



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

SPECIAL MEETING Monday, February 26, 2024

TOUR 3:15 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/82192956570?](https://ci-carmel-ca-us.zoom.us/j/82192956570?pwd=XXz9QXLUAAdjcnCJW_I3Trss9PIKKSwwm6QkWSxRsB-TYcD)

[pwd=XXz9QXLUAAdjcnCJW_I3Trss9PIKKSwwm6QkWSxRsB-TYcD](https://ci-carmel-ca-us.zoom.us/j/82192956570?pwd=XXz9QXLUAAdjcnCJW_I3Trss9PIKKSwwm6QkWSxRsB-TYcD). To attend Zoom webinar via telephone, dial +1 669-444-9171. Webinar ID: 821 9295 6570. Passcode: 296093.

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

CALL TO ORDER AND ROLL CALL - TOUR

TOUR OF INSPECTION

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

projects will take place during the Tour of Inspection. Following completion of the tour, the Board will recess and return to the Council Chambers to reconvene the public hearing at 4:00 p.m., or as soon thereafter as possible.

A. DS 23-217 (Voris): Torres Street 4 northeast of 6th Avenue

CALL TO ORDER AND ROLL CALL - CHAMBERS

PLEDGE OF ALLEGIANCE

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

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

ANNOUNCEMENTS

CONSENT AGENDA

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

1. Adoption of Minutes: August 21, 2023 Regular Meeting
2. Adoption of Minutes: September 18, 2023 Regular Meeting
3. Adoption of Minutes: November 20, 2023 Regular Meeting
4. Adoption of Minutes: December 18, 2023 Regular Meeting

PUBLIC HEARINGS

5. **DS 23-217 (Voris):** Consideration of a Determination of Consistency with the Secretary of the Interior's Standards for Design Study application, DS 23-217 (Voris), for the construction of a detached garage in the front yard setback of the historic "Doll House" also known as "Hansel & Gretel" located on Torres Street 4 northeast of 6th Avenue in the Single-Family Residential (R-1) District. APN: 010-092-010-000.

DIRECTOR'S REPORT

FUTURE AGENDA ITEMS

6. Next Regular Meeting: March 18, 2024

ADJOURNMENT

CORRESPONDENCE

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

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

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

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

SPECIAL NOTICES TO PUBLIC

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



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

February 26, 2024
CONSENT AGENDA

TO: Historic Resources Board Commissioners

SUBMITTED BY: Leah R. Young, Administrative Coordinator

SUBJECT: Adoption of Minutes: August 21, 2023 Regular Meeting

RECOMMENDATION:

BACKGROUND/SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:

Attachment 1: Minutes: August 21, 2023 Regular Meeting

**REGULAR MEETING
Monday, August 21, 2023**

**Tour 3:19 p.m.
Meeting 5:01 p.m.**

CALL TO ORDER AND ROLL CALL - TOUR

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

The following Board Members were absent for the Tour of Inspection: None.

TOUR OF INSPECTION

Chair Chroman was recused from Item A, MA 23-117 (Griffin).

Item A: MA 23-117 (Griffin) - 3rd Avenue 2 northwest of Junipero Street

Chair Chroman returned to the Tour.

Item B: MA 23-116 (Esperanza Carmel, LLC) - 26336 Scenic Road

Item C: MA 23-103 (Cypress Inn) - Northeast corner of Lincoln Street and 7th Avenue

CALL TO ORDER AND ROLL CALL – CHAMBERS

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

The following Board Members were absent: None.

PLEDGE OF ALLEGIANCE

PUBLIC APPEARANCES

None.

ANNOUNCEMENTS

Board Member Erik Dyar announced that the Carmel Heritage Society and American Institute of Architects Monterey Bay (AIA) will be hosting a Home Tour on September 9, 2023. There are eight (8) houses on the tour. Tickets may be purchased at www.carmelheritage.org.

Board Member Hall announced that the Notable Home proposal has been submitted to the City Council and will likely appear on the October 2023 City Council meeting agenda.

CONSENT AGENDA

Item 1: Adoption of Minutes: May 15, 2023 Regular Meeting

Item 2: Adoption of Minutes: June 19, 2023 Regular Meeting

Item 3: Adoption of Minutes: July 17, 2023 Regular Meeting

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

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

The motion passed by the following roll call vote:

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

NOES: Board Member(s): None

ABSTAINED: Board Member(s): None

ABSENT: Board Member(s): None

PUBLIC HEARINGS

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

Mamie Waffle, Principal Planner, informed the Board that Item 4, MA 23-146 (Lopez 5 NW, LLC), was legally noticed and agendized, but incomplete noticing necessitated a continuance.

Item 5: MA 23-103 (Cypress Inn): Consideration of making a recommendation to the City Council on a Mills Act Contract application, MA 23-103 (Cypress Inn), for the historic "La Ribera Hotel" listed on the Carmel Register and located on the northeast corner of Lincoln Street and 7th Avenue in the Residential-Commercial (R-C) District. APN 010-147-008-000.

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

Christopher Barlow, Architect, commented on some aspects of the property and addressed questions of the Board.

Gerard A. Rose, Attorney, gave a presentation and addressed questions of the Board.

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

Chair Chroman closed the meeting for public comment.

It was moved by Board Member Hall and seconded by Board Member Goodhue to adopt a resolution recommending that the City Council enter into a Mills Act Contract with Sentimental Journey, LLC for the historic "La Ribera Hotel" located on the northeast corner of 7th Avenue and Lincoln Street. APN: 010-147-008-000.

The motion passed by the following roll call vote:

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

Item 6: MA 23-116 (Esperanza Carmel, LLC): Consideration of making a recommendation to the City Council on a Mills Act Contract application, MA 23-116 (Esperanza Carmel, LLC), for the historic "Mrs. Clinton Walker House" listed on the Carmel Register and located at 26336 Scenic Road in the Single-Family Residential (R-1) District. APN: 009-423-001-000.

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

Christopher Mitchell, Managing Director, commented on some aspects of the property and addressed questions of the Board.

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

Chair Chroman closed the meeting for public comment.

It was moved by Board Member Dyar and seconded by Board Member Hall to adopt a Resolution recommending that the City Council enter into a Mills Act Contract with Esperanza Carmel, LLC for the historic "Mrs. Clinton Walker House" located at 26336 Scenic Road. APN: 009-423-001-000.

The motion passed by the following roll call vote:

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

Chair Chroman was recused from Item 7, MA 23-117 (Griffin).

Item 7: MA 23-117 (Griffin): Consideration of adding a historic resource to the Carmel Register and making a recommendation to the City Council on a Mills Act Contract application, MA 23-117 (Griffin), for the historic "Agnes Shorting House" located on 3rd Avenue 2 northwest of Junipero Avenue in the Single-Family Residential (R-1) District. APN 010-108-007.

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

Christopher Barlow, Architect, commented on some aspects of the property and addressed questions of the Board.

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

Vice Chair Hall closed the meeting for public comment.

It was moved by Board Member Dyar and seconded by Board Member Goodhue to adopt a Resolution adding a historic resource to the Carmel Register and recommending that the City Council enter into a Mills Act Contract with Michael Griffin and Kimberly S. Griffin Trust for the property located on 3rd Avenue 2 northwest of Junipero Avenue. The motion included the condition that the maintenance plan be revised to include an evaluation of the existing windows to ensure that non-original windows are made more compatible, and that any existing screens are either removed or moved to the interior of the windows. APN: 010-108-007-000.

The motion passed by the following roll call vote:

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

Chair Chroman returned to the dais.

DIRECTOR'S REPORT

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

- **Notable Homes Proposal Update:** The proposal has been tentatively scheduled to be presented to the City Council in October of 2023.
- **Planning Commission Special Meeting:** This Wednesday, August 23, 2023 at 5:00 p.m., there will be a meeting to discuss a recommendation of the Second-Draft Wireless Ordinance to the City Council. The meeting will be held in the Council Chambers and via Zoom.

FUTURE AGENDA ITEMS

Item 8: Next Regular Meeting: September 18, 2023

ADJOURNMENT

6:14 p.m.

APPROVED:

ATTEST:

Jordan Chroman, Chair

Leah R. Young, Recording Secretary



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

February 26, 2024
CONSENT AGENDA

TO: Historic Resources Board Commissioners

SUBMITTED BY: Leah R. Young, Administrative Coordinator

SUBJECT: Adoption of Minutes: September 18, 2023 Regular Meeting

RECOMMENDATION:

BACKGROUND/SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:

Attachment 1: Minutes: September 18, 2023 Regular Meeting

REGULAR MEETING
Monday, September 18, 2023

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

CALL TO ORDER AND ROLL CALL - TOUR

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

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

TOUR OF INSPECTION

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

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

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

CALL TO ORDER AND ROLL CALL – CHAMBERS

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

The following Board Members were absent: Erik Dyar.

PLEDGE OF ALLEGIANCE

PUBLIC APPEARANCES

There were no public appearances.

ANNOUNCEMENTS

There were no announcements.

PUBLIC HEARINGS

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

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

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

Chair Chroman closed the meeting for public comment.

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

The motion passed by the following roll call vote:

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

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

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

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

Chair Chroman closed the meeting for public comment.

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

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

The motion passed by the following roll call vote:

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

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

The motion passed by the following roll call vote:

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

ABSTAINED: Board Member(s): None.

ABSENT: Board Member(s): Dyar.

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

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

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

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

Chair Chroman closed the meeting for public comment.

The Board discussed the project.

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

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

Chair Chroman closed the meeting for public comment.

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

The motion passed by the following roll call vote:

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

NOES: Board Member(s): Chroman.

ABSTAINED: Board Member(s): None.

ABSENT: Board Member(s): Dyar.

DIRECTOR'S REPORT

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

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

FUTURE AGENDA ITEMS

Item 8: Next Regular Meeting: October 16, 2023

Chair Chroman Request: Junipero Serra Statue Update

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

ADJOURNMENT

5:32 p.m.

APPROVED:

ATTEST:

Jordan Chroman, Chair

For Leah R. Young, Recording Secretary



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

February 26, 2024
CONSENT AGENDA

TO: Historic Resources Board Commissioners

SUBMITTED BY: Leah R. Young, Administrative Coordinator

SUBJECT: Adoption of Minutes: November 20, 2023 Regular Meeting

RECOMMENDATION:

BACKGROUND/SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:

Attachment 1: Minutes: November 20, 2023 Regular Meeting

REGULAR MEETING
Monday, November 20, 2023

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

CALL TO ORDER AND ROLL CALL – TOUR

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

The following Board Members were absent from the Tour of Inspection: None.

TOUR OF INSPECTION

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

CALL TO ORDER AND ROLL CALL – CHAMBERS

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

The following Board Members were absent: None.

PLEDGE OF ALLEGIANCE

PUBLIC APPEARANCES

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

ANNOUNCEMENTS

None.

CONSENT AGENDA

Item 1: Adoption of the 2024 Historic Resources Board Meeting Calendar

It was moved by Board Member Hall and seconded by Board Member Goodhue to approve the Consent Agenda.

The motion passed by the following roll call vote:

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

PUBLIC HEARINGS

Item 2: HE 23-097 (Hofsas House, Inc.): Consideration of a historic determination for the single-family residence known as "Donna Hofsas House" and a historic determination for the Hofsas House Hotel located on San Carlos Street 4 northwest of 4th Avenue. APNs: 010-124-014-000, 010-124-001-000. **CONTINUED TO DECEMBER 18, 2023.**

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

Item 3: DS 23-152 (Velo, LLC): Consideration of a Determination of Consistency with the Secretary of the Interior's Standards for additions and site modifications at the historic "S. J. Miller House" located at the northwest corner of Casanova Street and 12th Avenue in the Single-Family Residential (R-1) District. APN: 010-273-012-000. **CONTINUED TO A DATE UNCERTAIN.**

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

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

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

Thomas Hood, Architect, gave a presentation, including a series of photos.

Breck Lutz, Property Owner, commented on the project and addressed the Board regarding the process and findings thus far.

Brian Congleton, Architect, commented about the project and addressed the Board regarding the property owner's concerns.

Chair Chroman opened the public hearing. The following members of the public appeared before the Board: Katherine Gualtieri.

It was moved by Board Member Dyar and seconded by Board Member Pomeroy to adopt a Resolution adding the historic "Elizabeth F. Armstrong House" to the Carmel Register, approving the creation of a design nonconformity in the composite side yard setback (per CMC 17.32.100). APN: 010-092-005-000.

The motion passed by the following roll call vote:

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

It was moved by Board Member Dyar and seconded by Board Member Hall to allow a 235-square-foot garage, 11 feet wide.

The motion passed by the following roll call vote:

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

Marnie Waffle, Principal Planner, informed the Board that a vote was needed on Public Hearing Items 2 and 3.

It was moved by Board Member Hall and seconded by Board Member Goodhue to continue Item 2, HE 23-097 (Hofsas House, Inc.), to December 18, 2023.

The motion passed by the following roll call vote:

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

It was moved by Board Member Hall and seconded by Board Member Pomeroy to continue Item 3, DS 23-152 (Velo, LLC), to a date uncertain.

The motion passed by the following roll call vote:

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

ORDERS OF BUSINESS

Item 5: Update on the Junipero Serra Statue

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

DIRECTOR'S REPORT

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

- **Forest and Beach Commission Vacancy:** There is currently one (1) vacancy; applications will be accepted until December 6, 2023. The term ends in May of 2025.
- **Mills Act Contracts:** On December 5, 2023, the City Council will be discussing four (4) Mills Act contracts recommended by the Board. In a prior meeting, the City Council directed staff to prepare an urgency ordinance to place a moratorium on Mills Act applications while the Council reconsiders

the current policy; this item will be on the agenda at the upcoming City Council meeting on December 5, 2023.

- **Notable Homes Program Update:** City Council has considered the proposal, but because of the current heavy workload, Council wanted to delay the review of the Notable Homes Program until the Design Traditions 1.5 project has been completed.

FUTURE AGENDA ITEMS

Next Regular Meeting: December 18, 2023.

ADJOURNMENT

4:53 p.m.

APPROVED:

ATTEST:

Jordan Chroman, Chair

Leah R. Young, Recording Secretary



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

February 26, 2024
CONSENT AGENDA

TO: Historic Resources Board Commissioners

SUBMITTED BY: Leah R. Young, Administrative Coordinator

SUBJECT: Adoption of Minutes: December 18, 2023 Regular Meeting

RECOMMENDATION:

BACKGROUND/SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:

Attachment 1: Minutes: December 18, 2023 Regular Meeting

REGULAR MEETING
Monday, December 18, 2023

TOUR TIME 3:15 p.m.
MEETING 4:00 p.m.

CALL TO ORDER AND ROLL CALL - TOUR

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

The following Board Members were absent from the Tour of Inspection: Karyl Hall.

TOUR OF INSPECTION

Item A: HE 23-097 (Hofsas House, Inc.) - House: Dolores Street 2 northeast of 4th Avenue

Item B: HE 23-097 (Hofsas House, Inc.) - Hofsas Hotel: Dolores Street 2 northeast of 4th Avenue

CALL TO ORDER AND ROLL CALL – CHAMBERS

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

The following Board Members were absent: Karyl Hall.

PLEDGE OF ALLEGIANCE

PUBLIC APPEARANCES

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

ANNOUNCEMENTS

None.

PUBLIC HEARINGS

Item 1: HE 23-097 (Hofsas House, Inc.): Consideration of a historic determination for the single-family residence known as “Donna Hofsas House” and a historic determination for the Hofsas House Hotel located on San Carlos Street 2 northwest of 4th Avenue. APNs: 010-124-014-000; 010-124-001-000.

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

Anthony Lombardo, Attorney representing the Property Owner, gave a verbal presentation and commented on the historicity of the project.

Chair Chroman opened the meeting for public comment. The following members of the public appeared before the Board: David O'Neil, Stephanie Kirz, Mary Crow, Allan Williams, Neal Kruse, Carolyn Hardy, and Kent Seavey.

The meeting was closed for public comment.

It was moved by Board Member Dyar and seconded by Board Member Pomeroy to approve the designation of Donna Hofsas House as a local historic resource.

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

NOES: Board Member(s): None.

ABSTAINED: Board Member(s): None.

ABSENT: Board Member(s): Hall.

Chair Chroman opened the meeting for public comment, because earlier technical difficulties disallowed members of the public participating via Zoom to raise their hands or unmute themselves to comment on the project. The following members of the public appeared before the Board: Julie Wendt.

The meeting was closed for public comment.

It was moved by Board Member Dyar and seconded by Board Member Goodhue to issue a Determination of Ineligibility for the Hofsas House Hotel.

The motion passed by the following roll call vote:

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

NOES: Board Member(s): None.

ABSTAINED: Board Member(s): None.

ABSENT: Board Member(s): Hall.

DIRECTOR'S REPORT

Marnie Waffle, Principal Planner, thanked the Board for their service this year and wished everyone happy holidays.

Chair Chroman thanked staff for all their hard work throughout the year.

FUTURE AGENDA ITEMS

Item 2: Next Special Meeting: January 22, 2024

ADJOURNMENT

4:55 p.m.

APPROVED:

ATTEST:

Jordan Chroman, Chair

Leah R. Young, Recording Secretary



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

February 26, 2024
PUBLIC HEARINGS

TO: Historic Resources Board Commissioners

SUBMITTED BY: Marnie R. Waffle, AICP, Principal Planner

SUBJECT: **DS 23-217 (Voris):** Consideration of a Determination of Consistency with the Secretary of the Interior's Standards for Design Study application, DS 23-217 (Voris), for the construction of a detached garage in the front yard setback of the historic "Doll House" also known as "Hansel & Gretel" located on Torres Street 4 northeast of 6th Avenue in the Single-Family Residential (R-1) District. APN: 010-092-010-000.

RECOMMENDATION:

Adopt a Resolution (Attachment 1) issuing a Determination of Consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties for the construction of a detached garage in the front yard setback located on Torres Street 4 northeast of 6th Avenue. APN 010-092-010-000.

BACKGROUND/SUMMARY:

EXECUTIVE SUMMARY

The project is the replacement of an on-site parking pad with a detached garage in the front yard setback of the historic "Hansel & Gretel" cottages. No changes are proposed to the existing cottages. New structures on a historic property require a Determination of Consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties ("Secretary's Standards"). The project has been reviewed by qualified professional Margaret (Meg) Clovis and found consistent with the Secretary's Standards as proposed.

Background

The Hansel cottage, also known as The Doll House, was constructed in 1924 by master-builder Hugh W. Comstock. The cottage initially showcased the Otsy Totsy rag dolls created by Comstock's wife, Mayotta Browne. Gretel was constructed southeast of Hansel in 1925 and served as Mayotta Browne's office. Both cottages were added to the Carmel Inventory in 2003 under California Register Criteria 2 for being associated with a person, Hugh W. Comstock, who is important to Carmel's history, and Criteria 3 for the Tudor-style "Storybook" architecture that would ultimately define the residential character of Carmel as a village in the forest. Additionally, the cottages are representative of the theme of Architectural Development (1903-1940) as outlined in the City's Historic Context Statement. A Department of Parks and Recreation form (DPR 523A) was prepared for The Doll House/Hansel & Gretel in 2002 (Attachment 2). The character-defining features of the cottages include:

- Single story with an irregular plan.
- Exterior wall covering of cement plaster mixed with pine needles over burlap.
- Medium-pitched roof system with an undulating roof line, flared eaves, and hand-carved rafter tails.
- Arched plank door on Gretel's west elevation with half-timbered sunburst.
- Irregular fenestration, including fixed and casement multi-paned wood windows, French doors with hand-carved casings, Palladian framed French doors on the west-facing the bay of Gretel, and an arched half-window in the apex of the east gable of Gretel.

The Hansel & Gretel cottages are set back from Torres Street behind a rustic redwood grapestake fence in an informal landscape of mature oak and pine trees. The Hansel cottage is one-and-one-half stories and 250 square feet in area; the original one-story Gretel cottage was 478 square feet.

Hugh Comstock constructed two additions on the rear elevation of Gretel, one in 1928 and the other in 1949. In 2018, the owners received approval from the City to remove the 1949 addition and construct additions totaling 1,393 square feet, a portion of which is a basement. Historically, the site has not had on-site parking. In conjunction with the 2018 project, the Historic Resources Board waived the on-site parking requirement of two spaces and approved one 9-foot by 20-foot parking space on a decomposed granite parking pad in the front yard setback. The parking is partially screened behind a rolling driveway gate disguised as a grape stake fence.

PROJECT DESCRIPTION

The property is a 6,000-square-foot lot located on the east side of Torres Street. The project consists of the replacement of a decomposed granite parking pad in the front yard setback and the construction of a 250-square-foot detached garage, 18 inches from the front (west) property line. The proposed garage would be located directly in front of one of the 2018 additions to Gretel and would not visually block either of the historic cottages. The garage would have wood, carriage type vehicle doors with a row of glass windows. The exterior walls would be covered with the same stone veneer used in the 2018 addition. The front gable roof would have cedar shingles. A potting bench covered by a shed roof would be located on the rear elevation along with a single door into the garage. Board and batten siding and a small window would be located within the east (rear) elevation's gable. The Historic Resources Board is being asked to review the project and issued a Determination of Consistency with the Secretary's Standards. If approved by the Board, the project would then be presented to the Planning Commission for approval of the Design Study.

STAFF ANALYSIS

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 *the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values.*

The Secretary's Standards include ten criteria for evaluating modifications to historic resources (Attachment 3). Qualified professional Margaret (Meg) Clovis assessed the project for consistency with the Secretary Standards and found the project consistent with all applicable standards as proposed (Attachment 4).

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

of the Design Study review.

FISCAL IMPACT:

N/A

ATTACHMENTS:

Attachment 1 - Resolution

Attachment 2 - DPR 523A The Doll House

Attachment 3 - Secretary's Standards - Rehabilitation rev2017

Attachment 4 - Phase Two The Doll House

Attachment 5 - Project Plans

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

HISTORIC RESOURCES BOARD RESOLUTION NO. 2024-XXX-HRB

A RESOLUTION OF THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA
ISSUING A DETERMINATION OF CONSISTENCY WITH THE SECRETARY OF THE INTERIOR'S
STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES FOR THE CONSTRUCTION OF A
DETACHED GARAGE IN THE FRONT YARD SETBACK OF THE HISTORIC HANSEL & GRETEL COTTAGES
LOCATED ON TORRES STREET 4 NORTHEAST OF 6TH AVENUE
APN 010-092-010

WHEREAS, Brian Congleton ("Applicant") submitted an application on behalf of Michael J & Roberta W Voris TRS for the construction of a detached garage in the front yard setback under Design Study DS 23-217 (Voris) described herein as ("Application"); and

WHEREAS, the Application has been submitted for the property located on Torres Street 4 northeast of 6th Avenue in the Single-Family Residential (R-1) District (Block 60, Lot 10 & N. ½ of 12); and

WHEREAS, the project site contains historic resources known as Hansel & Gretel and is listed on the local inventory of historic resources and the Carmel register of historic resources; and

WHEREAS, the Applicant is proposing to construct a 250-square-foot detached garage in the front yard setback; and

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

WHEREAS, in accordance with CMC Section 17.10.030.A.1 (Detached Garages and Carports), to encourage variety and diversity in neighborhood design, detached garages and carports may be authorized by the Planning Commission within rear yard setbacks or front or side yard setbacks facing a street, subject to certain standards; and

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

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

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

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

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

WHEREAS, on February 16, 2024, a notice of public hearing was published in the Carmel Pine Cone for the February 26, 2024, Historic Resources Board meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before February 16, 2024, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before February 23, 2024, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on February 26, 2024, the Historic Resources Board held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Board by City staff and through public testimony on the project; and

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

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

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

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

grant any permits or entitlements approving a project that would result in a direct or indirect physical change in the environment; and

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

NOW, THEREFORE, BE IT RESOLVED that the Historic Resources Board of the City of Carmel-By-The-Sea does hereby **ADOPT** a Determination of Consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties for the construction of a 250-square-foot detached garage in the front yard setback of the historic Hansel & Gretel cottages located on Torres Street 4 northeast of 6th Avenue.

PASSED, APPROVED, AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA this 26th day of February 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Jordan Chroman
Chair

Leah Young
Historic Resources Board Secretary

PRIMARY RECORD

Primary # _____ Attachment 2
HRI # _____
Trinomial _____
NRHP Status Code 5S1/5D1
Other Listings _____
Review Code _____ Reviewer _____
Date _____

Page 1 of 4

Resource Name or #: (Assigned by recorder) Hansel & Gretel

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Monterey
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

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

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

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

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

4 & 5 SE of 5th, e/side Torres (Blk 60, Lots 10 npt. 12)

Parcel No. 010-092-010

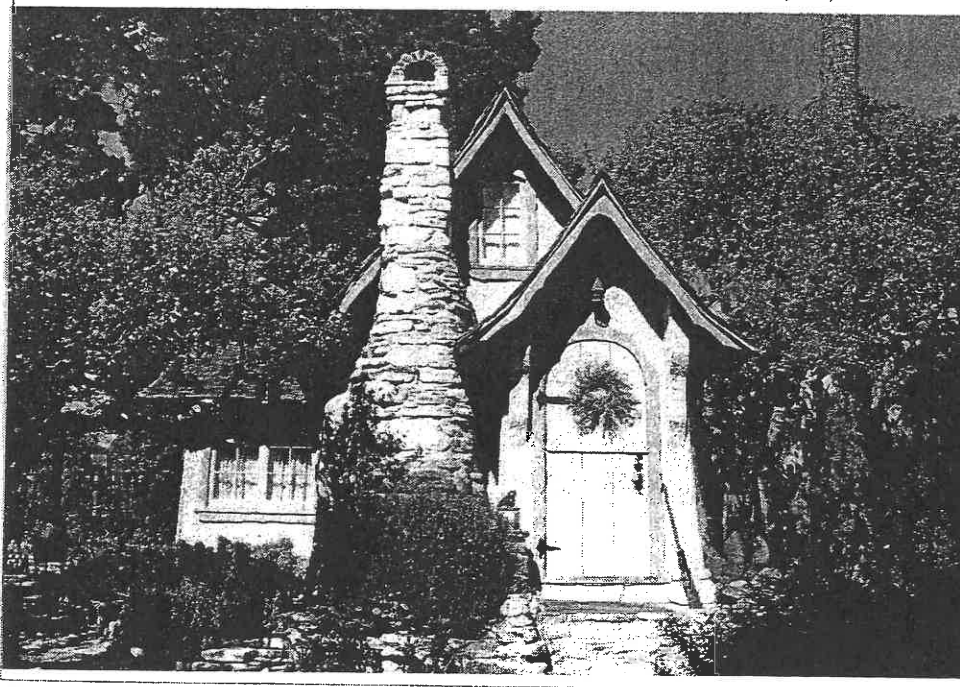
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Doll House (Hansel) is a one-and-one-half story wood-framed Tudor "Storybook" style residence constructed in 1924, irregular in plan, resting on a concrete foundation. The exterior wall cladding is cement plaster mixed with pine needles, over burlap that was nailed to the redwood walls. The steeply pitched gable roof has an undulating ridge line, with lower projecting bays to the west and south. The wide, overhanging eaves are flared and faced with rustic hand-carved vergeboards. The exposed rafter tails are also hand-carved. All roof surfaces are covered with fire-rated cedar shingle, jig and scroll-sawn into a random staggered pattern. The exterior is characterized by rustic hand-carved door and window casings, and half-timbering in the gable end of the west-facing bay. The south-facing facade is characterized by a lower projecting bay on the east side that frames the arched, wood-plank main door. The flared roof projects over the door, carried on both sides by shaped, plastered brackets. The entry was recently modified to form a Dutch door. A crude, undulating exterior gable wall chimney of Carmel stone, with an arched cap is found immediately to the west of the entry. The main entry is reached by a straight run of open Carmel stone steps. Additions include a small extension to the west of the rear bay window in 1949, and recent window and door realignment at the rear (north) and on the east side elevation, done to the Secretary of the Interior's Standards for the Treatment of Historic Properties in 1995.

P3b. Resource Attributes: (List attributes and codes) HP2 - Single Family Property

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

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



P5b. Description of Photo: (View, date, accession #)
Looking north at the south facing 3/9/02, #4305-3A

P6. Date Constructed/Age and Sources

☐ Prehistoric ☒ Historic ☐ Both

1924 & 1925, Carmel bldg. records

P7. Owner and Address

Michael Voris
1823 Garden Way
Sacramento, CA 95833

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

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

P9. Date Recorded: 2/28/2002

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001

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

Significant Building Survey, 1979

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____ Attachment 2

HRI # _____

Page 2 of 4

NRHP Status Code

5S1/5D1

Resource Name or #: (Assigned by recorder) *Hansel & Gretel*

B1. Historic Name: *The Doll House*

B2. Common Name: *Hansel & Gretel*

B3. Original Use: *retail showroom/office*

B4. Present Use: *residence*

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

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

Doll Hse. (Hansel) constructed 1924 (Cbp #828); minor addition 1949 (Cbp #1970); repairs 1953 (Cbp #2442); reroofed 1999 (Cbp #99-310) (Gretel) constructed 1925 (Cbp #924); bedroom addition 1928 (Cbp #2056); bedroom addition 1949 (Cbp #1790); reroofed 1996.

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

Original Location: _____

B8. Related Features: _____

B9a. Architect: *designer/Hugh Comstock*

b. Builder: *Hugh Comstock*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel-by-the-Sea*

Period of Significance: *1903-1940* Property Type: *single family residence*

Applicable Criteria: *CR 2,3*

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

The Doll House (Hansel) and Gretel are significant under California Register criteria 2 as the first & third building designs by noted Carmel masterbuilder Hugh Comstock. They are also significant under criteria 3 as the germinal designs for the Tudor Storybook substyle of architecture that would both alter and define the residential character of Carmel for decades to come as a village in a forest.

Hugh White Comstock (1893-1950), was a native of Illinois, who moved to Santa Rosa California at age 14 in 1907. His only experience in building, until he became a contractor, had been in helping construct several farm buildings with his family. He enjoyed both drawing and designing, but had no formal training in either when he arrived in Carmel in 1924 for a visit with his sister, Catherine Seideneck, and her husband George, both artists. Catherine introduced her brother to Mayotta Browne, an entrepreneurial doll maker, and before the year was out the couple married. Mayotta's successful line of "Otsy Totsy" rag dolls required expanded storage space and a showcase for the product. She asked Hugh to design and construct, "a fairy-house in the woods" for this purpose. Utilizing his flair for drawing, and an interest in the book illustrations of the English illustrator Arthur Rackham, Comstock came up with what became the Dolls House. The couple did the work with day labor. The small building of conventional construction was modified structurally by undulating the ridge line to give a sense of age. door and window casings were hand carved with pocket knives to add rusticity, and the exterior wall cladding was made up of cement plaster mixed with pine needles, troweled over coarse burlap that had been nailed to the walls to create an uneven, strongly textured surface. He made his stonemason build the Carmel stone chimney in an irregular uncoursed pattern that made it appear "stacked" and random, with an arched cap of the same material.

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

B12. References:

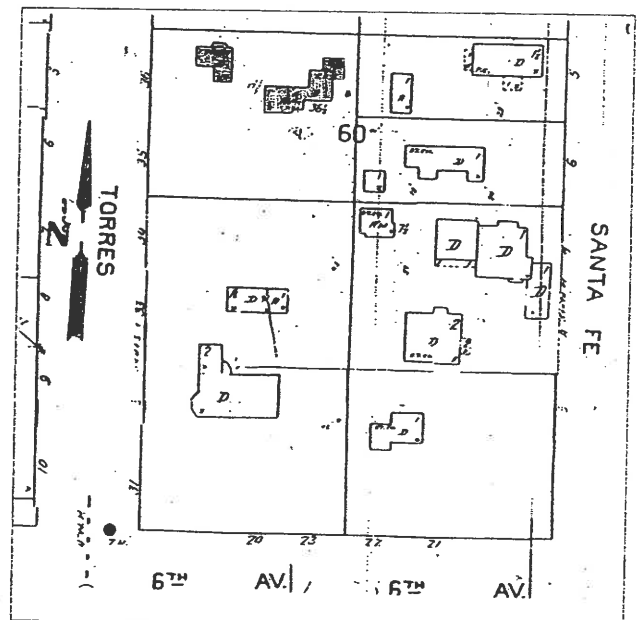
*Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Hale, Sharron, A Tribute to Yesterday, Valley Pub.:Santa Cruz, 1980.
Mathewson, Joanne, The Fairy Tale Houses of Carmel, Tuck
Box:Carmel, 1977.
Paul, Linda L., Cottages by the Sea, Universe Pub.:New York, 2000.*

B13. Remarks: *Zoning R-1*

B14. Evaluator: *Kent Seavey*

Date of Evaluation: *2/28/2002*

(This space reserved for official comments.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

Attachment 2

Page 3 of

Resource Name or #: (Assigned by recorder)

Hansel & Gretel

Recorded by: Kent L. Seavey

Date 2/28/2002

☒ Continuation ☐ Update

P3. Fenestration on Hansel is irregular, with a combination of fixed and casement type single and paired multi-paned wood windows. Some of the principal paired windows are flanked by decorative wood plank shutters. Gretel is a one story wood-framed residence of the same style, constructed on the same parcel in 1925 to the south and east of Hansel. It is irregular in plan and rests on a concrete foundation. The exterior wall cladding is also a cement plaster mixed with pine needles, troweled over burlap that was nailed to the wood walls. Two bedroom additions have been made to the rear (east) of Gretel. The first, in 1928 formed an ell toward the north. The second, in 1949 simply extended the ell at its NE corner. The additions were executed by Hugh Comstock and all exterior finishes match the original cottage. The stepped and intersecting gable roof system features undulating ridge lines, slightly flared eaves with exposed hand-carved rafter tails and hand-carved vergeboards. The roofs are covered in wood shingle with notched butts, in a staggered pattern. The west facing facade is characterized by an arched plank door at the south, with half-timbering suggesting a sunburst above the door, and a multi-paned fixed wood window to the north in a hand-carved casing. All the door and window casings on the cottage are treated in this way. Fenestration is irregular with a combination of fixed and casement type multi-paned wood windows and French doors. Both cottages sit back from Torres St. behind a rustic redwood grapestake fence in an informal landscape setting of mature oak and pine trees, with a ground cover of shrubs and flowers amidst meandering gravel walkways and small Carmel stone patios. The property conveys a strong sense of time and place and of feeling and association as the first design effort by one of Carmel's most noted master-builders, Hugh Comstock.

B6. Gretel constructed 1925 (Cbp #924); bedroom addition 1928 (Cbp #2056); repairs 1953 (Cbp # 2442); reroofed 1996 (Cbp # 96-193)

B10. The finished showroom was a far cry from the simple gable-and-wing residences, boxy shingle and board-and-batten Craftsman cottages and western false-front business houses that made up the majority of the community's housing stock in 1924. So popular was the end product that Comstock found the independent & creative citizens of Carmel beating at his door for a "fairy-tale" cottage of their own. He constructed his family residence just south of Hansel in early 1925, then built Gretel later that year, as an office for Mayotta, because the "Otsy Totsys" in the Doll House had squeezed her out. Between 1924 and 1929 Hugh Comstock would design and construct about 20 of his "fairy-tale", or storybook cottages around Carmel, including one business house with related structures, the Tuck Box. Comstock, along with Michael J. Murphy was the most important early builder in Carmel. To a considerable degree the storybook houses he designed have set the architectural tone for the village to this day. The Doll House (Hansel) and Gretel were the first of Comstock's creations. The two bedroom additions to Gretel, in 1928 and in 1949 were done by Hugh Comstock and maintain the character of the original. Both small residences retain to a high degree their integrity of location, design, setting, materials, workmanship, feeling and association. They convey a strong sense of time and place as the first of Comstock's Carmel storybook cottages. Hansel & Gretel clearly reflect the findings of, and are consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

The bathroom addition of Gretel on the east elevation of the original cottage footprint, and the storage room additions located towards the rear of the site on the north and east elevations are not considered historically significant and could be removed or altered in the future consistent with the Secretary of the Interior's Standards.

B12. Rasmussen, Lillian, "Hugh Comstock", unpublished manuscript, MARI, on file at Monterey Peninsula College. nd. Sanborn Insurance maps of Carmel, 1930, 1930-62

CONTINUATION SHEET

Page 4 of 4

Resource Name or #: (Assigned by recorder) *Hansel & Gretel*

Recorded by: *Kent L. Seavey*

Date *2/28/2002*

☒ Continuation ☐ Update

Supplemental Photograph or Drawing



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

Looking east at the west facing facade & bedroom additions (left), of Gretel, 3/9/02, #4305-2A

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

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

January 17, 2024

Phase Two Report for Hansel & Gretel (the Dolls House) (APN 010-092-010), Carmel-by-the-Sea, CA.

Executive Summary

The cottages known as Hansel and Gretel (The Dolls House) are located on Torres Street 4 NE of 6th Avenue. In 2002 the buildings were evaluated for historical significance using the California Register for Historic Resources criteria and the Carmel Inventory of Historic Resources criteria. The property was found eligible for listing under Criterion Two (Person) and Criterion Three (Architecture) within the historic context theme of Architectural Development. The Hansel and Gretel cottages were listed on the Carmel Inventory of Historic Resources in 2003.

Master-builder Hugh Comstock built Hansel in 1924 and Gretel in 1925, on the same lot. The historical evaluation (recorded on DPR523 A & B survey forms) states that the property is eligible for listing on Carmel's Inventory of Historic Resources on the local level under Criterion Two because the buildings represent "the first and third building designs by noted Carmel master-builder Hugh Comstock" and under Criterion Three (Architecture) "as the germinal designs for the Tudor storybook substyle of architecture that would both alter and define the residential character of Carmel for decades to come as a village in a forest." The period of significance is cited as 1924 - 1928. The survey form notes the original building permits and following additions and alterations to each building:

Hansel

- Constructed in 1924 (CBP# 828)
- Addition in 1949 (CBP# 1970)
- Unspecified repairs in 1953 (CBP# 2442)
- Window & door realignment in 1995 (project met the Secretary of the Interior's Standards)
- Reroof in 1999 (CBP# 99-310)

Gretel

- Constructed in 1925 (CBP# 924)
- Bedroom addition in 1928 (CBP# 2056)
- Storage room addition in 1949 (CBP# 1790)
- Reroof in 1996 (CBP# 96-193)
- Storeroom removed and 1-story bedroom and basement added; 1949 bathroom removed and 1-story living room added; foundation raised 4" (project met the Secretary of the Interior's Standards -CBP# 180298)

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. 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 Hansel and Gretel cottages are the archetypes for what would become Carmel's famed Fairy-tale style of architecture. Their character-defining features include:

- Single story with irregular plan
- Exterior wall covering of cement plaster mixed with pine needles over burlap
- Medium pitched roof system with undulating roof line, flared eaves, and hand-carved rafter tails
- Arched plank door on Gretel's west elevation with half-timbered sunburst
- Irregular fenestration:
 - 1) Fixed and casement multi-paned wood windows
 - 2) French doors with hand-carved casings
 - 3) Palladian framed French doors on west facing bay (Gretel)
 - 4) Arched half-window in the apex of the east gable (Gretel)



Figure 1: View of Gretel and current parking pad from Torres Street. 2018 addition noted by arrow.

Proposed Project Description

The project includes the construction of a one-story, 250 square foot, one-car garage in the southwest corner of the lot, fronting Torres Street. The garage will be constructed in the current parking pad area. It will be located directly in front of the 2018 Gretel addition and will not block either of the historic

structures. The garage will have wood, carriage type vehicle doors with a row of glass windows. The exterior walls will be covered with the same stone veneer used in the 2018 addition. The front gable roof will have cedar shingles. A potting bench covered by a shed roof will be located on the rear elevation along with a single door into the garage. Board and batten siding and a small window will be located within the east (rear) elevation's gable.

The Secretary of the Interior's Standards for Rehabilitation

Compliance Evaluation

As historical resources, the Hansel and Gretel cottages are 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 Hansel and Gretel cottages 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 Hansel cottage was originally used as Mayotta Brown Comstock's showroom for her "Otsy-Totsy" dolls. The Gretel cottage was built as Mayotta's office. The cottages were transitioned into residential use several decades ago and will continue to be used as a single-family residence. The proposed project does not change the historic use of the cottages. The proposed work is consistent with Standard One.

Standard Two

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

The character of the property will be retained and preserved. No distinctive materials will be removed from the cottages. Since the new garage is tucked into the southwest corner, adjacent to Torres Street, the project will not alter features, spaces, or spatial relationships that characterize the property. The proposed work is consistent with Standard Two.

Standard Three

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

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

Standard Four

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

The focus of this project is the construction of a new garage. 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.

All of the distinctive features, finishes, and construction techniques that characterize the cottages will be preserved. The new garage is well removed from both historic buildings and their physical features will not be impacted. The proposed work is consistent with Standard Five.



Figure 2: View of Hansel cottage from Torres Street.

Standard Six

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

This project does not focus on the rehabilitation of the cottages. This Standard is not applicable.

Standard Seven

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

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

Standard Eight

Archeological resources will be protected and preserved in place.

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

Standard Nine

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

The Secretary of the Interior's Standards and Guidelines for Rehabilitation advises:

"New construction proposed as part of a rehabilitation project on a site should be compatible with the size, scale, and character of the historic property in order to meet the Standards for Rehabilitation. Most important, the new construction should not significantly alter the historic relationship of the existing building or buildings to their immediate surroundings, destroy historic features, or obscure primary views of the historic property."

The proposed new garage is a small, 250 square foot, one-story building which is subordinate in size, scale, and character to the historic cottages. The dark stone veneer is unobtrusive and does not detract from the lighter stucco on the cottages. The inconspicuous effect of the stone veneer is demonstrated by the 2018 addition.

The new construction is differentiated from the construction materials used in the cottages but is compatible with the historic materials, features, size, scale, proportions, and massing. Its location in the southwest corner of the property does not interfere with views of the historic cottages from Torres Street. The location of the proposed garage is consistent with Carmel streetscapes as described in the Historic Context Statement¹:

"An adjunct to many houses figuring prominently in the streetscapes of Carmel is a detached garage, usually front-gabled, sided with board and batten, entered via an arched vehicular door, and set close to the street." (p. 52)."

The proposed garage references some details of Carmel's historic garages, (front gable and location close to the street) but does not replicate the historic design traits entirely. The proposed work is consistent with Standard Nine.

¹ Past Consultants. *Historic Context Statement for Carmel-by-the-Sea*. Final Draft. Approved by the City Council on 12/6/2022.

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 essential form and integrity of the historic cottages will not be impacted if the garage is removed in the future. The proposed work is consistent with Standard Ten.

Conclusion

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

Respectfully Submitted,

Margaret Clovis



Attachment 5

PROPOSED GARAGE
FOR
MICHAEL & ROBERTA VORIS

TORRES STREET 4 NE SIXTH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA

PROJECT DATA:

NEW DETACHED GARAGE - EXISTING HISTORIC COTTAGES
REMOVAL OF TWO SMALL OAK TREES AND
ONE SPAR OF A LARGE MULTI-SPAR OAK TREE

LEGAL DESCRIPTION: LOT 10 & NORTH 1/2 OF LOT 12, BLOCK 60
APN 010-092-010-000

LOCATION: TORRES STREET 4 NE SIXTH, CARMEL-BY-THE-SEA CA.
LOT SIZE: 6,000 SF. ZONING: R1

OWNERS: MICHAEL & ROBERTA VORIS
1823 GARDEN HIGHWAY
SACRAMENTO, CALIFORNIA
EMAIL: r.voris@comcast.net m.voris@comcast.net

LOT SIZE: 6,000 SQUARE FEET		ZONING: R1
GARAGE SETBACKS:	ALLOWED	PROPOSED
FRONT (WEST):	0	1'-6"
NORTH SIDE:	3'-0"	33'-11"
SOUTH SIDE:	3'-0"	8'-6"
COMPOSITE:	15'-0"	48'-3"
REAR	3'-0"	16'-10"
HEIGHT:	15'-0"	12'-0"

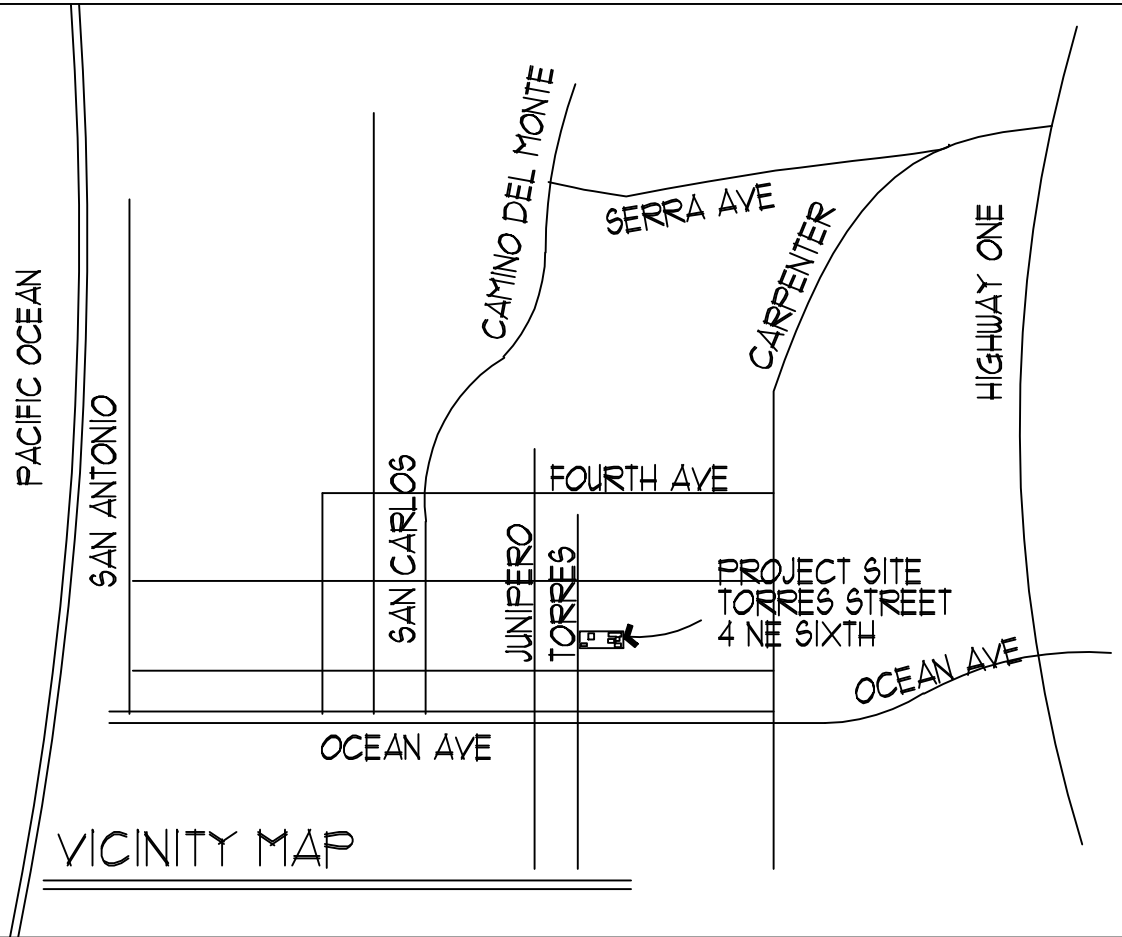
FLOOR AREA:	(E) HANSEL COTTAGE	250 SF.
	(E) GRETEL COTTAGE	1,889 SF.
	PROPOSED GARAGE	250 SF.
	DEDUCT PARKING PAD	(-200 SF.)
TOTAL FLOOR AREA:		2,189 SF.

ALLOWED FLOOR AREA: 2,460 SF.

PROPOSED VOLUME - ADDITION ONLY OPTION

	250 SF. x 4' / 2 =	500 CF.
GARAGE ROOF		
FLOOR-TO-PLATE LINE	250 SF. x 8 =	2,000 CF.
AVG GROUND TO FLOOR	250 SF. x 5 =	125 CF.
TOTAL VOLUME PROPOSED =		2,625 CF.
VOLUME ALLOWED: 250 x12		3,000 CF.

SITE COVERAGE:
EXISTING COVERAGE IS AS APPROVED DURING PREVIOUS PROJECT.
NO CHANGE TO COVERAGE FOR CONVERSION OF PARKING PAD TO GARAGE.



ARCHITECT & ENGINEERS
ARCHITECT: BRIAN CONGLETON
24720 PINE HILLS DRIVE
CARMEL CALIFORNIA 93823
831/915-2666 brian@congletonarchitect.com

- INDEX TO DRAWINGS**
- 11 PROJECT DATA
 - 12 SURVEY
 - 13 SITE/ROOF PLAN
 - 14 TREE PLAN
 - 21 GARAGE PLAN & ELEVATIONS
 - DOOR & WINDOW SCHEDULE & DETAILS
 - 22 STREET ELEVATIONS
 - 23 STREET PHOTO & RENDERING

PROJECT DATA

DESIGN REVIEW SUBMITTAL
JULY 11, 2023

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Brian T. Congleton
DATE: 7-11-23
REVISED:

Brian Congleton Architect

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License No. C-18030

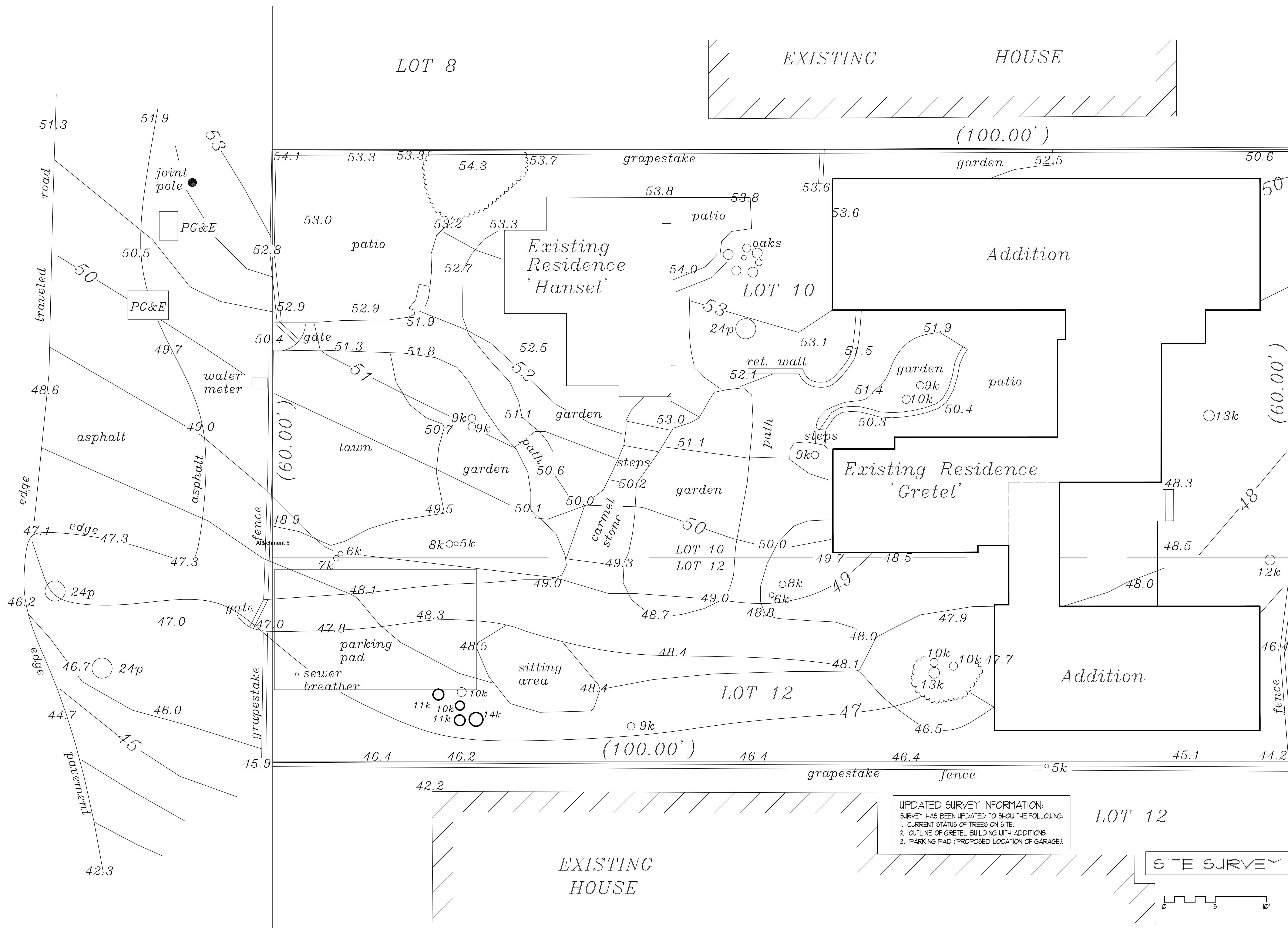
VORIS GARAGE
TORRES 4 NE SIXTH - CARMEL CALIFORNIA

SHEET NUMBER

1.1

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DRAWN: BTC
DATE: 7-11-23
REVISED:



Site plan showing existing and proposed structures, trees, and landscaping. The plan includes a detached garage, a main house with a deck, and two cottages. It also shows property lines, a path, and various trees and plants. Annotations include 'REQUEST REMOVAL OF TWO SMALL OAKS - SEE SHEET 14' and 'REQUEST REMOVAL OF NORTH SPAR OF MULTI-SPAR OAK - SEE SHEET 14'.

Key features and annotations:

- Structures:** Detached Garage, Main House, Gretel Cottage, Hansel Cottage.
- Landscaping:** Trees (labeled 9k, 10k, 11k, 12k, 13k, 14k, 24p), Plants, Wood Platform, Deck.
- Path:** A path is shown leading from the detached garage area towards the main house.
- Property Lines:** The plan shows the property boundaries and a joint pole location.
- Annotations:**
 - "REQUEST REMOVAL OF TWO SMALL OAKS - SEE SHEET 14"
 - "REQUEST REMOVAL OF NORTH SPAR OF MULTI-SPAR OAK - SEE SHEET 14"
 - "NEW OAK TREE PLANTED AS REPLACEMENT DURING RECENT HOME ADDITION PROJECT"
 - "PROPOSED LOCATION OF REPLACEMENT TREE - THIS WAS LOCATION OF OLD PINE TREE WHICH RECENTLY DIED. A LOWER CANOPY REPLACEMENT TREE MIGHT GO WELL HERE IF CLEARANCE TO (E) POWER LINES CAN BE ACCOMMODATED."
 - "PROPOSED LOCATION OF REPLACEMENT TREE - THIS WAS LOCATION OF OLD PINE TREE WHICH RECENTLY DIED. AN UPPER CANOPY REPLACEMENT TREE WOULD GO WELL HERE."

SITE PLAN

$$1/4'' = 1' - \emptyset''$$

NORTH

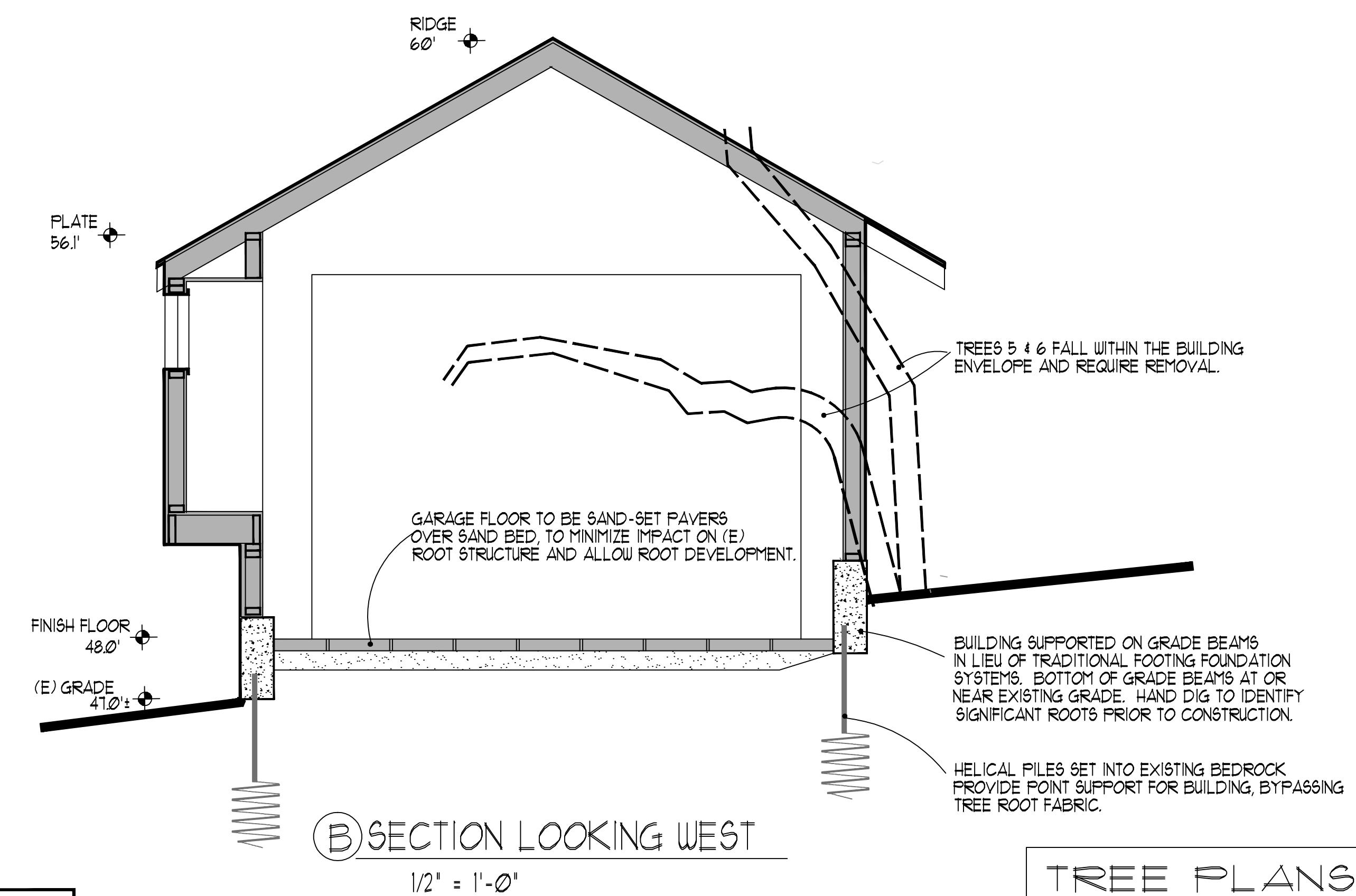
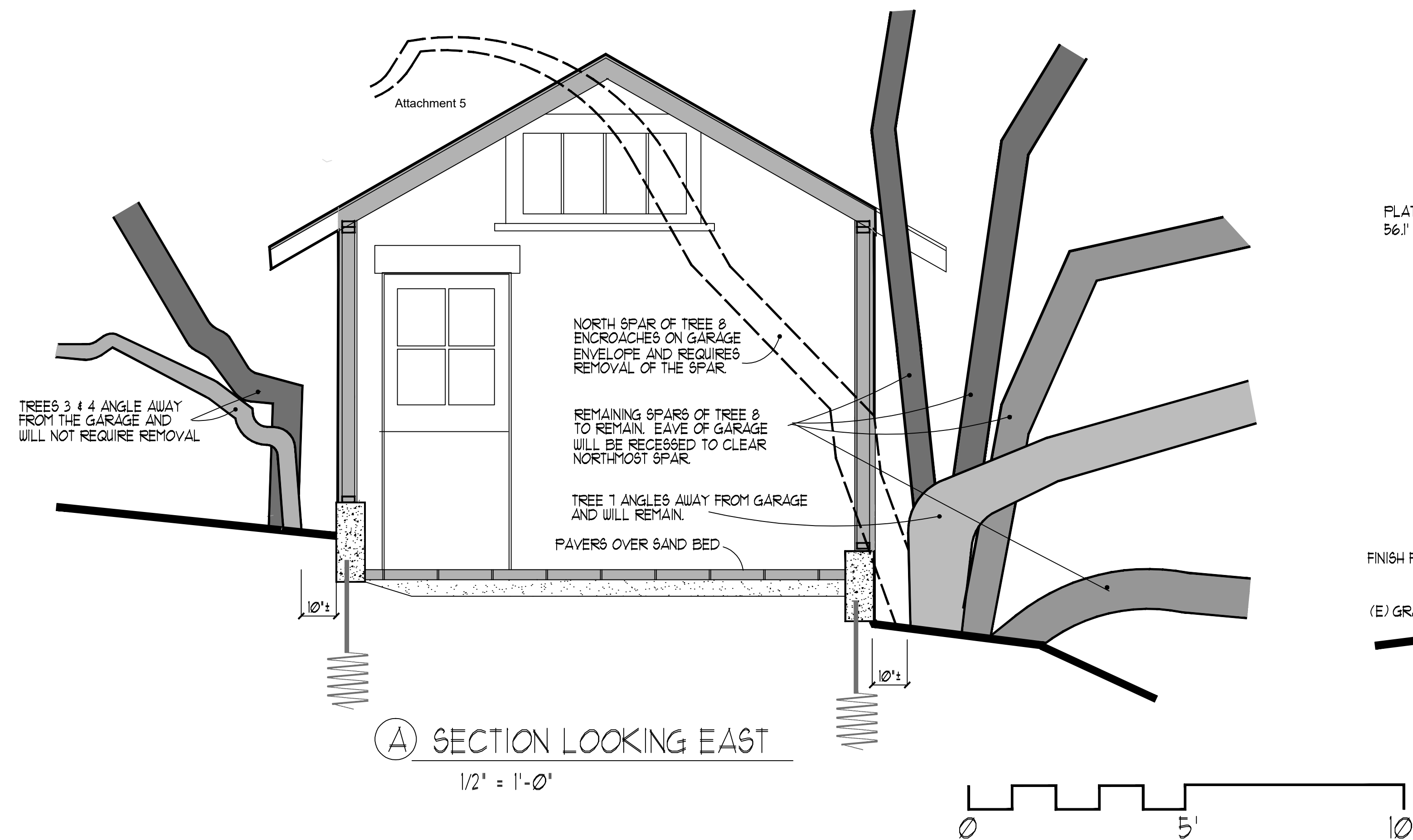
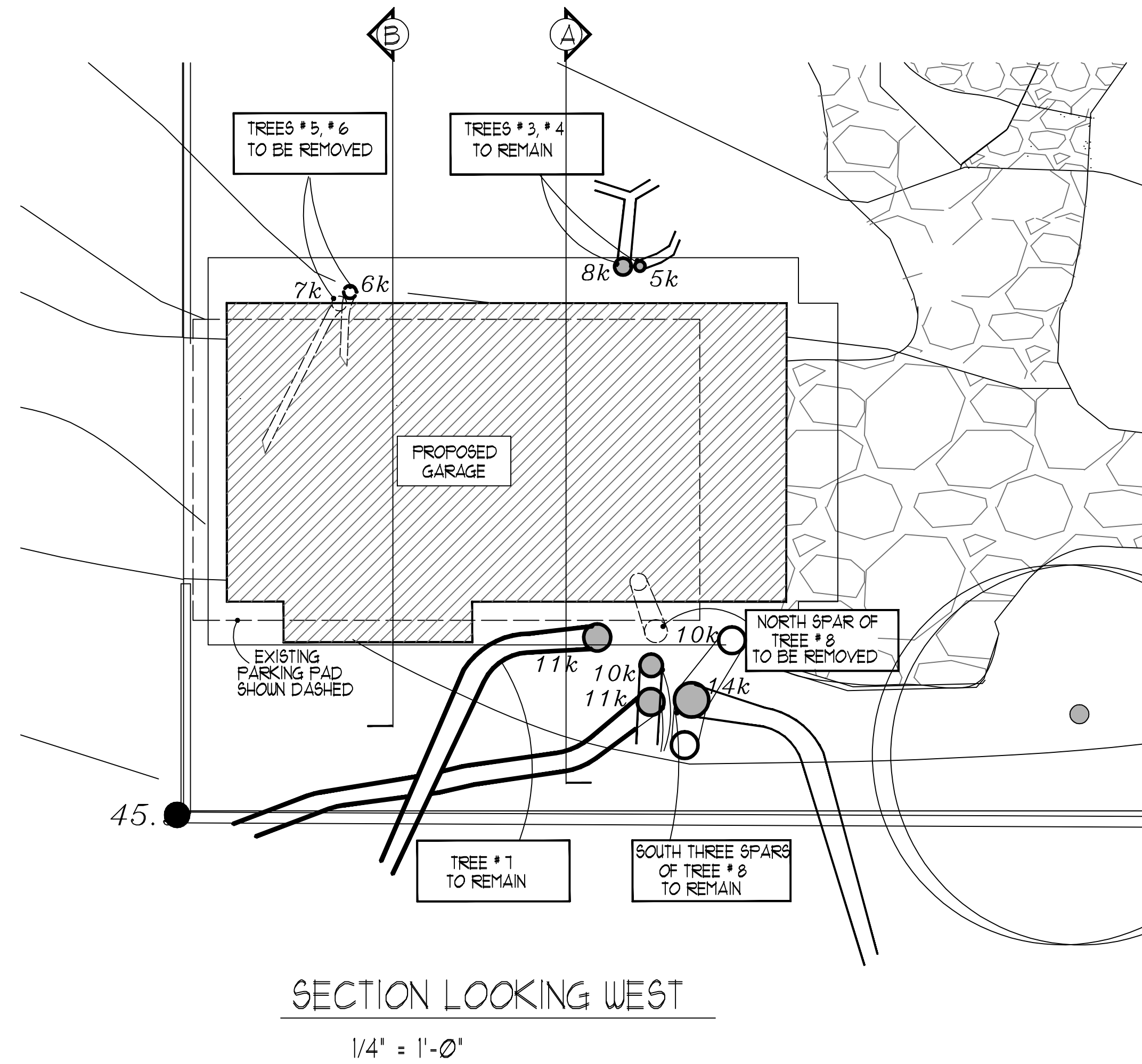
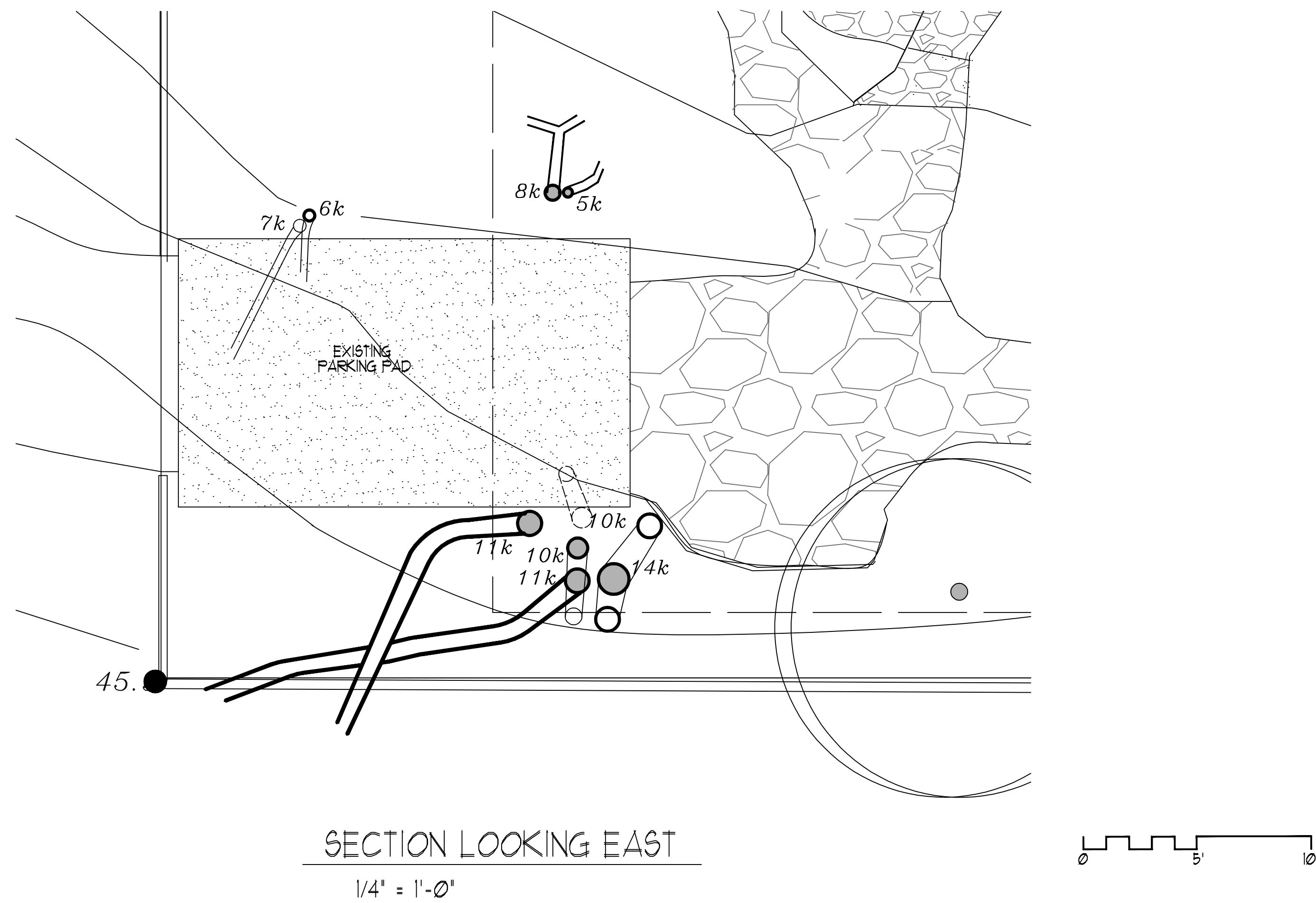
SITE PLAN

Brian Congleton Architect

VORIS GARAGE
TORRES 4 NE SIXTH - CARMEL CALIFORNIA

SHEET NUMBER

1.3



TREE PLANS
BUILDING SECTIONS

DOOR TYPES

NOTE: DO NOT ORDER FROM THIS SCHEDULE ALONE.
REVIEW PLAN & FIELD CONDITIONS FOR DOOR LOCATIONS AND SIZES

TYPE	LOCATION	WIDTH	HEIGHT	TYPE	MATL	HARDWARE	REMARKS
A	EXTERIOR DOOR	3'-0"	6'-8"	DUTCH DOOR WOOD PANEL	CLAD WD	LS,DB,T	TEMPERED GLASS
B	GARAGE DOOR	9'-0"	7'-0"	SOLID CORE WOOD	STAINED WD	O.H.	TEMPERED GLASS

LEGEND

T

DB

LS

TEMP.

INSUL

O.H.

THRESHOLD

DEADBOLT

LOCKSET

TEMPERED

INSULATED

OVERHEAD TRACK

DOOR/WINDOW NOTES

1. FIELD VERIFY ALL OPENING SIZES PRIOR TO WINDOW FABRICATION. OPENINGS MAY VARY, PARTICULARLY WHERE MULTIPLE UNITS FORM A "WINDOW WALL".

2. NEW WINDOW UNITS SHALL BE CLAD WOOD SIERRA PACIFIC

2. ALL WINDOW TRIM, DOORS & TRIM SHALL BE PAINTED WOOD.

3. MULLIONS ON WINDOWS & DOORS SHALL BE TRUE DIVIDED LIGHT.

INSTALL HEAD & SILL FLASHING @ ALL WINDOWS & DOORS.

INSULATED GLASS ALL NEW WDS.

TEMPERED GLASS WHERE REQUIRED BY CODE, WHETHER OR NOT INDICATED ON PLANS.

WINDOW TYPES

WDO. TYPE	UNIT WIDTH	UNIT HEIGHT	MATERIAL	TYPE	FLOOR TO SILL	FLOOR TO HEAD	REMARKS
A	6'-6"	1'-6"	CLAD WOOD	FIXED	5'-2"	6'-8"	FROSTED GLASS
B	4'-0"	2'-4"	CLAD WOOD	FIXED	8'-1"	10'-5"	

WINDOW HEAD

SCALE: 3" = 1'-0"

GARAGE DOOR JAMB

SCALE: 3" = 1'-0"

WINDOW JAMB

SCALE: 3" = 1'-0"

DOOR JAMB

SCALE: 3" = 1'-0"

Garage Plan showing dimensions and features. The plan includes an overhead garage door (B) with a width of 9'-0" and a height of 7'-0". The interior is paved with sandset pavers over a sand bed (see A/1,4). A Dutch door (A) is located on the right wall. A planter bench with a potting sink is also shown. The roof has a notch to clear a tree spar (see tree plans, sheet 1,4). The garage has a width of 21'-8" and a depth of 20'-11". The overhead door is 11'-6" wide and 10'-11" high. The Dutch door is 3'-0" wide and 6'-8" high. The planter bench is 4'-0" wide and 2'-4" high. The roof has a notch to clear a tree spar (see tree plans, sheet 1,4). The garage has a width of 21'-8" and a depth of 20'-11". The overhead door is 11'-6" wide and 10'-11" high. The Dutch door is 3'-0" wide and 6'-8" high. The planter bench is 4'-0" wide and 2'-4" high. The roof has a notch to clear a tree spar (see tree plans, sheet 1,4).

Roof Plan showing gutter, Resawn Cedar Shingle Roof, and Roof Over Potting Area. The roof has a width of 21'-8" and a depth of 20'-11". The gutter is 11'-6" wide and 10'-11" high. The Resawn Cedar Shingle Roof is one-hour rated. The Roof Over Potting Area is 4'-0" wide and 2'-4" high. The roof has a notch to clear a tree spar (see tree plans, sheet 1,4). The garage has a width of 21'-8" and a depth of 20'-11". The overhead door is 11'-6" wide and 10'-11" high. The Dutch door is 3'-0" wide and 6'-8" high. The planter bench is 4'-0" wide and 2'-4" high. The roof has a notch to clear a tree spar (see tree plans, sheet 1,4).

West (Street Elevation) showing garage door, ridge, and plate. The elevation has a width of 21'-8" and a height of 12'-0". The garage door is 9'-0" wide and 7'-0" high. The ridge is 6'-0" high. The plate is 5'-6" high. The elevation has a width of 21'-8" and a height of 12'-0". The garage door is 9'-0" wide and 7'-0" high. The ridge is 6'-0" high. The plate is 5'-6" high. The elevation has a width of 21'-8" and a height of 12'-0". The garage door is 9'-0" wide and 7'-0" high. The ridge is 6'-0" high. The plate is 5'-6" high.

South Elevation showing fixed windows, oriel window, and shed roof over potting area. The elevation has a width of 21'-8" and a height of 12'-0". The fixed windows are 6'-6" wide and 1'-6" high. The oriel window is 4'-0" wide and 2'-4" high. The shed roof over potting area is 4'-0" wide and 2'-4" high. The elevation has a width of 21'-8" and a height of 12'-0". The fixed windows are 6'-6" wide and 1'-6" high. The oriel window is 4'-0" wide and 2'-4" high. The shed roof over potting area is 4'-0" wide and 2'-4" high.

North Elevation showing fire-retardant Resawn Cedar Shingles. The elevation has a width of 21'-8" and a height of 12'-0". The fire-retardant Resawn Cedar Shingles are 6'-0" high. The elevation has a width of 21'-8" and a height of 12'-0". The fire-retardant Resawn Cedar Shingles are 6'-0" high.

East Elevation showing fixed window, shed roof over potting area, rain diverter, and potting bench. The elevation has a width of 21'-8" and a height of 12'-0". The fixed window is 6'-6" wide and 1'-6" high. The shed roof over potting area is 4'-0" wide and 2'-4" high. The rain diverter is 4'-0" wide and 2'-4" high. The potting bench is 4'-0" wide and 2'-4" high. The elevation has a width of 21'-8" and a height of 12'-0". The fixed window is 6'-6" wide and 1'-6" high. The shed roof over potting area is 4'-0" wide and 2'-4" high. The rain diverter is 4'-0" wide and 2'-4" high. The potting bench is 4'-0" wide and 2'-4" high.

GARAGE PLANS
GARAGE ELEVATIONS
DOOR & WINDOW SCHEDULE

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VORIS GARAGE

TORRES & NE SIXTH - CARMEL, CALIFORNIA

SHEET NUMBER

2.1

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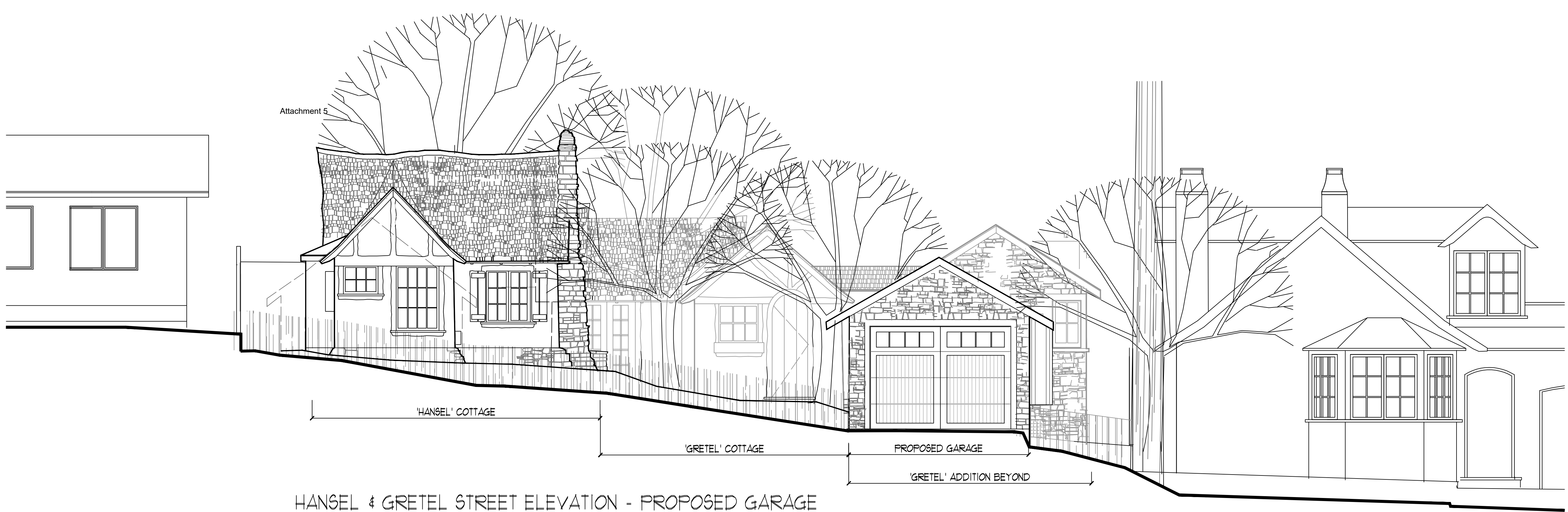
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VORIS GARAGE
TORRES & NE SIXTH - CARMEL, CALIFORNIA

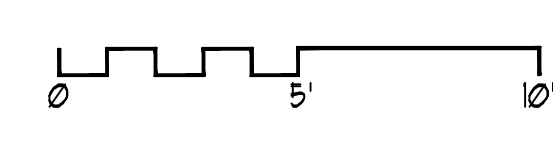
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2.2



HANSEL & GRETEL STREET ELEVATION - EXISTING
1/4" = 1'-0"



HANSEL & GRETEL STREET ELEVATION - PROPOSED GARAGE
1/4" = 1'-0"



STREET ELEVATIONS



Torres Street Elevation



Street Elevation showing Proposed Garage

EXISTING STREET PHOTO
PROPOSED STREET RENDERING



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

February 26, 2024
CORRESPONDENCE

TO: Historic Resources Board Commissioners

SUBMITTED BY: Leah R. Young, Administrative Coordinator

SUBJECT: PUBLIC CORRESPONDENCE: Public Hearings and/or other items appearing on the Agenda

RECOMMENDATION:

BACKGROUND/SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:



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

February 26, 2024
CORRESPONDENCE

TO: Historic Resources Board Commissioners

SUBMITTED BY: Leah R. Young, Administrative Coordinator

SUBJECT: PUBLIC CORRESPONDENCE: Additional items not associated with Public Hearings
and/or other items on the Agenda

RECOMMENDATION:

BACKGROUND/SUMMARY:

FISCAL IMPACT:

ATTACHMENTS: