



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

Historic Resources Board Members Jordan Chroman, All meetings are held in the City Council Chambers
Erik Dyar, Katherine Gualtieri, Thomas Reinstein, and East Side of Monte Verde Street
Bobbie Voris between Ocean and 7th Avenues

Regular Meeting Monday, August 17, 2026

**TOUR - 3:00 PM
MEETING - 4:00 PM**

HYBRID MEETING ATTENDANCE OPTIONS

This meeting will be held in person and via teleconference ("hybrid"). 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 view or listen to the meeting from home, you may also watch the live stream on the City's YouTube page at: <https://www.youtube.com/@CityofCarmelbytheSea/streams>. To participate in the meeting via Zoom, copy and paste the link below into your browser.

<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

The public may give public comment at this meeting in person, or use 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 sgorman@ci.carmel.ca.us. Comments must be received at least 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 Board/Commission 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 tour. The tour is intended only to give the Board/Commission 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/Commission will recess and return to the Council Chambers to reconvene the public hearing at 4:00 p.m., or as soon thereafter as possible.

1)

- A. **DS 26242 (Moon):** Carpenter Street 4 southwest of 3rd Avenue
- B. **DS 26284 (White-Cox):** Northwest corner of Santa Fe Street and 6th Avenue
- C. **DS 26263 (McCarthy):** San Antonio Avenue 3 southwest of 2nd Avenue

CALL TO ORDER AND ROLL CALL - CHAMBERS

PLEDGE OF ALLEGIANCE

PUBLIC APPEARANCES

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. While stating your name is optional, it helps to identify speakers in the meeting minutes. Under the Brown Act, public comment 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. Remote or in-person participants who do not comply with the requirements of the Brown Act will be muted.

BOARD MEMBER ANNOUNCEMENTS

CONSENT AGENDA

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

- 2) July 20, 2026 Regular Meeting Minutes

ORDERS OF BUSINESS

- 3) **Initial Assessment and Intensive Survey Template**

Updates: Consideration of Initial Assessment and Intensive Survey templates to document determinations of ineligibility/eligibility for listing on the Carmel Inventory of Historic Resources

- 4) **2025 CLG Non-Competitive Grant:** Discussion regarding the Certified Local Government 2025 Non-Competitive Grant of \$10,500 with \$4,200

minimum match to be spent between August 1, 2026 July 31, 2027

PUBLIC HEARINGS

- 5) **DS 26242 (Moon):** Consideration of a Determination of Consistency with the Secretary of the Interior's Standards for a Track 1 Design Review, DS 26242 (Moon), for the removal of a wood roof and installation of a clay tile roof at the historic "L.L. Spillers Guest Cottage" located on Carpenter Street 4 southwest of 3rd Avenue, in the Single Family Residential (R-1) Zoning District, APN: 010-023-004-000
- 6) **DS 26284 (White-Cox):** Consideration of a Determination of Consistency with the Secretary of the Interior's Standards for a Track 1 Design Review, DS 26284 (White-Cox), for the removal of a straight-edge wood roof and installation of a storybook-style chipped edge lay wood roof at the historic "Comstock Studio" located at the northwest corner of Santa Fe Street and 6th Avenue, in the Single Family Residential (R-1) Zoning District, APN: 010-092-007-000
- 7) **DS 26263 (McCarthy):** Consideration of a Determination of Consistency with the Secretary of the Interior's Standards for a Track 1 Design Review, DS 26263 (McCarthy), for the removal of a wood roof and installation of a simulated Cedur roof at the historic "Murphy Barn/Powers Studio" located at San Antonio Avenue 3 southwest of 2nd Avenue, in the Single Family Residential (R-1) Zoning District, APN: 010-321-045-000

DIRECTOR'S REPORT

FUTURE AGENDA ITEMS

ADJOURNMENT

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

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

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

during regular business hours.

SPECIAL NOTICES TO PUBLIC

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

**CARMEL-BY-THE-SEA
HISTORIC RESOURCES BOARD**

REGULAR MEETING MINUTES

Monday, July 20, 2026

CALL TO ORDER AND ROLL CALL - TOUR

The following Board Members were present for the tour: Jordan Chroman, Erik Dyar, Kathryn Gualtieri, Thomas Reinstein, and Bobbie Voris

The following Board Members were absent: None

TOUR OF INSPECTION

The Board/Commission 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 tour. The tour is intended only to give the Board/Commission 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/Commission 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. **HE 26082 (Underwood):** Dolores Street 2 northwest of 13th Avenue
- B. **DS 26040 (Smith & Chi):** Monte Verde Street 2 northwest of 12th Avenue
- C. **HE 26090 (Stonehouse Terrace):** San Carlos Street 2 southwest of 7th Avenue

CALL TO ORDER AND ROLL CALL - CHAMBERS

The following Board Members were present: Jordan Chroman, Erik Dyar, Kathryn Gualtieri, Thomas Reinstein, and Bobbie Voris

The following Board Members were absent: None

PLEDGE OF ALLEGIANCE

BOARD MEMBER ANNOUNCEMENTS

Board Member Dyar provided a summary on the success of the Carmel Heritage House Tour that took place on Saturday, July 18.

PUBLIC APPEARANCES

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. While stating your name is optional, it helps to identify

speakers in the meeting minutes. Under the Brown Act, public comment 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. Remote or in-person participants who do not comply with the requirements of the Brown Act will be muted.

The following members of the public addressed the Board: Cindy Lloyd

CONSENT AGENDA

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

1) June 15, 2026 Regular Meeting Minutes

It was moved by Board Member Gualtieri and seconded by Board Member Voris to approve the consent agenda.

The motion passed by the following roll call vote:

AYES:	Board Member(s): Chroman, Dyar, Gualtieri, Reinstein, Voris
NOES:	Board Member(s): None
ABSTAINED:	Board Member(s): None
ABSENT:	Board Member(s): None

ORDERS OF BUSINESS

2) Provide Direction Regarding the Inclusion of the "A Visual History of Carmel" Section in the Draft Residential Design Guidelines 1.5

Speakers:

Tom Ford, Administrative Analyst

Public Comment:

Ian Martin
Cindy Lloyd
Victoria Beach
Nancy Twomey

It was moved by Board Member Dyar and seconded by Board Member Voris to continue the "Visual History of Carmel" Appendix of the Draft Residential Design Guidelines to the August 17, 2026 regular Historic Resources Board meeting with the recommendation to have the historians who wrote the Historic Context Statement review the document.

The motion passed by the following roll call vote:

AYES:	Board Member(s): Chroman, Dyar, Gualtieri, Reinstein, Voris
NOES:	Board Member(s): None

ABSTAINED: Board Member(s): None
ABSENT: Board Member(s): None

It was moved by Chair Chroman and seconded by Board Member Voris to table Item 3: HE 26090 (Stonehouse Terrace).

The motion passed by the following roll call vote:

AYES: Board Member(s): Chroman, Dyar, Gualtieri, Reinstein, Voris
NOES: Board Member(s): None
ABSTAINED: Board Member(s): None
ABSENT: Board Member(s): None

Board Member Gualtieri recused and left the dais.

PUBLIC HEARINGS

- 4) HE 26082 (Underwood):** Consideration of the removal of the "Isabel Winslow House" located at Dolores Street 2 northwest of 13th Avenue in the Single-Family Residential (R-1) District from the Carmel Inventory of Historic Resources. APN: 010-171-005-000

Speakers:

Katherine Wallace, AICP, Associate Planner
Brian and Carol Underwood, Property Owners

Public Comment:

Cindy Lloyd
Ian Martin
Carol Underwood
Carol Underwood
Brian Underwood
Carol Underwood

It was moved by Board Member Voris and seconded by Board Member Dyar to approve a resolution finding, pursuant to CEQA regulations, the application is "not a project" under CEQA as defined in Public Resources Code Section 21065 and Section 15378 of the CEQA Guidelines; making findings as to why the subject property meets the eligibility criteria for the Carmel Inventory of Historic Resources; and denying the request to remove Dolores Street 2 northwest of 13th Avenue in the Single-family Residential (R-1) District (APN 010-171-005-000) from the Carmel Historic Inventory of Historic Resources.

The motion passed by the following roll call vote:

AYES: Board Member(s): Chroman, Dyar, Reinstein, Voris
NOES: Board Member(s): None
ABSTAINED: Board Member(s): None

ABSENT: Board Member(s): Gualtieri

Board Member Reinstein recused and left the dais.

- 5) DS 26040 (Smith & Chi):** Consideration of a Determination of Consistency with the Secretary of the Interior's Standards for Design Study 26040 (Smith & Chi) for 1,025 square-feet of attached additions, a 273-square-foot detached garage, and a 351-square-foot detached ADU at the historic "John L. Hinds House" located at Monte Verde Street 2 northwest of 12th Avenue. APN: 010-184-004-000

Speakers:

Jacob Olander, Associate Planner
Thomas Hood, Architect
Douglas Smith, Property Owner
Anna Chi, Property Owner

Public Comment:

Cindy Lloyd
Ian Martin
Victoria Beach

It was moved by Board Member Dyar and seconded by Board Member Voris to approve a resolution issuing a determination of consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties Design Study Application, DS 26040 (Smith & Chi), for 1,025 square-feet of attached additions, a 273-square-foot detached garage, a 351-square-foot detached ADU, and associated site improvements at the historic "John L. Hinds House" located at Monte Verde Street 2 northwest of 12th Avenue in the Single-family Residential (R-1) District. APN: 010-184-004-000.

The motion passed by the following roll call vote:

AYES: Board Member(s): Chroman, Dyar, Voris
NOES: Board Member(s): None
ABSTAINED: Board Member(s): None
ABSENT: Board Member(s): Gualtieri, Reinstein

Board Members Gualtieri and Reinstein returned to the dais.

RECESS 5:40-5:48

The following Board Members were present: Jordan Chroman, Erik Dyar, Kathryn Gualtieri, Thomas Reinstein, and Bobbie Voris
The following Board Members were absent: None

It was moved by Board Member Voris and seconded by Board Member Dyar to

pull from the table Item 3: HE 26090 (Stonehouse Terrace).

The motion passed by the following roll call vote:

AYES:	Board Member(s): Chroman, Dyar, Gualtieri, Reinstein, Voris
NOES:	Board Member(s): None
ABSTAINED:	Board Member(s): None
ABSENT:	Board Member(s): None

- 3) HE 26090 (Stonehouse Terrace):** Consideration of a property owner-sponsored National Register of Historic Places Nomination and a City-initiated Determination of Ineligibility for listing on the Carmel Inventory of Historic Resources for the "Reimers' Stonehouse Terrace" located at San Carlos Street 2 southwest of 7th Avenue in the Service Commercial (SC) District. APN: 010-145-018-000

Speakers:

Katherine Wallace, AICP, Associate Planner
Kristi Reimers, Property Owner
Pierluigi Serraino, representing the property owner
Kristi Reimers, Property Owner

Public Comment:

Joseph Napdo
Dana Supernowicz
Peter Prows
Ian Martin
Cindy Lloyd
Paul Lopez
Victoria Beach

It was moved by Board Member Dyar and seconded by Board Member Gualtieri to approve a resolution providing comments on the pending "Reimers' Stonehouse Terrace" National Register of Historic Places Nomination; listing the "Reimers' Stonehouse Terrace" property located at San Carlos Street 2 southwest of 7th Avenue in the Service Commercial (SC) District, APN: 010-145-018-000 on the Carmel Inventory of Historic Resources; and finding these actions are "not a project" as defined in Public Resources Code Section 21065 and section 15378 of the CEQA Guidelines, based on the report by Dr. Barbara Lamprecht and the National Register report, except as otherwise stated; as an exceptional example of the commercial courtyard typology of 1970s Carmel; in the organic style of master architect Olof Dahlstrand; with a period of significance of 1977; as an exceptional example of the integration of new and existing buildings through landscape and the courtyard typology; and as an exceptional example of the architectural development of the City. Additionally, the west elevation is not a character-defining element of the resource.

The motion passed by the following roll call vote:

AYES: Board Member(s): Chroman, Dyar, Gualtieri, Reinstein,
Voris

NOES: Board Member(s): None

ABSTAINED: Board Member(s): None

ABSENT: Board Member(s): None

DIRECTOR'S REPORT

Brad Evanson, Interim Director of Community Planning and Building, introduced himself to the Board.

FUTURE AGENDA ITEMS

6) Next Regular Meeting: August 17, 2026

ADJOURNMENT

7:21 PM

APPROVED:

ATTEST:

Jordan Chroman, Chair

Shelby Gorman, Board Clerk



CITY OF CARMEL-BY-THE-SEA Historic Resources Board Staff Report

August 17, 2026
ORDERS OF BUSINESS

TO: Historic Resources Board Members
SUBMITTED BY: Katherine Wallace, Associate Planner
SUBJECT: **Initial Assessment and Intensive Survey Template**
Updates: Consideration of Initial Assessment and Intensive Survey templates to document determinations of ineligibility/eligibility for listing on the Carmel Inventory of Historic Resources

RECOMMENDATION:

Consider the Initial Assessment and Intensive Survey templates used to document determinations of ineligibility/eligibility for listing on the Carmel Inventory of Historic Resources, and provide feedback to staff.

BACKGROUND / SUMMARY:

Staff has prepared updated templates to use when processing Initial Assessment and Intensive Survey historic evaluation applications. The Initial Assessment and Intensive Survey processes are described in [CMC Section 17.32.060](#), *Determining Eligibility for the Carmel Inventory* (specifically, CMC 17.32.060.B, *Initial Assessment of Historic Significance*, and CMC 17.32.060.C, *Intensive Survey*). The updated Initial Assessment template (Attachment 1) will be used to document whether a property is determined ineligible for listing on the Carmel Inventory, or potentially eligible for listing on the Carmel Inventory. The Intensive Survey template (Attachment 2) will be used to document whether a property is determined ineligible for listing on the Carmel Inventory, or has been deemed eligible for listing on the Carmel Inventory (and therefore placed on the Inventory). In both instances, these templates are intended to provide clear reasons for the determination in accordance with the City's historic preservation ordinance.

With the support of the Historic Resources Board, staff intends to initiate use of the templates following the August 17, 2026 Historic Resources Board meeting. The prior templates for preliminary and final determinations of ineligibility (Attachment 3), which lack municipal code citations and unnecessarily require the distribution of two forms, will be discontinued going forward. Correspondence regarding eligibility for listing on

the Inventory, formerly conducted via email with applicants and property owners, will be formalized through use of the template.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Attach 1 - Initial Assessment_Determination_draft for HRB review 08.17.26
2. Attach 2 - Intensive Survey_Determination_draft for HRB review 08.17.26
3. Attach 3 - Preliminary and Final Determination of Ineligibility Templates_to
discontinue



CARMEL-BY-THE-SEA

Initial Assessment of Historic Significance for the Carmel Inventory of Historic Resources

On [Date – selectable], the Department of Community Planning and Building completed an Initial Assessment of Historic Significance for the Carmel Inventory of Historic Resources in accordance with CMC 17.32.060.B.

APN: [Parcel]

Current Owner: [Owner – from property information]

Block: [Block – from property information] Lot: [Lot – from property information]

Street Location: [Address/Location]

Date Constructed: [Blank]

Pursuant to CMC 17.32.040, Eligibility Criteria for the Carmel Inventory:

Does the property meet, or appear to meet, the criteria based on an Initial Assessment of Historic Significance? Check all that apply.

- | | Yes/
Possibly | No | |
|----|--------------------------|--------------------------|--|
| 1. | ☐ | ☐ | Should be a minimum of 50 years of age. |
| 2. | ☐ | ☐ | Should be representative of at least one theme included in the Historic Context Statement. |
| 3. | ☐ | ☐ | Shall retain substantial integrity. |
| 4. | ☐ | ☐ | Shall meet at least one of the four criteria listed below for listing in the California Register at a national or Statewide level of significance or at a regional or local level of significance: |

If qualifier #4 is "Yes/Possibly" which of the California Register criteria identified below does the property appear to be associated with, or most closely associated with, based on an Initial Assessment of Historic Significance? (Select all that apply).

- ☐ Is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States;
- ☐ Is associated with the lives of persons important to local, California or national history;
- ☐ Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, an important creative individual, or possesses high artistic values (see CMC 17.32.040.D for additional criteria); or
- ☐ Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

Based on the findings above, the property is determined to be:

- ☐ **Ineligible for listing on the Carmel Inventory** as the subject property does not meet the criteria for inclusion on the Carmel Inventory of Historic Resources listed above. This **Determination of Ineligibility** will be circulated for a 10-calendar day public review period beginning on [Date – selectable], and ending at 5:00 p.m. on [Date – selectable]. If no requests for further review or appeals are received during this period, the determination shall become final and shall remain valid for a period of [blank] years, expiring on [Date – selectable] (CMC 17.32.160.B.3; CMC 17.32.160.D).
- ☐ **Potentially eligible for listing on the Carmel Inventory** as the subject property either appears to meet the criteria listed above, or a definitive determination of ineligibility cannot be made based on an Initial Assessment of Historic Significance. A qualified professional shall prepare an Intensive Survey of the site that includes a finding as to whether the property meets the criteria for inclusion in the Carmel Inventory of Historic Resources (CMC 17.32.060.B.4-5).

This determination is based on the evaluation dated [Date – selectable], prepared by [Blank], and attached to this Initial Assessment.

[Assigned to]



CARMEL-BY-THE-SEA

Intensive Survey of Historic Significance for the Carmel Inventory of Historic Resources

On [Date – selectable], the Department of Community Planning and Building completed an Intensive Survey of Historic Significance for the Carmel Inventory of Historic Resources in accordance with CMC 17.32.060.C.

APN: [Parcel]

Current Owner: [Owner – from property information]

Block: [Block – from property information] Lot: [Lot – from property information]

Street Location: [Address/Location]

Date Constructed: [Blank]

Pursuant to CMC 17.32.040, Eligibility Criteria for the Carmel Inventory:

Does the property meet the criteria for listing on the inventory, below? Check all that apply.

- | | Yes | No | |
|----|--------------------------|--------------------------|--|
| 1. | ☐ | ☐ | <u>Should</u> be a minimum of 50 years of age. |
| 2. | ☐ | ☐ | <u>Should</u> be representative of at least one theme included in the Historic Context Statement. |
| 3. | ☐ | ☐ | <u>Shall</u> retain substantial integrity. |
| 4. | ☐ | ☐ | <u>Shall</u> meet at least one of the four criteria listed below for listing in the California Register at a national or Statewide level of significance or at a regional or local level of significance: |

If qualifier #4 is "Yes" which of the California Register criteria identified below does the property meet? (Select all that apply).

- ☐ Is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States;
- ☐ Is associated with the lives of persons important to local, California or national history;
- ☐ Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, an important creative individual, or possesses high artistic values (see CMC 17.32.040.D for additional criteria); or
- ☐ Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

Based on the findings above, the property is determined to be:

- ☐ **Ineligible for listing on the Carmel Inventory** as the subject property does not meet the criteria for inclusion on the Carmel Inventory of Historic Resources listed above. This **Determination of Ineligibility** will be circulated for a 10-calendar day public review period beginning on [Date – selectable], and ending at 5:00 p.m. on [Date – selectable]. If no requests for further review or appeals are received during this period, the determination shall become final and shall remain valid for a period of [blank] years, expiring on [Date – selectable] (CMC 17.32.160.B.3; CMC 17.32.160.D).
- ☐ **Eligible for listing on the Carmel Inventory** as the subject property meets the criteria listed above. The subject resource shall become part of the Carmel Inventory of Historic Resources upon issuance of this finding by the Department. The Community Planning and Building Department shall, within 90 days, submit to the County Recorder for recordation, an administrative determination that the property is an historic resource and document inclusion of the resource in the Carmel Inventory.

The inclusion of a property in the inventory is not subject to appeal. Property owners that dispute the historic significance of their property shall follow the procedures for removal of a resource from the inventory described in CMC section 17.32.070.D. (CMC 17.32.040; CMC 17.32.070).

This determination is based on the evaluation dated [Date – selectable], prepared by [Blank], and attached to this Intensive Survey of Historic Significance.

[Assigned to]



CARMEL-BY-THE-SEA

PRELIMINARY DETERMINATION OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On [date], the Department of Community Planning and Building made a preliminary determination that the property identified below does not constitute an historic resource and is therefore ineligible for the Carmel Inventory of Historic Resources.

Assessor's Parcel Number:

Current Owner:

Block: ; Lot(s):

Street Location:

Lot Size:

Original Date of Construction:

The basis for this determination is:

- ☐ The property lacks sufficient age to be considered historic.
- ☐ The property has substantially lost its historic integrity through alterations, additions, deterioration, changes in the surrounding environment or other causes.
- ☐ The property does not relate to historic themes or property types established in the Historic Context Statement for Carmel-by-the-Sea.
- ☐ The property has no association with important events, people or architecture that are identified in the Historic Context Statement or that represent the historical/cultural evolution of Carmel-by-the-Sea.
- ☐ There are other better examples of the builder's work in the city.

This preliminary determination will be circulated for a 10-calendar-day public review period beginning on [date], and ending at 5:00 P.M. on [date]. If no requests for further review are received during this period, the determination shall become final and shall remain valid for a period of 5 years.

[staff planner name]



CARMEL-BY-THE-SEA

NOTICE OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On [date], the Department of Community Planning and Building made a preliminary determination that the property identified below does not constitute an historic resource and is therefore ineligible for the Carmel Inventory of Historic Resources.

Assessor's Parcel Number:

Current Owner:

Block: ; Lots:

Street Location:

Lot Size:

Original Date of Construction:

The basis for this determination is:

- ☐ The property lacks sufficient age to be considered historic.
- ☐ The property has substantially lost its historic integrity through alterations, additions, deterioration, changes in the surrounding environment or other causes.
- ☐ The property does not relate to historic themes or property types established in the Historic Context Statement for Carmel-by-the-Sea.
- ☐ The property has no association with important events, people or architecture that are identified in the Historic Context Statement or that represent the historical/cultural evolution of Carmel-by-the-Sea.
- ☐ There are other better examples of the builder's work in the city.

This determination shall remain valid for a period of five (5) years and shall expire on [date].

staff planner name



CITY OF CARMEL-BY-THE-SEA Historic Resources Board Staff Report

**August 17, 2026
ORDERS OF BUSINESS**

TO: Historic Resources Board Members
SUBMITTED BY: Katherine Wallace, Associate Planner
SUBJECT: **2025 CLG Non-Competitive Grant:** Discussion regarding the Certified Local Government 2025 Non-Competitive Grant of \$10,500 with \$4,200 minimum match to be spent between August 1, 2026 July 31, 2027

RECOMMENDATION:

Consider the Certified Local Government 2025 Non-Competitive Grant Award (\$10,500 with \$4,200 minimum match to be spent between August 1, 2026 and July 31, 2027) and provide direction to staff.

BACKGROUND / SUMMARY:

Consider the Certified Local Government 2025 Non-Competitive Grant Award (Attachment 1) and provide direction to staff. The California Office of Historic Preservation passes 10% of the federal Historic Preservation Fund grant through to Certified Local Governments (CLGs) each year. Traditionally, this is done through the competitive CLG Grant Program (the City of Carmel-by-the-Sea recently used competitive grant funds to update the Historic Context Statement).

In 2025 the Office of Historic Preservation did not offer competitive grants, so CLGs that submitted 2023- 2024 annual reports on time are eligible for the 2025 Non-Competitive Grant Award. The grant award is \$10,500 with a \$4,200 minimum match to be spent between August 1, 2026 and July 31, 2027. The funds are to be used in support of the City's preservation program. Staff recommends the grant funds be directed towards City property and project review by qualified professionals under contract to the City. There are a number of City parcels with forthcoming projects that will require property evaluation for Inventory eligibility and/or project evaluation for consistency with the Secretary of the Interior's Standards. Additional use of the funds may include review of the Visual History section of the draft Design Guidelines, as requested by the HRB. Staff proposes to present a progress report on all grant funds expended by the end of the 2026 calendar year for consideration by the public and the

HRB, with time to make adjustments if needed.

FISCAL IMPACT:

The grant award is \$10,500 with a \$4,200 minimum match to be spent between August 1, 2026 and July 31, 2027.

ATTACHMENTS:

1. C08426007_City of Carmel-by-the-Sea_Agreement (unsigned)

**NATIONAL HISTORIC PRESERVATION ACT OF 1966
HISTORICAL RESOURCES PRESERVATION PROJECT AGREEMENT**

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

SUBGRANT PROGRAM

2025 HISTORIC PRESERVATION FUND GRANT

PARTICIPANT

CITY OF Carmel-by-the-Sea

PROJECT PERIOD

AUGUST 1, 2026 - July 31, 2027

PROJECT NUMBER

C08426007

PROJECT SCOPE

The City of Carmel-by-the-Sea, hereafter the Participant, will use grant funds in support of its local preservation program. Uses include staff support, consulting fees, outreach and educational materials/information, program development, and administrative support and materials. Questions about other potential uses of grant funds should be directed to the Office of Historic Preservation.

On or before July 31, 2027, Participant shall submit a final narrative report identifying how grant funds were used in support of its preservation program and providing to the Office of Historic Preservation (OHP) any materials/information produced using grant funds. Final report and any materials/information must be submitted by email.

On or before August 10, 2027, Participant shall submit a reimbursement request form (DPR 417) and backup documentation making request for grant funds and identifying source(s) of matching funds.

The attached General and Special Provisions (12 pages) are incorporated and made a part hereof.

Continued on Page--1a-- Attached

PROJECT FUNDING

Total costs supported by Federal grant P25AF02102 (CFDA 15.904) under the National Historic Preservation Act of 1966: **Ten thousand Five hundred dollars and no cents (\$10,500.00).**

Minimum contribution of the Participant to match Federal grant funds:
Four thousand Two hundred dollars and no cents (\$4,200.00).

AGENCY

STATE DEPARTMENT OF PARKS AND RECREATION

BY

TITLE

STATE HISTORIC PRESERVATION OFFICER

DATE

PARTICIPANT

CITY OF CARMEL-BY-THE-SEA

BY

TITLE

DATE

GENERAL PROVISIONS

I. GENERAL

A. Performance

1. The Participant agrees to complete the project in accordance with this agreement.
2. The Participant shall perform all work and supply material necessary to complete the project described in the paragraph entitled "Project Scope:" on p.1 of this agreement within the period specified. Failure of the Participant to render satisfactory progress or to complete this or any other project which is subject to federal assistance under this program to the satisfaction of the OHP may be cause for suspension of all obligations of Interior and the State of California (State) under this agreement.
3. However, failure of the Participant to comply with the terms of this agreement shall not be cause for the suspension of all such obligations if, in the judgement of the OHP, such failure was due to no fault of the Participant. In such case, any amount required to settle at minimum costs any irrevocable obligations properly incurred shall be eligible for assistance under this agreement.

B. Cost Sharing/Matching Requirement.

1. At least 40 percent non-Federal cost-share/match is required for costs incurred under this Agreement. A minimum of 40 percent in eligible non-Federal cost share/match as identified on the cover page of this agreement, that is allowable and properly documented, must be expended for work approved under Scope of Work during the Period of Performance in addition to the Federal grant share.
2. Non-monetary contribution may constitute part or all of the Participant's match. Valuation of such contribution shall be set forth by the OHP.
3. Failure to expend the required non-Federal matching share will result in the disallowance of costs reimbursed, and/or the deobligation of remaining unexpended funds.
4. Non-Federal cost share or match must meet the same requirements as the Federal share.
5. The OHP shall not pay federal funds hereunder if the Participant has used financial assistance under any other federal program or activity (not including federal revenue sharing funds, community block grants, and any other federal funds allowable as match) as a match on the project.

C. Agreement Amendment. This agreement may be amended only by agreement in writing executed by both of the parties hereto.

D. Agreement Termination

1. The Participant may, upon written notice to the OHP, unilaterally terminate this agreement at any time prior to the commencement of the project.
2. The OHP may, upon written notice to the Participant, unilaterally terminate this agreement at any time prior to the commencement of the project.
3. The project shall be deemed commenced when the Participant makes any expenditure or incurs any obligations with respect to the project.
4. After the project commences, the Participant and the OHP may terminate the agreement by mutual consent, in which case they shall negotiate termination conditions.

E. Non-Compliance. If the Participant materially fails to comply with the terms of the agreement, the OHP shall provide written notice of non-compliance, which states the nature of the deficiency. If the Participant is still not in compliance in thirty (30) days after receipt of the notice, the OHP may in addition to other remedies: (1) withhold cash payments until deficiency is removed; (2) terminate the agreement and make no further payments hereunder; (3) disallow costs; and (4) disqualify the Participant from further subgrants.

- F. **Indemnification.** The Participant hereby waives all claims and recourse against the State including the right to contribution for loss or damage to persons or property arising from, growing out of, or in any way connected with or incident to this agreement, except claims arising from the concurrent or sole negligence of the State, its officers, agents, and employees. The Participant shall indemnify the State and its officers, agents, and employees against and hold the same free and harmless from any and all claims, demands, damages, losses, costs, and/or expenses of liability due to, or arising out of, either in whole or in part, whether directly or indirectly, the organization, development, construction, operation, or maintenance of the project. Participant shall waive and indemnify State only in proportion to and to the extent that such claims, damages, losses, costs, and/or expenses of indemnification are caused by or result from the negligent or intentional acts or omission of Participant, its officers, agents, or employees.
- G. **Severability.** This agreement shall be governed by the laws of the State of California. If any provision of the agreement, including without limitation these General Conditions shall be invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions shall not in any other way be affected or impaired.
- H. **Survival.** Any and all provisions which, by themselves or their nature, are reasonably expected to be performed after the expiration or termination of this Agreement shall survive and be enforceable after the expiration or termination of this Agreement. Any and all liabilities, actual or contingent, which have arisen during the term of and in connection with this Agreement shall survive expiration or termination of this Agreement.
- I. **Partial Invalidity.** If any provision of this Agreement or the application thereof to any party or circumstance shall, to any extent, be held invalid or unenforceable, the remainder of this Agreement or the application of such provision to the parties or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby and each provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.
- J. **Captions and Headings.** The captions, headings, article numbers and paragraph numbers appearing in this Agreement are inserted only as a matter of convenience and in no way shall be construed as defining or limiting the scope or intent of the provision of this Agreement nor in any way affecting this Agreement.

II. PROJECT EXECUTION

- A. **Standards.** The Participant shall carry out its work in accordance with the "Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation", including standards for planning, identification, evaluation, registration, historical documentation, architectural and engineering documentation, archaeological documentation, historic preservation projects, and professional qualifications, as published in the Federal Register, September 29, 1983 (Vol. 48, No. 190), pp. 44716 et seq..
- B. **Qualifications.** If the project scope requires research in history, architectural history, or archeology, the Participant shall ensure that the principal investigator meets the applicable Secretary of the Interior's professional qualifications standards. If the project scope requires architectural plans, the Participant shall ensure that the architect producing those plans meets the applicable Secretary of the Interior's professional qualifications standards. If the project scope requires an expert practitioner in another field, the Participant shall ensure that such expert meets standards of education and experience similar to those of the Secretary of the Interior's professional qualifications standards.
- C. **OHP Review.**

1. After selection of an employee or contractor to perform professional work outlined in the previous paragraph, but before making any financial commitment to that person, the Participant shall submit the person's resume to the OHP for review. The OHP shall either approve or disapprove use of the person on the project within twenty (20) working days after receipt of the resume. The Participant may consider failure of the OHP to respond within the period to constitute approval.
2. When requested to do so by the OHP, the Participant shall make available to the OHP draft reports, studies, plans, drawings, or other preliminary documents prepared during the project. The Participants shall permit periodic site visits by the OHP to ensure that work is progressing on scheduled and according to applicable instructions and standards.

D. Reporting.

1. As outlined in this agreement, or date approved by the OHP, the Participant shall furnish to the OHP all final work products mentioned in the project scope and elsewhere in this agreement.
2. Participant shall submit progress reports and interim work products on the dates indicated in this agreement. Progress reports shall be in such form and contain such information as the OHP instructs.
3. The OHP shall not be obligated to provide federal funds for work products that, in the opinion of the OHP, do not conform to the terms of this agreement or to the applicable Secretary of the Interior's Standards.
4. As outlined in this agreement, the Participant shall furnish to the OHP a final performance report, acceptable to the OHP, which compares actual accomplishments to planned objectives and, if appropriate, gives reasons that the objectives were not met as planned. The OHP shall provide further instructions for form the form and content of the final report.

III. FINANCIAL ADMINISTRATION

A. Financial Management. The Participant shall use a financial management system that: permits the preparation of financial reports required herein, permits the preparation of financial reports required herein, provides an accounting of funds expended on the project, and follows the standards set forth by the Office of Management and Budget Circulars referenced herein. The Participant shall expend funds only on allowable costs as set forth in the budget established in the approved project notification.

B. Determination of Value of Goods and Services. Goods in the form of equipment, whether owned, purchased, leased, or donated, will be valued on a use basis of actual costs of operation or of purchase or lease or prevailing costs of goods if donated. Residual market value of purchased equipment shall be credited to project costs upon completion. Goods in the form of supplies and material will be valued at actual direct costs to Participant or, if donated, according to the prevailing costs in the marketplace. Services will be valued in the actual amounts of salaries, wages, and direct overhead costs expended on the project.

C. Volunteer Services.

1. Volunteer services will be valued for contribution purposes at the rates paid for similar technical skills and work in other activities. Specific procedures for the Participant in establishing the value of in-kind contributions from non-Federal third parties are set forth below:
2. Valuation of Volunteer Services: Volunteer services may be furnished by professional and technical personnel, consultants, and other skilled and unskilled labor. Volunteered service maybe counted as cost sharing or matching if the service is an integral and necessary part of an approved program.
3. Rates for Volunteer Services: Rates for volunteers should be consistent with those paid for similar work in other activities of state and local government. In those instances in which the

required skills are not found in the Participant's organization, rates should be consistent with those paid for similar work in the 15 labor markets in which the Participant competes for the kind of services involved. Volunteers with no historic preservation education or experience may claim only the minimum wage rate.

4. **Volunteers Employed by Other Organizations:** When an employer, other than the Grantee, furnishes the services of an employee, these services shall be valued at the employee's regular rate of any (exclusive of fringe benefits and overhead costs), provided these services are in the same skill for which the employee is normally paid. This rate shall not exceed the maximum daily rate of compensation for a GS-18 position in the federal civil service, as established by law.

D. Billing.

1. Taking into account a four-to-six-week delay between the time a payment request is submitted to the OHP and the time the OHP provides the requested federal funds, the Participant shall submit its payment requests so as to minimize the time elapsing between receipt and disbursement of funds.
2. The Participant shall have sufficient working capital to ensure that the project progresses on schedule even though payments from the OHP are unexpectedly delayed.
3. When seeking reimbursements, the Participant shall base its billings upon financial records for both the federal and nonfederal shares of project costs which are supported by appropriate documentation. All reimbursement requests shall be accompanied by copies of timesheets, cancelled checks, receipts, etc., for OHP's verification before payment.
4. The Participant shall submit billings during the project period for this agreement. The final billing statement with documentation sufficient for audit dated prior to end of the contract period, shall be submitted with the Final Report as described in this agreement.
5. Participant may also submit supplemental billing statements during the project period with progress reports but must include an itemization of expenditures or receipts or timesheets of work completed.
6. The Participant shall submit billings on the billing statement form (DPR 417) prescribed by the OHP. The OHP need not make payment on billings submitted in other formats. The Participant shall submit billings in duplicate, each with an original signature, to: Office of Historic Preservation, Department of Parks and Recreation, ATTN: Fiscal and Grants Coordinator, 1725 23rd Street, Suite 100, Sacramento CA 95816. The Participant shall ensure that the billing form bears the signature of the Participant's project representative.
7. After reviewing each billing for accuracy and appropriateness, the OHP shall pay the least of the following: (a) sixty percent of the amount of the total project costs incurred during the billing period shown on the billing; (b) the amount of cash outlays made during the billing period as shown on the billing; and (c) the amount of federal grant funds available for support of the project as shown in the project funding section of this agreement.
8. The OHP will not reimburse more than ninety (90%) percent of allocated grant funds until the OHP has verified completion of the project, and if necessary, until an audit approval has been received by the OHP for the Audits Section of the Department of Parks and Recreation.

E. Approved Indirect Rate. The federally negotiated indirect rate plus administrative costs to be applied against this agreement shall not by statute 54 U.S.C. 302902, commonly known as Section 102(e) of the NHPA, exceed 25 percent of the total project cost. Indirect costs will not be allowable charges against this agreement unless specifically included as a line item in the approved budget incorporated into this agreement. If indirect costs are allowable charges, a copy of the Participant's approved negotiated indirect rate shall be provided to the OHP.

F. Pre-Award Incurrence of Costs. The Participant shall be entitled to costs incurred on or after Start date. In accordance with 2 CFR 200.458, such costs are allowable only to the extent that they would have been allowable if incurred after the date of the Federal award and only with the

written approval of the Awarding agency. Pre-award costs shall only be applied to the non-Federal cost share and are not eligible for reimbursement.

IV. CHANGES

- A. **Budget.** The Participant and OHP understand that the Participant is permitted to re-budget within the approved direct cost budget to meet unanticipated requirements and may make program changes to the project.
- B. **OHP Approval.** Notwithstanding the provisions of the foregoing paragraph, the Participant shall obtain from the OHP prior approval for: (a) any substantive revision of the scope, objectives, or budget of the project; (b) extension of the need for federal funds; (c) changes in key persons, including all persons filling positions for which the incumbent must meet the Secretary of the Interior's professional qualifications standards; (d) additional contracts or hiring to perform activities that are central to the project; and (e) new or revised performance or reporting milestones. The Participant shall make requests for such changes in writing. The OHP shall approve or disapprove in writing. If appropriate, the Participant and the OHP shall amend this agreement to include approved changes.

V. REPORTS AND RECORDS

- A. **General.** All Participant financial and programmatic records, supporting documents, statistical records, and other grants-related records shall be maintained and available for access in accordance with 2 CFR 200-200.337 and the Historic Preservation Fund Grants Manual.
- B. **Service Records.** Records of personal services contributions, whether paid or volunteer, shall include timesheets bearing the signature of the person whose time is contributed and of the supervisor verifying that the record is accurate. "Personnel Activity Reports" as specified in OMB Circular A-21 and its successors shall be acceptable as documentation of time spent on this project by "professional" and "professorial" staff. Volunteer records shall show the actual hours worked, the specific duties performed, and the basis for determining the rate of contribution. These records shall be included with the audit material. The Participant shall keep such records, maps, and reports as the OHP and Interior prescribe, including records that fully disclose the dispositions by the Participant of federal grant funds, total cost of the project, the amount and nature of that portion of the cost of the project supplied by other sources, and such other records as will facilitate an effective audit.
- C. **Financial Records.** During its regular office hours, the Participant shall make financial records available to the OHP, Interior, the Comptroller General of the United States, or any of their duly authorized representatives for the purpose of inspection, copying, and audit. The Participant shall provide copies of such records to the OHP if requested to do so by the OHP and shall retain such records for three years following project termination. Project records shall be retained by Participant for three years following project completion or longer until notification that the Federal audit covering the project has been closed.
- D. **Single Audit Act.** If a local government, the Participant shall comply with the Single Audit Act of 1984, and furnish the OHP with a copy of the audit report within thirty (30) days after issuance. If a university or nonprofit organization, the Participant shall comply with the audit requirements of OMB Circular A-133. The Participant shall reimburse the OHP for costs disallowed during an audit.
- E. **Publications.** In regard to all copyrightable material, which are produced as a deliverable under this project, including but not limited to books reports, plans, photographs, drawings, films,

recordings, videotapes, and computer programs, which are produced as part or result of this project, the Participant must grant the United States of America a royalty-free non-exclusive and irrevocable license to publish, reproduce and use, and dispose of in any manner and for any purpose without limitation, and to authorize or ratify publication, reproduction or use of others, of all copyrightable material first produced or composed under this Agreement by the Participant, its employees or any individual or concern specifically employed or assigned to originate and prepare such material.

1. Any publications resulting from the project shall contain the following statements: "The activity which is the subject of this (type of publication) has been financed in part with Federal funds from the National Park Service, Department of the Interior, through the California Office of Historic Preservation. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior or the California Office of Historic Preservation, nor does mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior or the California Office of Historic Preservation. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination in departmental Federally-assisted programs on the basis of race, color, sex, age, disability, or national origin. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, P.O. Box 37127, Washington, D.C. 20013-7127
2. The Participant shall provide three copies of all publications to the OHP no later than at the end of the project period.

VI. OTHER REQUIREMENTS

- A. **OMB Circulars and Other Regulations.** The following Federal Regulations are incorporated by reference into this Agreement (full text can be found at <http://www.ecfr.gov>):
 1. **Administrative Requirements:**
 - a. 2 CFR 200, "Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards"
 2. **Determination of Allowable Costs:**
 - a. 2 CFR 200, Subpart E, "Cost Principles"
 3. **Audit Requirements:**
 - a. 2 CFR 200, Subpart F, "Audit Requirements"
 4. **Code of Federal Regulations/Regulatory Requirements:**
 - a. 2 CFR 182 and 1401, "Government-wide Requirements for a Drug-Free Workplace"
 - b. 2 CFR 180 and 1400, "Non-Procurement Debarment and Suspension" (previously located at 43 CFR, 42, "Government wide Debarment and Suspension (NonProcurement)")
 - c. 43 CFR 18, "New Restrictions on Lobbying"
 - d. 2 CFR 175, "Trafficking Victims Protections Act of 2000"
 - e. FAR Clause 52.203-12, Paragraphs (a) and (b), "Limitation on Payments to Influence Certain Federal Transactions"
 - f. 2 CFR 25, "System for Award Management (www.SAM.gov) and Data Universal Numbering System (DUNS)"
 - g. 2 CFR 170, "Reporting Subawards and Executive Compensation" or FFATA (Refer to XII.B.11)
- B. **Non-Discrimination.** All activities pursuant to this Agreement shall be in compliance with the requirements of Executive Order 11246, as amended; Title VI of the Civil Rights Act of 1964, as amended, (78 Stat. 252; 42 U.S.C. §2000d et seq.); Title V. Section 504 of the Rehabilitation Act of 1973, as amended, (87 Stat. 394; 29 U.S.C. §794); the Age Discrimination Act of 1975 (89 Stat. 728; 42 U.S.C. §6101 et seq.); and with all other federal laws and regulations prohibiting discrimination on grounds of race, color, sexual orientation, national origin, disabilities religion, age, or sex.

- C. **Lobbying Prohibition.** 18 U.S.C. §1913, Lobbying with Appropriated Moneys, as amended by Public Law 107-273, Nov. 2, 2002. No part of the money appropriated by any enactment of Congress shall, in the absence of express authorization by Congress, be used directly or indirectly to pay for any personal service, advertisement, telegram, telephone, letter printed or written matter, or other device, intended or designed to influence in any manner a Member of Congress, a jurisdiction, or an official of any government, to favor, adopt, or oppose, by vote or otherwise, any legislation, law, ratification, policy, or appropriation, whether before or after the introduction of any bill, measure, or resolution proposing such legislation, law, ratification, policy, or appropriation; but this shall not prevent officers or employees of the United States or of its departments or agencies from communicating to any such Members or official, at his request, or to Congress or such official, through the proper official channels, requests for legislation, law, ratification, policy, or appropriations which they deem necessary for the efficient conduct of the public business, or from making any communication whose prohibition by this section might, in the opinion of the Attorney General, violate the Constitution or interfere, with the conduct of foreign policy, counter-intelligence, intelligence, or national security activities. Violations of this section shall constitute violation of section 1352(a) title 31. In addition to the above, the related restrictions on the use of appropriated funds found in Div. F, §402 of the Omnibus Appropriations Act of 2008(P.L. 110-161) also apply.
- D. **Anti-Deficiency Act.** Pursuant to 31 U.S.C. §1341 nothing contained in this Agreement shall be construed as binding the NPS to expend in any one fiscal year any sum in excess of appropriations made by Congress, for the purposes of this Agreement for that fiscal year, or other obligation for the further expenditure of money in excess of such appropriations.
- E. **Minority Business Enterprise Development.** Pursuant to Executive Order 12432 it is national policy to award a fair share of contracts to small and minority firms. NPS is strongly committed to the objectives of this policy and encourages all recipients of its Grant Agreements to take affirmative steps to ensure such fairness by ensuring procurement procedures are carried out in accordance with the Executive Order.
- F. **Assignment.** No part of this Agreement shall be assigned to any other party without prior written approval of the OHP and the Assignee.
- G. **Member of Congress.** Pursuant of 41 U.S.C. §22. No Member of Congress shall be admitted to any share or part of any contract or agreement made, entered into, or adopted by or on behalf of the United States, or to any benefit to arise thereupon.
- H. **Agency.** The Participant is not an agent or representative of the United States, the Department of the Interior, NPS, or the State, nor will the Participant represent its self as such to third parties. NPS and State employees are not agents of the Participant and will not act on behalf of the Participant.
- I. **Non-Exclusive Agreement.** This Agreement in no way restricts the Participant or OHP from entering into similar agreements or participating in similar activities or arrangements, with other public or private agencies, organizations, or individuals.
- J. **No Employment Relationship.** This Agreement is not intended to and shall not be construed to create an employment relationship between NPS or OHP and Participant or its representatives. No representative of Participant shall perform any function or make any decision properly reserved by law or policy to the Federal government.
- K. **No Third-Party Right.** This Agreement creates enforceable obligations between NPS, OHP and Participant. Except as expressly provided herein, it is not intended nor shall it be construed to

create any right of enforcement by or any duties or obligation in favor of persons or entities not a party to this Agreement.

- L. **Foreign Travel.** The Participant shall comply with the provisions of the Fly American Act (49 U.S.C. 40118). The implementing regulations of the Fly American Act are found at 41 CFR 301-10.131 through 301-10.143.

M. **Public Information and Endorsements**

1. Participant shall not publicize or otherwise circulate promotional material (such as advertisement, sales brochures, press releases, speeches, still and motion pictures, articles, manuscripts or other publications) which states or implies governmental, Departmental, bureau, or government employee endorsement of a business, product, service, or position which the Participant represents. No release of information relating to this award may state or imply that the Government approves of the Participant's work product to be superior to other or services.
2. Participant must provide a digital copy of any public information releases concerning this award that refer to the Department of the Interior, National Park Service, OHP or Historic Preservation Fund. Specific text, layout photographs, etc. of the proposed release may be submitted for prior approval.
3. As stipulated in 36 CFR 800, public views and comments regarding all Federally-funded undertaking on historic properties must be sought and considered by the authorizing Federal agency. Therefore, the grantee is required to post a press release regarding the undertaking under this grant in on or more major newspapers or news sources that cover the area affected by the project within 30 days of receiving the signed grant agreement. A copy of the posted release must be submitted to NPS within 30 days of the posting.
4. The grantee must transmit notice of any public ceremonies planned to publicize the project or its results in a timely enough manner so that NPS, Department of the Interior, Congressional or other Federal officials can attend if desired.

- N. **Publications of Results of Studies.** No party will unilaterally publish a joint publication without consulting the other party. This restriction does not apply to popular publications of previously published technical matter. Publications pursuant to this Agreement may be produced independently or in collaboration with other; however, in all cases proper credit will be given to the efforts of those parties contribution to the publication. In the event no agreement is reached concerning the manner of publication or interpretation of results, either party may publish data after due notice and submission of the proposed manuscripts to the other. In such instances, the party publishing the data will give due credit to the cooperation but assume full responsibility for any statements on which there is a difference of opinion.

O. **Audit Requirements**

1. Non-Federal entities that expend \$750,000 or more during a year in Federal awards shall have a single or program-specific audit conducted for that year in accordance with the Single Audit Amendments of 1996 (31 U.S.C. 7501-7507) and 2 CFR 200, Subpart F.
2. Non-federal entities that expend less than \$750,000 for a fiscal year in Federal awards are exempt from Federal audit requirements for that year, but records must be available for review or audit by appropriate officials of the Federal agency, pass-through entity, and General Accounting Office (GAO).
3. Audits shall be made by an independent auditor in accordance with generally accepted government auditing standards covering financial audits. Additional audit requirements applicable to this agreement are found at 2 CFR 200, Subpart F, as applicable. Additional information on single audits is available from the Federal Audit Clearinghouse at <https://harvester.census.gov/facweb/Default.aspx>.

- P. **Procurement Procedures.** A full description of procurement standards can be found in 2 CFR 200.317-200.326.
- Q. **Prohibition on Text Messaging and Using Electronic Equipment Supplied by the Government while Driving.** Executive Order 13513, Federal Leadership On Reducing Text Messaging While Driving, was signed by President Barack Obama on October 1, 2009. This Executive Order introduces a Federal Government-wide prohibition on the use of the text messaging while driving on official business or while using Government-supplied equipment. Additional guidance enforcing the ban will be issued at a later date. In the meantime, please adopt and enforce policies that immediately ban text messaging while driving company-owned or -rented vehicles, government-owned, or leased vehicles, or while driving privately owned vehicles when on official government business or when performing any work for or on behalf of the government.
- R. **Seat Belt Provision.** The Participant is encouraged to adopt and enforce on-the-job seat belt use policies and programs for their employees when operating company-owned, rented or personally owned vehicles. These measures include, but are not limited to, conducting education, awareness, and other appropriate programs for their employees about the importance of wearing seat belts and the consequences of not wearing them.
- S. **Participant Employee Whistleblower Rights and Requirement to Inform Employees of Whistle-blower Rights.**
1. This award and employees working on this financial assistance agreement will be subject to the whistleblower rights and remedies in the pilot program on Award Recipient employee whistle-blower protections established at 41 U.S.C. 4712 by section 828 of the National Defense Authorization Act of Fiscal Year 2013 (P.L. 112-239).
 2. The Participant shall inform its employees in writing, in the predominant language of the workplace, of employee whistleblower rights and protections under 41 U.S.C. 4712.
 3. The Participant shall insert the substance of this clause, including this subsection (3), in all subawards or subcontracts over the simplified acquisition threshold, 42 CFR 52.203-17 (as referenced 42 CFR 3.908-9).
- T. **Reporting Executive Compensation**
1. Participant must report all subaward and executive compensation data pursuant to the Federal Funding Accountability and Transparency Act (FFATA) of 2006 and associate amendments (P.L. 109-282, as amended by section 6202(a) of P.L. 110-252 (see 31 U.S.C. 6101 note)). Refer to <https://www.fsrs.gov/> for more information.
- U. **Conflict of Interest**
1. The Participant must establish safeguards to prohibit its employees from using their positions for purposes that constitute or present the appearance of a personal or organizational conflict of interest. The Participant is responsible for notifying the Awarding Officer in writing of any actual or potential conflicts of interest that may arise during the life of this award. Conflicts of interest include any relationship or matter which might place the Participant or its employees in a position of conflict, real or apparent, between their responsibilities under the agreement and any other outside interests. Conflicts of interest may also include, but are not limited to, direct or indirect financial interests, close personal relationships, positions of trust in outside organizations, or decision-making affecting the award that would cause a reasonable person with knowledge of the relevant facts to question the impartiality of the Participant and/or Participant's employees and Sub-recipients in the matter.
 2. The Awarding Officer and the servicing Ethics Counselor will determine if a conflict of interest exists. If a conflict of interest exists, the Awarding Officer will determine whether a mitigation plan is feasible. Mitigation plans must be approved by the Awarding Officer in writing.

3. Failure to resolve conflicts of interest in a manner that satisfies the government may be cause for termination of the award. Failure to make required disclosures may result in any of the remedies described in 2 CFR §200.338, Remedies/or Noncompliance, including suspension or debarment (see also 2 CFR part 180).

V. Minimum Wages Under Executive Order 13658 (January 2015)

1. Definitions. As used in this clause:
 - a. "United States" means the 50 states and the District of Columbia.
 - b. "Worker"
 - i. Means any person engaged in performing work on, or in connection with, an agreement covered by Executive Order 13568; and
 - ii. Whose wage under such agreements are governed by the Fair Labor Standards Act (29 U.S.C. chapter 8), the Service Contract Labor Standards statute (41 U.S.C. chapter 67), or the Wage Rate requirements (Construction) statute (40 U.S.C. chapter 31, subchapter IV);
 - iii. Other than individuals employed in a bona fide executive, administrative, or professional capacity, as those terms are defined in 29 CFR 541.
 - iv. Regardless of the contractual relationship alleged to exist between the individual and the employer.
 - v. Includes workers performing on, or in connection with, the agreement whose wages are calculated to special certificates issued under 29 U.S.C. §214(c).
 - vi. Also includes any person working on, or in connection with, the agreement and individually registered in a bona fide apprenticeship or training program registered with the Department of Labor's Employment and Training Administration, Office of Apprenticeship, or with a State Apprenticeship Agency recognized by the Office of Apprenticeship.
2. Executive Order Minimum Wage rate.
 - a. The Participant shall pay to workers, while performing in the United States, and performing on, or in connection with, this agreement, a minimum hourly wage rate of \$10.60 per hour beginning January 1, 2016.
 - b. The Participant shall adjust the minimum wage paid, if necessary, beginning January 1, 2016, and annually thereafter, to meet the Secretary of Labor's annual E.O. minimum wage. The Administrator of the Department of Labor's Wage and Hour Division (the Administrator) will publish annual determination in the Federal Register no later than 90 days before the effective date of the new E.O. minimum wage rate. The Administrator will also publish the applicable E.O. minimum wage on <https://sam.gov/content/wage-determinations> (or any successor Web site) and on all wage determinations issued under the Service Contract Labor Standards statute or the Wage Rate Requirements (Construction) statute. The applicable published E.O. minimum wage is incorporated by reference into this agreement.
 - c. The Participant may request a price adjustment only after the effective date of the new annual E.O. minimum wage determination. Prices will be adjusted only if labor costs increase as a result of an increase in the annual E.O. minimum wage, and for associated labor costs and relevant subaward costs. Associated labor costs shall include increases or decreases that result from changes in social security and unemployment taxes and workers' compensation insurance, but will not otherwise include any amount for general and administrative costs, overhead, or profit.
 - i. Subrecipients may be entitled to adjustments due to the new minimum wage, pursuant to paragraph (b)(2). Participants shall consider any Subrecipient requests for such price adjustment.
 - ii. The Awarding Officer will not adjust the agreement price under the clause for any costs other than those identified in paragraph (b)(3)(i) of this clause, and will not provide duplicate price adjustments with any price adjustment under clauses

- implements the Service Contract Labor Standards statute or the Wage Rate Requirements (Construction) statute.
- d. The Participant warrants that the prices in this agreement do not include allowance for any contingency to cover increased costs for which adjustment is provided under this clause.
 - e. The Participant shall pay, unconditionally to each worker, all wages due free and clear without subsequent rebate or kickback. The Participant may make deductions that reduce a worker's wages below the E.O. minimum wage rate only if done in accordance with 29 CFR §10.23, Deductions.
 - f. The Participant shall not discharge any part of its minimum wage obligation under this clause by furnishing fringe benefits or, with respect to workers whose wages are governed by the Service Contract Labor Standards statute, the cash equivalent thereof.
 - g. Nothing in this clause shall excuse the Participant from compliance with any applicable Federal or State prevailing wage law or any applicable law or municipal ordinance establishing a minimum wage higher than the E.O. minimum wage. However, wage increases under such other laws or municipal ordinances are not subject to price adjustment under this subpart.
 - h. The Participant shall pay the E.O. minimum wage rate whenever it is higher than any applicable collective bargaining agreement(s) wage rate.
 - i. The Participant shall follow the policies and procedures in 29 CFR 10.24(b) and 10.28 for treatment of workers engaged in an occupation in which they customarily and regularly receive more than \$30.00 a month in tips.
3. This clause applies to workers as defined in Section 1.b of this agreement condition. As provided in that definition:
 - a. Workers are covered regardless of the contractual relationship alleged to exist between the Participant or Subrecipient and the worker;
 - b. Workers with disabilities whose wages are calculated pursuant to special certificates issued under 29 U.S.C. 214(c) are covered; and
 - c. Workers who are registered in a bona fide apprenticeship program or training program registered with the Department of Labor's Employment and Training Administration, Office of Apprenticeship, or with a State Apprenticeship Agency recognized by the Office of Apprenticeship, are covered.
 4. This clause does not apply to:
 - a. Fair Labor Standards Act (FLSA) - covered individuals performing in connection with contracts covered by the E.O., *i.e.* those individuals who perform duties necessary to the performance of the agreement, but who are not directly engaged in performing the specific work called for by the agreement, and who spend less than 20% of their hours worked in a particular workweek performing in connection with such agreements;
 - b. Individuals exempted from the minimum wage requirements of the FLSA under 29 U.S.C. §213 (a) and (b), unless otherwise covered by the Service Contract Labor Standards statute or the Wage Rate Requirements (Construction) statute. These individuals include but are not limited to:
 - i. Learners, apprentices, or messengers whose wages are calculated pursuant to special certificates issued under 29 U.S.C. §214(a).
 - ii. Students whose wages are calculated pursuant to special certificates issued under 29 U.S.C. §214(b).
 - iii. Those employed in a bona fide executive, administrative, or professional capacity (29 U.S.C. §213(a)(1) and 29 CFR 541).
 5. Notice. The Participant shall notify all workers performing work on, or in connection with, this agreement of the applicable E.O. minimum wage rate under this clause. With respect to workers covered by the Service Contract Labor Standards statute or the Wage Rate Requirements (Construction) statute, the Contractor may meet this requirement by posting, in a prominent and accessible place at the worksite, the applicable wage determination under those statutes. With respect to workers whose wages are governed by the FLSA, the Participant shall post notice, utilizing the poster provided by the Administrator, which can be

obtained at www.dol.gov/whl/govcontracts, in a prominent and accessible place at the worksite. Participants that customarily post notices to workers electronically may post the notice electronically provided the electronic posting is displayed prominently on any Web site that is maintained by the Participant, whether external or internal, and customarily use for notices to workers about terms and conditions of employment.

6. Payroll Records

- a. The Participant shall make and maintain records, for three years after completion of the work, containing the following information for each worker:
 - i. Name, address, and social security number,
 - ii. The worker's occupation(s) and classification(s);
 - iii. The rate or rates of wages paid;
 - iv. The number of daily and weekly hours worked by each worker;
 - v. Any deductions made; and
 - vi. Total wages paid.
 - b. The Participant shall make records pursuant to paragraph (e)(1) of this clause available for inspection and transcription by authorized representatives of the Administrator. The Participant shall also make such records available upon request of the Contracting Officer.
 - c. The Participant shall make a copy of the agreement available, as applicable, for inspection or transcription by authorized representatives of the Administrator.
 - d. Failure to comply with this paragraph (e) shall be a violation of 29 CFR §10.26 and this agreement. Upon direction of the Administrator or upon the Awarding Officer's own action, payment shall be withheld until such time as the noncompliance is corrected.
 - e. Nothing in this clause limits or otherwise modifies the Participant's payroll and recordkeeping obligations, if any, under the Service Contract Labor Standards statute, the Wage Rate Requirements (Construction) statute, the Fair Labor Standards Act, or any other applicable law.
7. Access. The Participant shall permit authorized representatives of the Administrator to conduct investigations, including interviewing workers at the worksite during normal working hours.
 8. Withholding. The Awarding Officer, upon his or her own action or upon written request of the Administrator, will withhold funds or cause funds to be withheld from the Participant under this or any other Federal agreement with the same Participant, sufficient to pay workers the full amount of wages required by this clause.
 9. Disputes. Department of Labor has set forth in 29 CFR §10.51, Disputes concerning the Participant's compliance with Department of Labor regulations at 29 CFR §10. Such disputes shall be resolved in accordance with those. This includes disputes between the Participant (or any of its Subrecipients) and the contracting agency, the Department of Labor, or the workers or their representatives.
 10. Antiretaliation. The Participant shall not discharge or in any other manner discriminate against any worker because such worker has filed any complaint or instituted or caused to be instituted any proceeding under or related to compliance with the E.O. or this clause, or has testified or is about to testify in any such proceeding.
 11. Subcontractor compliance. The Participant is responsible for Subrecipient compliance with the requirements of this clause and may be held liable for unpaid wages due Subrecipient workers.

W. **Patents and Inventions.** Participants of agreements which support experimental, developmental, or research work shall be subject to applicable regulations governing patents and inventions, including the government-wide regulations issued by the Department of Commerce at 37 CFR 401, Rights to Inventions Made by Non-profit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements. These regulations do not apply to any agreement made primarily for educational purposes.



CITY OF CARMEL-BY-THE-SEA Historic Resources Board Staff Report

**August 17, 2026
PUBLIC HEARINGS**

TO: Historic Resources Board Members
SUBMITTED BY: Katherine Wallace, Associate Planner
SUBJECT: **DS 26242 (Moon):** Consideration of a Determination of Consistency with the Secretary of the Interior's Standards for a Track 1 Design Review, DS 26242 (Moon), for the removal of a wood roof and installation of a clay tile roof at the historic "L.L. Spillers Guest Cottage" located on Carpenter Street 4 southwest of 3rd Avenue, in the Single Family Residential (R-1) Zoning District, APN: 010-023-004-000

RECOMMENDATION:

Adopt a Resolution (Attachment 1) issuing a Determination of Consistency with the Interior's Standards for the Treatment of Historic Properties ("Standards") for the removal of a wood roof and installation of a clay tile roof at the historic "L.L. Spillers Guest Cottage" located on Carpenter Street 4 southwest of 3rd Avenue in the Single Family Residential (R-1) Zoning District, APN: 010-023-004-000.

BACKGROUND / SUMMARY:

EXECUTIVE SUMMARY

The applicant submitted a new Design Study application (DS 26242, Moon) for the re-roof application on June 24, 2026. The project scope as specified by the applicant is as follows:

- *Remove the existing cedar shake roof and install reclaimed flat clay roof tile, a substitute material, on the historic post-adobe cottage and non-historic detached garage.*
- *The proposed roofing material of reclaimed flat clay tile, rather than newly manufactured tile, was selected because it exhibits natural weathering, color variation, and texture.*
- *The application adds that the post-adobe Carmel Art Association building uses the same flat clay tile proposed for the L.L. Spillers Guest Cottage.*

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 proposed project is consistent with the Standards as proposed. The municipal code (CMC 17.32.150) defines "minor alterations" to include "Repair or replacement of roofing, gutters and downspouts when replacement is done in-kind to match existing materials and form." Because the proposed project is not an in-kind replacement, the project has been referred to the Board for consideration.

Background/Summary

Built in 1951, the L.L. Spillers Guest Cottage is located on Carpenter Street 4 SW of 3rd Avenue. In 2004 the Post-Adobe residence was evaluated for historical significance using the California Register of Historic Resources criteria and found eligible for listing under Criterion Three (Architecture) "as a good example of the residential design of noted Carmel architect William L. Cranston, and the building skills of Ralph Stean. It is also significant as a good example of Post-Adobe construction." The L.L. Spillers Guest Cottage is included in Carmel's Inventory of Historic Resources. The Period of Significance is the date of construction, 1951.

Architectural Evolution

Few changes were made to the cottage since its construction in 1951. These include:

- 1) BP# 95-74 (5/15/1995): Remodel bathroom and bedroom closet.
- 2) BP# 04-141 (7/13/2004): Replace shake roof with Class A shake roof.

Character-Defining Features

Based on the description provided in the 2004 evaluation, the character-defining features are as follows:

- 1) One story massing with rectilinear plan.
- 2) Low-pitched gable roof with wide, overhanging eaves and exposed rafter tails.
- 3) Brise soleil on the front elevation.
- 4) One exterior chimney and one internal chimney.
- 5) Post-Adobe construction system.
- 6) Fixed and casement multipaned wood windows.

PROJECT DESCRIPTION

The property is an 4,000-square-foot lot located at Carpenter Street 4 southwest of 3rd Avenue. The project as proposed by the applicant is as follows:

- *Remove the existing cedar shake roof and install reclaimed flat clay roof tile, a substitute material, on the historic post-adobe cottage and non-historic detached garage.*
- *The proposed roofing material of reclaimed flat clay tile, rather than newly manufactured tile, was selected because it exhibits natural weathering, color variation, and texture.*
- *The application adds that the post-adobe Carmel Art Association building uses the same flat clay tile proposed for the L.L. Spillers Guest Cottage.*

STAFF ANALYSIS

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

The Standards include ten criteria for evaluating modifications to historic resources (Attachment 3). A Phase II Evaluation of the proposed project (Attachment 4) was prepared by a City-contracted qualified professional, Margaret (Meg) Clovis, on July 10, 2026. Upon review of the project plans (Attachment 5) and having completed a site visit, Ms. Clovis found that the proposed project meets applicable Standards Two and Six. The evaluation concludes that the project, as proposed, does meet 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 the analysis of the Standards:

The Secretary of the Interior's Standards for Rehabilitation Compliance Evaluation

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

The compliance of the proposed work on the L.L. Spillers Guest Cottage 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)). The Rehabilitation Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character.

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).

The Standards that apply to the roof replacement project are Two and Six:

2. Retention of Historic Character.

6. Repair/Replacement of Deteriorated Features Based on Evidence.

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 National Park Service provides guidance in the use of substitute materials in two publications: *Evaluating Substitute Materials in Historic Buildings* (June 6, 2024) and Preservation Brief 16: *The Use of Substitute Materials on Historic Building Exteriors* (October 2023). The Standards recognize that flexibility is appropriate to facilitate “a compatible use for a property...while preserving those portions or features which convey its historical, cultural or architectural values.” (36 CFR 67.2(b)).

The L.L. Spillers Cottage was reroofed in 2004 therefore the current cedar shakes are not original to the house. The applicant proposes to use a substitute material, reclaimed tile clay, to reroof the house because it will improve the long-term durability of the roof and fire resistance in a very high fire zone. These goals align with reasons to use substitute materials, stated in the National Park publications, as follows:

- Inadequate durability of the original materials.
- Code-required performance.
- Enhanced resilience and sustainability.

The historic character of the property is described in the 2004 survey as follows, “The Spillers Guest Cottage is an excellent example of post-WWII building design in Carmel. Architect William Cranston and builder Ralph Stean represent a new generation of designers and contractors entering the Carmel building market in the mid-1940s, employing local materials (adobe) to create new building forms that respectfully reflected Carmel’s earlier building traditions.” The principal character-defining material in the L.L. Spillers Guest Cottage is the post-adobe construction used for the exterior walls. Changing the roof material will not detract from the adobe, as seen in the post-adobe Carmel Art Association’s use of the same roof material. The proposed use of reclaimed tile will not detract from the historic character of the house and is consistent with Standard two.

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 L.L. Spillers Cottage roof replacement project proposes to replace wood shingles

that date to 2004. Since the current roof materials are not original, the protocols for missing original features come into play. Preservation Brief 16 explains, “When a missing feature is to be reconstructed, the importance of matching the original material may be less important to the effect replacing the missing feature may have on the overall historic character and appearance of the building. In many cases the authenticity of the material may be secondary to the overall visual qualities”.

The proposed flat clay tile has a low-profile appearance and design that is comparable to wood shingles. As it weathers, the tile will develop natural color variation and texture, which will be compatible with the historic house. The proposed use of reclaimed tile is compatible with the historic house and consistent with Standard Six.

Conclusion

The proposed roof replacement project meets Standards Two and Six of the Secretary of the Interior’s Standards for Rehabilitation. The proposed project will not cause a substantial adverse change in the significance of the L.L. Spillers Guest Cottage.

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 or inconsistency with the Standards 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:

1. Attach 1 - Resolution
2. Attach 2 - DPR Form
3. Attach 3 - Secretary's Standards - Rehabilitation
4. Attach 4 - DS 26242 (Moon)_PhaseTwo
5. Attach 5 - DS 26242 (Moon) Project Description

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

HISTORIC RESOURCES BOARD RESOLUTION NO. 2026-00X-HRB

A RESOLUTION OF THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA FOR DESIGN STUDY APPLICATION 26242 (MOON) ISSUING A DETERMINATION OF CONSISTENCY WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES (STANDARDS) FOR THE REMOVAL OF A WOOD ROOF AND INSTALLATION OF A CLAY TILE ROOF AT THE HISTORIC "L.L. SPILLERS GUEST COTTAGE" LOCATED AT CARPENTER STREET 4 SOUTHWEST OF 3RD AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONING DISTRICT, APN 010-023-004-000.

WHEREAS, on June 24, 2026, Shirley Moon ("Applicant" and "Owner") submitted an application for the removal of a wood roof and installation of a clay tile roof at the historic "L.L. Spillers Guest Cottage" located on Carpenter Street 4 southwest of 3rd Avenue, under Design Study DS 26242 (Moon) described herein as ("Application"); and

WHEREAS, the Application has been submitted for the property located at Carpenter Street 4 southwest of 3rd Avenue in the Single-Family Residential (R-1) District (Block 41, Lot 9); and

WHEREAS, the project site contains a historic resource listed as the "L.L. Spillers Guest Cottage" on the Carmel Inventory of Historic Resources; 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, CMC Section 17.32.150 defines minor alterations to include "repair of replacement of roofing, gutters and downspouts when replacement is done in-kind to match existing materials and form"; and

WHEREAS, the applicant has not proposed an in-kind roof replacement and therefore the proposed project is not considered a minor alteration; and

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

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

WHEREAS, Margaret Clovis, a qualified professional, prepared a Phase Two Historic Assessment on July 10, 2026 and found the project consistent with all applicable Secretary's Standards for Rehabilitation; and

WHEREAS, on August 7, 2026, a notice of public hearing was published in the Carmel Pine Cone for the August 17, 2026, 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 August 7, 2026, 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 August 14, 2026, 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 August 17, 2026, the Historic Resources Board held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Board by City staff and through public testimony on the project; and

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

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

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

WHEREAS, pursuant to CEQA regulations, the Application is "not be a project" pursuant to section 15378 of the CEQA Guidelines. The issuance of a determination of consistency or inconsistency 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 issue a Determination of Consistency with the Standards for the removal of a wood roof and installation of clay tile roof at the historic "L.L. Spillers Guest Cottage" located on Carpenter Street 4 southwest of 3rd Avenue in the Single Family Residential (R-1) Zoning District, APN: 010-023-004-000.

PASSED, APPROVED, AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA this 17th day of August, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Jordan Chroman
Chair

Shelby Gorman
Historic Resources Board Secretary

PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code

ES2

Other Listings

Review Code

Reviewer

Date

Page 1 of 3

Resource Name or #: (Assigned by recorder) L.L. Spillers Guest Cottage

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)

4 SW of 3rd, W/side Carpenter (Blk 41 Lot 9)

Parcel No. 010-023-004

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

A one-story, Post-Adobe residence, rectangular in plan, resting on a concrete foundation. The exterior wall cladding is Post-Adobe. The low-pitched gable roof has wide, overhanging eaves, with exposed rafter tails. A partial-width section of the roof plane on the north side of the front (east) elevation uses exposed purlins as a brise-soleil. Two angled bays set under shed-roofs project west from either end of the residence on the rear (west) elevation. There are two chimneys present. An exterior end wall type, of adobe brick is centered in the gable end of the north side-elevation. The second, an interior type, of brick, is found near the edge of the roof plane, at the inside ell formed by the projecting bay to the south along the west (rear) elevation. The roof is covered in wood shake. Fenestration includes large fixed and casement type multi-paned wood windows. The entry, centered on the east elevation has a natural, vertically-grained flush solid core wood door. As originally designed by William Cranston in 1951, the building had the principal focal window on the east elevation to the south. However, notes on the original plans in the Carmel building files clearly state that the footprint was to be reversed, moving the focal window to the north. Other window changes on the front elevation occurred at the time of construction. There is no record of any other exterior changes to the building. There is a wooden flower box at the base of the main front window, and a brick flower box at the base of the main rear window.

3b. 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 SW at the east facing facade, 2/15/04,
#48482-3

P6. Date Constructed/Age and Sources

☐ Prehistoric ☒ Historic ☐ Both

1951 Carmel bldg. records

P7. Owner and Address

Shirley Crist
P.O. Box 1831
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: 2/16/2004

P10. Survey Type: (Describe)

Intensive-Carmel Historic resource inventory ongoing

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

ne

Attachments

☐ NONE

☒ Continuation Sheet

☐ Location Map

☒ Building, Structure, and Object Record

☐ District Record

☐ Rock Art Record

☐ Other: (List)

☐ Sketch Map

☐ Archaeological Record

☐ Linear Feature Record

☐ Artifact Record

☐ Mining Station Record

☐ Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

2 of

NRHP Status Code

Resource Name or #: (Assigned by recorder)

L.L. Spillers Guest Cottage

B1. Historic Name: L.L. Spillers Guest Cottage

B2. Common Name: "Toy House"

B3. Original Use: residence

B4. Present Use: residence

B5. Architectural Style: Post-Adobe

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

Constructed 1951 (CBP# 2205); interior remodel 1982 & 1995 (CBP# 95-74); re-roofed w/wood shake 2003 (CBP# 03-103)

B7. Moved? ☐ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features: detached one-story board-on-board wood-framed two-car garage w/hipped roof 1957 (CBP# 3135)

B9a. Architect: William L. Cranston

b. Builder: Ralph L. Stean

B10. Significance: Theme: Architectural Development

Area: Carmel by-the-Sea

Period of Significance: 1951

Property Type: single family residence

Applicable Criteria: CR 3

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

The L.L. Spillers Guest Cottage is significant under California Register criterion 3, in the area of architecture, as a good example of the residential design of noted Carmel architect William L. Cranston, and the building skills of contractor Ralph Stean. It is also significant as a good example of Post-Adobe construction, a local method of construction developed in Carmel in the late 1930s by village master-craftsman Hugh Comstock.

The Post-Adobe method of construction developed by Hugh Comstock in Carmel has historical precedents in building types from the Spanish/Mexican and early American eras, combining the masonry tradition of Southern Europe with the timber-framing methods of early American building. The adobe brick, stabilized with bituminous material for waterproofing, acted as a nogging for the horizontal and vertical timber structural supports, which were pre-routed to carry electrical and water lines. In 1948, after much experimentation Hugh Comstock published a "how-to" book on the subject, simply called *Post-Adobe*, which was widely circulated. The building method has been used by architects, contractors, and owner-builders up to the present time for hundreds of Post-Adobe residences, commercial buildings and utilitarian structures constructed in the region. The Spillers Guest Cottage is one of the few intact architect designed examples found in the Carmel.

William L. Cranston (1918-1986) was born in Manila, The Philippines, and educated in the United States, where he attended Princeton University taking a degree in architecture. Following service in WWII, Cranston came to Carmel and began designing spec. houses for local developer Frank Lloyd. In 1948 he entered into partnership with another of Lloyd's spec. designers, Thomas S. Elston. The firm of Elston & Cranston was a major contributor to the architectural development of the Carmel area from the late 1940s to 1980, when Cranston moved to Santa Rosa. Both men were modernists, whose residential work tended to reflect the Bay Area regionalist styles popular at the time.

B11. Additional Resource Attributes: (List attributes and codes) HP2 - Single Family Property

B12. References:

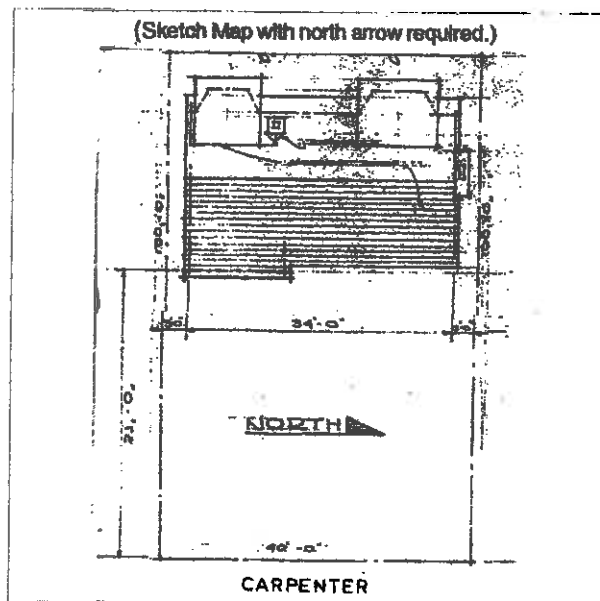
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Comstock, Hugh, *Post-Adobe* Hugh W. Comstock: Carmel, 1948
Monterey Daily Herald 6/24/86 Obit. Wm. L. Cranston
Stean, R., undated biographical notes prepared by Mr. Stean, 2004

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

B14. Evaluator: Kent L. Seavey

Date of Evaluation: 9/7/2004

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 3 of 3

Resource Name or #: (Assigned by recorder) L.L. Spillers Guest Cottage

Recorded by: Kent L. Seavey

Date 2/16/2004

☒ Continuation ☐ Update

P3. A wood-framed, board-on-board two-car garage, square in plan with a hipped, wood shake roof was placed in front of the cottage, toward the south, in 1957. That feature remains unaltered. The residence sits back from Carpenter Street behind a high wood fence in a well maintained garden setting of grassed lawn and trimmed hedges. There is a more informal garden setting to the rear (west) of the house. It is located in a wooded residential neighborhood of one and two-story homes, of varying ages and sizes, along one of Carmel's principal surface roads, Carpenter Street.

B10. Cranston once served as President of the Monterey Bay Chapter of the American Institute of Architects, and was a member of the Carmel Valley Master Plan committee. He and Elston were responsible for numerous school designs in the area, including the Carmel Middle School for which they won a Northern California AIA Merit Award in 1963. The clean lines, compact and functional arrangement of spaces in the Spillers Guest Cottage are typical of Cranston's best residential work in the Post-War era.

Ralph L. Stean (1918-) the contractor, was a native of Worcester, MA. He was educated in Detroit, Michigan, where he apprenticed with a German engineer, learning the building trade and the nature of materials. Upon completion of his studies Stean worked for his mentor for about two years, when he was asked by the large Detroit building firm, Seyborn & Schulman to head their construction department in 1937. Building early FHA housing tracts, Stean completed 600 homes in a little over three years for the firm. Active service in WWII interrupted the young builders career. In 1945 Ralph Stean came to Carmel as manager of Hugh Comstock's lumberyard. Stean became interested in adobe construction and eventually purchased Comstock's Carmel Valley adobe yard. He was a well known adobe builder throughout the Monterey Peninsula, and participated in several historic adobe restorations. Stean worked with a number of area architects and designers. His own work includes the innovative gull-winged Hofsas residence on Dolores between 3rd & 4th Aves., and several Post-Adobe houses. Ralph Stean was also active in civic affairs. He helped Dr. Kandlebinder establish the Community Hospital of the Monterey peninsula, was a founder of Monterey's Pacheco Club, and helped form both the Carmel Valley Fire Department and the Carmel Valley School.

The Spillers Guest Cottage is an excellent example of post-WWII building design in Carmel. Architect William Cranston and builder Ralph Stean represent a new generation of designers and contractors entering the Carmel building market in the mid-1940s, employing local materials (adobe) to create new building forms that respectfully reflected Carmel's earlier building traditions of; a taste for simplicity which transcends the divisions of time and architectural fashion; and through attention to detail and an emphasis on fine craftsmanship. The Spillers Cottage continues the theme of architectural development, established in the 1997 Carmel Historic Context Statement, in that it contributes to the understanding of the overall design character of the community.

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.

Phase Two Report for the L.L. Spillers Guest Cottage (APN 010-023-004), Carmel-by-the-Sea, CA. (DS26-242)

Executive Summary

Built in 1951, the L.L. Spillers Guest Cottage is located on Carpenter Street 4 SW of 3rd Avenue. In 2004 the Post-Adobe residence was evaluated for historical significance using the California Register of Historic Resources criteria and found eligible for listing under Criterion Three (Architecture) “as a good example of the residential design of noted Carmel architect William L. Cranston, and the building skills of Ralph Stean. It is also significant as a good example of Post-Adobe construction.” The L.L. Spillers Guest Cottage is included in Carmel’s Inventory of Historic Resources. The Period of Significance is the date of construction, 1951.

Architectural Evolution

Few changes made to the cottage since its construction in 1951. These include:

- 1) BP# 95-74 (5/15/1995): Remodel bathroom and bedroom closet.
- 2) BP# 04-141 (7/13/2004): Replace shake roof with Class A shake roof.

Character-Defining Features

Based on the description provided in the 2004 evaluation, the character-defining features are as follows:

- 1) One story massing with rectilinear plan.
- 2) Low-pitched gable roof with wide, overhanging eaves and exposed rafter tails.
- 3) Brise soleil on the front elevation.
- 4) One exterior chimney and one internal chimney.
- 5) Post-Adobe construction system.
- 6) Fixed and casement multipaned wood windows.

Proposed Project Description

The project application describes the proposed work as follows:

- Remove the existing cedar shake roof and install reclaimed flat clay roof tile, a substitute material, on the historic post-adobe cottage and non-historic detached garage.
- The proposed roofing material of reclaimed flat clay tile, rather than newly manufactured tile, was selected because it exhibits natural weathering, color variation, and texture.

- The application adds that the post-adobe Carmel Art Association building uses the same flat clay tile proposed for the L.L. Spillers Guest Cottage.

This Phase Two report will focus only on the roof replacement project on the cottage and not on the 1957 garage.

The Secretary of the Interior's Standards for Rehabilitation

Compliance Evaluation

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

The compliance of the proposed work on the L.L. Spillers Guest Cottage 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)). The Rehabilitation Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character.

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).

The Standards that apply to the roof replacement project are Two and Six:

2. Retention of Historic Character.
6. Repair/Replacement of Deteriorated Features Based on Evidence.

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 National Park Service provides guidance in the use of substitute materials in two publications: *Evaluating Substitute Materials in Historic Buildings* (June 6, 2024) and Preservation Brief 16: *The Use of Substitute Materials on Historic Building Exteriors* (October 2023). The Standards recognize that flexibility is appropriate to facilitate “a compatible use for a property...while preserving those portions or features which convey its historical, cultural or architectural values.” (36 CFR 67.2(b)).

The L.L. Spillers Cottage was reroofed in 2004 therefore the current cedar shakes are not original to the house. The applicant proposes to use a substitute material, reclaimed tile clay, to reroof the house because it will improve the long-term durability of the roof and fire resistance in a very high fire zone. These goals align with reasons to use substitute materials, stated in the National Park publications, as follows:

- Inadequate durability of the original materials.
- Code-required performance.
- Enhanced resilience and sustainability.

The historic character of the property is described in the 2004 survey as follows, “The Spillers Guest Cottage is an excellent example of post-WWII building design in Carmel. Architect William Cranston and builder Ralph Stean represent a new generation of designers and contractors entering the Carmel building market in the mid-1940s, employing local materials (adobe) to create new building forms that respectfully reflected Carmel’s earlier building traditions.” The principal character-defining material in the L.L. Spillers Guest Cottage is the post-adobe construction used for the exterior walls. Changing the roof material will not detract from the adobe, as seen in the post-adobe Carmel Art Association’s use of the same roof material. The proposed use of reclaimed tile will not detract from the historic character of the house and is consistent with Standard two.

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 L.L. Spillers Cottage roof replacement project proposes to replace wood shingles that date to 2004. Since the current roof materials are not original, the protocols for missing original features come into play. Preservation Brief 16 explains, “When a missing feature is to be reconstructed, the importance of matching the original material may be less important to the effect replacing the missing feature may have on the overall historic character and appearance

of the building. In many cases the authenticity of the material may be secondary to the overall visual qualities”.

The proposed flat clay tile has a low-profile appearance and design that is comparable to wood shingles. As it weathers, the tile will develop natural color variation and texture, which will be compatible with the historic house. The proposed use of reclaimed tile is compatible with the historic house and consistent with Standard Six.

Conclusion

The proposed roof replacement project meets Standards Two and Six of the Secretary of the Interior’s Standards for Rehabilitation. The proposed project will not cause a substantial adverse change in the significance of the L.L. Spillers Guest Cottage.

Respectfully Submitted,

Margaret E. Clovis

Margaret Clovis



Figure 1: Front elevation of the cottage in 1957, before garage was built.



Figure 2: Front elevation, looking west from Carpenter Street.



Figure 3: Clay tile samples.

PROJECT DESCRIPTION

Remove the existing cedar shake roof and install reclaimed flat clay roof tile on the historic post-adobe cottage and detached garage. (See attached photos.)

The proposed roofing material of reclaimed flat clay tile, rather than newly manufactured tile, has been intentionally selected as an authentic material that exhibits natural weathering, color variation, and texture. (See attached photo.)

The flat clay tile provides a low-profile appearance that is compatible with the scale and character of a modest cottage while improving long-term durability and fire resistance for a property located within a Very High Fire Hazard Severity Zone.

The historic 100 year old Carmel Art Association also has post-adobe construction and the same flat clay tile material as proposed for subject property. (See attached photos, page 2.)

No changes are proposed to the building footprint, roof form, roof pitch, height, massing, windows, doors, exterior wall materials, or architectural details. Existing copper or wood gutters and related flashing components will be retained and reused where feasible.



SUBJECT PROPERTY: POST ADOBE COTTAGE and WOOD GARAGE



RECLAIMED CLAY TILE – ACTUAL MATERIAL TO BE USED



100 YEAR OLD CARMEL ART ASSOCIATION | Dolores St, Carmel-by-the-Sea, CA.

In summary, the proposed reclaimed flat clay tile roof is historically appropriate because clay tile has long been associated with California's Spanish, Mediterranean, Monterey and adobe-influenced architectural traditions that influenced the development of Carmel-by-the-Sea.



CITY OF CARMEL-BY-THE-SEA Historic Resources Board Staff Report

August 17, 2026
PUBLIC HEARINGS

TO: Historic Resources Board Members
SUBMITTED BY: Katherine Wallace, Associate Planner
SUBJECT: **DS 26284 (White-Cox):** Consideration of a Determination of Consistency with the Secretary of the Interior's Standards for a Track 1 Design Review, DS 26284 (White-Cox), for the removal of a straight-edge wood roof and installation of a storybook-style chipped edge lay wood roof at the historic "Comstock Studio" located at the northwest corner of Santa Fe Street and 6th Avenue, in the Single Family Residential (R-1) Zoning District, APN: 010-092-007-000

RECOMMENDATION:

Adopt a Resolution (Attachment 1) issuing a Determination of Consistency with the Interior's Standards for the Treatment of Historic Properties ("Standards") the removal of a straight-edge wood roof and installation of a storybook-style chipped edge lay wood roof at the historic "Comstock Studio" located at the northwest corner of Santa Fe Street and 6th Avenue, in the Single-Family Residential (R-1) District, APN: 010-092-007-000.

BACKGROUND / SUMMARY:

EXECUTIVE SUMMARY

The applicant submitted a new Design Study application (DS 26284, White-Cox) for the re-roof application on July 31, 2026. The project scope as specified by the applicant is as follows:

- *Remove the existing wood shake roof and install cedar shingles with a chipped edge lay (Storybook Style Wavy).*
- *Remove the existing asphalt roof and replace it with a new single ply roof with a dark gravel finish.*
- *The application notes that the chipped edge lay was recently used for the reroof of the Comstock-designed Hansel and Gretel Cottages.*

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 proposed project is consistent with the Standards as proposed. The municipal code (CMC 17.32.150) defines "minor alterations" to include "Repair or replacement of roofing, gutters and downspouts when replacement is done in-kind to match existing materials and form." Because the proposed project is not an in-kind replacement, the project has been referred to the Board for consideration.

Background/Summary

The Hugh Comstock Studio is located on the northeast corner of 6th Avenue and Santa Fe Street. The studio was constructed in three phases between 1927 and 1953. A bathroom addition was constructed in 2005. Mr. Kent Seavey surveyed the property in 2002 and found it was significant under California Register Criterion Two (Person) as the workplace of master designer/builder Hugh Comstock during the productive period of his life. He also found the property significant under California Register Criterion Three (Architecture) as an excellent example of Carmel's distinctive Storybook style of residential design. The Comstock Studio was added to Carmel's Inventory of Historic Resources on May 25, 2005.

Period of Significance

The 2002 evaluation of the property recorded the period of significance as 1903-1940. These dates do not conform with the National Register's definition for period of significance which states: "Period of significance is the length of time when a property was associated with important events, activities, or persons, or attained the characteristics which qualify it for National Register listing. Period of significance usually begins with the date when significant activities or events began giving the property its historic significance; this is often the date of construction."

Guidelines for selecting periods of significance provide further direction:

- Criterion B [CR 2]: The period of significance for a property significant for Criterion B is usually the length of time the property was associated with the important person.
- Criterion C [CR 3]: For architecturally significant properties, the period of significance is the date of construction and/or the dates of any significant alterations and additions."

Based on this definition the period of significance should be 1927 (date of construction) to 1936 (date of last significant addition during Comstock's lifetime). Both the garage and bathroom additions are outside the period of significance.

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. 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.

Based on the description provided in the 2002 evaluation, the character-defining features are as follows:

- 1) One-story massing with irregular plan.
- 2) Hipped and flat roof system and shed roof dormers.
- 3) Carmel stone chimney with bubblestone spark arrester.
- 4) Fenestration and doors in 1927 studio and 1936 addition.

PROJECT DESCRIPTION

The property is an 8,000-square-foot lot located at the northwest corner of Santa Fe Street and 6th Avenue. The project as proposed by the applicant is as follows:

- *Remove the existing wood shake roof and install cedar shingles with a chipped edge lay (Storybook Style Wavy).*
- *Remove the existing asphalt roof and replace it with a new single ply roof with a dark gravel finish.*
- *The application notes that the chipped edge lay was recently used for the reroof of the Comstock-designed Hansel and Gretel Cottages.*

STAFF ANALYSIS

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

The Standards include ten criteria for evaluating modifications to historic resources (Attachment 3). A Phase II Evaluation of the proposed project (Attachment 4) was prepared by a City-contracted qualified professional, Margaret (Meg) Clovis, on August 4, 2026. Upon review of the project plans (Attachment 5) and having completed a site visit, Ms. Clovis found that the proposed project meets applicable Standards Two, Three, and Six. The evaluation concludes that the project, as proposed, does meet 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 the analysis of the Standards:

The Secretary of the Interior's Standards for Rehabilitation Compliance Evaluation

As a historical resource, the Comstock Studio is subject to review under the California Environmental Quality Act (CEQA). Generally, under CEQA, a project that follows the *Standards for Rehabilitation* contained within *The Secretary of the Interior's Standards*

for the Treatment of Historic Properties is considered to have mitigated impacts to a historical resource to a less-than-significant level (CEQA Guidelines 15064.5).

The compliance of the proposed work on the Comstock Studio 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)). The Rehabilitation Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character.

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).

The Standards that apply to the roof replacement project are Two, Three, and Six:

2. Retention of Historic Character.
3. Conjectural Features.
6. Repair/Replacement of Deteriorated Features Based on Evidence.

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.

A variety of roofing has been used on the Comstock Studio. The original 1927 studio had bubblestone roof laid in a straight course. The 1936 addition used composition roofing on the flat section and wood shake roofing laid in a straight course on the front bedroom. The bubblestone and wood shake roofing was replaced with wood shingles in 1996. The flat composition roof was replaced with tar and gravel in 2019. None of the current roofing materials are original to the house. The character-defining feature of the roof is its combination of types; hipped, flat, and two shed roof dormers. Changing the roofing materials will not affect the character of the studio since the roofing system will be retained and preserved. The proposed project 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.

The project plans describe the proposed new roof as “Storybook-style wavy.” More precisely, the proposed pattern for the new wood roof sections is a chipped edge lay, which creates an intentionally irregular appearance. Ms. Clovis writes in her Standards analysis: “Although the plans characterize this treatment as “Storybook Style,” this specific chipped-edge pattern was not historically used on Carmel’s Storybook-style cottages. The more typical roofing treatment was steamed shingles, which produced a curved profile intended to simulate thatch. As such, the proposed treatment is not a conjectural feature and is consistent with Standard Three.” While Planning staff concurs with Ms. Clovis that a “curved profile intended to simulate thatch” (e.g. “wavy” style) was the predominant local storybook roof pattern, Planning staff has identified at least one example of a chipped-edge pattern historically used on storybook-style cottages: the Comstock-designed Hansel and Gretel on Torres Street, recently re-roofed in-kind based on historic photographs.

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 Comstock Studio roof replacement project proposes to replace wood shingles and tar and gravel roofing that date to 1996 and 2019 respectively, therefore the original roofing materials can be considered missing historical features. In the case of missing historical features, the Guidelines for Roofs allow for “a new design that is compatible with the size, scale, material, and color of the historic building.” Both the proposed wood shingles and gravel roofing (which will not be visible) meet these requirements. The proposed project is consistent with Standard Six.

Conclusion

Ms. Clovis concludes that the proposed roof replacement project meets applicable Standards Two, Three, and Six of the Secretary of the Interior’s Standards for Rehabilitation, and the proposed project will not cause a substantial adverse change in the significance of the Comstock Studio.

FISCAL IMPACT:

n/a

ATTACHMENTS:

1. Attach 1 - Resolution
2. Attach 2 - DPR 523
3. Attach 3 - Secretary's Standards - Rehabilitation
4. Attach 4 - DS 26284 (White_Cox)_PhaseTwo
5. Attach 5 - WHITE-COX ROOF PLAN 8-1-26

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

HISTORIC RESOURCES BOARD RESOLUTION NO. 2026-00X-HRB

A RESOLUTION OF THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA FOR DESIGN STUDY APPLICATION 26284 (WHITE-COX) ISSUING A DETERMINATION OF CONSISTENCY WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES (STANDARDS) FOR THE REMOVAL OF A STRAIGHT-EDGE WOOD AND INSTALLATION OF A STORYBOOK-STYLE CHIPPED EDGE LAY WOOD ROOF AT THE HISTORIC "COMSTOCK STUDIO" LOCATED AT THE NORTHWEST CORNER OF SANTA FE AND 6TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONING DISTRICT, APN: 010-092-007-000

WHEREAS, on July 31, 2026, Thomas Bateman Hood, AIA ("Applicant") submitted an application on behalf of WHITE STEVEN G & COX ELIZABETH ANN TRS ("Owner") for the removal of a straight-edge wood roof and installation of a storybook-style chipped edge lay wood roof (with gravel ballast flat roof portions) at the historic "Comstock Studio" located at the northwest corner of Santa Fe Street and 6th Avenue under Design Study DS 26284 (White-Cox) described herein as ("Application"); and

WHEREAS, the Application has been submitted for the property located at the northwest corner of Santa Fe Street and 6th Avenue in the Single-Family Residential (R-1) District (Block 60, Lot 17, 19); and

WHEREAS, the project site contains a historic resource listed as the "Comstock Studio" on the Carmel Inventory of Historic Resources; 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, CMC Section 17.32.150 defines minor alterations to include "repair of replacement of roofing, gutters and downspouts when replacement is done in-kind to match existing materials and form"; and

WHEREAS, the applicant has not proposed an in-kind roof replacement and therefore the proposed project is not considered a minor alteration; and

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

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

WHEREAS, Margaret Clovis, a qualified professional, prepared a Phase Two Historic Assessment on August 14, 2026 and found the project consistent with all applicable Secretary's Standards for Rehabilitation; and

WHEREAS, on August 7, 2026, a notice of public hearing was published in the Carmel Pine Cone for the August 17, 2026, 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 August 7, 2026, 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 August 14, 2026, 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 August 17, 2026, the Historic Resources Board held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Board by City staff and through public testimony on the project; and

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

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

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

WHEREAS, pursuant to CEQA regulations, the Application is "not be a project" pursuant to section 15378 of the CEQA Guidelines. The issuance of a determination of consistency or

inconsistency 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 issue a Determination of Consistency with the Standards for the removal of a straight-edge wood roof and installation of a storybook-style chipped edge lay wood roof at the historic "Comstock Studio" located at the northwest corner of Santa Fe Street and 6th Avenue, APN: 010-092-007-000.

PASSED, APPROVED, AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA this 17th day of August, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Jordan Chroman
Chair

Shelby Gorman
Historic Resources Board Secretary

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

5S1 5D1

Other Listings

Review Code _____

Reviewer _____

Date _____

Page _____ of _____

Resource Name or #: (Assigned by recorder)

Comstock Studio

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 _____ Zip _____

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

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

NW cr. 6th and Santa Fe (Blk 60, Lot 17, 19)

Parcel No. 010-092-007

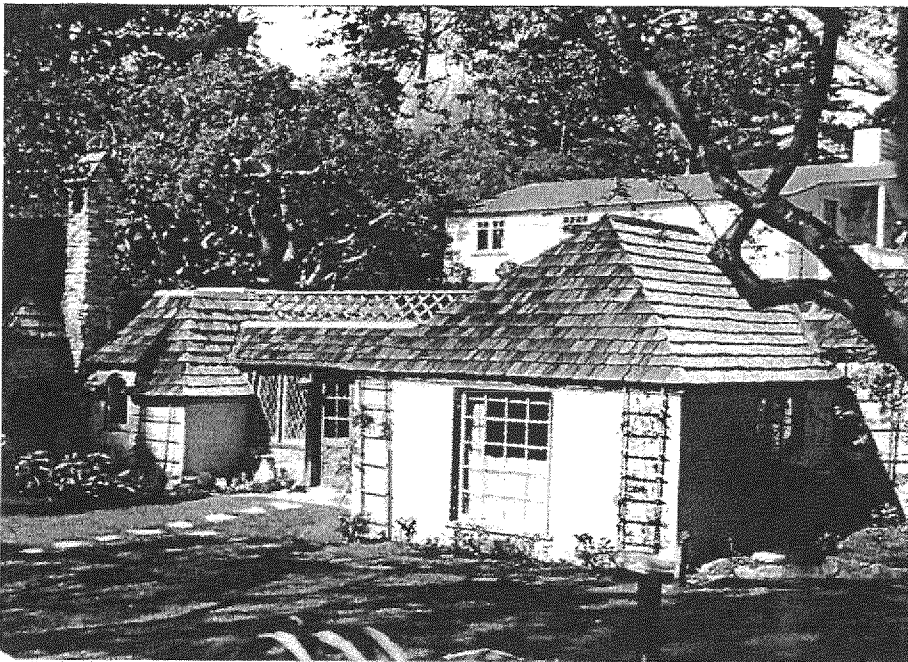
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story wood-framed Tudor Storybook style building, constructed in three stages. It is irregular in plan, resting on a concrete foundation. The exterior wall cladding is a combination of smooth cement plaster, Carmel stone and glass. The 1927 studio to the west is stuccoed, the 1936 hyphen, connecting the studio to the 1937 office on the east, is a glazed gallery, with paired, tall, diamond-pane leaded glass windows, supported on a low Carmel stone wall, flanking a pair of wood double-doors centered in the hyphen, glazed w/multi-paned square windows above, and diamond pattern wood panels below. The 1937 office is also stuccoed. An attached garage, of similar design and materials is connected to the office at the NE corner of the building, facing on to Santa Fe. The tall, steeply pitched 1927 studio roof has two south-facing shed roofed wall dormers. The dormer to the west covers a pair of diamond-paned leaded-glass wooden French doors, and the one to the east, where the roof steps down, frames a small, round-arched wood casement window, also with leaded-glass diamond-shaped panes. A tall, battered, Carmel stone exterior eave-wall chimney rests in the ell formed by the stepped portion of the studio on the south (front) elevation. A Carmel stone veneer steps down around the SE corner of the studio. The chimney is capped with a steeply pitched, gabled spark arrester. The 1936 hyphen has a long, low, steeply pitched shed roof, with open, wood latticework cresting, connecting the studio and office wings.

b. Resource Attributes: (List attributes and codes)

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

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



P5b. Description of Photo: (View, date, accession #)
(View toward _____). Photo No: 1085-.

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1927 Carmel bldg. records

P7. Owner and Address

Richard & Michelle Ruble
P.O. Box 1835
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: 4/14/2002

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001

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

Significant Building Survey of Carmel 1979

Attachments

☐ NONE

☐ Continuation Sheet

☐ District Record

☐ Rock Art Record

☐ Other: (List)

☐ Location Map

☐ Building, Structure, and Object Record

☐ Linear Feature Record

☐ Artifact Record

☐ Sketch Map

☐ Archaeological Record

☐ Milling Station Record

☐ Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

NRHP Status Code

5S1 5D1

Resource Name or #: (Assigned by recorder) *Comstock Studio*

B1. Historic Name: *Comstock Studio*

B2. Common Name:

B3. Original Use: *studio/residence*

B4. Present Use: *residence*

B5. Architectural Style: *Tudor (Storybook substyle)*

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

Constructed 1927, west wing (Cbp # 1940); add central hyphen 1936 (Cbp #107); add office, east wing 1936 (Cbp #177); remodel interior into residence 1953 w/attached garage at NE corner (Cbp #2409); reroof 1996 (Cbp #96-66)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features:

B9a. Architect: *designer/Hugh Comstock*

b. Builder: *Hugh Comstock*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *single family residence*

Applicable Criteria: *CR 2,*

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

The Comstock Studio is significant under California Register criterion 2, as the workspace for Carmel designer/master builder Hugh Comstock (1897 -1950) during the productive period of his life. It is also significant under criterion 3, as an excellent example of the Storybook style of residential architecture he introduced in the mid 1920s that has, in part, come to define the character of Carmel's residential architecture to the present. It is also a major feature of the Comstock Hill Historic District.

Hugh Comstock came to Carmel in 1924 for a visit with his sister and brother-in-law. He met and married Mayotta Brown during that visit, and remained in the village the rest of his life. Although Comstock had little building experience, the charm and individual expression of the tiny "Doll House" he created as a showcase to exhibit his wife's hand made dolls captured the imagination of many of the artistic and creative residents of the village. Between 1924 and 1929 Comstock was called upon to design and have constructed twenty or more residences in the Storybook substyle of the Tudor style, called locally "Fairy Tale" houses.

Comstock's immediate success required him to expand his workspace from his home (1925) at the NE corner of 6th & Torres, to the adjacent lot and studio. As the builder's popularity grew, so to the studio/office. Comstock signature features include the tall, narrow Carmel stone chimney, the original "bubblestone" shingles, i.e. wood shingles dipped in a cementitious liquid slurry to make them appear as slate, and give them more fire resistance, a singularly independent, one-of-a-kind design appearance within the Tudor, Storybook substyle mode. Comstock's site planning almost always set the residence at one side, or to the rear of its parcel in order to preserve the natural setting and afford other landscaping opportunities.

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
Boone, L., Janick, R. & Seavey, K., *Architecture of the Monterey Peninsula*, Monterey Peninsula Museum of Art, 1976
Hale, Sharron, *A Tribute to Yesterday*, Valley Publishers: Santa Cruz, 1980*

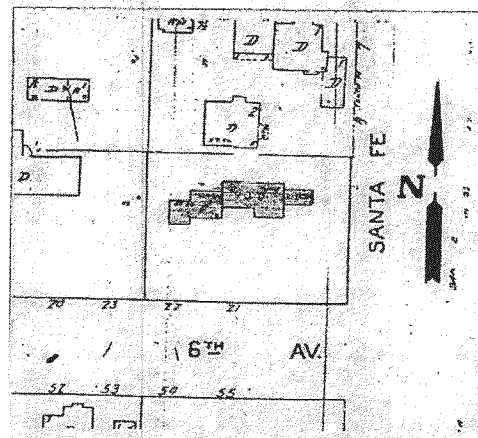
B13. Remarks: *Zoning R-1
CHCS (AD)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *4/14/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

Recorded by: Kent L. Seavey Resource Name or #: (Assigned by recorder) Comstock Studio
Date 4/14/2002 ☒ Continuation ☐ Update

P3. The 1937 office roof is also hipped, but is lower and less steep than that on the studio. The roof system was originally covered with Comstock's fire resistant "bubblestone" shingles. It was reroofed with wood shake in 1996, except for the chimney cap, which still has the "bubblestone" covering. The principal fenestration in the office wing is a large, fixed south-facing multi-paned wood window. A similar window, but of smaller dimension, is found in the east side elevation. In 1953 it was converted into the residence of Mayotta (Brown) Comstock, the widow of its designer/builder Hugh Comstock, and remained in family ownership into the 1990s. The house sits on the northern edge of two lots at the NW corner of 6th and Santa Fe, behind a vine covered grape stake fence. Its wide, well maintained grassed lawn is screened by mature oaks, pines and tall shubbery along the parcels perimeter.

B10. The Comstock Studio is a key feature of the Comstock Hill Historic District, which contains the largest concentration of early residential buildings by the noted Carmel designer/builder. Probably more than any other architect or builder, Hugh Comstock defined the architectural character of Carmel, with his "Fairy Tale" (Storybook) houses and commercial buildings constructed between 1924 and 1929. To a considerable degree they have set the architectural tone for Carmel since that time. The Comstock Studio as a component of the Comstock Hill Historic District, and a reflection of the many design contributions made to Carmel by Hugh Comstock, is consistent with the findings of the 1997 Carmel Historic Context Statement under the theme of architectural development.

B12.
Mathewson, Joanne, *The Fairy Tale Houses of Carmel*, Tuck Box: Carmel 1977
Sanborn fire insurance maps of Carmel, 1930, 1930-1962

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.

August 4, 2026

Phase Two Report for the Comstock Studio (APN 010-092-007), Carmel-by-the-Sea, CA. (DS26-284)

Executive Summary

The Hugh Comstock Studio is located on the northeast corner of 6th Avenue and Santa Fe Street. The studio was constructed in three phases between 1927 and 1953. A bathroom addition was constructed in 2005. Mr. Kent Seavey surveyed the property in 2002 and found it was significant under California Register Criterion Two (Person) as the workplace of master designer/builder Hugh Comstock during the productive period of his life. He also found the property significant under California Register Criterion Three (Architecture) as an excellent example of Carmel's distinctive Storybook style of residential design. The Comstock Studio was added to Carmel's Inventory of Historic Resources on May 25, 2005.

Architectural Evolution of the Comstock Studio Roof

The Comstock Studio was built in 1927 and enlarged in 1936. In 1953 Mayotta Comstock remodeled the studio into her home and added a garage. A 92 sq. ft. bathroom was added in 2005. As the building evolved so did the roof. The 1927 roof is a steeply pitched hipped roof with two south facing shed roof dormers. This section of roof was originally covered with bubblestone, a product developed by Hugh Comstock that was designed to be both fire resistant and to imitate slate. The process involved dipping wood shingles into a slurry of liquid cement. The bubblestone was removed in 1996 (BP# 96-95) and replaced with wood shingles. The chimney cap still has its bubblestone covering (see Figure 4).

In 1936 the studio was enlarged (see Figure 1). The new studio was connected to the 1927 section with a flat roofed ell that included a glazed entry gallery, kitchen, second bedroom and bath arranged along the north elevation. The flat roof is masked by a fringe of shingles and a lattice screen. The flat roof was originally covered with composition roofing but was reroofed with tar and gravel in 2019 (BP# 190233). Skylights were installed in this section of the roof in 2014 (DS14-45).

The front bedroom (which faces south and was part of the 1936 project) has a hipped roof. The hipped roof was originally covered with wood shingles and reroofed as part of the 1996 project.

Mayotta Comstock's remodel of the studio included an addition of a garage which faces Santa Fe Street. It was built with a hipped roof as was the 2005 bathroom addition on the south

elevation. Both were originally covered with wood shingles, and the garage was reroofed as part of the 1996 project (see Figure 3).

Work is currently underway for a major remodel of the Comstock Studio and the addition of a guest house. A Phase Two report for this project was completed in September 2021. The proposed project included the following:

- Construct a 247 sq. ft. one-story addition to the northeast corner of the property.
- Construct a detached 267 square foot guest house at the southeast corner of the property.
- Construct a dry set stone terrace with stone retaining wall and fireplace at the northeast corner of the front yard, adjacent to the proposed addition.
- Construct a stone veneer landscape wall with redwood fence and gates.
- Replace Santa Fe Street driveway with semipervious pavers.
- Reduce the 6th Street resident parking area and relocate the redwood fence and gate.
- Install a green roof on the flat roof behind the lattice screen (a single ply roof with a dark gravel finish is now being proposed for this roof area).
- Construct a chimney on the south elevation.



Figure 1: View of Comstock Studio, August 2026.



Figure 2: View of new guest house.



Figure 3: View of garage roof.

Period of Significance

The 2002 evaluation of the property recorded the period of significance as 1903-1940. These dates do not conform with the National Register's definition for period of significance¹ which states:

"Period of significance is the length of time when a property was associated with important events, activities, or persons, or attained the characteristics which qualify it for National Register listing. Period of significance usually begins with the date when significant activities or events began giving the property its historic significance; this is often the date of construction."

Guidelines for selecting periods of significance provide further direction:

- Criterion B [CR 2]: The period of significance for a property significant for Criterion B is usually the length of time the property was associated with the important person.
- Criterion C [CR 3]: For architecturally significant properties, the period of significance is the date of construction and/or the dates of any significant alterations and additions."

Based on this definition the period of significance should be 1927 (date of construction) to 1936 (date of last significant addition during Comstock's lifetime). Both the garage and bathroom additions are outside the period of significance.

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. 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.

Based on the description provided in the 2002 evaluation, the character-defining features are as follows:

- 1) One-story massing with irregular plan.
- 2) Hipped and flat roof system and shed roof dormers.
- 3) Carmel stone chimney with bubblestone spark arrester.
- 4) Fenestration and doors in 1927 studio and 1936 addition.

¹ National Register Bulletin 16A. *How to Complete the National Register Form*. National Park Service, 1997.

- 5) Stucco and Carmel stone exterior walls.
- 6) Lattice screen on gallery.
- 7) Carved French entry doors.
- 8) Informal gardens and hardscape features.
- 9) Siting along the north edge of the parcel.



Figure 4: Bubblestone spark arrester.

Proposed Project Description

The project plans describe the proposed work as follows:

- Remove the existing wood shake roof and install cedar shingles with a chipped edge lay (Storybook Style Wavy).
- Remove the existing asphalt roof and replace it with a new single ply roof with a dark gravel finish.
- The application notes that the chipped edge lay was recently used for the reroof of the Comstock-designed Hansel and Gretel Cottages.

The Secretary of the Interior's Standards for Rehabilitation

Compliance Evaluation

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

The compliance of the proposed work on the Comstock Studio 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)). The Rehabilitation Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character.

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).

The Standards that apply to the roof replacement project are Two and Six:

2. Retention of Historic Character.
3. Conjectural Features.
6. Repair/Replacement of Deteriorated Features Based on Evidence.

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.

A variety of roofing has been used on the Comstock Studio. The original 1927 studio had bubblestone roof laid in a straight course. The 1936 addition used composition roofing on the flat section and wood shake roofing laid in a straight course on the front bedroom. The bubblestone and wood shake roofing was replaced with wood shingles in 1996. The flat

composition roof was replaced with tar and gravel in 2019. None of the current roofing materials are original to the house.

The character-defining feature of the roof is its combination of types; hipped, flat, and two shed roof dormers. Changing the roofing materials will not affect the character of the studio since the roofing system will be retained and preserved. The proposed project 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.

The project plans describe the proposed new roof as “Storybook-style wavy.” More precisely, the proposed pattern for the new wood roof sections is a chipped edge lay, which creates an intentionally irregular appearance. Although the plans characterize this treatment as “Storybook Style,” this specific chipped-edge pattern of shingles, which is distinctively angular with a variety of shapes and sizes, was not historically used on Carmel’s Storybook-style cottages. A more typical roofing treatment was steamed shingles which produced a curved profile intended to simulate thatch. Another variation was wavy shingles laid in a regular course. As such, the proposed treatment is not a conjectural feature and is consistent with Standard Three.



Figure 5: Sample of proposed roof shingles used on *Hansel*.

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 Comstock Studio roof replacement project proposes to replace wood shingles and tar and gravel roofing that date to 1996 and 2019 respectively, therefore the original roofing materials can be considered missing historical features. In the case of missing historical features, the Guidelines for Roofs allows for “a new design that is compatible with the size, scale, material, and color of the historic building.” Both the proposed wood shingles and gravel roofing meet these requirements. The proposed project is consistent with Standard Six.



Figure 6: Original bubblestone roofing on the Comstock Studio.
Courtesy of Roberta Voris, n.d.

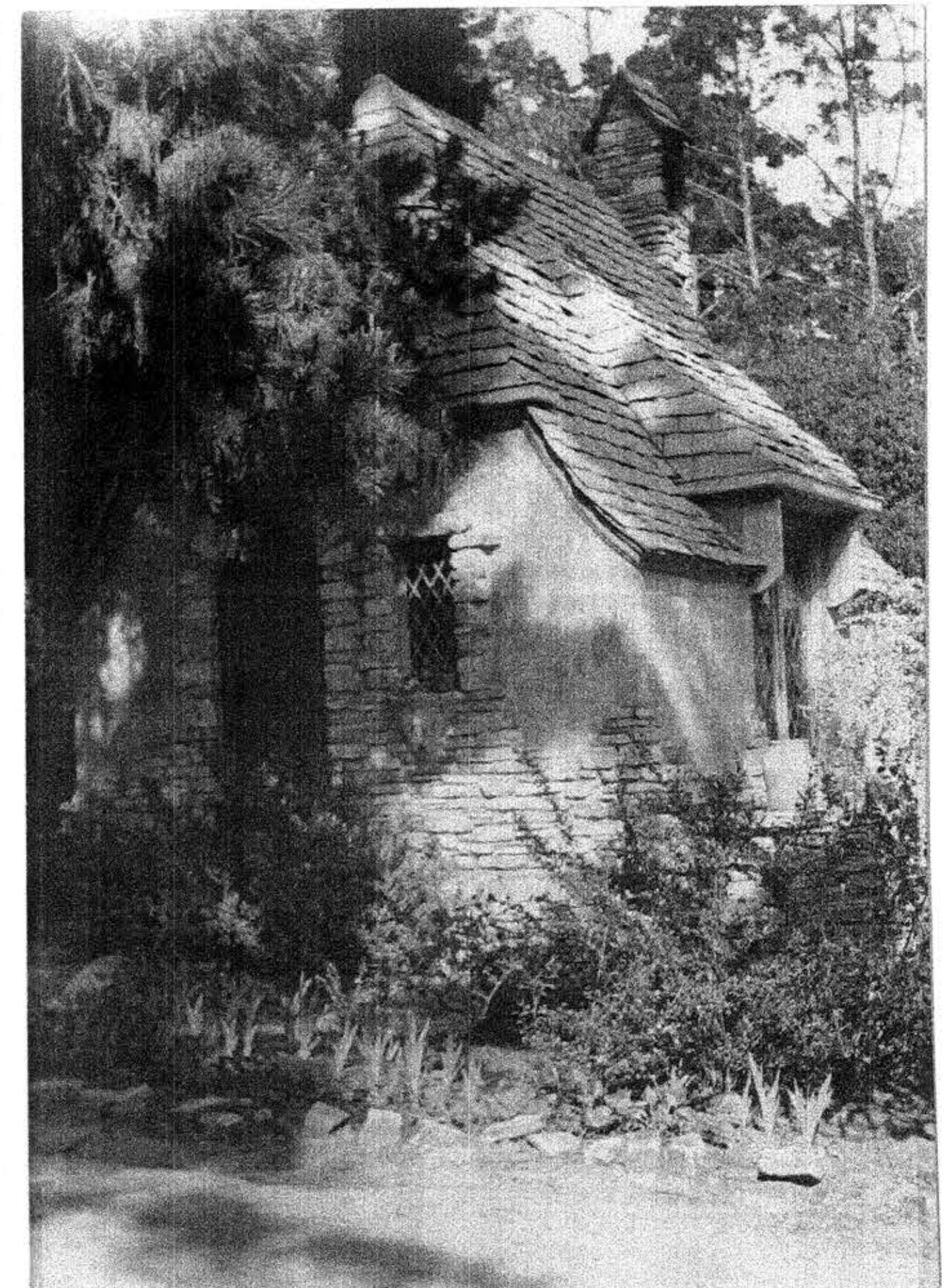
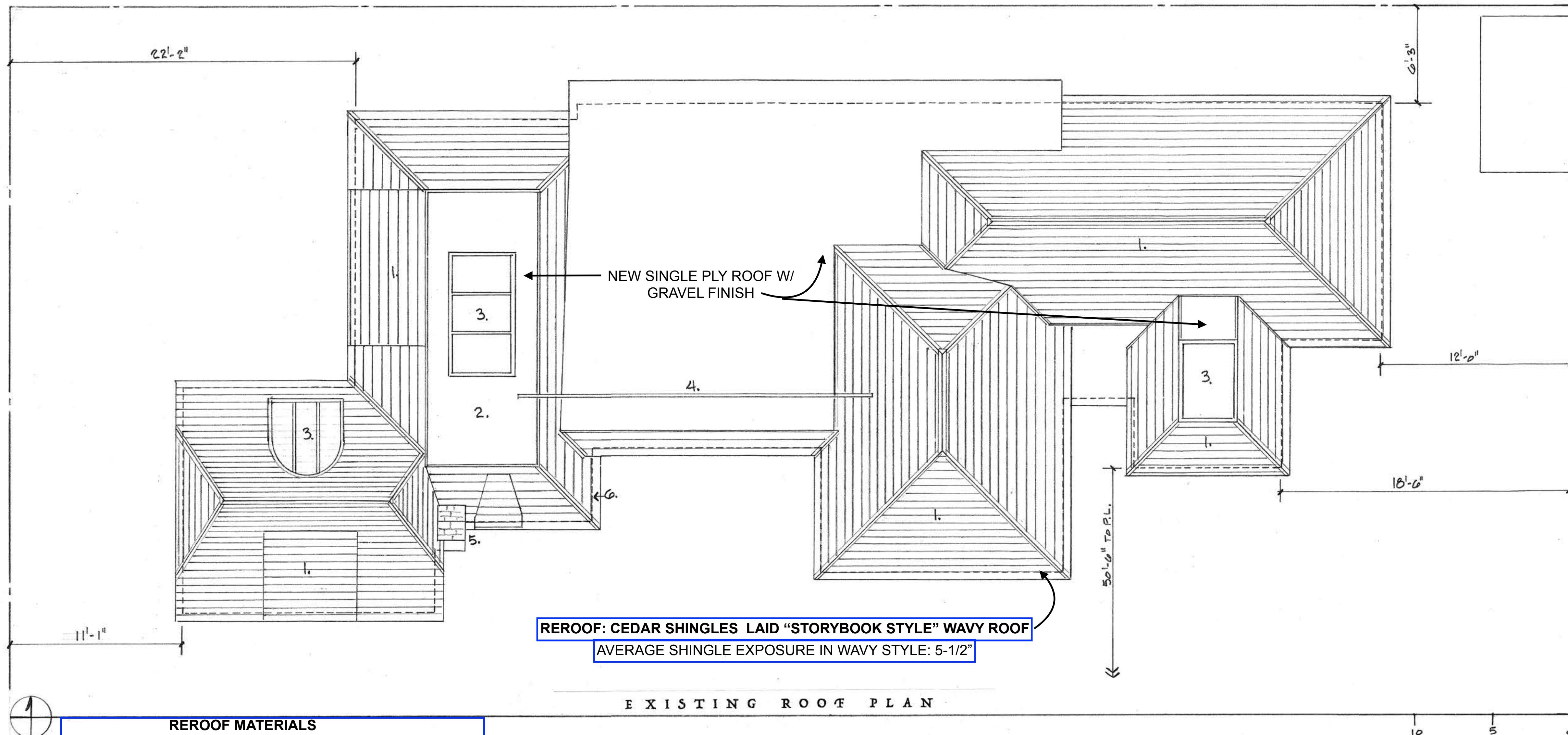
Conclusion

The proposed roof replacement project meets Standards Two, Three, and Six of the Secretary of the Interior's Standards for Rehabilitation. The proposed project will not cause a substantial adverse change in the significance of the Comstock Studio.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Margaret E. Clovis". The ink is dark and the signature is fluid.

Margaret Clovis



STUDIO FROM SOUTHWEST. DATE UNKNOWN

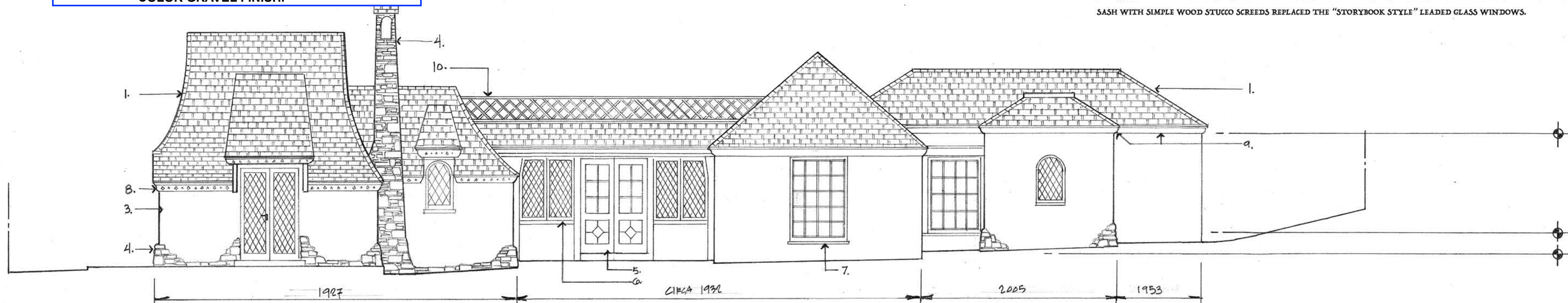
WHITE COX RESIDENCE
NW CORNER 6TH & SANTA FE
APN 010-092-005

1. 8-1-2026 REROOF

THE EXTERIOR EXPRESSION OF THE BUILDING BEGAN WITH COMSTOCK'S FANCIFUL INTERPRETATION OF NORTHERN EUROPEAN RUSTIC VERNACULAR DOMESTICITY THAT QUICKLY BECAME HIS SIGNATURE STYLE IN CARMEL. LATER ADDITIONS MOVED IN A MORE FORMAL DIRECTION OF SIMPLE RECTANGULAR MASSING. THE PICTURESQUE ARRANGEMENT REMAINED. ABSENT WAS THE PLAYFUL STONE WALL "REMNANTS" AND THE EXAGGERATED SCALE OF STEEP, SWOOPING ROOFLINES, DWARFLIKE OPENINGS AND PERILOUSLY SKINNY STONE CHIMNEYS. STEEL CASEMENT SASH WITH SIMPLE WOOD STUCCO SCREEDS REPLACED THE "STORYBOOK STYLE" LEADED GLASS WINDOWS.

- REROOF MATERIALS**
1. UNDERLAYMENT: INSPECT FOR DAMAGE. INSTALL 1/2" PLYWOOD OVER ORIGINAL SPACED SHEATHING IF NONE EXISTS. STRAP OVER RIDGE LINES W/ ST36 STRAPS
 2. INSPECT / REPLACE FLASHINGS AS NEEDED.
 3. SLOPED ROOFS: WESTERN RED CEDAR SHINGLES
 4. FLAT ROOFS: SINGLE PLY MEMBRANE W/ DARK COLOR GRAVEL FINISH.

- EXISTING ROOF MATERIALS**
- | | |
|--------------------|--------------------------|
| 1. WOOD SHAKE ROOF | 4. LATTICE SCREEN |
| 2. ASPHALT ROOF | 5. STONE MASONRY CHIMNEY |
| 3. SKYLIGHT | 6. WALL LINE BELOW ROOF |



EXISTING SOUTH ELEVATION

1. REROOF EXISTING SHAKE ROOF WITH SAME MATERIAL: WESTERN RED CEDAR

EXISTING ROOF PLAN & SOUTH ELEVATION

for the

WHITE/COX RESIDENCE

NW CORNER 6TH & SANTA FE

APN: 010-092-007

JUNE 1, 2021

LEGEND

- | | |
|----------------------------------|---------------------------------------|
| 1. WOOD SHAKE ROOF | 6. LEADED GLASS WINDOWS |
| 2. FLAT ASPHALT ROOF | 7. WOOD WINDOWS W/ TRUE DIVIDED LITES |
| 3. PAINTED STUCCO | 8. HAND CARVED ROOF MOULDING |
| 4. CARMEL STONE CHIMNEY & VENEER | 9. PAINTED CROWN MOULDING |
| 5. PAINTED WOOD DOORS | 10. PAINTED WOOD LATTICE SCREEN |

THOMAS BATEMAN HOOD ARCHITECTURE

25805 CAROL PLACE CARMEL, CA 93923

THOMASBATEMANHOOD.COM 831-652-0012

A1.1



Storybook wavy shingles, 5-2/2" avg. exposure

Thomas Hood <thomasb.hood@gmail.com> Mon, Aug 3, 2026 at 6:37 AM
To: Katherine Wallace <kwallace@ci.carmel.ca.us>
Cc: Steve White <steven.g.white@icloud.com>, Brian Congleton <brian@congletonarchitect.com>, Julia Correia <julia@t-hood.com>, Vincenzo Dorio <Drycreek5@yahoo.com>

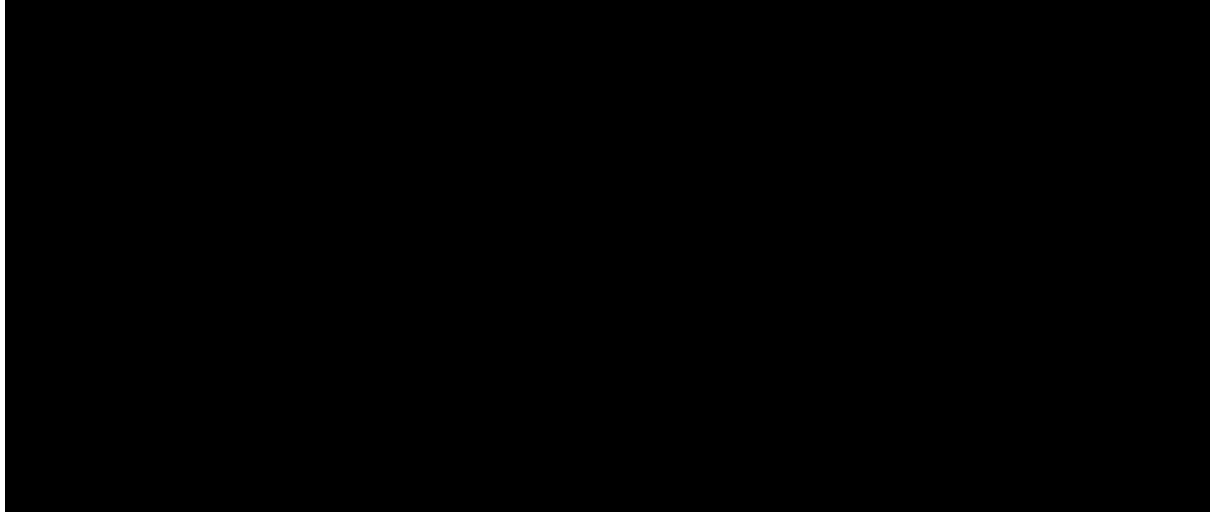
External Sender - From: (Thomas Hood <thomasb.hood@gmail.com>)
This message came from outside your organization.

Katherine,
I'm remote and having difficulty forwarding the roof plan and text. Here is a photo of the wavy shingle style appropriate for White-Cox reroof.
Photo is of another Comstock with the shingle style and exposure recommended.

Please confirm receipt of this email.
Other documents will arrive this morning.

Sincerely,
Thomas





This is the roof we want. Vince.

Sent from Yahoo Mail for

| > <WHITE-COX REROOF APPLICATION.pdf>
| > <WHITE-COX ROOF PLAN 8-1-26.pdf>





CITY OF CARMEL-BY-THE-SEA Historic Resources Board Staff Report

**August 17, 2026
PUBLIC HEARINGS**

TO: Historic Resources Board Members
SUBMITTED BY: Katherine Wallace, Associate Planner
SUBJECT: **DS 26263 (McCarthy):** Consideration of a Determination of Consistency with the Secretary of the Interior's Standards for a Track 1 Design Review, DS 26263 (McCarthy), for the removal of a wood roof and installation of a simulated Cedur roof at the historic "Murphy Barn/Powers Studio" located at San Antonio Avenue 3 southwest of 2nd Avenue, in the Single Family Residential (R-1) Zoning District, APN: 010-321-045-000

RECOMMENDATION:

Adopt a Resolution (Attachment 1) issuing a Determination of Consistency with the Interior's Standards for the Treatment of Historic Properties ("Standards") for the removal of a wood roof and installation of a simulated CEDUR roof at the historic "Murphy Barn/Powers Studio" located at San Antonio Avenue 3 southwest of 2nd Avenue in the Single-Family Residential (R-1) Zoning District, APN: 010-321-045-000.

BACKGROUND / SUMMARY:

EXECUTIVE SUMMARY

The applicant submitted a new Design Study application DS 26263 (McCarthy Family Trust) for the re-roof application on July 14, 2026. The project scope as specified by the applicant is as follows:

- *Remove the existing wood shake roof and install fire rated simulated CEDUR shakes.*

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 proposed project is consistent with the Standards as proposed. The municipal code (CMC 17.32.150) defines "minor alterations" to include "Repair or replacement of roofing, gutters and downspouts when replacement is done in-kind to match existing materials and form." Because the proposed project is not an

in-kind replacement, the project has been referred to the Board for consideration.

Background/Summary

The Murphy Barn/Powers Studio, now a residence, is located on the northwest end of North San Antonio Street. The residence was constructed in three phases between c.1846 and 1996. The property has long been recognized as one of Carmel's earliest historic resources. The City Council designated the house as a historic resource in 1994, and it was placed under a historic preservation easement in 1996. Mr. Kent Seavey surveyed the property in 2002 and found it was significant under California Register Criterion One (Event) "as the oldest American period farm building remaining in Carmel." He also found it significant under California Register Criterion Two (Person) for its association with the John Martin family who were early dairy farmers in Carmel. The property is also significant for its association with later owners, Frank and Jane Powers. Frank was one of the founders of Carmel and Jane was one of the first fine artists in the Village. Mr. Seavey also suggested that the house "may be significant for the contributions of Carmel master-builder Hugh Comstock, as an excellent example of the Post-Adobe method of construction he developed in Carmel in the 1940s." The Murphy Barn/Powers Studio was added to Carmel's Inventory of Historic Resources on May 25, 2005.

Architectural Evolution of the Murphy Barn/Powers Studio

The Murphy Barn/Powers Studio evolved over four phases of remodeling projects. There are no reroof permits in the building file, however based on the 1949 and 1996 plans, there have been substantial changes to the barn/studio roof. The current wood shakes likely date to 1996.

c. 1846: Matthew M. Murphy builds a log barn on his property, which was part of the dairy farm which he operated until 1871. According to the Seavey report, some of the exposed purlins and rafter tails from the 1846 structure are still visible.

1904: Jane Gallatin Powers remodels the barn into her art studio, which included a shed addition of hand-split horizontal planks. This was the first art studio in Carmel. A 1906 *San Francisco Call* article describes the studio as, "The studio is in a barn of rough-hewn pine logs which has been built and rebuilt and still made to preserve its original appearance." Jane Powers used the studio until 1912 when she divorced her husband, burned all her paintings, and moved to Italy.

1949: Hugh Comstock builds the post adobe addition on the west elevation for Dr. and Mrs. Chapman. Plans note that the roof was covered with heavy redwood shakes.

1996: A major remodel with two additions was started in 1996. This remodel included reroofing the barn and Comstock addition with wood shakes that matched the new construction. Plans note that earlier additions and remodeling projects removed sections of the original barn timbers to accommodate windows, fireplaces, and doors, and that the roof slope did not appear original.

Period of Significance

The 2002 evaluation of the property recorded the period of significance as 1846-1940. These dates do not conform with the National Register's definition for period of significance which states: "Period of significance is the length of time when a property was associated with important events, activities, or persons, or attained the characteristics which qualify it for National Register listing. Period of significance usually begins with the date when significant activities or events began giving the property its historic significance; this is often the date of construction."

Guidelines for selecting periods of significance provide further direction:

- Criterion A [CR 1]: For a site associated with historic trends, the period of significance is the span of time when the property actively contributed to the trend.
- Criterion B [CR 2]: The period of significance for a property significant for Criterion B is usually the length of time the property was associated with the important person.
- Criterion C [CR 3]: For architecturally significant properties, the period of significance is the date of construction and/or the dates of any significant alterations and additions."

Based on this definition the period of significance should be 1846 (date of Murphy occupancy) to 1912 (date that Jane Powers stopped using the studio). If the house is significant for its post adobe addition, then the period of significance would be 1846-1949.

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. 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.

Based on the description provided in the 2002 evaluation, two character-defining features associated with the Murphy/Powers/Comstock roof are listed:

- 1) Low-pitched gable roof forms
- 2) Exposed purlins and rafter tails in earliest sections of the roof.

PROJECT DESCRIPTION

The property is a 16,700-square-foot lot located on north San Antonio Street. The project as proposed by the applicant is as follows:

The project plans describe the proposed work as follows:

- *Remove the existing wood shake roof and install fire rated simulated cedar shakes.*

Note: This product was recently used to reroof two National Register adobes in Salinas and Monterey; the Boronda Adobe and the House of Four Winds.

STAFF ANALYSIS

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

The Standards include ten criteria for evaluating modifications to historic resources (Attachment 3). A Phase II Evaluation of the proposed project (Attachment 4) was prepared by a City-contracted qualified professional, Margaret (Meg) Clovis, on August 6, 2026. Upon review of the project plans (Attachment 5) and having completed a site visit, Ms. Clovis found that the proposed project meets applicable Standards Two and Six. The evaluation concludes that the project, as proposed, does meet 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 the analysis of the Standards:

The Secretary of the Interior's Standards for Rehabilitation Compliance Evaluation

As a historical resource, the Murphy Barn/Powers Studio is subject to review under the California Environmental Quality Act (CEQA). Generally, under CEQA, a project that follows the *Standards for Rehabilitation* contained within *The Secretary of the Interior's Standards for the Treatment of Historic Properties* is considered to have mitigated impacts to a historical resource to a less-than-significant level (CEQA Guidelines 15064.5). The compliance of the proposed work on the Murphy Barn/Powers Studio 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)). The Rehabilitation Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character.

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).

The Standards that apply to the roof replacement project are Two and Six:
2. Retention of Historic Character.
6. Repair/Replacement of Deteriorated Features Based on Evidence.

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 roof that will be replaced dates to 1996 and is not considered a distinctive feature. Its removal will not affect the historic character of the Murphy Barn/Powers Studio. The proposed project is consistent with Standard two.

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 wood shake roof that was installed in 1996 has reached the end of its life span and is not considered a distinctive feature. The new roofing material is not wood but will provide a higher level of fire protection, which in turn will protect the historic barn, studio, and Comstock addition. The new material will be compatible with the overall historic aesthetic of the Murphy Barn/Powers Studio, including design, color, and texture. The proposed project is consistent with Standard Six.

Additional staff note: while not referenced in Ms. Clovis' report, the [CEDUR product](#) has been previously approved in Carmel-by-the-Sea on non-historic properties. Examples include but are not limited to: Carmelo 3 NE of 13th, Carmelo 4 SW of 4th, NEC Monte Verde and Santa Lucia, Lincoln 2 NE Santa Lucia, SWC San Antonio and 10th, Guadalupe 2 NW of 3rd, Guadalupe 5 SE 7th, Carmelo 4 SW of 7th, Torres 9 SW of 10th, and 2989 Lasuen Drive. Staff will have a physical sample of the product available during the HRB meeting.

Conclusion

The proposed roof replacement project meets Standards Two and Six of the Secretary of the Interior's Standards for Rehabilitation. The proposed project will not cause a substantial adverse change in the significance of the Murphy Barn/Powers Studio.

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 or inconsistency with the Standards 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:

1. Attach 1 - Resolution
2. Attach 2 - DPR
3. Attach 3 - Secretary's Standards - Rehabilitation
4. Attach 4 - DS26-263 (McCarthy Family)_PhaseTwo
5. Attach 5 - Project Description

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

HISTORIC RESOURCES BOARD RESOLUTION NO. 2026-00X-HRB

A RESOLUTION OF THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA FOR DESIGN STUDY APPLICATION 26263 (MCCARTHY FAMILY TRUST) ISSUING A DETERMINATION OF CONSISTENCY WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES (STANDARDS) FOR THE REMOVAL OF A WOOD ROOF AND INSTALLATION OF A SIMULATED CEDUR ROOF AT THE HISTORIC "MURPHY BARN/POWERS STUDIO" LOCATED AT SAN ANTONIO AVENUE 3 SOUTHWEST OF 2ND AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONING DISTRICT, APN 010-321-045-000.

WHEREAS, on July 14, 2026, Kelly Moriarty ("Applicant") submitted an application on behalf of MC CARTHY TIMOTHY F & MC CARTHY KIRSTEN H TRS ("Owner") for the removal of a wood roof and installation of a simulated CEDUR roof at the historic "Murphy Barn/Powers Studio" located at San Antonio Avenue 3 southwest of 2nd Avenue under Design Study DS 26263 (McCarthy Family Trust) described herein as ("Application"); and

WHEREAS, the Application has been submitted for the property located at San Antonio Avenue 3 southwest of 2nd Avenue in the Single-Family Residential (R-1) District (Block 41, Lot 9); and

WHEREAS, the project site contains a historic resource listed as the "Murphy Barn/Powers Studio" on the Carmel Inventory of Historic Resources; 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, CMC Section 17.32.150 defines minor alterations to include "repair of replacement of roofing, gutters and downspouts when replacement is done in-kind to match existing materials and form"; and

WHEREAS, the applicant has not proposed an in-kind roof replacement and therefore the proposed project is not considered a minor alteration; and

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

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

WHEREAS, Margaret Clovis, a qualified professional, prepared a Phase Two Historic Assessment on August 6, 2026 and found the project consistent with all applicable Secretary's Standards for Rehabilitation; and

WHEREAS, on August 7, 2026, a notice of public hearing was published in the Carmel Pine Cone for the August 17, 2026, 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 August 7, 2026, 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 August 14, 2026, 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 August 17, 2026, the Historic Resources Board held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Board by City staff and through public testimony on the project; and

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

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

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

WHEREAS, pursuant to CEQA regulations, the Application is "not be a project" pursuant to section 15378 of the CEQA Guidelines. The issuance of a determination of consistency or

inconsistency 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 issue a Determination of Consistency with the Standards for the removal of a wood roof and installation of a simulated CEDUR roof at the historic "Murphy Barn/Powers Studio" located at San Antonio Avenue 3 southwest of 2nd Avenue in the Single-Family Residential (R-1) Zoning District, APN: 010-321-045-000.

PASSED, APPROVED, AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA this 17th day of August, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Jordan Chroman
Chair

Shelby Gorman
Historic Resources Board Secretary

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

5S1

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) *Murphy Barn/Powers Studio*

P1. Other Identifier: _____

P2. Location: ☐ Not for Publication ☒ Unrestricted a. County *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

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

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

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

NW end of N. San Antonio (Blk SD, Lot 3, p.A)

Parcel No. *010-321-045*

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

A one story log, timber-frame and Post Adobe residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a combination of squared, hand-hewn logs, timber-frame construction and Post Adobe, representing four periods of construction. The log barn portion from the 1840-1850 period, The timber-frame w/ hand-split horizontal planks from the 1904-1920 era, and two periods of Post Adobe additions, 1949, and 1996. The low-pitched gable roof forms were augmented with some shed roofed features in the 1996 expansion toward the west. The roof covering is wood shake. The earliest portion of the roof system exhibits exposed purlins and rafter-tails. There are three adobe interior chimneys. One, constructed in 1949 is centered in the sun porch expansion of that date, midway along the west wall of the 1904-1920 residence. The second & third are paired in the north side of the SW bay addition of 1996. Also of adobe, they take the profile of the 1949 chimney, for design continuity. Fenestration is irregular w/ a combination of single, paired and banded wood & steel, fixed & casement type windows, representing at least three distinct periods of development. The house sits on the west edge of N. San Antonio, behind a screen of high shrubbery. basket-weave brick patios are present around the perimeter of the hse., and the grounds fall off through a eucalyptus grove to sand dunes toward the west.

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

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

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



P5b. Description of Photo: (View, date, accession #)
*Looking NW at the SE end of the Powers Studio,
9/17/01, #9499-14A*

P6. Date Constructed/Age and Sources

☐ Prehistoric ☒ Historic ☐ Both

c. *1846, Kirstie Wilde Study, 1993*

P7. Owner and Address

*Kirsten H. McCarthy Trust
224 W. Santa Inez Ave.
Hillsborough, CA 94010*

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

*Kent L. Seavey
Preservation Consultant
310 Lighthouse Ave.
Pacific Grove, CA 93950*

P9. Date Recorded: *7/2/2002*

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001

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

Carmel-by-the-Sea Survey 1989-1996

Attachments

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) *Murphy Barn/Powers Studio*

B1. Historic Name: *Murphy Barn/ Powers Studio*

B2. Common Name:

B3. Original Use: *barn*

B4. Present Use: *residence*

B5. Architectural Style: *hand-squared log structure/ timber-framing/Post Adobe*

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

Constructed ca. 1846; remodeled to artists studio 1904; sunporch add. 1948 (Cbp#1753); foundation work 1996 (Cbp# 96-60); remodel & add. 1996 (Cbp# 96-107)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features: *detached garage SW of main hse. 1948 (Cbp# 2814);*

B9a. Architect: *Matthew Murphy (1846); Hugh Comstock(1949)* b. Builder: *Matthew Murphy (1846); Hugh Comstock (1949)*

B10. Significance: Theme: *Economic Development/Devel. Arts & Culture* Area: *Carmel by-the-Sea*

Period of Significance: *1846-1940* Property Type: *single family residence*

Applicable Criteria: *CR 1,2*

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

The Murphy-Powers Barn/Studio is significant under California Register criteria 1 as the oldest American period farm building remaining in Carmel. It is also significant as the oldest remaining artists studio in Carmel. It is significant under criteria 2 for its association John Martin family, owner/builders & early farmers in Carmel, It is also significant for later owners Frank and Jane Powers. Frank was one of the founders of Carmel by-the-Sea, and Jane one of the village's first fine artists. It may be significant for the contributions of Carmel master-builder Hugh Comstock, as an excellent example of the Post Adobe method of construction he developed in Carmel in the 1940s.

The Murphy Barn/Powers Studio was originally part of the Murphy homestead and was constructed ca.1846 by Matthew M. Murphy, a sea captain from Boston and uncle of John Monroe Murphy who, with his wife Ann, ran a dairy from the location between 1867 & 1871. After John's death in 1884, Ann stayed on until 1901, when she leased the place to a sand-mining operation. San Francisco Attorney Frank Powers, co-founder with Fanklin Devendorf of Carmel-by-the-Sea, purchased the 9.2 acre site from The Carlton Land Co., successor to the San Francisco and Pacific Glass Works in 1904. When Powers bought the property it contained a ranch house, the barn, stables and a wagon shed. Jane Gallatin Powers, his wife, was an accomplished European trained artist with an interest in preservation. She converted the barn into the first artists studio in Carmel. Jane Powers extolled the virtues of Carmel as subject matter to her many artist colleagues and friends in San Francisco, as well as encouraging local interest in the arts and culture. She became a founding member of the Carmel Arts & Crafts Club in 1905, and was its first vice president. She was a strong influence in the promotion of Carmel as a colony for artists, and helped establish the sense of individualism & creativity associated with the village.

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*

*Logan, John, "The Carmel Area in 1876", unpublished paper, n/d
Wilde, Kirstie, "History of Murphy-Powers-Comstock Barn/Studio",
1993*

B13. Remarks: *Zoning R-1*

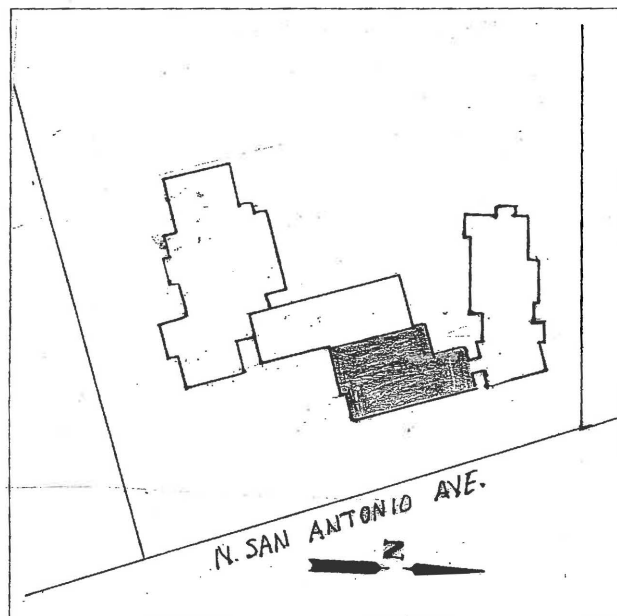
CHCS (ED/AC)

Designated historic resource

B14. Evaluator: *Kent Seavey*

Date of Evaluation: *7/1/2002*

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 3 of 3

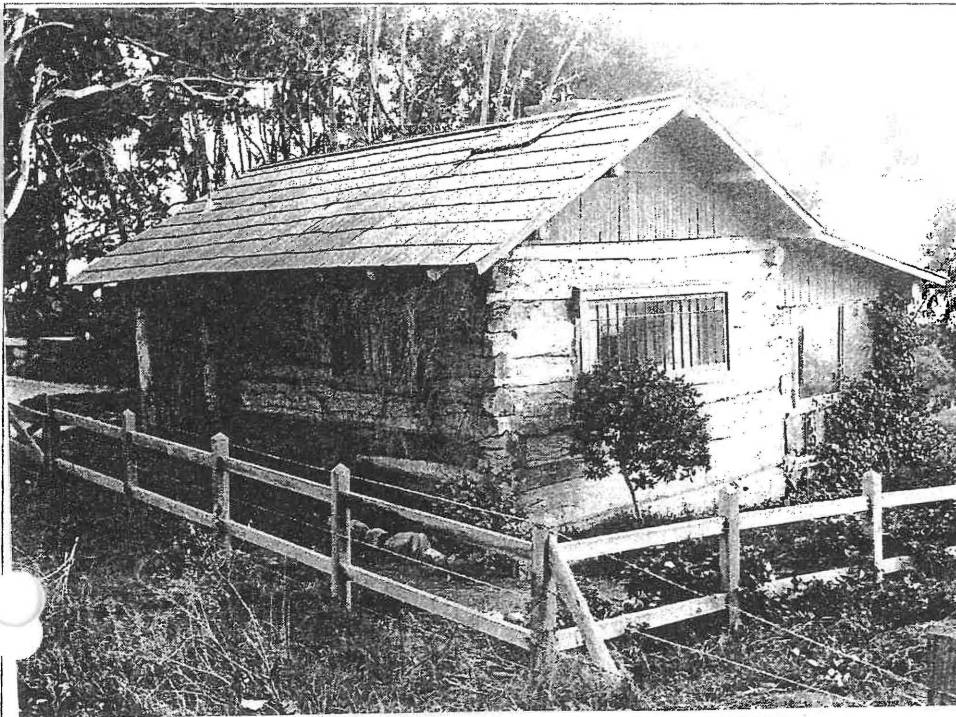
Resource Name or #: (Assigned by recorder) Murphy Barn/Powers Studio

Recorded by: Kent L. Seavey

Date 7/2/2002

☒ Continuation ☐ Update

B10. In the late 1930s Hugh Comstock was developing an economical method of construction that would reintroduce the adobe brick as a viable building material, and appropriate building technology. He solved his main problem, waterproofing the block, by the development of Acradobe, a bituminous binder that repelled water. He employed wood timber framing to address structural loads, and began building his Post Adobe houses about 1940. He designed Post Adobe additions for the Murphy/Powers residence in 1948, and did the construction in 1949. The adaptability of the new method of construction to the character of the historic home is quite apparent at the joining of the 1949 entrance, just off N. San Antonio, to the historic log and timber framed original. This is one of the few unpainted Post Adobe buildings remaining in Carmel. The Murphy-Powers-Comstock Barn/Studio has been listed by the Carmel City Council as a Carmel historic resource. It clearly reflects the findings of, and is consistent with the 1997 Historic Context Statement under the themes of economic development and the development of arts & culture.



Description of Photo: (View, date, accession#)

Looking SW at the Murphy Barn, 1919, Pat
Hathaway California Views, Monterey,
#71-01-426

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.

Phase Two Report for the Murphy Barn/Powers Studio (APN 010-321-045), Carmel-by-the-Sea, CA. (DS26-263)

Executive Summary

The Murphy Barn/Powers Studio, now a residence, is located on the northwest end of North San Antonio Street. The residence was constructed in three phases between c.1846 and 1996. The property has long been recognized as one of Carmel's earliest historic resources. The City Council designated the house as a historic resource in 1994, and it was placed under a historic preservation easement in 1996. Mr. Kent Seavey surveyed the property in 2002 and found it was significant under California Register Criterion One (Event) "as the oldest American period farm building remaining in Carmel." He also found it significant under California Register Criterion Two (Person) for its association with the John Martin family who were early dairy farmers in Carmel. The property is also significant for its association with later owners, Frank and Jane Powers. Frank was one of the founders of Carmel and Jane was one of the first fine artists in the Village. Mr. Seavey also suggested that the house "may be significant for the contributions of Carmel master-builder Hugh Comstock, as an excellent example of the Post-Adobe method of construction he developed in Carmel in the 1940s." The Murphy Barn/Powers Studio was added to Carmel's Inventory of Historic Resources on May 25, 2005.

Architectural Evolution of the Murphy Barn/Powers Studio

The Murphy Barn/Powers Studio evolved over four phases of remodeling projects. There are no reroof permits in the building file, however based on the 1949 and 1996 plans, there have been substantial changes to the barn/studio roof. The current wood shakes likely date to 1996.

c. 1846: Matthew M. Murphy builds a log barn on his property, which was part of the dairy farm which he operated until 1871. According to the Seavey report, some of the exposed purlins and rafter tails from the 1846 structure are still visible.

1904: Jane Gallatin Powers remodels the barn into her art studio, which included a shed addition of hand-split horizontal planks. This was the first art studio in Carmel. A 1906 *San Francisco Call* article describes the studio as, "The studio is in a barn of rough-hewn pine logs which has been built and rebuilt and still made to preserve its original appearance."¹ Jane Powers used the studio until 1912 when she divorced her husband, burned all her paintings, and moved to Italy.²

¹ *San Francisco Call*, 1/14/1906.

² Wilde, Kirstie. *History of Murphy-Powers-Comstock Barn/Studio*, 1993.

1949: Hugh Comstock builds the post adobe addition on the west elevation for Dr. and Mrs. Chapman. Plans note that the roof was covered with heavy redwood shakes.

1996: A major remodel with two additions was started in 1996. This remodel included reroofing the barn and Comstock addition with wood shakes that matched the new construction. Plans note that earlier additions and remodeling projects removed sections of the original barn timbers to accommodate windows, fireplaces, and doors, and that the roof slope did not appear original.

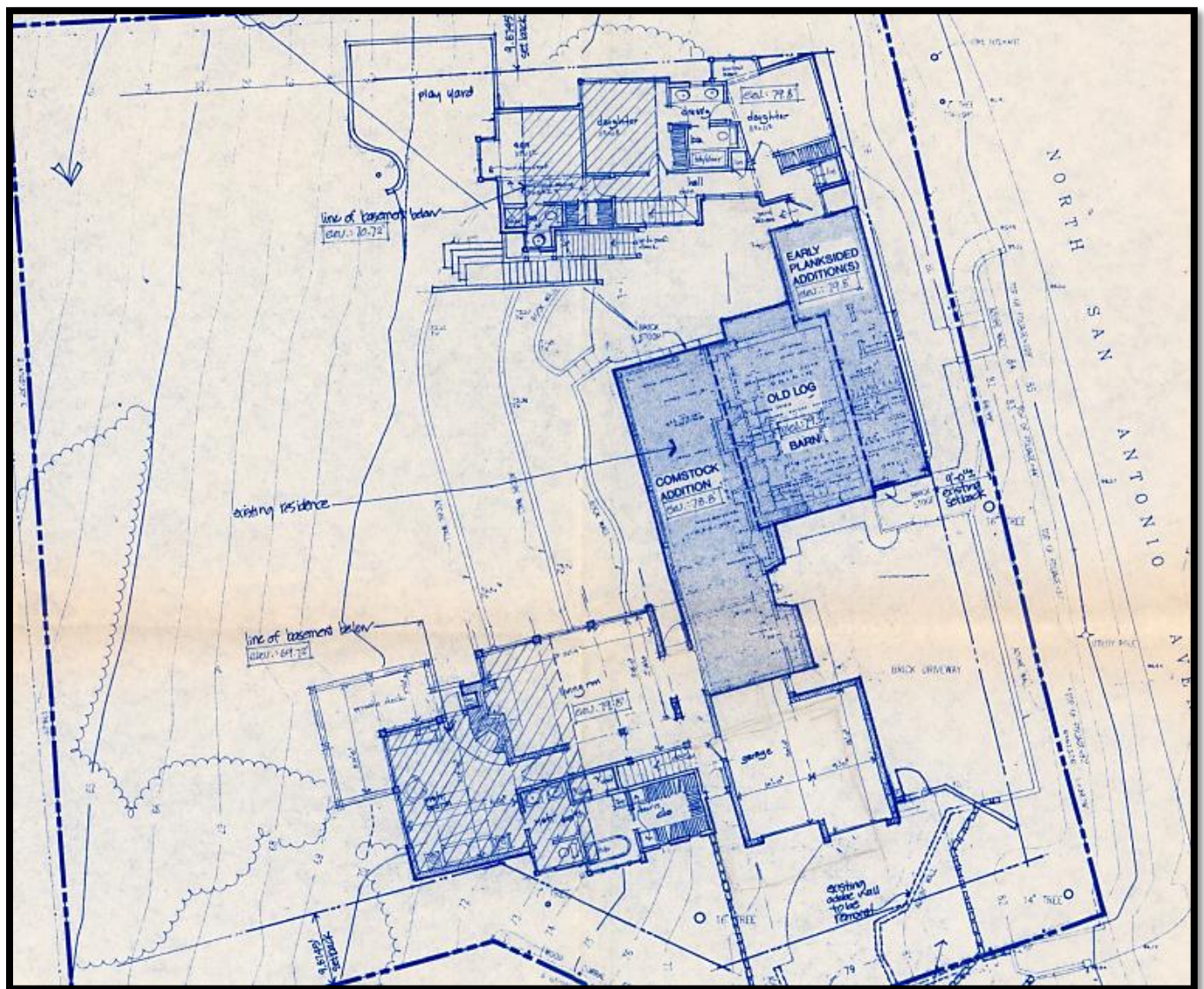


Figure 1: 1996 site plan showing the evolution of the current house.



Figure 2: View of the barn before the 1904 shed addition.³



Figure 3: View of the barn after the 1904 shed addition.

³ All historical photos courtesy of the Pat Hathaway Collection, Monterey County Historical Society.

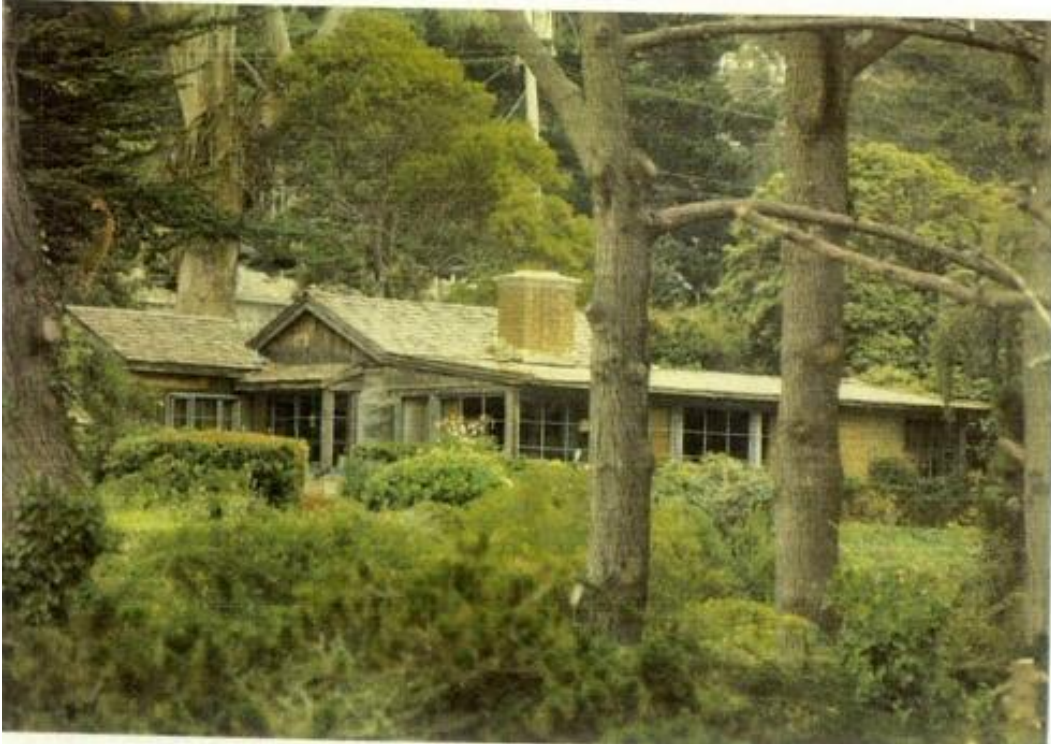


Figure 4: View of the house after the 1949 Comstock addition.

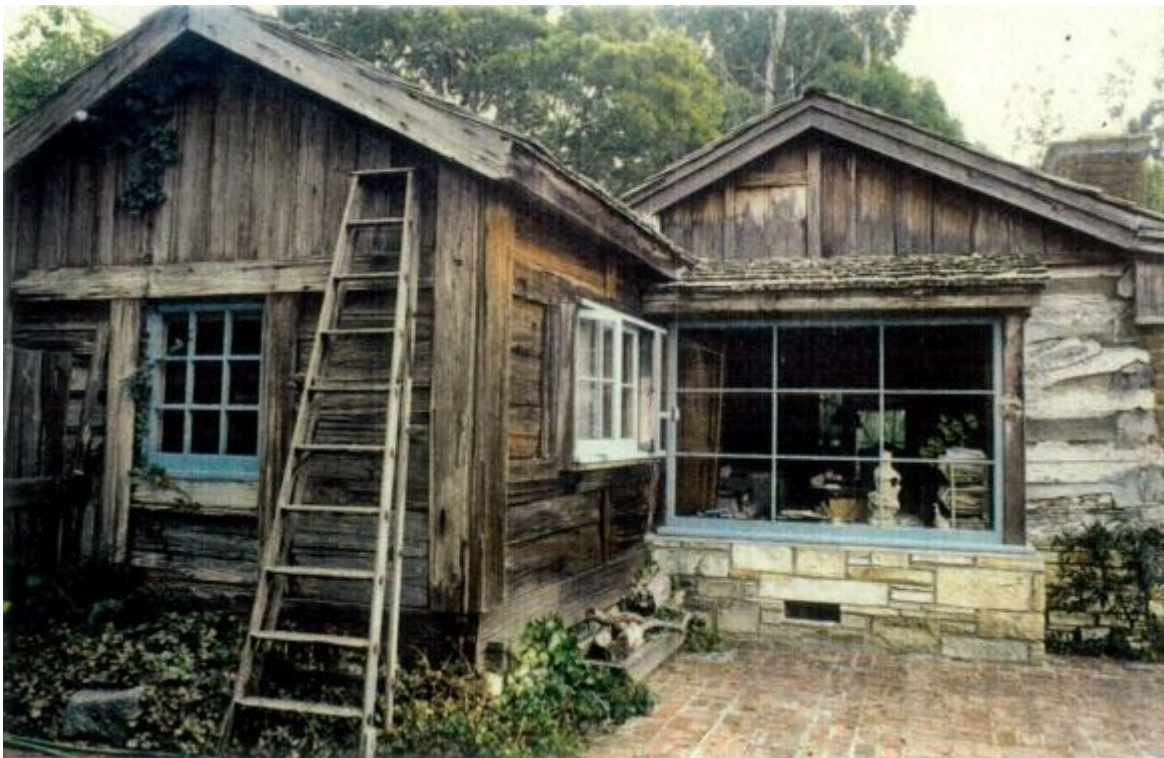


Figure 5: View of the former barn before the 1996 additions and remodel.

Period of Significance

The 2002 evaluation of the property recorded the period of significance as 1846-1940. These dates do not conform with the National Register's definition for period of significance⁴ which states:

"Period of significance is the length of time when a property was associated with important events, activities, or persons, or attained the characteristics which qualify it for National Register listing. Period of significance usually begins with the date when significant activities or events began giving the property its historic significance; this is often the date of construction."

Guidelines for selecting periods of significance provide further direction:

- Criterion A [CR 1]: For a site associated with historic trends, the period of significance is the span of time when the property actively contributed to the trend.
- Criterion B [CR 2]: The period of significance for a property significant for Criterion B is usually the length of time the property was associated with the important person.
- Criterion C [CR 3]: For architecturally significant properties, the period of significance is the date of construction and/or the dates of any significant alterations and additions."

Based on this definition the period of significance should be 1846 (date of Murphy occupancy) to 1912 (date that Jane Powers stopped using the studio). If the house is significant for its post adobe addition, then the period of significance would be 1846-1949.

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. 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.

Based on the description provided in the 2002 evaluation, two character-defining features associated with the Murphy/Powers/Comstock roof are listed:

- 1) Low-pitched gable roof forms
- 2) Exposed purlins and rafter tails in earliest sections of the roof.

⁴ National Register Bulletin 16A. *How to Complete the National Register Form*. National Park Service, 1997.

Proposed Project Description

The project plans describe the proposed work as follows:

- Remove the existing wood shake roof and install fire rated simulated cedar shakes.

Note: This product was recently used to reroof two National Register adobes in Salinas and Monterey; the Boronda Adobe and the House of Four Winds.



Figure 6: Material sample.



Figure 7: Simulated cedar shakes installed on the Boronda Adobe in Salinas.

The Secretary of the Interior's Standards for Rehabilitation

Compliance Evaluation

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

The compliance of the proposed work on the Murphy Barn/Powers Studio 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)). The Rehabilitation Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character.

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).

The Standards that apply to the roof replacement project are Two and Six:

- 2. Retention of Historic Character.
- 6. Repair/Replacement of Deteriorated Features Based on Evidence.

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 roof that will be replaced dates to 1996 and is not considered a distinctive feature. Its removal will not affect the historic character of the Murphy Barn/Powers Studio. The proposed project is consistent with Standard two.

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 wood shake roof that was installed in 1996 has reached the end of its life span and is not considered a distinctive feature. The new roofing material is not wood but will provide a higher level of fire protection, which in turn will protect the historic barn, studio, and Comstock addition. The new material will be compatible with the overall historic aesthetic of the Murphy Barn/Powers Studio, including design, color, and texture. The proposed project is consistent with Standard Six.

Conclusion

The proposed roof replacement project meets Standards Two and Six of the Secretary of the Interior's Standards for Rehabilitation. The proposed project will not cause a substantial adverse change in the significance of the Murphy Barn/Powers Studio.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Margaret E. Clovis". The ink is dark and the signature is fluid.

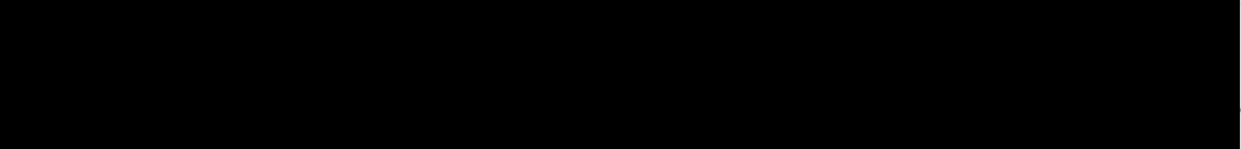
Margaret Clovis

By signing and submitting this application, the applicant agrees to the following:

1. At its sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.
2. That all materials submitted as part of this application package are considered to be public information, may be posted on the internet, distributed to the necessary Committees, Commissions and Council as part of the approval process, and reviewed by the public.
3. To comply with all City ordinances and State laws relating to building construction for any and all aspects of the project proposed in this application and authorizes representatives of the City and Advisory Agencies to enter the above mentioned property at reasonable times for inspection purposes related to the project for which this application is submitted.

I declare under penalty that I am the owner or authorized agent for this property and that the foregoing statements and answers and all data information, documents and evidence herewith submitted are to the best of my knowledge and belief, true and correct.

Sig

A large black rectangular redaction box covers the signature area, obscuring the name and any handwritten notes.

SKETCH REPORT

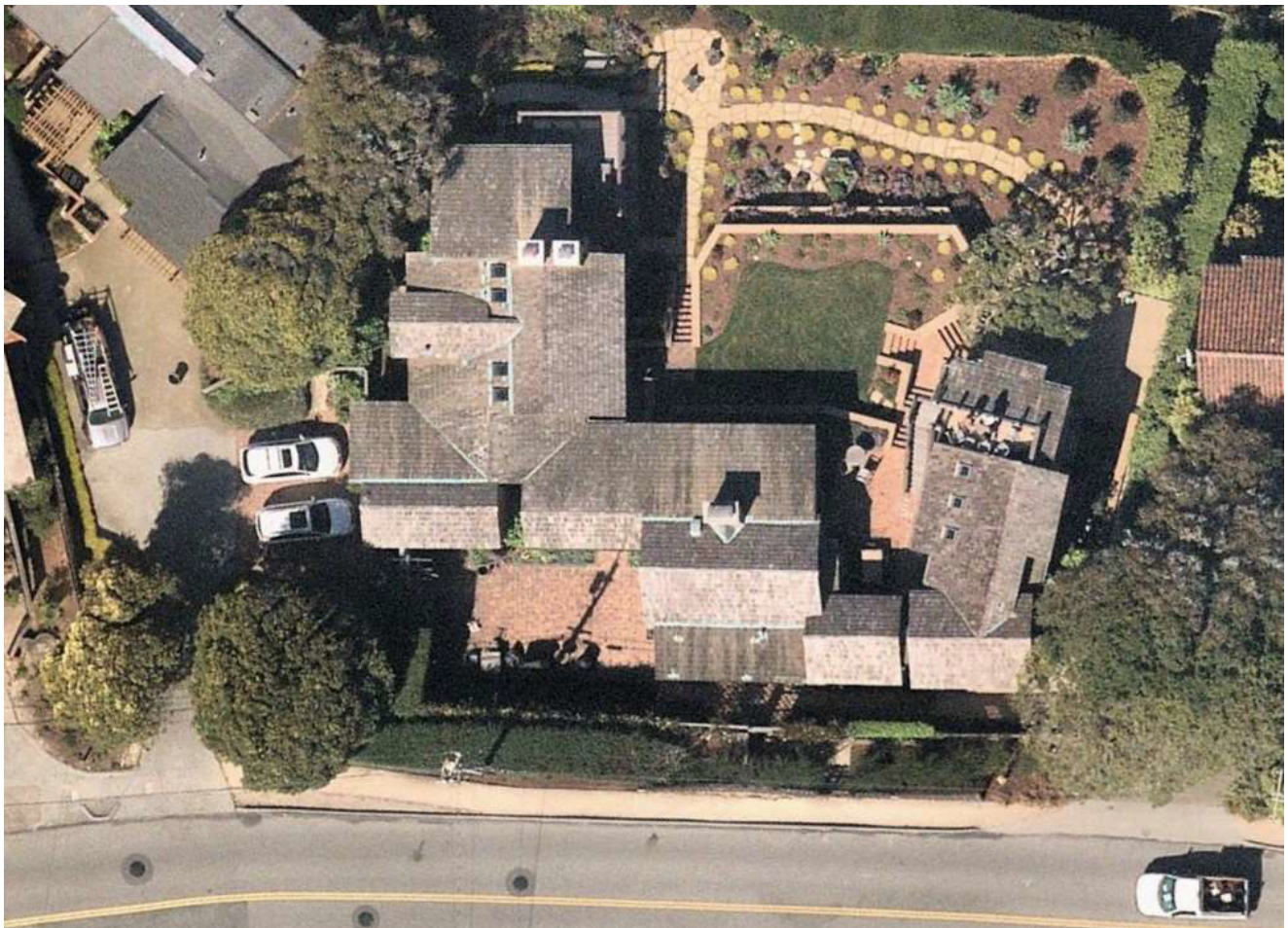


Project Name: San Antonio Ave North, 4 NW - Deven Finnie
Customer Name:
Customer Address: 4 N San Antonio Avenue Carmel, CA 93921
Customer Phone #:

290 Pioneer St, Santa Cruz, Ca 95060
Phone # - (831) 466-9948
Contact - Kelly Moriarty
Email - kelly@moriartysroofing.com

Date: 09/04/2025

OVERVIEW



Example CeDUR product

