALIFORNIA BUILDING CODE (CBC) C.C.R., TITLE 24, VOL. 1 & 2 BASED ON THE 2021 INTERNATIONAL BUILDING CODE (IBC) WITH CALIFORNIA AMENDMENTS.
3. 2022 CALIFORNIA RESIDENTIAL CODE C.C.R., TITLE 24, PART 2.5 BASED ON THE 2021 INTERNATIONAL RESIDENTIAL CODE WITH CALIFORNIA AMENDMENTS.
4. 2022 CALIFORNIA ELECTRICAL CODE (CEC) C.C.R., TITLE 24, PART 3 BASED ON THE 2020 NATIONAL ELECTRICAL CODE (NEC) WITH CALIFORNIA AMENDMENTS.
5. 2022 CALIFORNIA MECHANICAL CODE (CMC) C.C.R., TITLE 24, PART 4 BASED ON THE 2021 UNIFORM MECHANICAL CODE (UMC) WITH CALIFORNIA AMENDMENTS.
6. 2022 CALIFORNIA PLUMBING CODE (CPC) C.C.R., TITLE 24, PART 5 BASED ON THE 2021 UNIFORM PLUMBING CODE (UPC) WITH CALIFORNIA AMENDMENTS.
7. 2022 CALIFORNIA ENERGY CODE C.C.R., TITLE 24, PART 6.
8. 2022 CALIFORNIA FIRE CODE (CFC) C.C.R., TITLE 24, PART 9 BASED ON THE 2021 INTERNATIONAL FIRE CODE (IFC) WITH CALIFORNIA AMENDMENTS.
9. 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE C.C.R., TITLE 24, PART 11.
10. 2022 CALIFORNIA REFERENCED STANDARDS CODE C.C.R., TITLE 24, PART 12.
11. TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS.
12. NATIONAL FIRE ALARM CODE (NFPA 72) 2022.
13. CITY OF CARMEL BY THE SEA ORDINANCES, CODES, AND REGULATIONS.

STANDARDS:

1. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
2. ELECTRONICS INDUSTRIES ASSOCIATION (EIA)
3. INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS (IEEE)
4. NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA)
5. NATIONAL ELECTRICAL TESTING ASSOCIATION (NETA)
6. UNDERWRITER LABORATORIES (UL)
7. CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT STANDARDS (CAL/OSHA)

SHEET INDEX

E001 SYMBOLS, ABBREVIATIONS, LIGHT FIXTURE SCHEDULE, CODES & SHEET INDEX.

E003 CALIFORNIA ENERGY COMPLIANCE TITLE 24 (BUILDING EXTERIOR).

E201 SITE PLAN.

E501 LIGHTING PLAN.

E502 LIGHTING PLAN - PHOTOMETRICS.

ESPERANZA CARMEL

ESPERANZA CARMEL COMMERCIAL LLC
SAN CARLOS 2 NW of 8TH, CARMEL, CA 93921
CONTACT: RYAN AESCHLIMAN
EMAIL: ryan.aeschliman@esperanzacarmel.com
PHONE: (831) 238-8260

AURUM CONSULTING ENGINEERS
MONTEREY BAY, INC.
Project No. 25-270.00
License No. 1-938940
404 W. Franklin St • Monterey, CA 93940
T 831.649.3304 • F 831.648.3305 • www.aurumb.com

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REGISTERED PROFESSIONAL ENGINEER
ELDRIDGE O. BELL
No. E17790
EXP. 6/30/26
ELECTRICAL
STATE OF CALIFORNIA

SYMBOLS, ABBREVIATIONS, LIGHT FIXTURE SCHEDULE, CODES & SHEET INDEX

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STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
This document is used to demonstrate compliance with requirements in 110.9, 130.0, 130.2, 140.7, and 141.0(b)2L for outdoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies. It is also used to document compliance with requirements in 160.5, 170.2(e)6, 180.1(a) and 180.2(b)4Bv for outdoor lighting scopes using the prescriptive path for multifamily and mixed-use occupancies. Multifamily includes dormitory and senior living facilities.	
Project Name: Wagner Property, Lincoln St., Carmel	**Report Page:** (Page 1 of 8)
Project Address: Lincoln St. 3 SW of Ocean Ave., Carmel by The Sea, CA 93921	**Date Prepared:** 2025-06-13T17:27:55-04:00

A. GENERAL INFORMATION

01	Project Location (city)	Carmel By The Sea	04	Total Illuminated Hardscape Area (ft²)	2077
02	Climate Zone	3			
03	Outdoor Lighting Zone per Title 24 Part 1 10.114 or as designated by Authority Having Jurisdiction (AHJ):				
☐	LZ-0: Very Low - Undeveloped Parkland	☐ LZ-2: Moderate - Urban Clusters	☐	LZ-4: High - Must be reviewed by CA Energy Commission for Approval	
☐	LZ-1: Low - Rural Areas	☒ LZ-3: Moderately High - Urban Areas			
05	Occupancy Types within Project				
● All Other Occupancies					

B. PROJECT SCOPE

This table includes outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.7 / 170.2(e)6 or 141.0(b)2L / 180.2(b)4Bv for alterations.

My Project Consists of:

01	02
☒ New Lighting System	Must Comply with Allowances from 140.7 / 170.2(e)6
☐ Altered Lighting System	Is your alteration increasing the connected lighting load (Watts)? ○ Yes ○ No

03	04	05
% of Existing Luminaires Being Altered[1]	Sum Total of Luminaires Being Added or Altered	Calculation Method
☐ < 10% ☐ >= 10% and < 50% ☐ >= 50%		

Please proceed to Table F. Outdoor Lighting Fixture Schedule to define the project's luminaires.

[1] *FOOTNOTES: % of Existing Luminaires Being Altered = (Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application) x 100.*

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

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C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through N. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

Calculations of Total Allowed Lighting Power (Watts) 140.7 / 170.2(e)6 or 141.0(b)2L / 180.2(b)4Bv											Compliance Results		
01		02		03		04		05		06	07	08	09
General Hardscape Allowance 140.7(d)1 / 170.2(e)6 (See Table I)	+	Per Application 140.7(d)2 / 170.2(e)6 (See Table J)	+	Sales Frontage 140.7(d)2 (See Table K)	+	Ornamental 140.7(d)2 / 170.2(e)6 (See Table L)	+	Per Specific Area 140.7(d)2 / 170.2(e)6 (See Table M)	OR	Existing Power Allowance 141.0(b)2L / 180.2(b)4Bv (See Table N)	= **Total Allowed** (Watts)	≥ **Total Actual** (Watts)	**07 must be >= 08**
368.82	+	31.3	+	---	+	---	+	---	OR	---	= 400.12	≥ 71.3	COMPLIES
Shielding Compliance (See Table G for Details)													N/A
Controls Compliance (See Table H for Details)													COMPLIES

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

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STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
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F. OUTDOOR LIGHTING FIXTURE SCHEDULE

For new or altered lighting systems demonstrating compliance with 140.7 / 170.2(e)6 all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per 141.0(b)2L only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (ie, existing luminaires remaining or existing luminaires being moved are not included). Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

Designed Wattage:

01	02		03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description		Watts per luminaire[1,2]	How is Wattage determined	Total Number Luminaires[2]	Luminaire Status[3]	Excluded per 140.7(a) / 170.2(e)6A	Design Watts	Cutoff Req. > 6,200 initial lumen output: 130.2(b) / 160.5(c)[4]	Field Inspector	
										Pass	Fail
XA	4" Dia. Recessed Can Less LED Downlight	☐ Linear	7.3	Mfr. Spec	1	New	☐	7.3	NA: < 6200 lumens	☐	☐
XB	LED Wall Sconce	☐ Linear	8	Mfr. Spec	8	New	☐	64	NA: < 6200 lumens	☐	☐
							Total Design Watts:	71.3			

* NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
EX: Luminaire is lighting a statue; EXCEPTION 2 to 130.2(b)

[1] *FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b)*
[2] *For linear luminaires, wattage should be indicated as W/ft instead of Watts/luminaire. Total linear feet should be indicated in column 05 instead of number of luminaires.*
[3] *Select "New" for new luminaires in a new outdoor lighting project, or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope.*
[4] *Compliance with mandatory shielding requirements is required for luminaires with initial lumen output >= 6,200 unless exempted by 130.2(b)/ 160.5(c)*

G. SHIELDING REQUIREMENTS (BUG)

This section does not apply to this project.

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STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: Wagner Property, Lincoln St., Carmel	**Report Page:** (Page 4 of 8)
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H. OUTDOOR LIGHTING CONTROLS

This table demonstrates compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application.
Outdoor lighting for nonresidential buildings, parking garages and common service areas in multifamily buildings must be documented separately from outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit

Mandatory Controls for Nonresidential Occupancies, Parking Garages & Common Areas in Multifamily Buildings

01	02	03	04	05	
Area Description	Shut-Off 130.2(c)1 / 160.5(c)	Auto-Schedule 130.2(c)2 / 160.5(c)	Motion Sensor 130.2(c)3 / 160.5(c)	Field Inspector	
				Pass	Fail
General Hardscape: "XA"	Astronomical Timer	NA: MF Complying w 160.5(a)	NA: MF Complying w 160.5(a)	☐	☐
General Hardscape: "XB"	Astronomical Timer	NA: MF Complying w 160.5(a)	NA: MF Complying w 160.5(a)	☐	☐

[1] *FOOTNOTE: Text has been abbreviated, please refer to Table 160.5-A to confirm compliance with the specific light source technologies listed.*
[2] *Authority having jurisdiction may ask for cutsheets or other documentation to confirm compliance of light source.*
[3] *Recessed luminaires marked for use in fire-rated installations, and recessed luminaires installed in non-insulated ceilings are excepted from ii and iii.*

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STATE OF CALIFORNIA
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CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
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I. LIGHTING POWER ALLOWANCE (per 140.7 / 170.2(e))

This table includes areas using allowance calculations per 140.7 / 170.2(e). General Hardscape Allowance is per Table 140.7-A/Table 170.2-R while "Use it or lose it" Allowances are per Table 140.7-B /Table 170.2-S. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance. Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

01				
	"Use it or lose it" Allowance (select all that apply) (select all that apply)			
☒ General Hardscape Allowance Table I (beiow)	☒ Per Application Table J	☐ Sales Frontage Table K	☐ Ornamental Table L	☐ Per Specific Area Table M

Calculated General Hardscape Lighting Power Allowance per Table 140.7-A for Nonresidential & Hotel/Motel

02	03	04	05	06	07	08	09
Area Description	Area Wattage Allowance (AWA)			Linear Wattage Allowance (LWA)			Total General AWA + LWA (Watts)
	Illuminated Area (ft²)	Allowed Density (W/ft²)	Area Allowance (Watts)	Perimeter Length (lf)	Allowed Density (W/lf)	Linear Allowance (Watts)	
General Hardscape	2077	0.021	43.62	376	0.2	75.2	118.82
Initial Wattage Allowance for Entire Site (Watts):							250
Instances of Initial Wattage Allowance (LZ 0 only)[1]							
Total General Hardscape Allowance (Watts):							368.82

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STATE OF CALIFORNIA
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J. LIGHTING ALLOWANCE: PER APPLICATION

This table includes areas using the wattage allowance per application from Table 140.7-B / Table 170.2-S.

01	02	03	04	05	06	07	08	09	10
Area Description	Application per Table 140.7-B[1]	**CALCULATED ALLOWANCE (Watts)**			**DESIGN WATTS**				Additional Allowance (Watts)
		# of Locations	Allowance per Location[2]	Extra Allowance (Watts)	Luminaire Name or Item Tag	Watts per Luminaire	# of Luminaires	Design Watts	
Entrances	Building Entrance/Exit	4	19	76	XA	7.3	1	7.3	31.3
					XB	8	3	24	
					Total Design Watts for this Area:			31.3	
					Total Allowance (Watts) All Areas:			31.3	

[1] *FOOTNOTES: Primary entrance applications are only available for senior care facilities, healthcare facilities, police stations, hospitals, fire stations, and emergency vehicle facilities.*
[2] *The Allowance per Location for ATMs is 100W for the first ATM and 35W for each additional per Table 140.7-B /Table 170.2-S.*
[3] *For luminaires indicated in Table F as linear, wattage in column 07 is W/lf instead of Watts/luminaire. Total linear feet should be indicated in column 08 instead of number of luminaires.*

K. LIGHTING ALLOWANCE: SALES FRONTAGE

This section does not apply to this project.

L. LIGHTING ALLOWANCE: ORNAMENTAL

This section does not apply to this project.

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This section does not apply to this project.

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance | Generated Date/Time: Report Version: 2022.0.000 Schema Version: rev 20220101 | Documentation Software: Energy Code Ace Compliance ID: 303984-0625-0004 Report Generated: 2025-06-13 14:27:59

Attachment 4

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: Wagner Property, Lincoln St., Carmel	**Report Page:** (Page 7 of 8)
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N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)

This section does not apply to this project.

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCI-LTO-E - Must be submitted for all buildings

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

Form/Title	Systems/Spaces To Be Field Verified
NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls are added to <= 20 luminaires.	General Hardscape: "XA"; General Hardscape: "XB"

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STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: Wagner Property, Lincoln St., Carmel	**Report Page:** (Page 8 of 8)
Project Address: Lincoln St. 3 SW of Ocean Ave., Carmel by The Sea, CA 93921	**Date Prepared:** 2025-06-13T17:27:55-04:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Eldridge O. Bell	Documentation Author Signature: Eldridge O. Bell
Company: Aurum Consulting Engineers, Monterey	Signature Date: 06/13/25
Address: 404 W. Franklin St., Suite 100	CEA / HERS Certification Identification (if applicable):
City/State/Zip: Monterey, CA 93940	Phone: 831-646-3330

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Eldridge O. Bell	Responsible Designer Signature: Eldridge O. Bell
Company: Aurum Consulting Engineers, Monterey	Date Signed: 06/13/25
Address: 404 W. Franklin St., Suite 100	License: E17789 Exp: 06/30/26
City/State/Zip: Monterey, CA 93940	Phone: 831-646-3330

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance | Generated Date/Time: Report Version: 2022.0.000 Schema Version: rev 20220101 | Documentation Software: Energy Code Ace Compliance ID: 303984-0625-0004 Report Generated: 2025-06-13 14:27:59

Outdoor Lighting Mandatory Measures:

110.9 OUTDOOR LIGHTING CONTROLS AND COMPONENTS
ALL LIGHTING CONTROL DEVICES AND SYSTEMS, AND ALL LIGHT SOURCES SHALL MEET THE APPLICABLE REQUIREMENTS OF 110.9.

130.0 GENERAL LUMINAIRE REQUIREMENTS
ALL LUMINAIRES SHALL BE FACTORY-LABELLED PER 130.0(c).
ENERGY MANAGEMENT CONTROL SYSTEMS (EMCS) SHALL MEET REQUIREMENTS OF 130.0(e).

130.2(c) CONTROLS FOR OUTDOOR LIGHTING
ALL OUTDOOR LIGHTING SHALL BE INDEPENDENTLY CONTROLLED FROM OTHER ELECTRICAL LOADS AND SHALL HAVE THE FOLLOWING FEATURES:

1. AUTOMATICALLY TURNS OFF OUTDOOR LIGHTING WHEN DAYLIGHT IS AVAILABLE
2. AUTOMATIC SCHEDULING CONTROLS
   - A. AUTOMATIC SCHEDULING CONTROLS SHALL BE INSTALLED FOR ALL OUTDOOR LIGHTING.
   - B. CAPABLE OF REDUCING LIGHTING POWER AT LEAST 50% AND NO MORE THAN 90% AND SEPARATELY CAPABLE OF TURNING LIGHTING OFF DURING UNOCCUPIED PERIODS
   - C. THAT ALLOW SCHEDULING OF AT LEAST TWO NIGHTTIME PERIODS WITH INDEPENDENT LIGHTING LEVELS (MAY INCLUDE OVERRIDE FOR NO MORE THAN 2 HOURS)

ESPERANZA CARMEL

ESPERANZA CARMEL COMMERCIAL LLC
SAN CARLOS 2 NW of 8TH, CARMEL, CA 93921
CONTACT: RYAN AESCHLIMAN
EMAIL: ryan.aeschliman@esperanzacarmel.com
PHONE: (831) 238-8260

AURUM CONSULTING ENGINEERS
MONTEREY BAY, INC.
Project No: 25-270.00
404 W. Franklin St. Suite 100 Monterey, CA 93940
T 831 646 3334 • F 831 646 3335 • www.aurumb.com

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BUILDING PROFESSIONAL ENGINEER — ELDRIDGE O. BELL — No. E17789 EXP. 6/30/26 — ELECTRICAL — STATE OF CALIFORNIA

CALIFORNIA ENERGY COMPLIANCE TITLE 24 (BUILDING EXTERIOR)

DESIGN REVIEW FOR:

WAGNER PROPERTY RENOVATION

LINCOLN STREET 3 SW OF OCEAN AVENUE
ESPERANZA CARMEL COMMERCIAL LLC

REV.	DATE	DESCRIPTION
	03/20/24	INITIAL PLANNING SUBMITTAL
	08/23/24	COMPLETENESS REVIEW #1 RESPONSE
	05/23/25	COMPLETENESS REVIEW #2 RESPONSE

DATE: 05/23/25
SCALE: AS NOTED
DRAWN: JN/SCA
JOB:
SHEET: E003

NOTED: TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT, AND VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

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NO STUDY BLDGS "A" & "B"

PROPERTY LINE

WAGNER LA RAMBLA

PROPERTY LINE

BUILDING "C"

BUILDING "B"

E501 / E502

DN

PROPERTY LINE

LINCOLN ST

BUILDING "A"

PROPERTY LINE

Attachment 4

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

NORTH

ESPERANZA CARMEL

ESPERANZA CARMEL COMMERCIAL LLC
SAN CARLOS 2 NW of 8TH, CARMEL, CA 93921
CONTACT: RYAN AESCHLIMAN
EMAIL: ryan.aeschliman@esperanzacarmel.com
PHONE: (831) 238-8260

AURUM CONSULTING ENGINEERS
MONTEREY BAY, INC.
Project No. 25-270.00
424 W. Franklin St • Monterey, CA 93940
T 831.646.3304 • F 831.646.3305 • www.aurumb.com

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REGISTERED PROFESSIONAL ENGINEER
ELDRIDGE O. BELL
No. E17790
Exp. 6/30/26
ELECTRICAL
STATE OF CALIFORNIA

SITE PLAN

DESIGN REVIEW FOR:

WAGNER PROPERTY RENOVATION

LINCOLN STREET 3 SW OF OCEAN AVENUE
ESPERANZA CARMEL COMMERCIAL LLC

REV.	DATE	DESCRIPTION
	03/20/24	INITIAL PLANNING SUBMITTAL
	08/23/24	COMPLETENESS REVIEW #1 RESPONSE
	05/23/25	COMPLETENESS REVIEW #2 RESPONSE

DATE: 05/23/25
SCALE: AS NOTED
DRAWN: JN/SCA
JOB:
SHEET: E201

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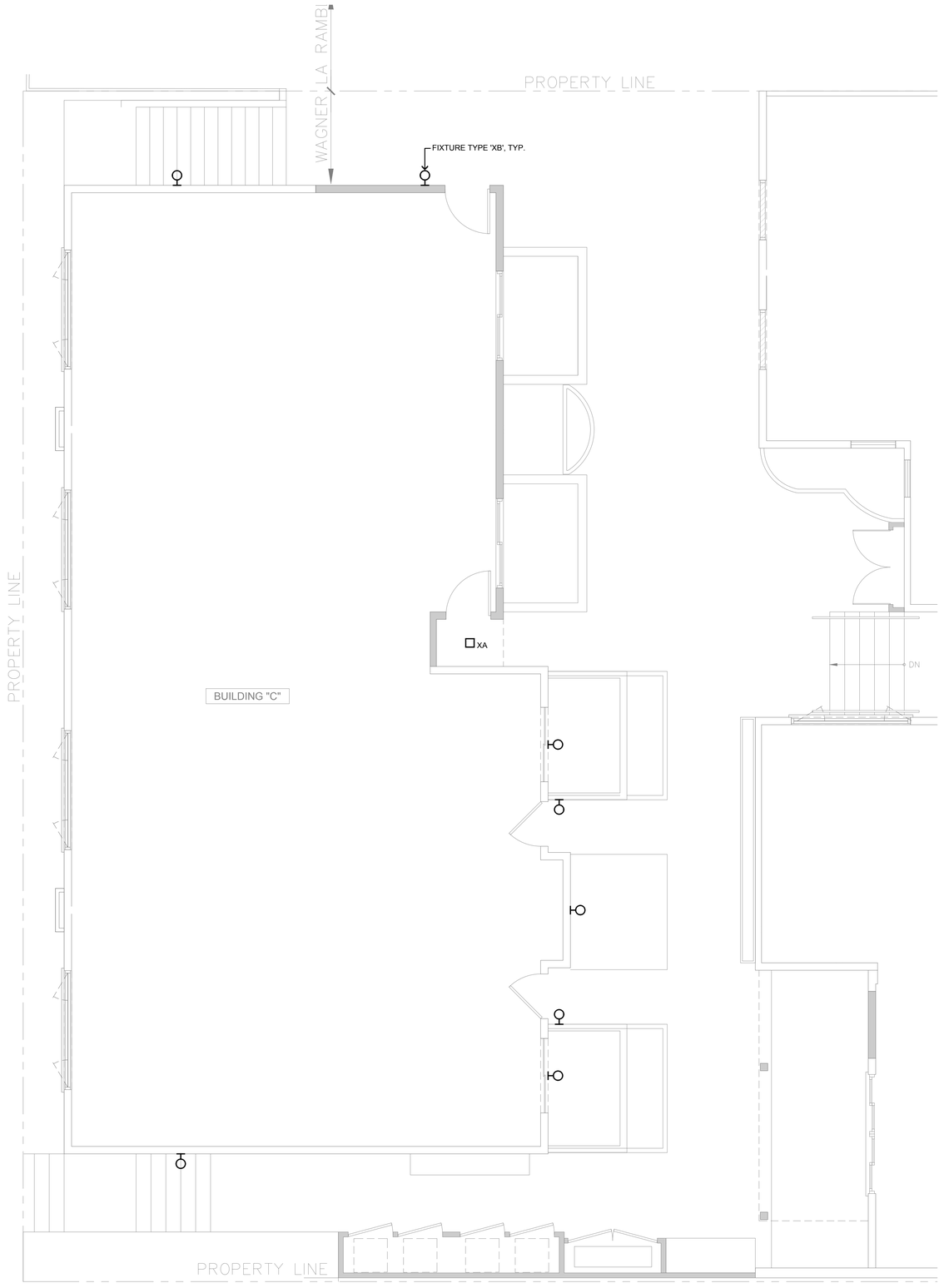

Attachment 4

ESPERANZA CARMEL

ESPERANZA CARMEL COMMERCIAL LLC
SAN CARLOS 2 NW of 8TH, CARMEL, CA 93921
CONTACT: RYAN AESCHLIMAN
EMAIL: ryan.aeschliman@esperanzacarmel.com
PHONE: (831) 238-8260

AURUM CONSULTING ENGINEERS
MONTEREY BAY, INC.
Project No. 25-270.00
404 W. Franklin St • Monterey, CA 93940
T 831.646.3304 • F 831.646.3305 • www.aurumb.com

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REGISTERED PROFESSIONAL ENGINEER
ELDRIDGE O. BELL
No. E17790
EXP. 6/30/26
ELECTRICAL
STATE OF CALIFORNIA

LIGHTING PLAN

DESIGN REVIEW FOR:
WAGNER PROPERTY RENOVATION
LINCOLN STREET 3 SW OF OCEAN AVENUE
ESPERANZA CARMEL COMMERCIAL LLC

REV.	DATE	DESCRIPTION
	03/20/24	INITIAL PLANNING SUBMITTAL
	08/23/24	COMPLETENESS REVIEW #1 RESPONSE
	05/23/25	COMPLETENESS REVIEW #2 RESPONSE

DATE: 05/23/25
SCALE: AS NOTED
DRAWN: JN/SCA
JOB:
SHEET: E501

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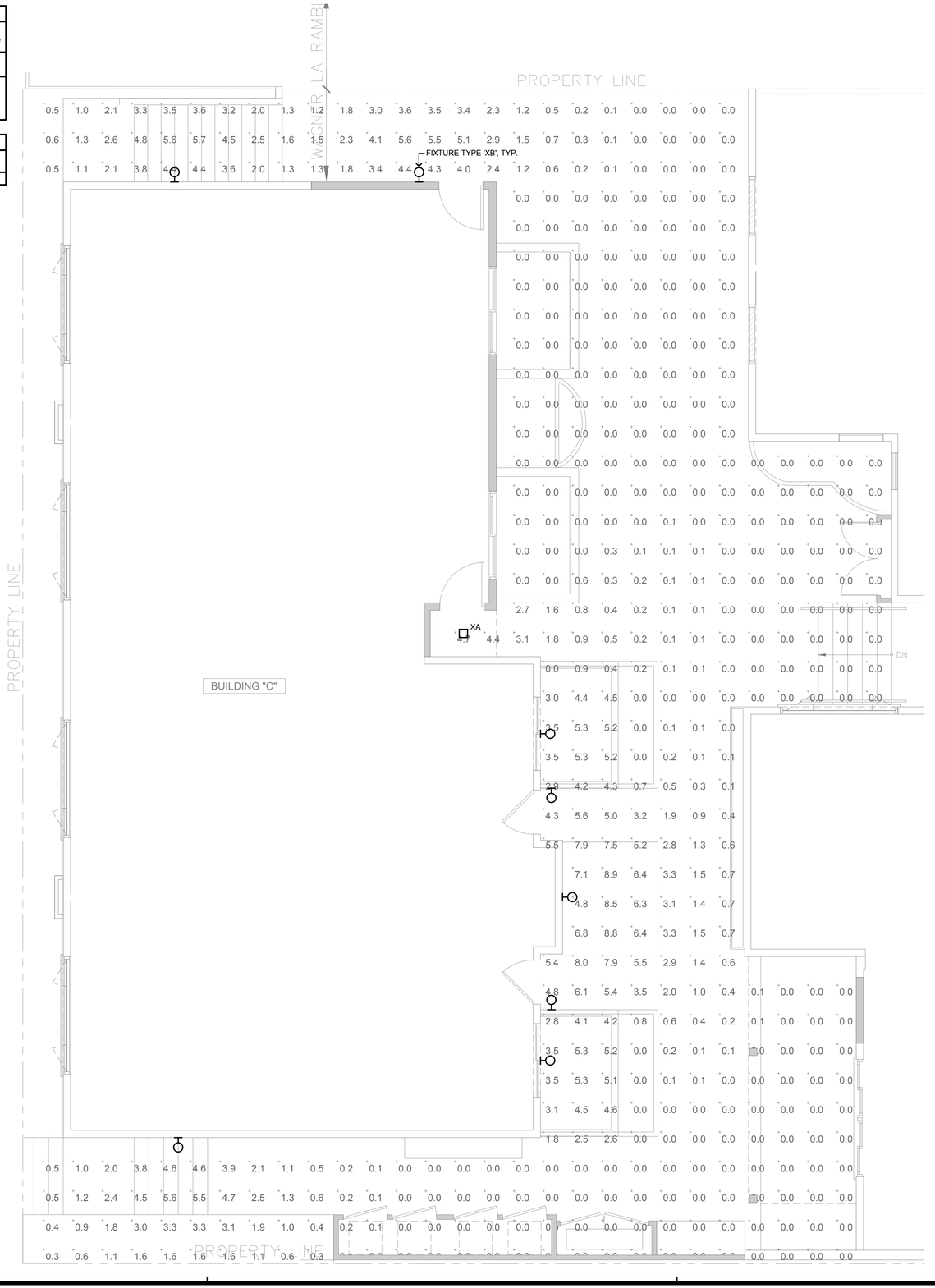
Attachment 4

Schedule

Symbol	Label	QTY	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
□	XA	1	HALO LT DIRECT MOUNT 4 inch 90 CRI COLOR SELECTABLE FIXTURE	2700K CCT, 90 CRI LEDS	1	665	0.89	7.3
⍥	XB	8	ARCHITECTURAL MADRID SCONCE WITH FORWARD THROW DISTRIBUTION WITH CLEAR FROSTED ACRYLIC LENS MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	LED Arrays	1	720	0.89	8

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.1 fc	8.9 fc	0.0 fc	N/A	N/A



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

NORTH

ESPERANZA CARMEL

ESPERANZA CARMEL COMMERCIAL LLC
SAN CARLOS 2 NW of 8TH, CARMEL, CA 93921
CONTACT: RYAN AESCHLIMAN
EMAIL: ryan.aeschliman@esperanzacarmel.com
PHONE: (831) 238-8260

AURUM CONSULTING ENGINEERS
MONTEREY BAY, INC.
Project No. 25-270.00
404 W. Franklin St. • Monterey, CA 93940
T 831.646.3304 • F 831.646.3305 • www.aurumb.com

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ELDRIDGE O. BELL
No. E17790
EXP. 6/30/26
ELECTRICAL
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA

LIGHTING PLAN - PHOTOMETRICS

DESIGN REVIEW FOR:
WAGNER PROPERTY RENOVATION
LINCOLN STREET 3 SW OF OCEAN AVENUE
ESPERANZA CARMEL COMMERCIAL LLC

REV.	DATE	DESCRIPTION
	03/20/24	INITIAL PLANNING SUBMITTAL
	08/23/24	COMPLETENESS REVIEW #1 RESPONSE
	05/23/25	COMPLETENESS REVIEW #2 RESPONSE

DATE: 05/23/25
SCALE: AS NOTED
DRAWN: JN/SCA
JOB:
SHEET: E502

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.

Source: U.S. Department of the Interior, National Park Service, Technical Preservation Services, Washington, D.C., 2017.

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

July 21, 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 06-11-25 from Carolyn White
Attachment 2 - Letter received 06-26-25 from Carolyn White

From: Carolyn White DDS [redacted]

To: City of Carmel-by-the-Sea <bswanson-cbts.us@shared1.ccsend.com>; Mayor Dale Byrne <dbyrne@ci.carmel.ca.us>; Robert Delves <rdelves@ci.carmel.ca.us>; Jeff Baron <jbaron@ci.carmel.ca.us>; hbuder@ci.carmel.ca.us <hbuder@ci.carmel.ca.us>; Alissandra Dramov <adramov@ci.carmel.ca.us>

Sent: Wednesday, June 11, 2025 at 08:55:22 AM PDT

Subject: Historic Board Investigation Mission 2 NE of 1st

Hello Mayor, Mayor Pro Tem, Council Members, and Planning Department,

The website for our HBR is not current regarding who is on it due to the recent changes.

Planning Department, are you able to forward this email to all the members of the HRB, excluding Erik Dyar, as he must recuse himself on this particular matter?

The 5 attachments contain information about Mission 2 NE of 1st: Records from the Assessor's office, and information on Steve Crouch.

Great news: A local resident has located Steve Crouch's son; we are anticpating more information to come that may be helpful. As it turns out, Ansel Adams and Steve Crouch were friends, worked together, shared a camera, and would develop their film together inside Mission 2 NE of 1st. There are signed copies of a book that contain both of their signatures when they put together the book, *Not Man Apart,* a collaborative effort of the Big Sur coastline with Robinson Jeffers poetry, published in 1965 by the Sierra Club.

Thank you kindly,

Carolyn

Dear Historic Resource Board,

June 4, 2025

RE: An error occurred when evaluating the home on Mission 2 NE of 1st. It is historic.

We have notified the Mayor, City Council, Staff, and Planning Department because this home was slated for demolition. Would you be so kind as to review what we have discovered and place this property on Carmel's list of historic homes? Attached to this email, you will find various records, proof positive. This home must be spared from demolition based on Carmel's Land Use Plan.

> "*Failure to include a property on the Carmel Inventory shall not preclude a future determination that if it qualifies as a historic resource based on new evidence*." LUP

> Mr. Steve Crouch, 1913-1983, a famous photographer on the Monterey Peninsula, lived in Mission 2 NW of 1st. The paperwork attached indicates that Steve Crouch was the original owner, and construction commenced in 1941. His Monterey Peninsula and Big Sur photography can be found in the Monterey Museum of Art.
>
> *Not Man Apart*, a book, holds 10 photographs of the Big Sur Coast and his work is featured alongside Ansel Adams, Cole Weston, and the like. His other book, *Steinbeck Country*, holds exquisite photography and is part of a special collection at the University of California, Santa Cruz. This book, originally published in 1965 under the banner Sierra Club Ballentine Books, features poems by Robinson Jeffers along with a collection of his Big Sur Photographs. *Waterfall and Mist* circa 1960, was Salmon Creek Falls located on the Big Sur coastline. People who knew him said his home and garage were where he processed his photographic film.

A book from Amazon: "Here is the story of the land and the people that John Steinbeck loved--told through the dramatic photographs and sensitive writing of another of its residents. This is Steinbeck Country, the fertile valleys, hills, and seacoast of Steinbeck's most novels were laid. Here, through Steve Couch's camera artistry, more than 90 photographs are reproduced in full color, and his sensitive writing about the land and its people, you can see and know what Steinbeck Country is really about. Included are some last photos taken outside of Cannery Row before it was closed, and fascinating panoramas of ethnic and cultural groups populating the land with the dramatic scenery, and the changing climate which characterizes the region."

His work is also featured in Seagrave Gallery, photographs of the Monterey dunes, and southern Monterey.

Per the LUP, *"the owner has contributed to the unique sense of time and place recognized as significant in the historical sense."*

Using the LUP guidelines to determine historic significance:

1. The property was built in 1941, over 50 years old.
2. The property has not lost its historic integrity through alterations, additions, changes to the surrounding environment or other causes.
3. The property relates to historic themes for Carmel.
4. The property has an association with important events, people, or architecture that are identified in the Historic context statement or that represent the historic/cultural evolution of Carmel-by-the-Sea.

Other Information:

1. Land Use and Community Character Element, Subdivision Chronology Map: 1908
2. The property was not listed on the Carmel Inventory because no one researched it thoroughly. Steve Crouch was not listed in the historic context because no one looked.
3. The property is located within the Archaeological Overlay Zone.
4. The property is identified on the Sanborn Maps. 1962
5. The original building permit is dated 1941
6. According to the attached paperwork, *Crouch* is the original owner. *Kelly* was the contractor.
7. As far as we can tell, the only alteration associated with this home is a new roof on 4-30-2001.
8. In 1993, Ethelyn Crouch sold the home.
9. The home was built intentionally on an angle to face Point Lobos.

A source: "Beautiful beams and wood are in the living room. I have lived in a few houses over the years in Carmel, even the Redwood House near downtown, and this house has a magical feel of Carmel, even more so than the Redwood House. The craftsmanship is beautiful, especially the living room that faces Point Lobos."

The immediate neighborhood has 9 historic homes in it:

Mission 2 NW of 1st --- First Murphy
Mission 5 NW of 1st---- Jack Calvin and Francis Whitaker
Mission 6 NW of 1st----George Whitcomb
Junipero 2 SW Vista Ave---Robert Jones
NW Corner of Mission and Vista---Murphy
SW Corner of Mission and Vista---Comstock
Vista 2 NW Mission ----Francis Whitaker
SW Corner Mission and 1st Ave--- Carmel Elementary---Johonnet
3 NW Ave and Junipero---Perry Newberry.

Personal data:

Steve Crouch (1913–1983) was a photographer known for capturing the landscapes and essence of Monterey County and the Big Sur coastline. His work was featured in publications such as *Steinbeck Country*, a 1973 photography book that paired his images with John Steinbeck's writings. He also contributed to *Not Man Apart*, a collection of photographs of the Big Sur coastline alongside works by Ansel Adams, Edward Weston, and Wynn Bullock.

Crouch's photography often depicted the rugged beauty of California's coastal and inland landscapes, including the Diablo Range in southern Monterey County. His images were deeply atmospheric, reflecting the interplay of fog, sun, sea, and stone.

https://www.steinbecknow.com

www.huntingtonwillerill.com

www.invaluable.com

His work is featured in 3 books: Man Not Apart. Fog and Sun, Sea and Stone: The Monterey Coast by Steve Crouch (1980, Hardcover), and Steinbeck Country

Steve Crouch was known for his atmospheric and evocative landscape photography, particularly of Monterey County and the Big Sur coastline. His techniques emphasized natural light, contrast, and texture to create deeply immersive images. He often worked with black-and-white film, using tonal range to highlight the interplay of fog, sun, and rugged terrain. His compositions were carefully framed to capture the drama of coastal cliffs, waterfalls, and expansive landscapes.

Crouch's work appeared alongside renowned photographers like Ansel Adams and Edward Weston, suggesting he shared their meticulous approach to exposure and depth. His use of long exposure helped enhance the movement of water and mist, creating a dreamlike quality in his images. He also had a keen eye for natural patterns, often isolating elements like wind-swept trees or rock formations to emphasize their sculptural beauty.

Steve Crouch and Ansel Adams both captured the grandeur of California's landscapes, but their approaches had distinct differences. Adams was known for his precise technical mastery, particularly his use of the Zone System, which allowed him to control exposure and contrast meticulously. His images often had dramatic tonal range, deep blacks, and crisp highlights, emphasizing the grandeur of nature.

Crouch, on the other hand, leaned into atmospheric and emotional storytelling. His compositions often embraced soft light, mist, and movement, creating a more intimate and moody feel. While Adams sought perfect clarity and structure, Crouch's work had a more organic, spontaneous quality, capturing fleeting moments of coastal fog or waterfalls in motion.

Thank you for your time,

On behalf of 64 residents of the area, Carolyn White

Carmel Resident

I can be reached at the email above should you have any questions or concerns.

From: **Carolyn White DDS** [redacted]
Date: Thu, Jun 26, 2025 at 9:24 AM
Subject: Mission Project: Muni code 17.32.170
To: Mayor Dale Byrne <dbyrne@ci.carmel.ca.us>, Robert Delves <rdelves@ci.carmel.ca.us>, Alissandra Dramov <adramov@ci.carmel.ca.us>, Jeff Baron <jbaron@ci.carmel.ca.us>, hbuder@ci.carmel.ca.us<hbuder@ci.carmel.ca.us>, Nova Romero <nromero@ci.carmel.ca.us>, Brandon Swanson <bswanson@ci.carmel.ca.us>, Chip Rerig <crerig@ci.carmel.ca.us>, Brian A. Pierik <bpierik@bwslaw.com>, Carolyn White [redacted]

Dear Mayor, City Council, Planning Department, Historic Resource Board, Mr. Pierik,

Please see the pdf attachment.

Consider this a *demand letter*, notifiying the city of its legal obligation to pause the demolition of Mission 2NE of 1st for historic research.

Mr. Pierik, under CEQA "New Information" Clause: if *substantial new information* arises that was not known and could not have been known at the time of the original decision, the city must reopen an environmental review. If the property's historic value was overlooked and later substantiated (Steve Crouch and architectural significance) a revised review is called for. Procedurally, it can easily be argured that the city failed to conduct a thorough and proper historic evaluation before approving demolition. Even though the significance was discovered later, the failure to investigate *now* will set up the city for a lawsuit. If you allow for a historic home to be domolished *after* you have the needed evidence (which you do in this case) and have recieved notification of such, as I have sent this body of goverment already, this will not end well for the city. The city can impose an *emergency landmark designation* or *temporary restraining order* for 180 days to halt demolition due to the new evidence that has surfaced. It is my suspicion Municipal code 17.32.179 was misapplied or ignored. Regardless, a formal review is in order.

If a city knowingly bulldozes down a home that they know is historic, is in the eyes of the law it is: "demolition by neglect, failing duty of care." A lawyer would love to sink their teeth into this.

According to the State of California, a "demand letter" such as this, does not require I send the City money, nor do I have to file an appeal. I have emailed the City, the HRB, and the Planning Department all the information they need to proceed with their investigation *weeks ago* to begin their research.

What has been done so far? I would appreciate hearing back from one of you as to your intentions re: Mission 2 Ne of 1st, Steve Crouch's home within 5 business days.

Thank you,

Carolyn White
cc. concerned residents

Nova, I would appreciate it if you make this "public record" and forward this email and attachment to the proper Planners and members of the HRB. Thank you kindly.

Dear Mayor, City Council, Planning Department, Historic Resources Board, 6-26-2025

I write to request reconsideration of the demolition permit granted for the property at **Mission Street, 2 NE of 1st Avenue**, pursuant to **Carmel Municipal Code Section 17.32.170** and the California Environmental Quality Act (CEQA).

As you are fully aware, following the issuance of the permit, *new information* has come to light regarding the property's historic significance, including its architectural integrity and possible association with **Steve Crouch**. These findings constitute a potentially significant adverse impact on a previously unrecognized historic resource.

Section 17.32.170 explicitly provides that when a project would cause an adverse impact to a historic resource, the **City is obligated** to determine whether the project is consistent with the **Secretary of the Interior's Standards**. If the project is not consistent, **the City must explore alternatives and mitigation measures before proceeding.** CEQA likewise requires environmental reevaluation when new information reveals that a project could impact the environment in ways not previously considered (CEQA Guidelines § 15162). If you fail to do so you are setting the City up for a lawsuit.

Given this new evidence, the City is obligated to:

1. Suspend demolition activities pending further review.
2. Reassess the project for consistency with applicable historic preservation standards; and
3. Initiate a supplemental CEQA review under Guideline § 15162 or revoke the exemption improperly applied.

This property represents a tangible link to the architectural and cultural narrative of Carmel-by-the-Sea. The City now has both the legal authority and ethical imperative to pause and protect.

The involvement of an architect actively practicing in Carmel-by-the-Sea on the Historic Resources Board (HRB) raises critical questions of conflict of interest, especially when decisions are being made regarding the potential demolition of a property with historic significance. When new evidence surfaces that unequivocally categorizes a property as historic—according to both state regulations and local ordinances—any vote or influence from an architect with potential professional ties to similar projects undermines the integrity of the process. In this particular case, the evidence strongly suggests that the home in question should not only be preserved but celebrated as a vital link to the architectural and cultural heritage of Carmel. Allowing any further steps toward its demolition, particularly under circumstances where conflicts of interest could be perceived, would not only be legally questionable but would set a troubling precedent regarding the city's commitment to preserving its unique historical identity. The HRB and the city at large must take action to ensure impartiality, transparency, and adherence to both ethical and legal standards.

Sincerely,
Carolyn White