



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

Jordan Chroman, Erik Dyar, Esther Goodhue, Karyl
Hall, Kathy Pomeroy

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

REGULAR MEETING Monday, September 18, 2023

TOUR TIME 2:45 PM

MEETING 4:00 PM

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

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

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

[https://ci-carmel-ca-us.zoom.us/j/88991263922?](https://ci-carmel-ca-us.zoom.us/j/88991263922?pwd=TFVQTUFVMjA5c1I2STdDQU94V1I0UT09)

[pwd=TFVQTUFVMjA5c1I2STdDQU94V1I0UT09](https://ci-carmel-ca-us.zoom.us/j/88991263922?pwd=TFVQTUFVMjA5c1I2STdDQU94V1I0UT09). To listen to the Zoom meeting via telephone, dial +1 312 626 6799. Meeting ID: 889 9126 3922. Passcode: 930 359.

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

CALL TO ORDER AND ROLL CALL - TOUR

TOUR OF INSPECTION

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

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

- A. **MA 23-146 (Lopez 5 NW, LLC):** Lopez Avenue 5 northwest of 4th Avenue
- B. **DS 23-160 (Lutz):** Santa Fe Street 4 northwest of 6th Avenue
- C. **DR 23-130 (Fourtane Jewelers):** Ocean Avenue 3 northeast of Dolores Street

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. Matters not appearing on the agenda will not receive action at this meeting and may be referred to staff. Persons are not required to provide their names, and it is helpful for speakers to state their names so they may be identified in the minutes of the meeting.

ANNOUNCEMENTS

PUBLIC HEARINGS

- 1. **DR 23-130 (Fourtane Jewelers):** Consideration of a Track 1 Design Review referral, DR 23-130 (Fourtane Jewelers), for storefront modifications to an existing non-historic building location on Ocean Avenue 3 northwest of Dolores Street in the Central Commercial (CC) District and Downtown Conservation District (DC) Overlay. APN: 010-139-004-000.
- 2. **MA 23-146 (Lopez 5 NW, LLC):** Consideration of adding a historic resource to the Carmel Register and making a recommendation to the City Council on a Mills Act Contract application, MA 23-146 (Lopez 5 NW, LLC), for the historic "Cosmas House" located on Lopez Avenue 5 northwest of 4th Avenue in the Single-Family Residential (R-1) District. APN: 010-232-028-000.
- 3. **DS 23-160 (Lutz):** Consideration of a Determination of Consistency with the Secretary of the Interior's Standards for Design Study application, DS 23-160 (Lutz), for additions, alterations, and site modifications including a 76-square-foot kitchen addition, a 135-square-foot bedroom addition, and a new 250-square-foot detached garage in the front setback at the historic "Elizabeth F. Armstrong House" located on Santa Fe Street 4 northwest of 6th Avenue in the Single-Family Residential (R-1) District. APN: 010-092-005-000.

DIRECTOR'S REPORT

FUTURE AGENDA ITEMS

- 4. Next Regular Meeting: October 16, 2023

ADJOURNMENT

CORRESPONDENCE

- 5. **PUBLIC CORRESPONDENCE:** Public Hearings and Other Items on the Agenda
- 6. **PUBLIC CORRESPONDENCE:** Additional Items not Associated with Public Hearings or Other Agenda Items

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

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

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

SPECIAL NOTICES TO PUBLIC

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



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

September 18, 2024
PUBLIC HEARING

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

RECOMMENDATION:

Staff recommends the Historic Resources Board adopt a resolution (Attachment 1) finding the proposed exterior storefront modifications to an existing non-historic building located on Ocean Avenue 3 northwest of Dolores Street in the Central Commercial (CC) Zone District and Downtown Conservation District (DC) Overlay consistent with the established design context of the Downtown Conservation District; APN: 010-139-004-000.

BACKGROUND/SUMMARY:

Executive Summary:

The applicant is requesting the approval of storefront modifications to an existing non-historic building location on Ocean Avenue 3 northwest of Dolores Street. While the site is designated as a Historic Resource, the storefront is located within the Downtown Conservation District and therefore required to be reviewed by the Historic Resources Board.

Background and Project Description:

The project site is located at Ocean Avenue 3 northeast of Dolores Street. The site is a double frontage lot with frontages on Ocean Avenue as well as 6th Avenue, however, proposed alterations are only proposed for the Ocean Avenue frontage. The building was constructed in 1961 and a Determination of Ineligibility for listing on the local inventory of historic resources was issued on August 8, 2023 with the findings that the building has substantially lost integrity and the building does not relate to themes or property types listed in the Historic Context Statement.

The applicant submitted a Design Review Application (DR 23-130) for modifications to the exterior storefronts on the Ocean Avenue frontage, in addition to an ongoing term improvement to the interior of the space (BP #23-201).

The exterior modifications include replacing the front door within the existing opening with mullions that will match the existing windows on either side of the opening, the addition of exterior wall-mounted lighting, painting the exterior of the building, and right-of-way improvements.

While the building is not a designated Historic Resource the project is required to be evaluated by the Historic Resources Board pursuant to CMC 17.20.280.B due to the project location within the Downtown Conservation District.

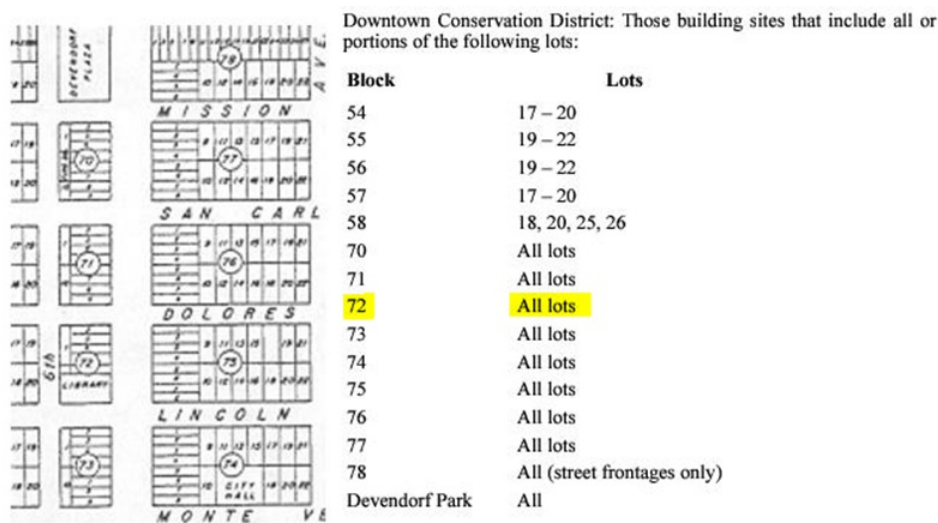


Figure 1. Boundary of Downtown Conservation District from CMC 17.20.280. Subject property highlighted for reference (located within Block 72).

Staff has reviewed the project for consistency with the Commercial Guidelines and has found the project to be consistent with the guidelines. The Historic Resources Board review is limited to advising the decision-making body, in this case, the Director, on (1) the project's consistency with the established design context of Ocean Avenue and the surrounding commercial area, and (2) identifying any potential impacts on nearby historic resources.

Staff analysis:

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

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

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

Staff Analysis: No new floor area is proposed. This finding is not applicable to the proposed project.

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

Staff Analysis: The building located immediately adjacent to the subject property to the south is the historic Fee Building. The site is also in close proximity to Harrison Memorial Library and the Wilson Building, both listed as historic resources. The two properties immediately adjacent to the east are not listed as historic resources. Across the street are historic the Schweinger Building, the Mary Dummage Shop, and the Der Ling Building.



Figure 2. Location of subject building within boundary of Conservation district identified in red.

The proposed change to the door, addition of wall-mounted lighting, proposed color of the building, and right of way improvements would not adversely impact any historic resource on or adjacent to the subject site.

The new door is proposed to be located within the existing opening (no structural change) and is proposed to be a wood door with lights and divisions that will match existing windows on either side of the opening. The Commercial Design Guidelines find that wood and glass combinations are appropriate materials for doors (Design Guideline D5).

The body color of the building is proposed to be "Slipper Satin" by Farrow and Ball (click here for manufacturer's website). The color is described by the manufacturer as *chalky off white*. The trim throughout is proposed to be "Railing" by the same manufacturer (click here for manufacturer's website). Railing is described by the manufacturer as *a soft black with blue undertones*.

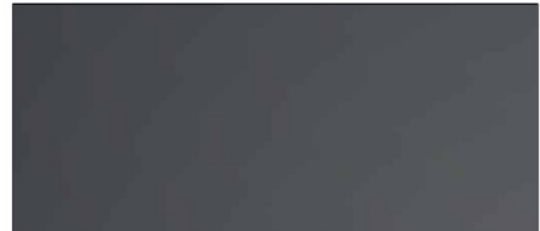




Figure 3. Proposed paint colors.

The building color is consistent with the established color palate seen throughout the Conservation District for both historic and non-historic buildings, and is consistent with the Commercial Design Guidelines.

The applicant is also proposing to install two wall-mounted light fixtures on either side of the building facing toward the doorway. In staff's opinion the light fixture is consistent with the style of light fixtures seen throughout the conservation district, however, staff is requesting the Board's feedback and direction regarding the proposed number, location of the fixtures and whether the addition of lighting on the ends of the building are consistent with the Design Context of the Conservation District. Staff notes lights are located on inward facing walls and do not overhang into the public right-of-way. A Condition of Approval has not been included regarding the lights, but staff is seeking additional direction or changes regarding the lights be requested, direction should be provided in the motion accordingly as staff is seeking a recommendation from the Board before taking action on the project.

Lastly, the applicant is proposing to replace the public sidewalk adjacent to the storefront with new pacific interlock hydro-flow pavers (click here for manufacture's website). The proposed paver appears to be a deep blue/light black (similar color to the proposed building trim color "Railings"). While staff enthusiastically supports the applicant's willingness to improve the adjacent right-of-way, the proposed paver color conflicts with the direction outlined in the city's Policy Standards for Public Way Design (Policy Standards).

While the Policy Standards state that sidewalks should not appear excessively uniform, and some variety, or break in paving shapes or colors can help in preserving an informal, unplanned visual appearance, materials and colors selected for sidewalks should play a subtle, background role and should not compete with adjacent buildings calling attention to them. The Policy Standards state that sidewalks should *use earthen, warm hues (tan, brown, warm grey). Saturated colors (solid brick red, etc.) and cool hues (green, blue, cold grey) should be avoided.* In staff's opinion, the proposed color is inconsistent with the preferred colors and an alternative should be selected. A condition of Approval has been included requiring an alternative paving material be selected for the right-of-way and the new material will be reviewed for consistency with Policy Standards as part of the subsequent Design Review Approval. Staff is seeking a recommendation from the Board on the paver color before the Director takes action on the Design Review.

FISCAL IMPACT:

N/A

ATTACHMENTS:

- Attachment 1 - Resolution
- Attachment 2 - Conservation District Study
- Attachment 3 - Project Plans

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

HISTORIC RESOURCES BOARD RESOLUTION NO. 2023-xxx-HRB

A RESOLUTION OF THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA FINDING THE PROPOSED EXTERIOR STOREFRONT MODIFICATIONS TO AN EXISTING NON-HISTORIC BUILDING LOCATED ON OCEAN AVENUE 3 NORTHWEST OF DOLORES STREET IN THE CENTRAL COMMERCIAL (CC) DISTRICT AND DOWNTOWN CONSERVATION DISTRICT (DC) OVERLAY CONSISTENT WITH THE ESTABLISHED DESIGN CONTEXT OF THE DOWNTOWN CONSERVATION DISTRICT; APN: 010-139-004-000.

WHEREAS, on May 9, 2023, William Mefford, Architect (“Applicant”) submitted an application on behalf of CARMEL PLATINUM PARTNERS LLC (“Owner”) requesting approval of Track 1 Design Review application (DR 23-130, Fourtane Jewelers) described herein as (“Application”); and

WHEREAS, the subject site is located on Ocean Avenue 3 northwest of Dolores Street in the Central Commercial (CC) District and Downtown Conservation (DC) District Overlay; and

WHEREAS, the applicant is proposing storefront modifications to the Ocean Avenue façade including replacing the front door within the existing opening with mullions that will match the existing windows on either side of the opening, the addition of wall-mounted exterior lighting, painting the exterior of the building, and right-of-way improvements; and

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

WHEREAS, the project site is not on the historic inventory and a determination of ineligibly for listing on the local inventory was issued on August 8, 2023; and

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

WHEREAS, the Board’s recommendation on the consistency of the project with the Downtown Conservation District does not constitute a project approval and must be considered by the Planning Director prior to taking final action as outlined in CMC 17.20.280.B; and

WHEREAS, on September 8, 2023, a notice of the public hearing scheduled for September 18, 2023, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project, indicating the date and time of the public hearing; and

WHEREAS, on or before September 8, 2023, 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 September 8, 2023, notice of the public hearing was mailed by the City to each property owner within a 300-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on September 18, 2023, the Historic Resources Board held a public hearing to receive public testimony regarding the Track 1 Design Study, including without limitation, information provided to the Historic Resources Board by City staff and through public testimony on the application; and

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

WHEREAS, the Historic Resources Board did hear and consider all said reports, attachments, recommendations and testimony herein above set forth and used their independent 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, adoption of a finding of consistency is “not a project” pursuant to section 15378 of the CEQA Guidelines. Adoption of a finding of consistency does not grant any permits or entitlements approving a project which would result in a direct or indirect physical change in the environment.; and

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

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.20.280.B, the Historic Resources Board of the City of Carmel-by-the-Sea finds that:

1. All proposed new development will not exceed the greater of the base floor area ratio requirements identified in CMC 17.14.140 or the existing floor area of the site, and
2. The proposed development is consistent with the established design context of the conservation district and will not adversely affect any historic resources on the project site or on adjacent sites.

NOW THEREFORE, BE IT RESOLVED, based on the above findings and evidence, that the Historic Resources Board of the City of Carmel-By-The-Sea does hereby find that the proposed exterior storefront modifications to an existing non-historic building located on Ocean Avenue 3 northwest of Dolores Street in the Central Commercial (CC) District and Downtown Conservation District (DC) Overlay (APN: 010-139-004) **consistent with the established design context of the Downtown Conservation District**, with the following recommendations:

RECOMMENDATIONS/DRAFT CONDITIONS	
No.	
1.	Right-of-Way Pavers. Prior to approval of the Design Review application by the Planning Director, the applicant shall work with staff to select an appropriate paver for the right-of-way that is consistent with the City of Carmel-by-the-Sea Policy and Standards for Public Way Design.

PASSED AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA this 18th day of September, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Erik Dyar
Chair

Leah Young
Historic Resources Board Secretary



CITY OF CARMEL-BY-THE-SEA

Downtown Conservation District Historic Property Survey

Historic Preservation Document

February 2019

Rev: September 2021



Downtown Conservation District

The City recognizes that Ocean Avenue and the commercial properties that surround this corridor contain some of the most memorable and important commercial buildings in Carmel. The design character and ambience created by these buildings are an essential part of the Carmel experience and critically important to the economy of the City. This area also has one of the highest concentrations of historic buildings in the City. The purpose of the downtown conservation district is to protect the historic resources and the general design context that surrounds them and to implement the following General Plan/Local Coastal Land Use Plan policies:

1. Recognize the qualities and attributes that make up the unique architectural character of Carmel. Retain these qualities in existing buildings and encourage the use of them in new structures (LUP Goal G1-3).
2. Protect the special and unique character of Ocean Avenue and the surrounding commercial area. Ensure, through the administration of land use and design regulations, that the architecture, landscape, scale and ambience of this area are maintained (LUP Policy P1-63).
3. Retain the scale and variety of design established in the retail core when considering changes to buildings that are not historic. Protect, preserve and rehabilitate historic commercial architecture that represents the character, ambience and established design context of the commercial area (LUP policy P1-66). (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).

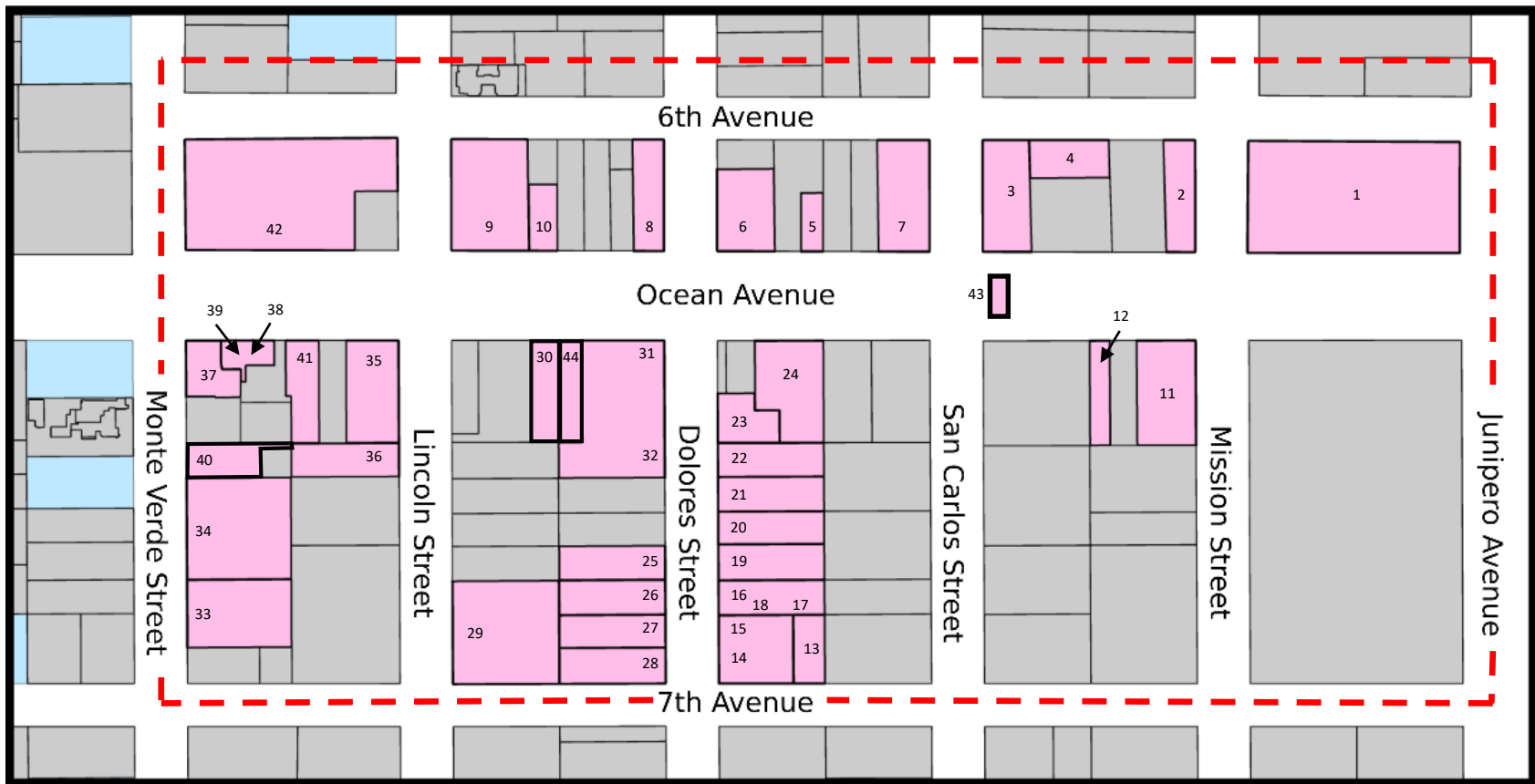




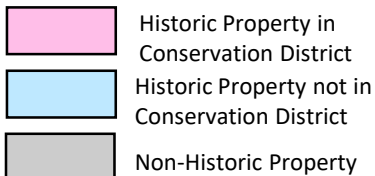
Downtown Conservation District

Criteria for Designation

- Criterion 1
 - 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
- Criterion 2
 - Associated with the lives of persons important to local, California or national history
- Criterion 3
 - Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values
- Criterion 4
 - Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation



--- Conservation District Boundary



- | | | | |
|--------------------------------|---------------------------------|------------------------------------|------------------------------|
| 1.Devendorf Park | 13.Enchanted Oaks Bldg. | 25.Oakes Building | 36.La Rambla Bldg. |
| 2.Reardon Bldg. | 14."El Paseo" Jo Mora Sculpture | 26.T.A. Oakes Building | 37.Amelia Gates Bldg. |
| 3.Goold Building | 15.El Paseo Bldg. | 27.Monterey County Trust & Savings | 38.Carmel Weavers Studio |
| 4.Carmel Fire Station | 16.Tuck Box | | 39.Seven Arts Shop |
| 5.Bernard Wetzel Building | 17.Lemos Building | | 40.Spinning Wheel Restaurant |
| 6.Bank of Carmel | 18.The Garden Shop Addition | | 41.Sade's |
| 7.Carmel Development Co. Bldg. | 19.De Yoe Building | | 42.Pine Inn |
| 8.Wilson Building | 20.Percy Parkes Building | | 43.World War I Memorial Arch |
| 9.Harrison Memorial Library | 21.W.C. Farley Building | | 44.Der Ling Building |
| 10.Fee Building | 22.Isabel Leidig Building | | |
| 11.Doud Building | 23.Draper Leidig Building | | |
| 12.Adam Fox Building | 24.Las Tiendas Bldg. | | |
| | | 28.Kocher Building | |
| | | 29.La Ribera Hotel | |
| | | 30.Schweinger Building | |
| | | 31.Mary Dummage Shop | |
| | | 32.Mary Dummage Shop | |
| | | 33.Sundial Lodge | |
| | | 34.Carmel City Hall | |
| | | 35.Seven Arts Bldg. | |



Downtown Conservation District

1. Devendorf Park

APN: 010-099-001

Block: 69

Lot: All

Criteria: 1, 3

Designer/Architect: Deusner

Style: Urban Open Space

Year Constructed: 1922





Downtown Conservation District

2. Reardon Building

APN: 010-133-001

Block: 70

Lot: 2

Criteria: 1, 3

Designer/Architect: Koeppe

Style: Spanish Eclectic

Year Constructed: 1932





Downtown Conservation District

3. Goold Building

APN: 010-133-005

Block: 70

Lot: 8, 9, w. pt. 10

Criteria: 3

Designer/Architect: Koeppe

Style: Spanish Revival

Year Constructed: 1935





Downtown Conservation District

4. Carmel Fire Station

APN: 010-133-006

Block: 70

Lot: w. pt. 1, e. pt. 10

Criteria: 1

Designer/Architect: Latham

Style: Not Identified

Year Constructed: 1936-1937





Downtown Conservation District

5. Bernard Wetzel Building

APN: 010-134-006

Block: 71

Lot: s. pt. 6

Criteria: 1,3

Designer/Architect: Bigland

Style: Spanish Eclectic Revival

Year Constructed: 1916





Downtown Conservation District

6. Bank of Carmel

APN: 010-134-009

Block: 71

Lot: s. pts. 8 & 9

Criteria: 3

Designer/Architect: Ryland

Style: Art Deco

Year Constructed: 1938





Downtown Conservation District

7. Carmel Development Company Building

APN: 010-134-011

Block: 71

Lot: 2, 3, pt. 1

Criteria: 1, 3

Designer/Architect: Not Listed

Style: Commercial

Year Constructed: 1902-1903





Downtown Conservation District

8. Wilson Building

APN: 010-139-001

Block: 72

Lot: E. ½ 1

Criteria: 3

Designer/Architect: Unknown

Style: Craftsman

Year Constructed: 1905





Downtown Conservation District

9. Harrison Memorial Library

APN: 010-139-007

Block: 72

Lot: 7, 8, 9, 10

Criteria: 1, 3

Designer/Architect: Maybeck

Style: Spanish Eclectic

Year Constructed: 1927





Downtown Conservation District

10. Fee Building

APN: 010-139-008

Block: 72

Lot: S. pt. 6

Criteria: 3

Designer/Architect: Murphy

Style: Spanish Colonial Revival

Year Constructed: 1932





Downtown Conservation District

11. Doud Building

APN: 010-139-008

Block: 77

Lot: 4

Criteria: 1

Designer/Architect: Murphy

Style: Spanish Colonial Revival

Year Constructed: 1935





Downtown Conservation District

12. Adam Fox Building

APN: 010-141-008

Block: 77

Lot: 4

Criteria: 3

Designer/Architect: Unknown

Style: Victorian

Year Constructed: 1921





Downtown Conservation District

13. Enchanted Oaks Building

APN: 010-146-006

Block: 76

Lot: 20 & 22

Criteria: 3

Designer/Architect: Miller

Style: Tudor Revival

Year Constructed: 1927





Downtown Conservation District

14. "El Paseo" Jo Mora Sculpture

APN: 010-146-007

Block: 76

Lot: pt. of 20

Criteria: 2, 3

Designer/Architect: Jo Mora

Style: Sculpture

Year Constructed: 1928





Downtown Conservation District

15. El Paseo Building

APN: 010-146-007

Block: 76

Lot: 20 & 22

Criteria: 3

Designer/Architect: Blaine & Olsen

Style: Spanish Eclectic

Year Constructed: 1928





Downtown Conservation District

16. Tuck Box

APN: 010-146-008

Block: 76

Lot: 18

Criteria: 3

Designer/Architect: Comstock

Style: Craftsman/Fairy Tale

Year Constructed: 1926





Downtown Conservation District

17. Lemos Building

APN: 010-146-008

Block: 76

Lot: 18

Criteria: 3

Designer/Architect: Lemos

Style: Craftsman/Fairy Tale

Year Constructed: 1929





Downtown Conservation District

18. Garden Shop Addition

APN: 010-146-008

Block: 76

Lot: 18

Criteria: 3

Designer/Architect: Comstock

Style: Craftsman

Year Constructed: 1931





Downtown Conservation District

19. De Yoe Building

APN: 010-146-009

Block: 76

Lot: 16

Criteria: 3

Designer/Architect: Murphy

Style: Tudor Revival

Year Constructed: 1924





Downtown Conservation District

20. Percy Parkes Building

APN: 010-146-010

Block: 76

Lot: 14

Criteria: 3

Designer/Architect: Parkes

Style: Spanish Colonial Revival

Year Constructed: 1926





Downtown Conservation District

21. W.C. Farley Building

APN: 010-146-011

Block: 76

Lot: 12

Criteria: 3

Designer/Architect: Murphy

Style: Mediterranean

Year Constructed: 1927





Downtown Conservation District

22. Isable Leidig Building

APN: 010-146-012

Block: 76

Lot: 10

Criteria: 3

Designer/Architect: Murphy (?)

Style: Spanish Revival/Monterey Colonial

Year Constructed: 1927





Downtown Conservation District

23. Draper Leidig Building

APN: 010-146-013

Block: 76

Lot: S. pt. 6, 7, 8

Criteria: 3

Designer/Architect: Blain & Olsen

Style: Spanish Revival

Year Constructed: 1929





Downtown Conservation District

24. Las Tiendas Building

APN: 010-146-016

Block: 76

Lot: 5, N. pt. 6

Criteria: 3

Designer/Architect: Ryland

Style: Spanish Eclectic

Year Constructed: 1930





Downtown Conservation District

25. Oakes Building

APN: 010-147-004

Block: 75

Lot: 15

Criteria: 1

Designer/Architect: Morgan

Style: Spanish Revival

Year Constructed: 1922





Downtown Conservation District

26. T.A. Oakes Building

APN: 010-147-005

Block: 75

Lot: 17

Criteria: 1

Designer/Architect: Morgan

Style: Spanish Revival

Year Constructed: 1922





Downtown Conservation District

27. Monterey County Trust & Savings

APN: 010-147-006

Block: 75

Lot: 19

Criteria: 3

Designer/Architect: Winner

Style: Spanish Mission Revival

Year Constructed: 1929





Downtown Conservation District

28. Kocher Building

APN: 010-147-007

Block: 75

Lot: 21

Criteria: 3

Designer/Architect: Blain & Olsen

Style: Spanish Eclectic (Spanish Colonial Revival)

Year Constructed: 1927





Downtown Conservation District

29. La Ribera Hotel

APN: 010-147-008

Block: 75

Lot: 18, 20, 22

Criteria: 3

Designer/Architect: Blain & Olsen

Style: Spanish Eclectic

Year Constructed: 1929





Downtown Conservation District

30. Schweinger Building

APN: 010-147-014

Block: 75

Lot: 5

Criteria: 3

Designer/Architect: Bowen

Style: Vernacular

Year Constructed: 1899-1910





Downtown Conservation District

31. Mary Dummage Shop

APN: 010-147-018

Block: 75

Lot: N. pt. 1

Criteria: 3

Designer/Architect: Parkes

Style: Pueblo Revival

Year Constructed: 1924





Downtown Conservation District

32. Mary Dummage Shop

APN: 010-147-018

Block: 75

Lot: 9

Criteria: 3

Designer/Architect: Parkes

Style: Craftsman/Fairytale

Year Constructed: 1926





Downtown Conservation District

33. Sundial Lodge

APN: 010-191-005

Block: 74

Lot: 18, 20

Criteria: 3

Designer/Architect: Farr

Style: Medieval Revival

Year Constructed: 1930





Downtown Conservation District

34. Carmel City Hall

APN: 010-191-006

Block: 74

Lot: 12, 14, 16

Criteria: 1

Designer/Architect: Cauldwell

Style: Shingle

Year Constructed: 1913





Downtown Conservation District

35. Seven Arts Building

APN: 010-201-001

Block: 74

Lot: 1 & 2

Criteria: 1, 3

Designer/Architect: Coasts

Style: Tudor Revival

Year Constructed: 1925





Downtown Conservation District

36. La Rambla Building

APN: 010-201-002

Block: 74

Lot: 9

Criteria: 3

Designer/Architect: Stoney

Style: Spanish Eclectic

Year Constructed: 1929





Downtown Conservation District

37. Amelia Gates Building

APN: 010-201-007

Block: 74

Lot: NW. pt. 6, 7, 8

Criteria: 3

Designer/Architect: Gates

Style: Medieval Revival

Year Constructed: 1928





Downtown Conservation District

38. Carmel Weavers Studio

APN: 010-201-008

Block: 74

Lot: N. pt. 5, 6, 7

Criteria: 3

Designer/Architect: Kuster

Style: Tudor Revival

Year Constructed: 1922





Downtown Conservation District

39. Seven Arts Shop

APN: 010-201-008

Block: 74

Lot: N. pt. 5, 6, 7

Criteria: 3

Designer/Architect: Kuster

Style: Tudor Revival

Year Constructed: 1923





Downtown Conservation District

40. Spinning Wheel Restaurant

APN: 010-201-014

Block: 74

Lot: 10

Criteria: 3

Designer/Architect: Snyder

Style: Monterey Colonial Revival

Year Constructed: 1952





Downtown Conservation District

41. Sade's

APN: 010-201-015

Block: 74

Lot: N. pt. 4, NE pt. 5

Criteria: 3

Designer/Architect: Gottfried

Style: Tudor Revival

Year Constructed: 1925





Downtown Conservation District

42. Pine Inn

APN: 010-213-003

Block: 73

Lot: All

Criteria: 1

Designer/Architect: Murphy

Style: Arts & Craft/Tudor/Spanish

Year Constructed: 1889





Downtown Conservation District

43. WWI Memorial Arch

APN: N/A – Ocean at San Carlos

Block: N/A

Lot: N/A

Criteria: 1, 3

Designer/Architect: Greene

Style: Mission Revival

Year Constructed: 1921





Downtown Conservation District

44. Der Ling Building

APN: 010-147-015

Block: 75

Lot: 4

Criteria: 1, 2

Designer/Architect: Williams

Style: Fairytale Cottage

Year Constructed: 1924



Vertical line on the left margin.

PROJECT DATA

APPLICANT: JOHN BONIFAS
FOURTANE JEWELERS
PO BOX 183
CARMEL, CA 93921
831-920-1645
john@fourtane.com

SITE ADDRESS: OCEAN 3 NW OF DOLORES
CARMEL, CA

ASSESSOR NO: 010-139-004

PROJECT SCOPE: REPLACE FRONT ENTRY DOORS WITH NEW METAL AND GLASS ENTRY DOORS. ADD 2 EXTERIOR LIGHTS. PAINT EXTERIOR. PAINT EXTERIOR. REPLACE CONC. SIDEWALK W/ PERVIOUS PAVERS

CODES: 2022 CBC, TITLE 24, 2022 CMC, 2022 CFC, 2022 CEC, 2022 CENC, 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, 2010 ADA GUIDELINES FOR ACCESSIBILITY

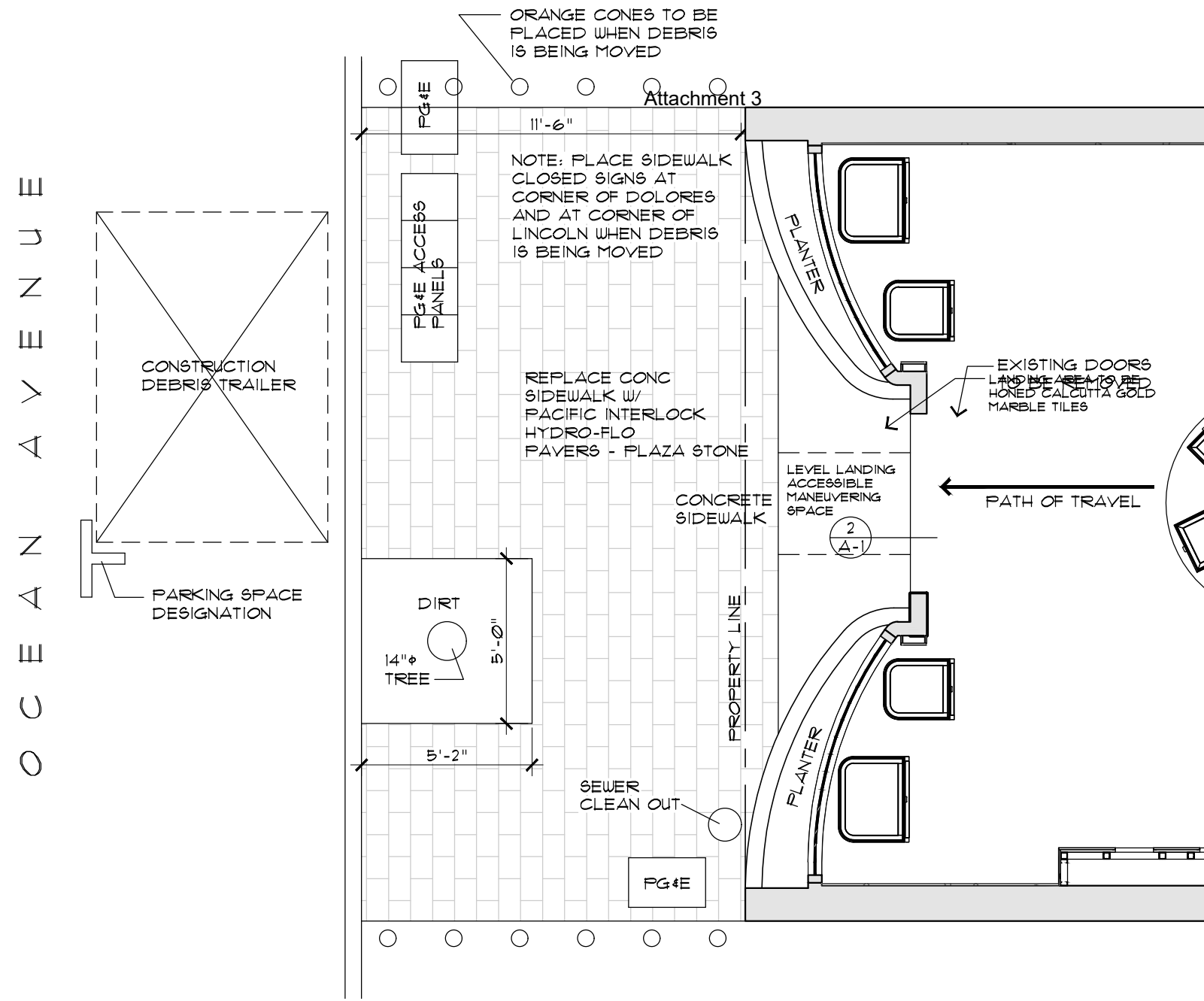
REVISIONS

NO.	DATE

WILLIAM C MEFFORD

ARCHITECT

P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893



PROPOSED ENTRY PLAN

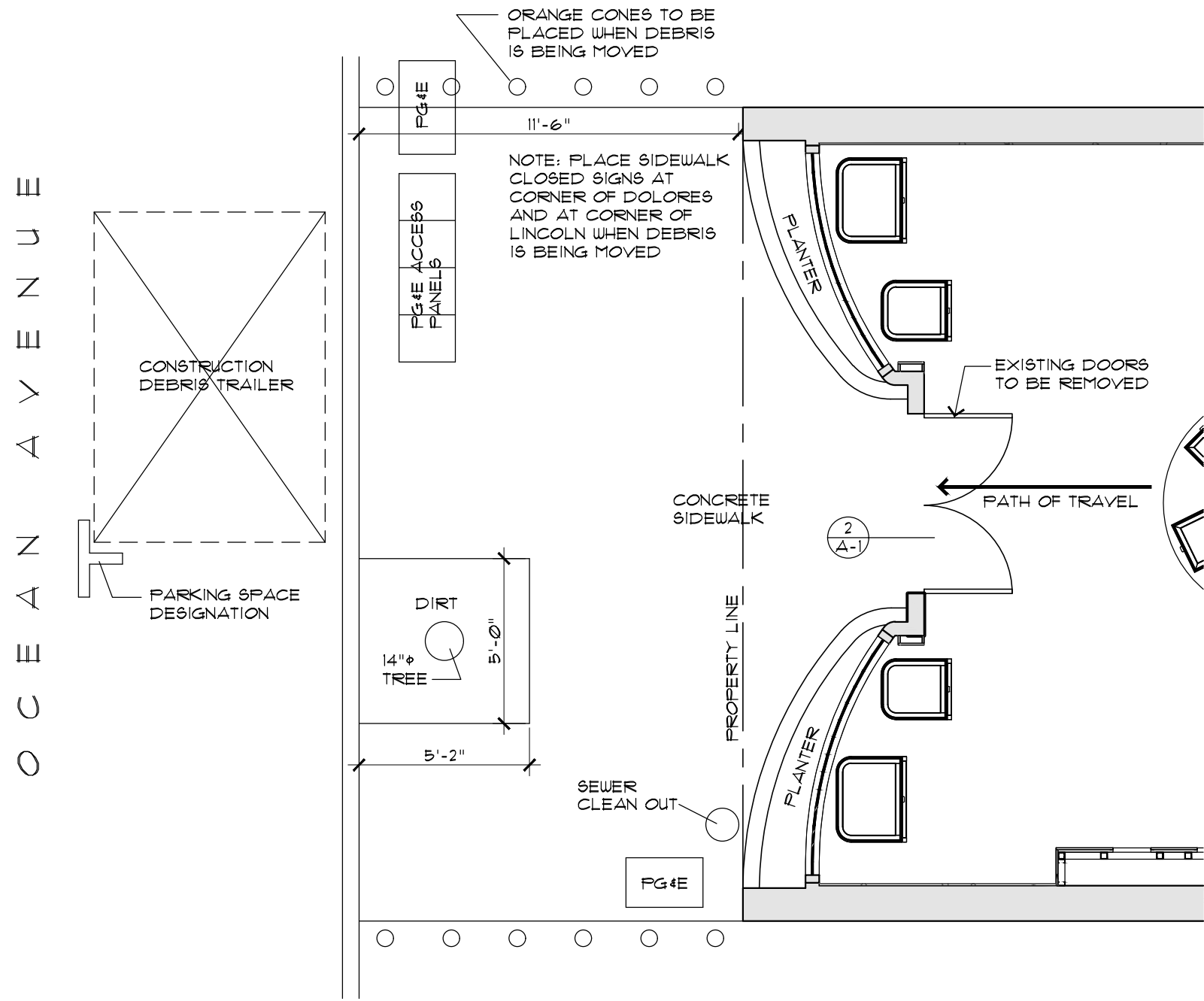
1/4" = 1'-0"



PACIFIC INTERLOCK HYDRO-FLO PAVERS



CALCUTTA GOLD HONED MARBLE TILES



EXISTING ENTRY PLAN

1/4" = 1'-0"

EXTERIOR REMODELING FOR:

Fourtane Jewelers

OCEAN 3 NW OF DOLORES

APN 010-139-004

DATE: 8/8/2023

PROJECT NO. 23005

SHEET TITLE: PLANS

SHEET NO.

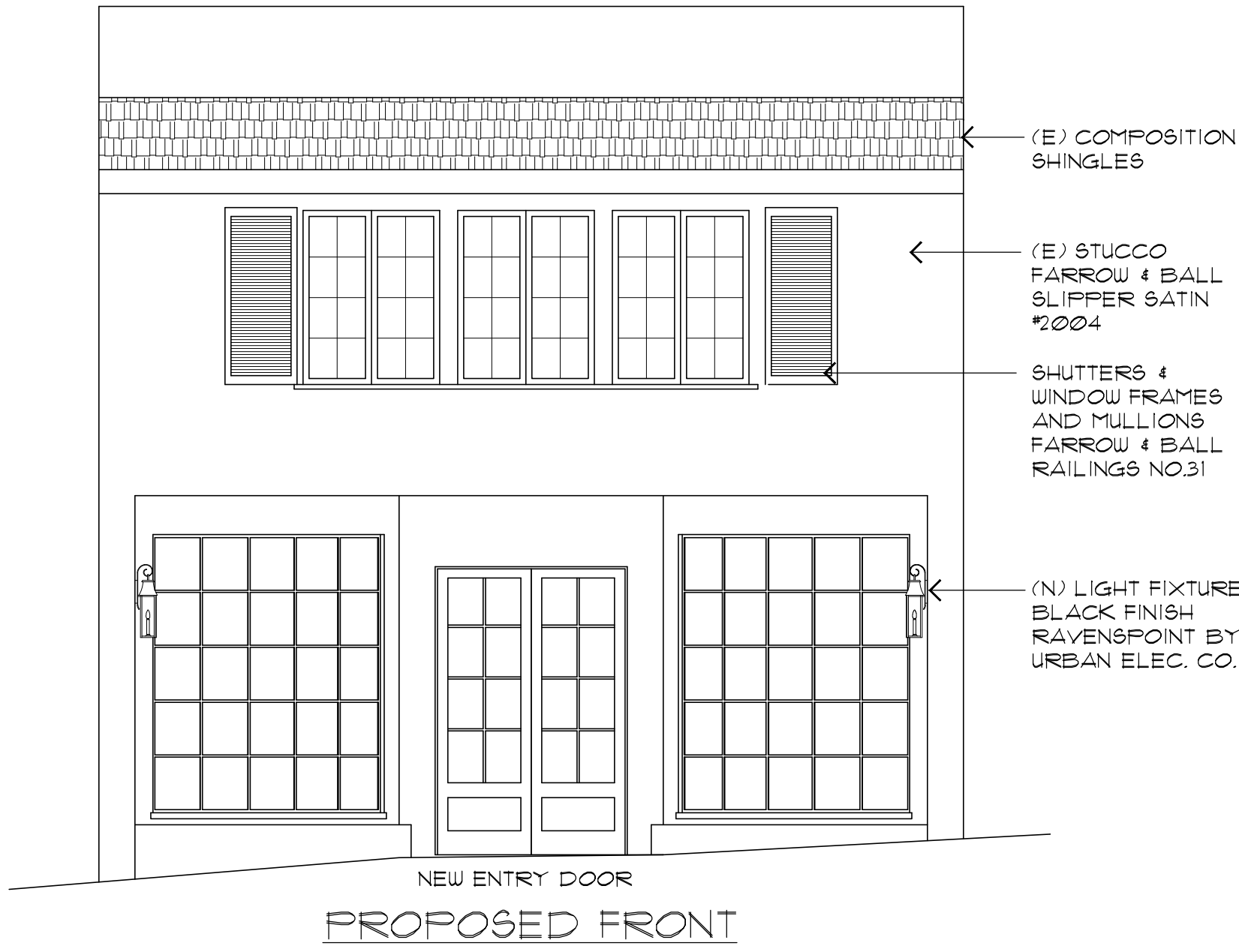
EX-1

OF TWO

SHEETS



(E) ENTRY DOOR
EXISTING FRONT



NEW ENTRY DOOR
PROPOSED FRONT

LIGHT FIXTURE



RAVENSPPOINT

RAVENSPPOINT

WALL REGULAR

UE-3100WR

DIMENSIONS

Width

8.75in

Height

24.25in

Depth

7.25in

X

16.5in

Y

21in

MOUNTING

Recommended Installers

1

Weight

10lbs

Backplate

4.5in x 7.5in

Junction Box

4in oct/rnd

LAMP / WIRING

Max Wattage

(1) 60W C

Ships with complimentary LED bulb

RATING

Suitable for WET locations

UL Listed

W

6.75in / 17cm

H

24.25in / 62cm

D

7.25in / 18cm

X

16.5in / 42cm

Y

21in / 53cm

PAINT COLORS

FARROW & BALL
SLIPPER SATIN
#2004

FARROW & BALL
RAILINGS NO.31

REVISIONS

NO. DATE

WILLIAM C MEFFORD

ARCHITECT

P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893

EXTERIOR REMODELING FOR:

Fourtane Jewelers

OCEAN 3 NW OF DOLORES

APN 010-139-004

DATE:

8/8/2023

PROJECT NO.

23005

SHEET TITLE:

ELEVATIONS

SHEET NO.

EX-2

OF TWO

SHEETS



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

September 18, 2023
PUBLIC HEARINGS

TO: Historic Resources Board Commissioners

SUBMITTED BY: Katherine Wallace, Associate Planner

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

RECOMMENDATION:

Consider Mills Act application 23-146 (Lopez 5 NW, LLC) requesting the Historic Resources Board add a historic resource to the Carmel Register and recommend the City Council enter into a Mills Act Contract with Lopez 5 NW, LLC for the property located on Lopez Avenue 5 northwest of 4th Avenue (APN 010-232-028).

BACKGROUND/SUMMARY:

BACKGROUND:

The site is located on Lopez Avenue 5 northwest of 4th Avenue in the Single Family Residential (R-1) Zoning District. The residence, also known as the "Cosmas House," was designed by architect Albert Henry Hill and his partner, John Kruse, and was built in 1961 by contractor Grove Bishop. The building is one of three unique, adjacent, "Weekend Houses" designed by Hill on Lopez Avenue. The dominant design element of the "Cosmas House" is the steeply pitched roof which folds down over the walls like the wings of a paper airplane. The house has been determined significant as a good example of the Bay Region Modern/Second Bay Region style designed by Henry Hill and John Kruse; both the style and the architects are recognized in the Carmel Historic Context Statement.

A Department of Parks of Recreation (DPR) 523 Form was completed on February 15, 2002 by Richard Janick, who found the property to be significant under California Register criterion 3 (Architecture). In 2003 the house was included in the DOCOMO-MO survey of significant properties of the Modern Movement. In October 2004, the California Coastal Commission accepted the Cosmas House as part of the City's Inventory of Historic Resources. However, on December 16, 2006, the Historic Resources Board granted an appeal (submitted by the then-property owner) resulting in the property being removed from the City's Inventory of Historic Resources. The appeal was granted because at that time, the City's Historic Context Statement did not cover post-1940 development and the residence was only 44 years old. The staff report at that time recommended that the house be re-evaluated once it reached the 50-year threshold and when

an updated Historic Context Statement was available.

On June 2, 2021, the new (and current) property owner applied for a Design Study to remodel the lower level of the house and pursue fenestration changes. The Design Study application triggered the re-evaluation of the property, having since crossed the 50-year threshold. An updated Department of Parks and Recreation (DPR) Form 523 was completed for the property in 2021 by Margaret Clovis (Attachment 3). The evaluation again determined that the property meets California Register criterion three (Architecture) as a representative of the historic context theme of Architectural Development. A Resolution Designating a Historic Resource for the property on Lopez Avenue 5 northwest of 4th Avenue was recorded with the County Recorder on April 19, 2023 (Document #2023011567).

On May 16, 2023, project architect Karen “KC” Cullen submitted an application for a Mills Act Historical Property Contract. In order to qualify for a Mills Act contract, a property must first be included on the Carmel Inventory and then added to the Carmel Register of Historic Resources. As noted above, the property was added (back) to the Carmel Inventory in 2021; the property is not currently listed on the Carmel Register however the owners are requesting it be added at this time and for the City Council to authorize a Mills Act contract for the property.

Staff has provided both a draft Resolution in support of this request, recommending Council approval (Attachment 1) and a draft Resolution recommending Council denial (Attachment 2). The Carmel Municipal Code Section 17.32.100.B.6(c) lays out five findings that the Historic Resources Board and City Council shall make in order to grant approval of a Mills Act Contract. The Board should direct particular consideration to Finding #2.

STAFF ANALYSIS:

Carmel Municipal Code Section 17.32.090 sets forth the eligibility criteria for the Carmel Register of Historic Resources and Section 17.32.100 sets forth the benefits available to historic resources on the Register.

Carmel Register of Historic Resources

The Carmel Municipal Code requires that the City maintain a Register of Historic Resources designated by the City for public recognition and benefits. Only identified historic resources included in the Carmel Inventory are eligible for listing on the Register. Resources listed on the National or State registers are automatically listed on the Carmel Register.

As noted above, the property was added to the Carmel Inventory in 2021 and recorded in 2023. Resources identified as significant at a local or regional level are eligible for listing in the Register at the request of the property owner and upon approval by the Historic Resources Board.

Benefits Available to Historic Resources

The Carmel Municipal Code establishes incentive programs for owners of historic resources that are listed on the Carmel Register. One such incentive is a Mills Act Historical Property Contract. A Mills Act Historical Property Contract is an agreement between the City and a property owner of a historic building whereby the property owner agrees to rehabilitate, maintain, and preserve the historical building and in return receives a reduction in property taxes.

The Contract requires that, 1) historic elements of the property are maintained in good condition; 2) a plan for the rehabilitation and maintenance of the historic resource is prepared and submitted by a qualified professional; 3) implementation of the plan conforms to the Secretary of the Interior’s Standards for Rehabilitation; and, 4) an annual report is submitted to the City specifying all work that was done to maintain and preserve the historic resource during the year.

A Mills Act contract has a term of 10 years and one year is added to the term annually upon each anniversary date of the contract unless one or both parties take action to terminate the contract. The total length of the contract is 20 years. The draft contract is included as Attachment 5.

Findings

Carmel Municipal Code Section 17.32.100.B.6(c) sets forth findings that the Historic Resources Board and City Council shall make in order to grant approval of a Mills Act Contract. The required findings are listed below followed by a staff response on how the application meets/does not meet the requirements.

1. *The building is designated as a historic resource by the City and is listed on the Carmel Register.*

Staff Response: The residence was the subject of a historic evaluation in 2021 by Margaret Clovis and was placed on the Carmel Inventory of Historic Resources in 2021. As noted above, the applicant is requesting to add the historic resource to the Carmel Register. Staff has provided both a draft Resolution in support of this request, recommending Council approval (Attachment 1) and a draft Resolution recommending Council denial (Attachment 2).

2. *The proposed rehabilitation/restoration and maintenance plan is appropriate in scope and sufficient in detail to guide long-term rehabilitation/restoration and maintenance. Required maintenance and rehabilitation should be more significant than just routine maintenance that would be expected for any property.*

Staff Response: The applicant submitted a maintenance plan compiled by Karen (KC) Cullen, Architect, that covers a period of 10 years from 2024-2033 (Attachment 6). The plan lists some rehabilitation items that were recently completed.

Rehabilitation Items (Complete, Building Permit 21-0440 finalized 05/04/2023):

- Knob and tube electrical wiring was discovered inside the walls and ceiling, requiring replacement to current code, and an additional \$25,000.
- The structural engineer recommended additional footings retrofitted to the existing foundation, which added \$38,000. including the engineering and site visit costs.
- The main sewer line servicing the bathrooms and kitchen of the upper house as well as the new work had to be replaced to the exterior connection, at a cost of \$22,000.

Rehabilitation Items (Remaining):

- The contractor has observed significant rot to an original structural wood post that supports both the 2nd floor balcony/deck and the roof, at the apex. This will require engineering and creative installation.

Maintenance Items (Planned):

- Replace roof shakes. New Western Red Cedar pressure treated shakes correctly installed over a fire retardant fiberglass underlayment that meet the Class 'A' rating for fire safety. The new roof will also require periodic inspection and re-coating for fire protection.
- Re-stain Exterior Siding and Deck. Existing rustic redwood siding is in fairly good shape for its age; periodic inspection and re- staining will ensure it remains so.
- Re-paint exterior door and window trim. The bright colors of the old doors and window trim need to be painted to look as fresh as the newer window and door trim.
- Re-paint beams and ceiling. Beams and ceiling are painted the same colors inside and out. The orange color of the beams is a feature of the house and will need to be maintained.

- Landscape Maintenance. The existing landscaping survived the recent construction fairly well, but will require work in some areas.
- Sump cleanout/maintenance
- Termite inspections and treatment as required.

While the repair of the structural wood post qualifies as rehabilitation, the majority of the planned work items qualify as maintenance rather than rehabilitation. Replacement of the roof with treated Cedar shakes and re-staining of the historic Redwood exterior siding and deck would be considered more significant than routine maintenance, whereas re-painting, landscaping, sump cleanout/maintenance, and termite inspection would be considered routine maintenance expected for any property. All maintenance work will be performed in conformance with the Secretary of Interior's Standards for Rehabilitation (Attachment 7).

The current property owners recently completed a rehabilitation project (BP 21-0440 finalized on May 2, 2023 and described in detail under Finding #3, below) which resulted in a 2024-2033 Mills Act work plan that contains primarily maintenance rather than rehabilitation items. The Board should consider the purpose of the Mills Act, intended as an incentive program to encourage future rehabilitation work to happen. If an owner was able to successfully complete their project without financial subsidy, there is no established need for granting a Mills Act contract. While the City's municipal code does not explicitly speak to completed work, the code language clearly requires that the *"proposed rehabilitation/restoration and maintenance plan is appropriate in scope and sufficient in detail to guide long-term rehabilitation/restoration and maintenance. Required maintenance and rehabilitation should be more significant than just routine maintenance that would be expected for any property."* The Board should consider whether the plan is satisfactory to meet Finding #2.

3. *Alterations to the historic resource have been in the past, and will continue to be in the future, limited to interior work and to exterior rehabilitation and alterations that:*

- (A) *Comply with the Secretary's Standards (future additions only); and*
- (B) *Do not significantly alter, damage or diminish any primary elevation or character-defining feature; and*
- (C) *Do not increase floor area on the property by more than 15 percent beyond the amount established in the documented original or historic design of the resource; and*
- (D) *Do not result in any second-story addition to a single-story historic resource.*

Staff Response: The Cosmas House retains a high degree of integrity as few exterior changes have been made to the house since its construction. A new Class A shake roof was added in 2004 (BP 04-9) and fenestration alterations were carried out in 2022-23 (new windows and doors permitted under DS 21-191, on secondary elevations). As noted above, planned rehabilitation and maintenance work will be performed in conformance with the Secretary of Interior's Standards for Rehabilitation. Any future alterations are required to be consistent with conditions A-D above. Minor alterations, as defined in CMC section 17.32.150, may be approved by staff; however, major alterations, as defined in CMC section 17.32.160 would be reviewed by a qualified professional and presented to the Historic Resources Board for review.

It should be noted that a major rehabilitation occurred in 2022-2023 (Design Study 21-191, BP 21-0220, LeComte/Bergeron), involving the removal of original knob and tube electrical wiring and necessary electrical upgrades; additional concrete footings retrofitted to the existing foundation; and replacement of the main sewer line. The renovation also included the above-mentioned fenestration changes. When the current owner purchased the home in January 2021, it was not a listed historic resource (having been removed following a successful 2006 appeal by previous owners). In June of 2021 they applied for Design

Study 21-191, and by August 2021, the property was listed on the Carmel Historic Inventory. The owner did not apply for a Mills Act contract at that time, and instead moved forward with the desired fenestration changes as well as the electrical work, foundation retrofit, and sewer line. The recently completed work (BP 21-0440 finalized on May 2, 2023) has resulted in a 2024-2033 Mills Act work plan that contains primarily maintenance rather than rehabilitation items.

4. *The Mills Act contract will aid in offsetting the costs of rehabilitating and maintaining the historic resource.*

Staff Response: Approval of the contract would assist in offsetting the future costs of preserving the “Cosmas House” by reducing the tax liability on the property thereby freeing up funds for the planned work. Some of the work that is proposed to be accomplished within the first few years would include: re-staining the exterior redwood siding, repainting doors and window trim, and replacing the roof.

5. *Approval of the Mills Act contract will represent an equitable balance of public and private interests and will not result in substantial adverse financial impact on the City.*

Staff Response: Approval of the Mills Act Contract will be consistent with Goal 1-5 and Objective 1-16 of the Land Use & Community Character Element of the General Plan which encourages providing incentives for property owners to preserve and rehabilitate historic resources. Although the adoption of a Mills Act Contract will decrease property tax revenue to the City, the financial impact would be minimal because: 1) the number of Mills Act contracts is limited to fifteen over a 3-year period (one application was approved in 2019, four applications were approved in 2022, one application has already been approved in 2023 (L’Auberge) and four applications are in review in 2023, for a total of 10 contracts over the current 3-year period); 2) the City would continue to receive a portion of the property tax revenue; and, 3) the value of preserving a historic resource offsets the loss of revenue. This contract represents an equitable balance of public and private interests.

Next Steps: If the Historic Resources Board recommends entering into the Mills Act contract, the application will proceed for review by the City Council. If the City Council enters into a Mills Act Contract for this property, the contract will be recorded with the Monterey County Recorder and will take effect January 1, 2024.

FISCAL IMPACT:

See discussion of Finding #5.

ATTACHMENTS:

- Attachment 1 - Resolution recommending approval
- Attachment 2 - Resolution recommending denial
- Attachment 3 - DPR Forms
- Attachment 4 - Draft Resolution for Carmel Register
- Attachment 5 - Draft Mills Act Contract
- Attachment 6 - Rehabilitation/Maintenance Plan
- Attachment 7 - Secretary of the Interior’s Standards

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

HISTORIC RESOURCES BOARD RESOLUTION NO. 2023-XX-HRB

**A RESOLUTION OF THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA
ADDING A HISTORIC RESOURCE TO THE CARMEL REGISTER AND RECOMMENDING THAT THE CITY
COUNCIL ENTER INTO A MILLS ACT CONTRACT WITH LOPEZ 5 NW, LLC FOR THE PROPERTY
LOCATED ON LOPEZ AVENUE 5 NORTHWEST OF 4TH AVENUE (APN 010-232-028).**

WHEREAS, on June 2, 2023, KC Cullen, Architect ("Applicant") submitted an application on behalf of Lopez 5 NW, LLC ("Owner") requesting to add the historic "Cosmas House" to the Carmel Register of Historic Resources and enter into a Mills Act contract (MA 23-146, Lopez 5 NW, LLC) described herein as ("Application"); and

WHEREAS, the Application has been submitted for the property located on Lopez Avenue 5 northwest of 4th Avenue, in the Single Family Residential (R-1) District (Block LL, Lot 14, part Lot 12); and

WHEREAS, the Applicant is requesting to add the historic "Cosmas House" to the Carmel Register of Historic Resources; and

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.32.090 (Carmel Register of Historic Resources) the City shall maintain a Register of Historic Resources designated by the City for public recognition and benefits; and

WHEREAS, historic resources identified as significant at a local or regional level shall be eligible for listing in the Register at the request of the property owner and upon approval by the Historic Resources Board; and

WHEREAS, one of the benefits of being included on the Register is the ability to enter into a Mills Act Historical Property Contract with the City; and

WHEREAS, the Applicant is also requesting to enter into a Mills Act contract with the City and in accordance with Carmel Municipal Code (CMC) Section 17.32.100.B.6 (Review Process), the Historic Resources Board shall consider the application and make a recommendation to the City Council to approve, approve with conditions, or deny the application; and

WHEREAS, on September 8, 2023, notice of the September 18, 2023 public hearing was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091), and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before September 8, 2023, 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 September 15, 2023 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 September 18, 2023, the Historic Resources Board held a public meeting to consider adding the historic "Cosmas House" to the Carmel Register and to consider the application for a Mills Act contract, including without limitation, information provided to the Historic Resources Board by City staff and through public testimony; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Historic Resources Board at the September 18, 2023 meeting 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 facts set forth in the recitals are true and correct and are incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED, that the Historic Resources Board of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the **Mills Act Contract**:

FINDINGS REQUIRED FOR A MILLS ACT CONTRACT		
For each of the required findings listed below, staff has indicated whether the application supports the adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Historic Resources Board's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.32.100.B.6.c	YES	NO
i. The building is designated as an historic resource by the City and is listed on the Carmel Register.	✓	
ii. The proposed rehabilitation/restoration and maintenance plan is appropriate in scope and sufficient in detail to guide long-term rehabilitation/restoration and maintenance. Required maintenance and rehabilitation should be more significant than just routine maintenance that would be expected for any property.	✓	
iii. Alterations to the historic resource have been in the past, and will continue to be in the future, limited to interior work and to exterior rehabilitation and alterations that:	✓	

(A) Comply with the Secretary's Standards (future additions only); and (B) Do not significantly alter, damage or diminish any primary elevation or character-defining feature; and (C) Do not increase floor area on the property by more than 15 percent beyond the amount established in the documented original or historic design of the resource; and (D) Do not result in any second-story addition to a single-story historic resource.		
iv. The Mills Act contract will aid in offsetting the costs of rehabilitating and maintaining the historic resource.	✓	
v. Approval of the Mills Act contract will represent an equitable balance of public and private interests and will not result in substantial adverse financial impact on the City.	✓	

BE IT FURTHER RESOLVED that the Historic Resources Board of the City of Carmel-by-the-Sea does hereby add the historic "Cosmas House" to the Carmel Register of Historic Resources and recommend that the City Council enter into a Mills Act Contract (MA 23-146, Lopez 5 NW, LLC) for the property located on Lopez Avenue 5 northwest of 4th Avenue (APN 010-232-028).

PASSED, APPROVED AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA this 18th day of September, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Jordan Chroman
Chair

Leah Young
Historic Resources Board Secretary

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

HISTORIC RESOURCES BOARD RESOLUTION NO. 2023-XX-HRB

**A RESOLUTION OF THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA
RECOMMENDING THAT THE CITY COUNCIL NOT ENTER INTO A MILLS ACT CONTRACT WITH LOPEZ
5 NW, LLC FOR THE PROPERTY LOCATED ON LOPEZ AVENUE 5 NORTHWEST OF 4TH AVENUE (APN
010-232-028).**

WHEREAS, on June 2, 2023, KC Cullen, Architect ("Applicant") submitted an application on behalf of Lopez 5 NW, LLC ("Owner") requesting to add the historic "Cosmas House" to the Carmel Register of Historic Resources and enter into a Mills Act contract (MA 23-146, Lopez 5 NW, LLC) described herein as ("Application"); and

WHEREAS, the Application has been submitted for the property located on Lopez Avenue 5 northwest of 4th Avenue, in the Single Family Residential (R-1) District (Block LL, Lot 14, part Lot 12); and

WHEREAS, the Applicant is requesting to add the historic "Cosmas House" to the Carmel Register of Historic Resources; and

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.32.090 (Carmel Register of Historic Resources) the City shall maintain a Register of Historic Resources designated by the City for public recognition and benefits; and

WHEREAS, historic resources identified as significant at a local or regional level shall be eligible for listing in the Register at the request of the property owner and upon approval by the Historic Resources Board; and

WHEREAS, one of the benefits of being included on the Register is the ability to enter into a Mills Act Historical Property Contract with the City; and

WHEREAS, the Applicant is also requesting to enter into a Mills Act contract with the City and in accordance with Carmel Municipal Code (CMC) Section 17.32.100.B.6 (Review Process), the Historic Resources Board shall consider the application and make a recommendation to the City Council to approve, approve with conditions, or deny the application; and

WHEREAS, per CMC 17.32.100.B.4, all recipients of Mills Act contracts are required to implement a ten-year rehabilitation/restoration and maintenance plan prepared by a qualified professional; and

WHEREAS, per CMC 17.32.100.B.6.c.ii, the proposed rehabilitation/restoration and maintenance plan shall be appropriate in scope and sufficient in detail to guide long-term

rehabilitation/restoration and maintenance, which should be more significant than just routine maintenance that would be expected for any property.

WHEREAS, on September 8, 2023, notice of the September 18, 2023 public hearing was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091), and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before September 8, 2023, 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 September 15, 2023 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 September 18, 2023, the Historic Resources Board held a public meeting to consider adding the historic "Cosmas House" to the Carmel Register and to consider the application for a Mills Act contract, including without limitation, information provided to the Historic Resources Board by City staff and through public testimony; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Historic Resources Board at the September 18, 2023 meeting 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 facts set forth in the recitals are true and correct and are incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED, that the Historic Resources Board of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the **Mills Act Contract**:

<u>FINDINGS REQUIRED FOR A MILLS ACT CONTRACT</u>		
For each of the required findings listed below, staff has indicated whether the application supports the adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Historic Resources Board's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.32.100.B.6.c	YES	NO

i. The building is designated as an historic resource by the City and is listed on the Carmel Register.		✓
ii. The proposed rehabilitation/restoration and maintenance plan is appropriate in scope and sufficient in detail to guide long-term rehabilitation/restoration and maintenance. Required maintenance and rehabilitation should be more significant than just routine maintenance that would be expected for any property.		✓
iii. Alterations to the historic resource have been in the past, and will continue to be in the future, limited to interior work and to exterior rehabilitation and alterations that: (A) Comply with the Secretary's Standards (future additions only); and (B) Do not significantly alter, damage or diminish any primary elevation or character-defining feature; and (C) Do not increase floor area on the property by more than 15 percent beyond the amount established in the documented original or historic design of the resource; and (D) Do not result in any second-story addition to a single-story historic resource.	✓	
iv. The Mills Act contract will aid in offsetting the costs of rehabilitating and maintaining the historic resource.	✓	
v. Approval of the Mills Act contract will represent an equitable balance of public and private interests and will not result in substantial adverse financial impact on the City.	✓	

BE IT FURTHER RESOLVED that the Historic Resources Board of the City of Carmel-by-the-Sea does hereby decline to add the historic "Cosmas House" to the Carmel Register of Historic Resources and recommends that the City Council not enter into a Mills Act Contract (MA 23-146, Lopez 5 NW, LLC) for the property located on Lopez Avenue 5 northwest of 4th Avenue (APN 010-232-028).

PASSED, APPROVED AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA this 18th day of September, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Jordan Chroman
Chair

Leah Young
Historic Resources Board Secretary

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

Primary # _____ Attachment 3
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5

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

P1. Other Identifier: Cosmas House

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Monterey

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

*b. USGS 7.5' Quad Monterey Date 2012 T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; Mount Diablo B.M.

c. Address Lopez 5NW of 4th City Carmel by the Sea Zip 93921

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN 010-232-028, Block LL, Lot 14

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

Built in 1961, the two-story Cosmas House has a parallelogram plan set on a diagonal axis across a steep, sloping site. The roof dominates the design and rests on the walls like a paper airplane with wings that almost graze the ground. Redwood decks are located at the front and rear of the house at the points of the parallelogram. The design emphasis is on verticality which is achieved by vertical flush redwood siding and the randomly placed vertical windows. Purple frames outline the windows, and some windows have opaque, colored glass. A wide, Carmel stone chimney breaks up the southwest elevation. The open-framed, overhanging roof eaves, create shadow patterns on the walls and the orange rafters are carried into the house. A wood ramp with sculptural metal railings leads to the front entrance. The house is set in an Oriental-influenced designed landscape accented by native oaks. (Continued on page 3)

*P3b. Resource Attributes: (List attributes and codes) HP2, Single family residence

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



P5b. Description of Photo: (View, date, accession #) Front Elevation, 07/2021

*P6. Date Constructed/Age and

Sources: 1961 ☒ Historic

☐ Prehistoric ☐ Both

Building Permit

*P7. Owner and Address:

Lopez 5 NW LLC
3912 Alamanda Drive
Sarasota, FL 34238

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

Meg Clovis
14024 Reservation Rd.
Salinas, CA 93908

*P9. Date Recorded: 07/2021

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (cite survey report and other sources, or enter "none.") 2002 Intensive Survey by Richard Janick

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

*NRHP Status Code: HP2

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

B1. Historic Name: Cosmas House

B2. Common Name: Cosmas House

B3. Original Use: Residence

B4. Present Use: Residence

*B5. Architectural Style: Second Bay Area

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed in 1961 (BP#3715); Kitchen & stairs remodel in 1991 (BP#91-36); Reroof in 2004 (BP#04-9)

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

Original Location:

*B8. Related Features: Designed Garden

B9a. Architect: Albert Henry Hill & John Kruse

b. Builder: Grove Bishop

*B10. Significance: Theme Architectural Development

Area Carmel by the Sea

Period of Significance 1961

Property Type Building Applicable Criteria CR 3

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

The Cosmas House is one of three weekend homes on Lopez Avenue designed by architect Albert Henry Hill and his partner John Kruse. Hill purchased the property to build his own home. When his partner, John Kruse and client John Cosmas wanted to build as well, Hill subdivided his property into three pie-shaped lots and designed three distinct homes for each. Although each house is a unique design, his placement of the buildings on the lots creates an illusion of space between each house.

Hill designed the Cosmas family's main residence in Marin's Kent Woodlands. The house was featured on the cover of the March 1953 issue of *Progressive Architecture* magazine. He also designed the Cosmas Office Building in Vancouver, B.C. Mr. Cosmas gave the architect free reign in the design of his beach house, and only requested a sloping roof, which Hill made the dominant design element. The roof folds down over the walls like the wings of a paper airplane.

John Andreas Cosmas (1905 -1967) emigrated from Greece with his wife, Phopho (continued on pg. 3)

B11. Additional Resource Attributes (List attributes and codes): HP2

*B12. References:

Carmel Context Statement & Historic Preservation Ordinance

Architecture of the Monterey Peninsula, 1976

Building File, Carmel Planning Dept.

National Register Bulletin 15

Environmental Design Archives, UC Berkeley

Cosmas Obit., *Daily Independent Journal*, 11/27/1967, pg. 4

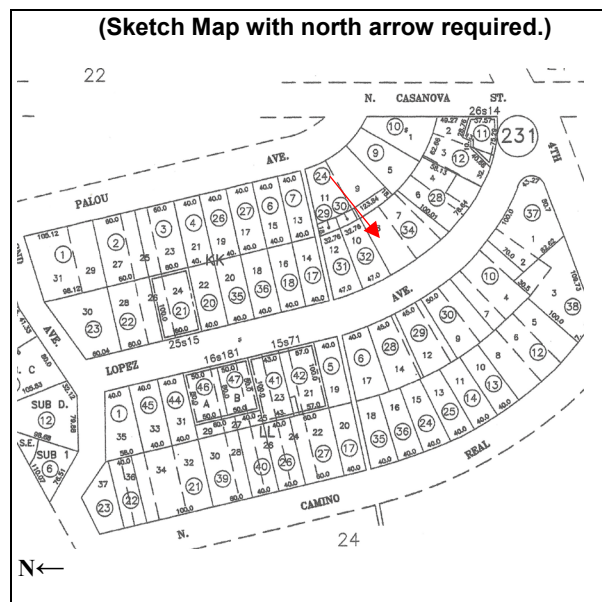
Seavey, Kent. *Carmel: A History in Architecture*, 2007

B13. Remarks

*B14. Evaluator: Meg Clovis

*Date of Evaluation: 08/2021

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 5

*Resource Name or # Cosmas House

*Recorded by Meg Clovis

*Date 08/2021

☒ Continuation ☐ Update

P3a. Description:

The Cosmas House retains a high degree of integrity as very few exterior changes have been made to the house since its construction. Permitted changes include:

- Permit #91-36 (3/11/1991): Remodel of kitchen and interior stairs
- Permit #04-9 (1/13/2004): Reroof

Character Defining Features

Character refers to all the visual aspects and physical features that comprise the appearance of a historic building. Character-defining features include the overall shape of the building, its materials, craftsmanship, decorative details, and the various aspects of its site and environment. The Cosmas House reflects many of Henry Hill's distinctive design traits as well as characteristics of the Second Bay Region style as described in Carmel's Historic Context Statement. These include:

- Parallelogram plan and dramatic sloping roof
- Sharp, angular forms and irregular massing
- Vertical redwood siding and wide Carmel stone chimney
- Plate glass window walls with some opaque glazing
- Sculptural metal railings
- Color details such as orange rafters and purple window frames
- Decks set in the points of the parallelogram
- Setting and designed landscape.

B10. Significance:

in 1941 and became a naturalized U.S. citizen. He was a merchant marine captain and wealthy shipping executive. Cosmas was part owner of the Hermes Steamship Agency in San Francisco and President of the Standard Ship Building Corporation in San Pedro.



Albert Henry Hill (1913-1984) was born in England to American parents and came to California at the age of three when his parents divorced. Hill grew up in the Berkeley hills and studied architecture at UC Berkeley. In 1938 he received his master's degree at Harvard, studying with Walter Gropius, one of the founders of the International Style at the German Bauhaus. Hill returned to the Bay Area, joining the office of John Ekin Dinwiddie, a pioneering Bay Area modernist. He became a partner in the firm in 1939. During World War II Hill served with the Office of Special Services. After the war he returned to San Francisco and the Dinwiddie firm, where he worked with pioneering modernist Eric Mendelsohn who had fled Nazi Germany.

In 1947 Hill established his own practice designing residences in the Bay Area, California, and throughout the United States. Hill's individual style combined International modernism with regional, vernacular influences, placing him among the second phase of Bay Area regional architecture. His commissions were not limited to private residences. During the 1950s,

he served as a consultant to U.S. Steel, and he designed U.S. Embassy staff housing in Vienna for the State Department. In 1955 he won an invitation-only competition to design the hiring hall of the international Longshoreman's and Warehouseman's Union near Fisherman's Wharf in San Francisco. He also designed the AIA award-winning chapel at the public hospital in Moline, IL. Additionally, he served as a lecturer in Architecture at Stanford University from 1948 to 1965.

Page 4 of 5

*Resource Name or # Cosmas House

*Recorded by Meg Clovis

*Date 08/2021

☒ Continuation ☐ Update

In 1965, Hill took on long-time associate John (Jack) Kruse as a partner in his architecture practice. Kruse was born in Davenport, Iowa in 1918 and attended Cornell University and MIT. After serving in World War II as a lieutenant in the U.S. Navy, he settled in San Francisco and began working with Hill in 1948. With Hill as the designer and Kruse as the structural expert, the prolific partnership would result in more than 500 residential and commercial buildings in California, Hawaii, Connecticut, Illinois, Kentucky, Quebec, and El Salvador. Hill and Kruse won numerous awards for design throughout their careers, together and individually. Both are listed in Carmel's Historic Context Statement as significant architects.



Henry Hill helped to define the Second Bay Region style, a building tradition that is important to Carmel's architectural chronology. The Historic Context states, "A Bay Region building was viewed as an organic extension of nature. Large expanses of glass window walls, sliding doors and partitions, and lofty ceilings allowed the outdoors to flow flawlessly into interior living spaces. In a place like Carmel where the natural environment reigned supreme, the Bay Region was a perfect fit."

Hill's designs have been described as flamboyant and whimsical. He often started with a hillside lot. From there he added a rectangular box with walls of glass and a roof with wide, overhanging eaves. Details could include lattices and slats arranged vertically and horizontally to create patterns of dappled light, opaque glass to filter light, colored light fixtures, circular stairways, windows with perfectly framed views, and gold leaf fireplaces. Hill was an avid gardener and gardens were integral to his designs, often serving as courtyard atriums. He defined exterior space with mini-walls, free-standing or structural, that extended out from the façade at 90-degree angles. Decks, doorway canopies, and facades were often a series of angles. Hill's signature color palette combined natural shades of grays, browns, and golds accented by window frames of orange, purple, or green. He often created total environments, designing, or choosing furnishings, deciding the color of lightbulbs and even where clients should hang their artwork.

In 1971 Hill moved permanently to his home on Lopez Avenue in Carmel. He became active in the community and served on the Carmel Planning Commission from 1972 to 1977. He died of cancer in 1984.

Evaluation for Significance

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

The Cosmas House is eligible for listing in the Carmel Inventory under Criterion Three (architecture) because it was designed by Henry Hill and John Kruse, architects who are recognized as significant in the Historic Context Statement (Carmel Historic Preservation Ordinance Section 17.32.040.D(1)). In addition, it is a good

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

² *Historic Context Statement: Carmel-by-the-Sea (updated)*. Adopted by the City Council September 9, 2008.

CONTINUATION SHEET

Page 5 of 5

*Resource Name or # Cosmas House

*Recorded by Meg Clovis

*Date 08/2021

☒ Continuation ☐ Update

example of the Second Bay Region style which is important in Carmel's architectural legacy and recognized as significant in the Historic Context Statement (Carmel Historic Preservation Ordinance Section 17.32.040.D(3)).

The Cosmas House is not eligible under Criterion One (Event) as no specific event led to the construction of this building and no important event took place in the building. The Cosmas House is not eligible under Criterion Two (Person) as John Cosmas is not individually significant within Carmel's historic context. Mr. Cosmas was a prominent shipping executive in the San Francisco Bay Area and his productive life is best reflected by his permanent residence in Marin County, also designed by Henry Hill, and not his vacation home on Lopez Avenue. The Cosmas House is not eligible for Criterion Four (Information Potential) because there is no evidence of archaeological resources at the site.

To be eligible for the Carmel Inventory a resource must represent a theme in the Context Statement, retain substantial integrity, be at least 50 years old, and meet at least one of the four criteria for listing in the California Register. The Cosmas House represents the theme of Architectural Development, and it is over 50 years old. It meets Criterion Three of the California Register on the local level because it is representative of Carmel's architectural chronology, specifically the Second Bay Region style, as described in the Context Statement. A discussion of integrity follows.

Integrity is defined as the ability of a property to convey its significance. There are seven aspects of integrity: Location, Design, Setting, Materials, Workmanship, Feeling, and Association. To retain historic integrity a property must retain several, if not most of the aspects. As stated in the Description, the Cosmas House has retained a high degree of integrity. Very few changes have been made over time (as outlined in the listing of building permits) and none have affected the building's location, design, setting, materials, workmanship, feeling, and association.

In summary, the Carmel Context Statement, the Carmel Historic Preservation Ordinance, and the historical record support the eligibility of the Cosmas House for the Carmel Historic Inventory.

* Subject DPR *

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

Primary # _____ Attachment 3
HRI # _____
Trinomial _____
NRHP Status Code 5S1

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) John Cosmos House

P1. Other Identifier: Weekend House

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

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

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

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)

West side Lopez 5th north of 4th (Block LL Lots Spt of 12 & 14)

Parcel No. 10-232-28

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

A 1-1/2-story parallelogram planned house placed on a diagonal axis across a steep-sloped east to west 40' x 100' lot. A sloping triangular gabled roof rises from the southwest corner and reaches its peak above an extended loft redwood deck to the northeast. Vertical flush redwood siding and randomly placed fixed-pane windows define the sloping triangular elevations. A Carmel stone chimney wall breaks up the southwest elevation. The overhanging roof eaves are open framed to allow natural light and create shadow patterns on the walls. The house takes advantage of the natural pattern of light throughout the day and is set among the native pines and oaks of the environment.

P3b. 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 west at east facade
2-2-02 #8678-9

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

October 1961 Carmel Building Files

P7. Owner and Address

Mr. & Mrs. Kenneth Grisalas
P.O. Box 2557 831/625-5773
Carmel, CA 93921

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

Richard N. Janick, P.O. Box 223408, Carmel, CA 93922

P9. Date Recorded: 2/15/2002

P10. Survey Type: (Describe)

HRI Carmel 2001

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

1978 Significant Building Survey Carmel-by-the-Sea

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

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BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #

HRI #

Attachment 3

Page 2 of 3

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder)

John Cosmos House

B1. Historic Name: John Cosmos House

B2. Common Name: Weekend House

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

B5. Architectural Style: Third Bay Area Region Style

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

1. Permit #3715 (October 31, 1961) 1-1/2-story house (\$29,000) Architects: Albert Henry Hill and John Kruse (San Francisco)
(Original) Contractor: Grove Bishop, Pacific Grove (Permit and plans in file)

(See Continuation Sheet)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features: Third of three unique houses designed by Henry Hill on steep lots adjacent to each other.

B9a. Architect: Albert Henry Hill and John Kruse

b. Builder: Grove Bishop

B10. Significance: Theme: Architectural Development of Carmel

Area: Carmel-by-the-Sea

Period of Significance: 1960s

Property Type: Single Family Residential

Applicable Criteria: CR-3

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

This house qualifies under Criteria #3 as a house designed by architects Albert Henry Hill and John Kruse in 1961. Built on a steep sloping lot, the house is intact and is the last of three houses adjacent to each other designed in the Third Bay Area Style. The steep-lot hillside house was first developed by Jon Konigshofer in the 1940s to accommodate many lots laid out on a 40' x 100' grid regardless of changes in grade that would normally be unbuildable. Henry Hill expanded on this concept by creating diagonal axis polygonal floor plans and irregular elevations to take advantage of exposure to light and the unique environmental elements of each lot.

Albert Henry Hill's work exemplifies a style of architecture that developed in the 1940s and 1950s which has become known at the Bay Area Style. This style made use of natural materials and had a great concern for the surrounding environment. His style can be characterized by very simple natural surfaces, sharp and angular shapes, either very flat or very sloped roofs, and very simple floor plans. At Harvard, Hill studied under Walter Gropius and Marcel Breuer, two architects noted for bringing the modern design philosophies of Europe's Bauhaus movement to the United States. Their new ideas about the creation and use of space and about the use of local and traditional materials greatly influenced Hill's architectural expression. Hill's commissions included national and international projects, bringing him numerous awards throughout his career.

He designed and constructed a weekend cottage at 7th and Camino Real in 1948. The three neighboring houses on Lopez Avenue became known for their imaginative and unique elevations. By 1971, Hill converted his vacation house on Lopez to
(See Continuation Sheet)

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

HP2 - Single Family Property

B12. References:

1. Significant Building Survey 1978, Carmel-by-the-Sea. MARI
2. Chazen Property Report (1999) - Jones and Stokes
3. Domestic Architecture of the San Francisco Bay Region 1949, San Francisco Museum of Art, Civic Center

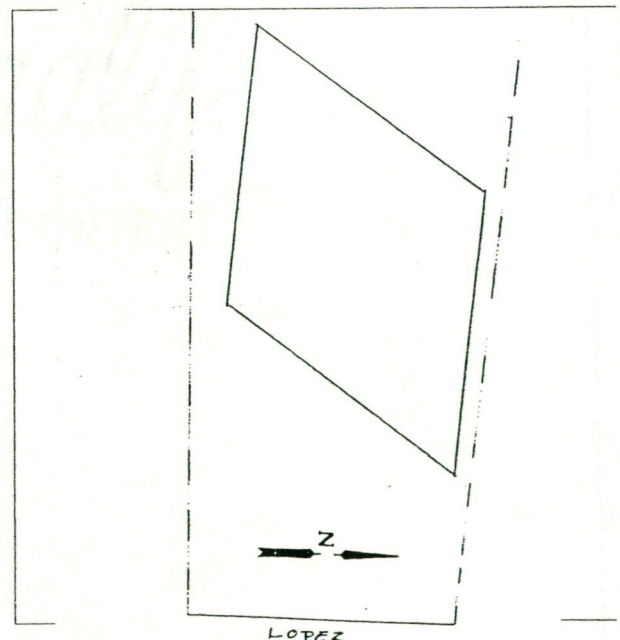
(See Continuation Sheet)

B13. Remarks: Zoning R-1 Steep slope east to west

B14. Evaluator: Richard N. Janick

Date of Evaluation: 2/15/2002

(This space reserved for official comments.)



CONTINUATION SHEET

Primary #
HRI #
Trinomial

Attachment 3

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

John Cosmos House

Recorded by: Richard N. Janick

Date 2/15/2002

☒ Continuation ☐ Update

B. 6 Construction History (Continued from Page 2)

2. Permit #91-36 (March 11, 1991) - Interior remodel kitchen and staircase (\$35,000) Owners: Mr. Y Mrs. Kenneth Grisales
Contractor: Stocker and Allaire (Pacific Grove).

3. (1990) - (Permit Denied) to enclose lower level under deck for additional space.

B.12 References (Continued from Page 2)

4. Bay Area Houses by Sally Woodbridge (1988) Revised Edition, Peregrine Smith Books

5. "William Wilson Wurster," San Francisco Museum of Modern Art, Catalogue 1996

B. 10 Significance (Continued from Page 2)

serve as his primary residence, and soon became active in the local community, including serving on the Carmel Planning Commission. Hill's architectural aesthetic serves a continuing thread in Carmel's design traditions with its focus on integration with the local setting, use of local and traditional materials, and experimentation with artistic expression in residential design.

Albert Henry Hill was born in 1913 in England. His family moved to Berkeley, California in 1916. Hill received a Bachelor of Arts degree in architecture from the University of California at Berkeley in 1935 and an M.A. degree in architecture in 1938 from Harvard, where he studied under Walter Gropius and Marcel Breuer. He then worked in association with John Ekin Dinwiddie in San Francisco. He met his wife, Heather, near Oxford, England during World War II. He was in partnership with Eric Mendelson in San Francisco in 1947-48, and later established a private practice in Carmel and San Francisco. His final partnership in San Francisco with architect Jack Kruse ended in 1984 when Hill died of cancer.

Hill also contributed a design for "Greenwood Common" developed by William A Wilson Wurster in the Berkeley hills in 1955 as single family houses built around a "common" open space with shared service areas. Other prominent architects who participated were Rudolph Schindler, Harwell Hamilton Harris, Joseph Esherick and John Funk. This project celebrated the "Second Bay Area Region Style" of integrating modern architectural materials and processes with the natural environment and indoor-outdoor living. This project was the West Coast equivalent of the famous "Housing Exposition" near Stuttgart, Germany organized by Mies Vander Rohe in 1929 featuring modern style housing designs by Walter Gropius, J.J. P. Oud, Peter Behrens, Le Corbusier and Mies Vander Rohe.

**RECORDING REQUESTED BY
CITY OF CARMEL-BY-THE-SEA**

AND WHEN RECORDED MAIL TO:

Carmel City Hall
Post Office Drawer CC
Carmel, CA 93921
Attn: Katherine Wallace

This space reserved for the Recorder's use only

**RESOLUTION QUALIFYING A HISTORIC RESOURCE FOR
LISTING ON THE CARMEL REGISTER**

The subject property is designated a Historical Resource per Resolution recorded with the Monterey County Recorder on April 19, 2023 (Document No. 2023011567). This Resolution qualifies the subject resource to be placed on the Carmel Register which will allow the property owner to take advantage of a preservation incentive program to include the Mills Act Historical Property Contracts.

This Resolution is being recorded pursuant to section 5029(b) of the California Public Resources Code that requires the City to record all historic resource determinations. This action also is taken in furtherance of the Local Coastal Program certified by the California Coastal Commission and implemented by City of Carmel-by-the-Sea Ordinances No. 2004-01 and 2004-02.

As stated in the Carmel Municipal Code Section 17.32.040.C, the resource should be representative of at least one theme include in the Historic Context Statement; shall retain substantial integrity; should be a minimum of 50 years of age and shall meet at least one of the four criteria for listing in the California Register at a national or Statewide level of significance (primary resource) or at a regional or local level of significance (local resource) per CEQA Guidelines Section 15064.5(a)(3). The four criteria for listing are as follows: (1) Is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States; (2) Is associated with the lives of persons important to local, California or national history; (3) 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; or (4) Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation. This resource is over 50 years of age and meets criteria No. 3.

Assessor's Parcel Number: 010-232-028
Block/Lot: LL/14, pt. 12
Current Owner(s): Lopez 5 NW, LLC
Street Location: Lopez Avenue 5 northwest of 4th Avenue

It is the purpose of this Resolution to alert the owner, the successors and assigns to the existence of an historic resource on the property. This historic resource is protected under laws of the State of California and of the City of Carmel-by-the-Sea including the California Coastal Act, the California Public Resources Code, the Carmel-by-the-Sea Municipal Code and the Local Coastal Program.

Attachment A – Property Legal Description (1 page)
Attachment C – Inventory Record (1 page)

Attachment B – DPR Form 523 (5 pages)

Certified by:

Katherine Wallace
Associate Planner, Carmel-by-the-Sea

RECORDING REQUESTED BY
CITY OF CARMEL-BY-THE-SEA

AND WHEN RECORDED MAIL TO

Carmel City Hall
Attn: Community Planning & Building
P.O. Box CC
Carmel-By-The-Sea, CA 93921

This space reserved for the Recorder's use only

CITY OF CARMEL-BY-THE-SEA
MILLS ACT HISTORIC PROPERTY PRESERVATION CONTRACT

THIS AGREEMENT is made and entered by and between the CITY OF CARMEL-BY-THE-SEA a municipal corporation (hereinafter referred to as "City"), and Lopez 5 NW, LLC (hereinafter referred to as "Owner").

RECITALS

- (i) California Government Code Section 50280, et seq. (known as the Mills Act) authorizes cities to enter into contracts with the owners of qualified historic properties to provide for their appropriate use, maintenance and restoration such that these historic properties retain their historic characteristics;
- (ii) The Owner possesses fee title in and to that certain real property, together with associated structures and improvements thereon, located on Lopez Avenue 5 northwest of 4th Avenue (APN: 010-232-028), Carmel-By-The-Sea, California, (hereinafter referred to as the "Historic Property"). A legal description of the Historic Property is attached hereto, marked as "**Exhibit A**" and is incorporated herein by reference;
- (iii) The property is identified as a historic resource on the City of Carmel-By-The-Sea's Historic Inventory and Register of Historic Resources and is further described in the DPR 523 Form attached hereto, marked as "**Exhibit B**" and is incorporated herein by reference;
- (iv) City and Owner, for their mutual benefit, now desire to enter into this Agreement both to protect and preserve the characteristics of historical significance of the Historic Property, as it exists at the date of this contract and as described in the City's Register of Historic Resources and the National Register of Historic Places, and to qualify the Historic Property for an assessment of valuation pursuant to the provisions of Article 1.9 (commencing with section 439) of Chapter 3 of Part 2 of Division 1 of the California Revenue and Taxation Code.

NOW, THEREFORE, City and Owner, in consideration of the mutual covenants and conditions contained herein, do hereby agree as follows:

1. **INCORPORATION OF RECITALS.** All recitals are incorporated into this Agreement.
2. **EFFECTIVE DATE AND TERM.** This Agreement shall be effective and commence on the date the Agreement is signed by the City, unless otherwise indicated by the County of Monterey, and shall remain in effect for a minimum term of ten (10) years thereafter.
3. **AUTOMATIC RENEWAL.** Each year, upon the anniversary of the effective date of this Agreement (hereinafter referred to as “annual renewal date”), one (1) year shall be added automatically to the term of this Agreement, unless timely notice of nonrenewal is given as provided in paragraph 4 of this Agreement. The total length of the contract shall not exceed twenty (20) years.
4. **NOTICE OF NONRENEWAL.** If City or Owner desires in any year not to renew this Agreement, that party shall serve written notice of nonrenewal in advance of the annual renewal date of this Agreement as follows: Owner must serve written notice of nonrenewal at least ninety (90) days prior to the annual renewal date; City must serve written notice of the nonrenewal at least sixty (60) days prior to the annual renewal date. If notice is not received, the Agreement shall automatically be renewed for another year. Upon receipt by Owner of a notice of nonrenewal from the City, Owner may make a written protest. At any time prior to the annual renewal date, City may withdraw its notice of nonrenewal.
5. **EFFECT OF NOTICE OF NONRENEWAL.** If either City or Owner serves timely notice of nonrenewal in any year, and this contract is not renewed, this Agreement shall remain in effect shall remain in effect for the balance of the period remaining since the original execution or the last annual renewal date.
6. **FEES.** The City may require that the Owner(s) of the Historic Property pay a fee that shall not exceed the reasonable cost of providing services, such as inspections, pursuant to Government Code Section 50281.1 (Article 12 of Chapter 1 of Part 1 of Division 1 of Title 5 of the Government Code), for which the fee is charged.
7. **VALUATION OF PROPERTY.** During the term of this Agreement, Owner is entitled to seek assessment of valuation of the Historic Property pursuant to the provisions of Chapter 3 of Part 2 of Division 1 of the California Revenue and Taxation Code.
8. **PRESERVATION OF PROPERTY.** Owner shall preserve and maintain the characteristics of historical significance of the Historic Property and agrees to complete rehabilitation and/or maintenance activities as defined in the Rehabilitation/Restoration and Maintenance Plan attached as “Exhibit C”. Requests for revisions to the Maintenance and

Rehabilitation plan shall be reviewed by the Historic Resources Board prior to implementation. In addition, Owner shall comply with the terms of the City's Historic Preservation Ordinance (CMC 17.32). Owners shall not be permitted to further impede any view corridor with any new structure, including but not limited to walls, fences, or shrubbery, so as to prevent the viewing of the Historic Property from the public right-of-way.

9. **RESTORATION OF PROPERTY.** Owner shall, where necessary, restore and rehabilitate the Historic Property to conform to the rules and regulations of the Office of Historic Preservation of the State Department of Parks and Recreation, U. S. Secretary of the Interior's Standards for Rehabilitation, the State Historical Building Code, and the City of Carmel-by-the-Sea, all as amended.
10. **INSPECTIONS.** Owner shall allow periodic examinations, at least every five (5) years, with reasonable notice thereof, of the interior and exterior of the Historic Property by representatives of the County of Monterey Assessor and the City of Carmel-By-The-Sea as may be necessary to determine Owner's compliance with the terms and provisions of this Agreement. The City will coordinate inspections by such other agencies that have jurisdiction and will keep them to the minimum necessary to determinate such compliance.
11. **PROVISION OF INFORMATION.** Owner shall furnish City with any and all information required by City, in order to determine the eligibility of the Historic Property, and that City deems necessary or advisable to determine compliance with the terms and provisions of this Agreement.
12. **ANNUAL REPORT.** Owner shall submit an annual report at least 90 days prior to each annual renewal date (October 1st) to the Department of Planning and Building specifying all work that has been done to maintain and preserve the historic resource over the preceding year in compliance with the approved maintenance plan.
13. **CANCELLATION.** The City has the right to cancel the contract if the owner allows the property to deteriorate to the point that it no longer meets the standards for a qualified historical property. The City also has the right to cancel this contract if the owner(s) breaches the provisions of paragraph's # 8, 9, 10 or 12 of this Agreement after the City has provided reasonable notice of any failure to comply with the agreement, and a public hearing. Notice of the hearing shall be mailed to the last known address of each owner of the property, with the notice conforming to the provisions of Government Code section 6061., If after notice and a hearing, the contract is cancelled, termination of the Agreement is immediate, and the owner shall pay a cancellation fee equal to 12.5 percent of the current fair market value of the property, as determined by the Monterey County Assessor as though the property were free of the contractual restriction. The cancellation fee shall be paid to the Assessor, at the time and in the manner that the Assessor shall prescribe. City's right to cancel this Agreement pursuant to this paragraph

shall in no way limit or restrict its rights or legal remedies arising from City's Historic Preservation Ordinance and Municipal Code.

14. **ENFORCEMENT OF AGREEMENT.** In lieu of and/or in addition to any provisions to cancel this Agreement as referenced herein, City may specifically enforce, or enjoin the breach of, the terms of this Agreement.
15. **WAIVER.** City does not waive any claim or default by Owner if City does not enforce or cancel this Agreement. All remedies at law or in equity, which are not otherwise provided for this Agreement or in City's regulations governing historic properties are available to City to pursue in the event there is a breach of this Agreement. No waiver by City of any breach or default under this Agreement shall be deemed to be a waiver of any other subsequent breach thereof or default hereunder.
16. **BINDING EFFECT OF AGREEMENT.** Owner hereby subjects the Historic Property to the covenants, reservations and restrictions set forth in this Agreement. City and Owner hereby declare their specific intent that the covenants, reservations, and restrictions as set forth herein shall be deemed covenants running with the land and shall pass to and be binding upon Owner's successors and assigns in title or interest to the Historic Property. A successor in interest shall have the same rights and obligations under this Agreement as the original owner who executed the Agreement.
Each and every contract, deed or other instrument hereinafter executed, governing or conveying the Historic Property, or any portion thereof, shall conclusively be held to have been executed, delivered and accepted subject to the covenants, reservations and restrictions expressed in this Agreement regardless of whether such covenants, reservations and restrictions are set forth in such contract, deed or other instrument. City and Owner hereby declare their understanding and intent that the burden of the covenants, reservations and restrictions set forth herein touch and concern the land in that it restricts development of the Historic Property. City and Owner hereby further declare their understanding and intent that the benefit of such covenants, reservations and restrictions touch and concern the land by enhancing and maintaining the cultural and historic characteristics and significance of the Historic Property for the benefit of the public and Owner.
17. **NOTICE.** Any notice required to be given by the terms of this Agreement shall be provided at the address of the respective parties as specified below, by personal delivery or United States mail, postage prepaid, addressed as follows:

City: Carmel-By-The-Sea
Community Planning & Building Department
Attn: Community Planning & Building Director
P.O. Box CC
Carmel-By-The-Sea, CA 93921

Owner: Lopez 5 NW, LLC
3912 Alamanda Drive
Sarasota, FL, 34238

Notice to successors in interest to either party shall be sent to the appropriate address. In the case of future Owner(s) of the Historic Property, notice shall be sent to the address on file with the county property tax office in power at the time.

18. **RECORDATION.** No later than twenty (20) days after the parties execute and enter into this Agreement, the City shall cause this Agreement to be recorded in the Office of the County Recorder of the County of Monterey. From and after the time of the recordation, this Agreement shall impart a notice thereof to all persons as is afforded under state law.
19. **STATE LAW.** The Owner or agent of Owner shall provide written notice of this Agreement to the State Office of Historic Preservation within six (6) months of the date of this Agreement.
20. **GOVERNING LAW; VENUE.** This Agreement shall be constructed and governed in accordance with the laws of the State of California. Should either party to this agreement bring legal action against the other, the case shall be handled in Monterey County, California and the party prevailing in such action shall be entitled to a reasonable attorney fee which shall be fixed by the judge hearing the case and such fee shall be included in the judgment together with all costs.
21. **AMENDMENTS.** This agreement may be amended in whole or in part, only by a written-recorded instrument executed by the parties hereto.
22. **DESTRUCTION OF PROPERTY; EMINENT DOMAIN; CANCELLATION.** If the Historic Property is destroyed by earthquake, fire, flood, or other natural disaster such that in the opinion of the City Building Official more than sixty percent (60%) of the original fabric of the structure must be preplaced, this Agreement shall be cancelled because the historic value of the structure will have been destroyed. If the Historic Property is acquired in whole or in part by eminent domain or other acquisition by any entity authorized to exercise the power of eminent domain, and the acquisition is determined by the City Council to frustrate the purpose of this Agreement, this Agreement shall be cancelled. No cancellation fee pursuant to Government Code Section 50286 shall be imposed if the Agreement is cancelled pursuant to this paragraph. Such Agreement shall be null and void for all purposes of determining the value of the property so acquired.
23. **INDEMNIFICATION.** Owner shall defend, indemnify, and hold harmless City and its elected officials, officers, agents and employees from any actual or alleged claims, demands, causes of action, liability, loss, damage, or injury to property or persons, including wrongful death, whether imposed by a court of law or by administrative action of any

federal, state or local government agency, arising out of or incident to the direct or indirect use, operation, or maintenance of the Historic Property by Owner or any contractor, subcontractor, employee, agent, lessee, licensee, invitee, or any other person; (ii) Owner's activities in connection with the Historic Property; and (iii) any restriction on the use of development of the Historic Property, from application or enforcement of the City's Municipal Code, or from the enforcement of this Agreement. This indemnification includes, without limitation, the payment of all penalties, fines, judgments, awards, decrees, attorneys' fees, and related costs or expenses, and the reimbursement of the City, its elected officials, employees, and/or agents for all legal expenses and costs incurred by each of them. Owner's obligation to indemnify shall survive the termination, cancellation, or expiration of this Agreement and shall not be restricted to insurance proceeds, if any, received by City, its elected officials, employees, or agents.

24. **SEVERABILITY.** In the event that any of the provisions of this Agreement are held to be unenforceable or invalid by any court of competent jurisdiction, or by subsequent preemptive legislation, the validity and enforceability of the remaining provisions, or portions thereof, shall not be affected thereby.

IN WITNESS THEREOF, the City and Owners have executed this Agreement on the day and year written above.

CITY OF CARMEL-BY-THE-SEA:

By: _____

Date: _____

Name: Richard L. Rerig ("Chip")

Title: City Administrator

PROPERTY OWNER(S):

By: _____

Date: _____

Name: Pierre LeComte, on behalf of Lopez 5 NW, LLC

Title: Property Owner

By: _____

Date: _____

Name: Vittoria Bergeron, on behalf of Lopez 5 NW, LLC

Title: Property Owner

EXHIBIT A
LEGAL DESCRIPTION

EXHIBIT B
DPR 523 FORM

EXHIBIT C
MAINTENANCE PLAN

DRAFT

Mills Act Application

Lopez Avenue 5 NW of 4th Avenue APN 010-232-028-000

This Mills Act Application was prepared by Architect Karen (KC) Cullen and Vittoria Bergeron, one of the property owners. Ms. Cullen is a registered architect with 30 years of experience restoring and renovating Mid-century Modern architecture; and worked on other architectural preservation projects with Palo Alto Stanford Heritage and the Palo Alto Historical Association.

The Lopez Avenue house was designed by Henry Hill and John Kruse along with two adjacent houses in 1961. The house was not on the historic register when the current owners purchased it several years ago. During a design review application in 2021 for remodeling the ground floor rooms, the house was evaluated by Meg Clovis and subsequently added to the Carmel Inventory as the Cosmas House (original owner).

The house had been remodeled on the interior in 1991. The latest remodel completed in 2023 included the addition of new windows at the ground floor level, mainly on the back of the house. During the course of the renovation, several infrastructure issues came up that the owners and contractor had to address immediately, that added significantly to the cost of the renovation.

The owners were not able to apply for Mills Act relief before doing the completed rehabilitation work because the house was not considered historic when they bought it, or when they planned their renovation. The recent work makes it possible for the attached plan to be mostly maintenance.

Rehabilitation Items (Complete):

1. Knob and tube electrical wiring was discovered inside the walls and ceiling, requiring replacement to current code, and an additional \$25,000.
2. The structural engineer recommended additional footings retrofitted to the existing foundation, which added \$38,000. including the engineering and site visit costs.
3. The main sewer line servicing the bathrooms and kitchen of the upper house as well as the new work had to be replaced to the exterior connection, at a cost of \$22,000.

Rehabilitation Items (Remaining):

4. The contractor has observed significant rot to an original structural wood post that supports both the 2nd floor balcony/deck and the roof, at the apex. This will require engineering and creative installation.

Maintenance Items (Planned):

1. Replace roof shakes. New Western Red Cedar pressure treated shakes correctly installed over a fire retardant fiberglass underlayment that meet the Class 'A' rating for fire safety. The new roof will also require periodic inspection and re-coating for fire protection.
2. Re-stain Exterior Siding and Deck. Existing rustic redwood siding is in fairly good shape for its age; periodic inspection and re- staining will ensure it remains so.
3. Re-paint exterior door and window trim. The bright colors of the old doors and window trim need to be painted to look as fresh as the newer window and door trim.
4. Re-paint beams and ceiling. Beams and ceiling are painted the same colors inside and out. The orange color of the beams is a feature of the house and will need to be maintained.

5. Landscape Maintenance. The existing landscaping survived the recent construction fairly well, but will require work in some areas.

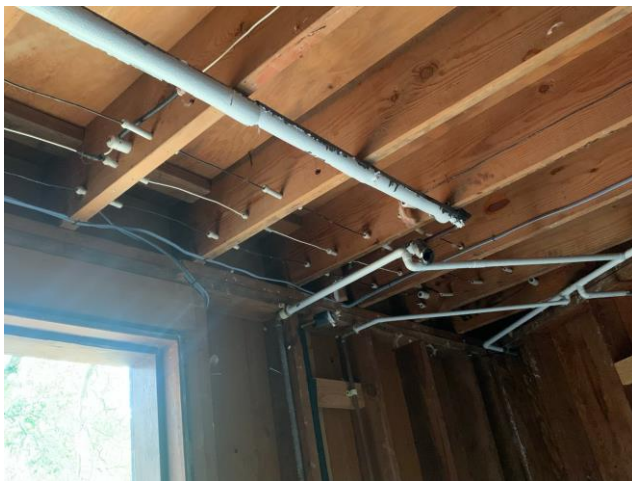
6. Sump cleanout/maintenance.

7. Termite inspections and treatment as required.

-KC Cullen



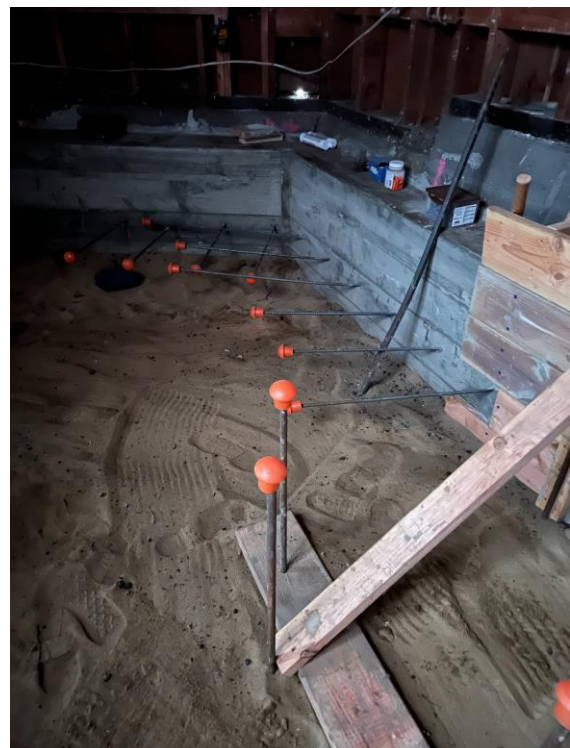
Rehabilitation Item Photos (complete, Building Permit 21-0440 finalized 05/04/2023):



Knob and Tube Wiring



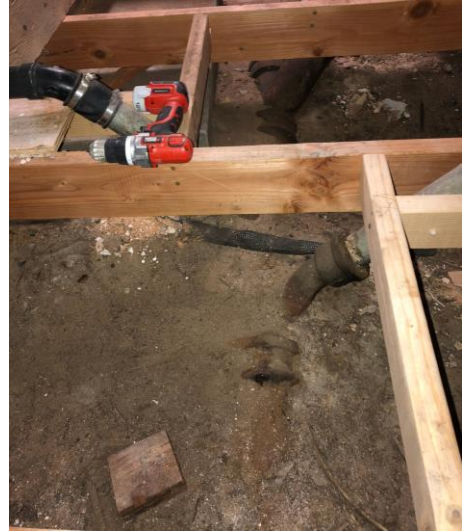
Retrofitting foundation



Retrofitting foundation



Retrofitted foundation



Old sewer line

Rehabilitation/Maintenance Item Photos (planned, 2024-2033)



Structural wood post (orange) supporting balcony and roof to be replaced



Replace Roof Shakes



Exterior Redwood Siding and Deck



Paint Door and Window Trim



Paint Beams and Ceiling



Maintain Landscape

[illegible]

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.



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

September 18, 2023
PUBLIC HEARINGS

TO: Historic Resources Board Commissioners

SUBMITTED BY: Katherine Wallace, Associate Planner

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

RECOMMENDATION:

Adopt a Resolution (Attachment 1, Resolution) issuing a Determination of Consistency with the Secretary of the Interior's Standards, with Conditions, for north and south additions and a new detached garage (revised per consultant and staff recommendations) at the historic "Elizabeth F. Armstrong House" property located on Santa Fe Street 4 northwest of 6th Avenue in the Single-Family Residential (R-1) District. APN: 010-092-005-000.

BACKGROUND/SUMMARY:

EXECUTIVE SUMMARY

The applicant is requesting that the Historic Resources Board consider a Design Study Application (DS 23-160) for additions, alterations, and site modifications including a 76-square-foot south kitchen addition, a 135-square-foot north bedroom addition, fenestration changes, and a new, detached, 250-square-foot garage in the front setback. The project was evaluated by a qualified professional for consistency with the *Secretary of the Interior's Standards* and the project was found inconsistent with said standards. The Board is being asked to either adopt, adopt with Conditions, or deny a Determination of Consistency for the proposed project.

BACKGROUND AND PROJECT DESCRIPTION

The historic "Elizabeth F. Armstrong House" is located on Santa Fe Street 4 northwest of 6th Avenue. The one-story, wood-framed, stucco cottage was built in 1928 by Hugh Comstock (Attachment 2, Site Photos). The Tudor/Storybook-style residence expanded to the rear in 1958 (to connect to a c.1930 guesthouse), and was expanded to the rear again in 1967. According to the DPR 523 survey form authored by Kent Seavey in 2002 (Attachment 3, DPR 523 form), the property is historically significant under California

Register Criterion 3 “as a contributor to fully documented district that is eligible for designation as a local historic district.” The Comstock Hill Historic District (eligible but not listed) contains the largest concentration of early residential buildings by noted Carmel designer/builder Hugh Comstock. The “Elizabeth F. Armstrong House” also known as “Our House” has the distinction of being the only known Comstock collage to be replicated by Comstock for a second client, Elspeth Rose, whose “Sunwise Turn” cottage at N. Casanova and Palou is commonly referred to as the twin on Palou.

The character defining features of the “Elizabeth F. Armstrong House” are concentrated on the original, 1928 portion of the house and include:

- Irregular plan and steeply pitched gabled roof
- One-story massing
- Textured, rustic stucco exterior walls
- Carmel stone exterior chimney
- Gabled bracket portico at the north entry with triangular, carved wood brackets
- Single, paired, and banked multi-pane wood casement windows
- Arched fixed window north of the chimney
- Wood French doors at the south elevation
- Braced wood shutters with heart cut-outs

The property’s known construction chronology (permitted and/or observed) is as follows:

- The 648 square foot house was built by Hugh Comstock in 1928 (BP# 1978). BP# 1978 also lists a garage (no size was indicated), but the 1930 Sanborn map does not indicate a garage on the property, so it is not known if it was ever built. The 1930 Sanborn map does show the main house and also indicates the presence of a cottage at the rear of the lot.
- The DPR form notes that a small rear guest house was built in 1940 (BP# 611). This information could not be verified as there is no building permit in the file. The only record of this improvement is in the building permit records held by the Harrison Memorial Library’s History Room. This record indicates that building permit # 611 was issued in May 1940, however there is no record of what the permit was for. The 1930 Sanborn map indicates that the cottage was in place by 1930. The *Carmel Cymbal* cites that Mr. and Mrs. Ross B. Hoffman who owned the house in 1941 were moving into their “new house”. The building permit may have been for an interior remodel since the guest house was already in place.
- In 1958 a 117-square-foot addition was built to connect the 137 square foot rear guest house with the main house (BP# 2477).
- In 1967 a 444-square-foot bedroom, bathroom, and family room were built at the rear of the house. Another 137 square feet were removed as part of this project.

Design Study 23-160 (Lutz) proposes additions, alterations, and site modifications including a 76-square-foot south kitchen addition, a 135-square-foot north bedroom addition, fenestration changes, and a new, detached, 250-square-foot garage in the front setback.

The 4,000-square-foot property is permitted to have 1,800 square feet of floor area; the existing floor area is 1,288 square feet (a 1,249 square-foot house and a 39-square-foot shed, to be demolished) and the proposed floor area is 1,710 square feet (1,249 square-foot house plus 76-square-foot kitchen addition, 135-square-foot bedroom addition, and 250-square-foot garage). The proposed project will not result in the property reaching or exceeding allowed floor area; as such, a 250-square-foot garage is permitted per CMC 17.10.030.D.2.d.i and 17.10.030.F which state:

Required Parking. On each site, a minimum of 200 square feet of base floor area and 2,200 cubic feet of exterior volume shall be reserved for each required parking space whether provided by means of a garage, carport or parking pad. Inability to provide on-site parking shall not authorize more floor area or exterior volume for other purposes in lieu of parking.

Required parking spaces shall be provided by a garage, carport or parking pad measuring at least 10 feet by 20 feet having practical ingress and egress for a vehicle. Tandem parking is allowed in this district. All required parking shall be provided on-site and shall be counted as floor area and exterior volume.

The proposed placement of the detached garage is at the northeast corner of the property, within the front setback. The eaves of the proposed garage will abut the east (front, street-side) property line. A garage in the front setback may be authorized by the Planning Commission per CMC 17.10.030.A.1; following review by the HRB the garage will be reviewed by the Planning Commission.

A Phase II Historic Evaluation of the proposed project (Attachment 4) was prepared by a City-contracted qualified professional, Margaret (Meg) Clovis, on September 10, 2023. The evaluation concludes that the project, as proposed, does not meet the *Secretary of the Interior's Standards for Rehabilitation*. The proposed project, if modified through the incorporation of four recommendations (three recommendations from the consultant, one additional recommendation from staff, all discussed in further detail below), would meet the *Standards* and would not have a significant impact on the historic resource. The following work is included in the project plans:

- 76-square-foot kitchen addition at the south elevation
- 135-square-foot bedroom addition at the north elevation
- Fenestration changes (door and window opening alterations)
- 250-square-foot detached garage in the front setback

STAFF ANALYSIS

Secretary of the Interior's Standards: Per CMC 17.32.120 Alteration of Historic Resources, the proposed Lutz project shall first obtain a determination of consistency with the Secretary's Standards. The *Secretary of the Interior's Standards for the Treatment of Historic Properties* (Standards) as defined in **CMC 17.32.230.Y**, provides the framework for evaluating the impacts of additions and alterations to historic buildings. The Standards describe four treatment approaches: preservation, rehabilitation, restoration and reconstruction. The Standards require that the treatment approach be determined first, as a different set of standards apply to each approach. For the proposed Lutz project, the treatment approach is rehabilitation.

Meg Clovis evaluated the project for consistency with the *Secretary of the Interior's Standards for Rehabilitation* (Attachment 4). Ms. Clovis found the work proposed on the non-historic rear portions of the house (including the 76-square-foot kitchen addition on the non-historic south elevation and various fenestration changes on non-historic areas) to comply with the Standards; as such, her Phase II Historic Evaluation focuses on the proposed detached garage and the proposed work that would impact the 1928 original, historic section of the cottage, as follows:

- A 135-square-foot bedroom addition proposed for the north elevation of the cottage.
- Relocation of French doors on the south elevation 18" to the west. This move will necessitate demolishing and rebuilding the historic Carmel stone steps to the door.
- Moving a paired casement window on the south elevation (illuminating the current kitchen

space/proposed dining room space) east to center.

- Moving a banked window on the north elevation 3 feet to the east to accommodate the proposed north bedroom addition.
- Removing/infilling a bathroom window on the north elevation to accommodate the proposed north bedroom addition.

Ms. Clovis found that Standards #1, #2, #5, #9, and #10 are applicable to the project, and Standards #3, #4, #6, #7, and #8 are not applicable. The evaluation concluded that the project, as proposed, is consistent with Standard #1 but is inconsistent with Standards #2, #5, #9, and #10. If the project is revised as recommended (described below), to comply with Standards #2, #5, #9, and #10, then the project would be consistent with the *Secretary of the Interior's Standards for Rehabilitation*.

Ms. Clovis' analysis and recommendations (supported by staff) are provided below. Note that staff has added an additional recommendation under Standard 2.

Standard 1: *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

- Clovis: The Elizabeth F. Armstrong House has been a single-family residence since it was constructed in 1928. The proposed project does not change the historic use of the house. The proposed work is consistent with Standard One.

Staff response: Agree.

- ***Standard 2:*** *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.*

Clovis: The survey form for the Elizabeth F. Armstrong House notes that Comstock achieved the rustic exterior texture for the walls by troweling plaster with pine needles over burlap. A significant portion of this distinctive and character-defining wall treatment will be removed when the proposed bedroom is attached to the north elevation, as well as a small portion removed to accommodate French doors for the proposed office. Preservation Brief 14 states, "Attaching a new exterior addition usually involves some degree of material loss to an external wall of a historic building, but it should be minimized. Damaging or destroying significant materials and craftsmanship should be avoided, as much as possible."

The proposed bedroom addition on the north elevation will necessitate moving the bank of windows adjacent to/west of the north entry three feet east, closer to the door. Plan Sheet A3.2 indicates that (character-defining) shutters will be removed. The historic French doors will be shifted eighteen inches to the west and the Carmel stone steps will be demolished and rebuilt. The windows, shutters, and French doors on the 1928 portion of the cottage are character-defining features. Preservation Brief 14 advises that alterations and additions should not impact character-defining features, like the windows, shutters, and exterior wall treatment. In order to preserve the historic wall treatment, the bank of windows and shutters on the north elevation, the window, and the French doors on the south elevation, it is recommended that the north bedroom addition be shifted west towards the later additions, and for all historic door and window openings be retained in place.

The proposed single-car garage will be located at the northeast corner of the lot, fronting Santa Fe Street. Carmel's Historic Context Statement states, "An adjunct to many houses figuring prominently in the streetscapes of Carmel is a detached single car garage, usually front gabled, sided with board and batten,

entered via an arched vehicular door, and set close to the street (p. 52).” The proposed garage conforms to traditional Carmel garage designs as it has a front gable, board and batten siding, and is set close to the street. Its placement in the northeast corner does not significantly block the view of the cottage from the street, therefore spatial relationships will not be impacted.

Staff Response: Agree. In order to preserve the pine needle/plaster stucco cladding, the windows and shutters on the historic north elevation, and the window and French doors on the historic south elevation, all historic door and window openings should be retained in place and the proposed north bedroom addition should be shifted west towards the non-historic rear of the house.

Staff additionally recommends the proposed garage be reduced in size from 250 to 200 square feet, and the north bay window feature (which does not count as floor area but further obscures public view of the historic resource) be removed. At 250 square feet, the proposed garage will visually obscure more of the historic resource than if the size was reduced to 200 square feet. Because the City’s municipal code identifies 200 square feet as the adequate size of a garage, staff asserts that a 200-square-foot garage with no bay window projection would better preserve the spatial relationships of the property.

Standard 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

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

Staff response: Agree.

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

Clovis: Changes were made to the property in 1940, 1958, and 1967, however none of the changes have acquired historical significance in their own right. This Standard is not applicable.

Staff response: Agree. Note that while the permit record cites a 1940 guesthouse, the Sanborn map indicates it was constructed early, by 1930.

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

Clovis: The textured stucco on the north elevation will be removed when the bedroom addition is attached to the historic house. This is a distinctive finish that should be preserved (see Standard Two). It is recommended to shift the bedroom addition west towards the later additions so the work will be consistent with Standard Five. The stone steps to the French door on the south elevation will be demolished and rebuilt. The steps are an example of craftsmanship that characterize the property and it is recommended that they be preserved in place.

Staff response: Agree. The proposed north bedroom addition should be shifted west towards the non-historic rear of the house, and the historic French doors should remain in place to avoid subsequent demolition, relocation, and reconstruction of the historic south patio steps.

Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of

deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Clovis: The project does not focus on repairing the historic house. This Standard is not applicable.

Staff response: Agree.

- **Standard 7:** *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

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

Staff response: Agree.

- **Standard 8:** *Archeological resources will be protected and preserved in place.*

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

Staff response: Agree.

- **Standard 9:** *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*

Clovis: To meet Standard Nine, a new addition must preserve the historic building's form/envelope, significant materials, and features; must be compatible with the historic building's massing, size, scale, and architectural features; and must be differentiated from the historic building to preserve its character. Preservation Brief 14 and Technical Preservation Services Bulletin 376 recommend that:

- 1) a new addition should be simple and unobtrusive in design, and
- 2) the construction materials and color of the new addition should be harmonious with the historic building materials, and
- 3) the addition should be visually subordinate to the historic building.

Board and batten siding and stone veneer are the exterior wall materials proposed for the north bedroom addition, south kitchen addition, and new detached garage at the northeast corner of the property. To make the additions visually subordinate to the historic house, especially since they will be visible from the street, it is suggested to omit the stone veneer from the additions and garage and just use board and batten siding. Board and batten siding is compatible with the original stucco siding, it will be visually unobtrusive, and it will differentiate the old from the new. Limiting the number of materials used in the proposed design is most appropriate for a 1928 cottage.

Staff response: Agree. The stone veneer should be omitted from the additions (both north and south) and the garage, to achieve simplicity and visual subordination to the historic building.

- **Standard 10:** *New additions and adjacent or related new construction will be undertaken in such a*

manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Clovis: The new garage is not connected to the historic house, so if it is removed in the future the essential form and integrity of the house will not be impaired. The proposed work is consistent with Standard Ten. However, the north addition and the proposed relocation of the original door and window openings will not be reversible without impacting the integrity of the cottage. These proposed changes are not consistent with Standard Ten.

Staff response: Agree.

Historic Evaluation Summary: The California Environmental Quality Act (CEQA) requires environmental review for alterations to historic resources that are not consistent with the Secretary of the Interior's Standards. The proposed project was reviewed by Ms. Clovis, a city-contracted Historic Preservation Consultant and a Phase II Historic Evaluation was prepared (refer to Attachment 4). The Assessment includes an analysis of the proposed project, with great emphasis on the proposed work that would impact the historic 1928 portion of the residence. The analysis is based on the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. The project, as proposed, is inconsistent with Standards #2, #5, #9, and #10. City staff recommends that, in order to achieve conformance with the *Secretary of the Interior's Standards for Rehabilitation*, the project should be revised to maintain historic fenestration openings in place where possible, to push the proposed north addition westward, to omit stone veneer from the additions and the new garage, and to limit the new garage to 200 square feet and remove the bay window feature.

Correspondence Received:

On September 15, 2023, before publication of this report, the applicant submitted a letter of opinion authored by Kent Seavey, an independent architectural historian. In his letter, Mr. Seavey expresses support for the project as designed. The letter has been provided as Attachment 6, and will be discussed at the public hearing.

Options for the Board:

1. Adopt the draft Resolution and accept staff conditions of approval as proposed.
2. Adopt the draft Resolution with modified conditions of approval.
3. Prepare findings for denial and direct staff to return to the Board next month with a Resolution of Denial. A decision to deny the project can be appealed to the City Council.
4. Continue the item to a date uncertain, allowing the applicant to return to the Board with a revised design.

FISCAL IMPACT:

N/A

ATTACHMENTS:

- Attachment 1 - Resolution
- Attachment 2 - Site Photos
- Attachment 3 - DPR 523 Form
- Attachment 4 - Phase II Historic Evaluation
- Attachment 5 - Project Plans
- Attachment 6 - Kent Seavey Letter

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

HISTORIC RESOURCES BOARD RESOLUTION NO. 2023-XXX-HRB

A RESOLUTION OF THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA ISSUING A DETERMINATION OF CONSISTENCY WITH THE SECRETARY OF THE INTERIOR'S STANDARDS, WITH CONDITIONS, FOR DESIGN STUDY APPLICATION, DS 23-160 (LUTZ), FOR ADDITIONS, ALTERATIONS, AND SITE MODIFICATIONS INCLUDING A 76-SQUARE-FOOT KITCHEN ADDITION, A 135-SQUARE FOOT NORTH BEDROOM ADDITION, FENESTRATION CHANGES, AND A NEW DETACHED 250-SQUARE-FOOT GARAGE IN THE FRONT SETBACK AT THE HISTORIC "ELIZABETH F. ARMSTRONG HOUSE" LOCATED ON SANTA FE STREET 4 NORTHWEST OF 6TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT. APN: 010-092-005-000.

WHEREAS, on May 31, 2023, Thomas Bateman Hood, Architect ("Applicant") submitted an application on behalf of Carol and Breck Lutz ("Owners") requesting the issuance of a Determination of Consistency with the Secretary of the Interior's Standards for Design Study application DS 23-160 (Lutz) described herein as ("Application"); and

WHEREAS, the Application has been submitted for the property located on Santa Fe Street 4 northwest of 6th Avenue in the Single-Family Residential (R-1) District (Block 60, Lot 11); and

WHEREAS, the Applicant is proposing a substantial alteration involving additions, alterations, and site modifications; and

WHEREAS, in accordance with CMC Section 17.32.160.A.2, substantial alterations as defined in CMC Section 17.70.020 are considered major alterations; and

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

WHEREAS, Margaret Clovis, a qualified professional, prepared a Phase Two Historic Assessment and found the project inconsistent with the Secretary's Standards; and

WHEREAS, if certain modifications to the project were implemented, the project could be found consistent with the Secretary's Standards; and

WHEREAS, on September 8, 2023, notice of the September 18, 2023 public hearing was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091), and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before September 8, 2023, 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 September 15, 2023 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 September 18, 2023 the Historic Resources Board held a duly noticed public hearing to receive public testimony regarding the project including without limitation the information provided to the Historic Resources Board by City staff; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Board at the September 18, 2023 hearing, including, without limitation, the staff report and attachments submitted by the Community Planning & 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 the review of certain projects for environmental impacts and preparation of environmental documents; and

WHEREAS, issuance of a Determination of Consistency with the Secretary of the Interior’s Standards is “not a project” pursuant to section 15378 of the CEQA Guidelines as it does not grant any permits of entitlements approving a project which would result in a direct or indirect physical change in the environment; and

WHEREAS, a CEQA analysis and determination will be conducted as part of the Planning Commission Final Details hearing; 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 Secretary of the Interior’s Standards for the Treatment of Historic Properties for a Design Study application, DS 23-160 (Lutz) for additions, alterations, and site modifications including a 76-square-foot south kitchen addition, a 135-square-foot north bedroom addition, fenestration changes, and a new detached 250-square-foot garage in the front setback at the historic “Elizabeth F. Armstrong House” location on Santa Fe Street 4 northwest of 6th Avenue in the Single-Family Residential (R-1) District (APN: 010-092-005-000), subject to the following conditions:

- 1) The proposed north addition shall be moved as far to the rear (west) as possible.
- 2) Door and window openings of the 1928 section of the house shall be retained in place where possible.
- 3) Stone veneer shall be omitted from the proposed additions and garage.
- 4) The garage shall be reduced in size from 250 to 200 square feet, and the bay window feature removed.

PASSED, APPROVED AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA this 18th day of September, 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Jordan Chroman
Chair

Leah Young
Historic Resources Board Secretary



Figure 1: Property and right-of-way, viewed from Santa Fe Street.

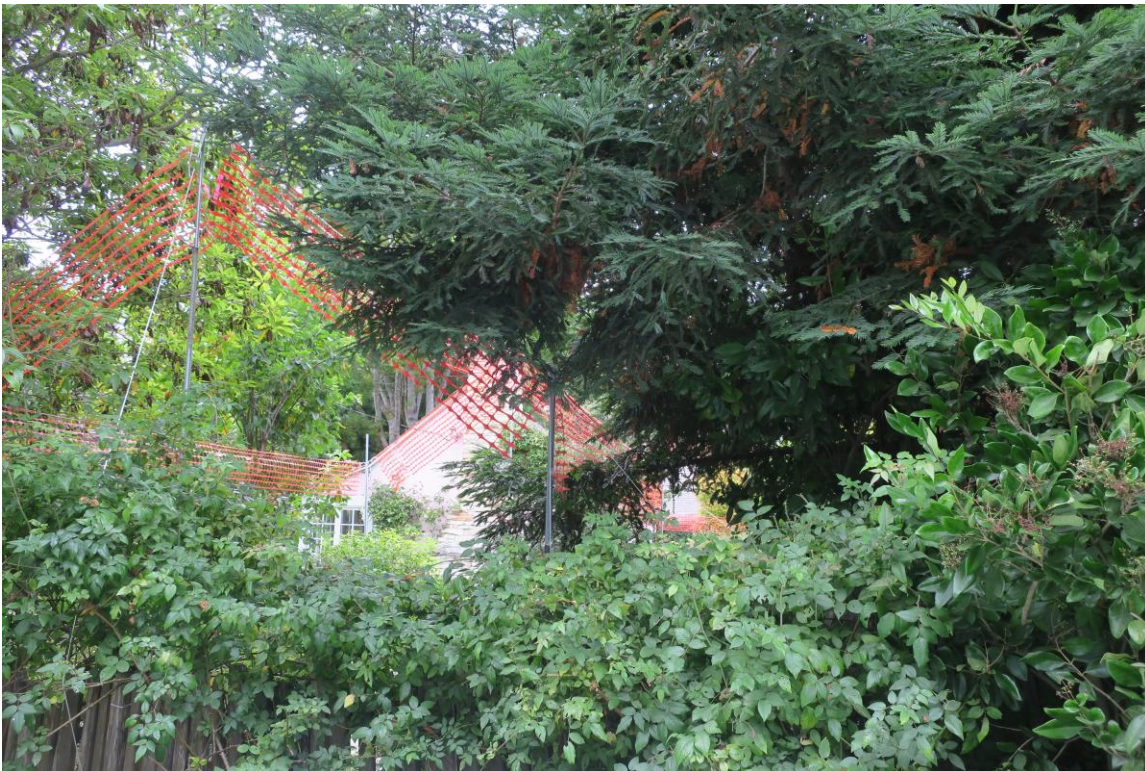


Figure 2: Garage storypoles, viewed from Santa Fe Street.



Figure 3: Façade, view looking west.



Figure 4: Storypoles for the proposed north bedroom addition, view looking west.



Figure 5: Storypoles for the proposed south kitchen addition, view looking west.



Figure 6: French doors on south elevation proposed to be relocated west (left), with steps demolished and rebuilt to align with the new opening location. Kitchen window with shutters proposed to be relocated east (right).



Figure 7: Bank of three windows proposed to be moved east (left) towards the door, to accommodate the north bedroom addition.



Figure 8: Rear (west) elevation, partially below-grade.



Figure 9: Non-historic shed to be demolished.



Figure 10: Non-historic front stone walkways.

Primary #

HRI #

Trinomial

NRHP Status Code

5D1

Other Listings

Review Code

Reviewer

Date

Page of

Resource Name or #: (Assigned by recorder)

Elizabeth F. Armstrong Hse.

P1. Other Identifier:

P2. Location:

☐ Not for Publication ☐ Unrestricted

a. County Monterey

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

b. USGS 7.5' Quad

Date

T

; R

;

1/4 of

1/4 of Sec

;

B.M.

c. Address:

City Carmel-by-the-Sea

Zip 93921

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

mE/

mN

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

3 NW of 6th, w/side of Santa Fe (Blk 60, Lot 11)

Parcel No. 010-092-005

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

A one-story wood-framed "storybook" cottage, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a textured stucco, over felt. There is a large, exterior gable wall chimney of Carmel stone centered in the east side elevation. The side-gabled roof is steeply pitched, with a discernable break at the eave line where it projects out over a sitting room bay at the SE end of the building, and the original kitchen to the SW. A room addition west of the old kitchen on the SW corner of the house, connected the main building block to a detached guest hse. in 1940. A gabled roof hood with simple triangular wood brackets, projecting from a gabled wall dormer, covers the front (north) entry at the NE corner. All roof surfaces are covered in wood shingle. Fenestration is irregular and consists of single, paired and banked multi-pane wood casement windows. There is a small, narrow arched three-light casement window just north of the Carmel stone chimney on the east side elevation. It has a braced wood shutter of the same shape with a cut-out heart in the center. Wooden French doors open into a well maintained formal garden of trimmed hedges and planting beds traversed by gravel walkways. The Santa Fe frontage masks much of the cottage behind mature shrubbery and trees.

b. Resource Attributes: (List attributes and codes)

Resources Present



Building



Structure



Object



Site



District

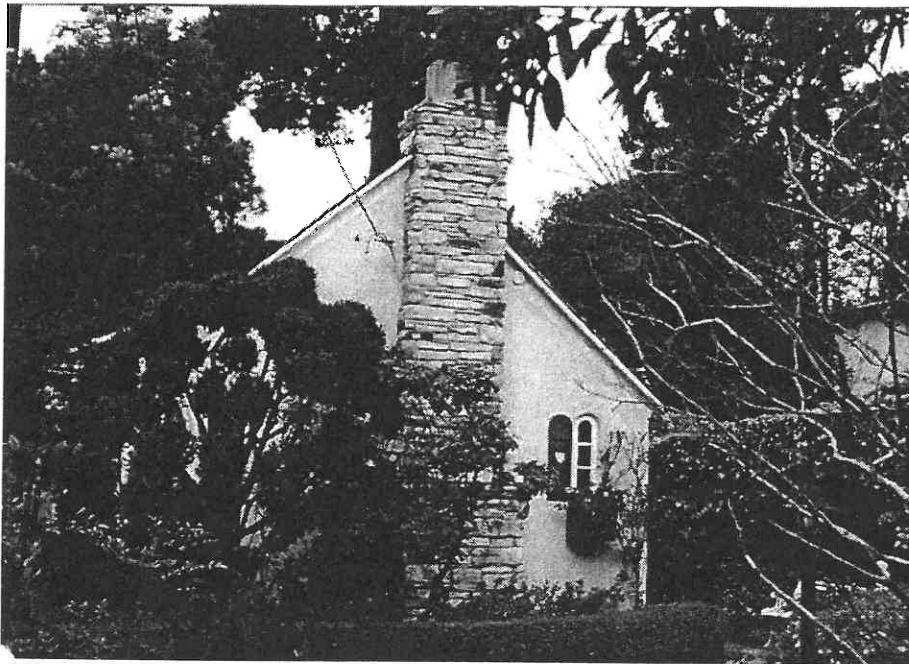


Element of District



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: 3052-.

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1928 Carmel bldg. records

P7. Owner and Address

James Crowley & Marybeth Crow
P.O. Box 2712
Rancho Santa Fe, CA 92067

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

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

P9. Date Recorded: 2/25/2002

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001

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

one

Attachments

NONE

Location Map

Sketch Map

Continuation Sheet

Building, Structure, and Object Record

Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

☐ Other: (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

je of

NRHP Status Code

5D1

Resource Name or #: (Assigned by recorder) *Elizabeth F. Armstrong Hse.*

B1. Historic Name: *'Our House'*

B2. Common Name: *'Our House'*

B3. Original Use: *residence*

B4. Present Use: *residence*

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

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

Constructed 1928 (Cbp #1978); small guest hse. to rear 1940 (Cbp # 611); 1958 combine main hse. w/guest hse. (Cbp # 2477); 1967 bedroom - bath-family room addition & foundation work (Cbp # 4695, Cbp # 4698)

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 3*

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

The Elizabeth F. Armstrong Hse. is significant under California Register criterion 3 as a contributor to a fully documented district that is eligible for designation as a local historic district. The Comstock Hill Historic District contains the largest concentration of early residential buildings by noted Carmel designer/builder Hugh White Comstock (1893-1950), in Carmel. Outside of Michael J. Murphy, Comstock is the most important early builder in the village. With no architectural training and only basic carpentry skills, Comstock designed, and constructed Carmel's first "fairy-tale" cottage in 1924, as a showroom for his doll maker wife. The storybook cottage was a whimsical caricature of the popular Tudor style, with no straight building lines, including the Carmel stone chimneys. Its wood frame was clad with a mixture plaster and pine needles, troweled over burlap to create an uneven textured surface. Undulating ridgelines, and randomly carved pieces from the door and window casings added to the rustic effect. The tiny building struck a chord within Carmel's artistic community and Comstock rapidly found himself in the construction trade. Comstock's early work was highly imaginative and individual. The 11 Comstock buildings, including Elizabeth Armstrong's "Our House", that make up the historic district represent the full range of his talent during his formative years as a designer/builder, between 1924 & 1929.

Elizabeth Armstrong's "Our House" has the distinction of being the only known Comstock cottage to be replicated by Comstock for a second client, Elspeth Rose, whose "Sunwise Turn" cottage at N. Casanova & Palou is commonly referred to as the twin on Palou.

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*

*Mathewson, Joanne, The Fairy Tale Houses of Carmel, Joanne
Mathewson: Carmel, 1974.*

*Paul, Linda L., Cottages by the Sea, Universe Press: New York,
2000.*

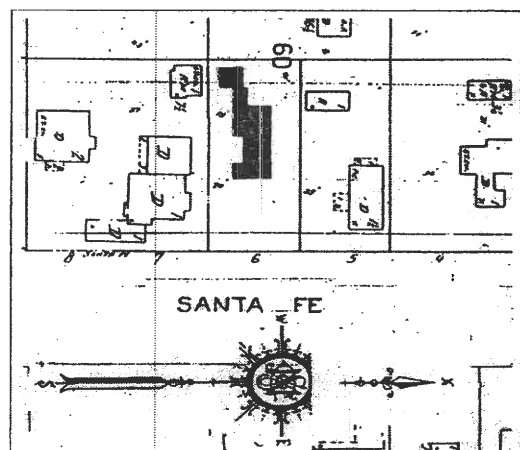
B13. Remarks: *Zoning R-1
CHCS (AD)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *2/25/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary #

Attachment 3

HRI #

Trinomial

Name of Resource Name or #: (Assigned by recorder)

Elizabeth F. Armstrong Hse.

Recorded by: Kent L. Seavey

Date 2/25/2002

☒ Continuation ☐ Update

B10. "Our House" had a guest hse. added at the SW corner of the property in 1940, designed by Hugh Comstock. In 1958 a small addition to the rear of the original kitchen, on the south (rear) elevation connected the main building block to the guest house. Subsequently, in 1967 a further reconfiguration of the rear of the house added a bedroom, bath and family room, cleaning up the lines of the earlier "attachment" to the guest house. While there has been change to the rear of the building, the appearance of the front (north) and east side elevations, those seen from the public street, remain much as they were when constructed in 1928. The east side elevation is particularly interesting when compared with its twin, "Sunwise Tum", on Palou. As part of the Comstock Hill Historic District, "Our House", is an integral part of that significant and distinguishable entity (the district), even though its own components may lack individual distinction. The Armstrong Hse. clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

B12. Sanborn insurance map of Carmel 1930, 1930-62.

September 10, 2023

Phase Two Report for the Elizabeth F. Armstrong House (APN 010-092-005), Carmel-by-the-Sea, CA.

Executive Summary

The Elizabeth F. Armstrong House is located at Santa Fe Street 4 NW of Sixth Avenue. In 2002 the Storybook style cottage was evaluated for historical significance using the California Register for Historic Resources criteria and found eligible for listing under Criterion Three (Architecture) as a contributor to the Comstock Hill Historic District¹, which contains the largest concentration of early residential buildings designed by noted Carmel designer/builder Hugh White Comstock. The Elizabeth F. Armstrong House was listed on the Carmel Inventory of Historic Resources on May 25, 2005.

The house was built in 1928 as the retirement home of Elizabeth F. Armstrong, a former teacher at Bethany College in Ohio and one-time *New York Herald* columnist. The historical evaluation (recorded on DPR523 A & B survey forms) states that the property “is significant under California Register Criterion 3 (architecture) as a contributor to a fully documented district that is eligible for designation as a local historic district.” The house is also the only known Comstock cottage to be replicated by Comstock for a second client, Elspeth Rose, which is located at North Casanova and Palou. The construction history including additions and alterations to the house is as follows:

- The 648 square foot house was built by Hugh Comstock in 1928 (BP# 1978). BP# 1978 also lists a garage (no size was indicated), but the 1930 Sanborn map does not indicate a garage on the property, so it is not known if it was ever built. The 1930 Sanborn map does show the main house and also indicates the presence of a cottage at the rear of the lot.
- The DPR form notes that a small rear guest house was built in 1940 (BP# 611). This information is incorrect as there is no building permit in the file. The only record of this improvement is in the building permit records held by the Harrison Memorial Library’s History Room. This record indicates that building permit # 611 was issued in May 1940, however there is no record of what the permit was for. The 1930 Sanborn map indicates that the cottage was in place by 1930. The *Carmel Cymbal*² cites that Mr. and Mrs. Ross B. Hoffman who owned the house in 1941 were moving into their “new house”. The building permit may have been for an interior remodel since the guest house was already in place.
- In 1958 a 117 square foot addition was built to connect the 137 square foot rear guest house with the main house (BP# 2477).
- In 1967 a 444 square foot bedroom, bathroom, and family room were built at the rear of the house. Another 137 square feet were removed as part of this project.

The survey form notes that, “While there has been change to the rear of the building, the appearance of the front elevation is particularly interesting when compared with its twin, *Sunwise Turn* on Palou. As part of the Comstock Hill Historic District, *Our House* is an integral part of that significant and distinguishable [District], even though its components may lack individual distinction.”

¹ The Comstock Hill Historic District has never been formally listed in Carmel’s Inventory of Historic Resources.

² *Carmel Cymbal*, 9/4/1941, p. 2.

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 significance³. The period of significance for the Elizabeth F. Armstrong House is 1928 (the date of construction).

In order for an important historic resource to preserve its significance, its character-defining features must be retained to the greatest extent possible. An understanding of a building's character-defining features is a crucial step in developing a plan that incorporates an appropriate level of rehabilitation. The Elizabeth F. Armstrong House is a good example of Hugh Comstock's Storybook style. Its character-defining features include:

- Irregular plan and steeply pitched gabled roof
- One-story massing
- Textured, rustic stucco exterior walls
- Carmel stone exterior chimney
- Gabled bracket portico at the north entry with triangular, carved wood brackets
- Single, paired, and banked multi-pane wood casement windows
- Arched fixed window north of the chimney
- Wood French doors at the south elevation
- Braced wood shutters with heart cut-outs

Note: Character-defining features are concentrated on the 1928 section of the house.



Figure 1:
Front elevation

³ The historical evaluation states that the period of significance for the Elizabeth F. Armstrong House is 1903 – 1940. However, per the National Park Service, the Period of Significance for a property eligible under Criterion 3 should be the date of construction and/or the dates of any significant alterations or additions.

Proposed Project Description

The entire project includes bedroom, bathroom, and kitchen additions (see revised plans by Thomas Bateman Hood Architecture dated 9/1/23). This report will focus on proposed construction that will impact the original 1928 cottage. Work planned for the non-historic (rear) sections of the cottage (including a 76 square foot kitchen addition on the south elevation, and fenestration changes) is not applicable to this report because the work complies with the Secretary of the Interior's Standards for Rehabilitation. A new 250 square foot single car detached garage and stone paver driveway are proposed for the northeast corner of the lot, fronting Santa Fe Street. The project plans outline the following work for the 1928 section of the cottage:

- A) A 135 square foot bedroom addition will be constructed on the historic north elevation of the cottage.
- B) The French doors on the historic south elevation will be relocated 18" to the west. This move will necessitate demolishing and rebuilding the original Carmel stone steps to the door.
- C) A paired casement window on the historic south elevation (illuminating the current kitchen space/proposed dining room space) will be moved east to center.
- D) A banked window on the historic north elevation will be moved 3 feet to the east to accommodate the proposed north bedroom addition.
- E) A bathroom window on the historic north elevation will be removed/infilled due to the construction of the new bedroom.



Figure 2: View of window on front elevation.

The Secretary of the Interior's Standards for Rehabilitation

Compliance Evaluation

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

The compliance of the proposed work on the Elizabeth F. Armstrong House is reviewed below with respect to the *Rehabilitation Standards*. The Standards are indicated in italics, followed by a discussion regarding the project's consistency or inconsistency with each Standard.

Rehabilitation is defined as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values." (36 CFR 67.2(b)).

Standard One

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

The Elizabeth F. Armstrong House has been a single-family residence since it was constructed in 1928. The proposed project does not change the historic use of the house. The proposed work is consistent with Standard One.



Figure 3: View of north elevation, location of bedroom addition and bank of windows that will be moved west.

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 survey form for the Elizabeth F. Armstrong House notes that Comstock achieved the rustic exterior texture for the walls by troweling plaster with pine needles over burlap. A significant portion of this distinctive and character-defining wall treatment will be removed when the proposed bedroom is attached to the north elevation, as well as a small portion removed to accommodate French doors for the proposed office. Preservation Brief 14⁴ states, “Attaching a new exterior addition usually involves some degree of material loss to an external wall of a historic building, but it should be minimized. Damaging or destroying significant materials and craftsmanship should be avoided, as much as possible.”

The proposed bedroom addition on the north elevation will necessitate moving the bank of windows adjacent to/west of the north entry three feet east, closer to the door. Plan Sheet A3.2 indicates that (character-defining) shutters will be removed. The historic French doors will be shifted eighteen inches to the west and the Carmel stone steps will be demolished and rebuilt.⁵ The windows, shutters, and French doors on the 1928 portion of the cottage are character-defining features. Preservation Brief 14 advises that alterations and additions should not impact character-defining features, like the windows, shutters, and exterior wall treatment. In order to preserve the historic wall treatment, the bank of windows and shutters on the north elevation, the window, and the French doors on the south elevation, it is recommended that the north bedroom addition be shifted west towards the later additions, and for all historic door and window openings be retained in place.



Figure 4: View of window on south elevation that will be shifted west.

⁴ Preservation Brief 14. *New Exterior Additions to Historic Buildings: Preservation Concerns*. National Park Service. 2010.

⁵ The applicant has indicated the relocation of the doors is desired for purposes of interior arrangement of furnishings and usability of the living room.

The proposed single-car garage will be located at the northeast corner of the lot, fronting Santa Fe Street. Carmel's Historic Context Statement states, "An adjunct to many houses figuring prominently in the streetscapes of Carmel is a detached single car garage, usually front gabled, sided with board and batten, entered via an arched vehicular door, and set close to the street (p. 52)." The proposed garage conforms to traditional Carmel garage designs as it has a front gable, board and batten siding, and is set close to the street. Its placement in the northeast corner does not significantly block the view of the cottage from the street, therefore spatial relationships will not be impacted.



Standard Three

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

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

Figure 5: View of French doors that will be moved west and stone steps that will be demolished and rebuilt.

Standard Four

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

Changes were made to the property in 1940, 1958, and 1967, however none of the changes have acquired historical significance in their own right. This Standard is not applicable.

Standard Five

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

The textured stucco on the north elevation will be removed when the bedroom addition is attached to the historic house. This is a distinctive finish that should be preserved (see Standard Two). It is

recommended to shift the bedroom addition west towards the later additions so the work will be consistent with Standard Five. The stone steps to the French door on the south elevation will be demolished and rebuilt. The steps are an example of craftsmanship that characterize the property and it is recommended that they be preserved in place.

Standard Six

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

The project does not focus on repairing the historic house. This Standard is not applicable.

Standard Seven

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

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

Standard Eight

Archeological resources will be protected and preserved in place.

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

Standard Nine

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

To meet Standard Nine, a new addition must preserve the historic building's form/envelope, significant materials, and features; must be compatible with the historic building's massing, size, scale, and architectural features; and must be differentiated from the historic building to preserve its character. Preservation Brief 14 and Technical Preservation Services Bulletin 37⁶ recommend that:

- 1) a new addition should be simple and unobtrusive in design, and
- 2) the construction materials and color of the new addition should be harmonious with the historic building materials, and
- 3) the addition should be visually subordinate to the historic building.

Board and batten siding and stone veneer are the exterior wall materials suggested for the north bedroom addition, south kitchen addition, and new detached garage at the northeast corner of the property. To make the additions visually subordinate to the historic house, especially since they will be

⁶ Interpreting the Secretary of the Interior's Standards for Rehabilitation. *Rear Additions to Historic Houses*. Technical Preservation Services. National Park Service. 2006.



visible from the street, it is suggested to omit the stone veneer from the additions and garage and just use board and batten siding. Board and batten siding is compatible with the original stucco siding, it will be visually unobtrusive, and it will differentiate the old from the new. Limiting the number of materials used in the proposed design is most appropriate for a 1928 cottage.

Figure 6: View of house from Santa Fe Street and corner location for the new garage.

Standard Ten

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

The new garage is not connected to the historic house, so if it is removed in the future the essential form and integrity of the house will not be impaired. The proposed work is consistent with Standard Ten. The north addition and moving the original door and window openings will not be reversible without impacting the integrity of the cottage. These proposed changes are not consistent with Standard Ten.

Conclusion

The proposed project meets Standard One of the Secretary of the Interior's Standards and Guidelines for Rehabilitation. Standards Three, Four, Six, Seven, and Eight are not applicable. If the proposed recommendations under Standards Two, Five, Nine, and Ten are implemented the impact on the Elizabeth Armstrong House will be minimized and the proposed project will be consistent with the Secretary of the Interior's Standards for Rehabilitation.

Respectfully Submitted,

Margaret E. Clovis

Margaret Clovis

THOMAS BATEMAN HOOD
27880 Dorris Drive
Suite 200
Carmel CA 93923
831 652 0012
tom@t-hood.com
www.thomasbatemanhood.com

PROJECT:
BEDROOM/BATH/KITCHEN
ADDITION EXISTING
RESIDENCE & NEW GARAGE
SANTA FE 4 NW of 6th
CARMEL, CA 93921
APN 010-092-005

OWNER:
BRECK & CAROLE LUTZ
SANTA FE 4 NW of 6th
CARMEL CA 93921
TEL: 925-324-6473

REVISIONS:

▲	
▲	
▲	
▲	
▲	

OWNERSHIP AND USE OF
ARCHITECT'S DOCUMENTS

The drawings, specifications and other documents prepared by the architect for this project are instrumental to the architect's service for use solely with respect to this project and the architect shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights including the copyright. The owner shall be permitted to retain copies, including reproducible copies of the architect's drawings, specifications and other documents for information and reference in connection with the owner's use and occupancy of the project. The architect's drawings, specifications or other documents shall not be used by the owner or others on other projects, for additions to this project or for completion of this project by others except by agreement in writing and with appropriate compensation to the architect, Thomas Bateman Hood, AIA.

ARCHITECTURAL STAMP:



THOMAS BATEMAN HOOD, AIA
CARMEL, CA

DRAWN BY: TBH

PRINT DATE: 5-9-23

DRAWING DATE: 5-9-23

PAGE TITLE:

TITLE PAGE
PROJECT DATA

SCALE:

SHEET:

A1.0

OF SHEETS

Attachment 5



LUTZ RESIDENCE

Historic "Our House"

Sante Fe 4 NW of 6th Carmel, California

PROJECT DATA:

KITCHEN ADDITION, BEDROOM ADDITION AND
NEW DETACHED GARAGE TO EXISTING
HISTORIC RESIDENCE

PROPERTY LOCATION:
SANTA RITA STREET 4 NW SIXTH
APN 010-092-005-000
BLOCK 60, LOT II, CARMEL-BY-THE-SEA

OWNERS:
BRECK & CAROLE LUTZ
3140 CLAY STREET NO. 3
SAN FRANCISCO CALIFORNIA 94116
EMAIL: carolelutz@gmail.com BRECK.LUTZ@MRSK.COM

ZONING: RI
LOT SIZE: 4,000 SQUARE FEET

APPLICABLE BUILDING CODES

- CONSTRUCTION TYPE: V-B (EXISTING)
- APPLICABLE CODES:
2022 CALIFORNIA BUILDING CODE
2022 CBC-PLUMBING
2022 CBC-MECHANICAL
2022 CBC-ELECTRICAL
2022 CALIFORNIA RESIDENTIAL CODE
2022 CBC-FIRE
2022 CA RESIDENTIAL CODE
2022 GREEN BUILDING CODE

- APPLICABLE CONDITIONS OF APPROVAL
4 CITY PROGRAM REQUIREMENTS:
- CARMEL CONSTRUCTION & DEMOLITION
RECYCLING REQUIREMENTS
- HAZARDOUS MATERIAL REMOVAL
AND DISPOSAL REQUIREMENTS
- CARMEL BMP IMPLEMENTATION

SETBACKS:	ALLOWED	EXISTING	PROPOSED
FRONT (EAST):	15'-0"	31'-8"	31'-8"
FRONT (GARAGE)	0'	-	7'
SOUTH SIDE:	3'-0"	3'-1"	3'-1 1/2" (3'-0" (NEW))
NORTH SIDE:	3'-0"	2'-5"	2'-5 1/2" (3'-0" (NEW))
REAR	3'-0" / 15'-0"	3'-10"	3'-10"

COMPOSITE: SEE COMPOSITE SETBACK KEY PLAN SHEET 12

(A) EXISTING BUILDING	10'-0"	5'-6" (E)
(B) * KITCHEN ADDN	10'-0"	15'-6"
(C) * BEDROOM ADDN	10'-0"	12'-1"
(D) EXISTING LIVING	10'-0"	21'-6" (E)
(E) * GARAGE	10'-0"	26'-1"

RIDGE HT ABV GRADE 18'-0" 14'-10" * LIVING 11'-3" / 13'-0" * BR
PLATE HT ABV GRADE 12'-0" 8'-1" 8'-1"

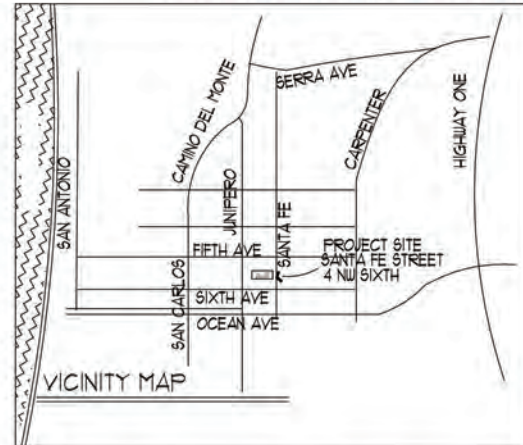
FLOOR AREA:	EXISTING	PROPOSED
EXISTING HOUSE:	1249	1249
TOOL SHED (REMOVE)	39	0
PROPOSED KITCHEN ADDITION:		76
PROPOSED BEDROOM ADDITION:		135
GARAGE		250
TOTAL:	1288	1710 SF.
MAXIMUM ALLOWED FLOOR AREA:		1800 SF
FLOOR AREA RATIO:		43%

EXISTING AND REMOVED SITE COVERAGE: (SEE SHEET 15)

TOTAL EXISTING STONE WALKWAYS & PATIO:	842 SF.
REMOVE SOUTH STONE WALKWAY	115 SF.
REMOVE CROSSOVER STONE WALKWAY	66 SF.
REMOVE NORTH STONE WALKWAY	85 SF.
REMOVE EAST STONE WALKWAY	100 SF.
DEDUCT HISTORIC PATIO	109 SF.
TOTAL REMOVED AND/OR DEDUCTED:	565 SF.
TOTAL REMAINING STONE WALKWAY:	287 SF.

NOTE: HISTORIC SOUTH PATIO NOT COUNTED AS SITE COVERAGE

SITE COVERAGE	EXISTING	PROPOSED
STONE WALKWAYS	842 SF.	287 SF.
TRASH BINS ENCLOSURE & GARAGE ENTRY (STONE)	60 SF.	60 SF.
REPLACEMENT STEPS * LIVING ROOM DOOR		26 SF.
NEW LANDING & STEPS * KITCHEN DOOR		26 SF.
DRIVEWAY BTWN GARAGE AND PROPERTY LINE		25 SF.
TOTAL PROPOSED SITE COVERAGE		3995 SF.
TOTAL ALLOWED SITE COVERAGE		400 SF.



PLUMBING FIXTURE SCHEDULE

TYPE	FLU.	EXISTING	PROPOSED
KIT. SINK	2.0	1	2.0
KIT. SINK W/ LOW-FLOW D.W.	1.5	-	1
WASHER	2.0	-	-
ENERGY STAR WASHER	1.0	-	1
TUB OR STALL SHOWER	2.0	2	4.0
LAV.	1.0	2	2.0
W.C.	1.8	2	3.6
W.HET W.C.	0.8	-	3
HOT WATER LOOP	-0.5	-	1
TOTAL		11.6	11.4

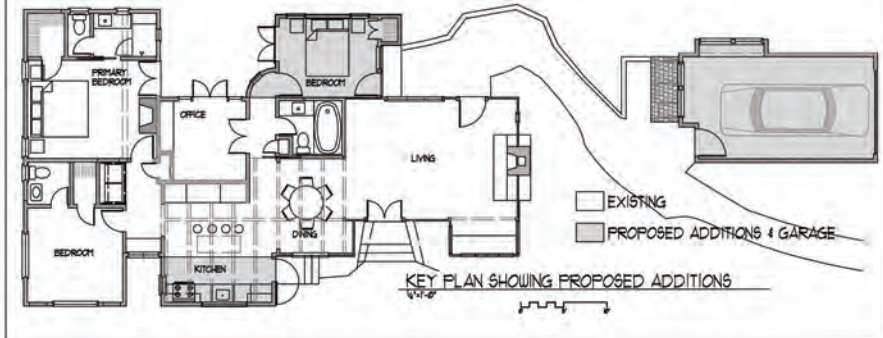
ARCHITECT & ENGINEERS

ARCHITECT: THOMAS BATEMAN HOOD ARCHITECTURE
27880 DORRIS DRIVE SUITE 200
CARMEL CALIFORNIA 93923
415/509-1836 thomasbhood@gmail.com

SURVEYOR: RASMUSSEN LAND SURVEYING INC.
2150 GARDEN ROAD SUITE A-3
MONTEREY CALIFORNIA 93940
831/751-1240

INDEX TO DRAWINGS

- 1.0 PROJECT DATA
- 5 SURVEY
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- 12 PROPOSED SITE/ROOF PLAN
- 13 TREE ROOT ZONE/PROTECTION PLAN
- 14 STORM DRAINAGE PLAN
- 15 SITE COVERAGE PLANS
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- 22 PROPOSED FLOOR PLAN
- 23 EXTERIOR LIGHTING PLAN
- 24 NEW GARAGE PLAN & ELEVATIONS
- 31 EXISTING BUILDING ELEVATIONS
- 32 PROPOSED BUILDING ELEVATIONS
- 33 EXISTING & PROPOSED BUILDING SECTIONS
- 41 DOOR & WINDOW SCHEDULE & DETAILS



Map Legend:

Basis of Bearings: The bearing of N00° 00' 00"E as shown on 1 C&T 52 and as found monumented is taken as the basis of bearings for this survey.

Vertical Datum: Assumed.

Site Benchmark: Control Point 55 as shown hereon.

Contour Interval: Contours as shown hereon are interpolated using computer digital terrain modeling software and spot elevations. Ground may be more irregular than contours indicate.

Note: The abbreviation and symbol lists below are comprehensive and not all abbreviations or symbols will appear on the map.

Record Map References:

R1: "Map of Carmel City" filed in Volume 1 of Cities and Towns" at Page 52, in the Monterey County Recorder's Office, State of California.

R2: Corner Record No. 2227 filed in the Monterey County Surveyor's Office, State of California.

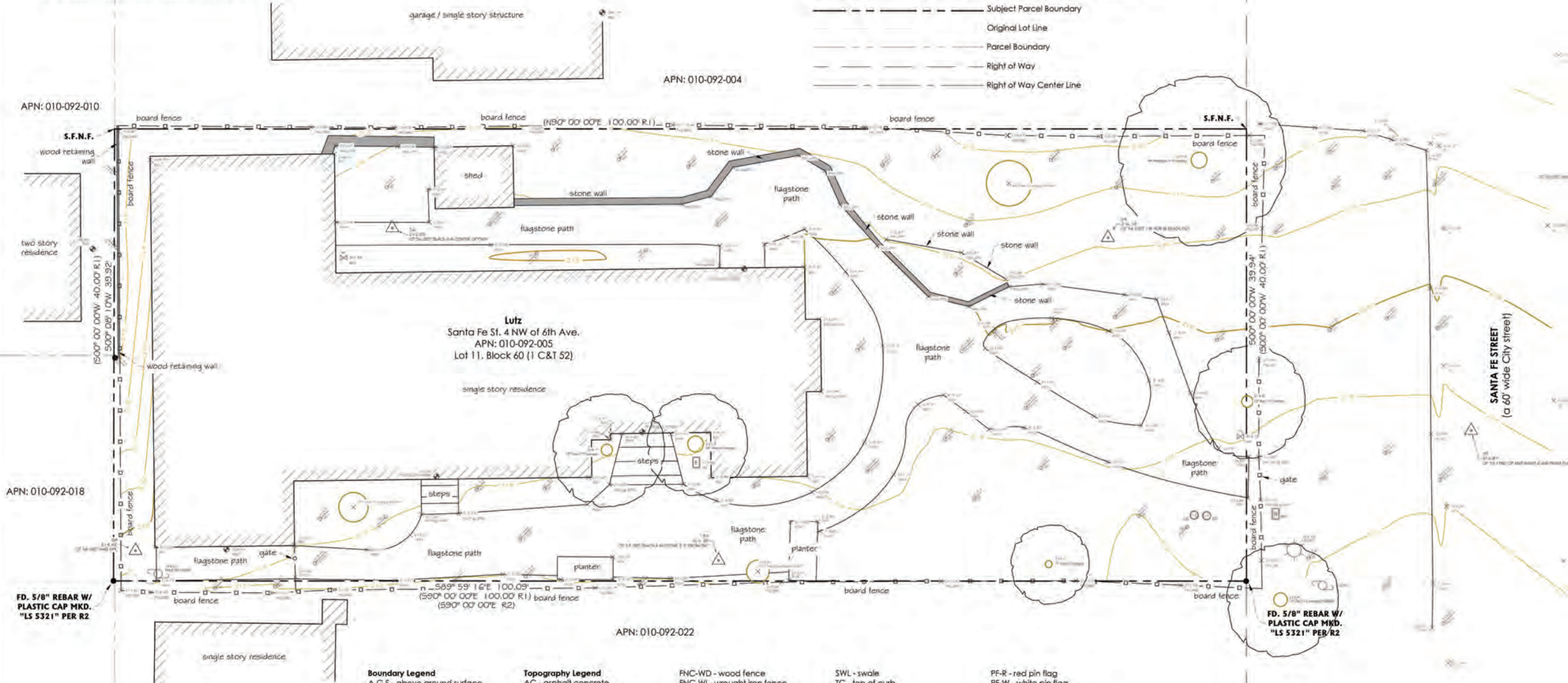
Attachment 5

Typical tree notation. Indicates an elevation of 301.26' at the trunk of a cypress tree with a 36" trunk diameter (inner circle) and a 40' diameter canopy (outer tree symbol). Multi-trunk trees denoted with an overall trunk diameter with clarifying notes following / symbol.

Finished surface elevation shot
Natural grade elevation shot

Indicates monument found as noted.

Subject Parcel Boundary
Original Lot Line
Parcel Boundary
Right of Way
Right of Way Center Line



Boundary Legend
A.G.S. - above ground surface
A.S.O. - as shown on
AP - angle point
BC - brass cap or begin curve
BFP - backflow preventer
B.G.S. - below ground surface
BOC - back of curb
COR - corner
CP - control point
CTL - CONTROL
DOC - document
ENG/ENGR - engineer
FD/FND - found
F.T.C. - from true corner
I.P. - iron pipe
L&T - lead & tag
LS - land surveyor
M-T - MAG NAIL & tag
MAG - MAG NAIL
MKD - marked
MON - monument
N-T - nail & tag
N.R.F. - no reference found
N.S.F. - not searched for
O.R. - Official Records, Monterey County
O.U. - origin unknown
POL - point on line
RCE - registered civil engineer
ROW - right of way
S.F.N.F. - searched for, not found
SPK - spike
STA - station(control point)
TBM - temporary benchmark

Topography Legend
AC - asphalt concrete
AD - area drain
AL - area light
BLD/BLDG - building
BLDR(S) - boulder(s)
BOC - back of curb
BRK - brick
BTM/BOI - bottom
BW - back of sidewalk
CF - curb face
CHIM - chimney
CL - centerline
CLM - column
CONC - concrete
D - dirt
DG - decomposed granite
DK - deck
DW - driveway
EA - exposed aggregate concrete
ENCL - enclosure
EP - edge of paving
FF - finished floor
FF-THRESH - finished floor threshold
FH - fire hydrant
FL - flow line
FL-NG - flow line natural grade
FNC - fence
FNC-BRD - board fence
FNC-BW - barbed wire fence
FNC-CL - chain-link fence
FNC-GS - grapestake fence
FNC-HW - hogwire fence
FNC-I - iron fence
FNC-LAT - lattice fence
FNC-PR - post & rail fence

FNC-WD - wood fence
FNC-WI - wrought iron fence
FNC-WR - wire fence
FOB - face of building
FOW - face of wall
FS - finished surface
FTG - footing
FW - front of sidewalk
GAR - garage
GB - grade break
GUT - edge of gutter
GU/A - guy anchor
GUY - guy pole
GVL - gravel
HC - handicap
HDG - hedge
HRAIL - hand rail
INT - intersection
LNDG - landing
UP - edge of conc gutter
MB - mailbox
MTL - metal
NG - natural grade
P - pool
PLTR - planter
PTO - patio
PVR - paver
RD - road
RDG - ridge
ROOF-P - roof peak
ROOF-R - roof ridge
STC - stucco
STN - stone
STP - step
STRP - stripe
SW - sidewalk

SWL - swale
TC - top of curb
TOP - top of slope
TOE - toe of slope
TW/TOW - top of wall
WALL-AB - Allen Block wall
WALL-CMU - concrete masonry unit wall
WALL-CRML - Carmel stone wall
WALL-DSN - dry stack stone wall
WALL-RR - rille wall
WALL-STC - stucco wall
WLK - sidewalk
Utility Legend
CATV - cable tv
COMM - communications
CO or C/O - clean out
DDCV - double detector check valve
ELEC - electric
EM - electric meter
EO - electric outlet
GM - gas meter
GV - gas valve
HB - hose bib
ICV - irrigation control valve
IR - irrigation
JP - joint utility pole
LT - light
LT-STD - light standard/pole
PB - utility pull box
PB-? - unmarked pull box
PF-PIN FLAG
PF-B - blue pin flag
PF-G - green pin flag
PF-O - orange pin flag
PF-P - pink pin flag
PF-PL - purple pin flag

PF-R - red pin flag
PF-W - white pin flag
PF-Y - yellow pin flag
PM - paint mark
PM-B - blue PM (water)
PM-G - green PM (sewer)
PM-O - orange PM (catv/comm)
PM-P - pink PM (unknown facilities)
PM-PL - purple PM (reclaimed water/ir)
PM-R - red PM (elec)
PM-W - white paint mark
PM-Y - yellow PM (gas)
PP - power pole
PVR - paver
SCO - sewer clean out
SDMH - storm drain manhole
SSMH - sanitary sewer manhole
ST LT - street light
STN - stone
TELCO - telephone
TG - top of drain grate
UP - utility pole
UTIL - utility
VLT - vault
VLT-GTE - GTE vault
VLT-PB - PacBell vault
VLT-PGE - PG&E vault
VLT-TELCOM - telecommunications vault
VLT-? - unmarked vault
VLT-VRZ - Verizon vault
WD - wood
WL - water line
WM - water meter
WV - water valve

FD. 3/4" IP
MKD. "LS 2746"
N.R.F.

FD. 5/8" REBAR W/
PLASTIC CAP MKD.
"LS 5321" PER R2

Basis of Bearings
N00° 00' 00"E 359.97'
(360.00' R1)

FD. 3/4" IP W/ PLASTIC
PLUG MKD. "LS 4986"
N.R.F.

Surveyor's Notes:

This map portrays the site at the time of the survey and does not show soils or geologic information, underground conditions, zoning setbacks, regulatory information or any other items not specifically identified by the party requesting the survey. There may be unrecorded easements or other rights, recorded or unrecorded, affecting the subject property which are not shown hereon.

Visible evidence of underground utilities such as utility meters, manhole lids, clean outs, valve covers, pull boxes and similar features are shown hereon. Underground utility pipes, conduits, transmission lines, sewer laterals, etc., were not located. Information regarding underground utility line locations should be obtained from the appropriate utility companies or public agencies.

Elevations are based on an assumed datum as noted. Ground may be more irregular than contours indicate.

Distances are expressed in feet and decimals thereof.

The cross symbol (x) marks the horizontal position of the spot elevation shown. Tree symbols indicating tree trunk and tree canopy are drawn to scale based on approximate trunk and canopy diameters.

Sufficient boundary lines were made to graphically show existing features however a complete boundary survey was not performed.

On July 21, 2023 our office was furnished with a Preliminary Title Report prepared by Chicago Title Company #FWMN-522202201-R3 dated November 19, 2020. No easements are identified in the policy exceptions. Therefore it can be concluded that no easements of record encumber the property.

catch basin/drain
control point
electric meter or pull box
fire hydrant
gas meter or pull box
gas valve
guy anchor
irrigation pull box
irrigation control valve
light standard
manhole
point on line
sewer clean out
sign(pole)
storm drain manhole
sewer manhole
telephone manhole
telephone pull box
traffic signal box
cable television pull box
unmarked pull box
utility pole
water meter
water valve
well

DRAWING REVISIONS:
July 2022 - Original Survey
July 2023 - Statement added regarding easements

SU

Topographic Survey

Santa Fe St. 4 NW of 6th Ave., APN: 010-092-005
Located in Carmel-by-the-Sea, Monterey County, State of California

Prepared For: J Breck Lutz and Carol A Lutz
Requested By: Thomas Hood

July 2022 / Updated July 2023

Rasmussen Land Surveying, Inc.

2150 Garden Road, Suite A-3, Monterey, California 93942
P: 831.375.7240 F: 831.375.2545

RLS W.O. # 2022-068

Sheet 1 of 1



City of Carmel-by-the-Sea
COMMUNITY PLANNING AND BUILDING DEPARTMENT

POST OFFICE DRAWER C
CARMEL-BY-SEA, CA 93921
(831) 620-2810 OFFICE

February 15, 2023

Thomas Bateman Hood, AIA
25805 Carol Place
Carmel, CA 93923

Via email: tom@t-hood.com

RE: Preliminary Site Assessment
PSA 23-011 (Lutz)
Santa Fe Street 4 NW of 6th Avenue
Blk 60, Lot 11; APN: 010-092-005

Mr. Hood,

Enclosed is a copy of the Preliminary Site Assessment Report, Significant Tree Evaluation Worksheet, and annotated tree survey from the preliminary site assessment conducted on January 24, 2023. This information has been prepared to inform you of the site opportunities and constraints that should be addressed in your design. Specifically, potential impacts to trees labeled "significant" and their associated root zones should be avoided.

Please review the enclosed information and do not hesitate to contact me with any questions. Other reference materials such as Carmel's Residential Design Guidelines and Carmel Municipal Code Chapter 17.10 (R-1 District Design Regulations) are available on-line at www.ci.carmel.ca.us and at the Community Planning & Building Department.

If you have any questions I can be reached directly at (831) 620-2027 or kwallace@cbts.us.

Best regards,

Katherine Wallace
Associate Planner

Encl. Site Assessment Report

CC: Marnie R. Waffle, AICP, Principal Planner (mwaffle@cbts.us); Carol and Breck Lutz, property owners (carollutz@gmail.com)

PSA 23-011 (Lutz)

Page 4 of 10

Site Conditions & Development Standards:

- Building Site Area:** The lot is a standard 4,000 square-foot lot (40'x100'). A base floor area of 1,800 square feet is permitted. A minimum of 200 square feet of the base floor area, and 2,200 cubic feet of exterior volume, shall be reserved for required parking whether provided by a garage, carport or parking pad.

Floor Area is defined as "...the total gross square footage included within the surrounding exterior walls of all floors contained within all enclosed buildings on a building site whether finished or unfinished. In above-ground spaces, floor area is measured at the exterior of the enclosing walls. In basement spaces, floor area is measured at the interior of the enclosing walls. Floor area shall include, but shall not be limited to, all floors of all enclosed spaces within all building, basements, mezzanines, guesthouses, studios, garages and carports. All attic, basement and storage shed spaces with five or more feet of clearance between the floor or walking surface and the ceiling or roof surface shall be counted as floor area. All required parking shall be counted as floor area, whether supplied by garage, carport or other means."

- Setback Standards:** The minimum front and rear setbacks are 15 feet. The composite side yard setback is 25% of the lot width with a 3-foot minimum on one side. All new construction must meet all required setbacks.

Table 17.10-A: Setback Standards for R-1 District					
Lot Type	Front Setback (in feet)	Rear Setback (in feet)	Side Setbacks		
			Composite** (both sides)	Minimum Setbacks (in feet)	Street Side
Interior Site	15	15	25% of site width	3	NA
Corner Site	15	15	25% of site width	3	5
Re-subdivided Corner Site	10	15	25% of site width	5	5
Double-Frontage Site	15	NA	25% of site width	3	0 (if applicable)

* The rear setback is three feet for those portions of structures less than 15 feet in height.

** See CMC 17.10.02(A)(1) and 17.10.02(D) Rules of Measurement.

- Building Height:** The height of buildings shall be measured as the plumb vertical distance from existing or finished grade (whichever is more restrictive) to the highest point on the roof.

Attachment 5

PSA 23-011 (Lutz)

Page 1 of 10

PRELIMINARY SITE ASSESSMENT REPORT

Date of Site Visit: January 24, 2023
Planner: Katherine Wallace
Forester: Sara Davis
Block/Lot: 60/ 11
APN: 010-092-005
Property Owner: Carol and Breck Lutz
Street Location: Santa Fe Street 4 NW of 6th Avenue

Purpose: The information contained in this Preliminary Site Assessment is meant to provide input to the applicant on potential project issues prior to project submittal.

Location:

Zoning District	R-1 Single Family Residential
Coastal Commission Appeal Jurisdiction Overlay	No
Archaeological Significance Overlay	No
Park Overlay	No
Beach and Riparian Overlay	No
Environmentally Sensitive Habitat Area	No
Very High Fire Hazard Severity Zone	No

Street and Neighborhood Character:

- Style and materials of the existing residence:**



PSA 23-011 (Lutz)

Page 5 of 10

Table 17.10-C: Maximum Height Standards			
	R-1 District	R-1-BR District	R-1-PO District
Number of Stories Allowed	2	2	1*
Roof Height of First Story (in feet)	18	18	18
Plate Height of First Story (in feet)	12	12	12
Roof Height of Second Story (in feet)	24	18	24*
Plate Height of Second Story (in feet)	18	18	18*

- Exterior Volume:** The maximum allowable exterior volume is the total allowed base floor area for the site multiplied by the volume factors in Table 17.10-E (refer to table below). It is recognized that existing homes built prior to 2003 may not have been designed to comply with volume standards. For these homes, the Code allows the exterior volume to be calculated for additions only.

Table 17.10-E: Exterior Volume Factors for R-1 District		
	Maximum Exterior Volume (Cubic Feet) Per Square Foot of Floor Area	
	One-Story Elements of the Building	Two-Story Elements of the Building
Located under a pitched or sloping roof greater than 3:12 pitch	12	11
Located under a flat roofed area of the building 3:12 or less pitch	11	10

Figure 17-10: Determining Exterior Volume



PSA 23-011 (Lutz)

Page 2 of 10



- Style and materials of the neighboring residences:** The Residential Design Guidelines encourage diversity of architectural styles while maintaining compatibility with the character of the neighborhood. A new building should be different in style from buildings on nearby and abutting properties.



PSA 23-011 (Lutz)

Page 6 of 10

- Parking:** One parking space per primary dwelling is required on sites 8,000 square feet or less. Required parking shall be provided by a garage, carport or parking pad measuring at least 10 feet by 20 feet having practical ingress and egress for a vehicle. All required parking shall be provided on-site and shall be counted as floor area and exterior volume. On each site, a minimum of 200 square feet of base floor area and 2,200 cubic feet of exterior volume shall be reserved for each required parking space whether provided by means of a garage, carport or parking pad.

- Garage:** To encourage variety and diversity in neighborhood design, detached garages and carports may be authorized by the Planning Commission within the front setback and/or side yard setback facing a street. Garages permitted to be located within a setback are limited to a single-car, detached structure not exceeding 12 feet in width, 250 square feet in floor area and 15 feet in height. Detached garages may encroach into an interior side yard setback, rear yard setbacks, or both, if limited to 15 feet in height, if the setback encroachment would not impact significant or moderately significant trees, and the garage location/design complies with design guidelines.

- Accessory Structures:** Up to two accessory structures may be constructed on the property. Accessory structures cannot exceed 400 square feet in floor area (unless an exception applies), and will count towards the total base floor area allowed for the site. Sheds that exceed 5 feet in height also count as floor area.

Studio: A studio is defined as, "An attached or detached residential dwelling unit without kitchen or cooking facilities, designed for accessory uses by occupants of the dwelling to which it is accessory, and not designed or intended for living, sleeping and/or cooking. Studios are permitted to have a bathroom with a sink and toilet. Studios that are attached to the primary dwelling are not required to have inter-accessibility with the primary dwelling."

One studio is permitted so long as it does not contain any living, sleeping, bathing or food preparation facilities of any kind. Studios may have a bathroom with a sink and toilet. Studios that are attached to the primary dwelling are not required to have inter-accessibility with the primary dwelling. No additional parking is required for a studio. Studios shall be a maximum size of 400 square feet and shall not exceed the allowed floor area ratio for the lot.

Guesthouse: Guesthouses are not permitted on sites less than 6,000 square feet, per [CMC 17.08.050.C](#).

Accessory Dwelling Units (ADUs): One accessory dwelling unit and one junior accessory dwelling unit are permitted pursuant to CA State Law. For more information, please refer to the [Accessory Dwelling Unit Handbook](#).

PSA 23-011 (Lutz)

Page 3 of 10

- Right-of-way characteristics:** During the site assessment, rocks, fencing, no parking signs, and a lamppost were observed as right-of-way encroachments. The submittal of any permit to the City triggers a review of any encroaching structures or objects in the right-of-way in front of the property. A Condition of Approval of any future project will include the requirement to secure an encroachment permit, or remove any encroachments not specified in an existing encroachment permit.

The treatment of the right-of-way should contribute to, and maintain, the forested image of the Village. The Residential Design Guidelines encourage maintaining and enhancing an informal, vegetated, open space character of the right-of-way. Parking areas in the right-of-way shall be informal, unpaved and reinforce the forest image. Planting in the right-of-way should be predominately green foliage plants. Native trees, ground covers, and low shrubs are preferred. Preferred surface materials within the right-of-way include natural soil, shredded bark or wood chips; gravel is prohibited. For more information, please refer to the [Right-of-Way Vision Statement](#).



Existing right-of-way encroachments

PSA 23-011 (Lutz)

Page 7 of 10

- Topography and drainage features:** The Residential Design Guidelines encourage designs that follow the natural contours of the site and that avoid abrupt changes in grade on the site and between properties.

Following design approval, plans that are submitted for a building permit must include a storm water drainage plan. The drainage plan shall include applicable Best Management Practices and all drainage shall be retained on-site through the use of semi-permeable paving materials, French drains, seepage pits, etc.

- Does the site contain "Steep Slope Areas" (greater than 30% slope):** Not applicable.

- Basement Bonus:** Each site is allowed 100 square feet of floor area located in a basement that is exempt from the floor area limits. Additionally, as an incentive to reduce the above-ground floor area and exterior volume, bonus floor area is allowed if located in a basement. For each square foot of base floor area not constructed above-ground, one additional square foot of floor area may be constructed in a basement.

A basement is defined as, "An underground room or excavated space between five and nine feet of interior height, finished or unfinished where the finished floor level directly above the space is not more than one foot above both the existing or final grade. Any subgrade space where the finished floor elevation directly above the space is more than one foot above existing or finished grade shall be considered above-ground space. All areas where the finished floor elevation directly above a subgrade space is more than five feet above either existing or final grade shall also be considered a story. (Note: In calculating the floor area of a basement it may be necessary to count part of the area in a floor level as basement and part of the area in a floor level as above-ground space.) Basement spaces may be used for any residential occupancy allowed by the Uniform Building Code such as bedrooms, family rooms, hobby rooms, offices, mechanical equipment, storage and, if equipped with window wells, bedrooms."

- Site Coverage:** Impermeable site coverage is limited to 22% of the base floor area for the site or 396 square feet for a base floor area of 1,800 square feet. Impermeable materials include, asphalt, concrete, mortared brick and stone, decomposed granite, unspaced decking and balconies at any level, garden walls, solariums, bridges, sheds not counted as floor area, ponds, hot tubs, and swimming pools. Site coverage does not include areas of the residence or garage.

If at least 50 percent of all site coverage on the property is made of permeable or semi-permeable materials, an additional amount of site coverage (up to four percent of the site area, or 556 square feet) may be allowed. Permeable and semi-permeable materials include gravel, spaced decking and exterior stairs, sand-set bricks or pavers, garden walkways of small paving stones, and arbors.

THOMAS BATEMAN
HOOD
ARCHITECTURE

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831 652 0012
tom@t-hood.com
www.thomasbatemanhood.com

PROJECT:
BEDROOM/BATH/KITCHEN
ADDITION EXISTING
RESIDENCE & NEW GARAGE
SANTA FE 4 NW of 6th
CARMEL CA 93921
APN 010-092-005

OWNER:
BRECK & CAROLE LUTZ
SANTA FE 4 NW of 6th
CARMEL CA 93921
TEL 925 324 6473

REVISIONS:
△
△
△
△
△
△

OWNERSHIP AND USE OF
ARCHITECT'S DOCUMENTS
The drawings, specifications and other documents prepared by the architect for this project are instruments of the architect's service for use solely with respect to this project and the architect shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights including the copyright. The owner shall be permitted to retain copies, including reproducible copies of the architect's drawings, specifications and other documents for information and reference in connection with the owner's use and occupancy of the project. The architect's drawings, specifications or other documents shall not be used by the owner or others on other projects, for additions to this project or for completion of this project by others except by agreement in writing and with appropriate compensation to the architect, Thomas Bateman Hood, AIA.

ARCHITECTURAL STAMP:



THOMAS BATEMAN HOOD, AIA
CARMEL, CA

DRAWN BY: TSH

PRINT DATE: 5-19-23

DRAWING DATE: 5-19-23

PAGE TITLE:

PSA

SCALE:

SHEET:

PSA1

Sites not in compliance with site coverage limits shall not be authorized to increase site coverage. Sites with excess coverage may add floor area only when:

- a. The site complies with the R-1 district tree density provisions established in CMC 17.48.080(A) and all existing and new trees have sufficient space to protect the root zones and provide for new growth; and
 - b. Excess site coverage will be reduced at a rate equal to two times the amount of floor area added to the site, or to an amount that complies with the site coverage limits, whichever is less.
- **Fences:** Fences located within the front setback are limited to 4 feet in height. This limit cannot be increased through a Design Study. Side and/or rear yard fences are permitted at a height of 6 feet and may be taller with approval by the Planning Commission. The existing and proposed heights should be clearly noted on the project plans.

Table 17-10-G: Maximum Track One Fence and Wall Heights				
Design Element	Setback Location			
	Front Setback	Side Setback	Side Setback Facing Street	Rear Setback
Fence	4 feet**	6 feet	4 feet**	6 feet
Garden Wall	3 feet**	6 feet	3 feet**	6 feet
Retaining Wall	3 feet**	6 feet	3 feet**	6 feet
Major and Gates	6 feet	N/A	6 feet	N/A
Arbors/Trellis	7 feet	7 feet	7 feet	7 feet

** These limits shall not be altered through Design Review by the Planning Commission.
*** Up to six feet may be allowed for retaining walls that are not visible from the street. See CMC 17.48.080(A).

Potential Neighbor Impacts:

- **Privacy & View Concerns:** The Residential Design Guidelines encourage preserving reasonable privacy for adjacent properties and locating windows such that they avoid overlooking active indoor and outdoor use areas of adjacent properties. Additionally, the Guidelines recommend screening patios and terraces.

There may be potential privacy impacts to neighboring residences to the north and west. The neighboring residence to the north has dormer windows that look onto the subject property, and the neighboring residence to the west has a second-story east-facing window that looks onto the subject property. Staff did not observe any potential privacy impacts to the neighboring residence to the south.



- **View Concerns:** The Residential Design Guidelines encourage maintaining view opportunities to natural features that lie outside the property. The Carmel Municipal Code states, "Designs should respect views enjoyed by neighboring parcels. This objective is intended to balance the private rights to views from all parcels that will be affected by a proposed building or addition. No single parcel should enjoy a greater right than other parcels except the natural advantages of each site's topography. Buildings which substantially eliminate an existing significant view enjoyed on another parcel should be avoided."
- **Neighborhood Input:** Staff strongly recommends reaching out to all adjacent property owners early in the review process to explain the proposed project and address any concerns. Most project delays occur when applicants have not reached out to neighbors prior to public hearings.

Forest/Trees: The Significant Tree Evaluation Worksheet and annotated tree survey is attached to this report. The Residential Design Guidelines state that significant trees should be preserved and that new construction should minimize impacts on established trees. The root systems of

all trees to be preserved shall be protected and the forested image of a site shall be maintained.

Historic Status: The property was reviewed for historical significance in 2002, at which time a DPR 523A Form was completed. The original building was constructed in 1928 by Hugh Comstock; additions and alterations have been carried out over the years but the cottage retains overall integrity. The property is significant under California Register Criterion 3 (Architecture) and was listed on the Carmel Inventory of Historic Resources on May 25, 2005. Any addition or building modification would need to meet the Secretary of the Interior's Standards for the treatment of historic properties.

Story Pole Policy: Story-poles and netting are required in Carmel-By-The-Sea. The [City's Story-Pole Policy](#) was adopted by the City Council in 2017. All story-poles, netting and ribbons must be installed, and certified, in accordance with the Story-Pole Policy a minimum of 10 calendar days prior to a public hearing. Failure to comply with the Policy could result in the project being continued to a later hearing date.

Additional Resources: For more information on the Design Review Process, Residential Design Guidelines, Carmel Municipal Code, Green Building Ordinance and Title 7A of the Building Code, please visit our website at:

[Residential Design Guidelines – Concept](#)
[Residential Design Guidelines – Final](#)
[Right-of-Way Vision Statement](#)

<http://ci.carmel.ca.us/carmel/index.cfm/government/staff-departments/community-planning-and-building/>

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PROJECT:
BEDROOM/BATH/KITCHEN
ADDITION EXISTING
RESIDENCE & NEW GARAGE
SANTA FE 4 NW of 6th
CARMEL CA 93921
APN 010-092-005

OWNER:
BRECK & CAROLE LUTZ
SANTA FE 4 NW of 6th
CARMEL CA 93921
TEL 925 324 6473

REVISIONS:	
△	
△	
△	
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OWNERSHIP AND USE OF ARCHITECT'S DOCUMENTS
The drawings, specifications and other documents prepared by the architect for this project are instruments of the architect's service for use solely with respect to this project and the architect shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights including the copyright. The owner shall be permitted to retain copies, including reproducible copies of the architect's drawings, specifications and other documents for information and reference in connection with the owner's use and occupancy of the project. The architect's drawings, specifications or other documents shall not be used by the owner or others on other projects, for additions to this project or for completion of this project, by others except by agreement in writing and with appropriate compensation to the architect, Thomas Bateman Hood, AIA.

ARCHITECTURAL STAMP:



THOMAS BATEMAN HOOD, AIA
CARMEL, CA

DRAWN BY: TBH

PRINT DATE: 5-19-23

DRAWING DATE: 5-19-23

PAGE TITLE:
PSA

SCALE:
SHEET:
PSA2

Map Legend:

Basis of Bearings: The bearing of N00° 00' 00"E as shown on 1 C&T 52 and as found monumented is taken as the basis of bearings for this survey.

Vertical Datum: Assumed.

Site Benchmark: Control Point 55 as shown hereon.

Contour Interval: Contours as shown hereon are interpolated using computer digital terrain modeling software and spot elevations. Ground may be more irregular than contours indicate.

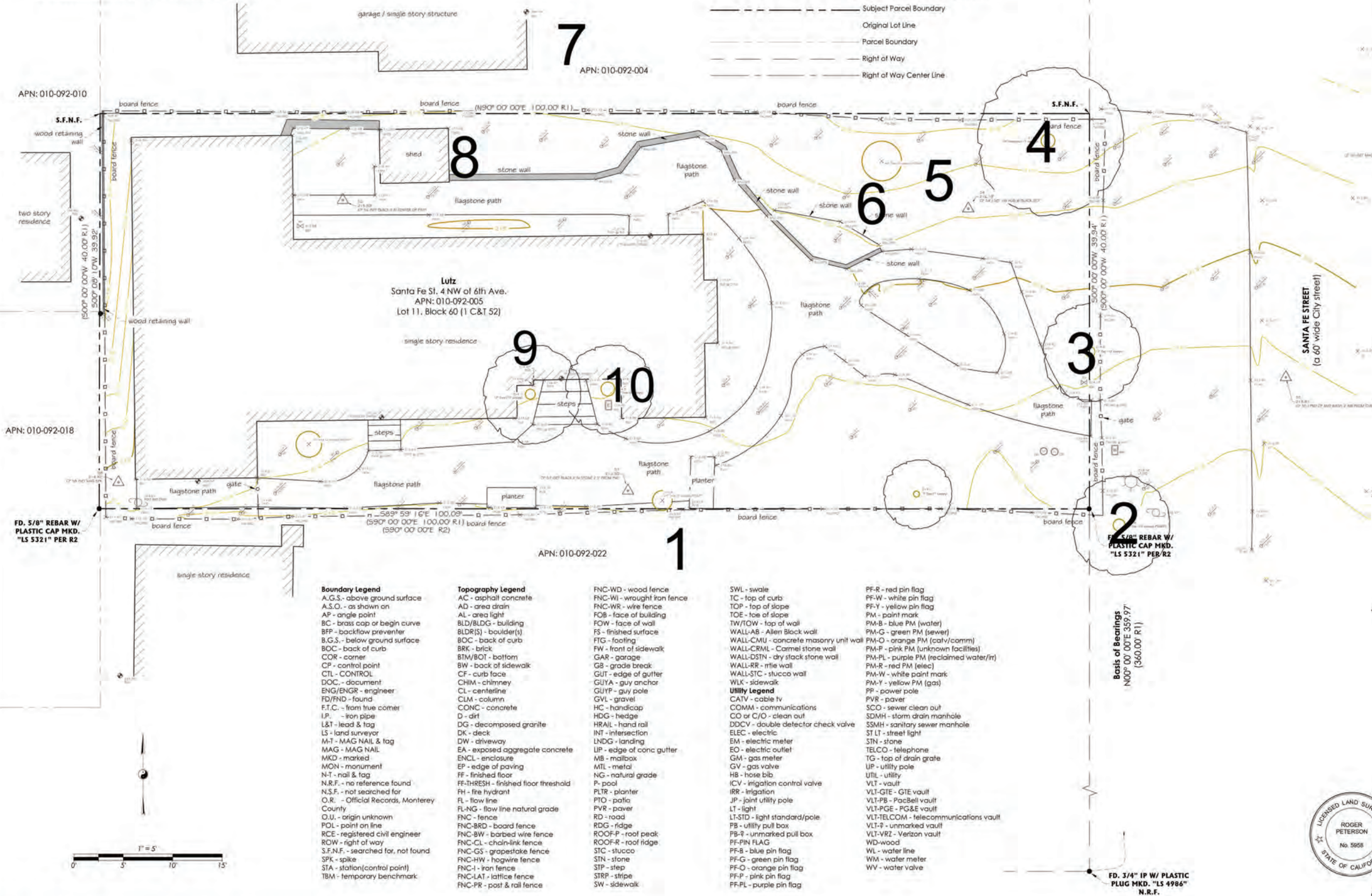
Note: The abbreviation and symbol lists below are comprehensive and not all abbreviations or symbols will appear on the map.

Record Map References:

R1: "Map of Carmel City" filed in Volume 1 of Cities and Towns" at Page 52, in the Monterey County Recorder's Office, State of California.

R2: Corner Record No. 2227 filed in the Monterey County Surveyor's Office, State of California.

Attachment 5



Surveyor's Notes:

This map portrays the site at the time of the survey and does not show soils or geologic information, underground conditions, easements, zoning setbacks, regulatory information or any other items not specifically identified by the party requesting the survey. There may be easements or other rights, recorded or unrecorded, affecting the subject property which are not shown hereon.

Visible evidence of underground utilities such as utility meters, manhole lids, clean outs, valve covers, pull boxes and similar features are shown hereon. Underground utility pipes, conduits, transmission lines sewer laterals, etc., were not located. Information regarding underground utility line locations should be obtained from the appropriate utility companies or public agencies.

Elevations are based on an assumed datum as noted. Ground may be more irregular than contours indicate.

Distances are expressed in feet and decimals thereof.

The cross symbol (x) marks the horizontal position of the spot elevation shown. Tree symbols indicating tree trunk and tree canopy are drawn to scale based on approximate trunk and canopy diameters.

Sufficient boundary lines were made to graphically show existing features however a complete boundary survey was not performed.

- | | |
|----------------------------|---------------------------|
| catch basin-drain | sign(pole) |
| control point | storm drain manhole |
| electric meter or pull box | sewer manhole |
| fire hydrant | telephone manhole |
| gas meter or pull box | telephone pull box |
| gas valve | traffic signal box |
| guy anchor | cable television pull box |
| irrigation pull box | unmarked pull box |
| irrigation control valve | utility pole |
| light standard | water meter |
| manhole | water valve |
| point on line | well |
| sewer clean out | |

DRAWING REVISIONS:

July 2022 - Original Survey

PSA3

Topographic Survey

Santa Fe St. 4 NW of 6th Ave., APN: 010-092-005
Located in Carmel-by-the-Sea, Monterey County, State of California

Prepared For: J Breck Lutz and Carol A Lutz
Requested By: Thomas Hood

July 2022

Rasmussen Land Surveying, Inc.
2150 Garden Road, Suite A-3, Monterey, California 93942
P: 831.375.7240 F: 831.375.2545



Significant Tree Evaluation Worksheet

APN: 010-092-005-000
Street Location: Santa Fe 4 NW of 6th Ave
Planner: Katherine Wallace
City Forester: Sara Davis
Property Owner: Lutz
Recommended Tree Density: 3 upper and 1 lower

Part One: Initial Screening:

Complete Part One to determine if further assessment is warranted. Trees must pass all criteria in Part One to be considered significant or moderately significant.

A. Does the tree pose an above-normal potential risk to life and property?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES															
NO	X	X	X	X	X	X	X	X	X	X					

Any tree with structural impairment likely to cause failure should be marked as unsafe and removed. Use page five of this worksheet to document the safety risk. Trees that have limited and specific defects that can be remedied with selective pruning or other mitigation should be marked as safe and specific recommendations should be given to the owner for tree care. Such trees may still be assessed for significance.

B. Is the tree one of the following native species on the Carmel-by-the-Sea recommended tree list?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Species															
YES	CO	CO		RW	CO	CO	CO								
NO				PIIT				Maple	Acacia						

MP-Monterey pine MC-Monterey cypress BP-Bishop pine CR-coast redwood CO-coast live oak
CI-Catalina ironwood CS-California sycamore BL-big leaf maple OT-other

(Note: Other species on the recommended tree list may be determined to be Significant Trees only if they are exceptional examples of the species. Such trees also must exhibit excellent health, form, vigor, and substantial size to rate an overall score of at least 7 points in Part Two of the assessment.)

C. Does the tree meet the minimum size criteria for significance?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	10	20.5		10			10		18	18					
NO			9.5		2	2		6							

Monterey pine, Monterey cypress, Bishop pine, Coast redwood: 6" DBH

Coast live oak—single trunk tree: 6" DBH

Coast live oak—multi-trunk tree measured per industry standard: 6" DBH

California sycamore, Big leaf maple, Catalina ironwood, other: 10" DBH

dbh = diameter at breast height or 4.5 feet above the adjacent ground surface

Part Two: Assessment For Tree Significance

For each of the criteria below assign points as shown to assess the tree. If any criteria score is zero the assessment may stop as the tree cannot qualify as significant or moderately significant.

D. What is the health and condition of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	2	2	1	3	2	2	2	2	2	2					

0 points: The tree is heavily infested with pests or has advanced signs of disease that indicates the tree is declining and has very limited life expectancy.

1 point: The tree shows some pests or disease that impair its condition, but which does not immediately threaten the health of the tree. The tree may recover on its own, or with appropriate intervention.

2 points: The tree appears healthy and in good condition.

3 points: The tree shows excellent health, is free of pests and disease and is in very strong condition.

E. What is the overall form and structure of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	2	2	1	2	2	2	2	2	2	2					

0 points: Prior pruning, disease or growth habit have left the tree deformed or unsound to an extent that it cannot recover or will never be a visual asset to the neighborhood or will likely deteriorate into a structural hazard.

1 point: The tree has poor form or structure but (a) can recover with proper maintenance or (b) it provides visual interest in its current form, and does not have structural defects that are likely to develop into a safety hazard.

2 points: The tree has average form and structure for the species but does not exhibit all the qualities of excellent form and structure.

3 points: The tree exhibits excellent form and structure. For all species there will be a good distribution of foliage on multiple branches with no defects. For conifers, the tree will have a single straight leader with balanced branching and with good taper. Oaks will exhibit a well-developed canopy with no suppressed branches. Oaks may be single-trunked or multi-trunked and will have a balanced distribution of foliage on each

F. What is the age and vigor of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	2	1	2	3	3	3	2	2	1	1					

0 points: The tree is over-mature or shows signs of poor or declining vigor such as die-back of major limbs or of the crown, small leaves/needles and/or minimal new growth.

1 point: The tree is mature but retains normal vigor and is likely to continue as a forest asset for a substantial period into the future.

2 points: The tree is young to middle age and shows normal vigor.

3 points: The tree is young to middle age and shows exceptional vigor.

G. Are environmental conditions favorable to the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	1	1	1	2	2	2	1	1	0	0					

0 points: The tree is crowded or has no room for growth to maturity. The tree has poor access to light, air or has poor soil for the species.

1 point: The tree has average environmental conditions including room for growth to maturity, access to light, air and soils suitable for the species.

2 points: The tree has room for growth to maturity with no crowding from other significant trees or existing buildings nearby. The tree also has excellent access to light, air and excellent soils for root development.

Part Three: Final Assessment

Record the total points scored on D - G for each tree.

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Total Score	7	6	5	10	9	9	7	7	5	5					

A. Did all assessment categories in Part Two achieve a minimum score of 1-point?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	X	X	X	X	X	X	X	X							
NO									X	X					

B. Are there any other factors that would disqualify a tree from a determination of significance?

(Explain any 'yes' answer)

Yes _____

Conclusion: Does The Tree Qualify As Significant Or Moderately Significant?

If the tree meets the species, size and safety criteria identified in Part One and scores at least one point under each of the criteria in Part Two, it shall be classified as Significant if it achieves a score of 6 or more points or shall be classified as Moderately Significant if it achieves a score of 4 or 5 points. Tree species not listed in Part One-B that meet other screening criteria in Part One may be classified by the City Forester as Significant if they score at least 7 points, or as Moderately Significant if they score at least 4 points. All other trees are classified as non-significant.

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
SIGNIF	X	X		X	X	X	X	X							
MOD									X	X					
SIGNIF															
NOT															
SIGNIF			X												

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Page of
Resource Name or #: (Assigned by recorder)

P1. Other Identifier:
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad

c. Address:

d. UTM: (Give more than one for large and/or linear resources)

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

3 NW of 8th, west side of Santa Fe (Blk 60, Lot 11)

Parcel No. 010-092-005

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

A one-story wood-framed "storybook" cottage, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a textured stucco, over felt. There is a large, exterior gable wall chimney of Carmel stone centered in the east side elevation. The side-gabled roof is steeply pitched, with a discernable break at the eave line where it projects out over a sitting room bay at the SE end of the building, and the original kitchen to the SW. A room addition west of the old kitchen on the SW corner of the house, connected the main building back to a detached guest house in 1940. A gabled roof hood with simple triangular wood brackets, projecting from a gabled wall dormer, covers the front (north) entry at the NE corner. All roof surfaces are covered in wood shingle. Fenestration is irregular and consists of single, paired and banded multi-pane wood casement windows. There is a small, narrow arched three-light casement window just north of the center. Wooden French doors open into a well maintained formal garden of trimmed hedges and planting beds traversed by gravel walkways. The Santa Fe frontage masks much of the cottage behind mature shrubbery and trees.

b. Resource Attributes: (List attributes and codes)

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. 3052

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1928 Carmel bldg. records

P7. Owner and Address:

James Crowley & Marybeth Crow

P.O. Box 2712

Reverio Santa Fe, CA 92067

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

Rent L. Seavey, Preservation Consultant, 310

Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: 2/25/2002

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001

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

None

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 Photograph Record

DPH 523A (1/95) HistoryMaster 4

San Bernardino Research Associates

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Page of
Resource Name or #: (Assigned by recorder)

B1. Historic Name: Our House

B2. Common Name: Our House

B3. Original Use: residence

B4. Present Use: residence

B5. Architectural Style: Tudor (Storybook substyle)

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

Constructed 1928 (Ctp #1978); small guest hse. to rear 1940 (Ctp # 611); 1958 combine main hse. w/ guest hse. (Ctp # 2477); 1967 bedroom - bath-family room addition & foundation work (Ctp # 4695, Ctp # 4698)

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

B8. Related Features:

B9a. Architect: designer Hugh Comstock

B9b. 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 3

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

The Elizabeth F. Armstrong Hse. is significant under California Register criterion 3 as a contributor to a fully documented district that is eligible for designation as a local historic district. The Comstock Hill Historic District contains the largest concentration of early residential buildings by noted Carmel designer-builder Hugh White Comstock (1893-1950), in Carmel.

Outside of Michael J. Murphy, Comstock is the most important early builder in the village. With no architectural training and only basic carpentry skills, Comstock designed, and constructed Carmel's first "fairy-tale" cottage in 1924, as a showroom for his doll maker wife. The storybook cottage was a whimsical caricature of the popular Tudor style, with no straight building lines, including the Carmel stone chimneys. Its wood frame was clad with a mixture plaster and pine needles, troweled over burlap to create an uneven textured surface. Undulating ridgelines, and randomly carved pieces from the door and window casings added to the rustic effect. The tiny building struck a chord within Carmel's artistic community and Comstock rapidly found himself in the construction trade. Comstock's early work was highly imaginative and individual. The 11 Comstock buildings, including Elizabeth Armstrong's "Our House", that make up the historic district represent the full range of his talent during his formative years as a designer-builder, between 1924 & 1929.

Elizabeth Armstrong's "Our House" has the distinction of being the only known Comstock cottage to be replicated by Comstock for a second client, Elsie Rose, whose "Sunrise Turn" cottage at N. Cassanova & Palou is commonly referred to as the twin on Palou.

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

Mathewson, Joanne, The Fairy Tale Houses of Carmel, Joanne

Mathewson-Carmel, 1974.

Paul, Linda L., Cottages by the Sea, Universe Press New York,

2000.

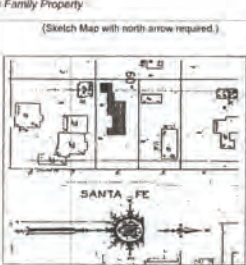
B13. Remarks: Zoning R-1

CHCS (AD)

B14. Evaluator: Kent L. Seavey

Date of Evaluation: 2/25/2002

(This space reserved for official comments.)



Items to note:

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Foot	5	10.3	4.8		6	6	6	6	6	9	9	0			

Required Tree Protection Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	15	30.8	14	18	18	18	18	18	27	27	0				

Requirements for tree preservation shall adhere to the following tree protection measures on construction site.

• Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.

• Excavation within 6 feet of a tree trunk is not permitted.

• No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree.

• Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels.

• Tree Protection Zone – The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. Minimum of 4 foot high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of fencing.

• The Structural Root Zone – Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with pneumatic excavator, hydrovac at low pressure, or other method that does not sever roots.

• If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged.

• If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.

HOOD

THOMAS BATEMAN HOOD

27880 Dorris Drive
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831 652 0012
tom@hood.com
www.thomasbatemanhood.com

PROJECT:

BEDROOM/BATH/KITCHEN
ADDITION EXISTING
RESIDENCE & NEW GARAGE
SANTA FE 4 NW of 8th
CARMEL CA 93921

APN 010-092-005

OWNER:

BRECK & CAROLE LUTZ
SANTA FE 4 NW of 8th
CARMEL CA 93921
TEL 925 324 6473

REVISIONS:



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CARMEL, CA

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PAGE TITLE:

PSA

SCALE:

SHEET:

PSA4

DIMENSION NOTE:
THE HOUSE IS NOT PARALLEL
TO THE NORTH PROPERTY LINE.
SEE SURVEY.

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PAGE TITLE:

TREE ROOT ZONE
PROTECTION PLAN

SCALE:

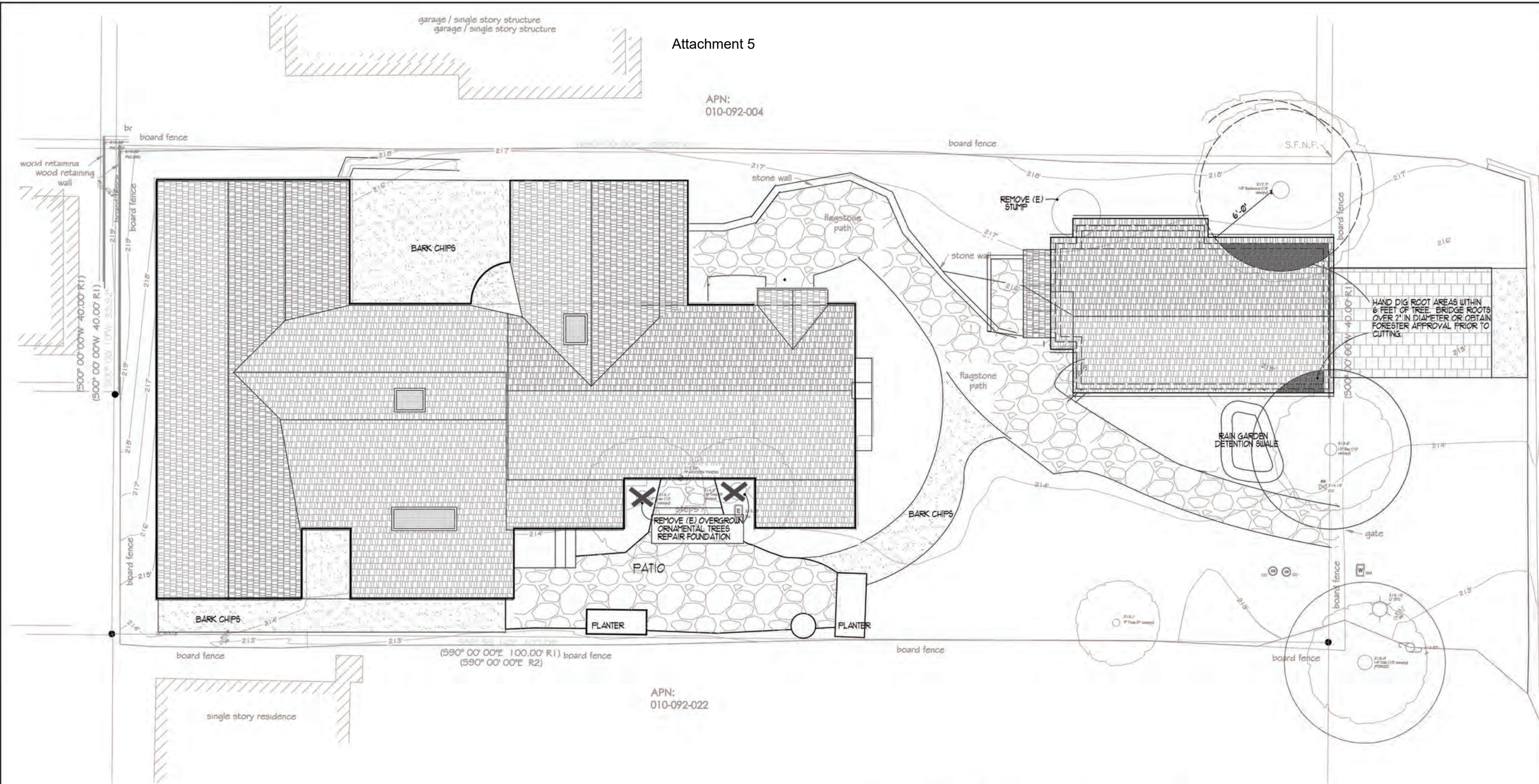
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A 1.3

Attachment 5

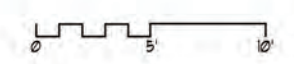
APN:
010-092-004

APN:
010-092-022



TREE ROOT ZONE PROTECTION PLAN

1/4" = 1'-0"



NOTE:
NO LANDSCAPE CHANGES OTHER THAN REMOVAL OF TREES #3 & #10.

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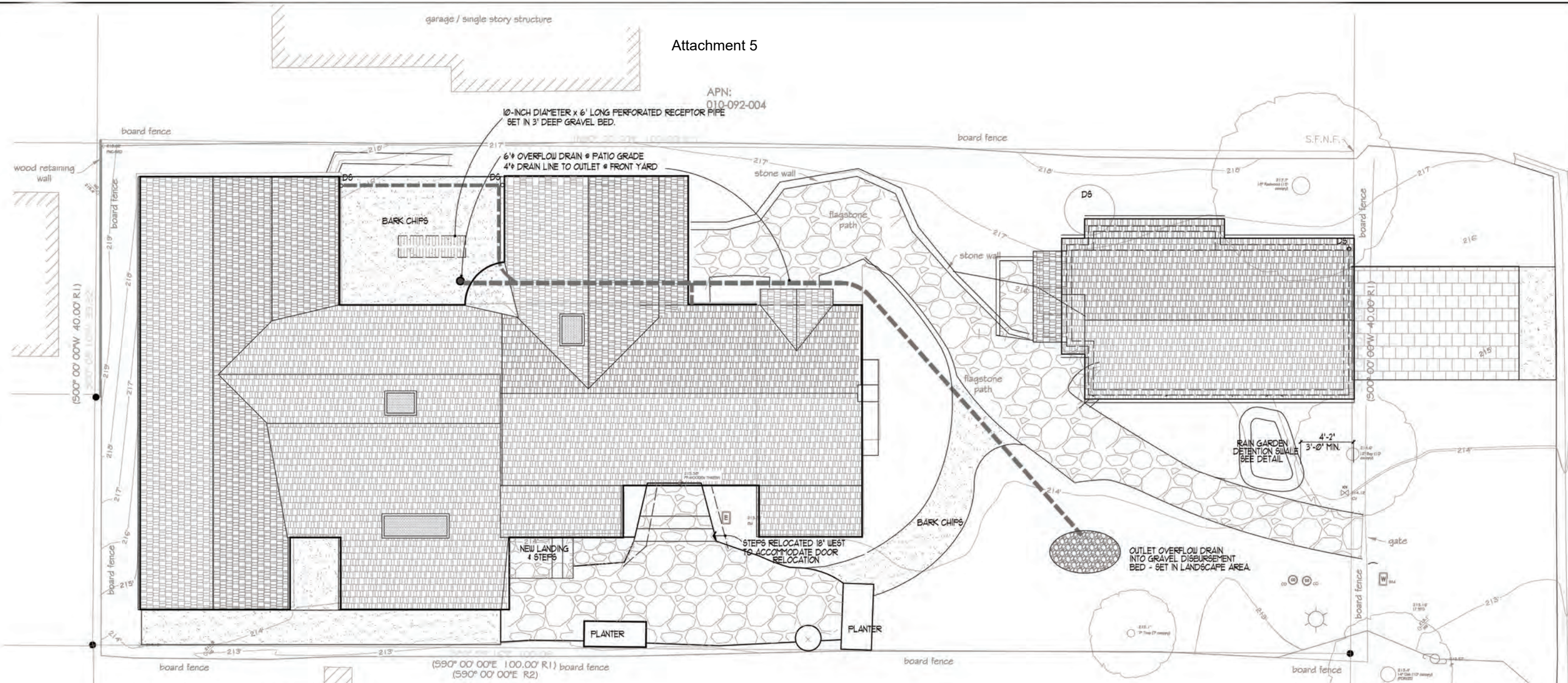
SITE DRAINAGE PLAN

SCALE:

SHEET:

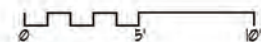
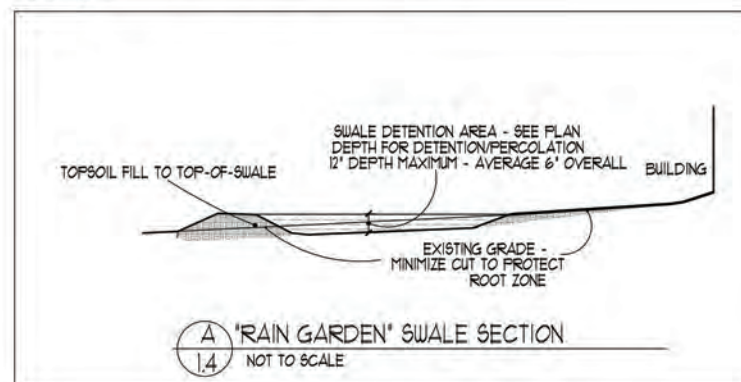
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Attachment 5



SITE DRAINAGE PLAN

1/4" = 1'-0"



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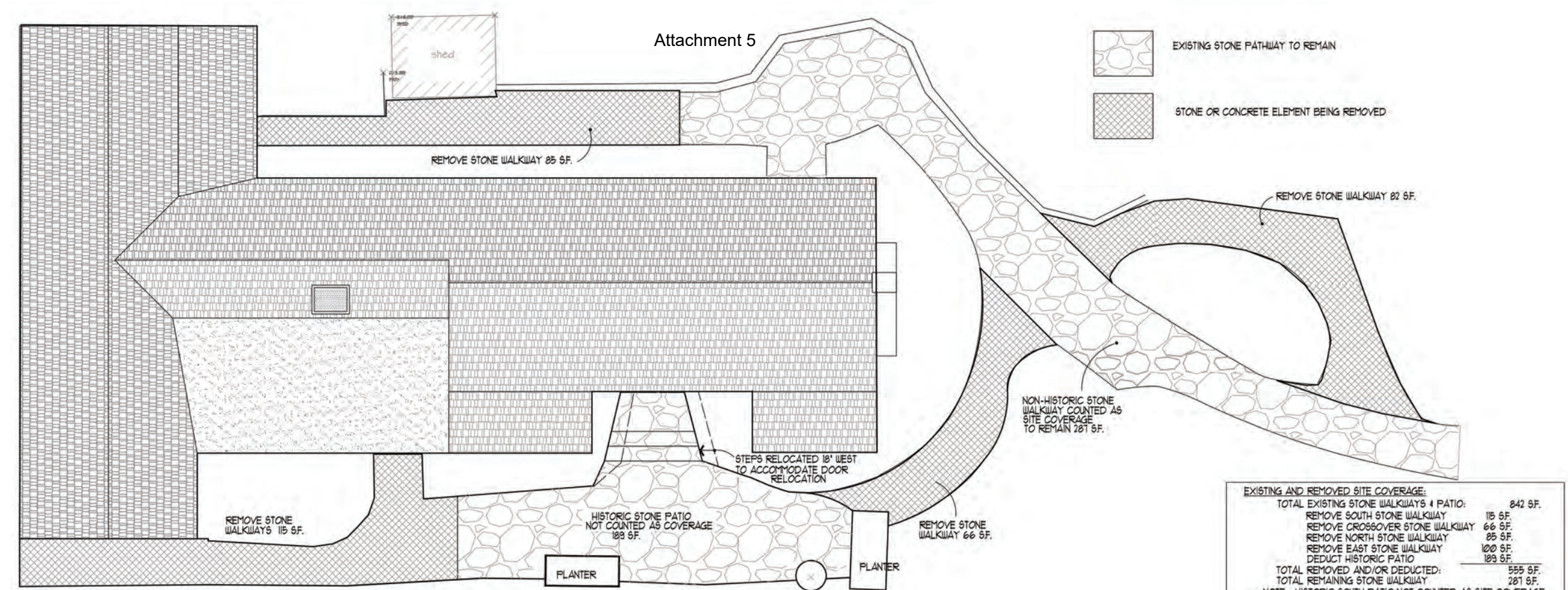
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SITE
COVERAGE PLAN

SCALE:

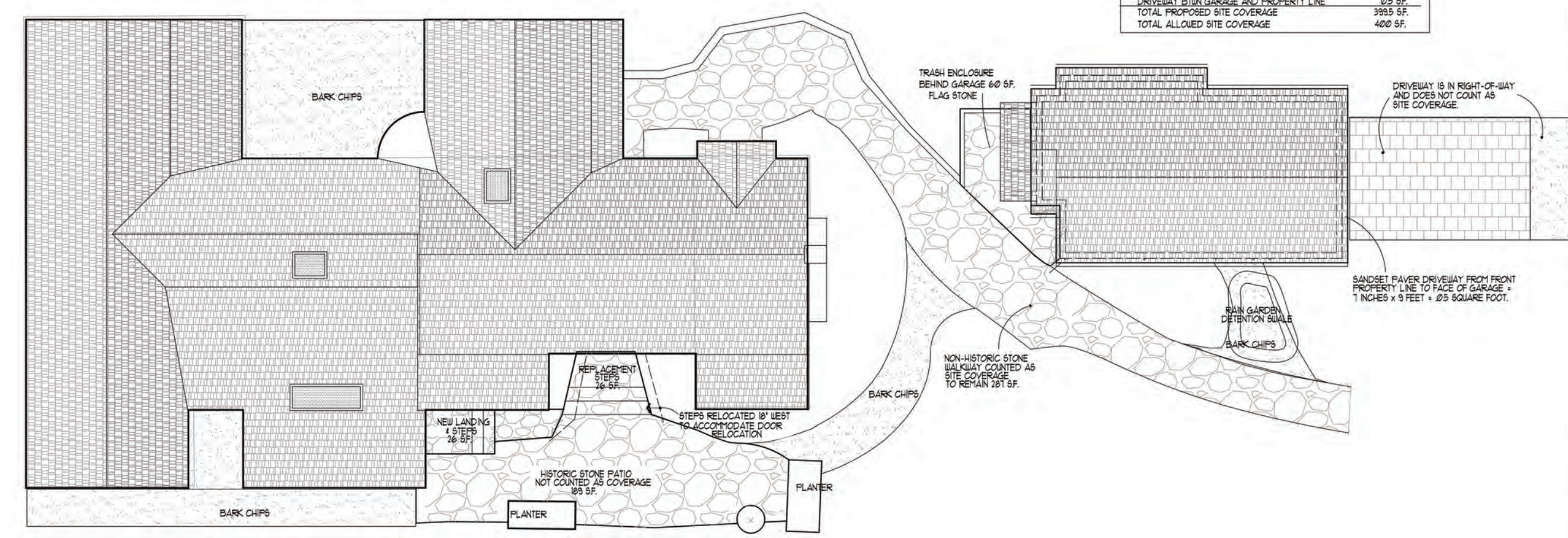
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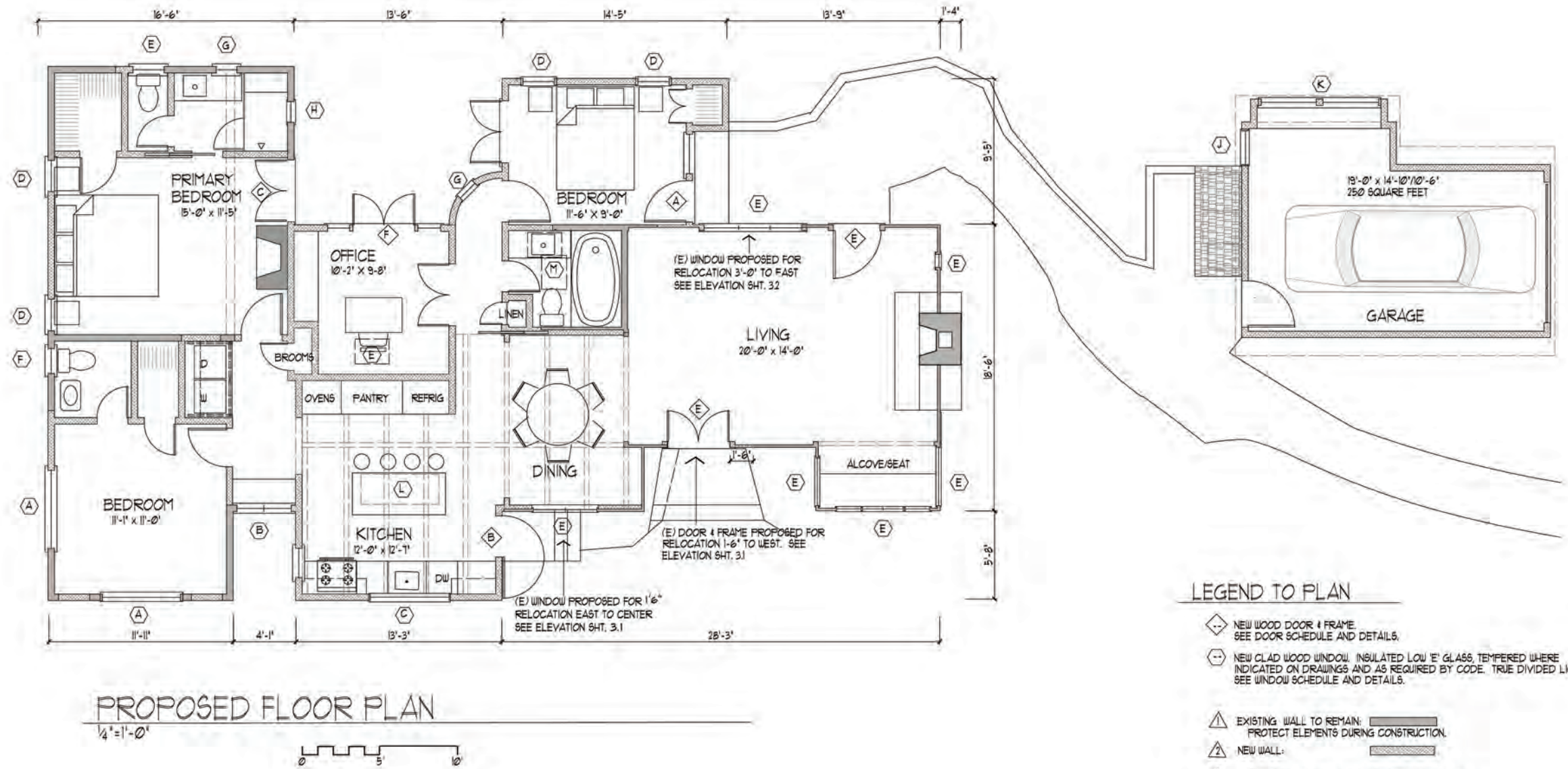


EXISTING COVERAGE REMOVAL PLAN
1/4"=1'-0"

EXISTING AND REMOVED SITE COVERAGE:		
TOTAL EXISTING STONE WALKWAYS & PATIO:		
REMOVE SOUTH STONE WALKWAY	115 SF.	
REMOVE CROSSOVER STONE WALKWAY	66 SF.	
REMOVE NORTH STONE WALKWAY	85 SF.	
REMOVE EAST STONE WALKWAY	100 SF.	
DEDUCT HISTORIC PATIO	183 SF.	
TOTAL REMOVED AND/OR DEDUCTED:	555 SF.	
TOTAL REMAINING STONE WALKWAY	281 SF.	
NOTE: HISTORIC SOUTH PATIO NOT COUNTED AS SITE COVERAGE		
SITE COVERAGE	EXISTING	PROPOSED
STONE WALKWAYS	842 SF.	281 SF.
TRASH BINS ENCLOSURE & GARAGE ENTRY (STONE)		60 SF.
REPLACEMENT STEPS @ LIVING ROOM DOOR		26 SF.
NEW LANDING & STEPS @ KITCHEN DOOR		26 SF.
DRIVEWAY BTWN GARAGE AND PROPERTY LINE		25 SF.
TOTAL PROPOSED SITE COVERAGE		395 SF.
TOTAL ALLOWED SITE COVERAGE		400 SF.



PROPOSED COVERAGE PLAN
1/4"=1'-0"



LEGEND TO PLAN

- NEW WOOD DOOR & FRAME. SEE DOOR SCHEDULE AND DETAILS.
- NEW CLAD WOOD WINDOW. INSULATED LOW 'E' GLASS, TEMPERED WHERE INDICATED ON DRAWINGS AND AS REQUIRED BY CODE. TRUE DIVIDED LIGHTS. SEE WINDOW SCHEDULE AND DETAILS.
- EXISTING WALL TO REMAIN. PROTECT ELEMENTS DURING CONSTRUCTION.
- NEW WALL.
- INFILL OPENING FOLLOWING REMOVAL OF WINDOW OR DOOR. MATCH ADJACENT (E) WALL MATERIALS. SEE ELEVATIONS.

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PAGE TITLE:

PROPOSED
FLOOR PLAN

SCALE:

SHEET:

A 2.2

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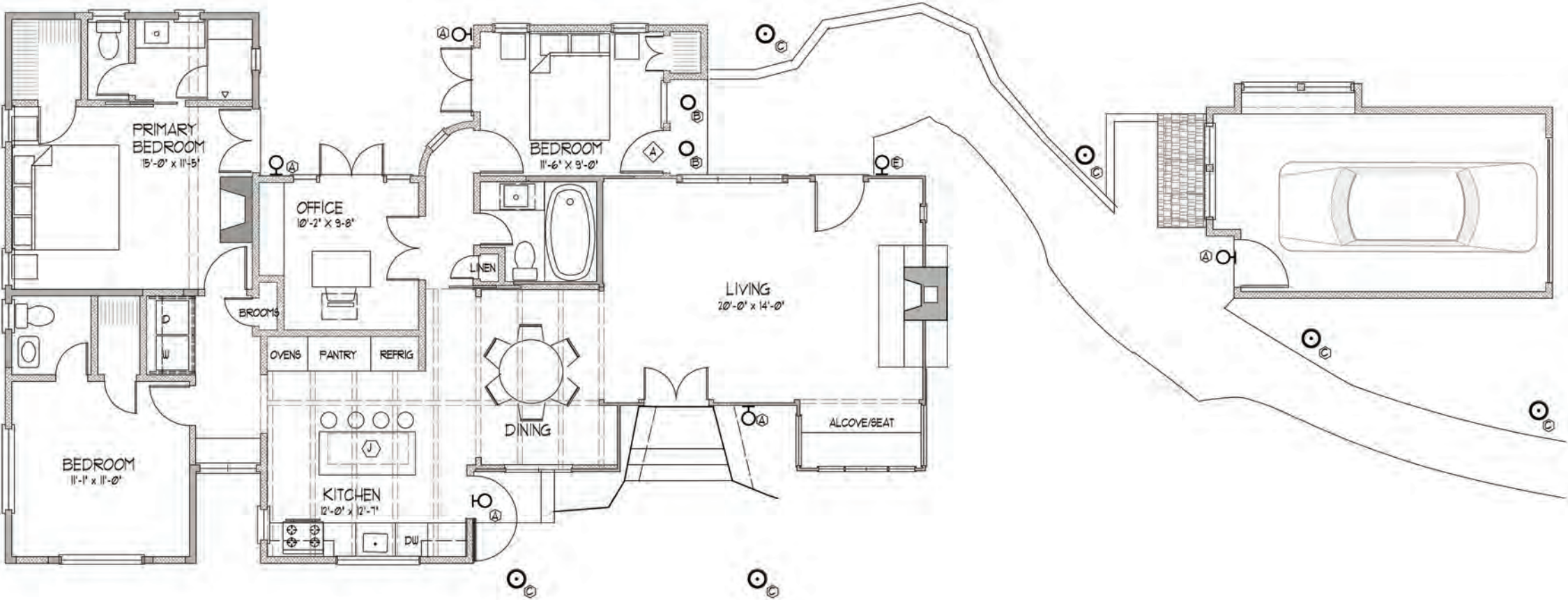
PAGE TITLE:

EXTERIOR
LIGHTING PLAN

SCALE:

SHEET:

A 2.3



EXTERIOR LIGHTING PLAN
1/4" = 1'-0"



MECHANICAL/ELECTRICAL SYMBOLS

- HIGH-EFFICACY RECESSED DOWNLIGHT
- SURFACE MOUNTED CEILING LIGHT
- WALL MOUNTED LIGHT
- "MUSHROOM" PEDESTAL LANDSCAPE LIGHT
- SMOKE DETECTOR - MOUNT ON CEILING OR @ TOP OF WALL - 110V AC POWERED W/ BATTERY BACKUP.
- CARBON MONOXIDE ALARM. MAY BE A COMBINATION UNIT WITH SMOKE DETECTOR.
- WALL SWITCH
- THREE WAY WALL SWITCH
- 110 V DUPLEX OUTLET
- 110 V. DUPLEX WALL OUTLET
- GFI GROUND FAULT CIRCUIT INTERRUPTER
- 220 V. OUTLET
- EXHAUST FAN
- THERMOSTAT
- ELECTRIC METER & MAIN BREAKER
- ELECTRICAL PANEL
- GAS METER
- WATERPROOF/WEATHERPROOF

EXTERIOR LIGHT SCHEDULE

MARK	TYPE	MANUFACTURER/MODEL NO.
A	WALL SCONCE	WALL SCONCE SHIELDED MODERN FORMS 'RAIN', MODEL NO. W6-W242 BRONZE W/CLEAR SEEDY GLASS NO. W6-W242 LAMP: 7.9W/321 LUMEN LED
B	RECESSED DOWNLIGHT	
C	LANDSCAPE POST LAMP	8F.LIGHTING.COM 'FOREVER BRIGHT' CONTEMPORARY PATH LIGHT MODEL # 8FJ-SQ700 PVD SOLID BRASS SATIN 3-115V, 2W, 125 LUMENS LED 15" TALL, 5" WIDE POST MT.
E	EXISTING LIGHT	

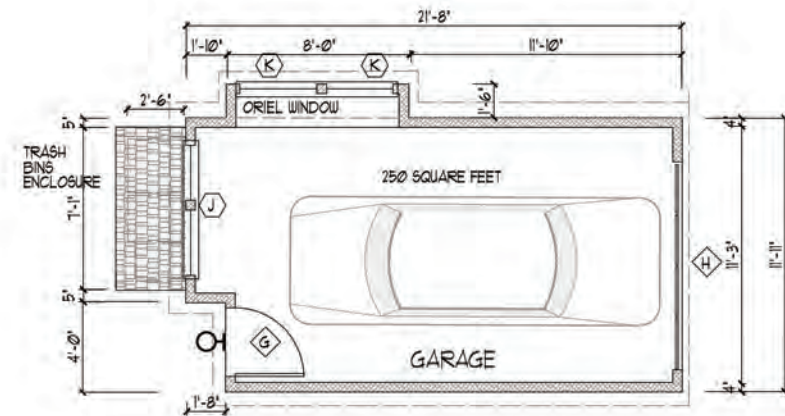


EXTERIOR LIGHT FIXTURES
Kirkham

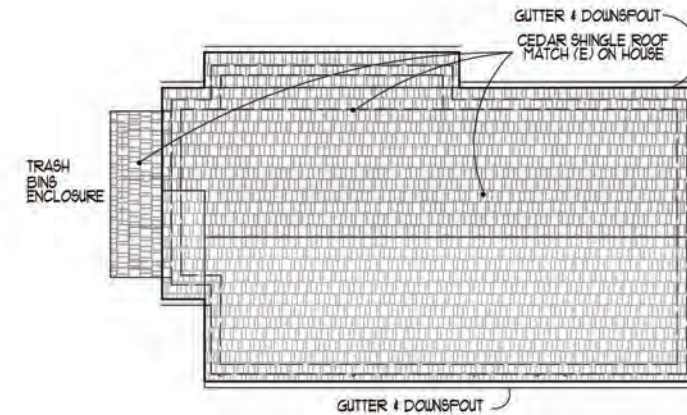


EXTERIOR PATH LIGHT
SPJ

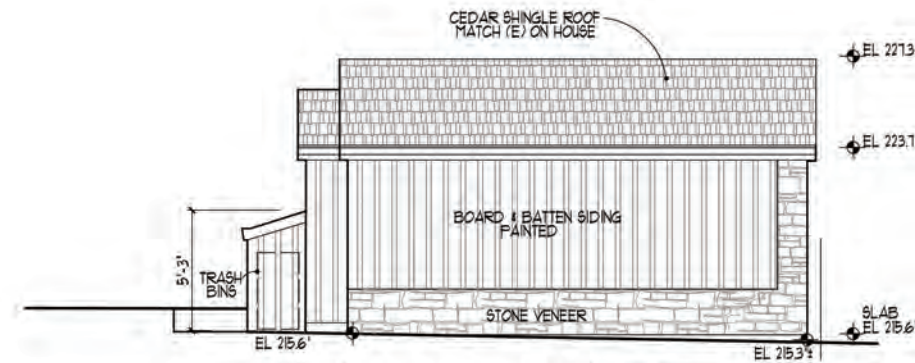
Model	8FJ2002
Drawn	PVD/2023
Material	Solid Brass/ Copper
Finish	Spun/
Electrical	150
Engineer	THOMAS BATEMAN HOOD
License	200
Color/Temp	2700K
Mounting	1/2" BPT Drop Pin Stake Mt.
LED	Facing Power Bridge



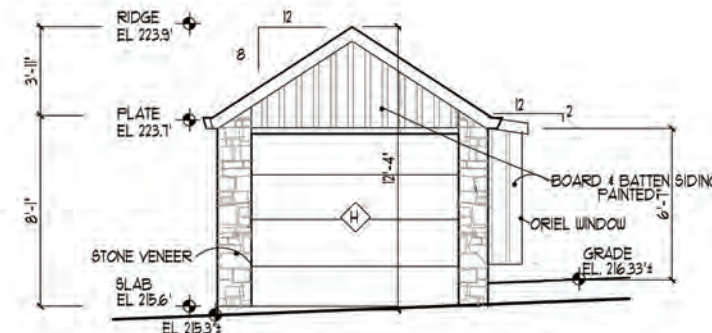
GARAGE PLAN
1/4"=1'-0"



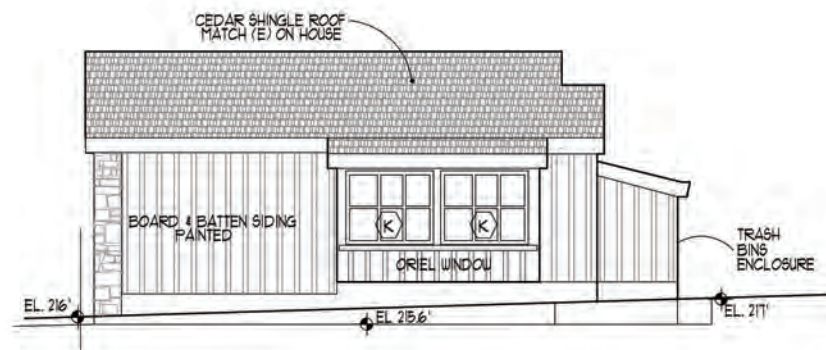
GARAGE ROOF PLAN
1/4"=1'-0"



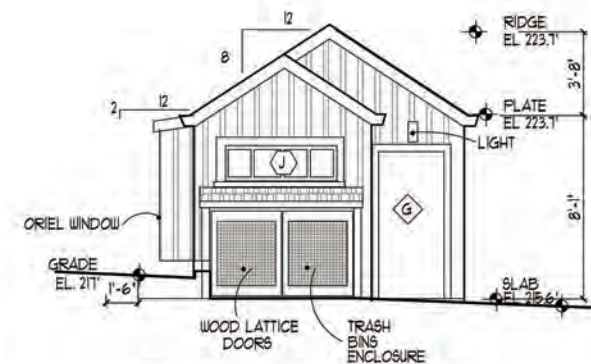
SOUTH ELEVATION
1/4"=1'-0"



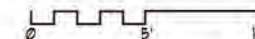
EAST ELEVATION
1/4"=1'-0"



NORTH ELEVATION
1/4"=1'-0"



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



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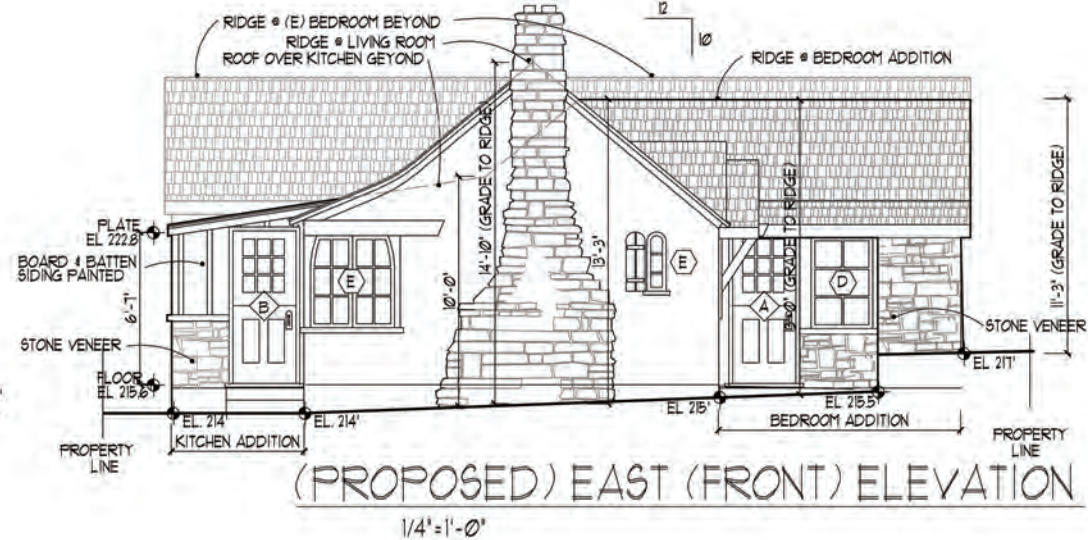
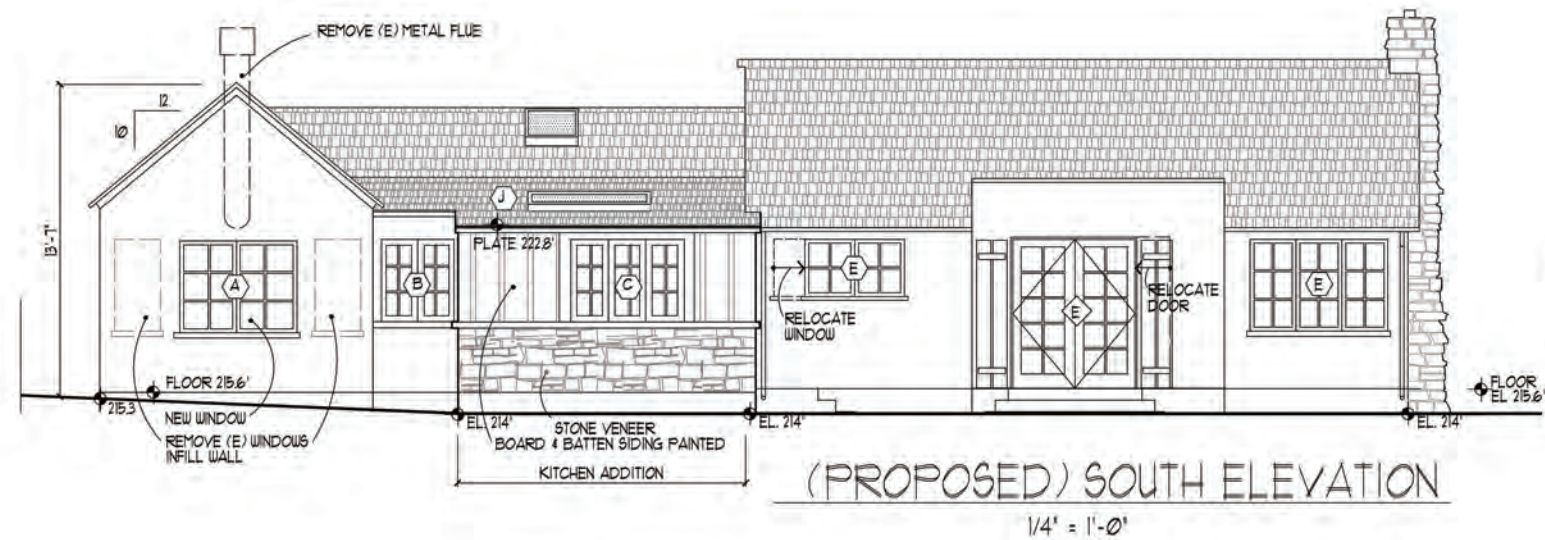
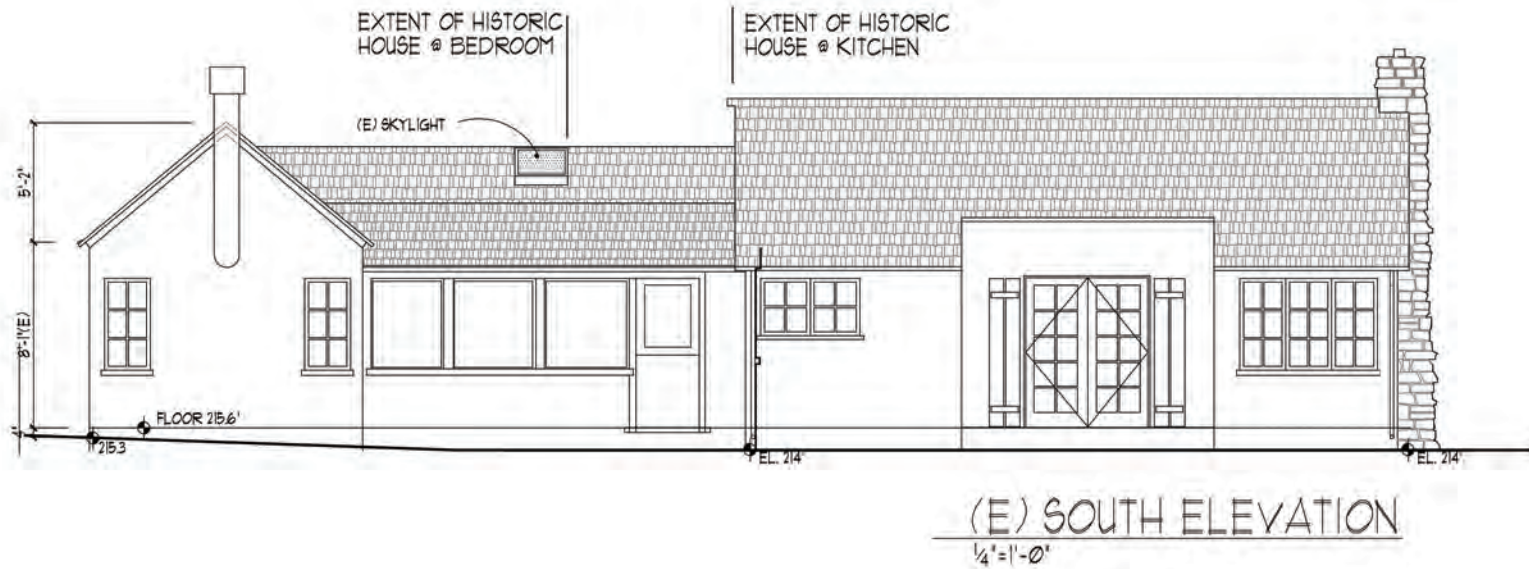
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EXISTING &
PROPOSED
ELEVATIONS

SCALE:

SHEET:

A3.1



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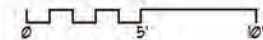
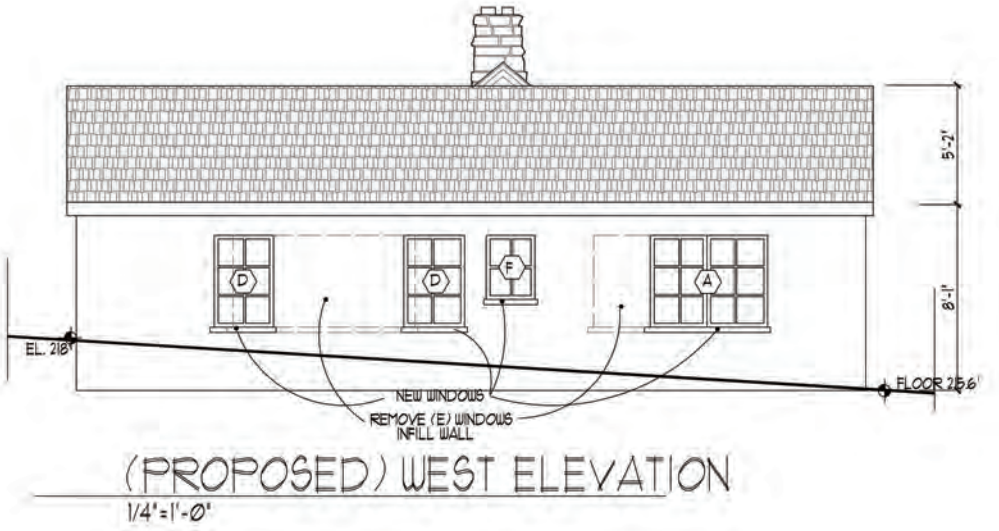
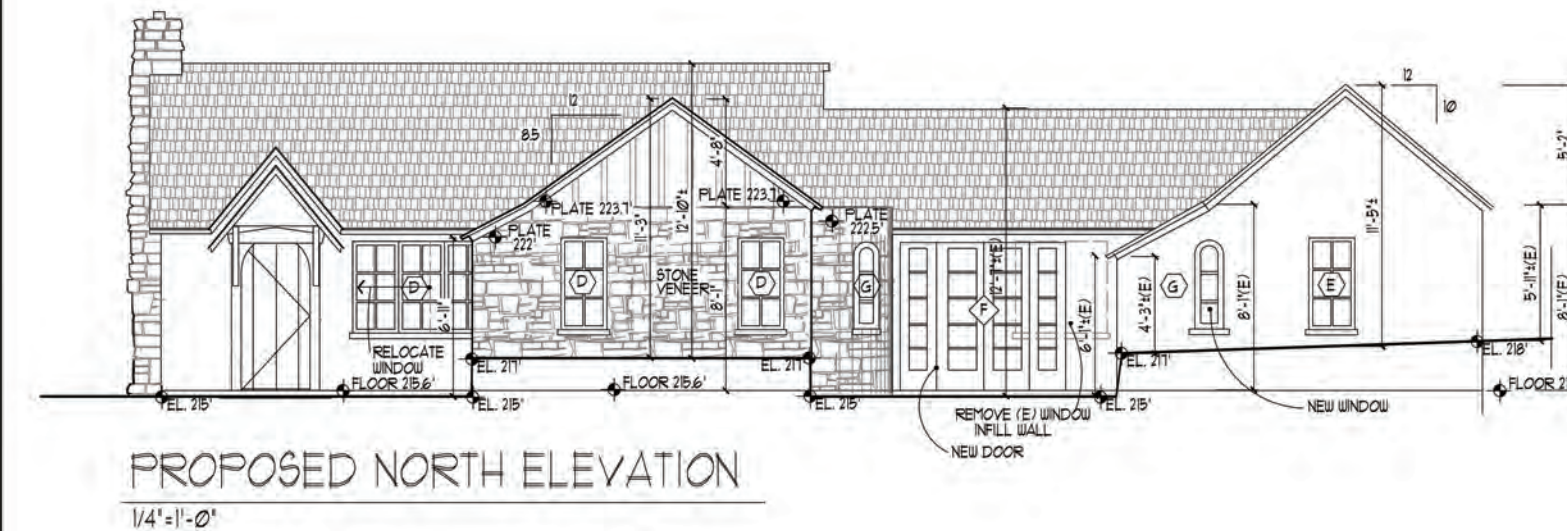
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PROPOSED
ELEVATIONS

SCALE:

SHEET:

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PAGE TITLE:

DOOR & WINDOW
SCHEDULE AND
EXTERIOR MATERIALS

SCALE:

SHEET:

A4.1

Attachment 5



DOOR TYPES

TYPE	LOCATION	WIDTH	HEIGHT	TYPE	MATL	HARDWARE	REMARKS
A	EXTERIOR TO BEDROOM	2'-8"	6'-8"	DUTCH DOOR OPENS IN	CLAD WD	L&DB,T	TEMPERED GLASS
B	EXTERIOR TO KITCHEN	2'-8"	6'-8"	DUTCH DOOR OPENS OUT	CLAD WD	L&DB,T	TEMPERED GLASS
C	EXTERIOR TO PRIMARY BEDROOM	4'-0"	6'-8"	FR 2'0 FRENCH DR6 OPENS IN	CLAD WD	L&DB,T	TEMPERED GLASS VERIFY DOOR HEIGHT PER (E) EAVE HEIGHT
D	EXTERIOR TO NEW BEDROOM	4'-0"	6'-8"	FR 2'0 FRENCH DR6 OPENS OUT	CLAD WD	L&DB,T	TEMPERED GLASS
E	EXISTING DOOR TO REMAIN - REPAIR & REFINISH AS NEEDED						
F	EXTERIOR TO OFFICE	7'-0"	6'-8"	FR 2'0 FRENCH DR6 W/FR 18' SIDELIGHTS	PAINTED WD	L&DB,T	TEMPERED GLASS VERIFY DOOR HEIGHT PER (E) EAVE HEIGHT
G	EXTERIOR TO GARAGE	3'-0"	6'-8"				
H	GARAGE DOOR	9'-0"	7'-0"	FR SIDE-OPENING SECTIONAL DOORS			

LEGEND

T THRESHOLD
DB DEADBOLT
LS LOCKSET
PS PASSAGE SET
PRV PRIVACY SET
TEMP TEMPERED
INSUL INSULATED
FR PAIR

A

B

C

D

E

F

G

H

A

B

C

D

E

F

G

H

I

J

K

L

M

WINDOW TYPES

WDO TYPE	UNIT WIDTH	UNIT HEIGHT	MATERIAL	TYPE	FLOOR TO SILL	FLOOR TO HEAD	REMARKS
A	5'-0"	4'-0"	CLAD WOOD	CASEMENT (2)	2'-8"	6'-8"	
B	3'-2"	3'-6"	CLAD WOOD	FIXED	2'-8"	6'-8"	TEMPERED GLASS
C	5'-0"	3'-6"	CLAD WOOD	CASEMENT (3) 0x0	3'-2"	6'-8"	
D	2'-0"	4'-0"	CLAD WOOD	CASEMENT	2'-8"	6'-8"	
E	EXISTING WINDOW OR SKYLIGHT						
F	2'-0"	3'-0"	CLAD WOOD	CASEMENT	3'-8"	6'-8"	TEMPERED GLASS
G	1'-3"	4'-0"	CLAD WOOD	FIXED ARCH TOP	2'-8"	6'-8"	TEMPERED GLASS
H	1'-3"	2'-6"	CLAD WOOD	FIXED-SHOWER	2'-8"	FIELD VERIFY	TEMPERED GLASS INTERIOR UET RATED OBSCURE GLASS
J	5'-0"	1'-6"	CLAD WOOD	AWING	5'-2"	6'-8"	
K	4'-0"	3'-3"	CLAD WOOD	FIXED	5'-2"	6'-8"	
L	5'-0"	2'-0"	CLAD WOOD	SKYLIGHT	-	-	CLAD COLOR SIERRA TAN W/ SOLAR SHADE W/ SOLAR CONTROLS
M	2'-6"	2'-6"	CLAD WOOD	SKYLIGHT	-	-	

DOOR/WINDOW NOTES

- FIELD VERIFY ALL OPNG. SIZES PRIOR TO WINDOW FABRICATION. OPNGS MAY VARY PARTICULARLY WHERE MULTIPLE UNITS FORM A 'WINDOW WALL'.
- NEW WINDOW UNITS SHALL BE CLAD WOOD SIERRA PACIFIC
- ALL WINDOW TRIM, DOORS & TRIM SHALL BE PAINTED WOOD.
- MULLIONS ON WINDOWS & DOORS SHALL BE TRUE DIVIDED LIGHT.
- PROVIDE SCREENS W/ ALL OPERABLE WINDOWS.
- INSTALL HEAD & SILL FLASHING @ ALL WINDOWS & DOORS.
- INSULATED GLASS ALL NEW WDO6.
- TEMPERED GLASS WHERE REQUIRED BY CODE WHETHER OR NOT INDICATED ON PLANS.

KENT L. SEAVEY
310 LIGHTHOUSE AVENUE
PACIFIC GROVE, CALIFORNIA 93950
(831) 375-8739

Attachment 6

September 5, 2023

Mr. Thomas B. Hood, AIA
27880 Doris Drive
Carmel, CA 93923

Dear Thomas:

RE: Residential property located on Santa Fe St., 4NW of Sixth in Carmel.

Thanks for the opportunity to review your proposed rehab project and its consistency with the Secretary of the Interior's Standards for Rehabilitation, and any relevant building code issues that might arise.

The first things I noted were the almost fifty foot setback from Santa Fe St., and the fact that there have been a least three significant additions to the building envelope over time, altering both side and rear elevations of the original 1928 Hugh Comstock cottage. For purposes of further changes to the building envelope, this means any proposed work should be limited to the already altered and secondary elevations. i.e. sides & rear of the existing building envelope.

The Rehabilitation Standard is specifically 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 historic, cultural or architectural values". The Standard go on to "acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character."

Your task to provide adequate interior space for a needed kitchen expansion, new office and additional bedroom space is consistent with a stated intention of the Rehabilitation Standards. These Standards require the "retention of the greatest amount of historic building fabric along with the building's historic form, which has already been modified over time by the three additions noted above.

The proposed kitchen and bedroom additions are located along the altered secondary side-elevations of the residence, and define the width of the existing overall building envelope. The proposed kitchen expansion is well back along the South side-elevation, slightly extending off the 1958 addition, and the proposed bedroom addition is off the North side elevation, well back along the original building envelope, Both additions are screened from any public right-of-way by mature vegetation, and in the case of the proposed bedroom, by a new code-required garage abutting Santa Fe Street. The historical facade of the Comstock Cottage will be clearly visible from the street.

HISTORIC PRESERVATION MUSEUM INTERPRETATION

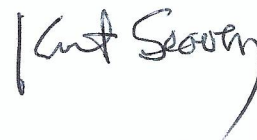
I understand that a key issue is the minor reconfiguration of three original windows on the historic building envelope. The Rehabilitation Standards recommend “preserving windows and their functional and decorative features, that are important to the overall character of the building.” The windows in question include a band of three windows that characterize the North side-elevation of the living room, proposed to be moved approx. three feet, to make room for the proposed new bedroom; an offset window on the South side-elevation in the dining room to be moved approx. two feet, centering the balance of the public space, and the existing set of French doors & framing to be moved approx. two feet, to balance the composition of the space and provide better exterior access & egress from the living room.

These proposed minor alterations would not substantially alter the overall historic character of the historic property and are predicated, in part, on code requirements for egress associated with the new bedroom space. As proposed, the existing windows will be moved to their new locations, in kind & intact, without any material changes to their existing fabric nor notable change to the sash, depth of the reveal or glazing, consistent with the recommended rehab standards.

I did not see anything in your plan set, for the questions you posed to me, that would not be consistent with the stated intent of the Secretary of the Interior’s Standards for Rehabilitation. The property is remaining in its historic use, as a residence. In spite of three previous additions the house appears to retain sufficient original building fabric, features, size, scale & proportion, including massing to protect the historic character of the property and its environment.

The changes, over time have been careful to respect it’s Comstock Cottage character, and it has been well maintained. The proposed new addition and exterior alterations do not appear to, significantly affect its historic appearance, and as noted in Standard #10, “If these features are removed in future the essential form and integrity of the historic property and its environment should be unimpaired. I hope this information helps in the design process the of your planning.

Most Sincerely,





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

September 18, 2023
CORRESPONDENCE

TO: Historic Resources Board Commissioners

**SUBMITTED
BY:**

SUBJECT: PUBLIC CORRESPONDENCE: Public Hearings and Other Items on the Agenda

RECOMMENDATION:

BACKGROUND/SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:



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

September 18, 2023
CORRESPONDENCE

TO: Historic Resources Board Commissioners

**SUBMITTED
BY:**

SUBJECT: PUBLIC CORRESPONDENCE: Additional Items not Associated with Public Hearings or
Other Agenda Items

RECOMMENDATION:

BACKGROUND/SUMMARY:

FISCAL IMPACT:

ATTACHMENTS: