



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, June 19, 2023

TOUR TIME 3:00 PM

MEETING 4:00 PM

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

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

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

[https://ci-carmel-ca-us.zoom.us/j/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.

The COVID-19 Community Level for Monterey County as of the date of this agenda posting on 6/16/2023 is LOW. Wearing a face mask to attend a meeting of a legislative body inside a City facility is optional when the Community Level is LOW or MEDIUM. Seating will be limited and available on a first-come, first-served basis.

TOUR OF INSPECTION

The Board will meet at the first location listed below for an on-site Tour of Inspection. The tour may include projects

previously approved by the City and not on this agenda. Prior to the beginning of the tour, the Board may eliminate one or more on-site visits. The public is welcome to join the Board on its tour. The Board will return to the Council Chambers at 4:00 p.m., or as soon thereafter as possible.

- A. **1. CALL TO ORDER AND ROLL CALL**
- 2. DS 22-396 (Ramos):** Northeast corner of 12th and San Antonio Avenues
- 3. DR 23-058 (Esperanza Carmel Commercial, LLC):** Lincoln Street 3 southwest of Ocean Avenue

ROLL CALL

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

ORDERS OF BUSINESS

- 1. Revised proposal from Historic Resources Board Member Karyl Hall for a new City policy to protect selected non-historic Carmel homes from demolition/exterior remodeling.

PUBLIC HEARINGS

- 2. **DR 23-058 (Esperanza Carmel Commercial, LLC):** Consideration of a Determination of Consistency with the Secretary of the Interior's Standards for an after-the-fact addition of Mediterranean tiling below two bay windows on a historic building, part of the "Aucourt Commercial Block" located at Lincoln Street 3 southwest of Ocean Avenue in the Central Commercial (CC) Zoning District and Downtown Conservation District (DC) Overlay. APN 010-191-001
- 3. **DS 22-396 (Ramos):** Consideration of a Determination of Consistency with the Secretary of the Interior's Standards for Design Study application, DS 22-396 (Ramos), for site additions, alterations, and site modifications, including a 138-square-foot addition to the rear and a new entry at the north elevation, a 398-square-foot basement expansion, creation of a window well at the front elevation, window relocation and modifications, and a new 231-square-foot detached garage located in the front to the historic "Rockwell House" located on the northeast corner of 12th and San Antonio Avenues in the Single-Family Residential (R-1) Zoning District and the Beach and Riparian Overlay District. APN 010-279-008

DIRECTOR'S REPORT

FUTURE AGENDA ITEMS

- 4. Next Regular Meeting: July 17, 2023

ADJOURNMENT

5. PUBLIC CORRESPONDENCE: Regarding Public Hearings on Agenda
6. PUBLIC CORRESPONDENCE: Additional items not associated with Public Hearings

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

June 19, 2023
ORDERS OF BUSINESS

TO:	Historic Resources Board Commissioners
SUBMITTED BY:	Marnie R. Waffle, AICP, Principal Planner
SUBJECT:	Revised proposal from Historic Resources Board Member Karyl Hall for a new City policy to protect selected non-historic Carmel homes from demolition/exterior remodeling.

RECOMMENDATION:

Receive the report, discuss, and provide direction to staff.

BACKGROUND/SUMMARY:

At the December 19, 2022, Historic Resources Board meeting, the Board requested a future agenda item to discuss a proposal prepared by Board member Karyl Hall to save select non-historic Carmel homes from demolition/exterior remodeling.

At the January 23, 2023, meeting, the Board reviewed the proposal and directed staff to take the proposal to the City Council to request adding the project to the Community Planning & Building Department's work plan.

Following the meeting, Board member Hall felt it was prudent to clarify some key points of the proposal, and provided staff with a revised proposal for the Board's consideration at the March 20, 2023 meeting. A revised proposal was discussed at the May 15, 2023 meeting, and the Board recommended additional refinements. Board member Hall has prepared a revised proposal for discussion which can be found in Attachment 1.

FISCAL IMPACT:

N/A

ATTACHMENTS:

Attachment 1 - Level 2 Proposal rev. 6.8.23

NOTE: additions and eliminations are in red

INCENTIVE PROGRAM FOR SELECTED NON-HISTORIC CARMEL HOMES PROPOSED FOR DEMOLITION/EXTERIOR REMODELING

MISSION STATEMENT: To help preserve the unique residential architectural character of Carmel-By-The-Sea with an incentive program to save older homes that reflect that character.

The purpose of this proposal is to establish a new voluntary “Level 2” residential status for homes **70 years of age or older** that do not qualify as “historic,” but nevertheless are characteristic of our village in the forest, with the intent of protecting them from extensive alteration or demolition when possible. This designation would be less restrictive for the homeowner than the standard historic designation (referred to as “Level 1” for our purposes), both in qualifications and remodel requirements, should they choose to take advantage of the program. Incentives will be offered to encourage a Level 2 status.

IDEA STATEMENT: WHY WE NEED PROTECTIONS

Most “Carmel Charmers” and other homes of note do not qualify for historic status (see the criteria for historical register below, Table 1). This is for a variety of reasons, e.g., no record of who built it, the year built, etc. Many of these homes are being torn down, mostly to build larger structures, to utilize “highest and best use” for the owner/investor.

This proposal is an incentive program to encourage homeowners to protect the special nature of Carmel-by-the-Sea. There is a range of architecture consistent with Carmel character.

Yes, there is some “judgment” in determining which houses qualify for being designated Level 2. That is why we have knowledgeable staff and committees to hash out these decisions. There will always be gray areas requiring judgment calls. However, as the current General Plan states, “conservation allows change and new construction as long as it is consistent with established character.” What

is this established character? The General Plan defines it as follows: “In recognition of this close relationship between the natural and built environments, and perhaps intended to enhance this fit, many of the City's buildings have been designed with natural materials, pleasant open spaces and abundant landscaping with native plants. Carmel Stone, local granite and the frequent use of wood in hand carved doors, window frames, sills, moldings, roofing materials and signs are all design features that contribute to the village character of the City. These form a contrast to the glass, steel, plastic and featureless gray concrete so often found in other, more urban cities.”

“Attention to detail and emphasis on fine craftsmanship can be seen in the varied architecture of Carmel; local builders have embellished their work with detailing and individual style, which creates a unique and appealing building design. Most of Carmel-by-the-Sea's historic buildings exhibit myriad detailing, some of it intricate and some bold: surfaces are broken up by ridges, insets, decorative tiles, cavities, niches and abrupt changes of material; textures exhibit a great variety, from smooth-troweled plaster, brick, stone, rock or exposed aggregate to painted, carved or unfinished wood; corners often include bevels, bullnoses, cornices and moldings.”

QUALIFYING CHARACTERISTICS FOR LEVEL 2 PROTECTION

1. Homes typically built up through the 1940s (but generally restricted to 70 years of age or older). *Among the most noteworthy to Carmel in this period was the design of “Storybook” cottages that drew upon references of “Cotswold houses.” The housing stock are generally considered old-world European or vernacular or traditional styles.

*, including Craftsman, Tudor Revival, English Revival, French Revival, Spanish and Italian Revival, American Colonial Revival, Monterey Revival, and Pueblo Revival(OMIT)

2. Homes built by Murphy, Comstock, Denny and Watrous, Hill, Morgan and others listed in the historic register that meet characteristics above. However, a home is not required to have proof/knowledge of builder or restricted to a listed builder/architect to qualify for Level 2 status.

3. Small homes—one and two bedrooms. Saving a small home does not preclude the possibility of adding on in the same vernacular if the addition is

designed to be subservient to the original building, ideally hidden from street view if possible.

Floor area ratio is 45% or less of the lot.

The proposed Carmel city code changes are consistent with the Level 2 residence proposal (Proposed Zoning Code and Residential Design Guideline amendments, August 21, 2019). Particularly relevant statements from the amendments regarding designs follow:

“...standards have been added requiring that (the home) be sensitive to neighborhood context, incorporate natural finish materials, use earth-toned colors, and to consider using traditional roof forms such as gables.”

ELIMINATED “POSSIBLE CHARACTERISTICS SECTION

The updated City Design Guidelines (draft) provide six overlying principles of acceptable designs that apply to Level 2 homes:

1. PRESERVE, restore, and enhance the forest in all improvement projects: private, public, and otherwise.
2. SUBORDINATE every built structure to the character and continuity of the forest, natural environment, and to the natural features of its own site.
3. FIT every built structure within its neighborhood context.
4. RETAIN and build upon Carmel’s architectural heritage.
5. DESIGN every built structure with modesty.
6. DETAIL every property authentically and consistently.

TABLE 1: HISTORIC REQUIREMENTS FOR LEVEL 1 HOMES JUXTAPOSED WITH PROPOSED REQUIREMENTS FOR LEVEL 2 HOMES

HISTORIC REQUIREMENTS (LEVEL 1)	LEVEL 2 HOMES
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A. Representative of at least one theme included in the Historic Context Statement.	Same, needn't be an exact representation
B. Shall retain substantial integrity (association, feeling, setting, location, design, materials, and workmanship).	Not as restrictive, as long as the basic integrity of the house is maintained
C. Fifty years of age and older, and should meet at least one of the four criteria for listing in the CA Register at a national or statewide level of significance, or at a regional or local level of significance:	70 years of age or older
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 CA or the U.S.	Not necessary
2. Is associated with the lives of persons important to local, CA or national history	Not necessary
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	Same
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, CA or the nation.	Not necessary
D. To qualify for the Carmel Inventory, an historic resource eligible under CA Register criteria no. 3 only, should:	

1. Have been designed and/or constructed by an architect, designer/builder or contractor whose work has contributed to the unique sense of time and place recognized as significant in the Historic Context Statement, or

Not necessary

2. Have been designed and/or constructed by a previously unrecognized architect, designer/builder, or contractor if there is substantial, factual evidence that the one or more of the historic contexts of the city to an extent consistent with other architects, etc. identified within the Historic Context Statement, or

Not necessary

3. Be a good example of an architectural style or type of construction recognized as significant in the Historic Context Statement, or

Not necessary

4. Display a rare style or type for which special consideration should be given. Rare styles and types that contribute to Carmel's unique sense of time and place shall be deemed significant.

Not necessary

E., F, and G.
Not applicable

H. A resource less than 50 years old may be eligible if it is of exceptional importance

Same, but 70 years or older

to the city, state or nation, based on its unusually strong contribution to history

architecture, engineering, or culture, or because it is an integral part of an historic district.

NOTE: only houses that reflect the established character of the village, as defined in the General Plan, but do not qualify as historic, are to be considered for Level 2 status.

PROPOSED INCENTIVES FOR LEVEL 2 HOMES

The Level 2 designation could be a badge of honor, further enhancing the value of the residence, if financial and/or code amendment incentives were provided. Indeed, incentives would be the motivation for participation in most cases. Possible incentives follow:

1. Allow additions to existing homes while keeping the original home intact, using the same style of construction as the original.
2. Allow upgrades inside the home while maintaining the exterior appearance.(OMIT)
3. Allow replacement of existing structure(s) where necessary (due to extensive wood rot, code compliance issues, etc.) in the same construction style/size as the original, using as many of the original home materials as possible.(OMIT)
2. Reduced planning fees and city permits once the Level 2 designation is assigned.
5. Fast-track the permit process.(OMIT)
3. leniency regarding the following:
 - flexibility in requirements for a home built before today's codes existed (illegal non-conforming issues)
 - Parking requirements relaxed
 - Basement allowed

- Setback requirements **reduced**
 - Tree removal (**approved for immediate removal if beyond life cycle or if diseased, as determined by City Forester**)
 - Volumetrics **or bulk plane**
 - Allow a larger addition than standard if subordinate
 - Floor area ratio **increased**
 - Drainage requirements **reduced**
 - **Greater site coverage allowed**
- * Note: **These** would be mechanisms for the city planners to apply site-specific criteria with which the Level 2 homeowner could work. Any non-financial incentive would require code amendments for Level 2 homes.

STEPS TO ESTABLISH LEVEL 2 HOMES

1. A project would only be referred to the HRB by the city planning staff if the applicant elects to participate in the program, **and the checklist (Appendix A) indicates eligibility**. The planning department staff would pass along to the HRB only cases for review for which the applicant desires to participate, and that alter the exterior of the home. This includes all homes for which permit applications for exterior remodels or demolition have been submitted that are not designated historic and are **70** or more years of age. Excluded are plans only for deck and patio additions/changes, landscaping changes, and roof or other repairs/replacement, if replaced with like-kind materials.
2. Candidates identified who are interested in participating would have their homes reviewed by the Historic Resources Board (HRB). The HRB would then make the determination of qualification for a Level 2 home, similar to the procedures for Level 1 (historic) homes.
3. If there is a unanimous “non-approval” by the HRB, staff would proceed as they have in the past, with “determination of ineligibility” established. If a majority of HRB board members approve Level 2 status, the restrictions and incentives delineated in this proposal apply, should the owner decide to participate.

4. If a home is designated Level 2, the homeowner(s) could, if desired, meet with the HRB, to discuss their concerns/incentives with the designation and how it could impact their plans for the property. Otherwise, they would simply work with the planning department regarding incentives. The owner has the option of not accepting the designation before final plans are approved by the Design Review Board, Planning Department or Planning Commission, whichever apply.
5. It becomes the responsibility of the Staff/Planning Commission to enforce restrictions for homes designated as Level 2, should the owner take advantage of the program.

Level 2 designation would exist through the property to new owners via city records, but not through deed restrictions. A new owner of an already Level 2 designated home could retain the Level 2 designation/incentives that had been originally applied, but would not be able to utilize the designation for additional incentives, i.e., level 2 incentives apply only once on a home. It is unlikely that a subsequent owner would demolish or extensively remodel a home that has a Level 2 qualified remodel or rebuild by the prior owner, **because they are already enjoying the benefits of the incentives, and indeed might possibly lose prior incentives if rebuilding.** Needless to say, designated historic homes do not qualify for Level 2 incentives.

WAYS TO PROMOTE THE PROGRAM:

- Level 2 program listed/described in the Design Guidelines
- Brochure for realtors, builders, public, at city hall – a method for notifying of the possibility of level two home designation*
- Seminars, video
- City website list of examples of Level 2 homes and requirements
(This document could be made available online to every potential buyer of homes)

CHECKLIST: REQUIREMENTS FOR LEVEL 2 HOMES
APPLIED BY PLANNING DEPARTMENT

All five criteria must be met to qualify as Level 2

- _____ A. Is seventy years of age or older
- _____ B. Has basic integrity (association, feeling, setting, location, design, materials, and/or workmanship)
- _____ C. Is representative of at least one traditional historic theme (needn't be an exact representation)
- _____ D. Embodies the **established** character of a cottage in a village in the forest
- _____ E. Building plans involve changes beyond deck and patio additions or changes, landscaping changes, and roof or other repairs or replacements in-kind



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

June 19, 2023
PUBLIC HEARINGS

TO: Historic Resources Board Commissioners

SUBMITTED BY: Evan Kort, Associate Planner

SUBJECT: **DR 23-058 (Esperanza Carmel Commercial, LLC):** Consideration of a Determination of Consistency with the Secretary of the Interior's Standards for an after-the-fact addition of Mediterranean tiling below two bay windows on a historic building, part of the "Aucourt Commercial Block" located at Lincoln Street 3 southwest of Ocean Avenue in the Central Commercial (CC) Zoning District and Downtown Conservation District (DC) Overlay. APN 010-191-001

RECOMMENDATION:

Staff recommends the Historic Resources Board adopt a resolution (Attachment 1) issuing a Determination of Consistency with the Secretary of the Interior's Standards for the after-the-fact addition of Mediterranean tiling below two bay windows on a historic building part of the "Aucourt Commercial Block" located at Lincoln Street 3 southwest of Ocean Avenue in the Central Commercial (CC) Zoning District and Downtown Conservation District (DC) Overlay; APN: 010-191-001.

BACKGROUND/SUMMARY:

Executive Summary:

The applicant is requesting the after-the-fact approval of tiling that was installed below two bay windows at the subject property. The scope of work was initially approved as an in-kind repainting of the building, however, the applicant exceeded the scope of work and tile was added below the bay windows which has triggered additional review requirements, including review by the Historic Resources Board.

Background and Project Description:

The subject site contains four buildings that were constructed in four phases between 1937 and 1973. The oldest building (described herein as "Building #1") was constructed in 1937 in the Colonial Revival Style and designed by Milton Latham –the architectural style and architect are both recognized in the city's Historic Context Statement. The second building constructed ("Building #2") was built in 1938 and was designed by Jon Konigshofer, who is also listed in the City's Historic Context Statement. Konigshofer also designed the third building ("Building #3"), built in 1941. Buildings #2 and #3, continued the stylistic traditions of Building #1. The fourth and final building constructed on the site ("Building #4") was built in 1973 in a contemporary style and designed by James Pruitt, who is also listed in the City's Historic Context Statement.



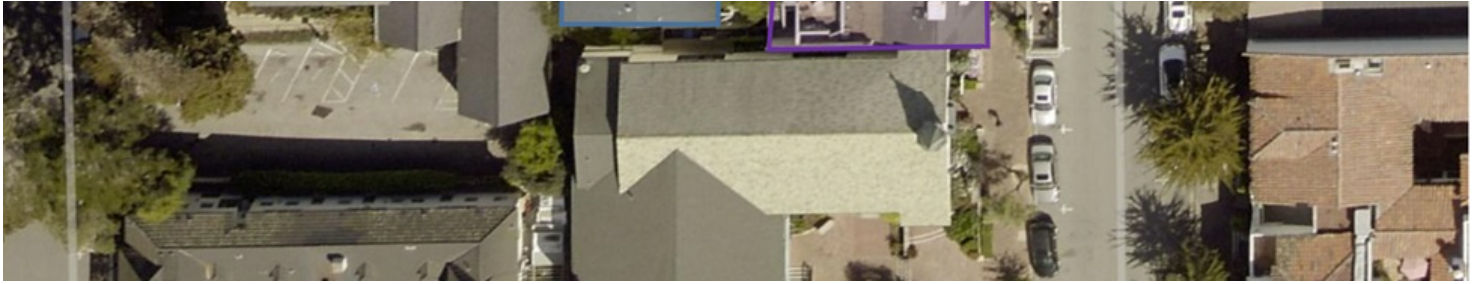


Figure 1. Site Layout. **Building #1**, **Building #2**, **Building #3**, **Building #4**

In accordance with [CMC 17.32.060.C.1](#), following an intensive survey of the site, an Administrative Determination was made on May 5, 2023, adding the property to the Carmel Inventory of Historic Resources. The applicant was given an opportunity to appeal this determination to the HRB, and no appeals were filed. The conclusion of the intensive survey found that Buildings (as described above) #1, #2, and #3 are eligible for listing on the historical inventory while building #4 is not, as it has lost integrity.

Prior to the determination that the buildings were eligible for listing on the local inventory, the applicant had received authorization to re-paint the buildings in-kind to match the existing condition (refer to Attachment 2). This approval is an over-the-counter authorization granted by the Planning Division when it is demonstrated that no changes are proposed to be made to the structure(s). When changes are proposed, a Design Review Application is required pursuant to [CMC 17.58.030](#).

Following the completion of the painting, it was brought to staff's attention that tile had been added below the bay windows of Building #1, which would require a Design Review Application, as described above. As such, staff contacted and directed them to either remove the tile or submit an after-the-fact Design Review Application. On February 4, 2023, Design Review Application DR 23-058 was submitted (refer to Attachment 4). Review of this application required the site to be reviewed for its eligibility on the local inventory pursuant to [CMC 17.32.050.B](#), and it was found to be eligible for listing on the historic inventory as described above. Of important note, even if the site were ineligible for listing, the project would still be before the HRB for consideration pursuant to [CMC 17.20.280.B](#) due to the project's location within the Downtown Conservation District, however, it would be evaluated under different criteria.

Staff analysis:

Per [CMC 17.20.280.A](#) (Historic Resources) "all applications for demolitions, rebuilds, exterior alterations and additions to building sites located in the Downtown Conservation District ... shall require approval by the Historic Resources Board consistent with Chapter 17.32 CMC. In its review, the Board shall apply the Secretary of Interior's Standards and shall adopt the following findings:

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

While a relatively small project, the scope of work is considered a major alteration to a historic building located within the Downtown Conservation District and therefore is required to be reviewed by the HRB.

As this was an after-the-fact alteration, the Intensive Survey (Attachment 3) also functioned as the Phase II Evaluation (Determination of Consistency) for the project that is required for all alterations to Historic Resources. The Intensive Survey, prepared by Margret Clovis, a qualified professional retained by the City, found that:

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

The remaining nine Secretary's Standards are not applicable to this project.

Based on the conclusions of the Intensive Survey, the project meets the four findings listed above because,

1. The tile addition is cosmetic only and does not affect the fundamental integrity of the building.
2. The tile addition does not alter distinctive materials, features, spaces, or spatial relationships that characterize the property. The integrity of the building is not impaired or altered.
3. The tile addition is compatible with the historic materials. Massing or proportions are not a concern as this is a cosmetic alteration and the massing of the structure is not altered.
4. The tile addition is consistent with the Design Context of the Conservation District. Decorative tile is used throughout the Conservation District. The inclusion of tiles on the subject property is not detrimental to adjacent or nearby historic properties.

Environmental Review:

The adoption of a Determination of Consistency by the Historic Resources Board is “not a project” pursuant to section 15378 of the CEQA Guidelines as it does not grant any permits or entitlements approving a project which would result in a direct or indirect physical change in the environment.

FISCAL IMPACT:

N/A

ATTACHMENTS:

Attachment 1 - Resolution

Attachment 2 - Approved Plans (Over-the-Counter Approval)

Attachment 3 - Intensive Survey(DPR 523) and Phase II Evaluation

Attachment 4 - Project Plans (Tile Addition)

**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
FOR THE AFTER-THE-FACT ADDITION OF MEDITERRANEAN TILING BELOW TWO BAY WINDOWS ON A
HISTORIC BUILDING PART OF THE "AUCOURT COMMERCIAL BLOCK" LOCATED AT LINCOLN STREET 3
SOUTHWEST OF OCEAN AVENUE IN THE CENTRAL COMMERCIAL (CC) ZONING DISTRICT AND
DOWNTOWN CONSERVATION DISTRICT (DC) OVERLAY; APN: 010-191-001**

WHEREAS, the owner of the subject property ("Owner") is Esperanza Carmel Commercial LLC. The owner is also the Applicant ("Applicant") for the subject project; and

WHEREAS, on February 4, 2023, the Applicant submitted an application requesting the approval of Design Review "DR 23-058" described herein ("Application"); and

WHEREAS, the subject site is listed on the Carmel Inventory of Historic Resources and known as the "*Aucourt Commercial Block*" and is located at Lincoln Street 3 southwest of Ocean Avenue in the Central Commercial (CC) Zoning District and Downtown Conservation District (DC) Overlay; and

WHEREAS, applicant is requesting the after-the-fact approval of tiling that was installed below two bay windows at the subject property. The scope of work was initially approved as an in-kind repainting of the building, however, the applicant exceeded the scope of work and tile was added below the bay windows which has triggered additional review requirements, including review by the Historic Resources Board; and

WHEREAS, the property has been listed on the Carmel Inventory of Historic Resources following an Administrative Determination made on May 5, 2023; and

WHEREAS, pursuant to CMC 17.20.280.A (Historic Resources), "all applications for demolitions, rebuilds, exterior alterations and additions to building sites located in the Downtown Conservation District ... shall require approval by the Historic Resources Board consistent with Chapter 17.32 CMC; and

WHEREAS, pursuant to CMC 17.32.140.A, "*All major and minor alterations to historic resources shall require a determination of consistency with the Secretary's Standards. The Department shall make consistency determinations for minor alterations. Staff may retain a qualified professional, when necessary, to assist in making the determination*"; and

WHEREAS, the proposed alteration constitutes a major alteration to a historic resource as the alteration is a substantial design change for which discretionary approval is required pursuant to Chapter 17.58 CMC, Design Review; and

WHEREAS, staff retained the services of Margaret Clovis, a qualified professional retained by the city, to evaluate whether the after-the-fact tile addition was consistent with the secretary of the interior's standards. This evaluation has been included as part of the intensive survey prepared for the subject property; and

WHEREAS, the intensive survey concluded that the after-the-fact tile addition would not impact the integrity of the historic building and is consistent with Standard #10 (the only applicable Standard); and

WHEREAS, notice of the public hearing was published on June 9, 2023, in compliance with State law (California Government Code 65090) indicating the date and time of the public hearing; and

WHEREAS, on or before June 9, 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 June 19, 2023, the Historic Resources Board held a public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Historic Resources Board by City staff and public testimony on the project; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Historic Resources Board at its June 19, 2023, hearing including but not limited to 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 the review of certain projects for environmental impacts and preparation of environmental documents; and

WHEREAS, the adoption of a Determination of Consistency by the Historic Resources Board is "not a project" pursuant to section 15378 of the CEQA Guidelines as it 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; and

NOW THEREFORE, BE IT RESOLVED, that the Historic Resources Board of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the Design Review Application:

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

LET IT BE FURTHER RESOLVED, based on the above findings and evidence, that the Historic Resources Board of the City of Carmel-By-The-Sea does hereby adopt a resolution issuing a Determination of Consistency with the Secretary of the Interior's Standards and approve an alteration to a historic building located in the Downtown Conservation District for the after-the-fact addition of Mediterranean tiling below two bay windows on a historic building part of the "Aucourt Commercial Block" located at Lincoln Street 3 southwest of Ocean Avenue in the Central Commercial (CC) Zoning District and Downtown Conservation District (DC) Overlay; APN: 010-191-001

PASSED AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA this 19th day of June 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Jordan Chroman
Chair

Leah Young
Historic Resources Board Secretary



For office use only

Reviewed by: _____ Date: _____

Proposed work: Is exempt from permit requirements ☐ Requires a permit ☐**Scope of Work Declaration**Date: January 31, 2023Work will be completed by: Owner ☐Contractor ☒**Contact Information**

Property Owner: Esperanza Carmel Commercial, LLC / 831-250-7669 / ryan.aeschliman@esperanzacarmel.com
Name Phone Email

Mailing address: PO Box 134 / Carmel by the Sea / CA / 93921
Address City State Zip

Contractor: Jolley Builders Inc. / (831) 238-6044 / Jolleybuilders@gmail.com
Name Phone Email

St. Cont. License #: 883060 City Business License #: 1057

Project InformationProject Location: Lincoln Street 2 NW of Ocean Ave, Carmel-by-the-Sea, CA 93921Block: 74 Lot(s): 11 & 13 APN(s): 010191001000USA/811 Locate Ticket #: Not Applicable (Outdoor projects only) Tree Clearance: Not Applicable (Outdoor projects only)

Detailed description of Work: _____

The scope of work includes removal of loose and flaky paint on the East and North exterior elevations of the one-story commercial building located on Lincoln St. 2, NW of 7th. This is the building where the Kevin Milligan Gallery is a tenant. Once loose and flaky paint is removed we plan to repaint the exterior of the building, including the trim, doors and cement plaster. We are going to be using the matching color scheme to the current exterior color scheme of the building. Attached for your reference are plans we have prepared summarizing the proposed work along with photos of the existing conditions.

APPLICANT SHALL PROVIDE ONE OR MORE PICTURES OF THE EXISTING CONDITIONS AT TIME OF DECLARATION

602

967

HC-187

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

WAGNER PROPERTY
LINCOLN STREET 3SW & 10TH AVENUE

ESPERANZA CARMEL, LLC
7th AVENUE 2NW of LINCOLN STREET
CARMEL-by-the-SEA, CA 93921
APN# 010-191-001-000

PHOTOS OF EXISTING CONDITIONS



PRIMARY RECORD

Primary # _____ Attachment 3

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 9

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

P1. Other Identifier: Aucourt Commercial Block

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Monterey

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

*b. USGS 7.5' Quad Monterey Date 2012 T ; R ; ¼ of ¼ of Sec ; Mount Diablo B.M.

c. Address Lincoln 3 SW of Ocean Ave. City Carmel by the Sea Zip 93921

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

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

APN 010-191-001; Block 74, Lots 11 & 13

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

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

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

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



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

*P6. Date Constructed/Age and

Sources: 1937, 1938, 1941, 1973

☒ Historic

☐ Prehistoric ☐ Both

Building File

*P7. Owner and Address:

Esperanza Carmel

Lincoln 3 SW of Ocean

Carmel, CA 93921

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

Meg Clovis

14024 Reservation Rd.

Salinas, CA 93908

*P9. Date Recorded: 04/2023

*P10. Survey Type: (Describe)

Intensive

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

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 9

*NRHP Status Code

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

B1. Historic Name: Aucourt Commercial Block

B2. Common Name: Aucourt Commercial Block

B3. Original Use: Commercial, Offices & Apartments B4. Present Use: Commercial & apartments

*B5. Architectural Style: Colonial Revival; Contemporary

*B6. Construction History: (Construction date, alteration, and date of alterations) First building constructed in 1937 (BP# 245); 2nd building constructed in 1938 (BP# 374 & 374A); 3rd building constructed in 1941 (BP# 898); 4th building constructed in 1973 (BP#73-37)

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

Original Location:

*B8. Related Features: None

B9a. Architect: Milton Latham, Jon Konigshofer, James Pruitt

b. Builder: Michael J. Murphy

*B10. Significance: Theme Economic Development

Area Carmel by the Sea

Period of Significance 1937-1941

Property Type Map Board

Applicable Criteria CR 3

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

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

B11. Additional Resource Attributes (List attributes and codes): None

*B12. References:

Carmel Context Statement & Historic Preservation Ordinance

Carmel Pine Cone: numerous articles

Building File, Carmel Planning Dept.

National Register Bulletin 15

Sanborn Maps, 1924, 1930, 1962

Harry Aucourt Obit., *Carmel Pine Cone*, 12/13/1946, p. 18

Geo. Aucourt Obit., *Carmel Pine Cone*, 11/28/1952, p. 3

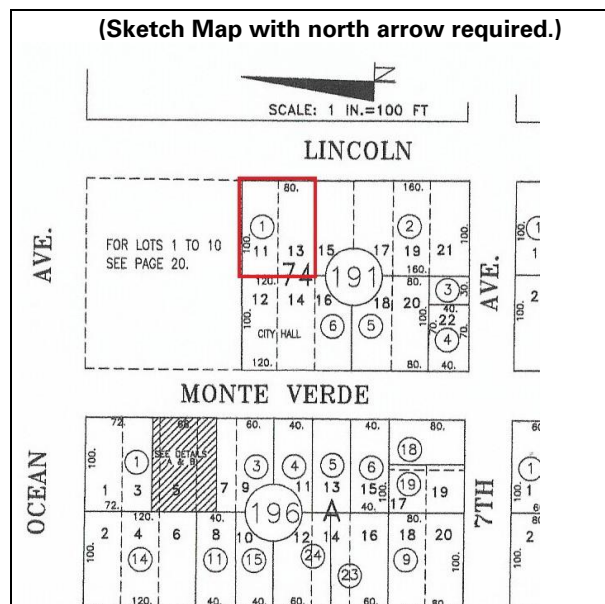
Latham Obit., *SF Examiner*, 5/14/1967, p. 57

B13. Remarks

*B14. Evaluator: Meg Clovis

*Date of Evaluation: 04/2023

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 9

*Resource Name or # Aucourt Commercial Block

*Recorded by Meg Clovis

*Date 04/2023

☒ Continuation ☐ Update

P3a. Description (continued):

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



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

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

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

CONTINUATION SHEET

Page 4 of 9

*Resource Name or # Aucourt Commercial Block

*Recorded by Meg Clovis

*Date 04/2023

☒ Continuation ☐ Update

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



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



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

CONTINUATION SHEET

Page 5 of 9

*Resource Name or # Aucourt Commercial Block

*Recorded by Meg Clovis

*Date 04/2023

☒ Continuation ☐ Update

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



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

Integrity

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

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

CONTINUATION SHEET

Page 6 of 9

*Resource Name or # Aucourt Commercial Block

*Recorded by Meg Clovis

*Date 04/2023

☒ Continuation ☐ Update

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

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

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

B10. Significance (continued):

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

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

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

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

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

CONTINUATION SHEET

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*Resource Name or # Aucourt Commercial Block

*Recorded by Meg Clovis

*Date 04/2023

☒ Continuation ☐ Update

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

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

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



Figure 5: Pathway to apartment building in the rear

CONTINUATION SHEET

Page 8 of 9

*Resource Name or # Aucourt Commercial Block

*Recorded by Meg Clovis

*Date 04/2023

☒ Continuation ☐ Update

Evaluation for Significance

Historians use National Register Bulletin 15² as a guide when evaluating an object's significance whether on a local, state, or national level. As a first step, to determine whether or not an object is significant, it must be evaluated within its historic context and the City of Carmel's Historic Context Statement³ provides this context. The City of Carmel's Historic Preservation Ordinance (Section 17.32.040) reiterates the role of *National Register Bulletin 15* in the evaluation of historic resources. Adopted eligibility criteria is modeled on the California Register's four criteria with the addition of specific qualifications for criterion 3 (Section 17.32.040.D).

The Aucourt Commercial Block and Wagner Apartment building are not eligible for listing in the Carmel Inventory under **Criterion One (Event)** as no specific event led to the construction of the buildings and no important event took place in the buildings.

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

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

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

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

To be eligible for the Carmel Inventory a resource must represent a theme in the Context Statement, retain substantial integrity, be at least 50 years old, and meet at least one of the four criteria for listing

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

³ *Historic Context Statement: Carmel-by-the-Sea (Final Draft)*. Approved by the City Council December 6, 2022.
DPR 523L (1/95) *Required Information

CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

Attachment 3

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*Resource Name or # Aucourt Commercial Block

*Recorded by Meg Clovis

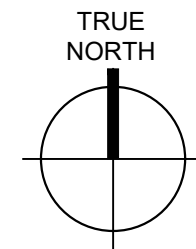
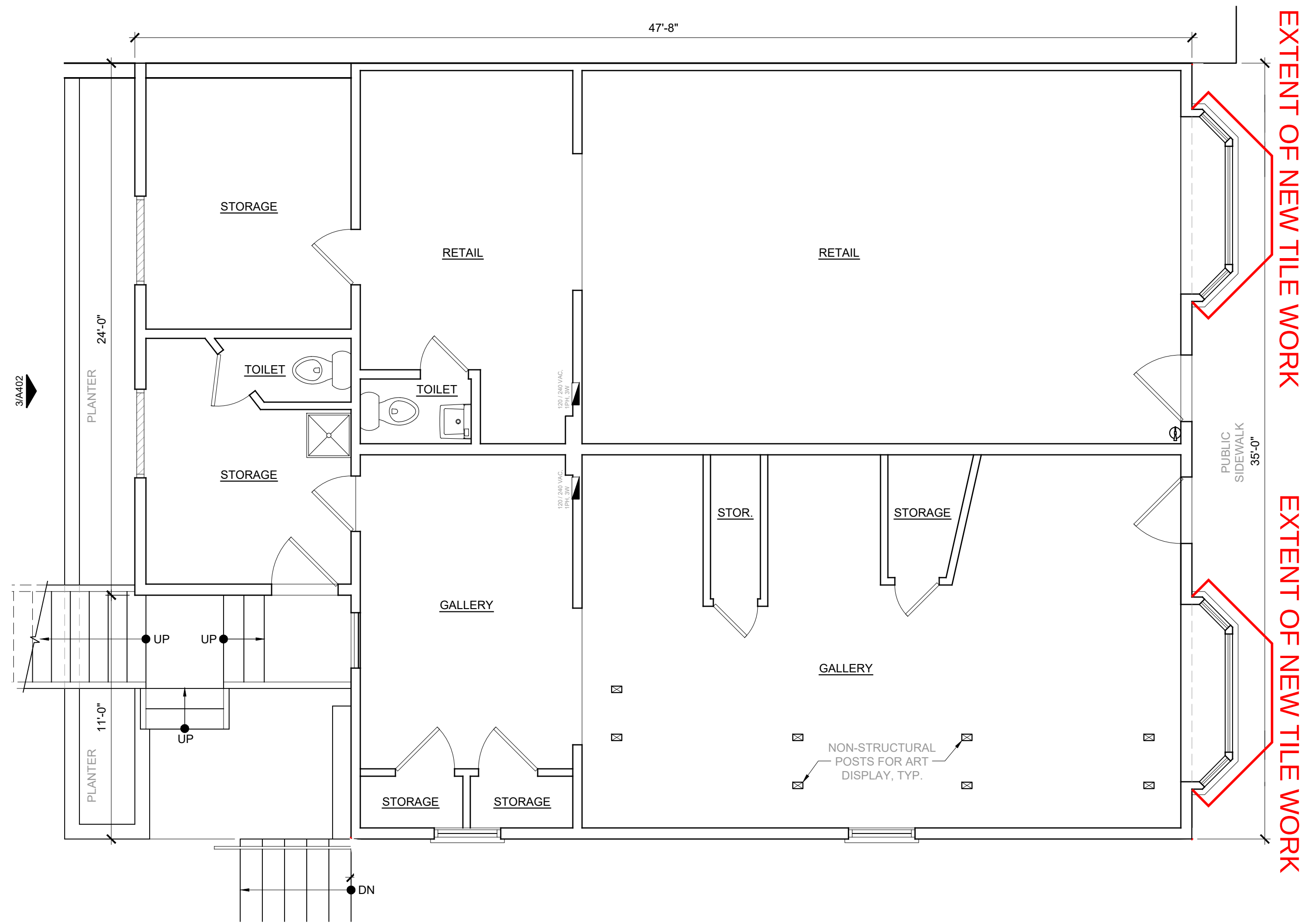
*Date 04/2023

☒ Continuation ☐ Update

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

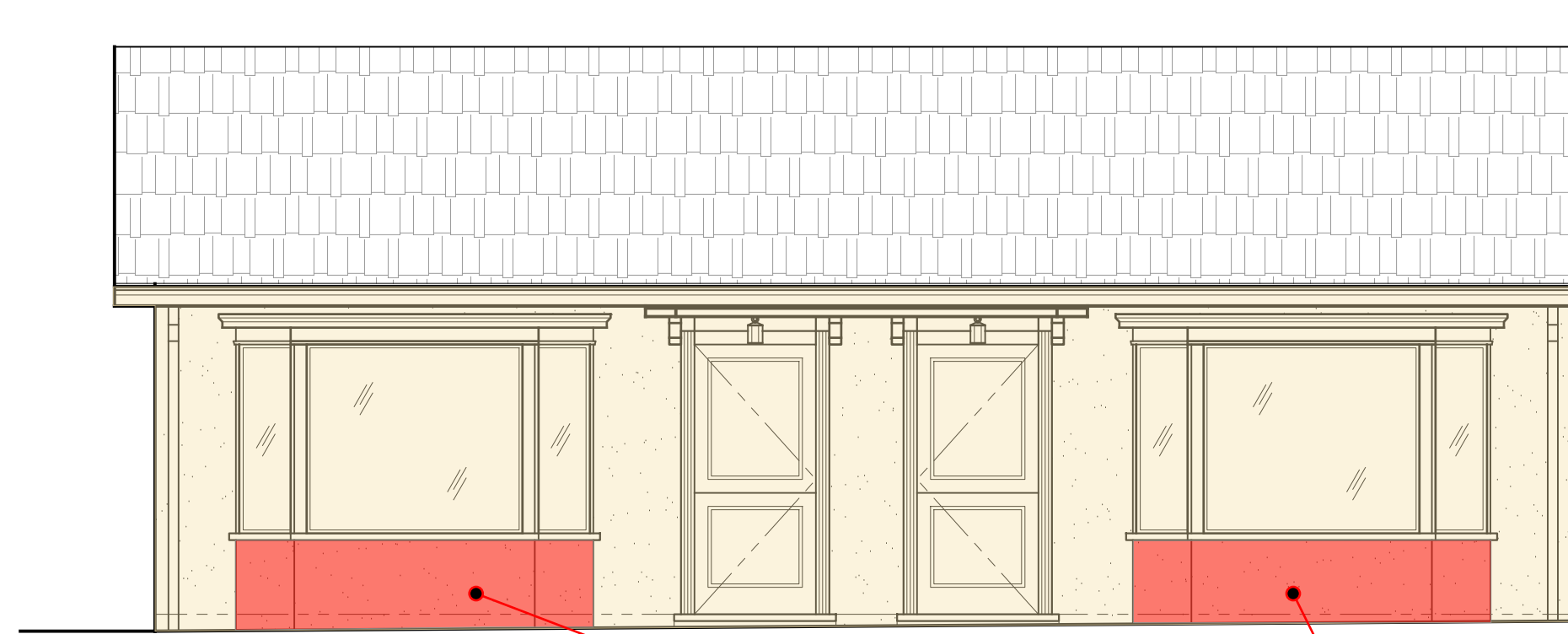


NEW TILE SELECTION



**BUILDING 'B'
RETAIL FLOOR PLANS**

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



1

**BUILDING 'B'
EAST ELEVATION**

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

EXTENT OF
NEW TILE
WORK

WAGNER PROPERTY
LINCOLN STREET 3SW & 10th AVENUE

ESPERNZA CARMEL LLC
7th AVENUE 2NW of LINCOLN STREET
CARMEL-by-the-SEA, CA 93921

APN# 010-191-001-000

SHEET NAME:
FLOOR PLAN /
ELEVATIONS /
PROPOSED TILE
OPTION

SHEET NO.:



PHOTOS OF EXISTING CONDITIONS



PHOTOS OF NEW CONDITION

WAGNER PROPERTY
LINCOLN STREET 3SW & 10th AVENUE

ESPERNZA CARMEL LLC
7th AVENUE 2NW of LINCOLN STREET
CARMEL-by-the-SEA, CA 93921

APN# 010-191-001-000

SHEET NAME:
EXISTING & NEW
PHOTOS

SHEET NO.:



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

June 19, 2023
PUBLIC HEARINGS

TO: Historic Resources Board Commissioners

SUBMITTED BY: Suray Nathan, Assistant Planner

SUBJECT: **DS 22-396 (Ramos):** Consideration of a Determination of Consistency with the Secretary of the Interior's Standards for Design Study application, DS 22-396 (Ramos), for site additions, alterations, and site modifications, including a 138-square-foot addition to the rear and a new entry at the north elevation, a 398-square-foot basement expansion, creation of a window well at the front elevation, window relocation and modifications, and a new 231-square-foot detached garage located in the front to the historic "Rockwell House" located on the northeast corner of 12th and San Antonio Avenues in the Single-Family Residential (R-1) Zoning District and the Beach and Riparian Overlay District. APN 010-279-008

RECOMMENDATION:

Adopt a resolution (Attachment 1) issuing a determination of consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties for the additions and modification to the historic Craftsman style 'Rockwell House' DS 22-396 (Ramos) located on NE corner of 12th and San Antonio Avenue in the Single-Family Residential (R-1) District (APN: 010-279-008).

BACKGROUND/SUMMARY:

EXECUTIVE SUMMARY

The project consists of additions, interior remodeling, and construction of a detached garage to the historic 'Rockwell House.' The 8,000 square foot site contains an existing 2,135-square-foot Craftsman Style house, and the applicant proposes two additions to create a new entrance at the south elevation and additional living space by expanding the existing kitchen in the north and east to create a primary bedroom. Any major modifications to a historic resource require a Determination of Consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties ("Secretary's Standards"). A qualified professional has reviewed the project and found it consistent with the Secretary's Standards if specific recommendations are implemented.

BACKGROUND

The Craftsman style 'Rockwell House,' was designed and constructed by Michael J. Murphy in 1923. The property was evaluated for historical significance by preservation consultant Margaret Clovis in June 2022 and added to the Carmel Historic Inventory (Attachment 2). The architectural style and designer/builder are listed as significant in the Historic Context Statement.

The character-defining features of the Craftsman style '**Rockwell House**' residence include:

- Single story over a partially exposed basement
- U-shaped plan with interior patio
- Wood shingle and shiplap siding
- Fenestration:
 - a) Square bays, multi-paned fixed windows
 - b) Casement and sash wood windows
 - c) Extended lintels and sills
 - d) Multipaned wood frame French doors
- Masonry chimney
- Hipped roof system
- Decorative notched exposed rafters
- Dutch door

PROJECT DESCRIPTION

The applicant is seeking the issuance of a Determination of Consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties for additions, exterior alterations, and associated site modifications, including a 138-square-foot addition to the rear (east) elevation and a new entry at the side (north) elevation, a 398 square-foot basement expansion, creation of a window well at the front (west) elevation, window and door modifications, and a new 231 square foot detached garage located in the front to the historic "Rockwell House." The new detached garage has been evaluated by Meg Clovis and found to be compatible with the historic building.

The project site is an 8,000-square-foot lot, and the existing two-story U-shaped Craftsman-style home is 2,135 square feet, inclusive of an attached garage. An 8,000-square-foot lot is allowed 2,960 square feet of floor area. The applicant proposes additions totaling 767 square feet of floor area inclusive of a new 231-square-foot detached garage which will bring the total proposed floor area to 2,902 square feet.

In accordance with the Historic Preservation Ordinance and Section 17.32.160 (Historic Evaluation Process for Major Alterations), additions exceeding two percent of existing floor area or volume are considered major alterations, and a determination of consistency shall be prepared by a qualified professional and adopted by the Historic Resources Board. Following review by the Historic Resources Board, the Planning Commission will review the project.

STAFF ANALYSIS

The Secretary of the Interior's Standards: *The Secretary of the Interior's Standards for the Treatment of Historic Properties identify four primary treatment approaches to historic resources: preservation, rehabilitation, restoration, and reconstruction. Rehabilitation is the recommended standard of treatment for this project. Rehabilitation is 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.*

The Secretary's Standards include ten criteria for evaluating modifications to historic resources (Attachment 5). Qualified professional Margaret Clovis assessed the project for consistency with the Secretary Standards and found the additions consistent with Standards 1, 2, 5, 6 & 10; Standards 3, 4, 7 & 8 are not applicable (refer to Attachment 3). For the project to be consistent with Standard 9, recommended changes must be implemented.

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.

West (Front) elevation: The wood shingle siding, wood shake roofing, and most of the windows on the main level will be retained. The two small windows at the lower level will be removed. The new windows at the lower level will be screened by a window well, and a new French door will replace the garage door, which is a non-character-defining feature. However, the French door will not be visible from the street as the new detached garage will be located in front.

South (Side Street) elevation: The construction of a new entrance on the south elevation will remove one original square bay window and one non-original canted bay window. However, a relocated window will replace the non-original canted bay window. According to Meg Clovis, qualified professional, the removal of the original square bay window is not ideal, but will not affect the integrity as a whole.

The bathroom window opening at the lower level will be filled in, and a new window opening will be created next to the entry porch. The removal of the canted bay window and bathroom window does not affect the house's integrity since they are not original. The proposed entrance will have a different aesthetics with wood columns/pilaster, which does not exist in the current home, and different shingle patterns.

East & North elevation (Rear & Side): The rear (east) addition will remove an original Dutch door and two non-original windows, and on the side (north) will remove two windows. The current kitchen area was expanded in 1950, and removing these windows does not affect the house's integrity since they are not original. However, the original Dutch door was moved to the back during the 1950 floor area expansion. The Dutch door is considered a character-defining feature and should be preserved. The applicant has proposed to reuse the Dutch door as an exterior egress door on the lower level adjacent to the proposed garage location.

The new additions and the new garage should be differentiated from the original material. The applicant has chosen to differentiate the garage by constructing a flat-roofed garage clad in Carmel stone veneer. The stone arrangements are differentiated from the existing stone arrangement on the chimney. The new siding and roofing are differentiated by slight pattern changes to distinguish them from the original.

Given this, the project will be consistent with Standard Nine. The new additions and exterior alterations will not significantly destroy historic materials, features, and spatial relationships that characterize the property. The in-kind material used in the additions is proposed to differ in design from the original.

ENVIRONMENTAL REVIEW:

Staff also recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines, and local environmental regulations, pursuant to Section 15331 (Class 31) Historical Resource Restoration/Rehabilitation. The proposed alterations to a historic resource would be carried out in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to Section 15301 (Class 1) – Existing Facilities. Class 1 exemptions include, additions to existing structures provided the addition will not result in an increase of more than 10,000 square feet, the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the project is not located in an environmentally sensitive area.

The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines.

FISCAL IMPACT:

N/A

ATTACHMENTS:

Attachment 1 - Resolution

Attachment 2 – DPR 523

Attachment 3 - Phase II Evaluation

Attachment 4 – Project Plans

Attachment 5 – Secretary's Standards

**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 ADOPT A FINDING OF COMPLIANCE WITH THE SECRETARY OF THE INTERIOR’S STANDARDS FOR SITE ADDITIONS, ALTERATIONS, AND SITE MODIFICATIONS, INCLUDING A 138-SQUARE-FOOT ADDITION TO THE REAR AND A NEW ENTRY AT THE NORTH ELEVATION, A 398-SQUARE-FOOT LOWER LEVEL/BASEMENT EXPANSION, CREATION OF A WINDOW WELL AT THE FRONT ELEVATION, WINDOW RELOCATION, AND MODIFICATIONS, AND NEW 231-SQUARE-FOOT DETACHED GARAGE LOCATED IN THE FRONT TO THE HISTORIC "ROCKWELL HOUSE" LOCATED AT THE NORTHEAST CORNER OF 12TH AND SAN ANTONIO AVENUES (APN: 010-279-008)

WHEREAS, on February 24, 2023, Craig Holdren (“Applicant”) submitted an application on behalf of Tim and Catherine Ramos (“Owners”) requesting the approval of a Design Study “DS 22-396” described herein (“Application”); and

WHEREAS, the Application has been submitted for the 8,000 –square-foot property located on the northeast corner of 12th and San Antonio Avenue in the Single-Family Residential (R-1) District, Beach & Riparian (BR) Overlay District, and Coastal Commission Appeal Jurisdiction (Block X, Lot 18 & 20); and

WHEREAS, the subject residence, known as the Rockwell House, is listed on the Carmel Inventory of Historic, and is significant under California Register Criteria #3 as a home constructed in the Craftsman style by designer/builder Michael J. Murphy; and

WHEREAS, the applicant is proposing a 138-square-foot addition to the rear and a new entry at the north elevation, a 398-square-foot lower level/basement expansion, creation of a window well at the front elevation, window relocation, and modifications, and new 231-square-foot detached garage, and new landscaping and site improvements; and

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

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

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

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

WHEREAS, on June 9, 2023, a notice of public hearing was published in the Carmel Pine Cone for the June 19, 2023, Historic Resources Board meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before June 9, 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 June 16, 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 June 19, 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 Board by City staff and through public testimony on the project; and

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

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

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

WHEREAS, pursuant to CEQA regulations, the project is categorically exempt pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation) and Section 15301 (Existing Facilities), and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

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

BE IT FURTHER RESOLVED that the Historic Resources Board of the City of Carmel-By-The-Sea does hereby **ADOPT** a Determination of Consistency with the Secretary of the Interior's

Standards for the Treatment of Historic Properties for site additions, alterations, and site modifications, including a 138-square-foot addition to the rear and a new entry at the north elevation, a 398-square-foot lower level/basement expansion, creation of a window well at the front elevation, window relocation, and modifications, and new 231-square-foot detached garage located in the front to the historic "Rockwell House" located at the northeast corner of 12th and San Antonio Avenue in the Single-Family Residential (R-1) and the Beach and Riparian Overlay District (APN: 010-279-008), subject to the following conditions:

1. The project shall be implemented consistent with the representations described in the Phase II Report for the 'Rockwell House' prepared by Meg Clovis on May 5, 2023.
2. New siding & roof materials shall be slightly differentiated but compatible with the old siding & roof materials.
3. **South elevation** - Prior to the approval of the Design Study, the applicant shall show and provide samples that the proposed entrance shall have a different aesthetics regarding the siding, roof, and columns to differentiate it from the original house.
4. **Dutch door** - Prior to the approval of the Design Study, the applicant shall repair the original Dutch door currently in the east elevation and reuse it, and, if repair is not possible, provide photos and written documents showing that the original Dutch door cannot be preserved and provide material, dimensions, and a color sample of the original prior to in-kind replacement.

PASSED, APPROVED, AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA this 19th day of June 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 2

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 9

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

P1. Other Identifier: Rockwell House

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Monterey

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

*b. USGS 7.5' Quad Monterey Date 2012 T ; R ; ¼ of ¼ of Sec ; Mount Diablo B.M.

c. Address NE Corner San Antonio & 12th Ave. City Carmel by the Sea Zip 93921

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

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

APN 010-279-008, Block X; Lots 18, 20

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

Constructed in 1923, the Craftsman style Rockwell House has a rear-facing U-shaped plan and is set back on a large lot that slopes down towards San Antonio Avenue. The cross-hipped roof system is covered with composite shingles and has wide over-hanging eaves with decorative notched rafters. The exterior walls of the first story are covered with staggered wood shingles while the finished basement (partially exposed at the west, north, and south elevations) is faced with horizontal shiplap siding. This was a common design treatment used by the home's designer/builder Michael J. Murphy to visually separate the foundation framing from the main living areas. Fenestration varies and includes square bays with multipaned fixed windows; single-light casement windows; French doors on the front (west) and rear elevations; sash windows; and one canted bay window on the south elevation (added in 1989). All of the windows are wood, and most have extended lintels and sills, a Craftsman design trait. A tripartite window, composed of a central multipaned fixed window flanked (continued p. 3)

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

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



P5b. Description of Photo: (View, date, accession #) Front Elevation, 06/2022

*P6. Date Constructed/Age and

Sources: 1923 ☒ Historic

☐ Prehistoric ☐ Both

Building Permit

*P7. Owner and Address:

Frances McKeon

14230 Warnerville Rd.

Oakdale, CA. 95361

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

Meg Clovis

14024 Reservation Rd.

Salinas, CA 93908

*P9. Date Recorded: 06/2022

*P10. Survey Type: (Describe)

Intensive

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

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 9

*NRHP Status Code HP2

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

B1. Historic Name: Rockwell House
B2. Common Name: Rockwell House
B3. Original Use: Residence

B4. Present Use: Residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed in 1923, Enlarge kitchen (1950); Alter bathroom, construct new deck & steps, replace garage doors (1960); Add bay window (1989); Reroof (1994); Replace front deck (2002)

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

Original Location:

*B8. Related Features: None

B9a. Architect: M.J. Murphy (Designer)

b. Builder: M.J. Murphy

*B10. Significance: Theme Architectural Development

Area Carmel by the Sea

Period of Significance 1923

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.)

In 1923 an article in the April 28th edition of the *Carmel Pine Cone* announced that contractor M.J. Murphy was constructing a residence for the Rockwells on the corner of 12th and San Antonio Avenues. This was a second home for the family as their principal home was in Pasadena. Frederick Clark Rockwell (1855-1928) had made his fortune as a pioneer wooden box manufacturer in Hartford, CN. He was also involved with real estate development in Hartford and served in the State legislature. Frederick and his wife Jennie retired to Pasadena in 1908 and are first recorded as visitors to Carmel in 1920. The following year Jennie purchased lots 17-20 in Block X from the Carmel Development Company, but they did not start construction of their new home until 1923. They split their time between Pasadena and Carmel until Frederick's death. Then Jennie made Carmel her permanent home, living in the house with her daughter and two grandchildren. She passed away in 1931.

The Rockwell's house was designed and constructed by Michael J. Murphy (1885-1959). Murphy first (continued on pg. 4)

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

*B12. References:

Carmel Context Statement & Historic Preservation Ordinance

Carmel Pine Cone: 2/5/1920, 1/27/1921, 4/28/1923

Building File, Carmel Planning Dept.

National Register Bulletin 15

Polk's City Directories, Harrison Memorial Library

U.S. Census & Voter Registration Records

F.C. Rockwell Obit., *Hartford Courant*, 12/13/1928, pg. 9

Seavey, Kent. Carmel: A History in Architecture

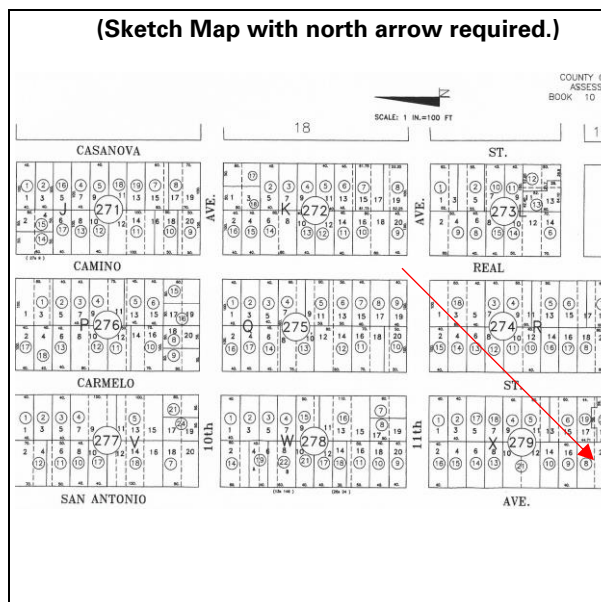
B13. Remarks

*B14. Evaluator: Meg Clovis

*Date of Evaluation: 06/2022

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Page 3 of 9

*Resource Name or # Rockwell House

*Recorded by Meg Clovis

*Date 06/2022

☒ Continuation ☐ Update

P3a. Description:

by two narrow casement windows, is located on the front elevation. The windows in the finished basement area, (located on the west and south elevations) are four-paned casement windows. The French doors on the front elevation open out to a TimberTech deck and railing with vertical balusters. The deck railing transitions to a decorative metal railing that borders the curved stairway to the driveway. The deck is located over the garage which has a non-historic overhead door. A single-leaf wood door that leads into the finished basement is located south of the garage door.

A brick patio is located between the two rear wings of the U plan. A large chimney at the east elevation, constructed of rough-cut rubble masonry, is a dominant feature of the patio. Two French doors accessed via single brick steps flank the chimney. Another French door which was installed as part of the kitchen remodel in 1950 opens to the north rear wing. A brick step leads to a single-leaf wood door which is located at an angle within the junction of the main block and the south rear wing. This acts as a main entrance into the house.

The house is located on a large, sloping lot on the northeast corner of San Antonio and 12th Avenues. A wood stake fence surrounds the perimeter of the property. The front yard appears recently landscaped but some mature bushes and abundant ferns are present. A brick path along the 12th Avenue elevation leads to the rear patio. In 2018 damaged stone and brick pathways were removed and replaced with sand-set brick pathways. Low rough cut rubble masonry retaining walls flank a brick-paved driveway that leads from San Antonio Avenue; the driveway was paved with brick at an unknown date.

No original plans are in the building file. Following is a description of the permitted changes to the property:

- **BP# 2058 (9/18/1950):** Comstock Associates enlarged the kitchen wing towards the rear lot line. A new window was installed in the rear wall and the original Dutch doors were reinstalled in the new wall. French doors were installed that opened out to the patio.
- **BP# 3488 (2/15/1960):** The bathroom was remodeled which included closing the original bathroom window and creating a new louvered window with obscure glass (since removed). Plans indicate that the original 3' wide porch (termed "lookout") on the front elevation was removed and replaced with a wider deck. Steps were constructed which connected the deck and the driveway.
- **BP# 89-205 (10/3/1989):** In 1989 two rotten windows on the south elevation were removed. One was replaced with a similar sash window (the bathroom window) and the other with a canted bay window atop a masonry foundation.
- **BP# 94-130 (7/11/1994):** Reroof with composite shingles.
- **BP# 18020 (1/17/2018):** Remove and replace walkways with brick.
- **BP# 02-150 (9/6/2002):** The 1960s deck was replaced with a TimberTech deck and railing. The stone wall and steps (added in 1960) to the driveway were retained.

The owners of the property applied for a rooming house permit in 1984 and the basement was one of the rented spaces. There is no record of when the basement was converted into livable space. The small windows that light the basement were presumably installed when the basement was remodeled. The front porch French doors are replacements.

CONTINUATION SHEET

Page 4 of 9

*Resource Name or # Rockwell House

*Recorded by Meg Clovis

*Date 06/2022

☒ Continuation ☐ Update

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 Rockwell House exhibits many of the design traits that characterize Carmel's Craftsman style homes, as described in Carmel's Historic Context Statement. Character-defining features include:

- Single story over a partially exposed basement
- U-shaped plan with interior patio
- Wood shingle and shiplap siding
- Fenestration:
 - a) Square bays, multi-paned fixed windows
 - b) Casement and sash wood windows
 - c) Extended lintels and sills
 - d) Multipaned wood frame French doors
- Masonry chimney
- Hipped roof system
- Decorative notched exposed rafters
- Dutch door

Integrity

Integrity is defined as the ability of a property to convey its significance. There are seven aspects of integrity and to retain integrity, a property must retain several, if not most aspects. Despite some changes over time, the Rockwell House still retains integrity:

- Location: the Rockwell House is still in its original location.
- Design: the Rockwell House has retained its U-shaped plan and original roof configuration.
- Setting: the Rockwell House is still located in a residential setting.
- Materials: the Rockwell House retains the majority of its materials, including wood shingle and shiplap siding, wood windows, French Doors, Dutch door, and masonry chimney.
- Workmanship: the Rockwell House still displays Murphy's workmanship, such as the decorative notched rafters.
- Feeling: the Rockwell House retains the physical features that convey its historic character, i.e., an early Craftsman house in Carmel.
- Association: association is only applicable for properties eligible under Criteria 1 and 2.

Since the Rockwell House possesses the defined characteristics required to strongly represent its context, it is not necessary to compare it against other examples of Murphy-designed Craftsman homes.

B10. Significance:

came to Carmel in 1902. Two years later Frank Devendorf hired him to do the building for the Carmel Development Company. Murphy went on to become the most prolific builder in the history of Carmel, with the Pine Inn, Highlands Inn, La Playa Hotel, Sundial Court, Tor House, Harrison Memorial Library, and numerous houses to his credit. In 1914 Murphy established his own contracting company and in 1924 he opened the M.J. Murphy Company which sold building supplies, did rock crushing and concrete work, and operated a lumber mill and cabinet shop located between San Carlos and Mission.

CONTINUATION SHEET

Page 5 of 9

*Resource Name or # Rockwell House

*Recorded by Meg Clovis

*Date 06/2022

☒ Continuation ☐ Update

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 Rockwell 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 Rockwell House is not eligible under **Criterion Two (Person)** as Mr. and Mrs. Rockwell are not individually significant within Carmel's historic context. Mr. Rockwell was a successful business man, real estate developer and member of the Connecticut legislature, however these accomplishments during his productive life would be best represented by his former home or factory in Hartford.

The Rockwell House is eligible for listing in the Carmel Inventory under **Criterion Three (Architecture)** because it was designed and built by Michael J. Murphy, a builder-designer who is recognized as significant in Carmel's Historic Context Statement (Carmel Historic Preservation Ordinance Section 17.32.040.D(1)). In addition, it is a good example of the Craftsman style which characterizes Carmel's architectural legacy during the town's formative years. Murphy himself is credited with laying the foundation of Carmel's early Arts and Crafts aesthetic with his Craftsman houses. The Craftsman style is recognized as significant in the Historic Context Statement (Carmel Historic Preservation Ordinance Section 17.32.040.D(3)).

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 Rockwell House represents the theme of Architectural Development, it retains substantial integrity, 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 Craftsman style, as described on page 46 of the Context Statement. The Rockwell House reflects the aesthetic characteristics of the Craftsman style through its horizontal proportions; wood shingle siding; windows framed by extended lintels and sills; stone chimney; exposed rafters; and U-shaped plan around a patio.

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

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

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

Page 6 of 9

*Resource Name or # Rockwell House

*Recorded by Meg Clovis

*Date 06/2022

☒ Continuation ☐ Update



Figure 1: View of back patio, looking SW



Figure 2: View NE of south elevation with added bay window, indicated with red arrow

CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

Attachment 2

Page 7 of 9

*Resource Name or # Rockwell House

*Recorded by Meg Clovis

*Date 06/2022

☒ Continuation ☐ Update



Figure 3: View NE from corner of San Antonio and 12th



Figure 4: Basement windows on south elevation

CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

Attachment 2

Page 8 of 9

*Resource Name or # Rockwell House

*Recorded by Meg Clovis

*Date 06/2022

☒ Continuation ☐ Update



Figure 5: View of extended lintels and sills and decorative notched rafters



Figure 6: View NW of patio and French doors added in 1950, indicated with red arrow

CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

Attachment 2

Page 9 of 9

*Resource Name or # Rockwell House

*Recorded by Meg Clovis

*Date 06/2022

☒ Continuation ☐ Update



Figure 7: View of rock stairs added in 1960 and decorative railing added in 2002.

May 5, 2023

Phase Two Report for the Rockwell House (APN 010-279-008), Carmel-by-the-Sea, CA.

Executive Summary

The Rockwell House is located at the northeast corner of San Antonio and 12th Avenue. In 2022 the property was evaluated for historical significance using the California Register for Historic Resources criteria and found eligible for listing under Criterion Three (Architecture) within the historic context theme of Architectural Development. The property was listed on the Carmel Inventory of Historic Resources on June 20, 2022.

The house was built in 1923 as the vacation home of Frederick and Jennie Rockwell. Mr. Rockwell had made his fortune as a pioneer wooden box manufacturer in Hartford, Connecticut. The historical evaluation (recorded on DPR523 A & B survey forms) states that, “The Rockwell House is eligible for listing in the Carmel Inventory under Criterion Three (Architecture) because it was designed and built by Michael J. Murphy, a builder-designer who is recognized as significant in Carmel’s Historic Context Statement (Carmel Historic Preservation Ordinance Section 17.32.040.D(1)). In addition, it is a good example of the Craftsman style which characterizes Carmel’s architectural legacy during the town’s formative years. Murphy himself is credited with laying the foundation of Carmel’s early Arts and Crafts aesthetic with his Craftsman houses. The Craftsman style is recognized as significant in the Historic Context Statement (Carmel Historic Preservation Ordinance Section 17.32.040.D(3)). The survey form notes the following additions and alterations to the house:

- **BP# 2058 (9/18/1950):** Comstock Associates enlarged the kitchen wing towards the rear lot line. A new window was installed in the rear wall and the original Dutch doors were reinstalled in the new wall. French doors were installed that opened out to the patio.
- **BP# 3488 (2/15/1960):** The bathroom was remodeled which included closing the original bathroom window and creating a new louvred window with obscure glass (since removed). Plans indicate that the original 3’ wide porch (termed “lookout”) on the front elevation was removed and replaced with a wider deck. Steps were constructed which connected the deck and the driveway.
- **BP# 89-205 (10/3/1989):** In 1989 two rotten windows on the south elevation were removed. One was replaced with a similar sash window (the bathroom window) and the other with a canted bay window atop a masonry foundation.
- **BP# 94-130 (7/11/1994):** Garden walkways, the driveway and rear patio were replaced with brick.
- **BP# 02-150 (9/6/2002):** The 1960s deck was replaced with a TimberTech deck and railing. The stone wall and steps (added in 1960) to the driveway were retained.

Character-Defining Features

A character-defining feature is an aspect of a building’s design, construction, or detail that is representative of the building’s function, type, or architectural style. Generally, character-defining features include specific building systems, architectural ornament, construction details, massing,

materials, craftsmanship, site characteristics and landscaping within the period of significance. The period of significance for the Rockwell House is 1923.

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 Rockwell House is a good example of the Craftsman style. Its character-defining features include:

- Single story over a partially exposed basement
- U-shaped plan with interior patio
- Wood shingle and shiplap siding
- Fenestration:
 - a) Square bays, multi-paned fixed window
 - b) Casement and sash wood windows
 - c) Extended lintels and sills
 - d) Multipaned wood frame French doors
- Masonry chimney
- Hipped roof system
- Decorative notched exposed rafters
- Dutch door



Figure 1: Arrows indicate the deck, steps and garage that will be removed/remodeled.

Proposed Project Description

Following is the project description included in the proposed plans (Sheet A0.1):

1. Construct a 231 sq. ft. garage (the garage will be constructed in front of the current garage)
2. Add 138 sq. ft. to the main floor (the new area will be added to the north elevation and at the rear of each wing)
3. In-kind replacement of wood shake roofing
4. New entry addition on the south elevation with two wood columns with stone bases
5. Relocate existing windows; add new windows; demolish existing windows; add new doors (these changes will be described in detail below)
6. New lower finish floor and 398 square foot expansion
7. All additions will have new exterior materials and finish to match existing

Following are further changes to the property as shown in the plans:

Hardscape

1. Remove the stone posts at the driveway entrance and replace them with new stone pillars at the driveway entrance.
2. Remove the brick driveway and replace it with a semi-permeable driveway.
3. Remove the stone and brick pavers with permeable paver pathways and a mulch pathway on the front elevation.
4. Remove the stone steps and planters on the front elevation and the planters around the courtyard.
5. Remove the brick courtyard pavers and replace them with impermeable stone pavers.
6. Add window wells on the front and south elevations.
7. Add a wood gate in the grape stake fence on the south elevation and a pathway to the new front entrance on the south elevation.

West (Front) Elevation

1. The lower level including the garage will be remodeled into two bedrooms, two bathrooms, a mechanical room and den. This will include a 398 sq. ft. expansion. Exterior changes will include new French doors in the former location of the garage door and the removal of the current basement level windows. The latter will be replaced with double casement windows. A window well will be built in front of these windows so they will not be fully visible from the street.
2. New, horizontal wood siding, to match the existing siding, will be added to the former garage area.
3. A new, wood deck will replace the current deck on the main level.

South Elevation

1. A new front entry porch with wood columns on stone bases will be constructed where a square bay window is currently located.
2. The canted bay window and bathroom window will be removed and replaced with relocated windows in new window openings.
3. A window well will be constructed which will conceal a new window on the lower level.

North Elevation

1. A new addition with a shed roof will be built on the north elevation. A strip of windows in the kitchen and a smaller window will be removed. There will be three new windows in the addition. The addition will be covered with wood shingle siding to match the existing shingles.
2. Two new windows will be added to the lower level.

East (Rear) Elevation

1. A new addition with a gable roof will be added to the rear of the north wing. This addition will remove the Dutch door and two windows.

Courtyard Interior

1. Two new French doors will replace the current French door and window on the south courtyard elevation.
2. A relocated window and new French doors will replace two windows on the north courtyard elevation.
3. The current front door, located at an angle between the south wing and main block, will be removed and filled in.



Figure 2: Arrows indicate window and French doors that will be removed on the north side of the courtyard.

The Secretary of the Interior's Standards for Rehabilitation

Compliance Evaluation

As a historical resource, the Rockwell 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 Rockwell 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 Rockwell House has been a single-family residence since it was constructed in 1923. The proposed project does not change the historic use of the house. The proposed work is consistent with Standard One.

Standard Two

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

The majority of the character-defining features listed on page 2 will be retained. Some of the window openings will be filled in. Some windows will be relocated, and some will be replaced. Since the house is located on a corner lot, both the west and south elevations are visible from the street. On the west (front) elevation the majority of windows on the main level will be retained. The garage door (a non-character-defining feature) and two small lower-level windows will be removed. The new lower-level windows will be screened by a window well and will only be partially visible from the street. A new French door will replace the garage door, but it will not be visible from the street due to the new garage which will be located in front of it.

A new entrance will be constructed on the south elevation which will remove one of the square bay windows. Although not ideal, the loss of a single window will not affect the building's integrity as a whole. The non-original canted bay window will be removed and replaced with a relocated window. The bathroom window opening will be filled in. A new window opening will be created next to the entry porch. The removal of the canted bay window and bathroom window does not affect the integrity of the house since they are not original. The proposed work is consistent with Standard Two.



Figure 3: Arrow indicates location of new entrance.

Standard Three

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

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

Standard Four

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

Changes were made to the property in 1950, 1960, 1989, 1994, 2002, and 2018, 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 distinctive materials, such as the staggered wood shingles, and examples of craftsmanship, such as the notched rafters and extended lintels and sills, will be preserved. The proposed work is consistent with Standard Five.

Standard Six

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

The deteriorated wood shake roof will be replaced with new wood shakes that match. The proposed work is consistent with Standard Six.

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.

New construction includes additions to the north elevation, the rear of the north wing, and the new entry on the south elevation. The new construction will remove existing window openings in the north wing and the Dutch Door. A kitchen addition expanded the north wing in 1950, and so these windows are outside the period of significance (1923). The Dutch door was relocated to its current position in 1950 however it is considered a character-defining feature. It is suggested that it be reused in another section of the house.

The entrance addition was discussed in Standard Two with respect to the removal of distinctive materials. Its design does reference the Craftsman style and these references should be kept to a minimum. One consideration is to remove the battered profile from the stone bases. In addition, the stone should not match the chimney's rough-cut masonry.

A new deck will be constructed in the same location as the current TimberTech deck. The current deck is the third deck in this location, and it is not considered a character-defining feature. Its removal will not destroy historic materials.

A new garage will be constructed in front of the current garage. It will have a flat, green roof and the exterior walls will be covered with a Carmel stone veneer. Due to the sloping site, the garage will not block the view of the residence's main level from the street (see the street profile on Sheet A0.1). The garage is compatible with the historic building.

Any new siding used in the additions should be differentiated from the existing siding, so the additions are clearly discernable from any historic fabric. Coursed shingles could be used rather than staggered wood shingles.



The original front door, set at an angle between the south wing and main block, will be removed. This door was not listed as a character-defining feature; therefore, its removal will not impair the building's integrity.

Project plans should indicate that any shingle siding or stone masonry used in new construction should not match the original. Rather, in order to meet Standard Nine, all materials used in new construction should be differentiated.

Figure 4: Corner door will be removed.

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 construction planned for the north wing will be located on a section of the building that was added in 1950. The loss of the windows in the north wing will not affect the integrity of the building.

The new entrance addition on the south elevation will remove a historic window, however the building's integrity is not dependent on that window and the building will still be able to convey its significance.

The new garage, if removed in the future, will not affect the essential form and integrity of the historic house and its environment will not be impaired.

New hardscape is proposed for the lot (see site plan details on Sheet A1.1). The stairs that currently lead from the driveway to the deck were built in 1960. The present brick driveway and pathways were installed in 2018. Both the stairs and brick hardscape are outside the period of significance and their removal will not affect the site's integrity. If removed in the future, the new permeable and impermeable pavers will not affect the integrity of the site.

The proposed work is consistent with Standard Ten.



Figure 5: The existing grape stake fence will be retained.

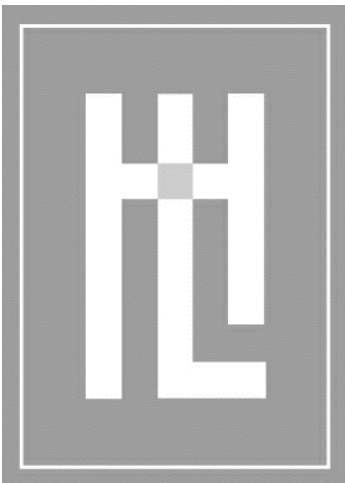
Conclusion

The proposed project meets Standards One, Two, Five, Six, and Ten of the Secretary of the Interior's Standards and Guidelines for Rehabilitation. Standards Three, Four, Seven, and Eight are not applicable. To be consistent with Standard Nine plans should indicate that new materials used in any additions will be differentiated.

Respectfully Submitted,

Margaret Clovis

RAMOS Residence



HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
Ph: 831.649.6001
Fax: 831.649.6003
www.hl-arc.com

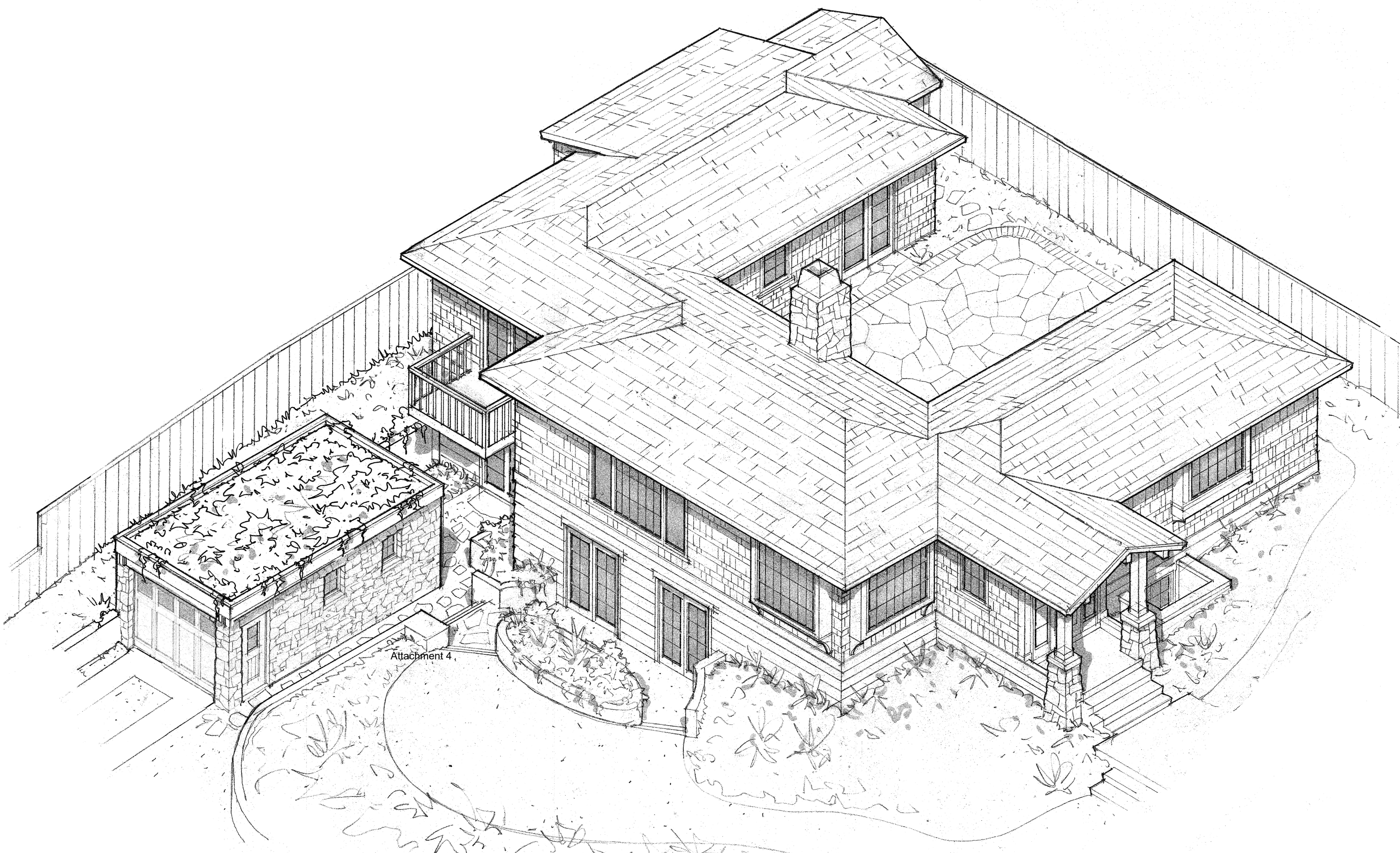
DATE: MAY 23, 2023

SCALE: N.T.S.

DRAWN: JM

JOB NUMBER:

REVISION



3D ELEVATION
FOR ILLUSTRATION PURPOSES ONLY



STREET PROFILE

PROJECT DATA

FLOOR AREA CALCULATIONS:

MAIN FLOOR AREA	
(E) FLOOR AREA	1441
(N) FLOOR AREA ADDITION	138
TOTAL	1579

LOWER FLOOR AREA	
(E) LOWER FLOOR	694
(N) ADDITION	398
(N) GARAGE	253
TOTAL	1345

TOTAL FLOOR AREA :	
MAIN FLOOR	= 1579 S.F.
LOWER FLOOR / GARAGE	= 1345 S.F.
TOTAL	= 2,924 S.F.
MAX. ALLOWED	= 2,960 S.F.

SITE COVERAGE CALCULATIONS:

EXISTING SITE COVERAGE	
WALKWAYS	1125
DRIVEWAY	756
TOTAL	1881

PROPOSED SITE COVERAGE	IMPERMEABLE	SEMI-PERMEABLE
WINDOW WELL #1		20
FRONT PATHWAY AND STEPS	106	107
(E) REAR PATHWAY TO BE REPLACED WITH PAVERS		87
BACK PATIO	364	
WINDOW WELL #2		80
DRIVEWAY		108
WOOD DECK		82
STEPPING STONES	14	
DRIVEWAY (MULCH)		
PATHWAY (MULCH)		
TOTAL IMPERMEABLE)	484	484
TOTAL (IMPERMEABLE + SEMI-PERMEABLE)		968
MAX. ALLOWED W/ BONUS :		= 971 S.F.

WALL ANALYSIS:

	EXISTING WALLS	EXISTING WALLS TO BE REMOVED	NEW WALLS TO BE ADDED
MAIN FLOOR	486 L.F.	132 L.F.	157 L.F.
LOWER FLOOR	297 L.F.	74 L.F.	193 L.F.
TOTAL	783 L.F.	206 L.F.	350 L.F.

PERCENTAGE OF WALLS TO BE REMOVED AND ADDED, TO EXISTING WALLS = (206 + 350) / 783 = 71 %

HEIGHT ANALYSIS:

	1ST (LOWER) FLOOR		2ND (MAIN) FLOOR	
	PLATE HEIGHT	RIDGE HEIGHT	PLATE HEIGHT	RIDGE HEIGHT
EXISTING	7'-5"		15'-8"	19'-3"
PROPOSED	7'-5"		15'-8"	19'-3"
MAXIMUM	12'-0"	18'-0"	18'-0"	24'-0"

SHEET INDEX

A0.1	COVER SHEET
1 OF 2	TOPOGRAPHIC SITE SURVEY
2 OF 2	TOPOGRAPHIC SITE SURVEY
A1.0	EXISTING SITE / DEMOLITION PLAN
A1.1	PROPOSED SITEPLAN / EXTERIOR LIGHTING PLAN
A2.0	EXISTING / DEMOLITION FLOOR PLANS
A2.2	PROPOSED FLOOR PLANS
A2.3	PROPOSED ROOF PLAN / WINDOW AND DOOR SCHEDULE
A2.4	REFLECTED CEILING PLANS
A3.0	EXISTING ELEVATIONS
A3.1	PROPOSED ELEVATIONS
A3.2	PROPOSED ELEVATIONS
A3.3	PROPOSED ELEVATIONS
A3.4	BUILDING SECTIONS
A3.5	BUILDING SECTIONS

SCOPE OF WORK:

- CONSTRUCTION OF 231 S.F. DETACHED GARAGE
- ADDITION OF 138 S.F. FLOOR AREA TO MAIN FLOOR , IN-KIND REPLACEMENT OF WOOD SHAKE ROOFING, NEW ENTRY ADDITION WITH WOOD COLUMN AND STONE BASE,
- RELOCATE EXISTING WINDOWS AND NEW WINDOWS AND DOORS TO MATCH EXISTING
- NEW LOWER FINISH FLOOR AND 398 S.F EXPANSION
- ALL NEW EXTERIOR MATERIALS AND FINISH TO MATCH EXISTING .

TREES TO BE REMOVED: NONE

PROJECT ADDRESS: NE CORNER OF 12TH ST. AND SAN ANTONIO AVE.
CARMEL-BY-THE-SEA , CA

A.P.N.: 010-279-008

ZONING: R-1

LOT SIZE: 8,000 S.F.

CURRENT USE: RESIDENTIAL

OCCUPANCY GROUP : R-3/U

CONSTRUCTION TYPE: V-B

SPRINKLER: YES

PROJECT TEAM

OWNER:
CATHERINE & TIM RAMOS
16 DARLENE CT
ALAMO , CA 94507
PH: (925) 963-4100

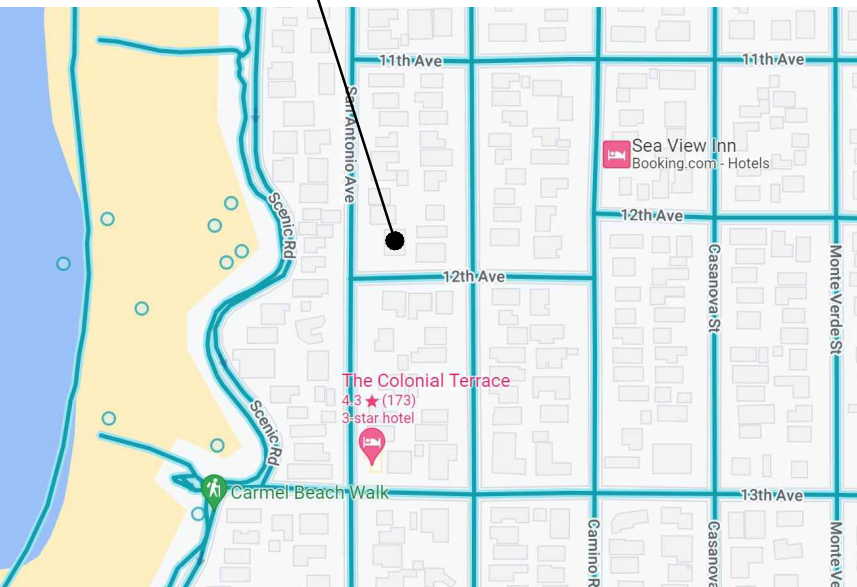
PROJECT ADDRESS:
NE CORNER OF 12TH STREET AND SAN ANTONIO AVE.
CARMEL-BY-THE-SEA , CALIFORNIA

ARCHITECT:
HOLDREN + LIETZKE ARCHITECTURE
225 CANNERY ROW - A
MONTEREY, CA 93940
PH: (831) 649-6001
CONTACT: CRAIG HOLDREN

SURVEYOR:
LUCIDO SURVEYORS
2 SAUCITO AVENUE
DEL REY OAKS , CA 93940
PH: 831-620-5032

VICINITY MAP

PROJECT LOCATION



COVER SHEET

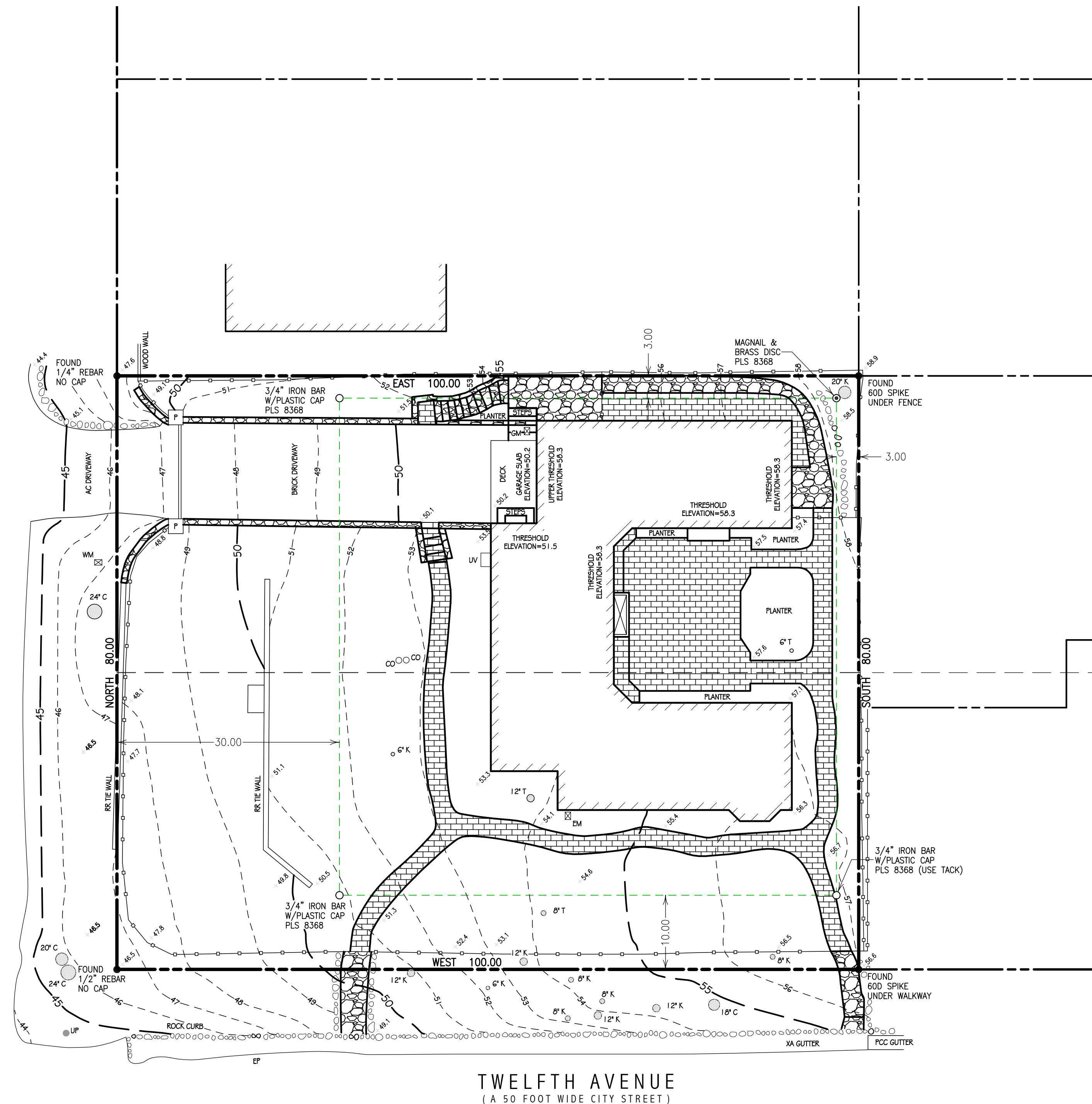
RAMOS RESIDENCE
NE CORNER OF 12th STREET and SAN ANTONIO
CARMEL, CA 93923
A.P.N. 010-279-008

A0.1

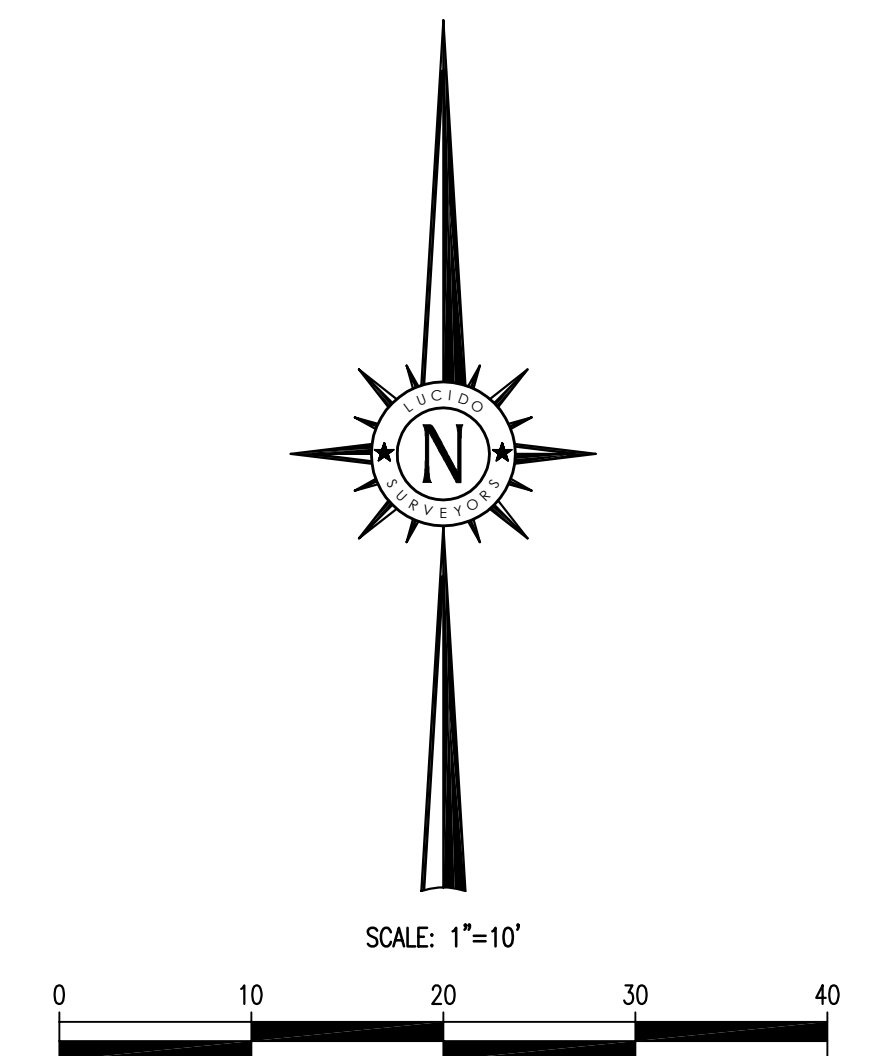
	RECORD BOUNDARY
	RECORD RIGHT OF WAY
	RECORD LOT LINE
	REFERENCE LINE
	OLD RECORD LINE
	PROJECT BENCHMARK
	CONTOUR (MAJOR)
	CONTOUR (MINOR)
	EDGE OF PAVEMENT
	LIP OF GUTTER
	FACE OF CURB
	BACK OF CURB
	BACK OF SIDEWALK
	EDGE OF DRIVEWAY
	BUILDING OUTLINE
	CHIMNEY
	APPROXIMATE FLOOR ELEVATION
	DECK
	CONCRETE PAD
	STEP
	PLANTER
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEAN-OUT
	STORM DRAIN MANHOLE
	AREA DRAIN
	STORM DRAIN CATCH BASIN
	UTILITY POLE
	GUY WIRE
	ELECTRIC VAULT
	UTILITY VAULT
	ELECTRIC METER
	STREET LIGHT
	LAMP POST
	GAS METER
	TELEPHONE STANDARD
	CABLE TELEVISION BOX
	WOOD FENCE
	WIRE FENCE
	STREET SIGN
	SIGN POST
	MAIL BOX
	PILLAR
	BLOCK RETAINING WALL
	ROCK RETAINING WALL
	STACKED BLOCK WALL
	STONE WALKWAY AND/OR WALL
	EDGE OF FOLIAGE
	TREE WITH SIZE AND TYPE
	EUCALYPTUS
	CYPRESS
	OAK
	PALM
	PINE
	REDWOOD
	TREE
	SPOT ELEVATION

AC	ASPHALT CONCRETE
CS	CRAWL SPACE
CMP	CORRUGATED METAL PIPE
CP	CONCRETE PAD
DG	DECOMPOSED GRANITE
XA	EXPOSED AGGREGATE
HDPE	HIGH DENSITY POLY ETHYLENE
PCC	PORTLAND CEMENT CONCRETE
PS	PAVER STONE
PVC	POLY VINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
TE	TRASH ENCLOSURE

SAN ANTONIO AVENUE
(A 50 FOOT WIDE CITY STREET)



PROJECT BENCHMARK
SURVEY MARK & ALUMINUM DISC
ELEV=50.0



ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM.
AN ELEVATION OF 50.0 HAS BEEN ASSIGNED TO A SURVEY MARK & ALUMINUM DISC
SET IN THE PAVEMENT NEAR THE SOUTHERLY BOUNDARY LINE OF THE
SUBJECT PROPERTY AS SHOWN HEREON.

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS, AND IS SHOWN APPROXIMATE ONLY - NOT FOR CONSTRUCTION. THIS IS NOT A BOUNDARY SURVEY.
2. EASEMENTS OR ENCUMBRANCES RELATING TO THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
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4. CONTOUR INTERVAL = ONE FOOT.
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6. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC. SQUARE FOOTAGE OF BUILDINGS (IF ANY) IS SHOWN APPROXIMATE ONLY, AND SUBJECT TO REVISION AT ANY TIME.
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8. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN AUGUST OF 2022.

info@lucidosurveyors.com
(831) 620-5032

STATE OF CALIFORNIA

CITY OF CARMEL COUNTY OF MONTEREY STATE OF CALIFORNIA

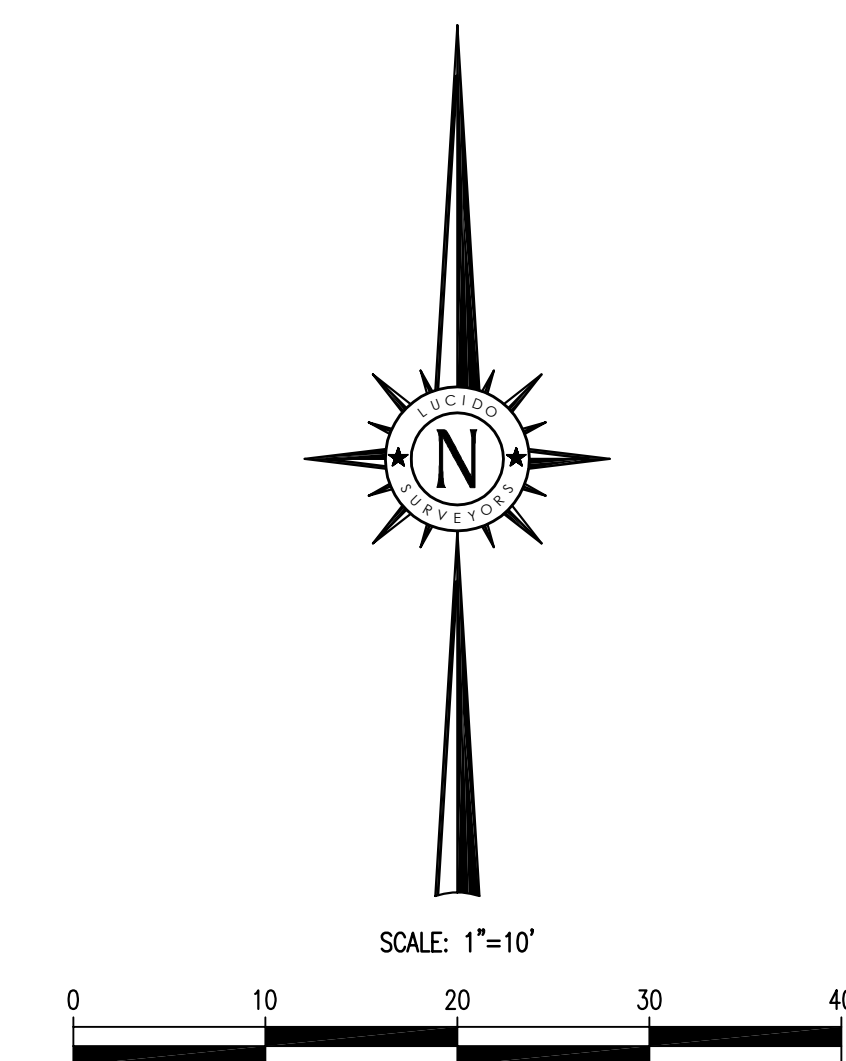
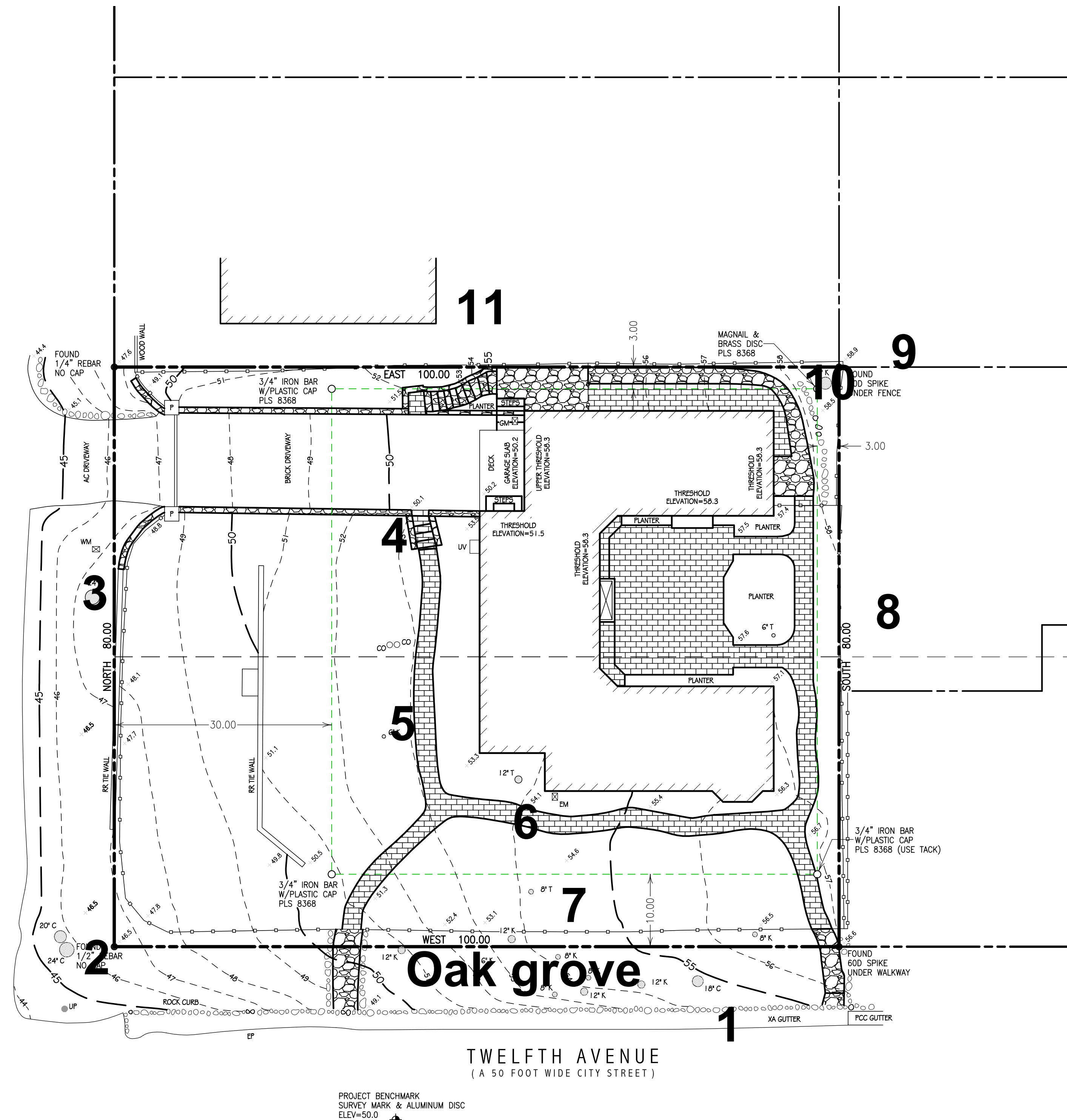
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SAN ANTONIO AVENUE
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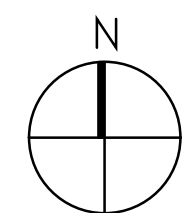
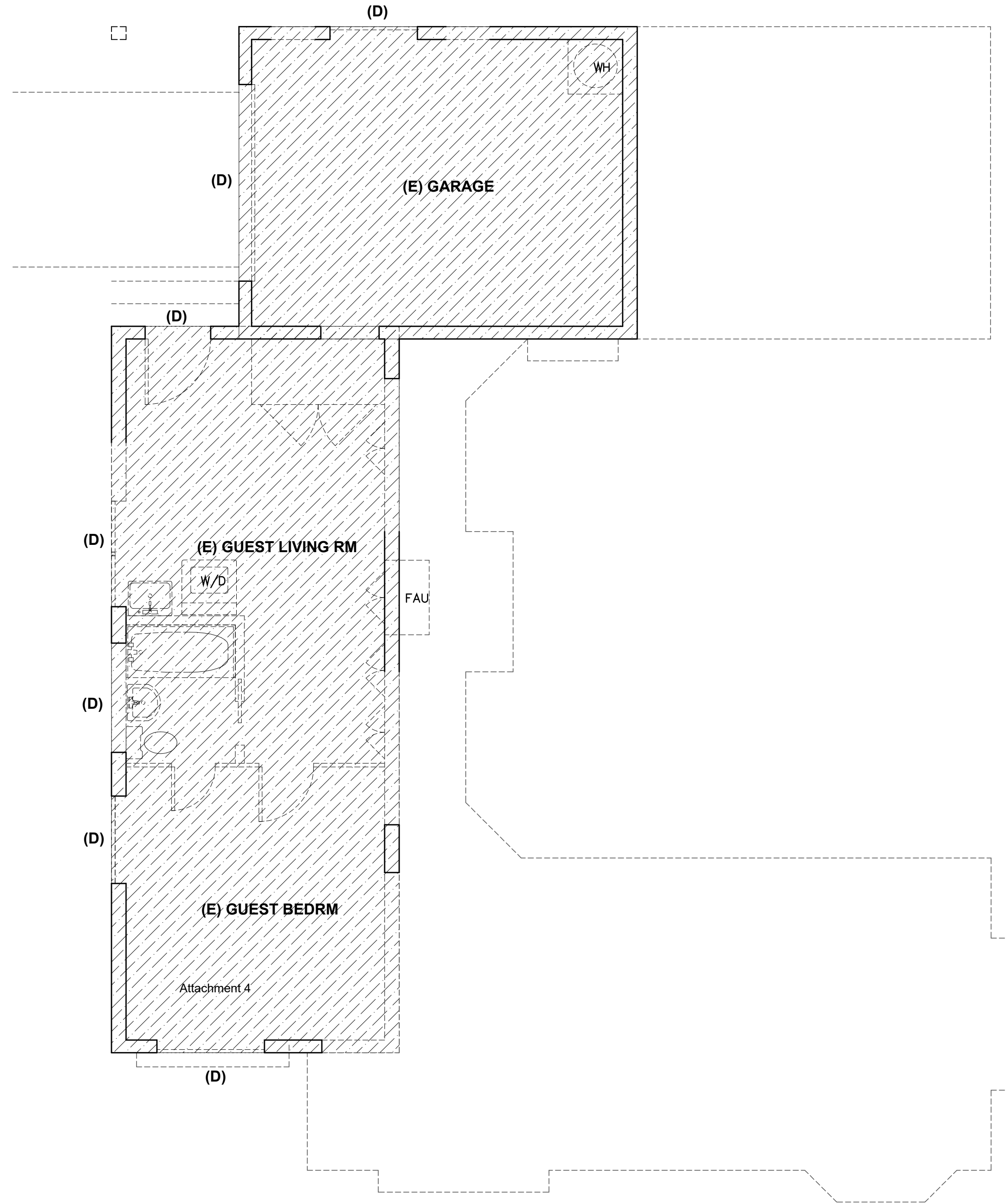
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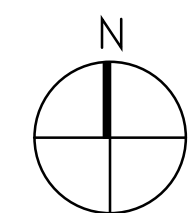
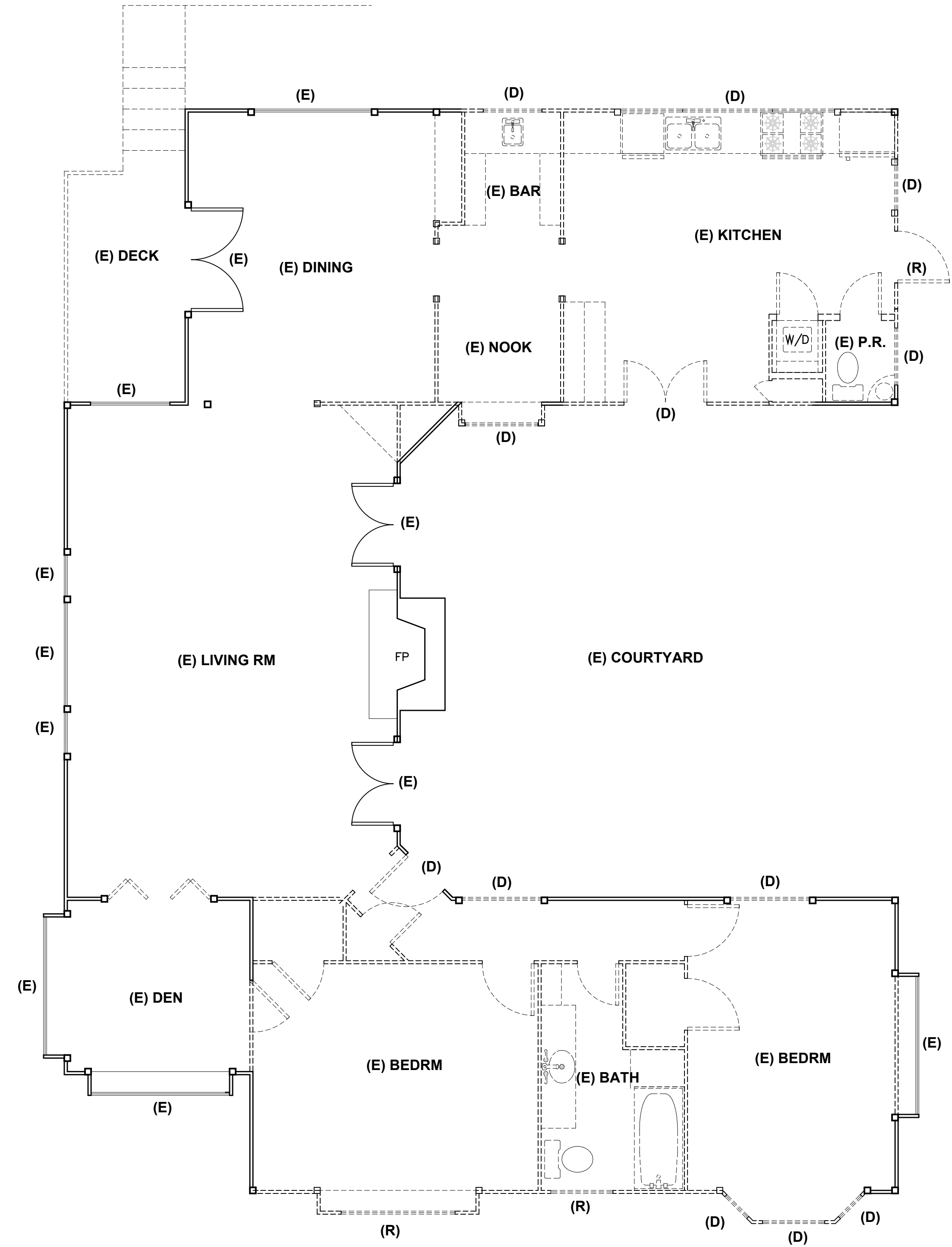




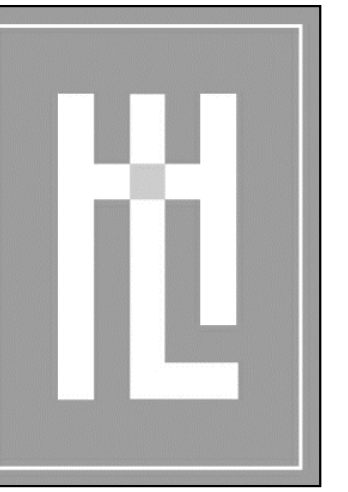
EXISTING / DEMOLITION LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"

WALL LEGEND:

- (E) SINGLE WALL TO REMAIN
- (D) SINGLE WALL TO BE REMOVED
- (E) (E) EXTERIOR DOORS, WINDOW TO REMAIN
- (D) (E) EXTERIOR DOORS, WINDOW TO BE REMOVED
- (R) (E) EXTERIOR DOORS, WINDOW TO BE RELOCATED
- (E) PLUMBING FIXTURES, APPLIANCES, CASEWORKS & OTHER ITEMS TO BE REMOVED
- (E) RETAINING WALL TO BE REMOVED
- (E) CONCRETE SLAB TO BE REMOVED



EXISTING / DEMOLITION MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



HOLDREN+LIETZKE
ARCHITECTURE

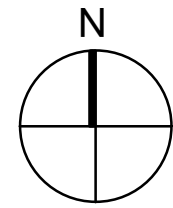
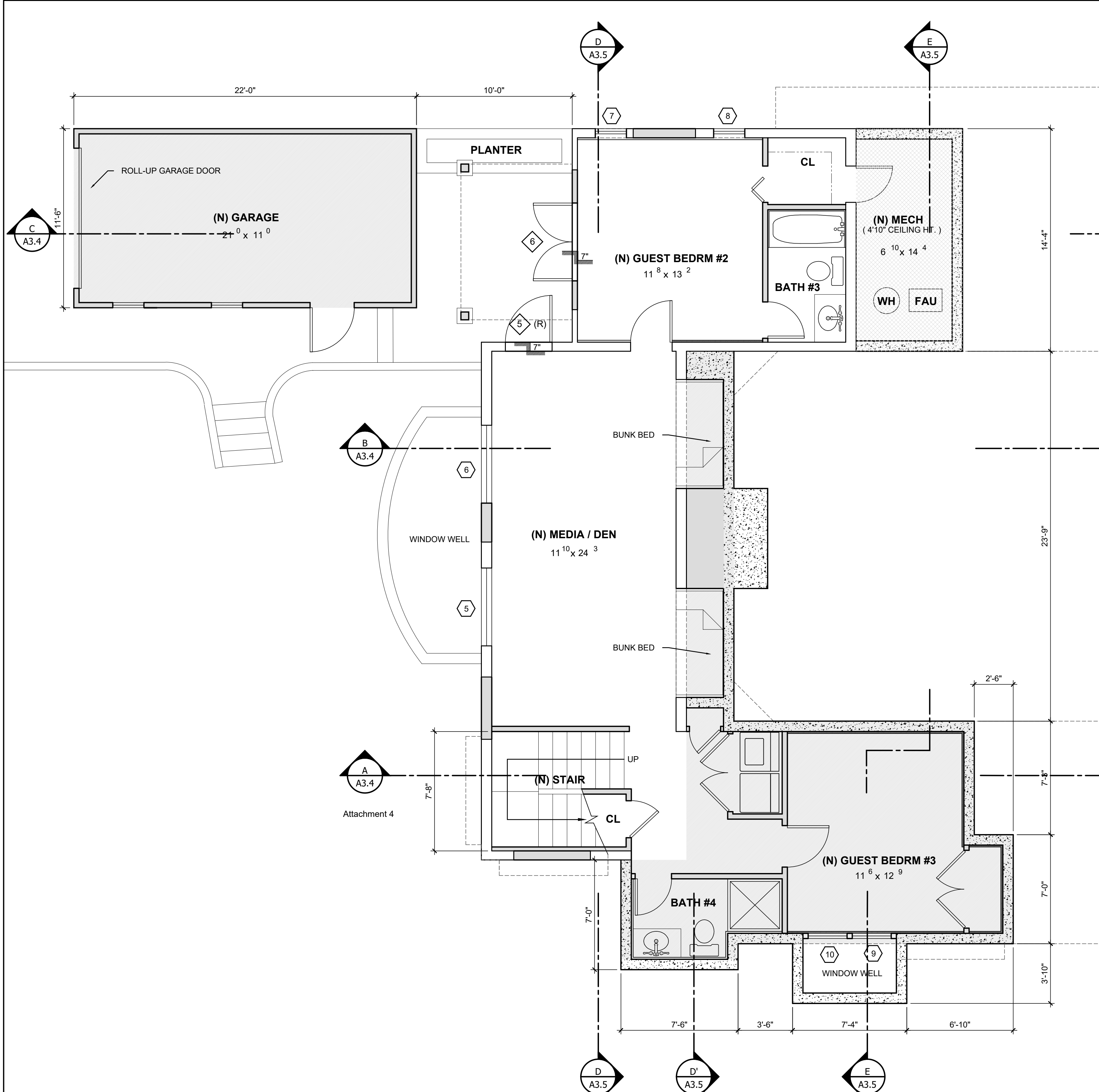
225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
Ph: 831.649.6001
Fax: 831.649.6003
www.hl-arc.com

DATE: MAY 16, 2023
SCALE: 1/4" = 1'-0"
DRAWN: JM
JOB NUMBER:
REVISION

EXISTING / DEMOLITION PLAN

RAMOS RESIDENCE
NE CORNER OF 12th STREET and SAN ANTONIO
CARMEL, CA 93923
A.P.N. 010-279-008

A2.0

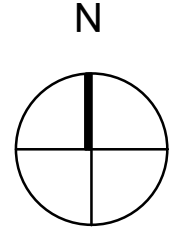
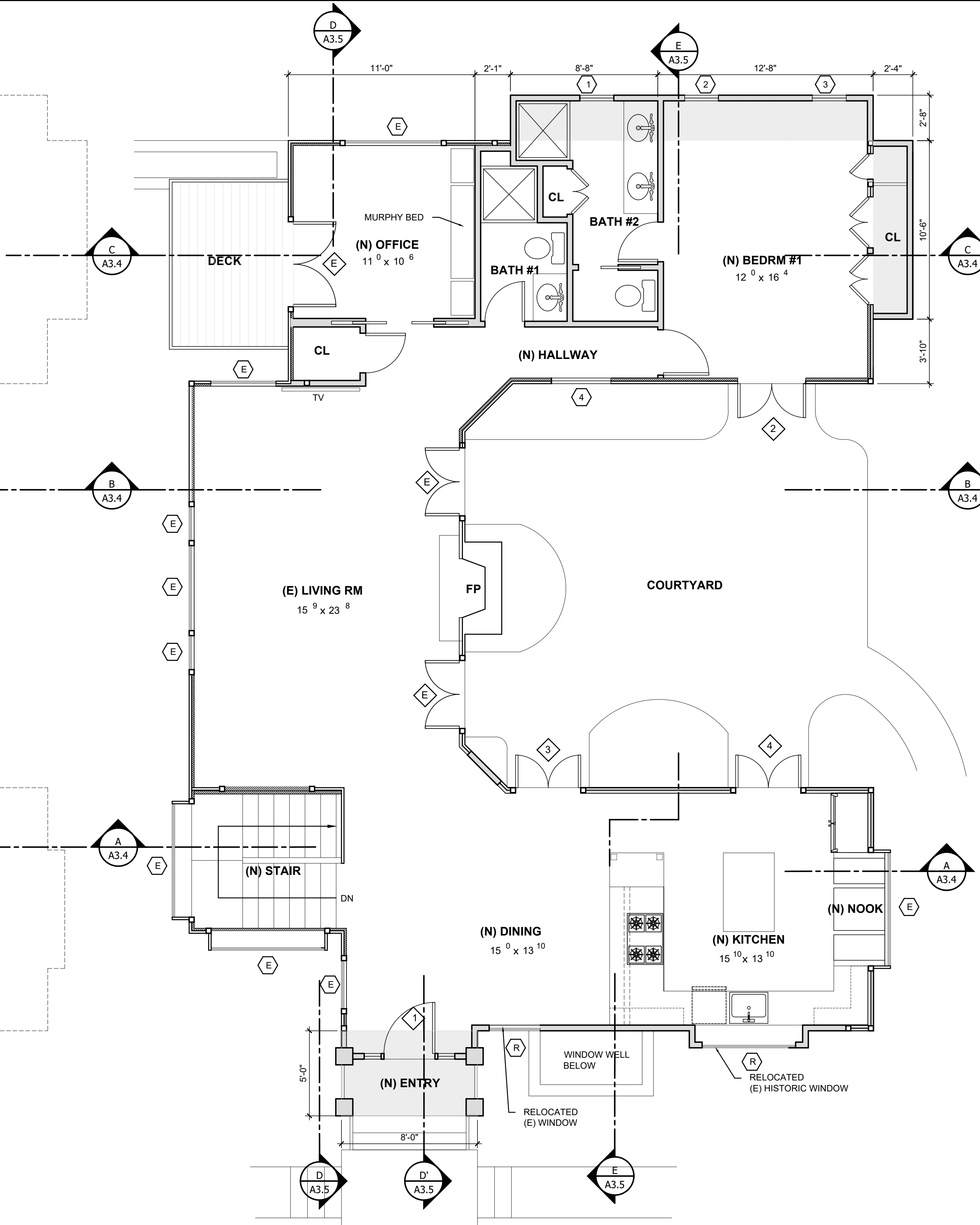


PROPOSED LOWER FLOOR / GARAGE PLAN

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

FLOOR AREA:

(E) BASEMENT	= 694 S.F.
(N) ADDITION	= 398 S.F.
(N) GARAGE	= 231 S.F.
TOTAL	= 1,323 S.F.



PROPOSED MAIN FLOOR PLAN

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

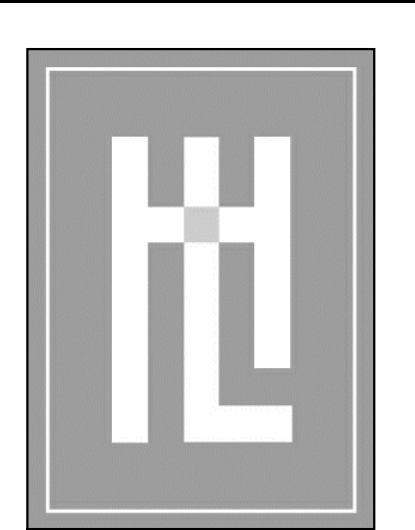
FLOOR AREA:

(E)	= 1,441 S.F.
(N)	= 138 S.F.
TOTAL	= 1,579 S.F.

LEGEND:

	(E) WALL TO REMAIN
	(N) INTERIOR STUD WALL
	(N) AREA OF ADDITION

NOTE:
SEE DEMOLITION PLAN
FOR WALLS TO BE REMOVED



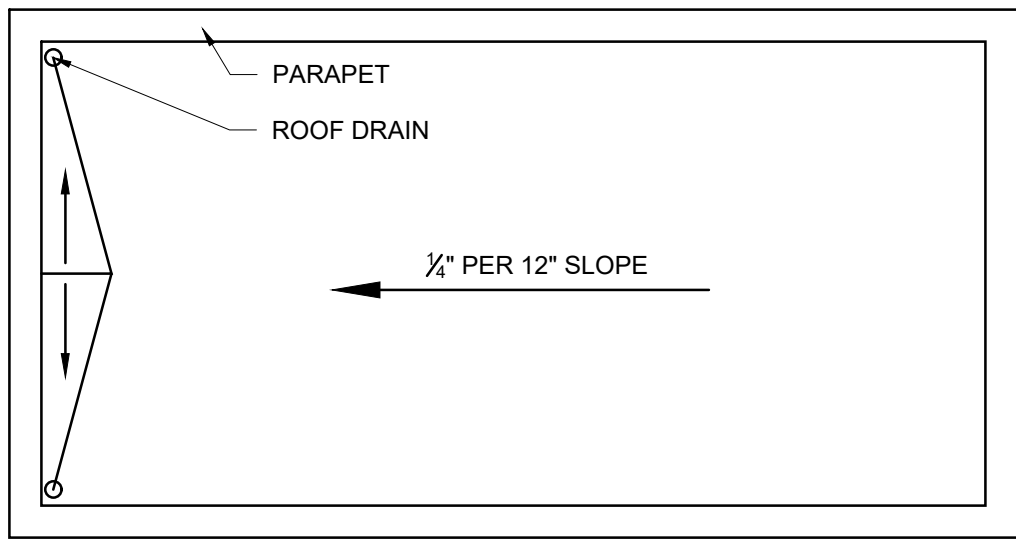
**HOLDREN+LIETZKE
ARCHITECTURE**

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
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www.hl-arc.com

DATE:	MAY 16, 2023
SCALE:	1/4"=1'-0"
DRAWN:	JM
JOB NUMBER:	
REVISION	

PROPOSED FLOOR PLAN

RAMOS RESIDENCE
NE CORNER OF 12th STREET and SAN ANTONIO
CARMEL, CA 93923
A.P.N. 010-279-008

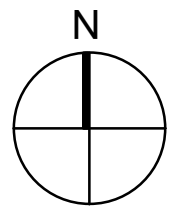
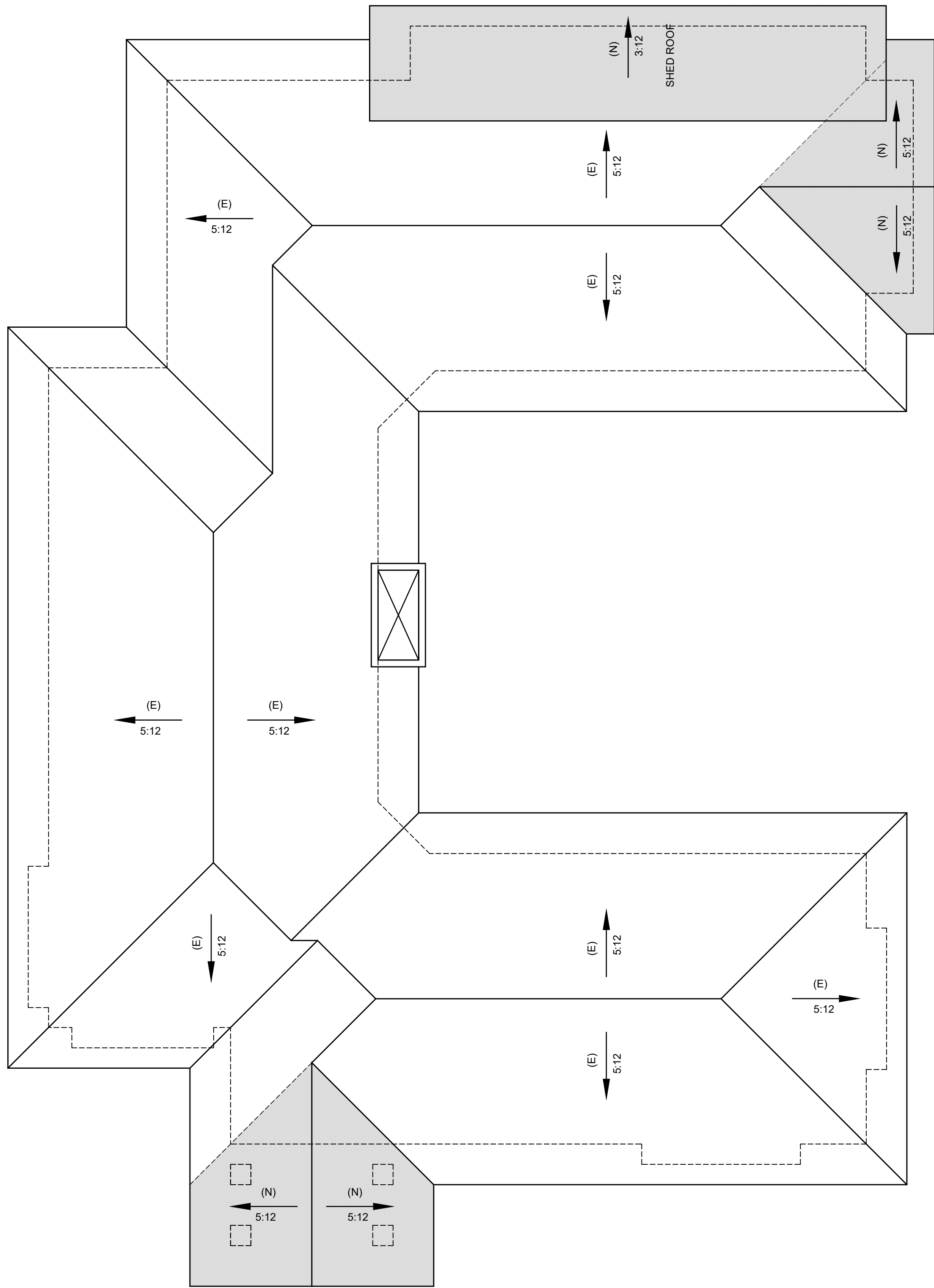


WINDOW SCHEDULE						REMARKS
MARK	TYPE	NOMINAL DIMENSIONS		HEAD HEIGHT (ABOVE FIN. FLR.)	FRAME	
		WIDTH	HEIGHT			
E						EXISTING WOOD WINDOWS TO REMAIN WITH TRUE DIVIDED LIGHTS
R						EXISTING WOOD WINDOWS TO BE RELOCATED WITH TRUE DIVIDED LIGHTS
1	CASEMENT	2'-0"	3'-6"	6'-8"	WOOD	TRUE- DIVIDED LIGHT
2	CASEMENT	2'-0"	4'-0"	6'-8"	WOOD	TRUE- DIVIDED LIGHT
3	CASEMENT	2'-0"	4'-0"	6'-8"	WOOD	TRUE- DIVIDED LIGHT
4	FIXED	4'-0"	4'-6"	6'-8"	WOOD	TRUE- DIVIDED LIGHT
5	DBL. CASEMENT	5'-0"	6'-8"	6'-8"	WOOD	TRUE- DIVIDED LIGHT
6	DBL. CASEMENT	5'-0"	6'-8"	6'-8"	WOOD	TRUE- DIVIDED LIGHT
7	FIXED	2'-0"	2'-0"	6'-8"	WOOD	
8	FIXED	2'-0"	2'-0"	6'-8"	WOOD	
9	CASEMENT	2'-6"	4'-0"	6'-8"	WOOD	TRUE- DIVIDED LIGHT
10	CASEMENT	2'-6"	4'-0"	6'-8"	WOOD	TRUE- DIVIDED LIGHT

NOTE: ALL NEW WINDOWS ARE TO MATCH EXISTING WINDOW WITH TRUE-DIVIDED LIGHTS.

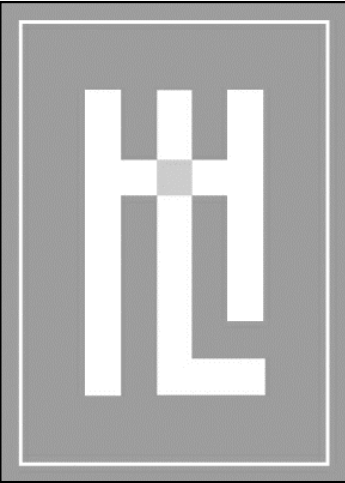
EXTERIOR DOOR SCHEDULE

MARK	TYPE				REMARKS
		WIDTH	HEIGHT	CORE	
E	EXTERIOR	3'-0"	6'-8"	SOLID WOOD CORE	EXISTING WOOD DOORS WITH TRUE-DIVIDED LIGHTS
1	EXTERIOR	3'-0"	6'-8"	SOLID WOOD CORE	MAIN ENTRY WOOD DOOR WITH TRUE-DIVIDED SIDELIGHTS
2	EXTERIOR	PR. 2'-6"	6'-8"	SOLID WOOD CORE	FRENCH DOOR WITH TRUE-DIVIDED LIGHTS
3	EXTERIOR	PR. 2'-6"	6'-8"	SOLID WOOD CORE	FRENCH DOOR WITH TRUE-DIVIDED LIGHTS
4	EXTERIOR	PR. 2'-6"	6'-8"	SOLID WOOD CORE	FRENCH DOOR WITH TRUE-DIVIDED LIGHTS
5	EXTERIOR	3'-0"	6'-8"	SOLID WOOD CORE	DUTCH DOOR - RELOCATED FROM (E) KITCHEN
6	EXTERIOR	PR. 2'-6"	6'-8"	SOLID WOOD CORE	FRENCH DOOR WITH TRUE-DIVIDED LIGHTS



PROPOSED ROOF PLAN

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



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DATE: MAY 16, 2023

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

DRAWN: JM

JOB NUMBER:

REVISION

PROPOSED ROOF PLAN / WINDOW , DOOR SCHEDULE

RAMOS RESIDENCE
NE CORNER OF 12th STREET and SAN ANTONIO
CARMEL, CA 93923
A.P.N. 010-279-008



25 CANNERY ROW - SUITE A
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Ph: 831.649.6001
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DATE: MAY 16, 2023

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

RAWN: JM

JOB NUMBER:

REVISION

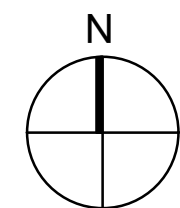
PROPOSED REFLECTED CEILING PLAN

RAMOS RESIDENCE

NE CORNER OF 12TH STREET AND SAN ANTONIO
CARMEL, CA 93923
A.D.N. 040 370 000

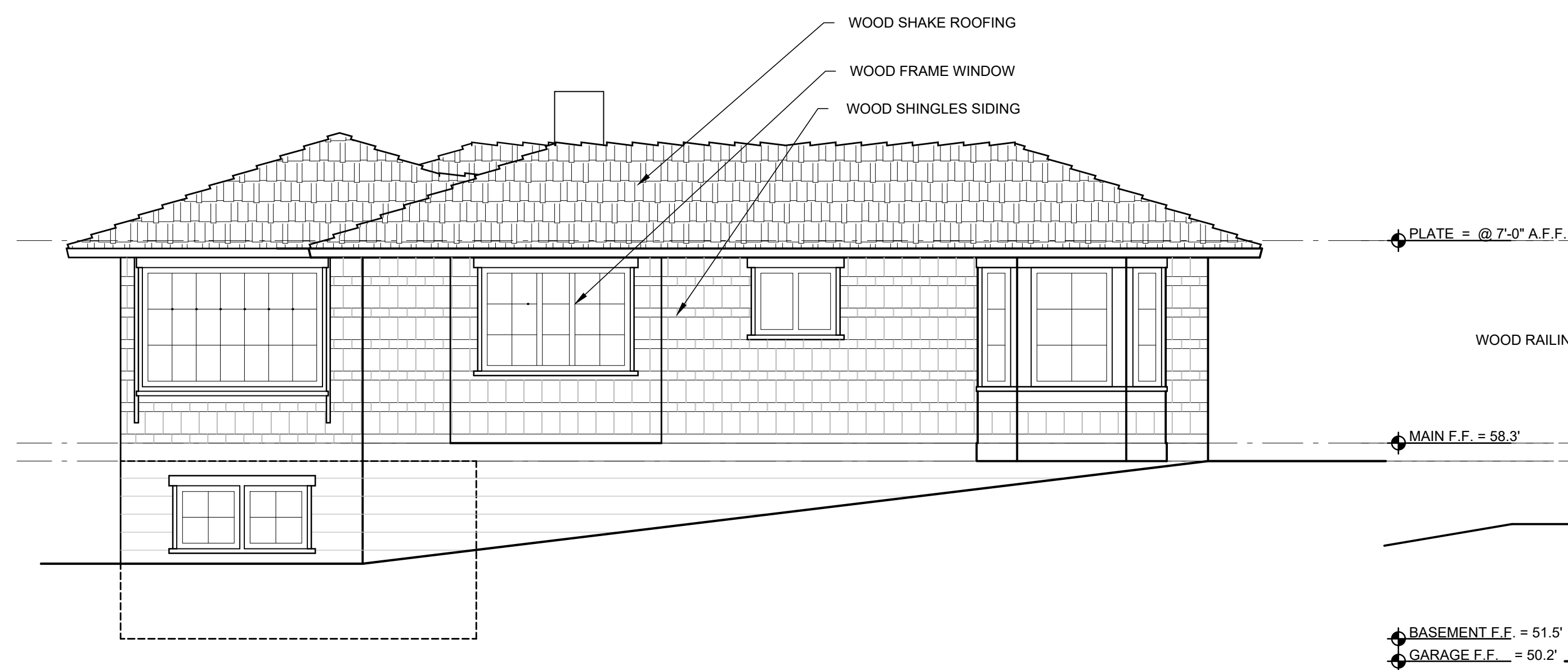
A.P.N. 010-279-008

A2.4

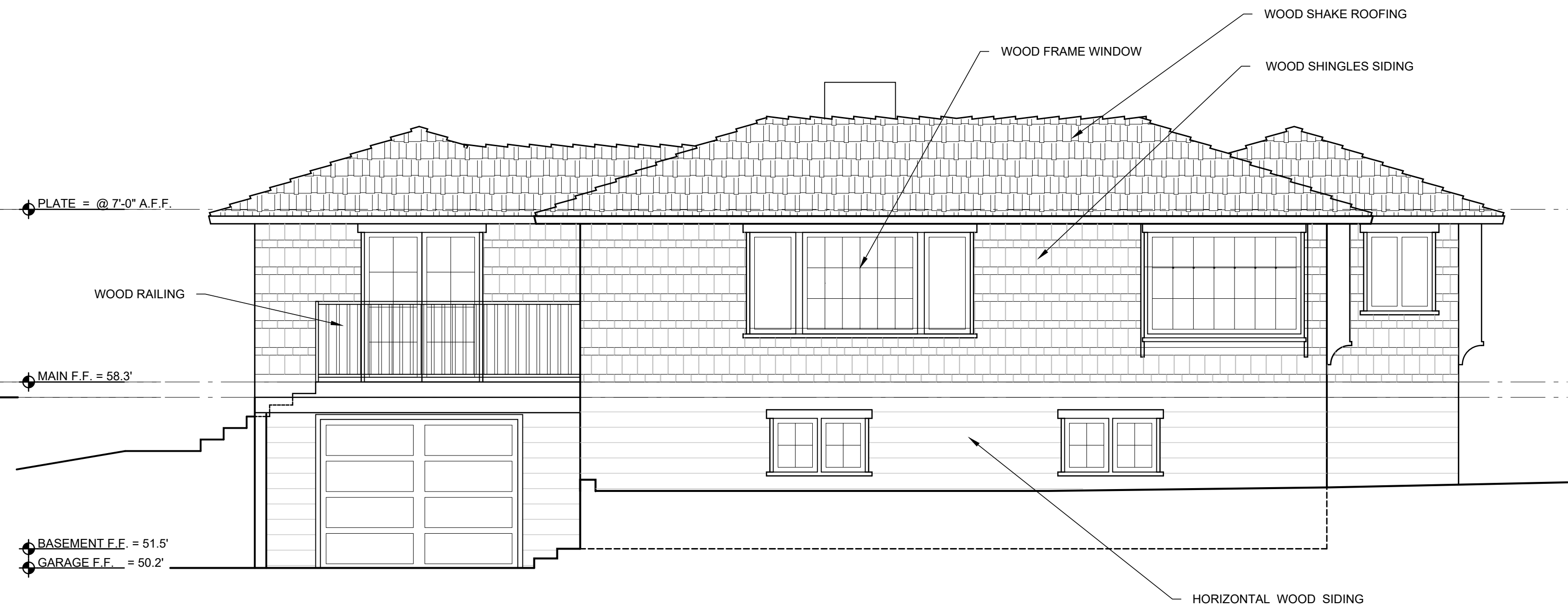


LOWER FLOOR / GARAGE REFLECTED CEILING PLAN

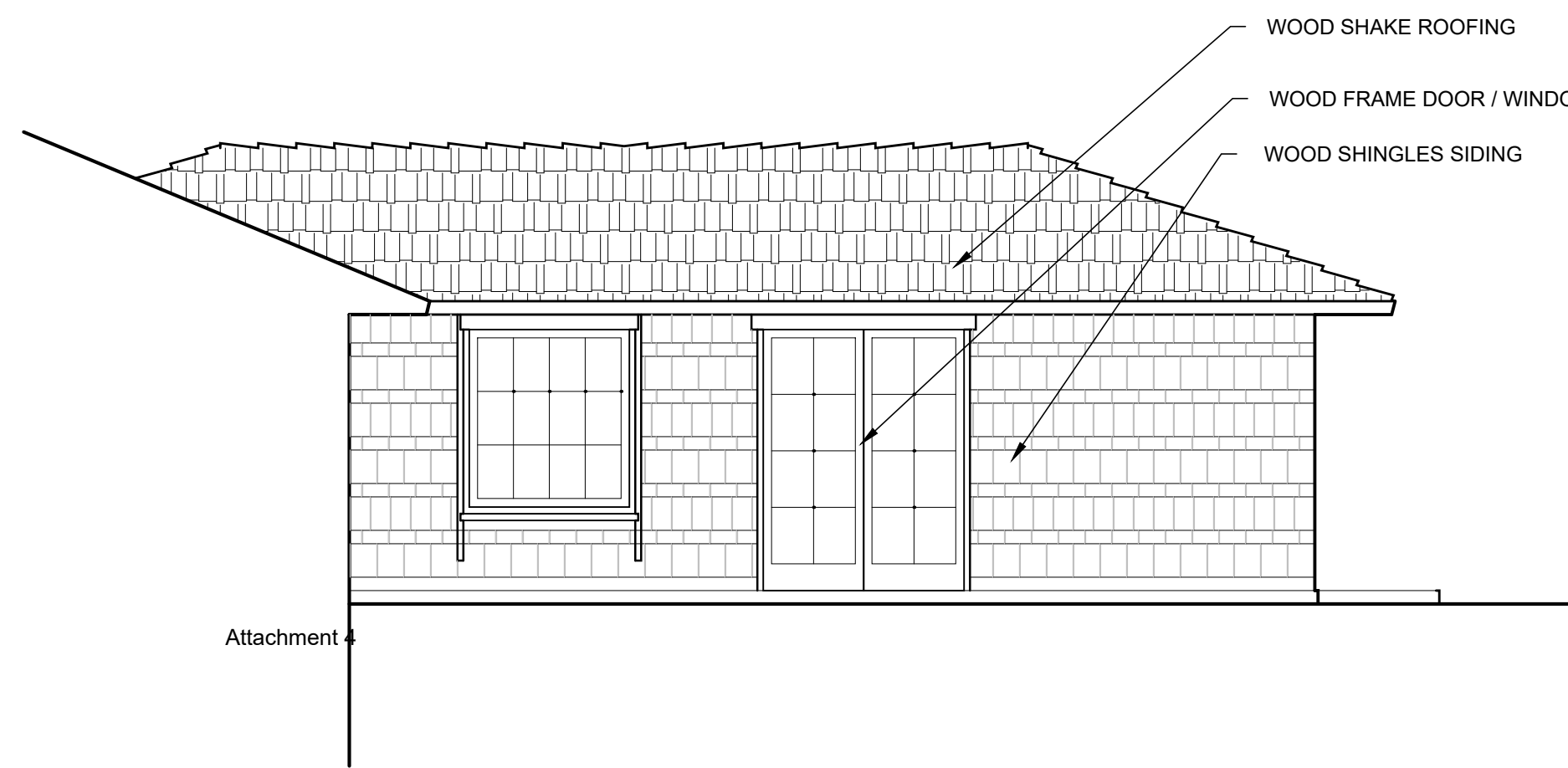




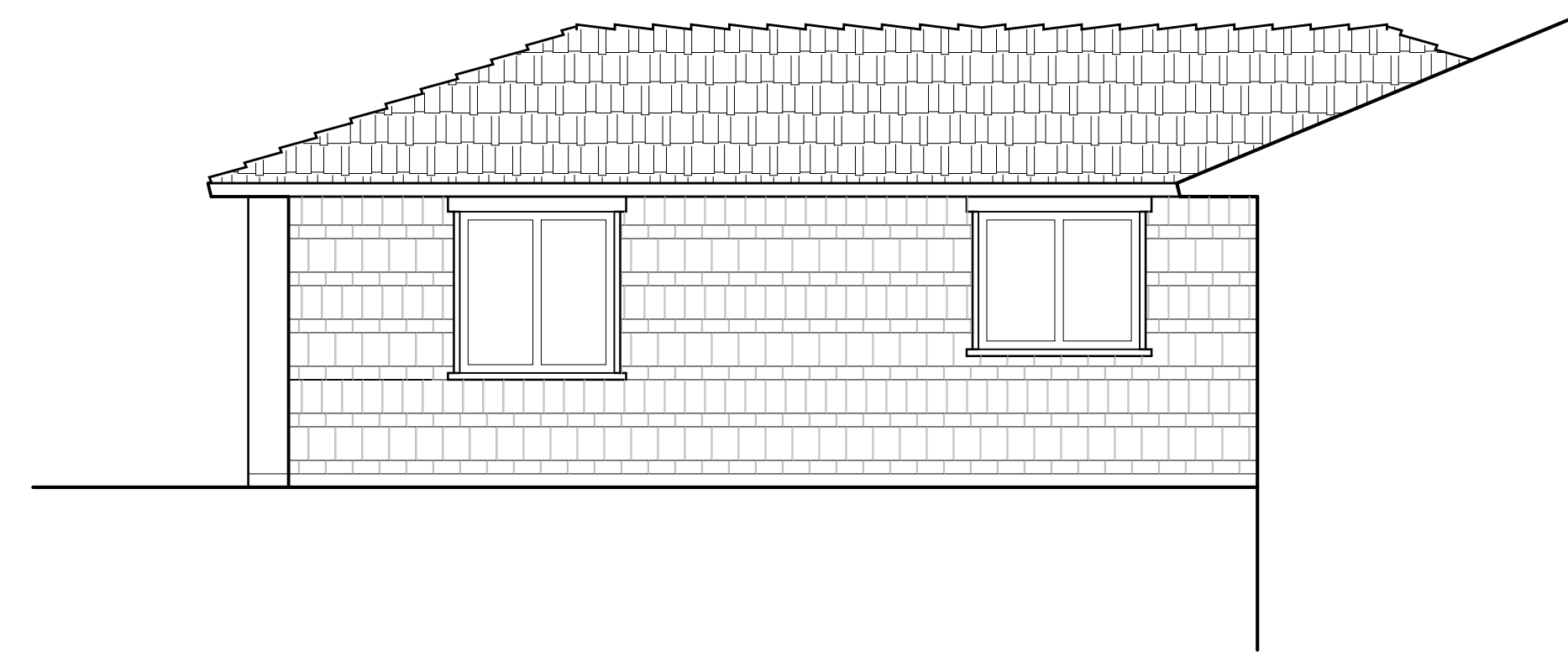
(E) SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



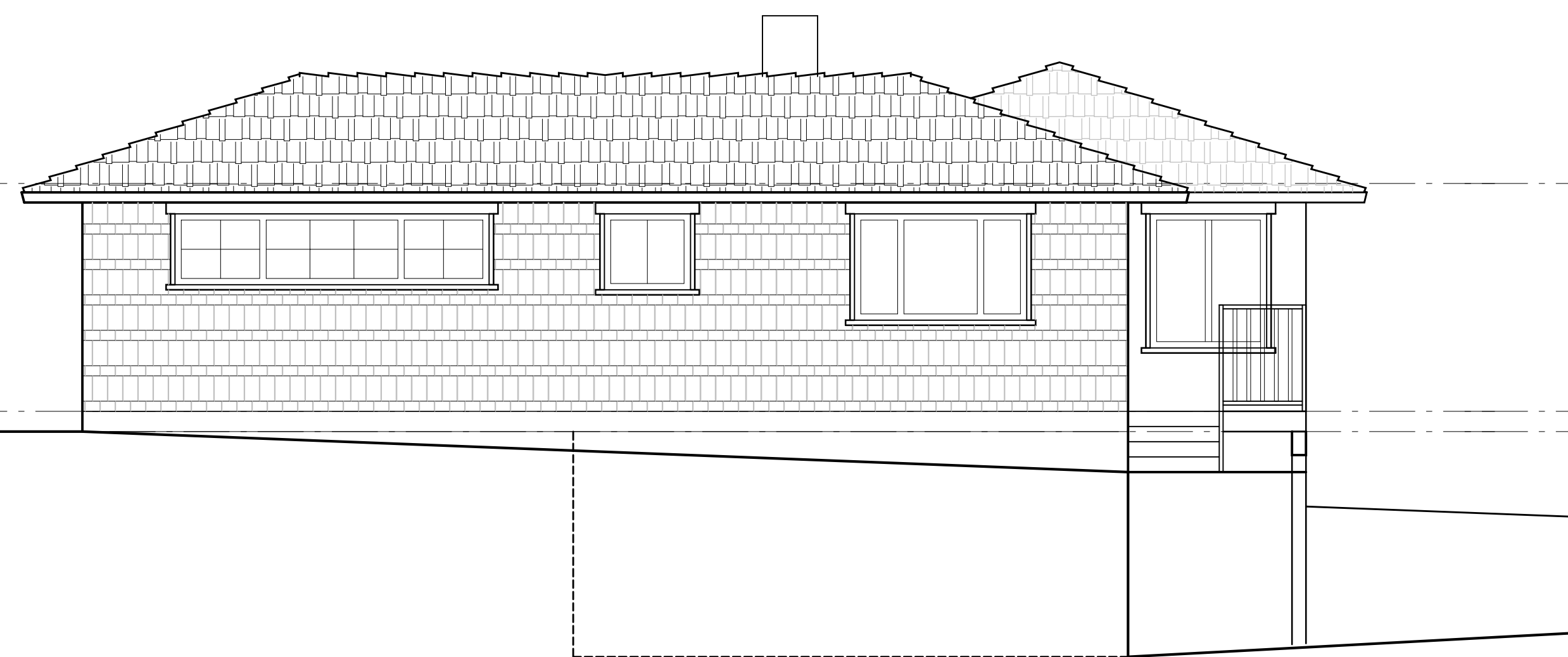
(E) WEST ELEVATION
SCALE: 1/4" = 1'-0"



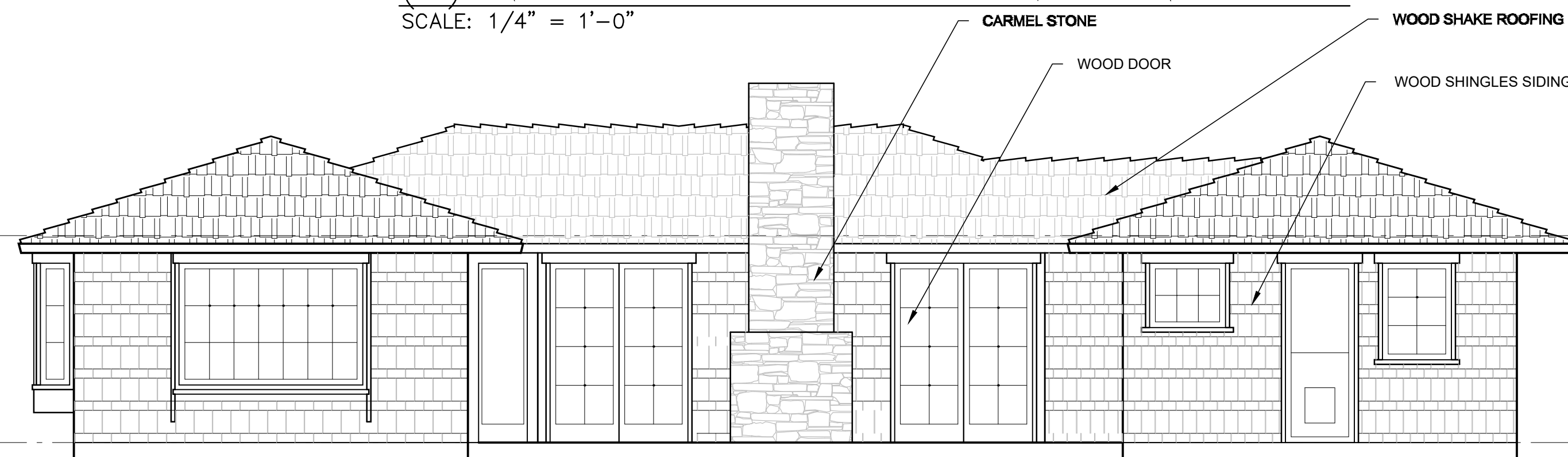
(E) SOUTH COURTYARD ELEVATION
SCALE: 1/4" = 1'-0"



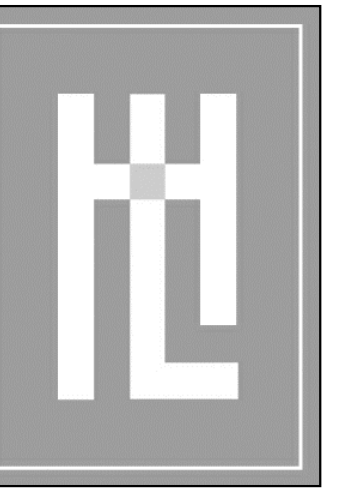
(E) NORTH COURTYARD ELEVATION
SCALE: 1/4" = 1'-0"



(E) NORTH ELEVATION
SCALE: 1/4" = 1'-0"



(E) EAST ELEVATION
SCALE: 1/4" = 1'-0"



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SCALE: 1/4" = 1'-0"
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JOB NUMBER:
REVISION

EXISTING ELEVATION

RAMOS RESIDENCE
NE CORNER OF 12th STREET and SAN ANTONIO
CARMEL, CA 93923
A.P.N. 010-279-008

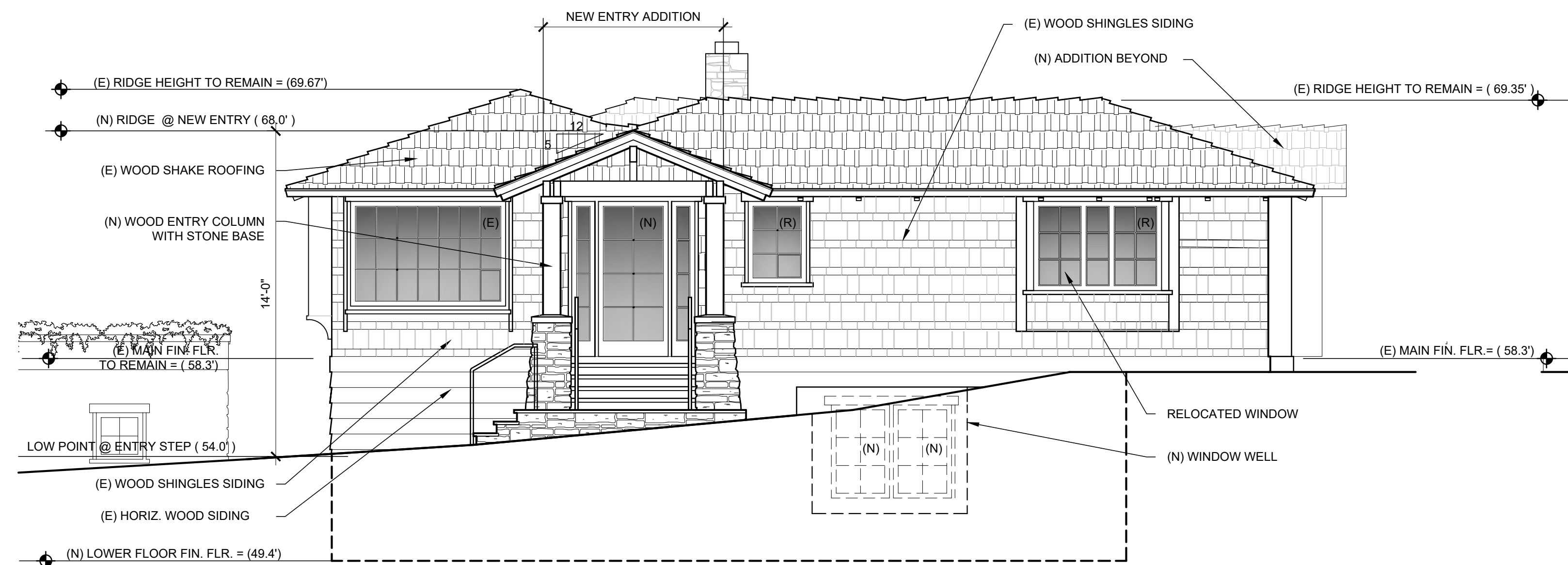
A3.0



WEST ELEVATION

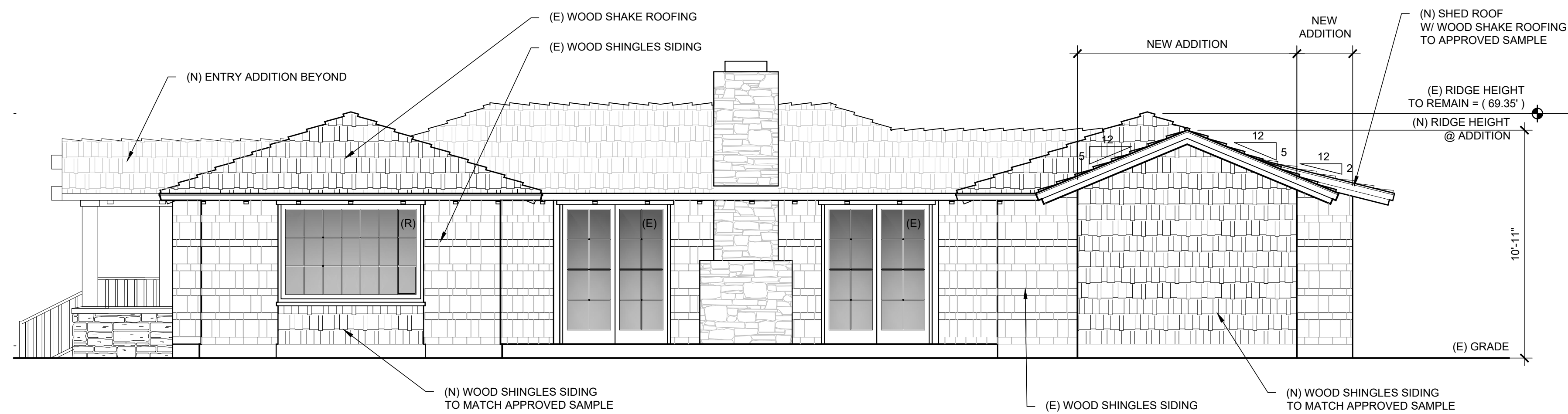
SCALE: 1/4" = 1'-0"

Attachment 4



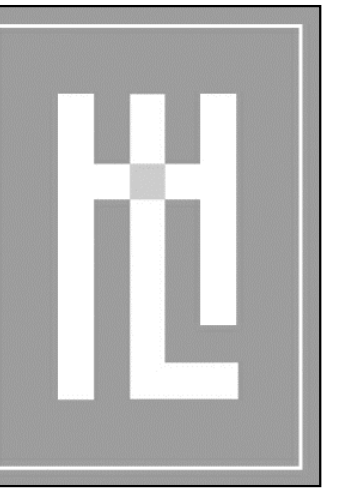
SOUTH ELEVATION

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



EAST ELEVATION

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



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

DRAWN: JM

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REVISION

PROPOSED ELEVATION

RAMOS RESIDENCE
NE CORNER OF 12th STREET and SAN ANTONIO
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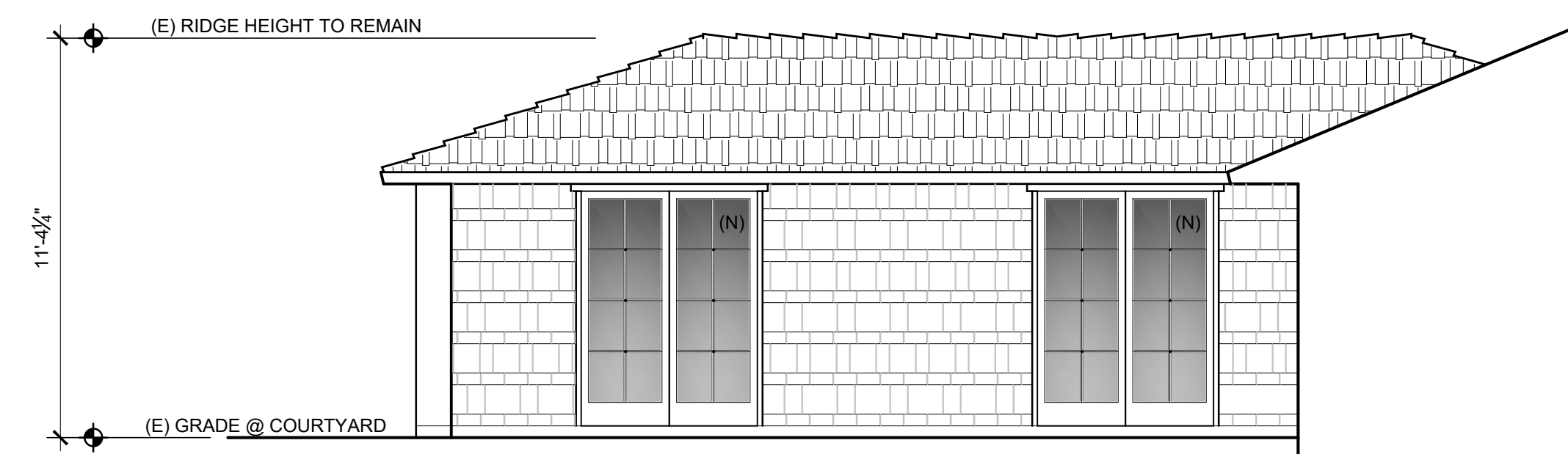
A3.1



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REVISION

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

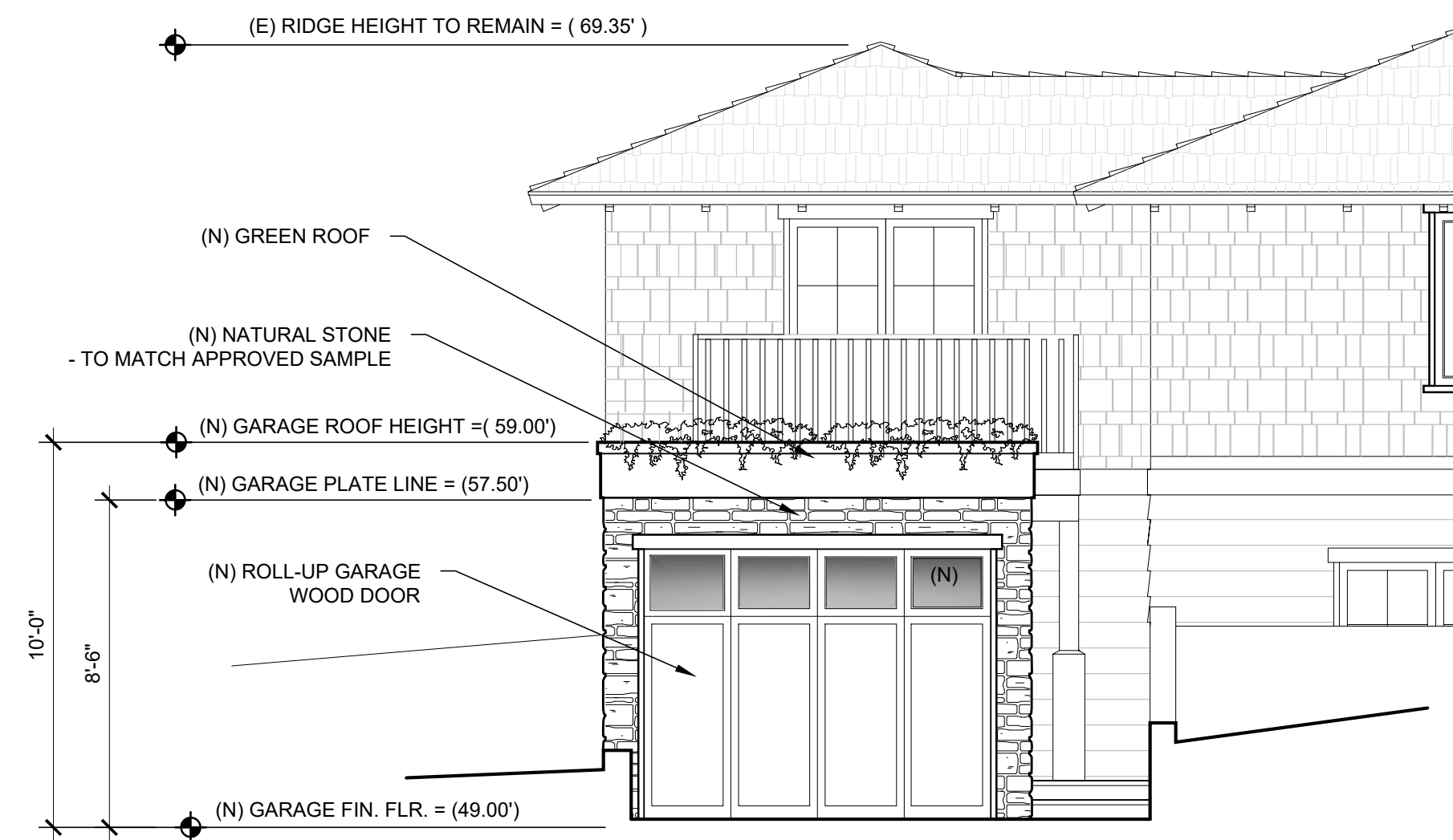


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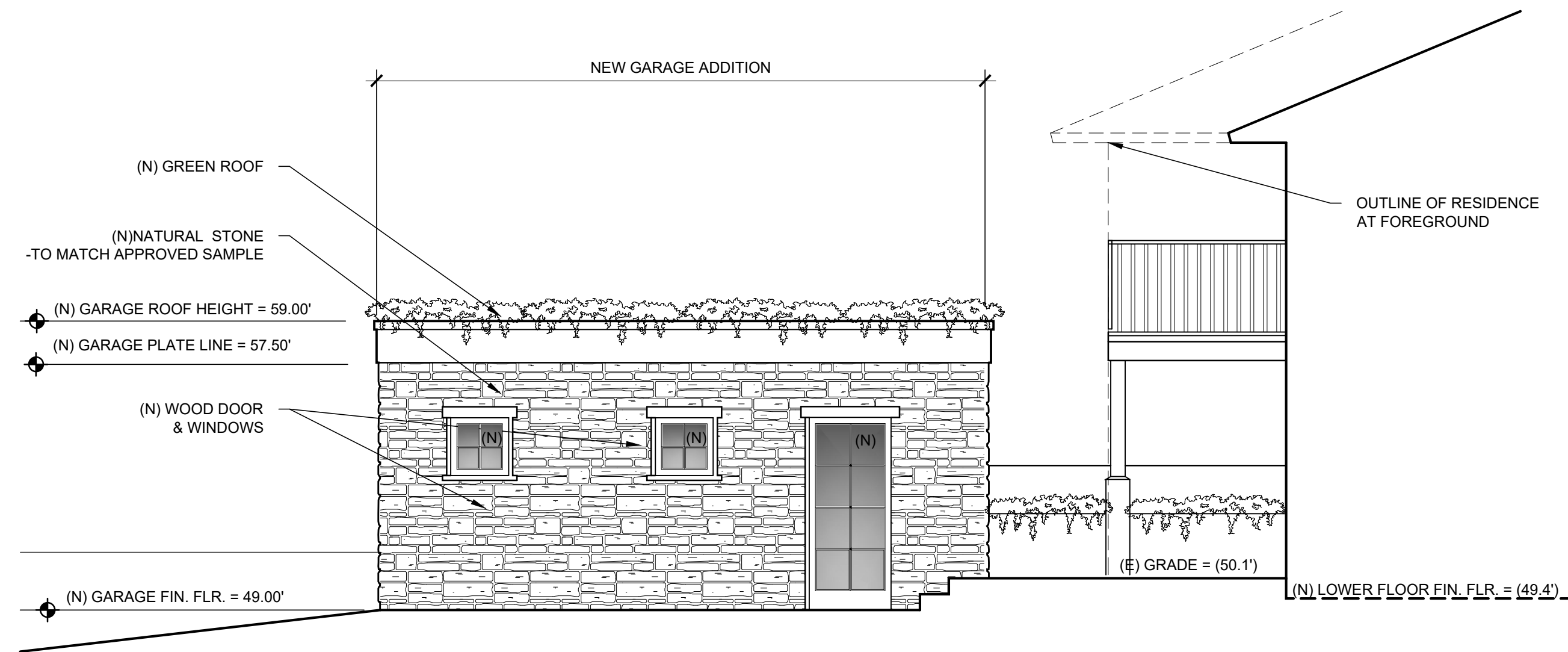
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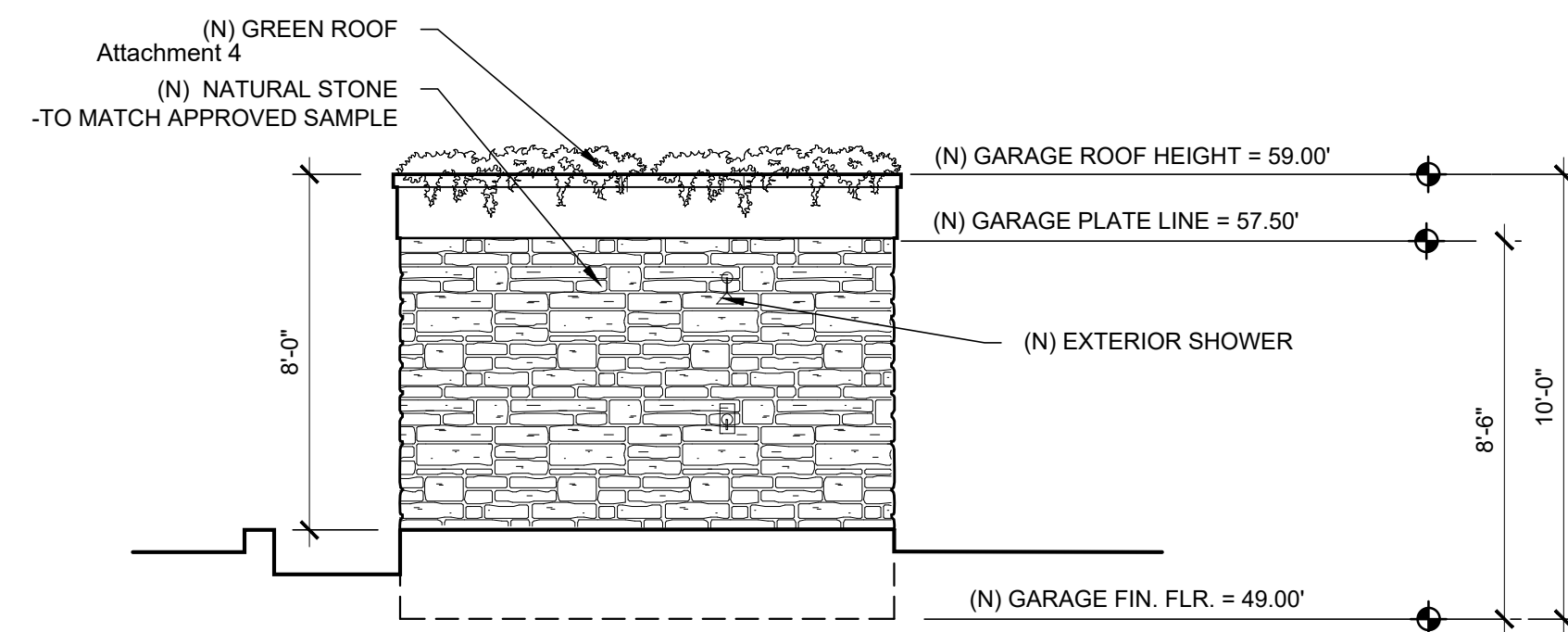
A.P.N. 010-279-008



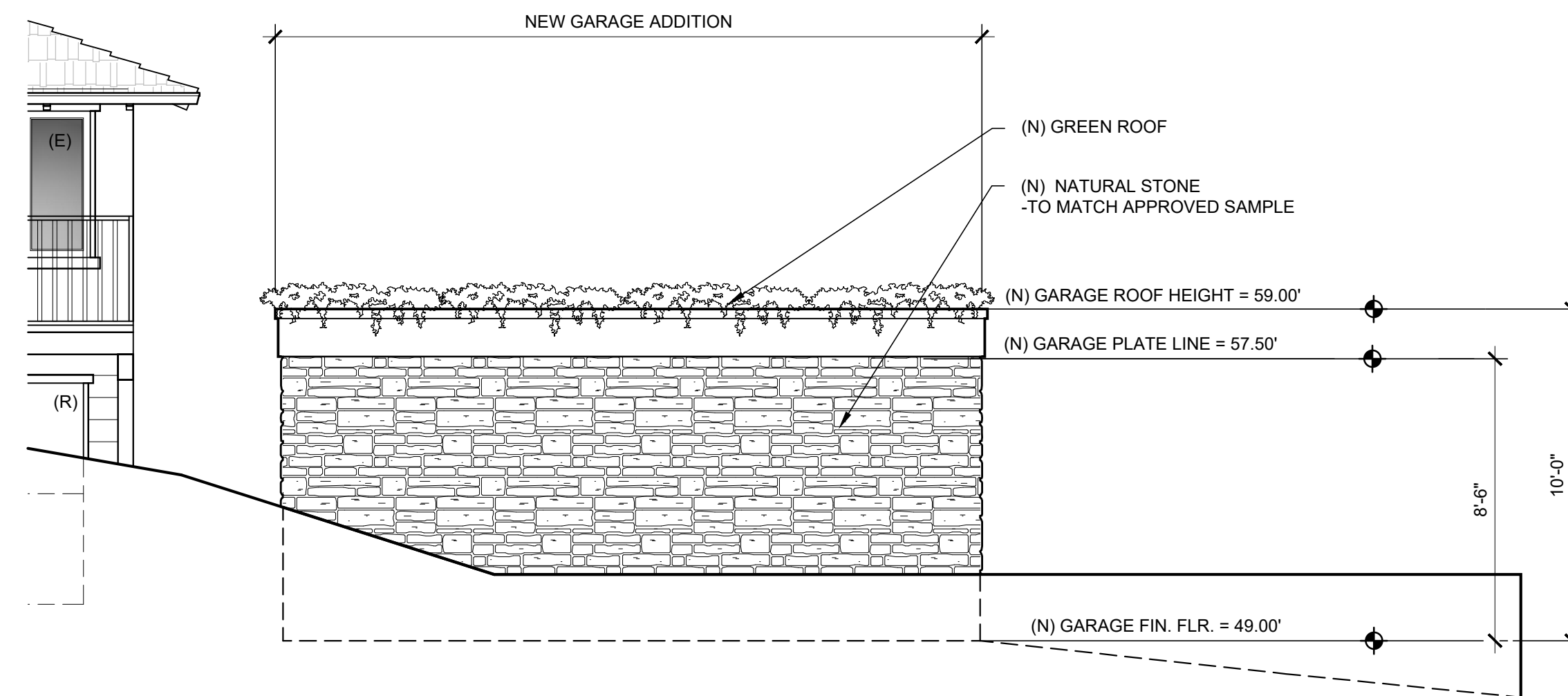
PARTIAL WEST ELEVATION (@ GARAGE)
SCALE: 1/4" = 1'-0"



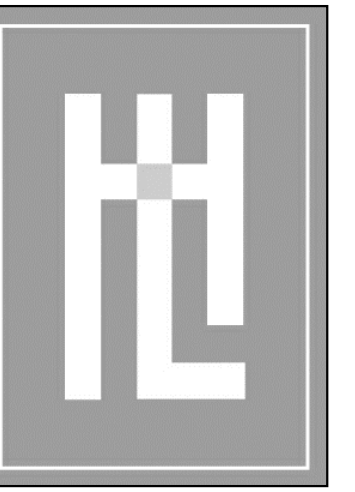
PARTIAL SOUTH ELEVATION (@ GARAGE)
SCALE: 1/4" = 1'-0"



PARTIAL EAST ELEVATION (@ GARAGE)
SCALE: 1/4" = 1'-0"



PARTIAL NORTH ELEVATION (@ GARAGE)
SCALE: 1/4" = 1'-0"



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

DRAWN: JM

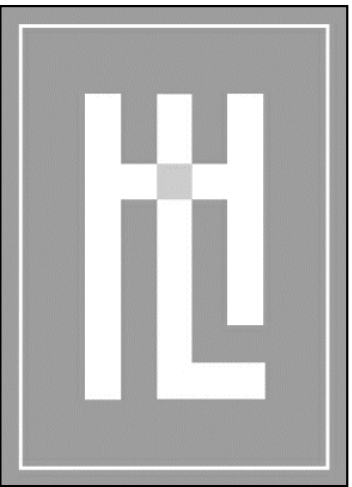
JOB NUMBER:

REVISION

PROPOSED GARAGE ELEVATIONS

RAMOS RESIDENCE
NE CORNER OF 12th STREET and SAN ANTONIO
CARMEL, CA 93923
A.P.N. 010-279-008

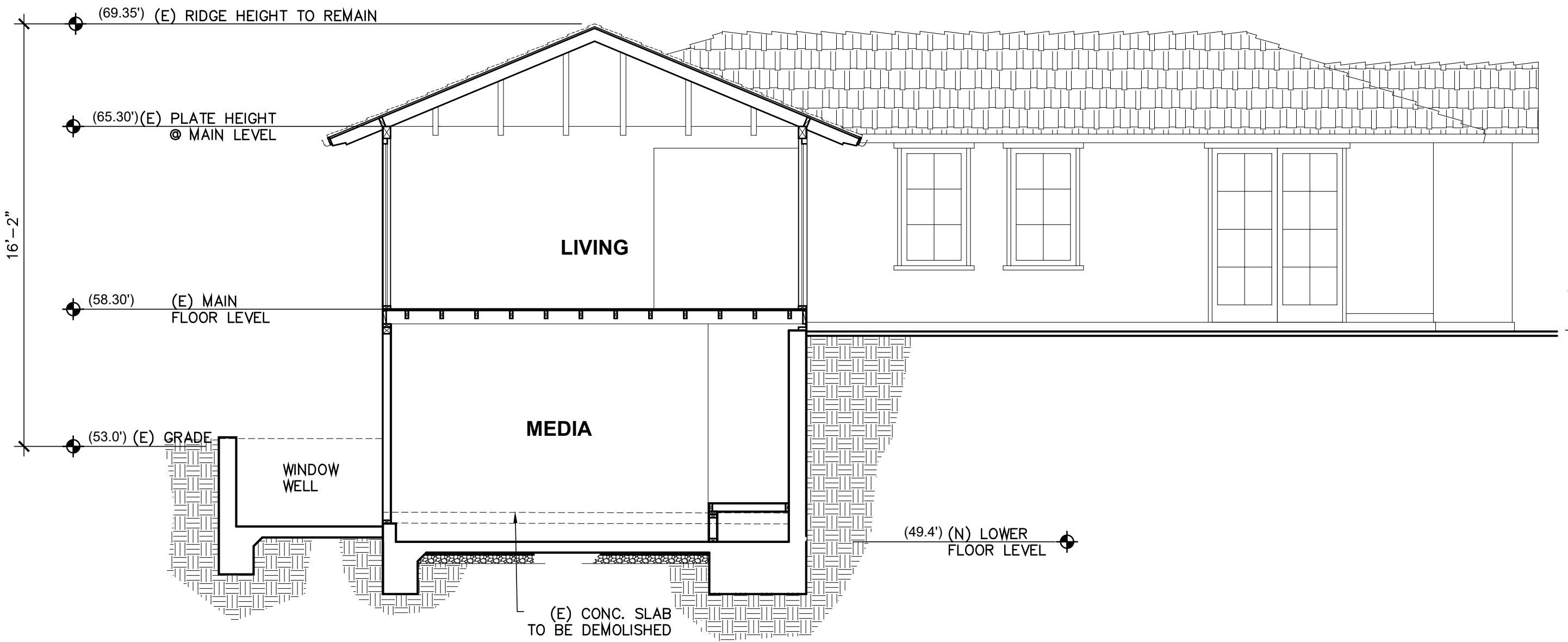
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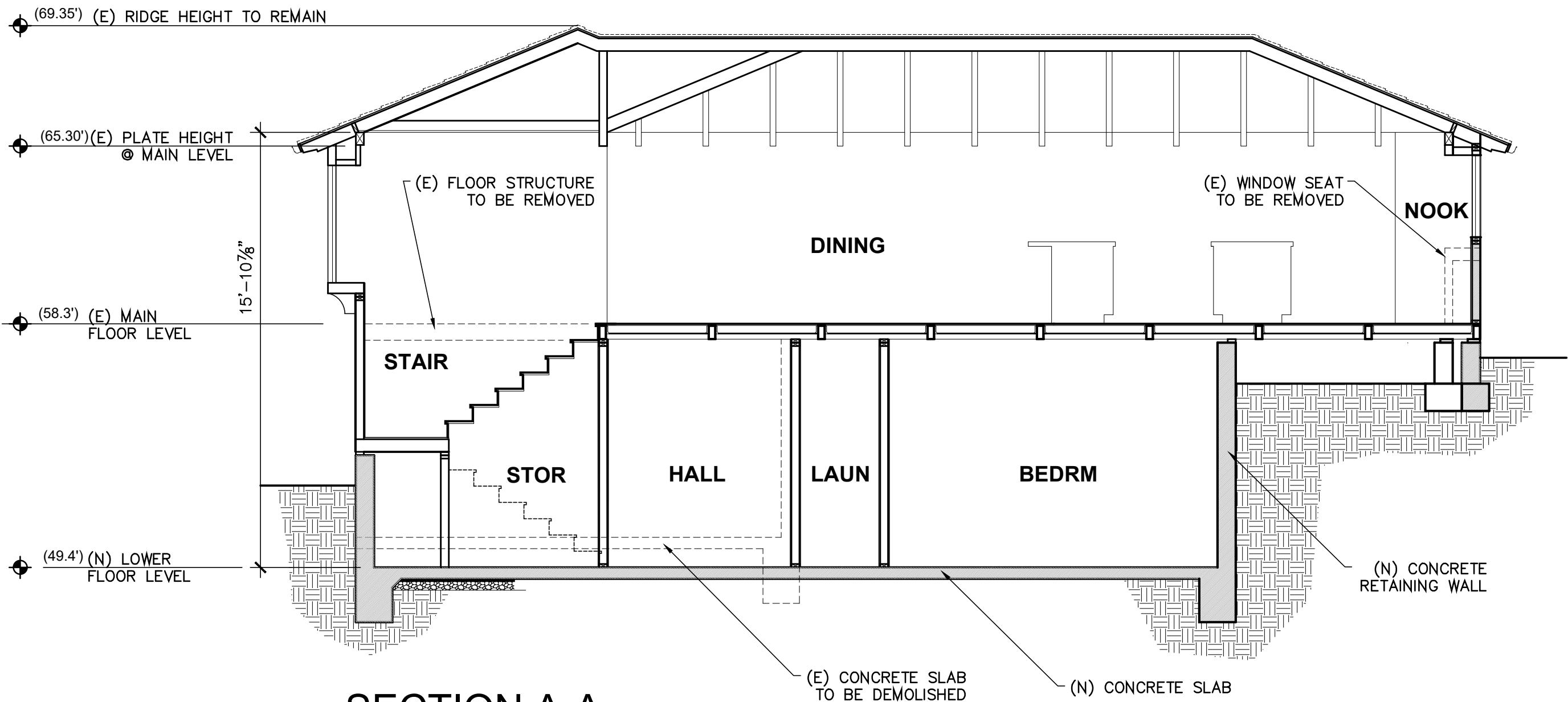
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ARCHITECTURE

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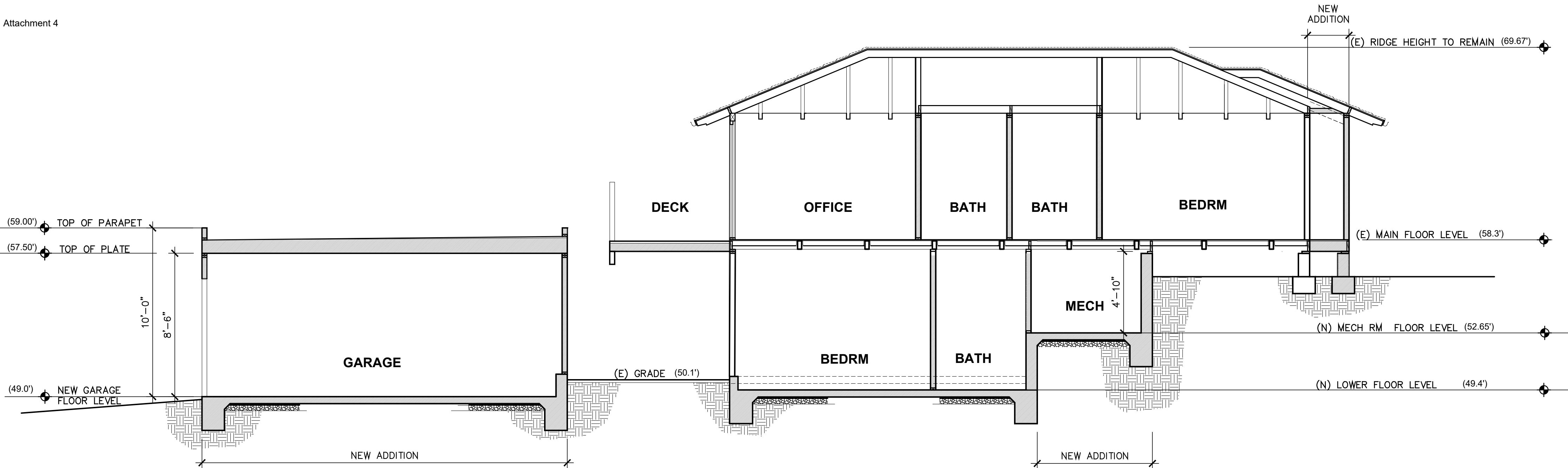


SECTION B-B
SCALE: 1/4" = 1'-0"



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

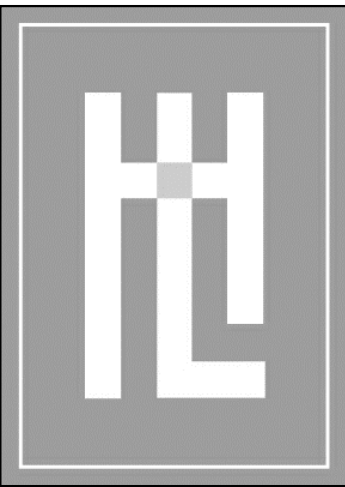
Attachment 4



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

BUILDING SECTIONS

RAMOS RESIDENCE
NE CORNER OF 12th STREET and SAN ANTONIO
CARMEL, CA 93923
A.P.N. 010-279-008



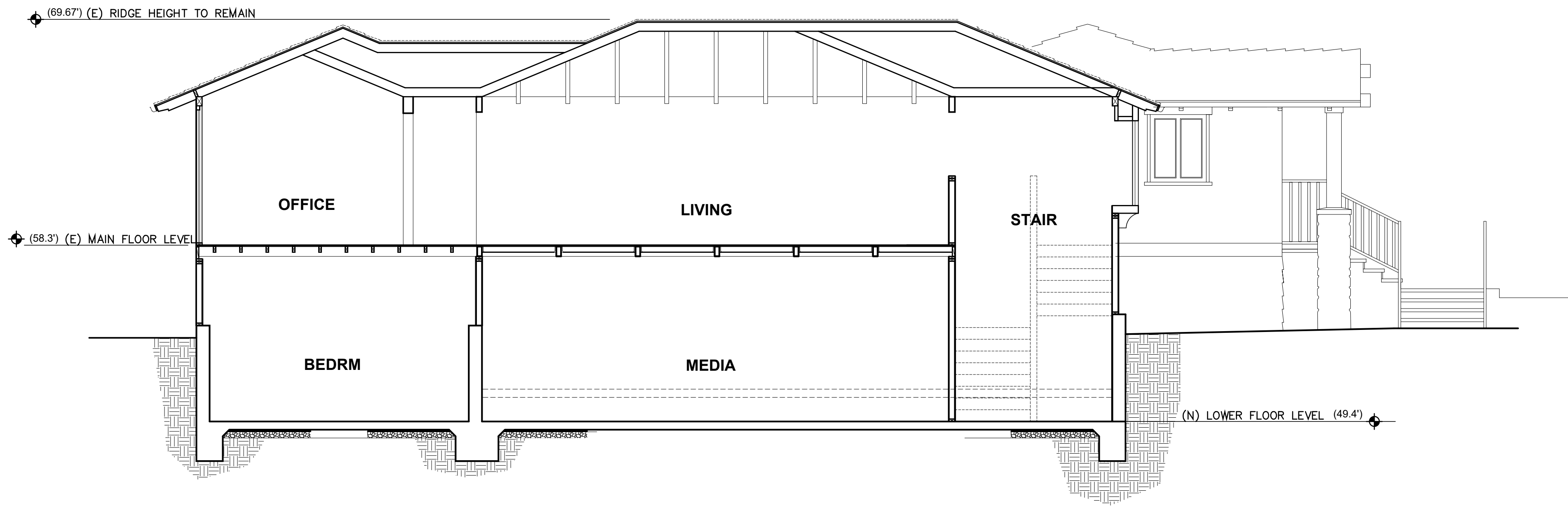
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DATE:	MAY 16, 2023
SCALE:	1/4"=1'-0"
DRAWN:	JM
JOB NUMBER:	
REVISION	

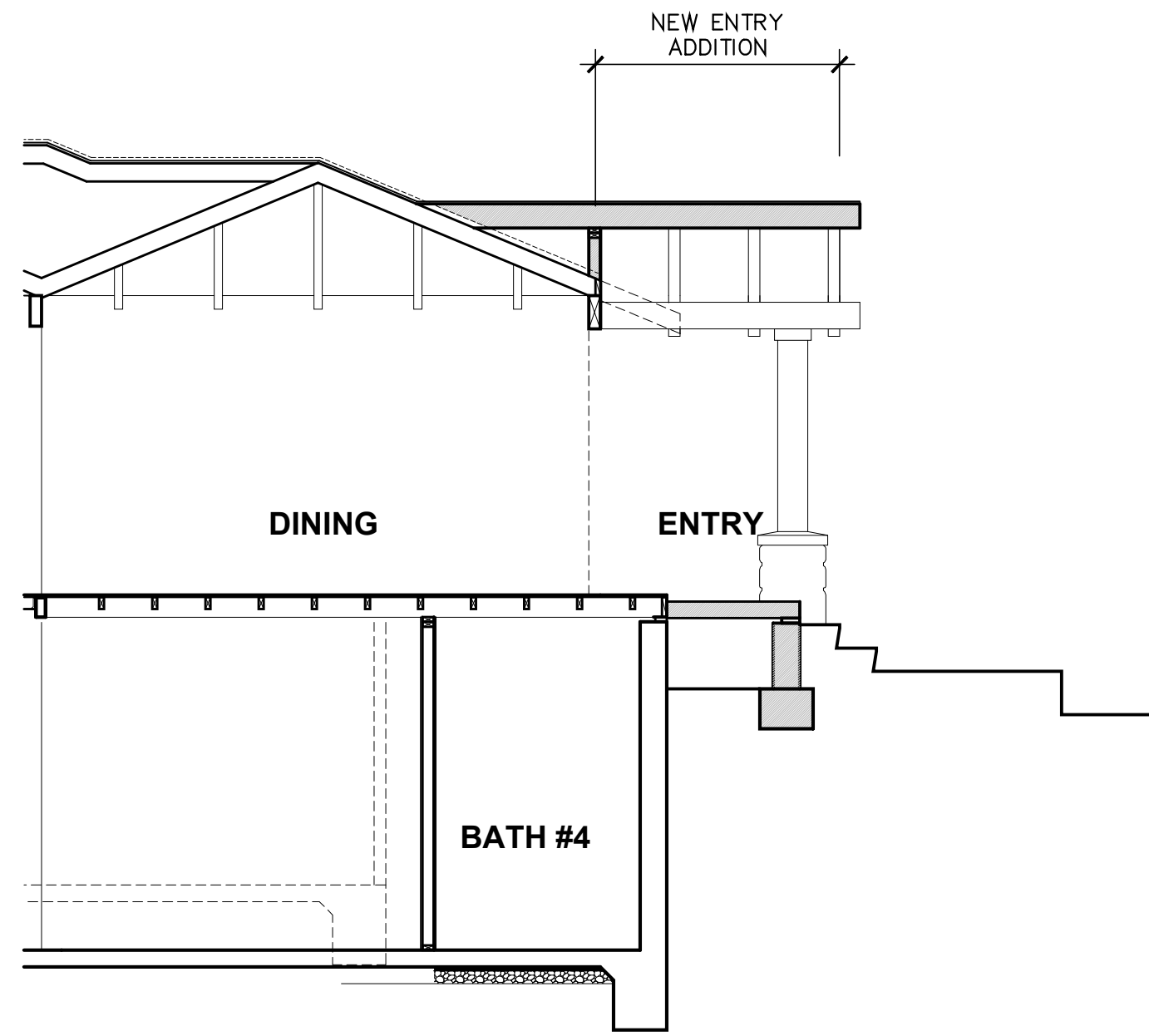
BUILDING SECTION	RAMOS RESIDENCE NE CORNER OF 12th STREET and SAN ANTONIO CARMEL, CA 93923 A.P.N. 010-279-008
------------------	--

A3.5



SECTION D-D

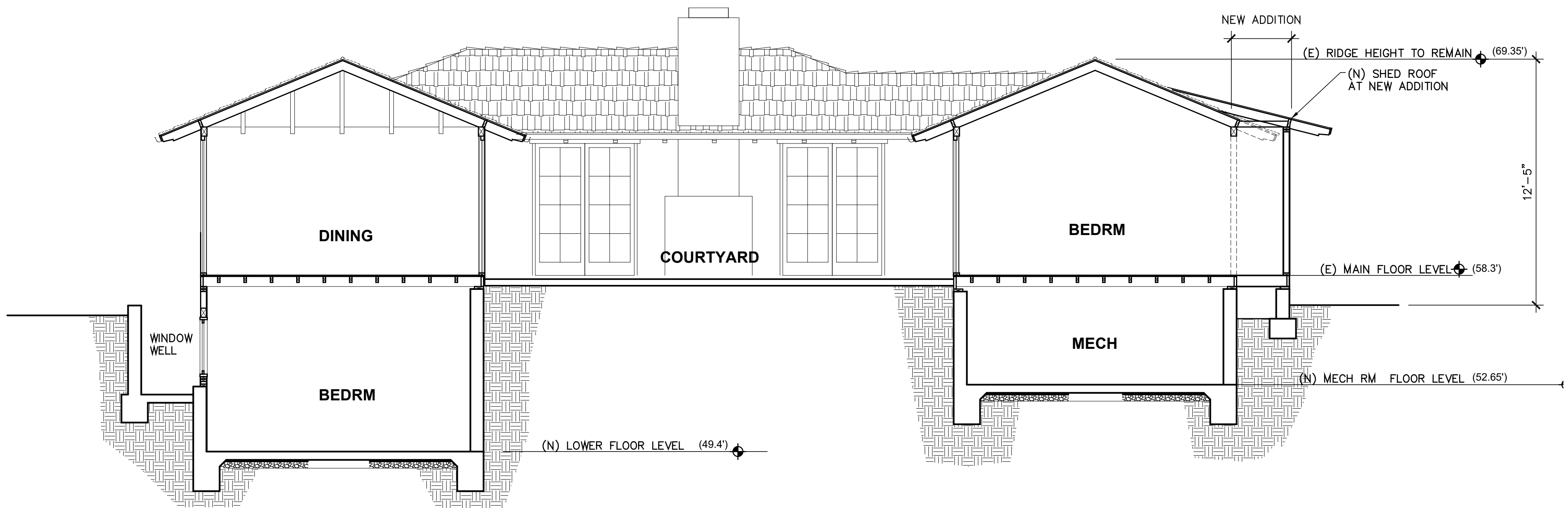
SCALE: 1/4" = 1'-0"



SECTION D'

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

Attachment 4



SECTION E-E

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

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

June 19, 2023
ADJOURNMENT

TO: Historic Resources Board Commissioners

SUBMITTED BY: Leah Young, Administrative Coordinator

SUBJECT: PUBLIC CORRESPONDENCE: Regarding Public Hearings on Agenda

RECOMMENDATION:

BACKGROUND/SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:



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

June 19, 2023
ADJOURNMENT

TO: Historic Resources Board Commissioners

SUBMITTED BY: Leah Young, Administrative Coordinator

SUBJECT: PUBLIC CORRESPONDENCE: Additional items not associated with Public Hearings

RECOMMENDATION:

BACKGROUND/SUMMARY:

FISCAL IMPACT:

ATTACHMENTS: