



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

Historic Resources Board Members Jordan Chroman, Erik Dyar, Esther Goodhue, Katherine Gualtieri, and Bobbie Voris

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

**Regular Meeting**  
**Monday, August 18, 2025**  
**4:00 PM**

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

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## HYBRID MEETING ATTENDANCE OPTIONS

This meeting will be held in person and via teleconference ("hybrid"). The public is welcome to attend the meeting in person or remotely via Zoom, however, the meeting will proceed as normal even if there are technical difficulties accessing Zoom. The City will do its best to resolve any technical issues as quickly as possible. To view or listen to the meeting from home, you may also watch the live stream on the City's YouTube page at: <https://www.youtube.com/@CityofCarmelbytheSea/streams>. To participate in the meeting via Zoom, copy and paste the link below into your browser.

<https://ci-carmel-ca-us.zoom.us/j/88188362744?pwd=9H2DI5GuqQ2eCddEodDJusxbLVYLhX.1>

To attend Zoom webinar via telephone, dial +1 669-444-9171. Webinar ID: 881 8836 2744. Passcode: 001916

## HOW TO OFFER PUBLIC COMMENT

The public may give public comment at this meeting in person, or use the Zoom teleconference module, provided that there is access to Zoom during the meeting. Zoom comments will be taken after the in-person comments. The public can also email comments to [sgorman@ci.carmel.ca.us](mailto:sgorman@ci.carmel.ca.us). Comments must be received at least 2 hours before the meeting in order to be provided to the legislative body. Comments received after that time and up to the beginning of the meeting will be made part of the record.

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## CALL TO ORDER AND ROLL CALL - TOUR

## TOUR OF INSPECTION

The Board/Commission will meet and convene the public hearing at the first location listed below on the Tour of Inspection. The public is welcome to join the tour. The tour is intended only to give the Board/Commission an opportunity to view project sites scheduled for a public hearing later that day. No deliberations on the merits of projects will take place during the Tour of Inspection. Following completion of the tour, the Board/Commission will recess and return to the Council Chambers to reconvene the public hearing at 4:00 p.m., or as soon thereafter as possible.

**DR 25181 (Carmel Mission Basilica):** 3080 Rio Road

**DS 25197 (Graney):** Northeast corner of Camino Real and 12th Avenue

**HE 25120 (Profeta):** West side of Junipero between 5th and 6th Avenues

## **CALL TO ORDER AND ROLL CALL - CHAMBERS**

### **PLEDGE OF ALLEGIANCE**

### **PUBLIC APPEARANCES**

Members of the public are entitled to speak on matters of municipal concern not on the agenda during Public Appearances. Each person's comments shall be limited to 3 minutes, or as otherwise established by the Chair. Persons are not required to provide their names, however, it is helpful for speakers to state their names so they may be identified in the minutes of the meeting. Under the Brown Act, public comment for matters on the agenda must relate to that agenda item and public comments for matters not on the agenda must relate to the subject matter jurisdiction of this legislative body. If a member of the public attending the meeting remotely violates the Brown Act by failing to comply with these requirements of the Brown Act, then that speaker will be muted.

### **ORDERS OF BUSINESS**

- 1) HE 25120 (Profeta):** Consideration of a preliminary determination of historic ineligibility for the property located on the west side of Junipero between 5th and 6th Avenues. APN: 010-098-005 and 010-098-006.

### **PUBLIC HEARINGS**

- 2) DR 25181 (Carmel Mission Basilica):** Consideration of a Determination of Consistency with the Secretary of the Interior's Standards for accessibility upgrades at the historic "Mission San Carlos de Borromeo" located at 3080 Rio Road in the Single-Family Residential (R-1) District, Archaeological Significance Overlay, Park Overlay and Beach & Riparian Overlay districts. APN: 009-531-003-000.
- 3) DS 25197 (Graney):** Consideration of a Determination of Consistency with the Secretary of the Interior's Standards for the in-kind replacement of wood windows and wood shingle siding throughout, and in-kind

replacement of one rear door and composition shingle roofing at the historic "Louise P. Murphy House" located at the northeast corner of Camino Real and 12th Avenue in the Single-Family Residential (R-1) District. APN: 010-273-006-000.

## **DIRECTOR'S REPORT**

## **FUTURE AGENDA ITEMS**

- 4) Next Regular Meeting: September 15, 2025

## **ADJOURNMENT**

## **CORRESPONDENCE**

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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**

**August 18, 2025**  
**ORDERS OF BUSINESS**

**TO:** Historic Resources Board Members  
**SUBMITTED** Katherine Wallace, Associate Planner  
**BY:**  
**SUBJECT:** **HE 25120 (Profeta):** Consideration of a preliminary determination of historic ineligibility for the property located on the west side of Junipero between 5th and 6th Avenues. APN: 010-098-005 and 010-098-006.

**RECOMMENDATION:**

Issue a Determination of Historic Ineligibility (**Attachment 1**) for the property located at the west side of Junipero between 5th and 6th Avenues, APNs 010-098-005 and 010-098-006.

**BACKGROUND / SUMMARY:**

**Background:**

On April 25, 2025, applicant and property owner Judie Profeta of Junipero Complex LLC submitted a Phase I Initial Historic Evaluation application (HE 25120, Profeta) to determine whether the property located on the west side of Junipero between 5th and 6th Avenues (APN 010-098-005, Block 58, Lots 17 & 19, and APN 010-098-006, Block 58, Lots 21 & 22) is eligible for the Carmel Historic Inventory. The property had not been evaluated previously.

The property was developed in 1926 with the one-story, 1,008 square-foot “Weaver Kitchen House” and associated garage, and was further developed in 1932 with the “Plumbing Shop.” These buildings were built by Michael J. Murphy for original owner James Weaver Kitchen, a local plumber who lived and worked on the premises. In 1935 Murphy built a two-story addition containing apartment units at the rear of the Plumbing Shop, absorbing the 1926 garage structure. The mixed-use property presently contains a mix of office, restaurant, and residential uses. Various alterations have occurred to both buildings over the years (further described in the Staff Analysis section to follow).

On May 5, 2025, City-contracted historic consultant Margaret Clovis prepared a Phase I

Initial Historic Evaluation for the property (**Attachment 2**) and determined that a Phase I Intensive Historic Evaluation was recommended due to association with Michael J. Murphy (**Attachment 3**). Per CMC 17.32.060.B.2/3, *If a property appears to meet the criteria for the inventory or, if based on the initial assessment, a definitive determination of eligibility or ineligibility cannot be made, a qualified professional under contract to the City must prepare an intensive survey of the property.* Margaret Clovis prepared a Phase I Intensive Historic Evaluation (a DPR 523 Form) in June 2025 and concluded that the property was not eligible for listing in the Carmel Inventory because it does not meet any of the four California Register criteria. Based on the Intensive Historic Evaluation, City staff issued a Preliminary Determination of Ineligibility on July 17, 2025.

Per City Municipal Code (CMC) Section [17.32.060.D.2.](#), the Historic Resources Board has ten (10) days from the date of the staff decision/circulation of a Preliminary Determination of Ineligibility to "call a determination of ineligibility up for review by the Board by filing a written request with the Department during the appeal period." Jordan Chroman, Historic Resources Board Chair, submitted a request to staff on July 18, 2025, to agendaize the Profeta determination for discussion. City staff recommends the Historic Resources Board issue a Determination of Ineligibility.

#### **Staff Analysis:**

Staff concurs with the Phase I Intensive Historic Evaluation which concluded the property should be deemed ineligible for listing in the Inventory, as it does not meet all necessary criteria. Pursuant to CMC 17.32.040, to be eligible for the Carmel Inventory, historic resources:

- Should be representative of at least one theme included in the Historic Context Statement. *Staff response: The property does not meet this criterion. The former Weaver Kitchen home is not a good representative of a residential building and the former plumbing shop no longer reflects a commercial building within the Historic Context theme of Village in a Forest (1922-1945).*
- Shall retain substantial integrity. *Staff response: The property does not meet this criterion – see additional analysis in following section: "Integrity".*
- Should be a minimum of 50 years of age. *Staff response: The property meets this criterion.*
- Shall meet at least one of the four criteria listed below for listing in the California Register at a national or Statewide level of significance or at a regional or local level of significance:
  1. Is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States; *Staff response: no specific event led to the development of this property and no important event took place in the residence or business.*
  2. Is associated with the lives of persons important to local, California or national history; *Staff response: Original owner James Weaver Kitchen (1894-1986) moved to Carmel after WWI, worked as the head plumber for T.B. Reardon*

*Plumbing until 1932 when he opened his own plumbing shop next door to the 1926 house he had built, and retired in 1942 and moved to Albion, CA. Kitchen did not make any significant contributions to any of the themes identified in Carmel's Historic Context Statement, nor is he referenced in the Context Statement.*

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 (see CMC 17.32.040.D for additional criteria); *Staff response: The Weaver Kitchen residence features some Tudor Revival characteristics such as the steeply pitched, front facing gable, stucco exterior walls, and a roofline with minimal overhangs. The addition of infill lap siding in the front gable, new window surrounds throughout, and corner boards throughout are all conjectural features that undermine the building's integrity. Regardless of those 1974 changes, there is no evidence that the Weaver Kitchen House ever had sufficient characteristics to make it a good example of the Tudor Revival style; it was originally a vernacular building with Tudor references. The Plumbing Shop and Apartments are relatively utilitarian; any notable features, such as the original arched windows and door hood on the front of the plumbing shop have been removed. All structures on the property were designed by M.J. Murphy who is considered an important designer/builder in Carmel, however, they no longer reflects Murphy's work due to many alterations over the years.*
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation. *Staff response: The property is not located within Carmel's Archeological Overlay Zone and there is no evidence in the historical record that either the house or the plumbing shop meet the eligibility requirements for Criterion Four.*

### Integrity

Historic integrity refers to a property's ability to convey its historical significance through its physical characteristics and associations. For a property to retain integrity, it must retain most of the six relevant aspects (location, design, setting, materials, workmanship, feeling), but it need not retain all. City-contracted architectural historian Margaret Clovis completed an Intensive Historic Evaluation and determined the property did not any of the four California Register criteria for historic significance. Typically, an in-depth analysis of integrity is not completed unless a property is determined to be significant. When a property is not significant, there is no need to analyze integrity. As such, the Intensive Historic Evaluation (DPR 523 Form) does not contain an analysis of the seven aspects of integrity. Ms. Clovis, did, however, provide a thorough accounting of the property's construction chronology based on available plans, permits, and physical observation. Relevant excerpts recounting the property's construction chronology are provided below, with the most significant changes highlighted, supporting Staff's preliminary assessment that the property likely no longer retains integrity.

#### Weaver Kitchen House:

In 1926 contractor M.J. Murphy built a 1008 sq. ft. residence and garage for J. Weaver Kitchen (BP# 1703). No plans for the residence or garage are in the building file. The residence (now an office) has a three-part plan made up of a central block flanked by two wings. The central block has a steeply pitched, gable roof while the wings have ½ hipped roofs. Composition shingles cover all the roofs and there are no eave overhangs. A stucco-covered chimney rests on the roof ridge. **The front gable is filled with lap siding which was added in 1974 (BP#74-71).** A vertically oriented slatted vent is in the apex of the gable. The rear gable does not have wood infill, but it does have a similar vent. The exterior walls are covered with stucco and corner boards define the edges of the building **(the corner boards were added in 1974 BP#74-71).** The original front entrance has a Dutch door and is located on the south side of the main block at the junction of the south wing and main block. A shed roof door hood supported by one knee brace bracket shelters the front door. Directly opposite this door in the north wing is another, **non-original entrance that replaced a former window.** Arched, multipaned French doors are in the south wing's façade. A multipaned picture window is located on the main block's façade. **New frames were added to all the windows, including the French doors and Dutch door in 1974 (BP# 74-71).** The remaining fenestration is multipaned, wood casement windows. **In 1974 the building was remodeled into a bank and a 135 sq. ft. vault was added to the northwest corner of the building. This addition removed a back porch and two windows. Other alterations include a bathroom addition in 1951 (BP# 2206), interior remodel and reroof in 1956 (BP# 2981), interior remodel in 1965 (BP# 4349), remodel into a bank in 1974 (BP# 74-71), termite repair in 1983 (BP# 83-44), and a commercial remodel in 1995 (BP#95-99).**

A raised brick patio is in the corner between the south wing and main block. The brick was added in 1974 over a concrete landing and steps that were installed in 1965 (BP# 4349). A stone wall surrounding the concrete landing was removed as well. There is no record in the building file of what was in place prior to the installation of the concrete.

A one-and-a-half story garage was also built in 1926 and was located at the southwest corner of the house (see Figure 9). The garage had a front facing gable roof that most likely matched the residence. The garage was incorporated into the plumbing shop's 1952 addition and will be discussed further in that section.

#### Plumbing Shop:

In 1932 M.J. Murphy built the J. Weaver Plumbing Shop on lot 22 (BP# 2543). The 648 sq. ft. shop originally had an office and display room up front and a workshop in the back. **Since then, the building has been altered many times to accommodate a variety of uses and tenants.** Today the shop is a one-story building with a rectilinear plan and a low-pitched front gabled roof with a moderate overhang and exposed rafters. The roof is covered with composition shingles. The front elevation has a central entrance flanked by multipaned picture windows. The north elevation has two more multipaned picture windows and a French door with multipaned windows in the upper section and solid panels in the lower section. The exterior walls are stucco. Originally the front elevation had arched windows with vertical panes in the arch (see Figure 2). The door was

covered with a shed roof door hood. The front elevation was changed sometime after 1965 when the two front windows were removed and replaced with a four-pane window and the current multipaned picture window (see Figure 3). In 1994 the four-pane window was removed and replaced with a multipaned window that matched the c. 1965 window (see Figure 4).

In 1935 M.J. Murphy built a large two-story addition on the rear of the plumbing shop (BP# 29) for two apartment spaces upstairs known as the penthouse apartment and the garage apartment. This addition extended over the single story 1926 garage and became a second-floor apartment. The first floor of the garage continued to be used as a garage at least until 1962 (see the 1962 Sanborn Map, Figure 10). The garage was later remodeled for restaurant use. In 1952 exterior stairs to the apartments were built on the plumbing shop's north elevation (BP# 2261) and the apartments were remodeled (BP# 2303). In 1965 a runaway garbage truck plowed through the plumbing shop which necessitated rebuilding the north and south elevations and the exterior stairs (BP# 4369). It is not clear if the stairs were rebuilt in the same location because they do not exist today.

Today the two-story addition has a sundeck on the second floor. Directly behind the sundeck is the penthouse apartment which has a front gabled roof bisected by a stucco covered chimney. Small vents are located on either side of the chimney. The roof extends north to connect to the gabled roof of the addition built over the former garage. A walkway with a stucco wall fronts the second floor over the former garage. The second story of the 1935 apartment addition features multipaned French doors (at the garage apartment) and a multipaned window (at the penthouse apartment). A horizontally oriented shed roof dormer with wood casement windows is on the garage apartment's north elevation. Exterior stairs on the north elevation provide access to the garage apartment.

On the ground floor, the former garage door opening has been infilled with multipaned French doors which were installed in 2001 (BP# 01-149) for restaurant use. A full-width porch fronts the French doors and was added at an unknown date, but after the space was no longer used as a garage.

Originally a paved driveway led from Junipero Street to the garage door opening. In 1994 (BP# 94-174) the area between the house and plumbing shop was landscaped. The driveway was removed and replaced with an aggregate concrete walkway. Brick planting beds and stairs that connect the two buildings were constructed. A large fountain was installed, and the area now has lush landscaping.

#### **FISCAL IMPACT:**

N/A

#### **ATTACHMENTS:**

1. Attach 1 - Draft HRB Final Determination of Ineligibility
2. Attach 2 - Initial Historic Evaluation

3. Attach 3 - DPR\_523\_Final\_07.16.2025
4. Attach 4 - Staff Preliminary Determination of Ineligibility



# CARMEL-BY-THE-SEA

## NOTICE OF INELIGIBILITY

### For the Carmel Historic Resources Inventory

On August 18, 2025, the Historic Resources Board made a determination that the property identified below does not constitute an historic resource and is therefore ineligible for the Carmel Inventory of Historic Resources.

Assessor's Parcel Number: 010-098-005 and 010-098-006

Current Owner: Junipero Complex LLC

Block: 58, Lots: 17, 19, 21 and 22

Street Location: West side of Junipero between 5th and 6th Avenues


Lot size: 9,871 sf

Original Date of Construction: 1926, 1932, 1935

The basis for this determination is:

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

This determination shall remain valid for a period of five (5) years and shall expire on August 18, 2030.

  
Katherine Wallace, AICP, Associate Planner

## HE25-120 (Profeta) Historic Evaluation

Date: 5/5/2025

Prepared by: Meg Clovis

Assessor's Parcel Number: 010-098-006

Current Owner: Judie Profeta

POB 7249

Carmel, CA. 93921

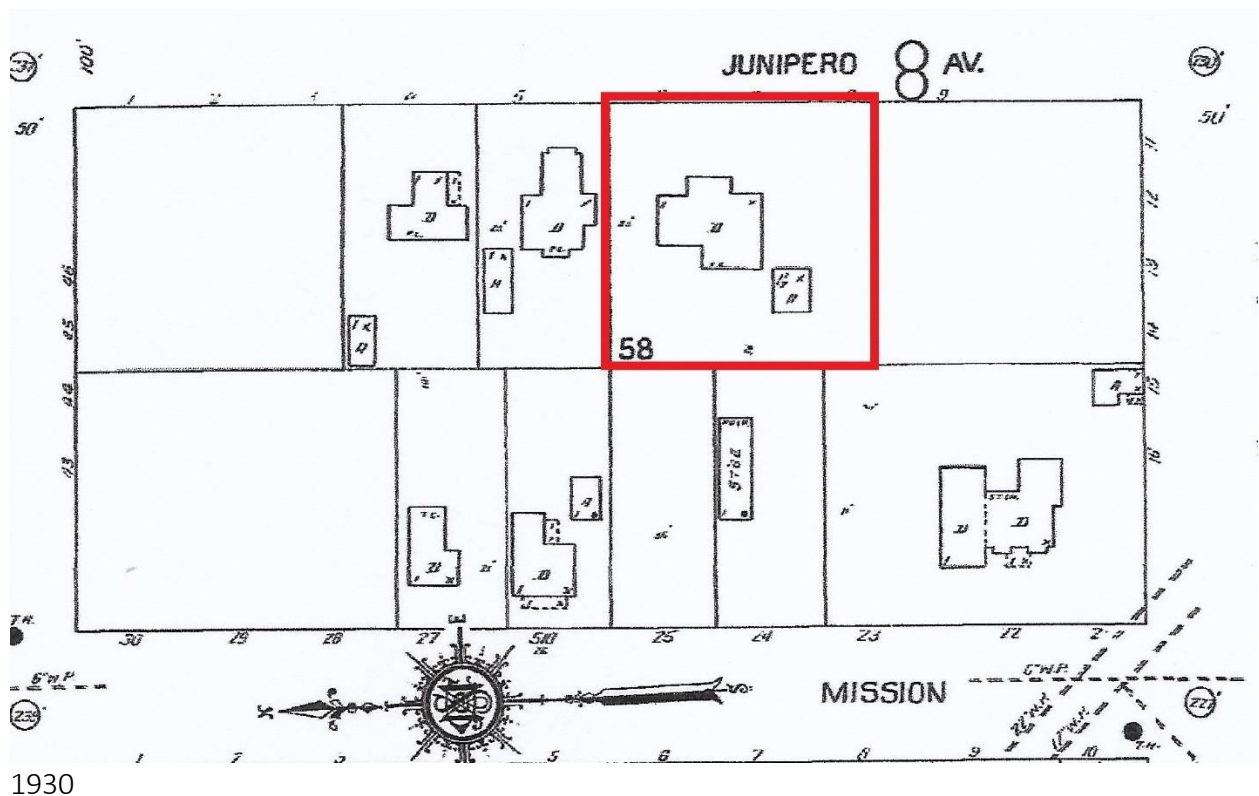
Block/Lot: Block 58, Lots 21 & 22

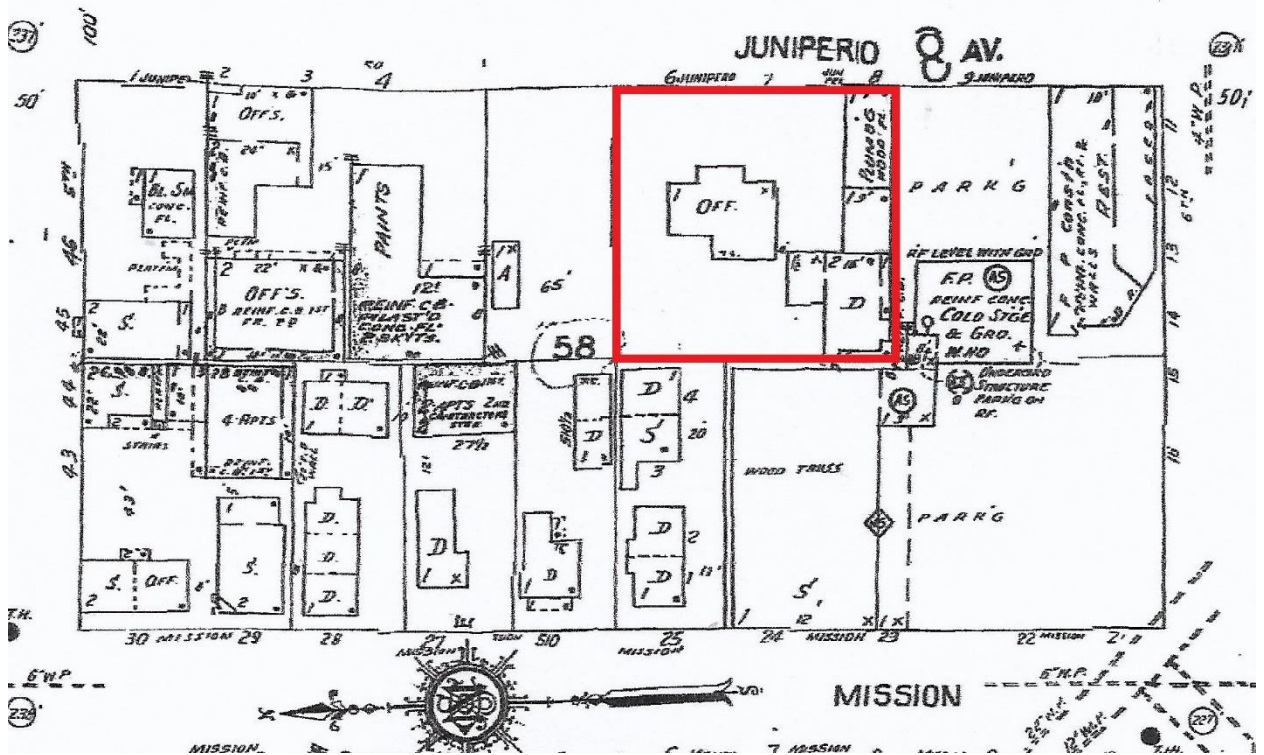
Location: W/S Junipero Between 5<sup>th</sup> and 6<sup>th</sup> Ave.

Lot size: 5000 sq. ft.

Date of Construction: 1926 (residence/office) & 1935(plumbing shop/apartments)

1. Land Use & Community Character Element, Subdivision Chronology Map: 1902
2. Is the property listed on the Carmel Inventory? No
3. Has the property been reviewed previously for historical significance? No
4. Is the property located within the Archaeological Overlay Zone? No
5. Is the property identified on the Sanborn Maps? Yes, 1930 & 1962





1962

6. Date of original building permit: July 10, 1926 (BP# 1703); 10/5/1935 (BP# 29)

7. Original and subsequent ownership:

- a) James & Irene Kitchen
- b) H. Fonseca
- c) Seaside Development Company
- d) Robert & Judith Profeta

None of the former owners are included in Carmel's Historic Context Statement as significant people.

8. Information on the original designer/builder:

Michael J. Murphy (1885-1959) is listed as the designer/builder on the building permit. 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., which sold building supplies, did rock crushing and concrete work and operated a lumber mill and cabinet shop located between San Carlos and Mission streets. Murphy built both the Kitchen House (1926) and Kitchen's adjacent plumbing shop (1935). M.J. Murphy is listed in Carmel's Historic Context Statement as a significant person.

9. Alterations and changes to the property:

- a) BP# 2543 (10/24/1932): Unspecified remodel.
- b) BP# 29 (10/5/1935): Build shop with 2<sup>nd</sup> floor apartment on lot 22.

- c) BP# 2261 (1/19/1952): Build exterior stairs to apartments.
- d) BP# 2303 (4/15/1952): Remodel apartments, add exterior window, enclose door.
- e) BP# 4369 (10/29/1965): Repair damage to Hick's Plumbing. North and south walls rebuilt due to runaway garbage truck. Exterior stairs to apartments rebuilt.
- f) BP# 89-144 (7/17/1989): Install handicap ramp and remodel.
- g) BP# 94-110 (6/3/1994): Interior remodel and repairs.
- h) BP# 94-149 (8/3/1994): Add post & beams on interior.
- i) BP# 94-174 (9/7/1994): Repave commercial parking lot; add landscaping, lighting, walkways; add new parking spaces.
- j) BP# 95-50 (3/28/1995): Reroof.
- k) BP# 01-149 (8/6/2001): Remodel – this included replacing the exterior windows and doors with French doors.
- l) BP# 01-211 (11/21/2001): Restaurant remodel.
- m) BP# 02-172 (10/7/2002): Remove 2 windows from south elevation, install single window; East (front) elevation – Install 2 new windows.
- n) BP# 03-15 (2/3/2003): Reroof, shake to comp.
- o) BP# 11-33C (2/17/2011): Commercial kitchen remodel.
- p) BP# 12-195C (11/5/2012): Remove water damaged ceiling in kitchen replace drywall and paint.

#### **10. Conclusions:**

The buildings within the mixed-use complex were constructed in 1926 and 1935. The 1926 building was originally a residence. By 1965 it had been remodeled into offices. The plumbing shop has been remodeled into a restaurant and office space. The apartments remain in the same use. Due to the association with M.J. Murphy, who is recognized as an important builder in Carmel, and because the buildings have not had significant additions, an intensive survey of the property is recommended.

**Current Photographs of Building (see next page):**



Figure 1: View of front elevation, 1926 building (former James & Irene Kitchen house).



Figure 2: View of north elevation, 1926 building.



Figure 3: View of south elevation, 1926 building.



Figure 4: View of rear elevation, 1926 building.



Figure 5: View of front (east) elevation of former plumbing shop, 1935.



Figure 6: View of apartments, 1935.



Figure 7: View of north elevation, 1935 plumbing shop.



Figure 8: North elevation of 1935 apartments.

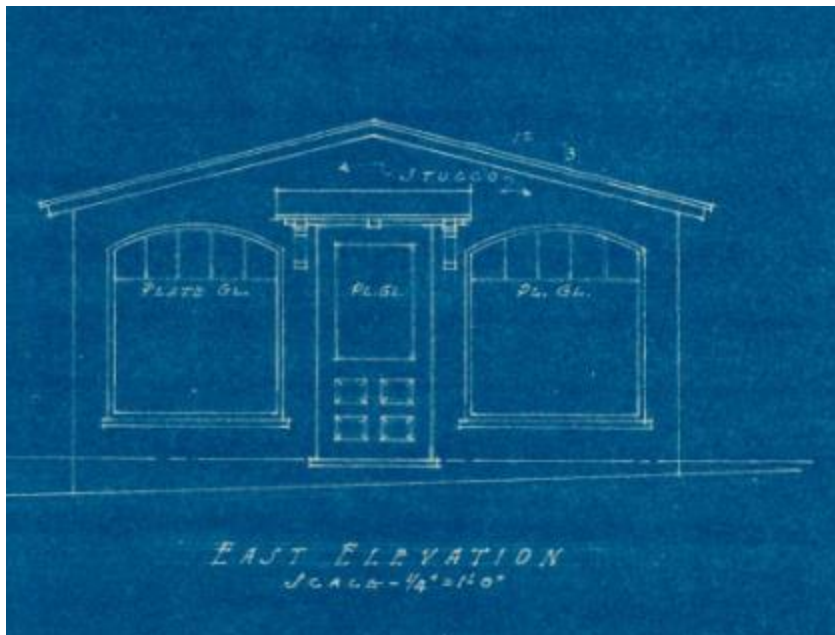


Figure 9: Original East elevation, 1935.

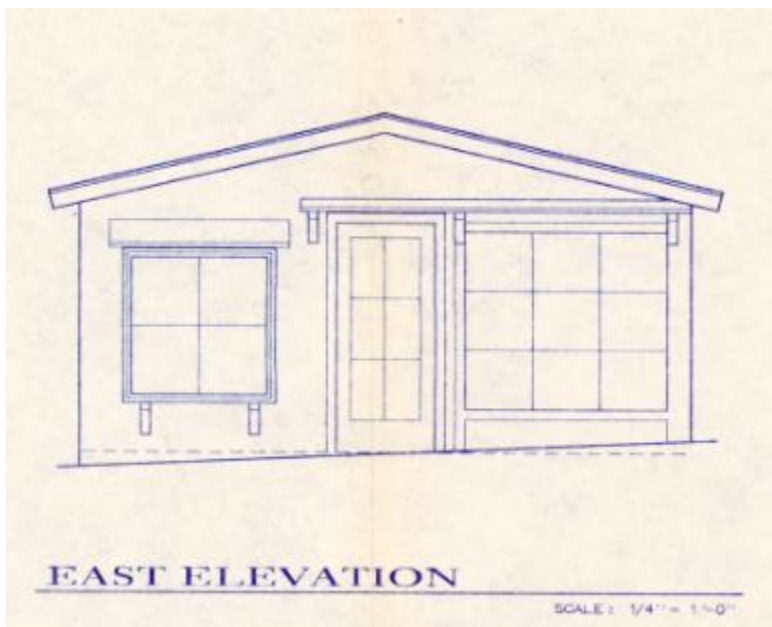


Figure 10: East elevation prior to 1994. Changes may have been made in 1965 after the garbage truck accident.

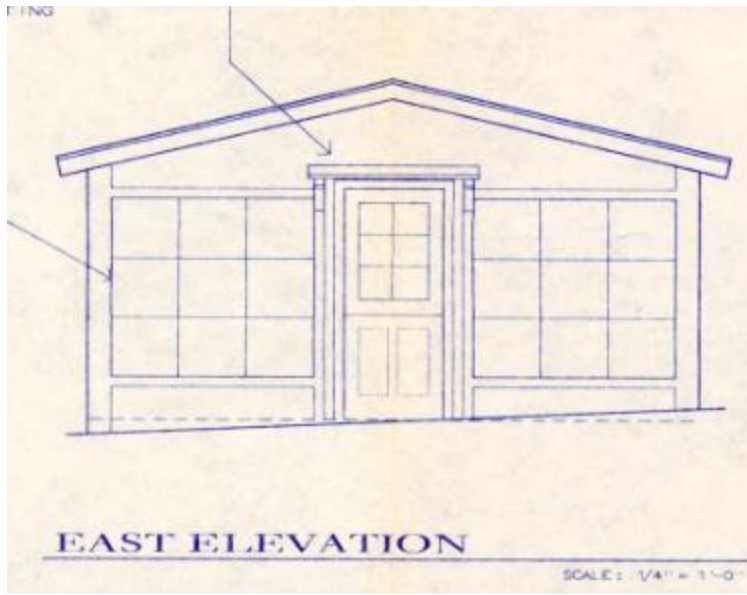


Figure 11: East elevation 1994

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

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\*Resource Name or #: (Assigned by recorder) Weaver Kitchen House & Plumbing Shop

P1. Other Identifier: Carmel Realty Company

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Monterey

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

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

c. Address W/S Junipero btwn. 5<sup>th</sup> & 6th 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 010 098 005, Block 58, Lots 17 & 19; APN 010-098-006, Block 58, Lots 21 & 22

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

Two commercial buildings are located on Lots 17 and 19 and Lots 21 and 22, Block 58. The building on lots 17 and 19 is currently a real estate office but was originally a house built in 1926. A garage was built at the same time as the house. In 1932 a plumbing shop was built on lot 22. In 1935 a two-story addition, with apartments on the second floor, was constructed on the rear elevation of the plumbing shop (lot 21). Over the years these buildings have been occupied by a variety of businesses, including restaurants, offices, and upstairs apartments. A description of each building follows.

**Residence & Garage:** In 1926 contractor M.J. Murphy built a 1008 sq. ft. residence and garage for J. Weaver Kitchen (BP# 1703). No plans for the residence or garage are in the building file. The residence (now an office) has a three-part plan made up of a central block flanked by two wings. The central block has a steeply pitched, gable roof while the wings have 1/2 hipped roofs. Composition shingles cover all the roofs and there are no eave overhangs. A stucco-covered chimney rests on the roof ridge. The front gable is filled with lap siding which was added in 1974 (BP#74-71). A vertically oriented slatted vent is in the apex of the gable. (cont. p. 3)

\*P3b. Resource Attributes: (List attributes and codes) HP6, 1-3 story commercial building

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



P5b. Description of Photo: (View, date, accession #) Front Elevation, 06/2025

\*P6. Date Constructed/Age and

Sources: 1926, 1932, 1935  Historic

Prehistoric  Both Building Permits

\*P7. Owner and Address:

Junipero Complex, LLC  
POB 7249  
Carmel, CA. 93921

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

Meg Clovis  
14024 Reservation Rd.  
Salinas, CA 93908

\*P9. Date Recorded: 07/2025

\*P10. Survey Type: (Describe) Intensive

\*P11. Report Citation: (cite survey report and other sources, or enter "none.") Carmel Preservation Foundation Survey, 1991

\*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**

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\*NRHP Status Code

\*Resource Name or # (Assigned by recorder) Weaver Kitchen House & Plumbing Shop

- B1. Historic Name: Weaver Kitchen House & Plumbing Shop
- B2. Common Name: Carmel Realty Company
- B3. Original Use: Residence & Plumbing Shop
- B4. Present Use: Mixed Use Commercial

\*B5. Architectural Style: Tudor Revival

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built in 1926 (BP# 1703) & 1932 (BP# 2543); (see P3a for description of alterations and dates).

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

\*B8. Related Features: N/A

B9a. Architect/Designer: M.J. Murphy

b. Builder: M.J. Murphy

\*B10. Significance: Theme N/A

Area Carmel by the Sea

Period of Significance N/A

Property Type Building Applicable Criteria N/A

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

James Weaver Kitchen (1894-1986) was born and raised in San Luis Obispo County. He left school after the 6<sup>th</sup> grade and worked on various ranches. In 1917 he joined the 162<sup>nd</sup> Infantry and served in France during World War I. When he returned, he married Irene Wolter (of Carmel Valley's pioneer Wolter family), and the couple moved to Carmel. Kitchen worked as the head plumber for T.B. Reardon Plumbing until 1932 when he opened his own plumbing shop on Junipero Street next door to the house he had built in 1926 (*Carmel Pine Cone*, 10/21/1932). Kitchen retired in 1942 and moved to Albion but retained ownership of the Junipero property (*Press Democrat*, 1/6/1987). The house remained a residence until 1956 when it was converted into a taxi office. It was remodeled into offices in 1965 and into a bank in 1974.

Weaver Kitchen hired M.J. Murphy to build his house, plumbing shop, and apartment addition. Michael J. Murphy (1885-1959) 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 (cont. p. 5)

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

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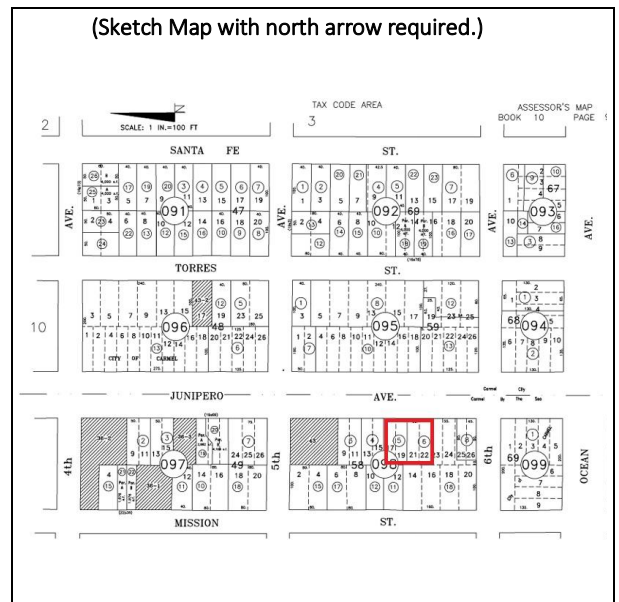
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- Kitchen Obit., *Press Democrat*, 1/6/1987.

B13. Remarks

\*B14. Evaluator: Meg Clovis

\*Date of Evaluation: 07/2025

(This space reserved for official comments.)



**P3a. Description continued:**

The rear gable does not have wood infill, but it does have a similar vent. The exterior walls are covered with stucco and corner boards define the edges of the building (the corner boards were added in 1974 BP#74-71). The original front entrance has a Dutch door and is located on the south side of the main block at the junction of the south wing and main block. A shed roof door hood supported by one knee brace bracket shelters the front door. Directly opposite this door in the north wing is another, non-original entrance that replaced a former window. Arched, multipaned French doors are in the south wing's façade. A multipaned picture window is located on the main block's façade. New frames were added to all the windows, including the French doors and Dutch door in 1974 (BP# 74-71). The remaining fenestration is multipaned, wood casement windows. In 1974 the building was remodeled into a bank and a 135 sq. ft. vault was added to the northwest corner of the building. This addition removed a back porch and two windows. Other alterations include a bathroom addition in 1951 (BP# 2206), interior remodel and reroof in 1956 (BP# 2981), interior remodel in 1965 (BP# 4349), remodel into a bank in 1974 (BP# 74-71), termite repair in 1983 (BP# 83-44), and a commercial remodel in 1995 (BP#95-99).

A raised brick patio is in the corner between the south wing and main block. The brick was added in 1974 over a concrete landing and steps that were installed in 1965 (BP# 4349). A stone wall surrounding the concrete landing was removed as well. There is no record in the building file of what was in place prior to the installation of the concrete.

A one-and-a-half story garage was also built in 1926 and was located at the southwest corner of the house (see Figure 9). The garage had a front facing gable roof that most likely matched the residence. The garage was incorporated into the plumbing shop's 1952 addition and will be discussed further in that section.

**Plumbing Shop & Apartments:** In 1932 M.J. Murphy built the J. Weaver Plumbing Shop on lot 22 (BP# 2543). The 648 sq. ft. shop originally had an office and display room up front and a workshop in the back. Since then, the building has been altered many times to accommodate a variety of uses and tenants. Today the shop is a one-story building with a rectilinear plan and a low-pitched front gabled roof with a moderate overhang and exposed rafters. The roof is covered with composition shingles. The front elevation has a central entrance flanked by multipaned picture windows. The north elevation has two more multipaned picture windows and a French door with multipaned windows in the upper section and solid panels in the lower section. The exterior walls are stucco. Originally the front elevation had arched windows with vertical panes in the arch (see Figure 2). The door was covered with a shed roof door hood. The front elevation was changed sometime after 1965 when the two front windows were removed and replaced with a four-pane window and the current multipaned picture window (see Figure 3). In 1994 the four-pane window was removed and replaced with a multipaned window that matched the c. 1965 window (see Figure 4).

In 1935 M.J. Murphy built a large two-story addition on the rear of the plumbing shop (BP# 29) for two apartment spaces upstairs known as the penthouse apartment and the garage apartment. This addition extended over the single story 1926 garage and became a second-floor apartment. The first floor of the garage continued to be used as a garage at least until 1962 (see the 1962 Sanborn Map, Figure 10). The garage was later remodeled for restaurant use. In 1952 exterior stairs to the apartments were built on the plumbing shop's north elevation (BP# 2261) and the apartments were remodeled (BP# 2303). In 1965 a runaway garbage truck plowed through the plumbing shop which necessitated rebuilding the north and south elevations and the exterior stairs (BP# 4369). It is not clear if the stairs were rebuilt in the same location because they do not exist today.

Today the two-story addition has a sundeck on the second floor. Directly behind the sundeck is the penthouse apartment which has a front gabled roof bisected by a stucco covered chimney. Small vents are located on either side of the chimney. The roof extends north to connect to the gabled roof of the addition built over the former garage. A walkway with a stucco wall fronts the second floor over the former garage. The second story of the 1935 apartment addition

features multipaned French doors (at the garage apartment) and a multipaned window (at the penthouse apartment). A horizontally oriented shed roof dormer with wood casement windows is on the garage apartment's north elevation. Exterior stairs on the north elevation provide access to the garage apartment.

On the ground floor, the former garage door opening has been infilled with multipaned French doors which were installed in 2001 (BP# 01-149) for restaurant use. A full-width porch fronts the French doors and was added at an unknown date, but after the space was no longer used as a garage.

Originally a paved driveway led from Junipero Street to the garage door opening. In 1994 (BP# 94-174) the area between the house and plumbing shop was landscaped. The driveway was removed and replaced with an aggregate concrete walkway. Brick planting beds and stairs that connect the two buildings were constructed. A large fountain was installed, and the area now has lush landscaping.

The Weaver Kitchen residence features some Tudor Revival characteristics such as the steeply pitched, front facing gable, stucco exterior walls, and a roofline with minimal overhangs. Remodeling projects over the years and especially in 1974 altered the original appearance of the building. Among these are the addition of infill lap siding in the front gable, new window surrounds throughout, and corner boards throughout. All are considered conjectural features and undermine the building's integrity. Regardless of the 1974 changes, there is no evidence that the Weaver Kitchen House ever had sufficient characteristics to make it a good example of the Tudor Revival style. The former Weaver Kitchen home is not a good representative of a residential building within the Historic Context theme of *Village in a Forest (1922-1945)*.

The Kitchen Plumbing Shop and Apartments do not have the same Tudor Revival style features as the Weaver Kitchen House (now the Carmel Realty Company, Junipero Office). The original 1932 plumbing shop building, the 1935 apartments and later additions appear relatively utilitarian. Any notable features, such as the original arched windows and door hood on the front of the plumbing shop have been removed. After many remodels, additions, and alterations, the former plumbing shop no longer reflects a commercial building within the Historic Context theme of *Village in a Forest (1922-1945)*.

### **B10. Significance continued:**

concrete work and operated a lumber mill and cabinet shop located between San Carlos and Mission. Murphy is included in Carmel's Historic Context Statement as an important designer/builder.

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<sup>2</sup> *Historic Context Statement: Carmel-by-the-Sea*. Approved by the City Council January 2025.

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 property is not eligible under **Criterion One (Event)** as no specific event led to the construction of this residence or business and no important event took place in the residence or business.

The property is not eligible under **Criterion Two (Person)** because Weaver Kitchen did not make any significant contributions to any of the themes identified in Carmel's Historic Context Statement.

**Criterion Three (Architecture)** has three eligibility factors as follows:

- a) The property embodies the distinctive characteristics of a type, period, or method of construction; or
- b) The property represents the work of a master or important creative individual; or
- c) The property possesses high artistic values.

The Weaver Kitchen residence is not eligible under the first part of **Criterion Three (Architecture)** because it does not embody enough of the distinctive characteristics common to Tudor Revival style architecture in Carmel and conjectural features were added in 1974. The Weaver Kitchen Plumbing Shop has been altered multiple times and does not reflect any style or building type represented in Carmel's Historic Context Statement.

Both the Weaver Kitchen House and Weaver Kitchen Plumbing Shop were designed by M.J. Murphy who is considered an important designer/builder in Carmel. However, neither building reflects Murphy's work due to many alterations over the years.

The Weaver Kitchen House and Weaver Kitchen Plumbing Shop do not meet the third part of Criterion Three because they do not express aesthetic ideals or design concepts.

The California Register's **Fourth Criterion (Information Potential)** is generally reserved for archeological sites. The Weaver Kitchen House and Weaver Kitchen Plumbing Shop are not located within Carmel's Archeological Overlay Zone and there is no evidence in the historical record that either the house or the shop meet the eligibility requirements for Criterion Four.

To be eligible for the **Carmel Historic 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 Weaver Kitchen House and Plumbing Shop do not meet the eligibility criteria for the Carmel Historic Inventory because they do not meet any of the California Register criteria.

In summary, the Carmel Context Statement, the Carmel Historic Preservation Ordinance, and the historical record do not support the eligibility of the Weaver Kitchen House and Plumbing Shop for the Carmel Historic Inventory.

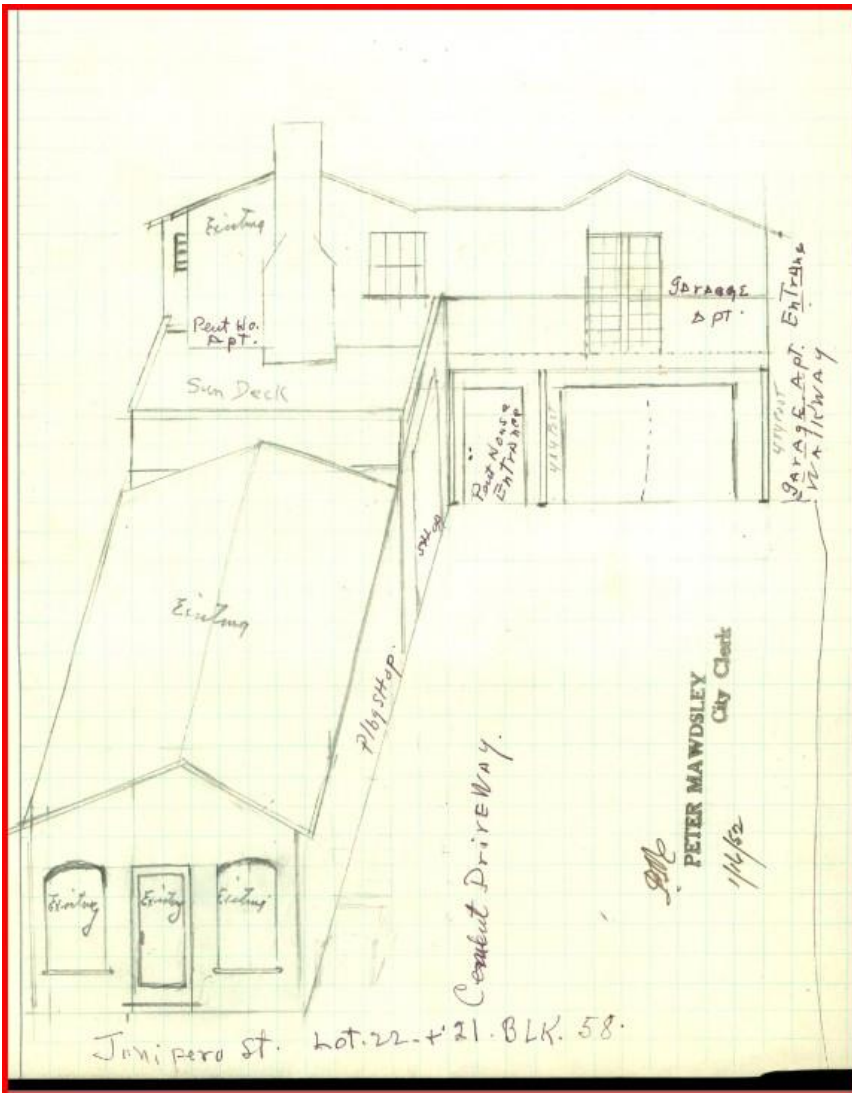


Figure 1: Sketch of plumbing shop and apartments in 1952.

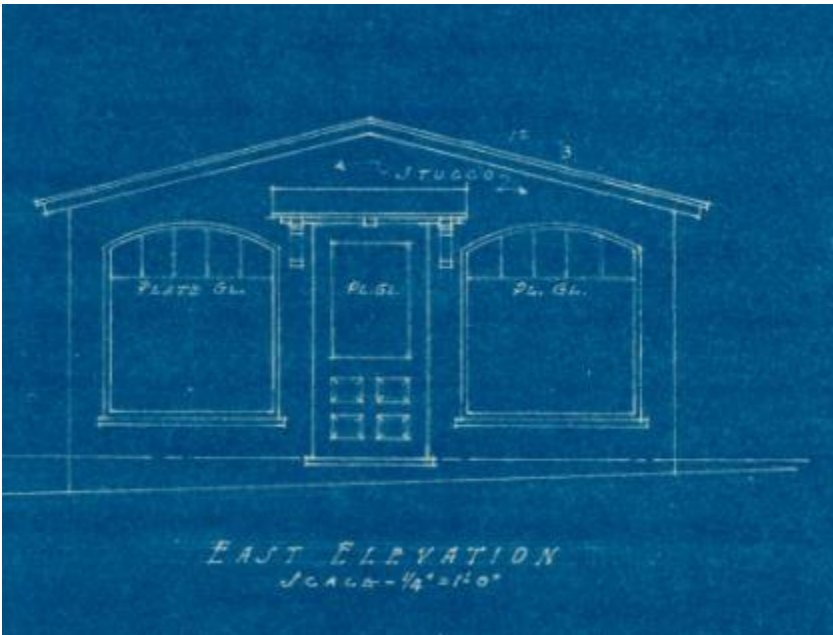


Figure 2: View of plumbing shop east elevation, 1932.

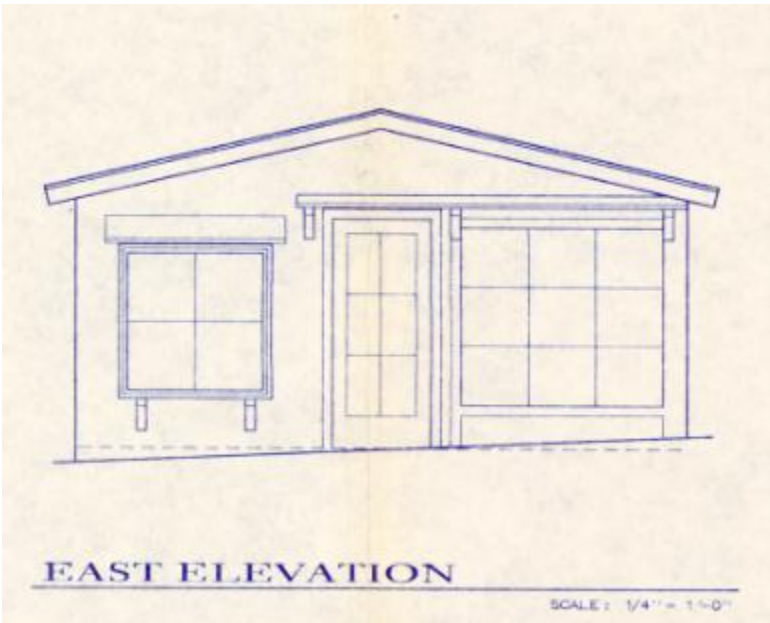


Figure 3: View of plumbing shop east elevation, c. 1965.

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\*Resource Name or # Weaver Kitchen House & Plumbing Shop

\*Recorded by Meg Clovis

\*Date 07/2025

Continuation  Update

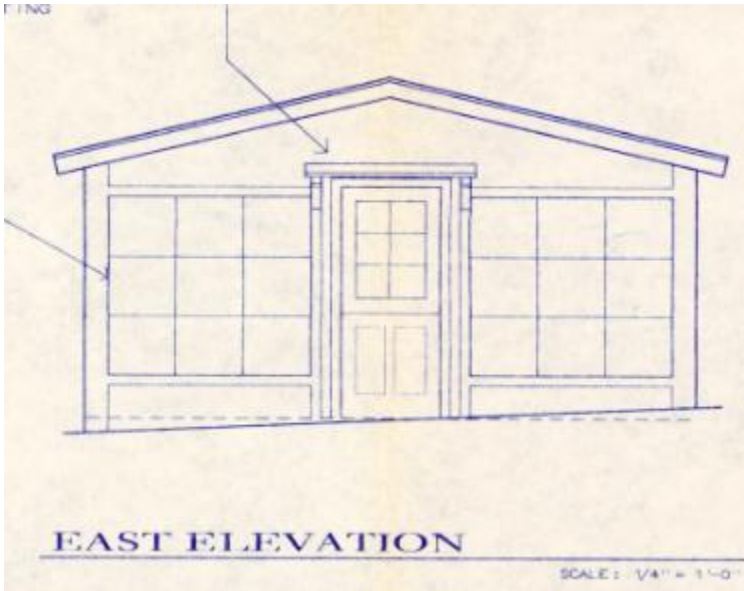


Figure 4: View of plumbing shop east elevation, 1994.



Figure 5: View of plumbing shop east elevation, 2025.



Figure 6: View of plumbing shop north elevation, 2025.



Figure 7: View of apartment addition. Arrow indicates the former garage door opening.

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\*Resource Name or # Weaver Kitchen House & Plumbing Shop

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Continuation  Update



Figure 8: North elevation of the former garage, now the garage apartment.

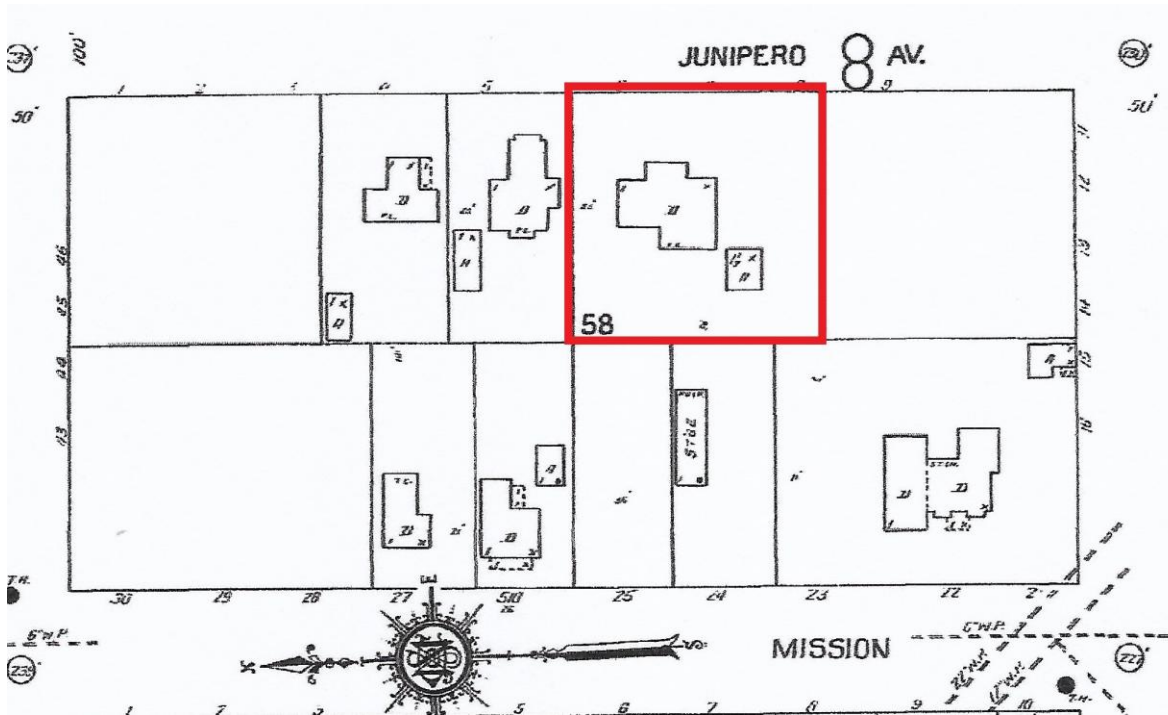


Figure 9: Sanborn Map, 1930.

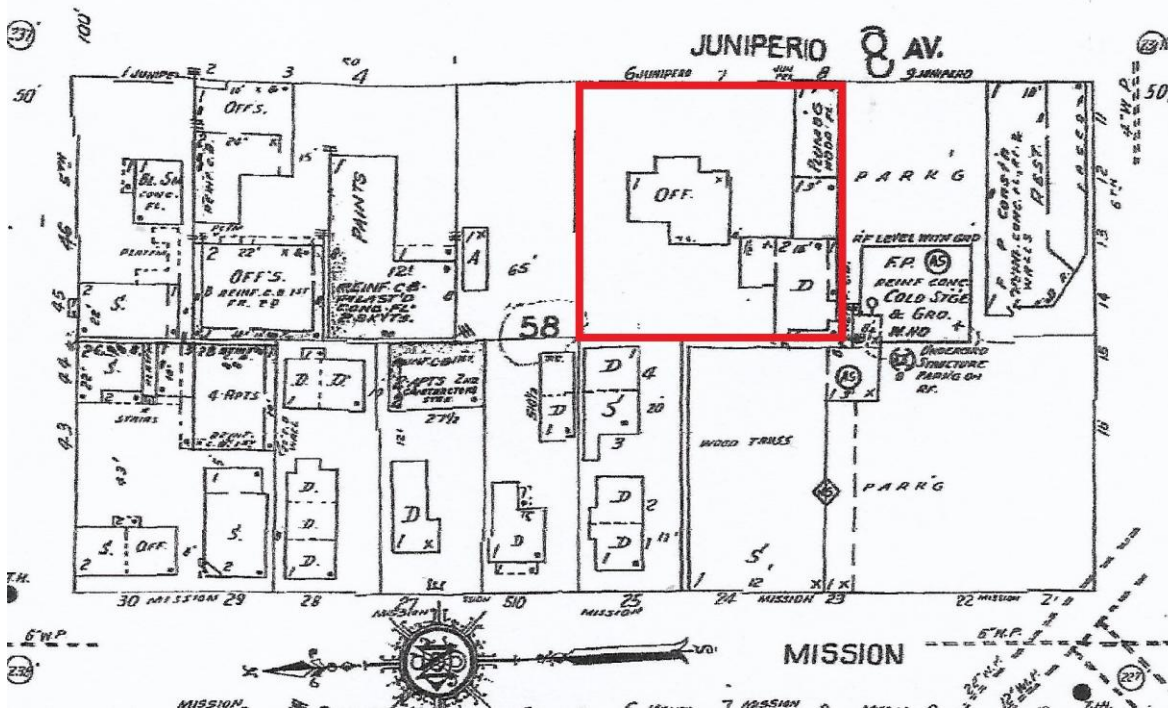


Figure 10: Sanborn Map, 1962.

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\*Resource Name or # Weaver Kitchen House & Plumbing Shop

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Continuation  Update



Figure 11: Front elevation of residence, looking northwest.



Figure 12: East and north elevations of the house, looking southwest.



Figure 13: Detail of the east elevation.



Figure 14: South elevation of the house.

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\*Resource Name or # Weaver Kitchen House & Plumbing Shop

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Continuation    Update



Figure 15: Rear elevation of the house.



Figure 16: Detail view of the front entrance.



# CARMEL-BY-THE-SEA

## PRELIMINARY DETERMINATION OF INELIGIBILITY

### For the Carmel Historic Resources Inventory

On July 17, 2025, the Department of Community Planning and Building made a preliminary determination that the property identified below does not constitute an historic resource and is therefore ineligible for the Carmel Inventory of Historic Resources.

Assessor's Parcel Number: 010-098-005 and 010-098-006

Current Owner: Junipero Complex, LLC

Block: 58, Lots: 17, 19, 21, 22

Street Location: W/S Junipero btw. 5<sup>th</sup> and 6<sup>th</sup> Ave

Lot(s) size: 9,871

Original Date of Construction: 1926 (Weaver Kitchen House), 1932 (Plumbing Shop)

The basis for this determination is:

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

This preliminary determination will be circulated for a 10 calendar day public review period beginning on July 18, 2025, and ending at 5:00 P.M. on July 27, 2025. If no requests for further review are received during this period, the determination shall become final and shall remain valid for a period of 5 years.

*Katherine Wallace*

Katherine Wallace, Associate Planner

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 14

\*Resource Name or #: (Assigned by recorder) Weaver Kitchen House & Plumbing Shop

P1. Other Identifier: Carmel Realty Company

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

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

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

c. Address W/S Junipero btwn. 5<sup>th</sup> & 6th 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 010 098 005, Block 58, Lots 17 & 19; APN 010-098-006, Block 58, Lots 21 & 22

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

Two commercial buildings are located on Lots 17 and 19 and Lots 21 and 22, Block 58. The building on lots 17 and 19 is currently a real estate office but was originally a house built in 1926. A garage was built at the same time as the house. In 1932 a plumbing shop was built on lot 22. In 1935 a two-story addition, with apartments on the second floor, was constructed on the rear elevation of the plumbing shop (lot 21). Over the years these buildings have been occupied by a variety of businesses, including restaurants, offices, and upstairs apartments. A description of each building follows.

**Residence & Garage:** In 1926 contractor M.J. Murphy built a 1008 sq. ft. residence and garage for J. Weaver Kitchen (BP# 1703). No plans for the residence or garage are in the building file. The residence (now an office) has a three-part plan made up of a central block flanked by two wings. The central block has a steeply pitched, gable roof while the wings have 1/2 hipped roofs. Composition shingles cover all the roofs and there are no eave overhangs. A stucco-covered chimney rests on the roof ridge. The front gable is filled with lap siding which was added in 1974 (BP#74-71). A vertically oriented slatted vent is in the apex of the gable. (cont. p. 3)

\*P3b. Resource Attributes: (List attributes and codes) HP6, 1-3 story commercial building

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



P5b. Description of Photo: (View, date, accession #) Front Elevation, 06/2025

\*P6. Date Constructed/Age and Sources: 1926, 1932, 1935  Historic  Prehistoric  Both Building Permits

\*P7. Owner and Address:

Junipero Complex, LLC  
POB 7249  
Carmel, CA. 93921

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

14024 Reservation Rd.  
Salinas, CA 93908

\*P9. Date Recorded: 07/2025

\*P10. Survey Type: (Describe) Intensive

\*P11. Report Citation: (cite survey report and other sources, or enter "none.") Carmel Preservation Foundation Survey, 1991

\*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 14

\*NRHP Status Code

\*Resource Name or # (Assigned by recorder) Weaver Kitchen House & Plumbing Shop

- B1. Historic Name: Weaver Kitchen House & Plumbing Shop
- B2. Common Name: Carmel Realty Company
- B3. Original Use: Residence & Plumbing Shop
- B4. Present Use: Mixed Use Commercial

\*B5. Architectural Style: Tudor Revival

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built in 1926 (BP# 1703) & 1932 (BP# 2543); (see P3a for description of alterations and dates).

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

\*B8. Related Features: N/A

B9a. Architect/Designer: M.J. Murphy

b. Builder: M.J. Murphy

\*B10. Significance: Theme N/A

Area Carmel by the Sea

Period of Significance N/A

Property Type Building Applicable Criteria N/A

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

James Weaver Kitchen (1894-1986) was born and raised in San Luis Obispo County. He left school after the 6<sup>th</sup> grade and worked on various ranches. In 1917 he joined the 162<sup>nd</sup> Infantry and served in France during World War I. When he returned, he married Irene Wolter (of Carmel Valley's pioneer Wolter family), and the couple moved to Carmel. Kitchen worked as the head plumber for T.B. Reardon Plumbing until 1932 when he opened his own plumbing shop on Junipero Street next door to the house he had built in 1926 (*Carmel Pine Cone*, 10/21/1932). Kitchen retired in 1942 and moved to Albion but retained ownership of the Junipero property (*Press Democrat*, 1/6/1987). The house remained a residence until 1956 when it was converted into a taxi office. It was remodeled into offices in 1965 and into a bank in 1974.

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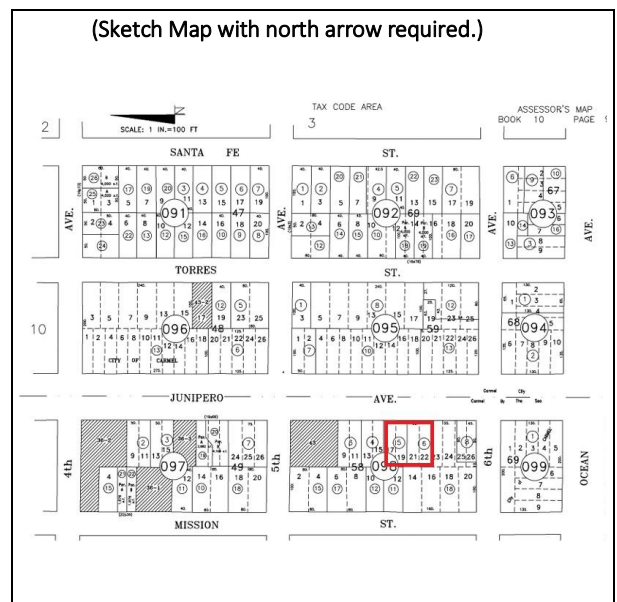
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<sup>1</sup> National Register Bulletin 15. *How to Apply the National Register Criteria for Evaluation*. National Park Service. 1998.

<sup>2</sup> *Historic Context Statement: Carmel-by-the-Sea*. Approved by the City Council January 2025.

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 property is not eligible under **Criterion One (Event)** as no specific event led to the construction of this residence or business and no important event took place in the residence or business.

The property is not eligible under **Criterion Two (Person)** because Weaver Kitchen did not make any significant contributions to any of the themes identified in Carmel's Historic Context Statement.

**Criterion Three (Architecture)** has three eligibility factors as follows:

- a) The property embodies the distinctive characteristics of a type, period, or method of construction; or
- b) The property represents the work of a master or important creative individual; or
- c) The property possesses high artistic values.

The Weaver Kitchen residence is not eligible under the first part of **Criterion Three (Architecture)** because it does not embody enough of the distinctive characteristics common to Tudor Revival style architecture in Carmel and conjectural features were added in 1974. The Weaver Kitchen Plumbing Shop has been altered multiple times and does not reflect any style or building type represented in Carmel's Historic Context Statement.

Both the Weaver Kitchen House and Weaver Kitchen Plumbing Shop were designed by M.J. Murphy who is considered an important designer/builder in Carmel. However, neither building reflects Murphy's work due to many alterations over the years.

The Weaver Kitchen House and Weaver Kitchen Plumbing Shop do not meet the third part of Criterion Three because they do not express aesthetic ideals or design concepts.

The California Register's **Fourth Criterion (Information Potential)** is generally reserved for archeological sites. The Weaver Kitchen House and Weaver Kitchen Plumbing Shop are not located within Carmel's Archeological Overlay Zone and there is no evidence in the historical record that either the house or the shop meet the eligibility requirements for Criterion Four.

To be eligible for the **Carmel Historic 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 Weaver Kitchen House and Plumbing Shop do not meet the eligibility criteria for the Carmel Historic Inventory because they do not meet any of the California Register criteria.

In summary, the Carmel Context Statement, the Carmel Historic Preservation Ordinance, and the historical record do not support the eligibility of the Weaver Kitchen House and Plumbing Shop for the Carmel Historic Inventory.

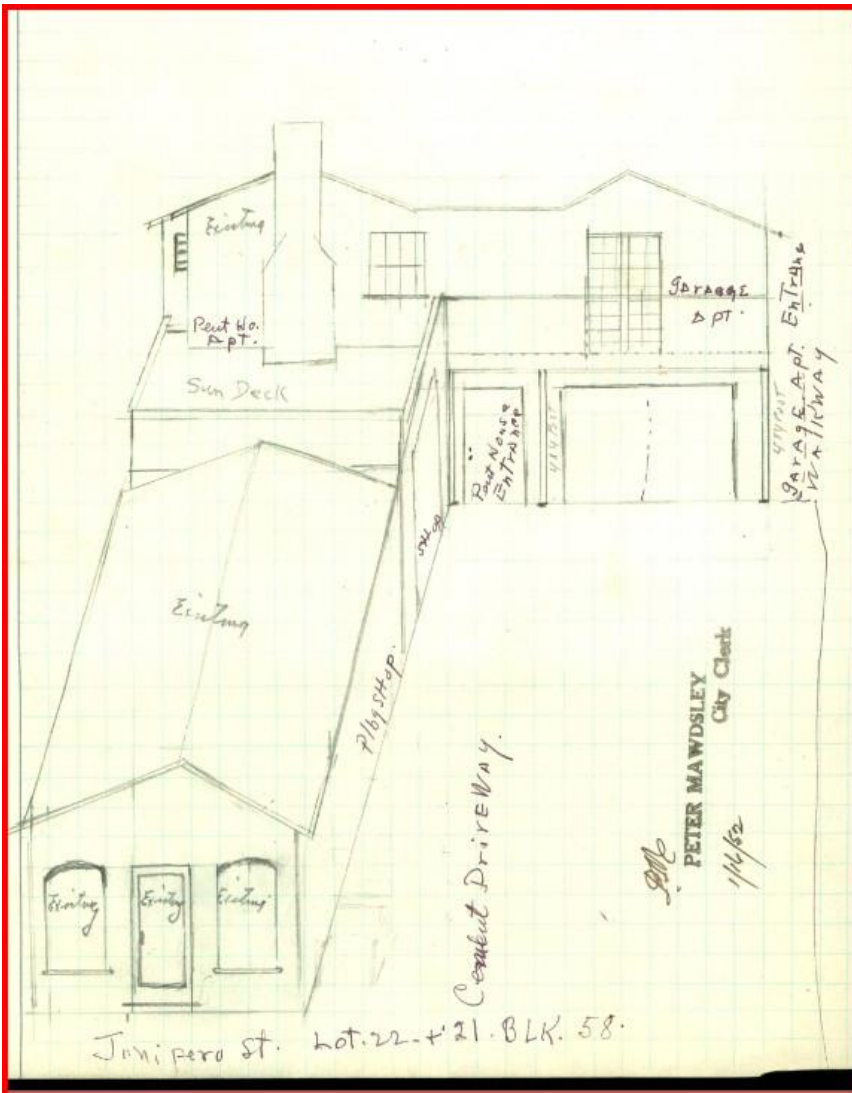


Figure 1: Sketch of plumbing shop and apartments in 1952.

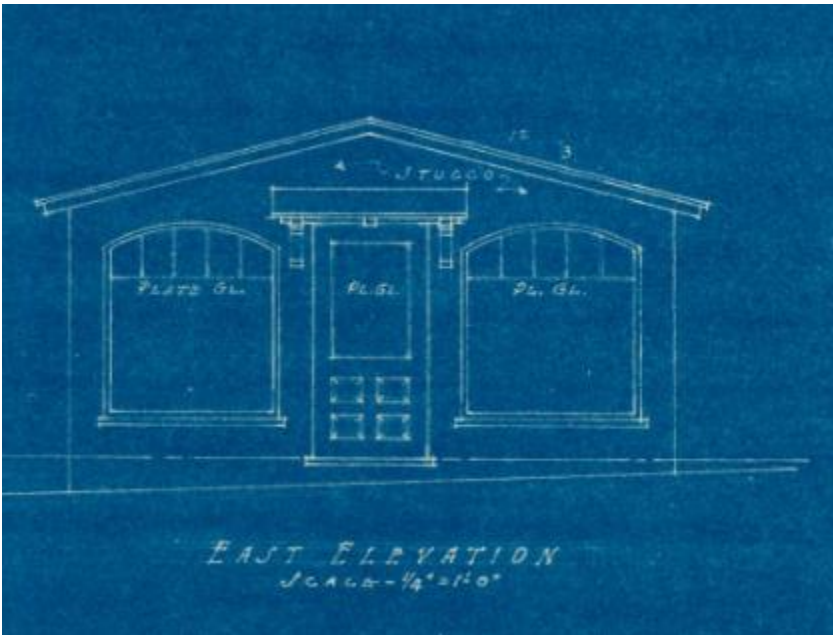


Figure 2: View of plumbing shop east elevation, 1932.

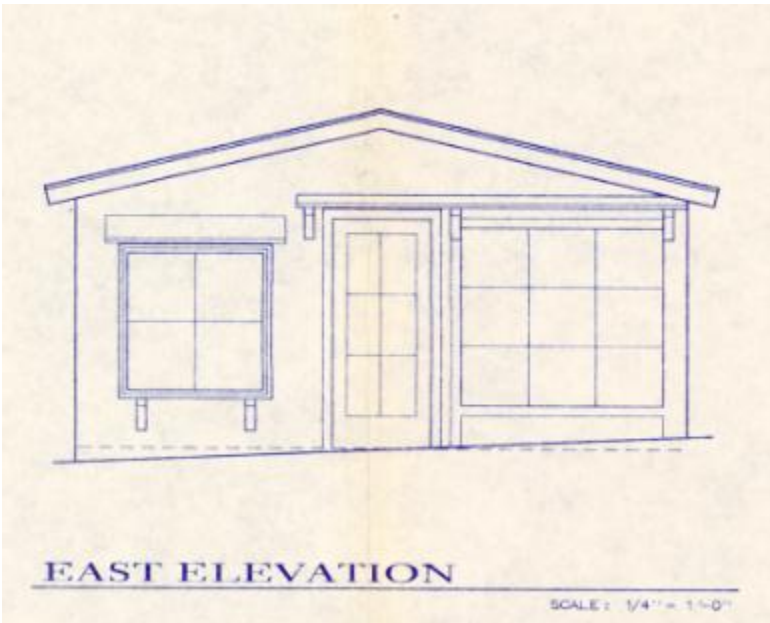


Figure 3: View of plumbing shop east elevation, c. 1965.

Page 8 of 14

\*Resource Name or # Weaver Kitchen House & Plumbing Shop

\*Recorded by Meg Clovis

\*Date 07/2025

Continuation  Update

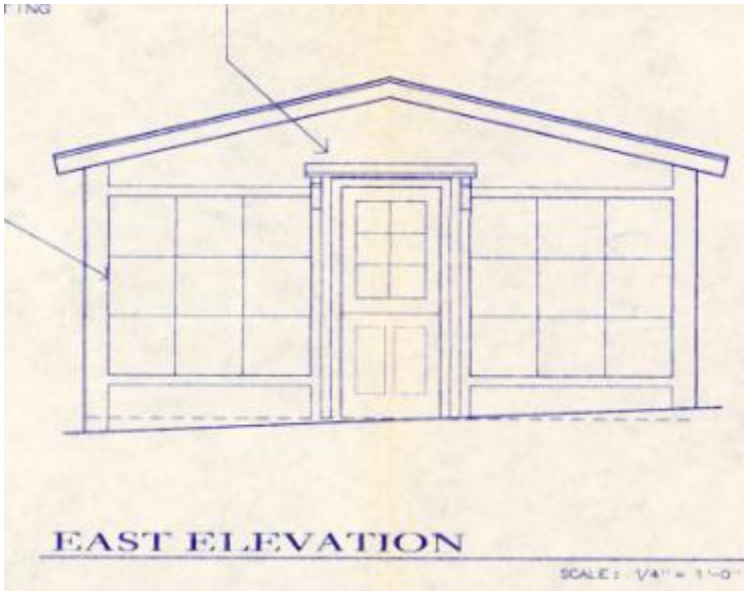


Figure 4: View of plumbing shop east elevation, 1994.



Figure 5: View of plumbing shop east elevation, 2025.



Figure 6: View of plumbing shop north elevation, 2025.



Figure 7: View of apartment addition. Arrow indicates the former garage door opening.

Page 10 of 14

\*Resource Name or # Weaver Kitchen House & Plumbing Shop

\*Recorded by Meg Clovis

\*Date 07/2025

Continuation  Update



Figure 8: North elevation of the former garage, now the garage apartment.

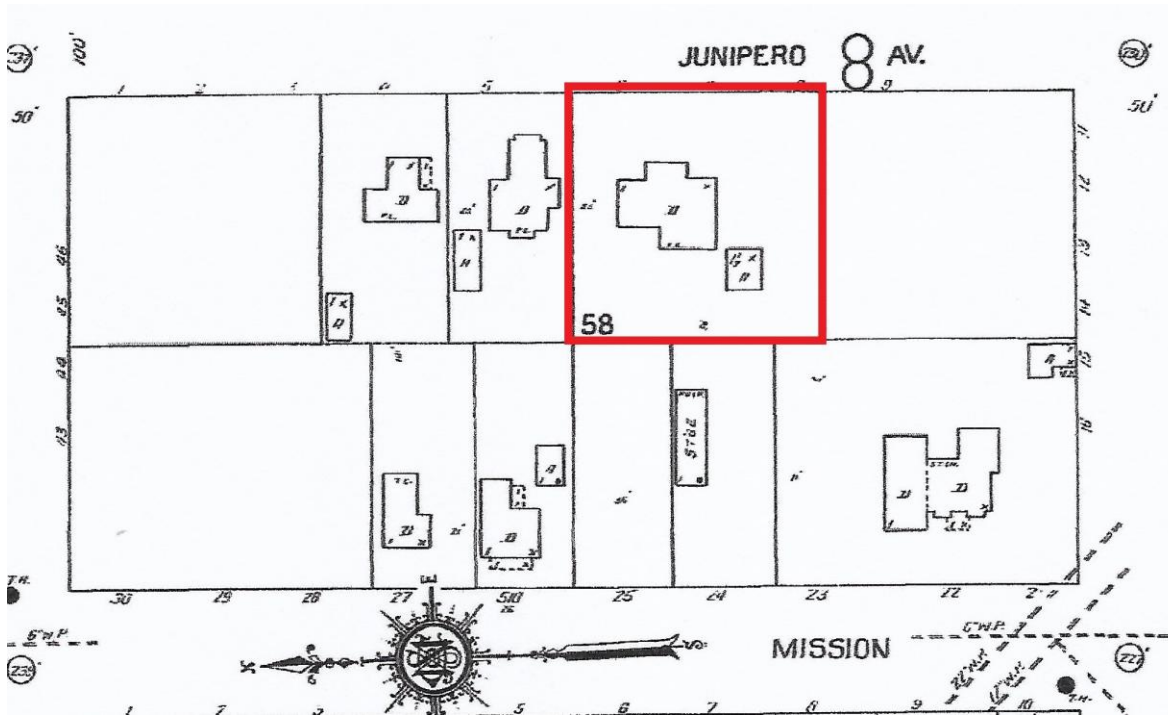


Figure 9: Sanborn Map, 1930.

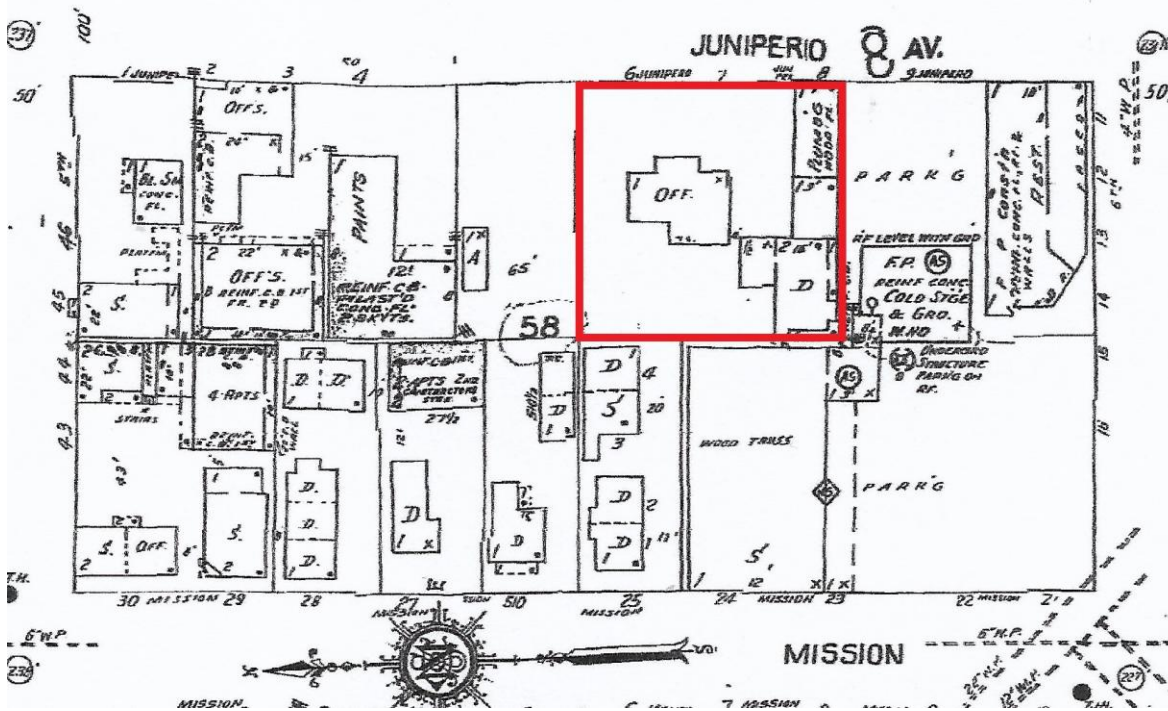


Figure 10: Sanborn Map, 1962.

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\*Resource Name or # Weaver Kitchen House & Plumbing Shop

\*Recorded by Meg Clovis

\*Date 07/2025

Continuation  Update



Figure 11: Front elevation of residence, looking northwest.



Figure 12: East and north elevations of the house, looking southwest.



Figure 13: Detail of the east elevation.



Figure 14: South elevation of the house.



Figure 15: Rear elevation of the house.



Figure 16: Detail view of the front entrance.



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

August 18, 2025  
PUBLIC HEARINGS

**TO:** Historic Resources Board Members  
**SUBMITTED BY:** Katherine Wallace, Associate Planner  
**BY:**  
**SUBJECT:** **DR 25181 (Carmel Mission Basilica):** Consideration of a Determination of Consistency with the Secretary of the Interior's Standards for accessibility upgrades at the historic "Mission San Carlos de Borromeo" located at 3080 Rio Road in the Single-Family Residential (R-1) District, Archaeological Significance Overlay, Park Overlay and Beach & Riparian Overlay districts. APN: 009-531-003-000.

### RECOMMENDATION:

Staff recommends that the Historic Resources Board 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 accessibility upgrades.

### BACKGROUND / SUMMARY:

#### EXECUTIVE SUMMARY

The applicant is requesting a Determination of Consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties for accessibility upgrades located at 3080 Rio Road in the Single-Family (R-1) District, Archaeological Significance Overlay, Park Overlay and Beach & Riparian Overlay districts.

#### BACKGROUND AND PROJECT DESCRIPTION

The Carmel Mission is located at the southwest corner of Rio Road and Lasuen Drive. The Mission property is approximately 6 acres in size and includes the Carmel Mission, (former) Junipero Serra School, Murphy Gymnasium, Gift Shop, the Bishop's residence and several other structures. Construction of the Mission Basilica was completed in 1797, but many of the buildings on the site, including the Sir Harry Downie Museum, Mora Chapel, Blessed Sacrament Chapel, Convento, and Gift Shop were constructed in the early to mid-1900's. The Mission Basilica and associated grounds are a National Historic Landmark, are listed on the National Register of Historic Places (and California Register, by default), and are listed on the Carmel Inventory of Historic Resources.

In 2010, the City approved the seismic retrofit and structural support of the Mission Basilica including, in-kind replacement of siding and roofing materials in certain areas of the building, and construction of an ADA compliant restroom at the rear of the Basilica. The project was completed in 2013 and was the first phase of a two-phase project.

In 2015, the City approved a second phase of the project which focused on updating the existing infrastructure of the Carmel Mission. The alterations included changes to the east elevation; Basilica Forecourt and Sir Harry Downie Building; Mora Chapel; Convento Museum Wing; Blessed Sacrament Chapel; Main Quadrangle; and, construction of a new restroom off the main quadrangle. Due to a lack of funding, portions of Phase 2 were not completed in 2015 and the project scope was modified.

In 2020, the City approved DR 20128 for a remodel of the Sir Harry Downie Museum involving removal of non-ADA compliant restrooms, adding two, new non-gender ADA compliant single-use restrooms, and a seismic retrofit. The approval also covered Basilica Forecourt improvements, which included new accessible paths of travel, new paving, a new ramp, new gate, and removal of two parking spaces.

***Current Project Description (DR 25181)***

The current project is located at the east loggia adjacent to the Blessed Sacrament Chapel. While this part of the Mission dates to 1774 (portions of original guest quarters, kitchen, and blacksmith shop), the Chapel itself was completed by Harry Downie with funding by Carl Benzberg in 1947. The east loggia features adobe walls covered with plaster (with portions exposed), colored concrete flooring, loggia columns covered with plaster, and concrete stairs/side walls.

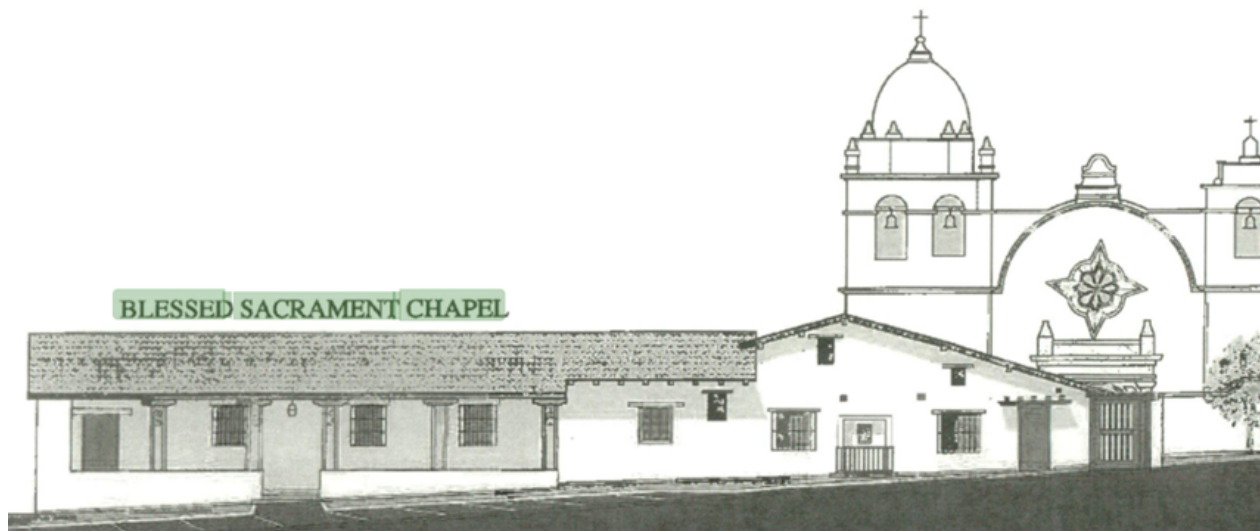


Figure 1: Blessed Sacrament Chapel (shaded). Source: City property file.

Design drawings by Architectural Resources Group, dated June 4, 2025 were evaluated for this Focused Phase Two Historic Assessment. Specifically, the project will:

- Install a new accessible parking stall and path to a new sloped walkway to the loggia level;
- Construct a new concrete ramp with steel handrails, to replace the existing non-historic stair at the entrance to the Blessed Sacrament Chapel;
- Relocate the existing Blessed Sacrament Chapel door within the existing opening, closer to the exterior face of the wall to provide accessibility clearances; and
- Reconfigure the existing door hardware to meet current accessibility requirements for type and mounting height.



Figure 2: Project site indicated by star.

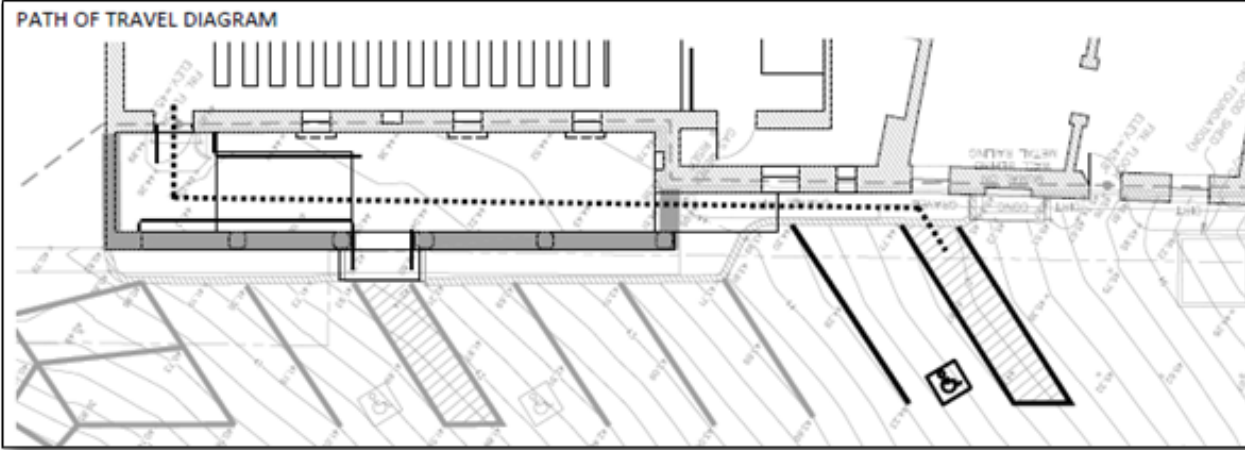


Figure 3: Proposed accessible path of travel diagram.



Figures 4 and 5: Existing Conditions (left) and proposed access ramp (right).



Figure 6: Blessed Sacrament Chapel door, to be moved forward towards the exterior loggia wall (no change to opening size).

The Historic Resources Board is being asked to review the alterations to determine whether they are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Following issuance of a Determination of Consistency with the Secretary's Standards by the Historic Resources Board, the application will be reviewed by the Planning Division for issuance of a Design Review approval and associated Coastal Development Permit.

### **STAFF ANALYSIS**

Carmel Municipal Code Section 17.32.140 (Determination of Consistency with the Secretary's Standards) requires that major alterations to historic resources be evaluated by a qualified professional and reviewed and approved by the Historic Resources Board. The project as depicted in the plans by Architectural Resources Group (Attachment 2) was evaluated by qualified professional Seth Bergstein of PAST Consultants (Attachment 3) and found to be consistent with the Secretary's Standards for Rehabilitation (Attachment 4). Mr. Bergstein found that the project meets the applicable Standards: Standards #2, 9 and 10. Staff concurs with Mr. Bergstein's conclusions, as presented below.

#### General Overview:

When installing code-required work, the *Standards* note that "Sensitive solutions to meeting code requirements in a rehabilitation project are an important part of protecting the historic character of the building. Work that must be done to meet accessibility and life-safety requirements must also be assessed for its potential impact on the historic building, its site and setting (Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*, 2017, 76-78).

*Technical Preservation Services Brief 32: Making Historic Properties Accessible* (TPSB 32) provides additional guidance for the installation of accessibility alterations to historic buildings. TPSB 32 notes that accessibility modifications should be in scale with the historic property, visually compatible, and, whenever possible, reversible. TPSB 32 also recommends that, "Ramps should be located to minimize the loss of historic features at the connection points – porch railings, steps and windows – and should preserve the overall historic setting and character of the property." (Jester, Thomas C. and Sharon C. Park, AIA, *Technical Preservation Services Brief 32: Making Historic Properties Accessible*, 1993, 2,4).

*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.*

Not applicable.

*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 a property will be avoided.*

The proposed ADA access path removes the northwest section of the loggia crib wall to enable a direct ADA access path to/from the parking lot. The removal of this material is minimal and allows the remaining crib wall supporting the loggia columns to remain in place, which maintains sufficient historic material and detailing of the loggia crib wall. Material being removed at the Chapel entrance includes the upper masonry stair leading to the door threshold and the existing metal rail at the entrance. The lower masonry stair will remain in place, as recommended by TPSB 32. These impacts are to non-historic material, as the masonry stairs and rail were installed circa-2000 (per email correspondence from Justin J. Burke, Carmel Mission Basilica General Manager, to PAST, 7/28/2025. While drawings for the installation of the masonry stairs have not been located, Mr. Burke estimates the installation date as circa-2000). The location of the proposed ADA access ramp is within the north loggia, which is ideal for providing minimal visual impact to the north elevation of the Chapel. For the above reasons, the proposed design is supported by this *Standard*.

*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.*

Not applicable.

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

Not applicable.

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

Not applicable/see Standard 2.

*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.*

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.*

Not applicable.

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

Not applicable. While the property is in the Archeological Overlay Zone, no grading or ground disturbance is proposed.

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 primary additions to the loggia are the concrete required to install the ramp at the proper grade and the new metal railing flanking the ramp. The concrete ramp and metal rails utilize the appropriate materials for the historic building; and the proposed steel rail is designed to match the existing steel rail located at the north loggia entrance. In addition, the proposed ADA access ramp has minimal visual impact when viewed through the columns of the north loggia.

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.*

As recommended by this *Standard* and TPSB 32, the proposed alterations are reversible and the essential form and integrity of the loggia would be maintained, in support of this *Standard*.

### ***Environmental Review***

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.

### **FISCAL IMPACT:**

N/A

### **ATTACHMENTS:**

1. Attachment 1 - HRB Resolution
2. Attachment 2 - Project Plans
3. Attachment 3 - Phase Two Historic Assessment
4. Attachment 4 - Secretary's Standards - Rehabilitation

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

HISTORIC RESOURCES BOARD RESOLUTION NO. 2025-XXX-HRB

A RESOLUTION OF THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA ISSUING A DETERMINATION OF CONSISTENCY WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES FOR ACCESSIBILITY UPGRADES AT THE HISTORIC "MISSION SAN CARLOS DE BORROMEIO" LOCATED AT 3080 RIO ROAD IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT, ARCHEOLOGICAL SIGNIFICANCE OVERLAY, PARK OVERLAY AND BEACH & RIPARIAN OVERLAY DISTRICTS, APN 009-531-003.

**WHEREAS**, Naomi Miroglio, Architect ("Applicant") submitted an application requesting approval of a Design Review application "(DR 25181, Carmel Mission Basilica)" described herein ("Application"); and

**WHEREAS**, the application has been submitted for the property located at 3080 Rio Road also known as the Carmel Mission Basilica in the Single-Family Residential Zoning District, Archaeological Significance Overlay, Park Overlay and Beach & Riparian Overlay districts (Block US, Lot 38); and

**WHEREAS**, the Carmel Mission was listed as a National Historic Landmark in 1960, was listed on the National Register of Historic Places and California Register of Historic Resources in 1966 and is included in the Carmel Historic Resource Inventory; and

**WHEREAS**, pursuant to CMC Section 17.32.160 (Historic Evaluation Process for Major Alterations), the project qualifies as a Major Alteration; and

**WHEREAS**, pursuant to CMC Section 17.32.140 (Determination of Consistency with the Secretary's Standards), all major alterations to historic resources require a determination of consistency with the Secretary's Standards and must be reviewed by a qualified professional and approved by the Historic Resources Board; and

**WHEREAS**, the project was reviewed by qualified professional Seth Bergstein of PAST Consultants and a report was prepared dated August 11, 2025 finding the proposed accessibility alterations to be consistent with the Secretary of the Interior's Standards for Rehabilitation; and

**WHEREAS**, on August 8, 2025, a notice of public hearing was published in the Carmel Pine Cone for the August 18, 2025, Historic Resources Board meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

**WHEREAS**, on or before August 8, 2025, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

**WHEREAS**, on or before August 15, 2025, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

**WHEREAS**, on August 18, 2025, the Historic Resources Board held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Board by City staff and through public testimony on the project; and

**WHEREAS**, this Resolution and its findings are made based upon evidence presented to the Historic Resources Board at the October 19, 2020 meeting including, without limitation, the staff report submitted by the Community Planning and Building Department; and

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

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

**WHEREAS**, pursuant to CEQA regulations, the Application is “not be a project” pursuant to section 15378 of the CEQA Guidelines. The issuance of a determination of consistency or inconsistency does not grant any permits or entitlements approving a project that would result in a direct or indirect physical change in the environment; and

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

**NOW THEREFORE, BE IT RESOLVED**, that the Historic Resources Board of the City of Carmel-By-The-Sea does hereby **ISSUE** a Determination of Consistency with the Secretary of the Interior’s Standards for the Treatment of Historic Properties for accessibility upgrades located at 3080 Rio Road in the Single-Family (R-1) District, Archaeological Significance Overlay, Park Overlay and Beach & Riparian Overlay districts, APN 009-531-003-000.

**PASSED, APPROVED AND ADOPTED** by the Historic Resources Board of the City of Carmel-By-The-Sea on this 18<sup>th</sup> day of August, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

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Jordan Chroman  
Chair

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Shelby Gorman  
Historic Resources Board Secretary



# CARMEL MISSION BLESSED SACRAMENT CHAPEL

3080 RIO ROAD,  
CARMEL-BY-THE-SEA,  
CALIFORNIA  
**BARRIER REMOVAL**

PLANNING DEPARTMENT SUBMITTAL



Pier 9, The Embarcadero, Suite 107  
San Francisco, California 94111  
415 421 1680

argsf.com

## PROJECT TEAM

**OWNER**  
DIOCESE OF MONTEREY  
CARMEL MISSION  
425 CHURCH STREET  
MONTEREY, CA 93940

**ARCHITECT**  
ARCHITECTURAL RESOURCES GROUP, INC.  
PIER 9, THE EMBARCADERO  
SAN FRANCISCO, CA 94111

## INDEX OF DRAWINGS

### TITLESHEETS

T0.00 COVER SHEET  
T0.01 PROPOSED RENDERING  
T1.01 ABBREVIATIONS, NOTES & SYMBOLS

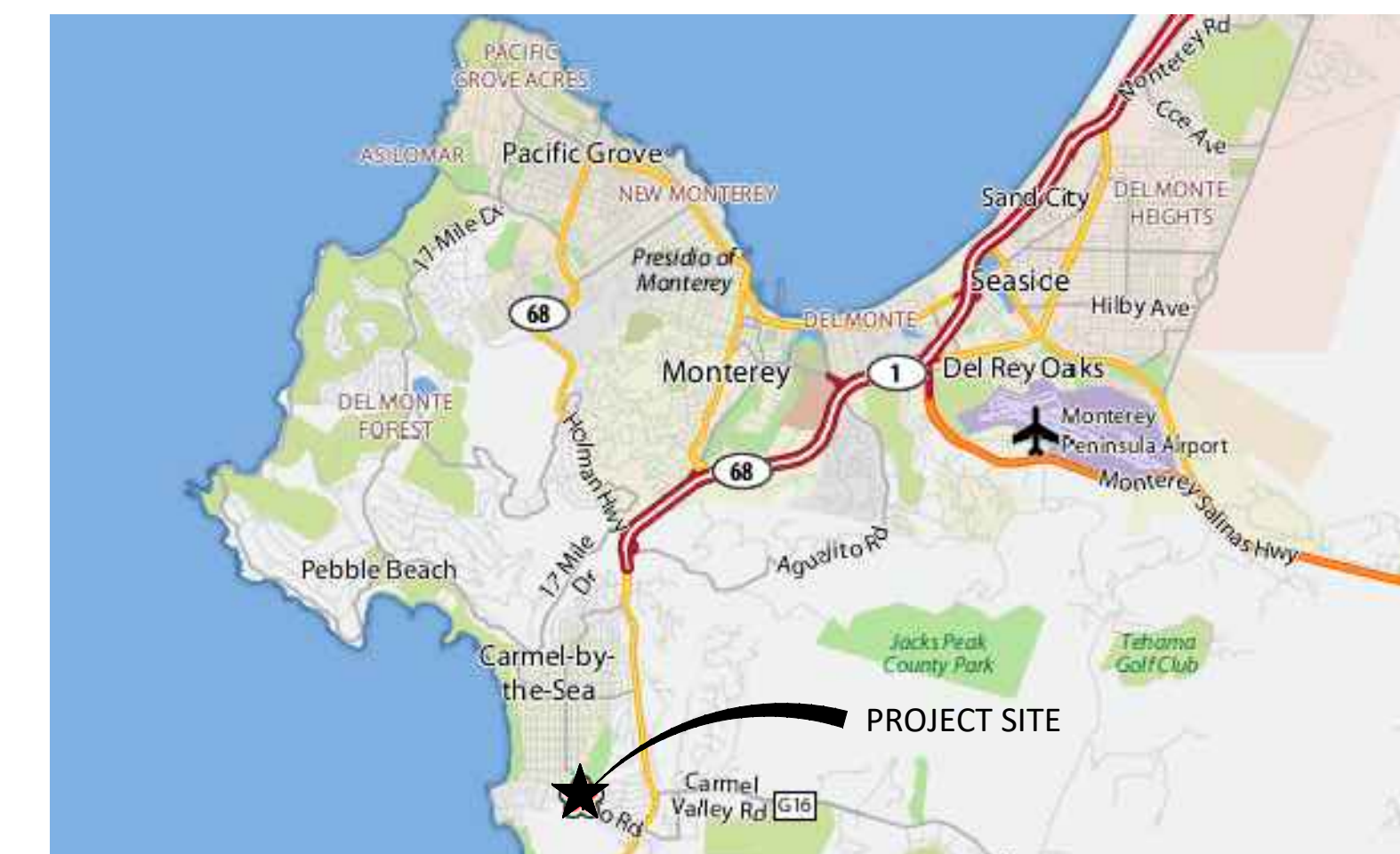
### ARCHITECTURAL

AD1.00 DEMO FLOOR PLAN  
  
A1.00 NORTH LOGGIA FLOOR PLAN AND NORTH ELEVATION  
A1.01 PARTIAL FLOOR PLAN  
A2.00 PARTIAL EXTERIOR ELEVATION NORTH  
A3.00 PARTIAL SECTION THROUGH LOGGIA LOOKING SOUTH  
  
A8.00 DETAILS

## PROJECT DESCRIPTION

**BARRIER REMOVAL PROJECT, INCLUDING:**  
- INSTALL A NEW ACCESSIBLE PARKING STALL AND PATH TO A NEW SLOPED WALKWAY TO THE LOGGIA LEVEL  
- CONSTRUCT A NEW CONCRETE RAMP WITH STEEL HANDRAILS, TO REPLACE THE EXISTING NON-HISTORIC STAIR  
- RELOCATE EXISTING DOOR WITHIN EXISTING OPENING, CLOSER TO THE EXTERIOR FACE OF THE WALL TO PROVIDE ACCESSIBILITY CLEARANCES  
- RECONFIGURE THE EXISTING DOOR HARDWARE TO MEET CURRENT ACCESSIBILITY REQUIREMENTS FOR TYPE AND MOUNTING HEIGHT

## PROJECT LOCATION



| NO.       | DESCRIPTION | DATE |
|-----------|-------------|------|
| REVISIONS |             |      |

## CARMEL MISSION

BLESSED SACRAMENT CHAPEL  
BARRIER REMOVAL  
3080 RIO ROAD  
CARMEL-BY-THE-SEA, CALIFORNIA  
93923

SHEET TITLE

COVER SHEET

ISSUANCE  
PLANNING DEPARTMENT  
SUBMITTAL

JUNE 4, 2025

PROJ. NO.  
240609.01

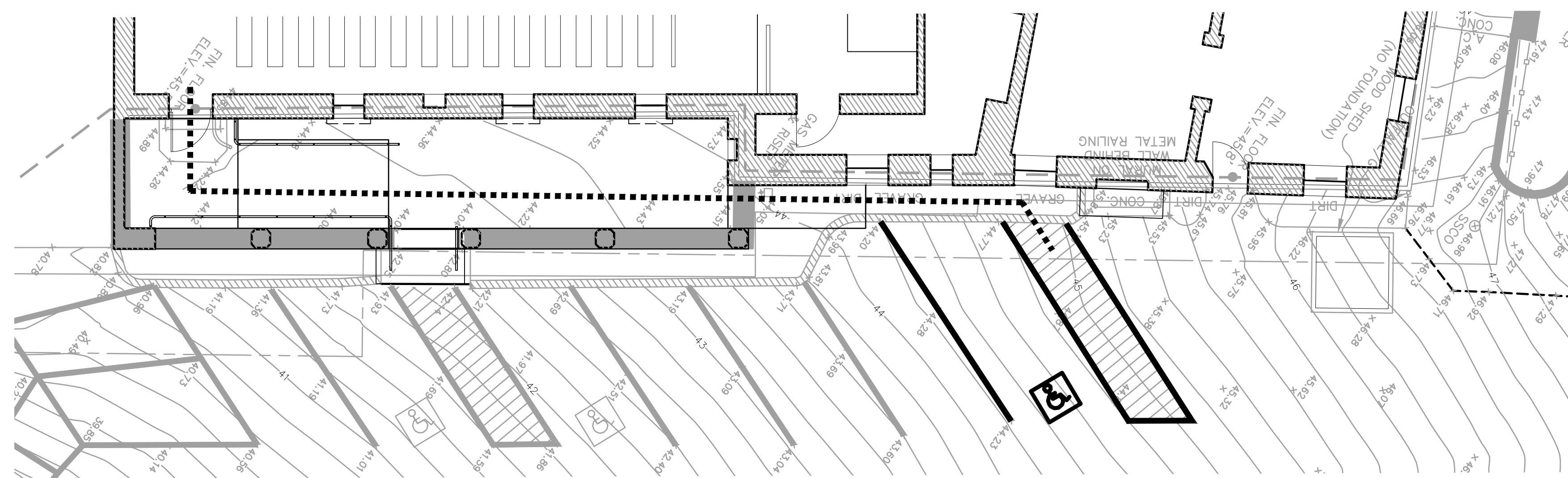
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SHEET OF

## PATH OF TRAVEL DIAGRAM



## VICINITY MAP





VIEW OF EXISTING CONDITIONS



RENDERING VIEW OF PROPOSED RAMP

| NO.       | DESCRIPTION | DATE |
|-----------|-------------|------|
| REVISIONS |             |      |

## CARMEL MISSION

BLESSED SACRAMENT CHAPEL  
BARRIER REMOVAL  
3080 RIO ROAD  
CARMEL-BY-THE-SEA, CALIFORNIA  
93923

SHEET TITLE  
**PROPOSED RENDERING**

ISSUANCE  
PLANNING DEPARTMENT  
SUBMITTAL

**JUNE 4, 2025**

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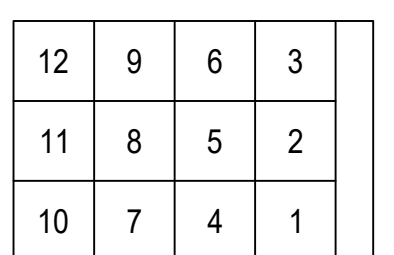
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**ABBREVIATIONS**

|        |                                      |        |                             |       |                                   |      |                            |
|--------|--------------------------------------|--------|-----------------------------|-------|-----------------------------------|------|----------------------------|
| &      | AND                                  | ENCL   | ENCLOSURE                   | MH    | MANHOLE                           | SND  | SANITARY NAPKIN DISPENSER  |
| /      | ANGLE                                | EP     | ELECTRICAL PANEL            | MIN   | MINIMUM                           |      | SANITARY NAPKIN RECEPTACLE |
| @      | AT                                   | EQ     | EQUAL                       | MIR   | MIRROR                            | SNR  | SPECIFICATION SQUARE       |
| ⊕      | CENTERLINE                           | EQPT   | EQUIPMENT                   | MISC  | MISCELLANEOUS                     |      | SEE STRUCTURAL DRAWINGS    |
| ∅      | DIAMETER/ ROUND                      | EWC    | ELECTRICAL WATER COOLER     | MO    | MASONRY OPENING MOUNTED           | SPEC | SERVICE SINK               |
| #      | POUND OR NUMBER PERPENDICULAR        | EXIST  | EXISTING                    | MUL   | MULLION                           | SSD  | STAINLESS STEEL            |
| ACOUS  | ACOUSTICAL                           | EXP    | EXPANDED                    | N     | NORTH                             | SSK  | STATION                    |
| ACT    | ACOUSTIC CEILING TILE                | EXT    | EXTERIOR                    | (N)   | NEW                               | SST  | STANDARD                   |
| AD     | AREA DRAIN                           | FA     | FIRE ALARM                  | NIC   | NOT IN CONTRACT                   | STA  | STEEL                      |
| ADJ    | ADJUSTABLE/ ADJACENT                 | FB     | FUSE BOX                    | NOM   | NOMINAL                           | STD  | STORAGE                    |
| AFF    | ABOVE FINISHED FLOOR                 | FBR BD | FIBER BOARD                 | NTS   | NOT TO SCALE                      | STL  | STRUCTURAL                 |
| AL     | ALUMINUM                             | FBRGL  | FIBERGLASS                  | OA    | OVERALL                           | STR  | SUSPENDED SHEET VINYL      |
| APPROX | APPROXIMATE                          | FD     | FLOOR DRAIN                 | OBS   | OBSCURE                           | SUSP | SYMMETRICAL                |
| ARCH   | ARCHITECTURAL                        | FDN    | FOUNDATION                  | OC    | ON CENTER                         | SV   | TREAD                      |
| ASB    | ASBESTOS                             | FE     | FIRE EXTINGUISHER           | OCC   | OCCUPANCY OR OCCUPANT(S)          | SYM  | TOWEL BAR                  |
| ASPH   | ASPHALT                              | FEC    | FE CABINET                  | OD    | OUTSIDE DIAMETER                  | T    | TILE COUNCIL OF AMERICA    |
| ATT    | ATTACH                               | FHC    | FIRE HOSE CABINET           | OF    | OWNER FURNISHED, CONTRACTOR       | TB   | TELEPHONE                  |
|        |                                      | FLR    | FLOOR                       | OFCl  | OWNER FURNISHED, CONTRACTOR       | TCA  | TERRAZZO                   |
|        |                                      | FLASH  | FLASHING                    |       | INSTALLED                         |      | TONGUE & GROOVE            |
| BD     | BOARD                                | FLUOR  | FLUORESCENT                 | OFOI  | OWNER FURNISHED, OWNER INSTALLED  | TEL  | THICK                      |
| BITUM  | BITUMINOUS                           | FND    | FOUNDATION                  |       |                                   | TER  | TO                         |
| BLDG   | BUILDING                             | FO     | FACE OF                     | OFF   | OFFICE                            | T&G  | TOP OF CURB                |
| BLK    | BLOCK                                | FOC    | FACE OF CONCRETE            | OPNG  | OPENING                           | THK  | TOP OF PAVING              |
| BM     | BEAM                                 | FOF    | FACE OF FINISH              | OPP   | OPPOSITE                          | TO   | TOP OF WALL                |
| BOT    | BOTTOM                               | FOM    | FACE OF MASONRY             | OSB   | ORIENTED STRAND BOARD             | TOC  | TOILET PAPER DISPENSER     |
| BUR    | BUILT-UP ROOFING                     | FOS    | FACE OF STUD                | PARA  | PARALLEL                          | TOW  | TRASH RECEPTACLE           |
|        |                                      | FP     | FABRIC PANEL                | PERP  | PERPENDICULAR                     | TPD  | TREAD                      |
| CAB    | CABINET                              | FPF    | FIREPROOF                   | PL    | PLATE                             | TR   | TYPICAL                    |
| CB     | CATCH BASIN                          | FRP    | FIBERGLASS REINFORCED PANEL | PLAS  | PLASTIC LAMINATE                  | TRD  | UNFINISHED                 |
| CEM    | CEMENT                               | FS     | FULL SIZE                   | PLYWD | PLYWOOD                           | TV   | UNLESS OTHERWISE NOTED     |
| CER    | CERAMIC                              | FT     | FOOT OR FEET                | PR    | PAIR                              | TYP  | URINAL                     |
| CG     | CORNER GUARD                         | FTG    | FOOTING                     | PRCST | PRECAST                           |      |                            |
| CI     | CAST IRON                            | FURR   | FURRING                     | PT    | PAINT                             | UNF  |                            |
| CJ     | CONTROL JOINT                        | FUT    | FUTURE                      | PTD   | PAPER TOWEL DISPENSER             | UON  |                            |
| CLG    | CEILING                              |        |                             |       |                                   | UR   |                            |
| CLKG   | CAULKING                             | GA     | GAUGE                       | PTD/R | PAPER TOWEL DISPENSER COMBINATION | UR   |                            |
| CLO    | CLOSET                               | GALV   | GALVANIZED                  |       | PAPER TOWEL DISPENSER/ RECEPTACLE | VCT  | VINYL COMPOSITION TILE     |
| CLR    | CLEAR                                | GB     | GRAB BAR                    |       | RECEPTACLE                        | VERT | VERTICAL                   |
| CMU    | CONCRETE MASONRY UNIT                | GL     | GLASS                       |       | RECEPTACLE                        | VEST | VESTIBULE                  |
| CNTR   | COUNTER                              | GLB    | GLUE LAM BEAM               | PTN   | PARTITION                         | VIF  | VERIFY IN FIELD            |
| CO     | CLEANOUT OR CONTRACTING OFFICER      | GLD    | GROUND                      | PTR   | PAPER TOWEL RECEPTACLE            | VP   | VENEER PLASTER             |
|        |                                      | GND    | GRADE                       |       |                                   | VTR  | VENT THROUGH ROOF          |
| COL    | COLUMN                               | GSM    | GALVANIZED SHEET            | QT    | QUARRY TILE                       | VW   | VINYL WALLCOVERING         |
| COMP   | COMPOSITION                          |        |                             |       |                                   |      |                            |
| CONC   | CONCRETE                             | GYP    | GYPSUM                      | R     | RISER                             |      |                            |
| COND   | CONDITION                            |        |                             | (R)   | REMOVE                            |      |                            |
| CONN   | CONNECTION                           | HB     | HOSE BIB                    | RAD   | RADIUS                            | W    | WEST                       |
| CONSTR | CONSTRUCTION                         | HC     | HOLLOW CORE                 | RB    | RUBBER BASE                       | W/   | WITH                       |
| CONT   | CONTINUOUS                           | HDR    | HEADER                      | RD    | ROOF DRAIN                        | WC   | WATER CLOSET               |
| CONTR  | CONTRACTOR                           | HDWD   | HARDWOOD                    | REC   | RECESSED                          | WCV  | WALLCOVERING               |
| COR    | CONTRACTING OFFICER'S REPRESENTATIVE | HDWE   | HARDWARE                    | REF   | REFERENCE                         | WD   | WOOD                       |
|        |                                      | HGT    | HEIGHT                      | REFG  | REFRIGERATOR                      | WO   | WHERE OCCURS               |
| CORR   | CORRIDOR                             | HM     | HOLLOW METAL                | REHAB | REHABILITATE                      | W/O  | WITHOUT                    |
| OPT    | CARPET                               | HORIZ  | HORIZONTAL                  | REINF | REINFORCED                        | WP   | WATERPROOF                 |
| CT     | CERAMIC TILE                         | HR     | HOUR                        | REP   | REPAIR                            | WSCT | WAINSCOT                   |
| CTG    | CENTER                               | HGT    | HEIGHT                      | REQ   | REQUIRED                          | WT   | WEIGHT                     |
| CTSK   | COUNTERSINK                          | ID     | INSIDE DIAMETER             | RESIL | RESILIENT                         |      |                            |
|        |                                      | INSUL  | INSULATION                  | RES   | RESTORE                           |      |                            |
| DBL    | DOUBLE                               | INT    | INTERIOR                    | RF    | REFINISH                          |      |                            |
| DEMO   | DEMOLITION                           |        |                             | RGTR  | REGISTER                          |      |                            |
| DEPT   | DEPARTMENT                           | JAN    | JANITOR                     | FL    | ROOF LEADER                       |      |                            |
| DET    | DETAIL                               | JC     | JANITOR CLOSET              | RM    | ROOM                              |      |                            |
| DETER  | DETERIORATED                         | JT     | JOINT                       | RO    | ROUGH OPENING                     |      |                            |
| DF     | DRINKING FOUNTAIN OR DOUGLAS FIR     | KIT    | KITCHEN                     | RWD   | REDWOOD                           |      |                            |
|        |                                      |        |                             | RWL   | RAIN WATER LEADER                 |      |                            |
| DIA    | DIAMETER                             |        |                             |       |                                   |      |                            |
| DIM    | DIMENSION                            | LAB    | LABORATORY                  | S     | SOUTH                             |      |                            |
| DISP   | DISPENSER                            | LAM    | LAMINATE                    | SALV  | SALVAGE                           |      |                            |
| DN     | DOWN                                 | LAV    | LAVATORY                    | SC    | SOLID CORE                        |      |                            |
| DO     | DOOR OPENING                         | LB     | POUND                       | SCD   | SEAT COVER                        |      |                            |
| DR     | DOOR                                 | LKR    | LOCKER                      |       | DISPENSER                         |      |                            |
| DS     | DOWNSPOUT                            | LN     | LINOLEUM                    | SCHED | SCHEDULE                          |      |                            |
| DSP    | DRY STANDPIPE                        | LT     | LIGHT                       | SD    | SOAP DISPENSER                    |      |                            |
| DTL    | DETAIL                               |        |                             | SECT  | SECTION                           |      |                            |
| DWG    | DRAWING                              | MAX    | MAXIMUM                     | SH    | SHelf                             |      |                            |
| DWR    | DRAWER                               | MB     | MACHINE BOLT                | SHR   | SHOWER                            |      |                            |
|        |                                      | MC     | MEDICINE CABINET            | SHT   | SHEET                             |      |                            |
| E      | EAST                                 | MDF    | MEDIUM DENSITY FIBERBOARD   | SHTHG | SHEATHING                         |      |                            |
| (E)    | EXISTING                             |        |                             | SIM   | SIMILAR                           |      |                            |
| EA     | EACH                                 | MDO    | MEDIUM DENSITY OVERLAY      | SLD   | SEE LANDSCAPE DRAWINGS            |      |                            |
| EJ     | EXPANSION JOINT                      |        |                             | SLR   | SEALER                            |      |                            |
| EL     | ELEVATION                            | MECH   | MECHANICAL                  | SMD   | SEE MECHANICAL DRAWINGS           |      |                            |
| ELEC   | ELECTRICAL                           | MEMB   | MEMBRANE                    |       |                                   |      |                            |
| ELEV   | ELEVATOR                             | MET    | METAL                       |       |                                   |      |                            |
| EMER   | EMERGENCY                            | MFR    | MANUFACTURER                |       |                                   |      |                            |

**DETAIL NUMBERING**

THE NUMBERING SYSTEM USED FOR DETAILS ON THE DRAWINGS IS AS SHOWN IN THE FOLLOWING DIAGRAM.



WHEN MORE THAN ONE BLOCK IS USED FOR A SINGLE DETAIL, THE NUMBER OF THE BOTTOM LEFT CORNER NUMBERED BLOCK IS USED, THUS NUMBERS ARE ALWAYS IN THE SAME LOCATION ON THE SHEET.

**GENERAL NOTES**

- CONTRACTOR SHALL VERIFY THAT (E) CONDITIONS ARE AS INDICATED ON THE DRAWINGS. NOTIFY THE ARCHITECT IMMEDIATELY OF VARIATIONS OR DISCREPANCIES. DO NOT PROCEED WITH AFFECTED WORK UNTIL THE VARIATIONS OR DISCREPANCIES ARE RESOLVED BY THE ARCHITECT.
- ALL CONSTRUCTION AND INSTALLATION WORK SHOWN ON DRAWINGS SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES. USE METHODS AS REQUIRED TO COMPLETE WORK WITHIN LIMITATIONS OF ALL PREVAILING LAWS AND CODES.
- DO NOT SCALE DRAWINGS: USE DIMENSIONS SHOWN. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. DIMENSIONS SHOWN AT (E) CONDITIONS ARE TO FACE OF (E) FINISH. U.O.N. DIMENSIONS AT NEW WORK ARE TO FACE OF FRAMING, U.O.N. DIMENSIONS OF (E) CONDITIONS ARE FOR REFERENCE ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD. WHERE NO DIMENSION IS PROVIDED CONSULT WITH THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH AFFECTED WORK.
- SAFETY MEASURES: AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONDITIONS AT THE JOB SITE, INCLUDING SAFETY OF PEOPLE AND PROPERTY. ARCHITECT SITE VISITS ARE NOT INTENDED TO REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
- INSTALL MANUFACTURED MATERIALS AND EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS, UNLESS OTHERWISE INSTRUCTED.
- ALL WASTE AND REFUSE CAUSED IN CONNECTION WITH THE WORK SHALL BE REMOVED FROM THE PREMISES AND DISPOSED OF BY THE CONTRACTOR. THE PREMISES SHALL BE LEFT CLEAR AND CLEAN TO THE SATISFACTION OF THE ARCHITECT.
- APPLICATION OF FINISH: SURFACES PREVIOUSLY PREPARED OR INSTALLED BY ANOTHER TRADE SHALL BE INSPECTED CAREFULLY BY THE CONTRACTOR BEFORE APPLYING SUBSEQUENT MATERIALS OR FINISHES. IF SURFACES ARE NOT ACCEPTABLE, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IN ORDER THAT CORRECTIONS MAY BE MADE. APPLICATIONS OF FINISHES WILL BE CONSTRUED AS ACCEPTANCE OF RESPONSIBILITY BY THE SUBCONTRACTOR FOR THE BASE UPON WHICH IT IS APPLIED.
- INSTALL ALL WORK PLUMB, LEVEL AND STRAIGHT, OR AS REQUIRED TO ALIGN WITH (E) ADJACENT SURFACES.
- CONTRACTOR SHALL DESIGN AND INSTALL SHORING AS REQUIRED TO PERFORM WORK. RESPONSIBILITY FOR ENGINEERING, CONSTRUCTION, AND SAFETY OF THE SHORING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO BE COMPLEMENTARY. CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, SPECIFICATIONS, NOTES AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND RESOLVED BEFORE PROCEEDING WITH WORK.
- DETAILS SHOWN SHALL BE INCORPORATED INTO THE PROJECT AT ALL APPROPRIATE LOCATIONS WHETHER SPECIFICALLY CALLED OUT OR NOT.
- THE CONTRACTOR MUST SUBMIT IN WRITING ANY REQUESTS FOR MODIFICATIONS TO THE PLANS AND SPECIFICATIONS. SHOP DRAWINGS SUBMITTED TO THE ARCHITECT FOR REVIEW DO NOT CONSTITUTE "IN WRITING" UNLESS IT IS CLEARLY NOTED ON THE SUBMITTAL THAT SPECIFIC CHANGES ARE BEING REQUESTED WITH THE PHRASE "REQUESTED CHANGE".
- FINAL AS-BUILT RECORD DOCUMENTS SHOWING ALL REVISIONS INCORPORATED DURING CONSTRUCTION SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO PROJECT CLOSE-OUT.
- THROUGHOUT THE CONSTRUCTION DOCUMENTS, ITEMS THAT ARE EXISTING ARE INDICATED AS "EXISTING" OR "(E)", ITEMS WITHOUT THIS INDICATION ARE NEW CONSTRUCTION. WHERE REQUIRED FOR PURPOSES OF CLARITY, SOME ITEMS MAY BE INDICATED AS "NEW OR "(N)".

**HAZARDOUS MATERIALS**

ARCHITECTURAL RESOURCES GROUP ASSUMES NO RESPONSIBILITY FOR THE MANAGEMENT OF HAZARDOUS MATERIALS THAT MAY BE ON THIS SITE.

- A. NO KNOWN HAZARDOUS MATERIALS ARE LOCATED ON THIS SITE.
- B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING THAT PERSONNEL WITHIN THE WORK AREA ARE PROTECTED FROM EXPOSURE TO ANY HAZARDOUS MATERIALS ENCOUNTERED. IF MATERIALS ARE DISCOVERED THAT MAY BE HAZARDOUS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND CEASE WORK UNTIL CONDITIONS CAN BE MAINTAINED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.

**PROJECT DATA**

LOT / LOCATION: 3080 RIO ROAD  
CARMEL-BY-THE-SEA, CALIFORNIA 93923

ASSESSORS PARCEL NO. 009-531-003

ZONE: R-1

OCCUPANCY: A-3

TYPE OF CONSTRUCTION: V-B

NUMBER OF STORIES: 1

EXISTING GSF: 2,560 GSF  
PROPOSED GSF: 2,560 GSF  
NET GSF: 0 GSF

**APPLICABLE BUILDING CODES**

THE SECRETARY OF THE INTERIOR STANDARD AND ILLUSTRATED GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS, REVISED 1992 \*36CFR 67), P.L. 89-665.

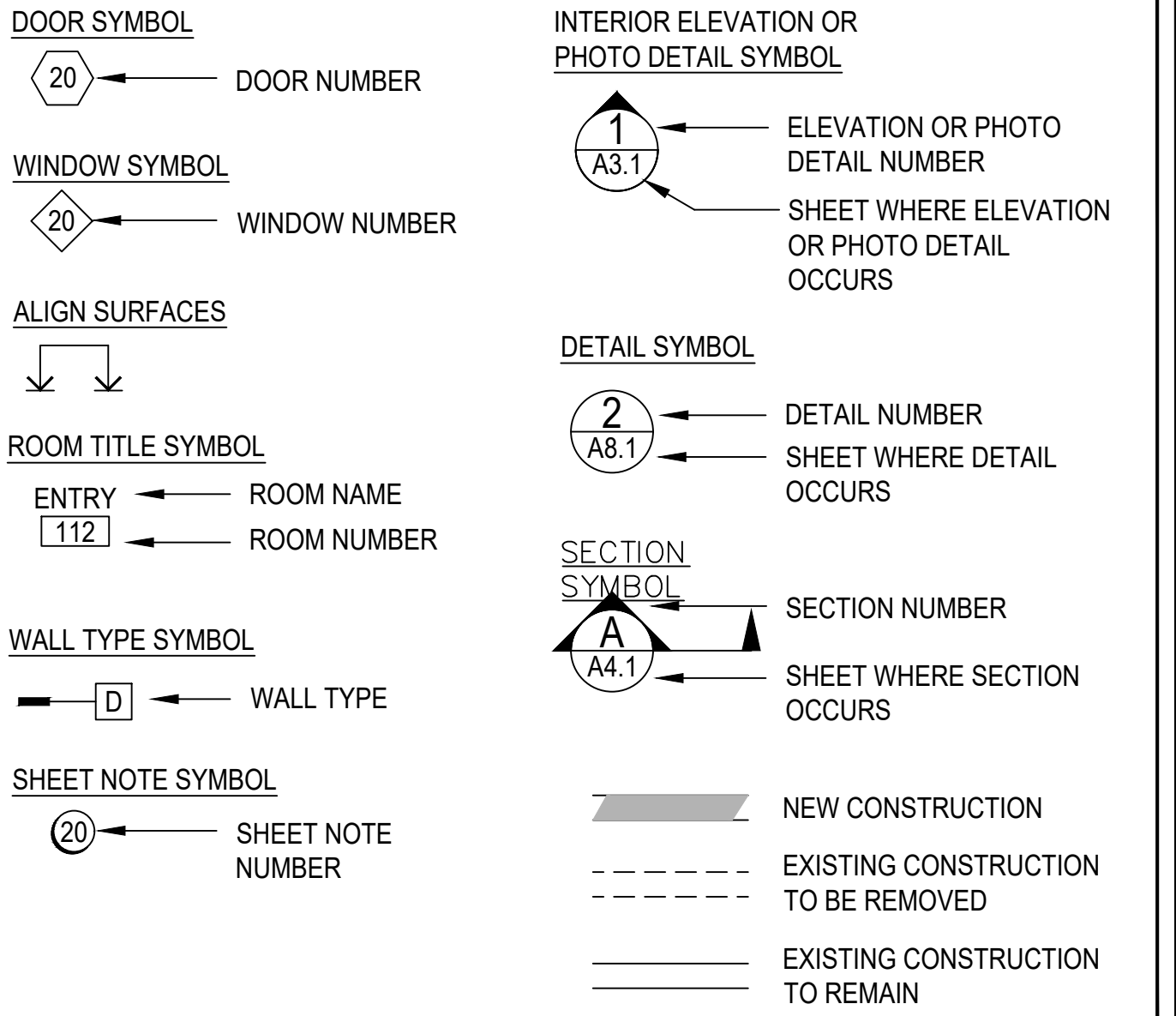
- CALIFORNIA CODE OF REGULATIONS TITLE 24, 2022 CALIFORNIA BUILDING CODE, INCLUDING:
- PART 2 CALIFORNIA BUILDING CODE, VOLUMES 1 & 2
  - PART 3 CALIFORNIA ELECTRICAL CODE
  - PART 4 CALIFORNIA MECHANICAL CODE
  - PART 5 CALIFORNIA PLUMBING CODE
  - PART 6 CALIFORNIA ENERGY CODE
  - PART 7 CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE
  - PART 8 CALIFORNIA HISTORIC BUILDING CODE
  - PART 9 CALIFORNIA FIRE CODE
  - PART 10 CALIFORNIA EXISTING BUILDING CODE

ACCESSIBILITY REQUIREMENTS ARE GOVERNED BY: CALIFORNIA BUILDING CODE, CHAPTER 11 UNITED STATES ACCESS BOARD, AMERICANS WITH DISABILITIES ACT AND ARCHITECTURAL BARRIERS ACT ACCESSIBILITY GUIDELINES, JULY 23, 2004

ELEVATORS ARE GOVERNED BY CALIFORNIA CODE OF REGULATIONS, TITLE 8, INDUSTRIAL RELATIONS, DIVISION 1, CHAPTER 4, SUBCHAPTER 6: ELEVATOR SAFETY ORDERS. ADOPTED BY REFERENCE IS THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS SAFETY CODE FOR ELEVATORS AND ESCALATORS, ASME A17.1-1996.

NATIONAL FIRE PROTECTION ASSOCIATION, "NFPA 13, AUTOMATIC SPRINKLER SYSTEMS HANDBOOK, 2019 EDITION."

**SYMBOL LEGEND**



| NO.       | DESCRIPTION | DATE |
|-----------|-------------|------|
| REVISIONS |             |      |

**CARMEL MISSION**

BLESSED SACRAMENT CHAPEL  
BARRIER REMOVAL  
3080 RIO ROAD  
CARMEL-BY-THE-SEA, CALIFORNIA 93923

**SHEET TITLE**  
GENERAL NOTES, ABBREVIATIONS, AND SYMBOLS

ISSUANCE  
PLANNING DEPARTMENT  
SUBMITTAL

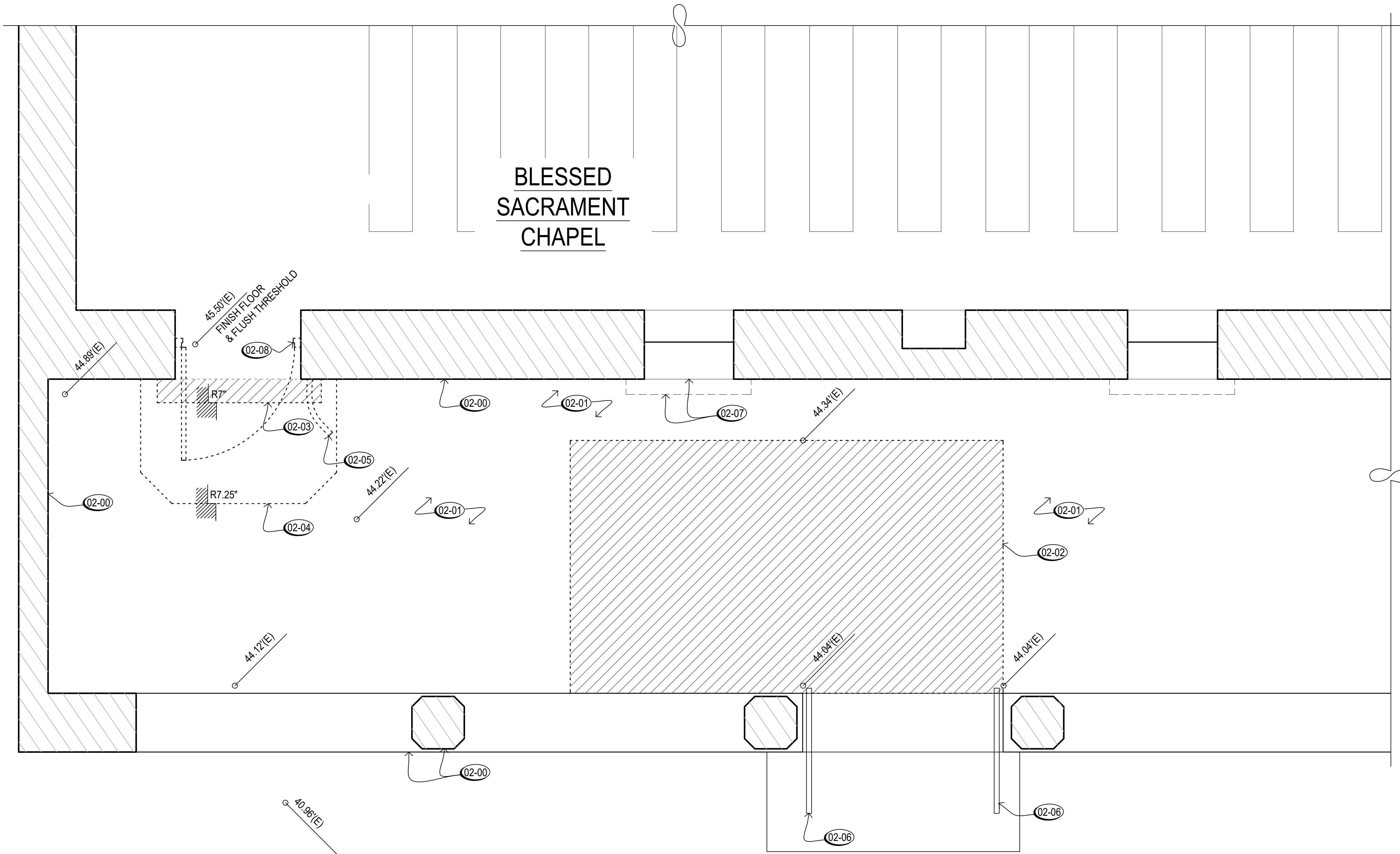
**JUNE 4, 2025**

PROJ. NO.  
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DRAWING NO.  
**T1.01**  
SHEET OF

BLESSED SACRAMENT CHAPEL



1 PARTIAL FLOOR PLAN- EXISTING & DEMO  
SCALE: 1/4" = 1'-0"

GENERAL DEMO PLAN NOTES

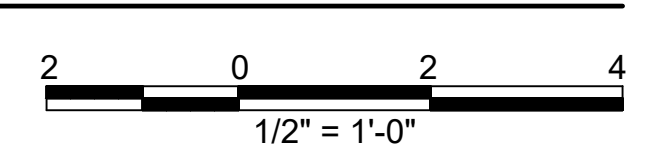
- CONTRACTOR IS HEREBY DIRECTED TO RECOGNIZE THE VALUE AND SIGNIFICANCE OF THE BUILDING AS A HISTORIC LANDMARK AND EXERCISE CARE DURING THE WORK TO ENSURE THAT THE EXISTING BUILDING, ITS DETAILS, MATERIALS, AND FINISHES TO REMAIN ARE NOT DAMAGED BY WORK BEING PERFORMED.
- "HISTORIC" ELEMENTS ARE DEFINED AS THOSE FINISHES, COMPONENTS, OR AREAS IDENTIFIED AS CHARACTER-DEFINING FEATURES WITHIN HISTORICALLY SIGNIFICANT PRESERVATION ZONES
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING MATERIALS AND COMPONENTS TO REMAIN. PROTECTION EXTENDS TO ALL HISTORIC ELEMENTS TO REMAIN WHICH ARE IN THE VICINITY OF CONSTRUCTION ACTIVITIES, WHETHER SPECIFICALLY CALLED OUT ON THE DRAWINGS OR NOT. ALL QUESTIONABLE PROTECTION REQUIREMENTS SHOULD BE IDENTIFIED FOR ARCHITECT'S REVIEW. IN THE EVENT OF DAMAGE, SUCH ITEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY CONTRACTOR AT HIS EXPENSE, TO THE SATISFACTION OF ARCHITECT AND CONSTRUCTION MANAGER.
- SUBMIT PROTECTION METHODS AND PROCEDURES FOR REVIEW PRIOR TO COMMENCEMENT OF WORK AS REQUIRED IN SPECIFICATIONS. PROTECTION OF ITEMS SHOULD BE COMPLETE PRIOR TO COMMENCEMENT OF DEMOLITION OR NEW CONSTRUCTION.
- PROTECTION FOR HISTORIC ELEMENTS SHALL BE PROTECTED IN PLACE FOR THE DURATION OF THE PROJECT UNLESS DETERMINED OTHERWISE BY THE OWNER REPRESENTATIVE. DO NOT ATTACH PROTECTION MATERIALS DIRECTLY TO THE HISTORIC ELEMENTS.
- PROTECTION IS TO BE SECURED ADEQUATELY SO AS TO MAINTAIN A SAFE ENVIRONMENT FOR WORKERS THROUGHOUT THE DURATION OF THE PROJECT.
- ALL ITEMS INDICATED IN THE DRAWINGS TO BE SALVAGED AND REINSTALLED OR RELOCATED SHALL BE CAREFULLY CATALOGUED, REMOVED, REFURBISHED, AND STORED - AS SPECIFIED.

PLAN KEY NOTES (X-X)

- 02-00 EXISTING HISTORIC WALLS & COLUMNS, PROTECT IN PLACE
- 02-01 EXISTING SLAB ON GRADE
- 02-02 SAWCUT AND DEMO EXISTING SLAB ON GRADE
- 02-03 SAWCUT AND DEMO EXISTING UPPER STEP
- 02-04 EXISTING LOWER STEP TO REMAIN, ABANDON IN PLACE
- 02-05 REMOVE EXISTING METAL HANDRAIL, CUT AT BASE AND REMOVE WALL BRACKET
- 02-06 EXISTING METAL HANDRAIL TO REMAIN
- 02-07 EXISTING HISTORIC WINDOWS AND GRILLES, PROTECT IN PLACE
- 02-08 EXISTING HISTORIC DOOR AND FRAME, REMOVE AND SALVAGE FOR REINSTALLATION

LEGEND

- EXISTING WALL TO REMAIN
- DEMO CONCRETE



| NO.       | DESCRIPTION | DATE |
|-----------|-------------|------|
| REVISIONS |             |      |

CARMEL MISSION

BLESSED SACRAMENT CHAPEL  
BARRIER REMOVAL  
3080 RIO ROAD  
CARMEL-BY-THE-SEA, CALIFORNIA  
93923

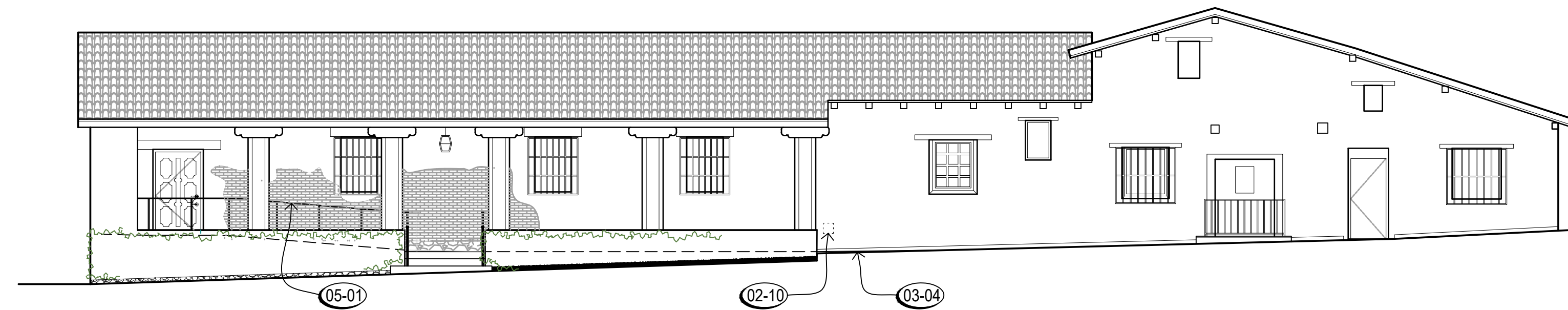
SHEET TITLE  
DEMO  
FLOOR PLAN

ISSUANCE  
PLANNING DEPARTMENT  
SUBMITTAL

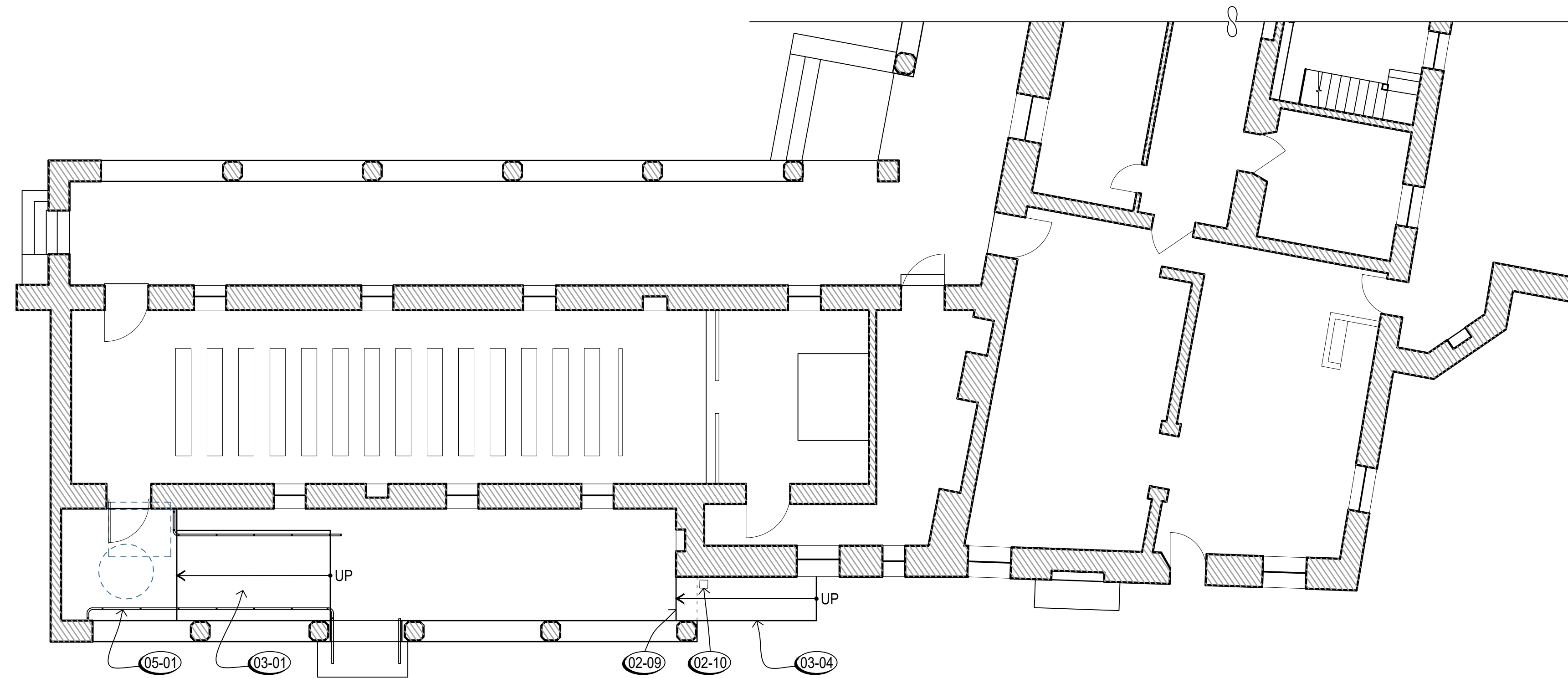
JUNE 4, 2025

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SHEET x OF



2 NORTH ELEVATION AT CHAPEL/GIFT SHOP  
SCALE: 1/8" = 1'-0"



1 NORTH LOGGIA FLOOR PLAN  
SCALE: 1/8" = 1'-0"

| NO.       | DESCRIPTION | DATE |
|-----------|-------------|------|
| REVISIONS |             |      |

## CARMEL MISSION

BLESSED SACRAMENT CHAPEL  
BARRIER REMOVAL  
3080 RIO ROAD  
CARMEL-BY-THE-SEA, CALIFORNIA  
93923

SHEET TITLE  
NORTH LOGGIA PLAN  
AND NORTH ELEVATION

ISSUANCE  
PLANNING DEPARTMENT  
SUBMITTAL

JUNE 4, 2025

PROJ NO.  
240609.01

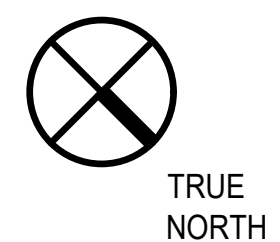
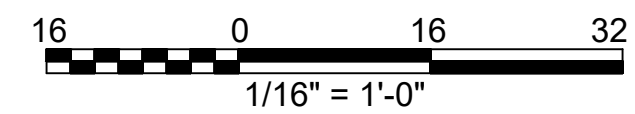
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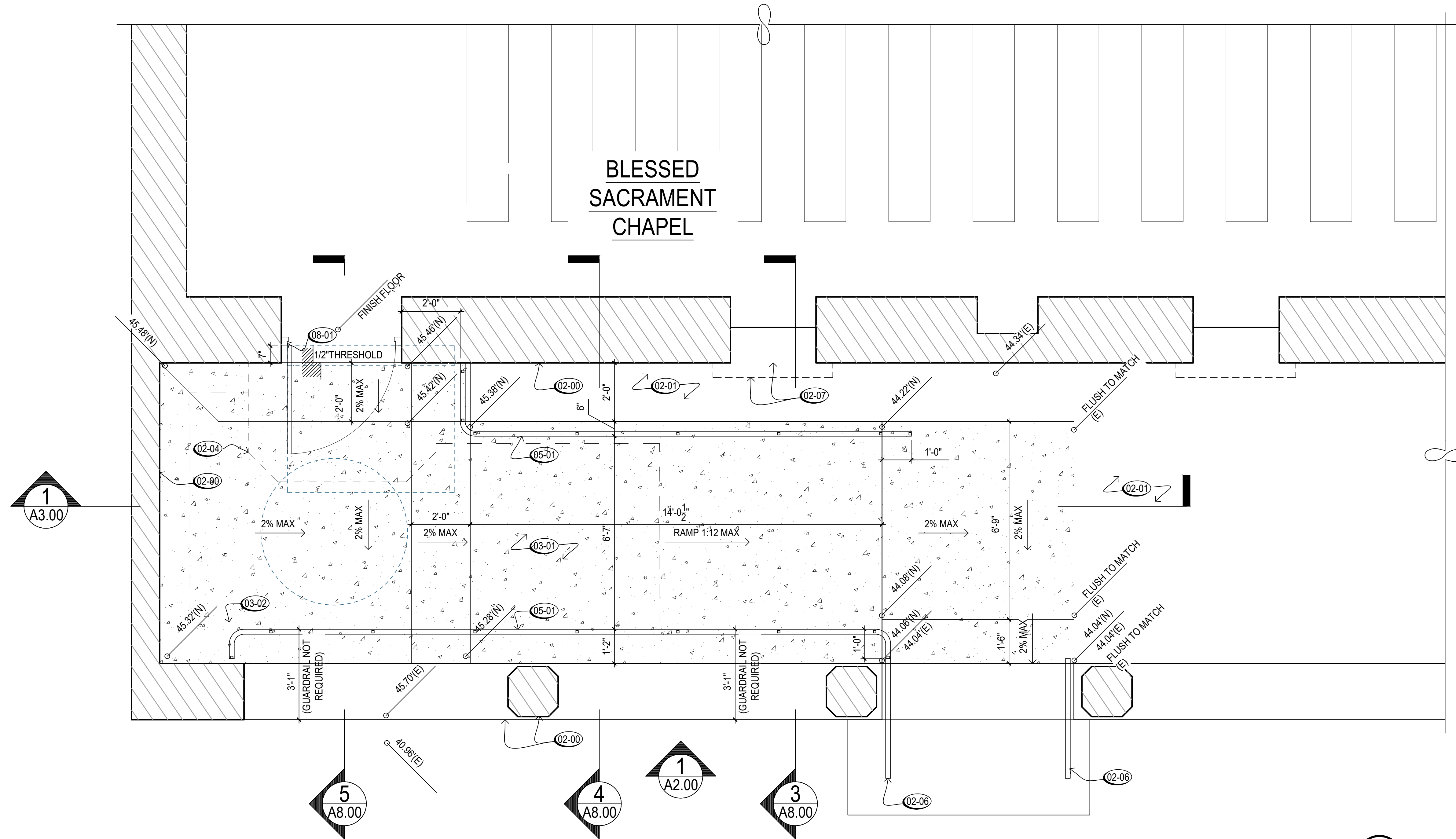
### GENERAL PLAN NOTES

- SEE GENERAL PROJECT NOTES ON SHEET T1.01

### PLAN/ELEVATION KEY NOTES (X-X)

- 02-09 REMOVE (E) WALL BETWEEN BUILDING AND COLUMN
- 02-10 RELOCATE (E) GAS METER AND RISER
- 03-01 NEW CONCRETE RAMP AND LANDING, SEE A1.01
- 03-04 NEW CONCRETE SLOPED WALKWAY
- 05-01 NEW STEEL HANDRAIL TO MATCH (E)

BLESSED SACRAMENT CHAPEL



1 PARTIAL FLOOR PLAN  
 SCALE: 1/4" = 1'-0"


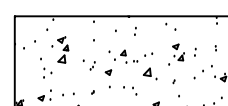
GENERAL PLAN NOTES

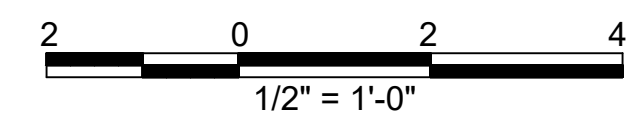
- SEE GENERAL PROJECT NOTES ON SHEET T1.01

PLAN KEY NOTES (X-X)

- (02-00) EXISTING HISTORIC WALLS & COLUMNS, PROTECT IN PLACE
- (02-01) EXISTING SLAB ON GRADE
- (02-04) LINE OF EXISTING LOWER STEP TO REMAIN, BELOW, ABANDON IN PLACE
- (02-06) EXISTING METAL HANDRAIL TO REMAIN
- (02-07) EXISTING HISTORIC WINDOWS AND GRILLES, PROTECT IN PLACE
- (03-01) NEW CONCRETE RAMP, MATCH (E) CONCRETE SLAB FINISH & STAIN COLOR
- (03-02) LINE OF HIGH DENSITY NON-COMPRESSIBLE FOAM BELOW, SEE DETAILS
- (05-01) NEW STEEL HANDRAIL PER DETAIL 1/A8.00
- (08-01) EXISTING SALVAGED DOOR AND FRAME, RELOCATE & REINSTALL WITHIN EXISTING ALCOVE, WITH DOOR FACE WITHIN 8" OF ADJACENT FACE OF WALL

LEGEND

-  EXISTING WALL TO REMAIN
-  NEW CONCRETE



| NO.       | DESCRIPTION | DATE |
|-----------|-------------|------|
| REVISIONS |             |      |

CARMEL MISSION

BLESSED SACRAMENT CHAPEL  
 BARRIER REMOVAL  
 3080 RIO ROAD  
 CARMEL-BY-THE-SEA, CALIFORNIA  
 93923

SHEET TITLE  
 PROPOSED  
 FLOOR PLAN

ISSUANCE  
 PLANNING DEPARTMENT  
 SUBMITTAL

JUNE 4, 2025

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 SHEET x OF

| NO.       | DESCRIPTION | DATE |
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| REVISIONS |             |      |

## CARMEL MISSION

BLESSED SACRAMENT CHAPEL  
 BARRIER REMOVAL  
 3080 RIO ROAD  
 CARMEL-BY-THE-SEA, CALIFORNIA  
 93923

SHEET TITLE  
**PROPOSED  
 NORTH ELEVATION**

ISSUANCE  
 PLANNING DEPARTMENT  
 SUBMITTAL

**JUNE 4, 2025**

PROJ NO.  
 240609.01

DRAWN  
 JC

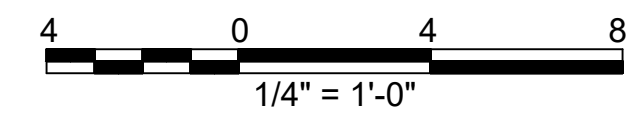
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SHEET x OF



**1 EXTERIOR ELEVATION NORTH**  
 SCALE: 1/4" = 1'-0"



### GENERAL PLAN NOTES

- SEE GENERAL PROJECT NOTES ON SHEET T1.01.
- XXXX

### PLAN KEY NOTES (X-X)

- 02-00** EXISTING HISTORIC WALLS & COLUMNS, PROTECT IN PLACE
- 02-06** EXISTING METAL HANDRAIL TO REMAIN
- 02-07** EXISTING HISTORIC WINDOWS AND GRILLES, PROTECT IN PLACE
- 03-01** LINE OF NEW CONCRETE RAMP, BEYOND
- 05-01** NEW STEEL HANDRAIL PER DETAIL 1/A8.00
- 08-01** EXISTING SALVAGED DOOR AND FRAME, RELOCATE & REINSTALL WITHIN EXISTING ALCOVE, WITH DOOR FACE WITHIN 8" OF ADJACENT FACE OF WALL

| NO.       | DESCRIPTION | DATE |
|-----------|-------------|------|
| REVISIONS |             |      |

## CARMEL MISSION

BLESSED SACRAMENT CHAPEL  
BARRIER REMOVAL  
3080 RIO ROAD  
CARMEL-BY-THE-SEA, CALIFORNIA  
93923

SHEET TITLE  
PROPOSED  
NORTH ELEVATION/  
SECTION

ISSUANCE  
PLANNING DEPARTMENT  
SUBMITTAL

JUNE 4, 2025

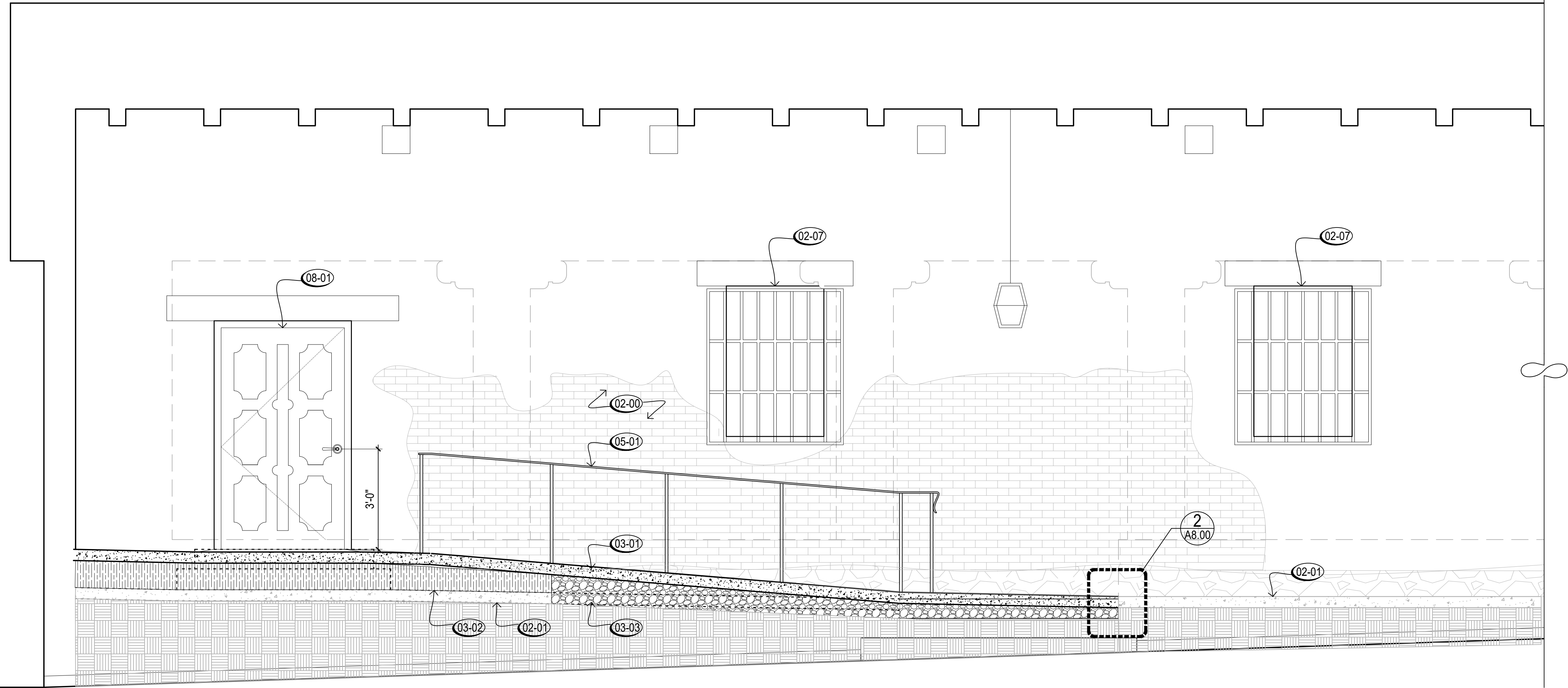
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**A3.00**

SHEET x OF



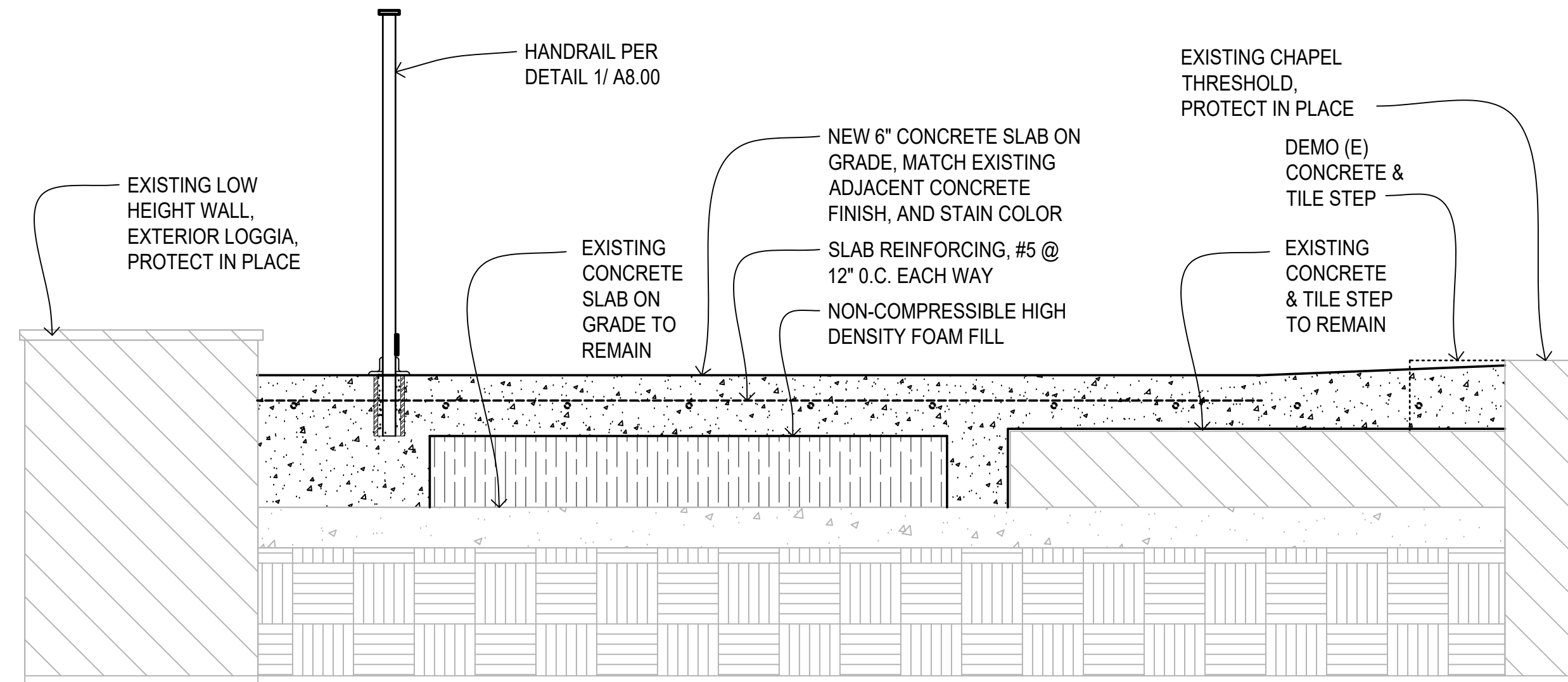
1 EXTERIOR ELEVATION/ SECTION LOOKING SOUTH  
SCALE: 1/4" = 1'-0"

### GENERAL PLAN NOTES

- SEE GENERAL PROJECT NOTES ON SHEET T1.01.
- XXXX

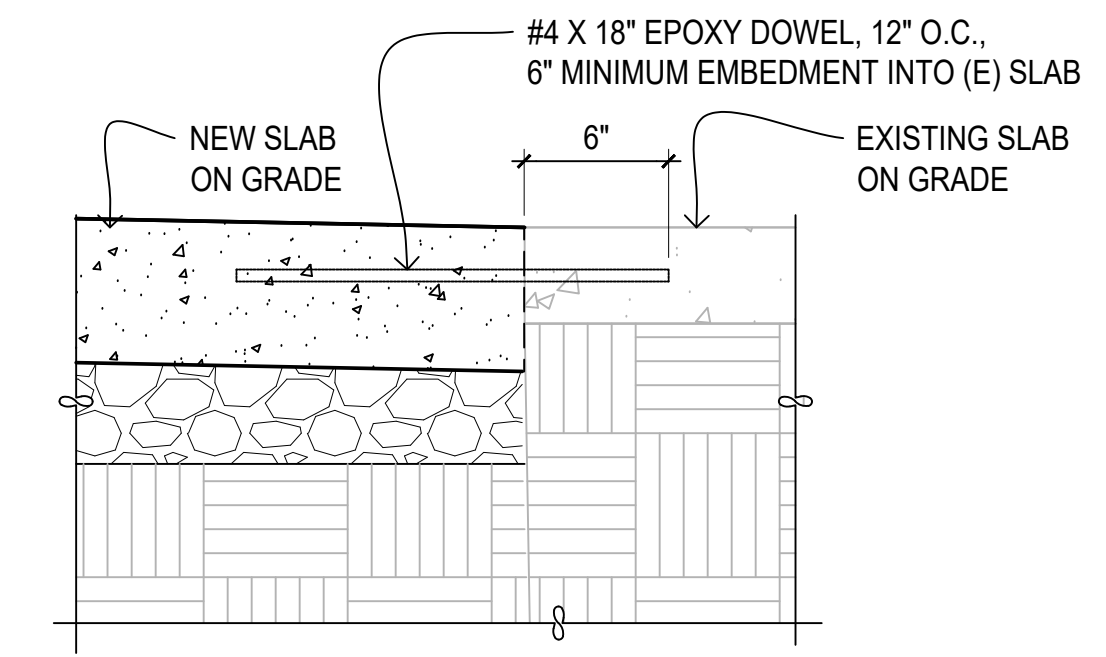
### PLAN KEY NOTES (X-X)

- (02-00) EXISTING HISTORIC WALLS & COLUMNS, PROTECT IN PLACE
- (02-01) EXISTING SLAB ON GRADE
- (02-06) EXISTING METAL HANDRAIL TO REMAIN
- (02-07) EXISTING HISTORIC WINDOWS AND GRILLES, PROTECT IN PLACE
- (03-01) (N) CONCRETE RAMP, MATCH (E) ADJACENT CONCRETE FINISH & STAIN COLOR
- (03-02) NON-COMPRESSIBLE HIGH DENSITY FOAM FILL OVER (E) SLAB
- (03-03) COMPACTED GRAVEL BASE OVER GRADE
- (05-01) NEW STEEL HANDRAIL PER DETAIL 1/8.00
- (08-01) EXISTING SALVAGED DOOR AND FRAME, RELOCATE & REINSTALL WITHIN EXISTING ALCOVE, WITH DOOR FACE WITHIN 8" OF ADJACENT FACE OF WALL, PROVIDE NEW LEVER HARDWARE AT 36" AFF.



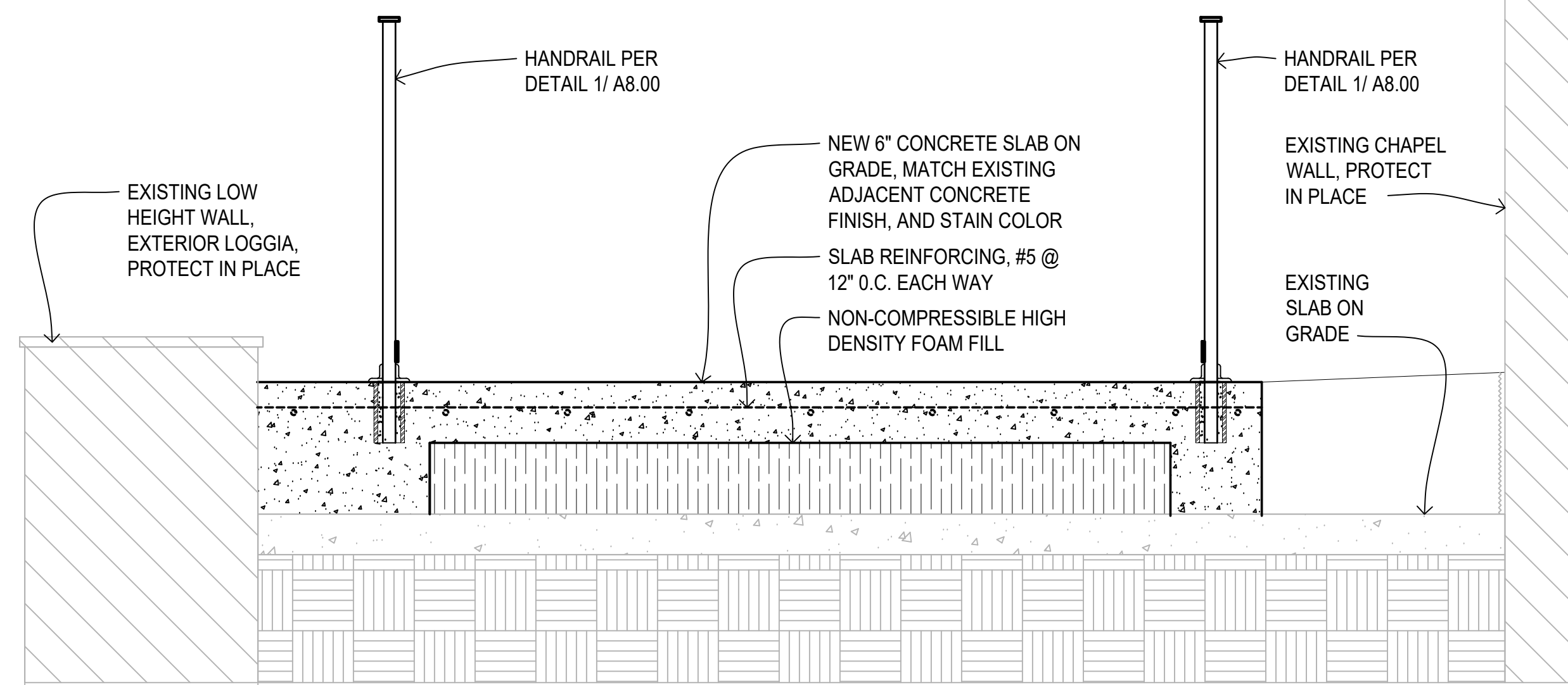
5 RAMP CROSS SECTION @ DOOR

A8.00 SCALE: 1" = 1'-0"  
TYP PIPE SLEEVE.DWG



2 DOWEL INTO (E) CONC SLAB ON GRADE

A8.00 SCALE: 1-1/2" = 1'-0"  
TYP PIPE SLEEVE.DWG

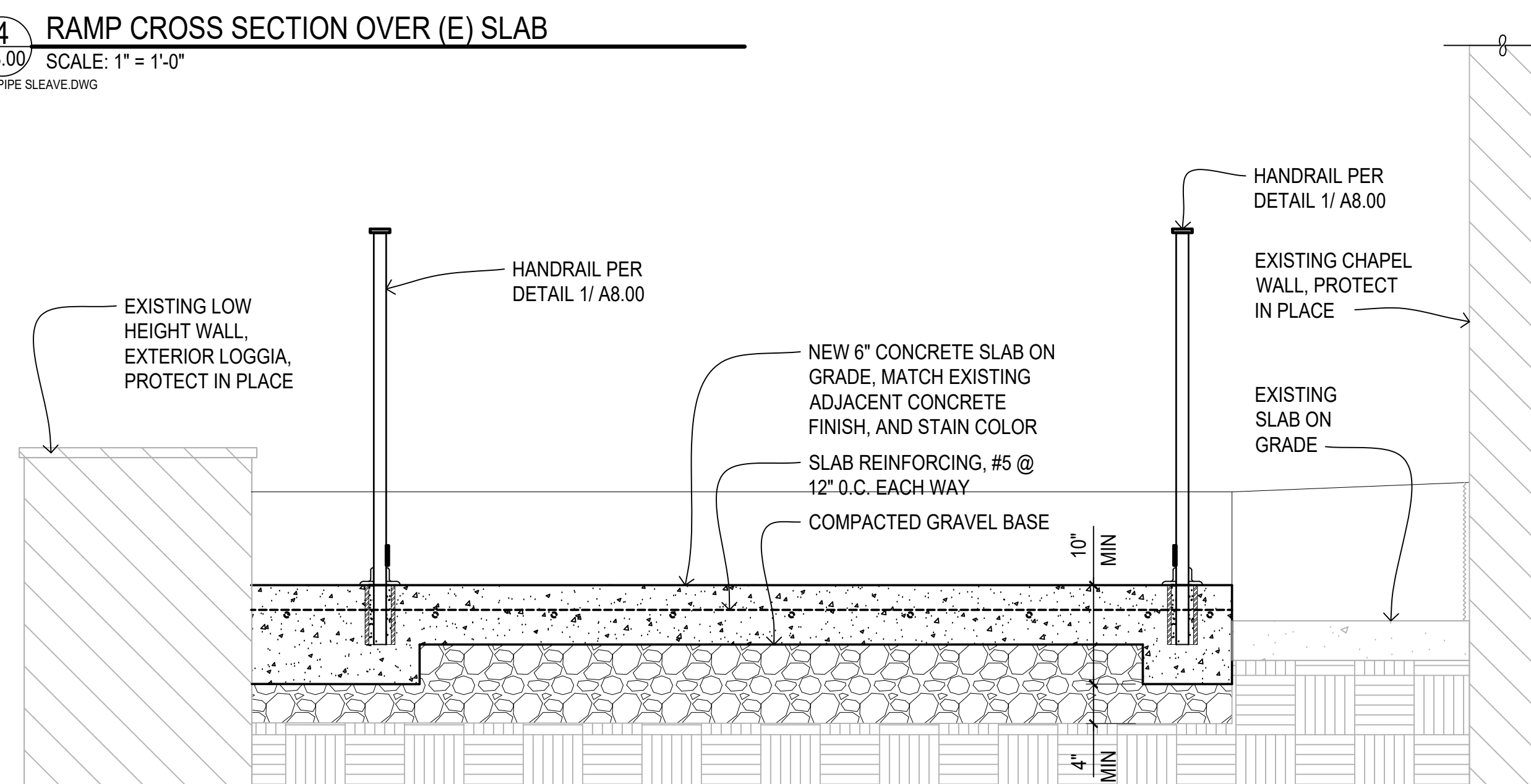


4 RAMP CROSS SECTION OVER (E) SLAB

A8.00 SCALE: 1" = 1'-0"  
TYP PIPE SLEEVE.DWG

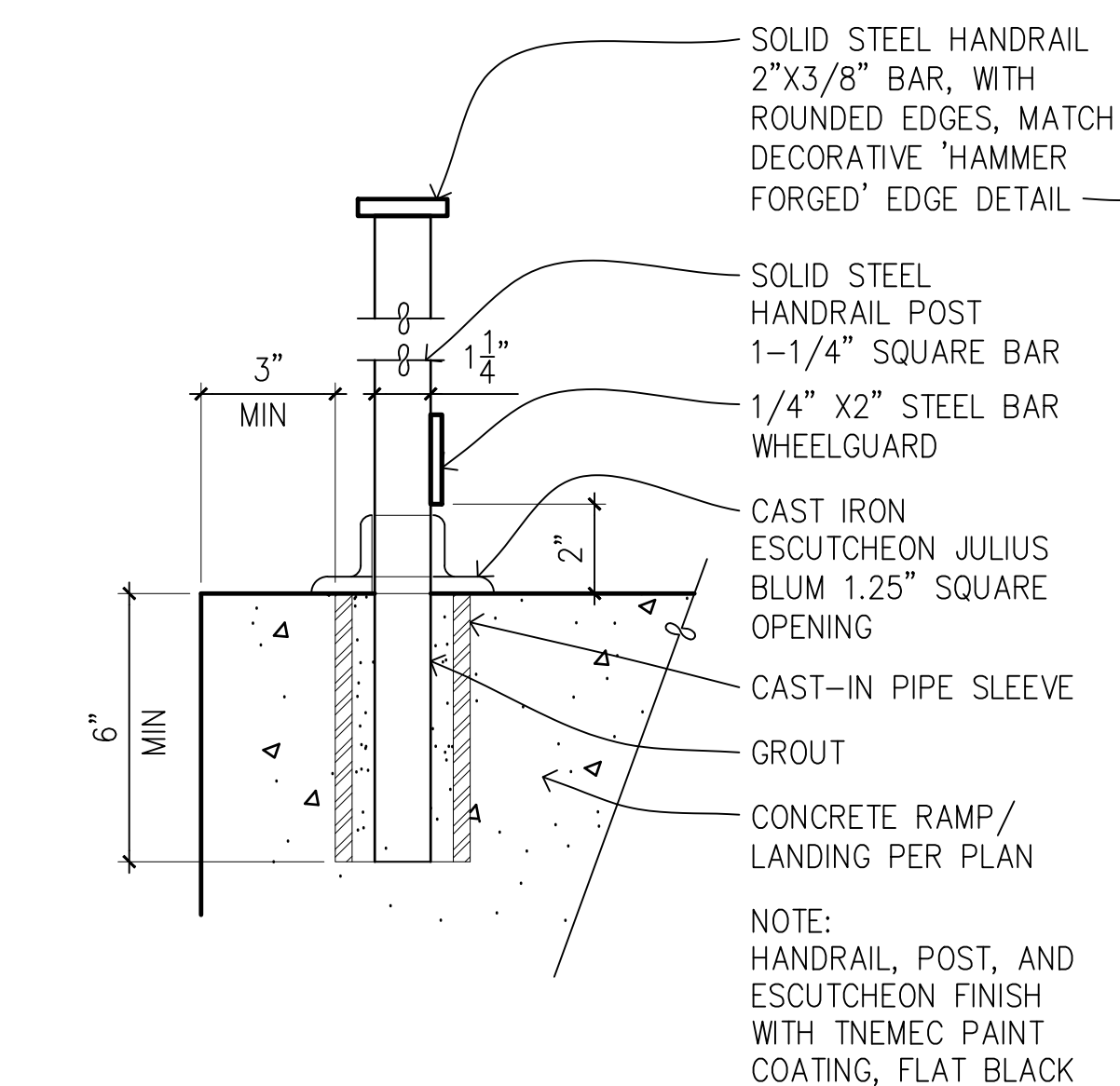


PHOTO OF EXISTING HANDRAIL WITH 'HAMMER FORGED' EDGE DETAIL, TO MATCH



3 RAMP CROSS SECTION OVER BASE

A8.00 SCALE: 1" = 1'-0"  
TYP PIPE SLEEVE.DWG



1 HANDRAIL POST MOUNTING

A8.00 SCALE: 3" = 1'-0"  
TYP PIPE SLEEVE.DWG

| NO.       | DESCRIPTION | DATE |
|-----------|-------------|------|
| REVISIONS |             |      |

## CARMEL MISSION

BLESSED SACRAMENT CHAPEL  
BARRIER REMOVAL  
3080 RIO ROAD  
CARMEL-BY-THE-SEA, CALIFORNIA  
93923

SHEET TITLE  
EXTERIOR DETAILS

ISSUANCE  
PLANNING DEPARTMENT  
SUBMITTAL

JUNE 4, 2025

PROJ. NO.  
240609.01

DRAWN  
JC

CHECKED

DRAWING NO.

A8.00

SHEET x OF

P A S T  
CONSULTANTS LLC

Seth A. Bergstein  
415.515.6224  
seth@pastconsultants.com

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August 11, 2025

Katherine Wallace, Associate Planner  
City of Carmel-by-the-Sea  
PO Box CC  
Carmel, CA 93921

Re: Carmel Mission Basilica, Carmel-by-the-Sea, CA: Focused Phase Two Historic Assessment  
APN 009-531-003; DR 25-181

Dear Ms. Wallace:

This letter evaluates the proposed alterations to the Carmel Mission Basilica in Carmel-by-the-Sea, CA. PAST Consultants, LLC (PAST) completed a site visit to the property on July 28, 2025 to view the property's existing conditions and to evaluate project drawings for proposed alterations to the subject property.

The subject property contains the Mission San Carlos de Borromeo (the Carmel Mission), originally constructed in 1771, with ongoing restoration of the Mission grounds beginning in the 1920s. The site was listed on the National Register of Historic Places (1983) but was previously granted National Historic Landmark status by the U.S. Department of the Interior, National Park Service in 1960, under National/California Register Criteria A/1, Event - Spanish Exploration and Settlement; and C/3, Type/Construction Method; with a Period of Significance of 1771 - 2025. It is also on the Carmel Inventory.

### **Proposed project**

The proposed project is the installation of an ADA access ramp inside the north loggia of the Blessed Sacrament Chapel. Design drawings by Architectural Resources Group, dated June 4, 2025 were evaluated for this Focused Phase Two Historic Assessment. Specifically, the project will:

- Install a new accessible parking stall and path to a new sloped walkway to the loggia level;
- Construct a new concrete ramp with steel handrails, to replace the existing non-historic stair at the entrance to the Blessed Sacrament Chapel;
- Relocate the existing Blessed Sacrament Chapel door within the existing opening, closer to the exterior face of the wall to provide accessibility clearances; and

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P.O. Box 721  
Pacific Grove, CA 93950  
www.pastconsultants.com

- Reconfigure the existing door hardware to meet current accessibility requirements for type and mounting height.

## Project Methodology

PAST reviewed all relevant project files located at the City of Carmel-by-the-Sea planning and building departments, to determine the construction dates of the areas of the subject building that will be impacted. A review of the relevant sections of the Carmel by-the-Sea Historic Context Statement (2025 Carmel Historic Context Statement) was also conducted. A site visit was completed on June 28, 2025 to assess the existing conditions and to understand the proposed building alterations.

## Existing Site Conditions

The location of the proposed work is at the north loggia of the Blessed Sacrament Chapel. The concrete ADA access ramp with steel rails will be placed along the north elevation and will remove the west end of the loggia crib wall (**Figures 1 and 2**).



**Figures 1 and 2.** Left image shows a view of the north elevation. Right image shows the location where the crib wall will be removed for the ADA access path.

## Evaluation of Proposed Alterations

### The Secretary of the Interior’s Standards

The *Secretary of the Interior’s Standards for the Treatment of Historic Properties (Standards)* provides the framework for evaluating the impacts of additions and alterations to historic buildings. The *Standards* describe four treatment approaches: preservation, rehabilitation, restoration and reconstruction. The *Standards* require that the treatment approach be determined first, as a different set of standards apply to each approach. For the proposed project, the treatment approach is rehabilitation. The *Standards* describe rehabilitation as:

In *Rehabilitation*, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation; however, an assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in the *Standards for Rehabilitation and Guidelines for Rehabilitation* to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions.

When installing code-required work, the *Standards* note that “Sensitive solutions to meeting code requirements in a rehabilitation project are an important part of protecting the historic character of the building. Work that must be done to meet accessibility and life-safety requirements must also be assessed for its potential impact on the historic building, its site and setting.”<sup>1</sup>

The ten *Standards* for rehabilitation are:

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

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<sup>1</sup> Grimmer, Anne E., *The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*, 2017, 76-78.

- 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 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.
  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.

*Technical Preservation Services Brief 32: Making Historic Properties Accessible (TPSB 32)* provides additional guidance for the installation of accessibility alterations to historic buildings. TPSB 32 notes that, “Accessibility modifications should be in scale with the historic property, visually compatible, and, whenever possible, reversible. TPSB 32 also recommends that, “Ramps should be located to minimize the loss of historic features at the connection points – porch railings, steps and windows – and should preserve the overall historic setting and character of the property.”<sup>2</sup>

## Evaluation of Proposed Alterations

In summary, the proposed location and design of the ADA access ramp follows the recommendations outlined in TPSB 32, by creating a direct access path from the parking lot to the Chapel entrance, by placing the proposed access ramp within the existing north loggia where the visual impacts are minimal, and by removing a minimum of historic material.

The most appropriate *Rehabilitation Standards* applicable to this project are *Standards 2, 9 and 10*. The following lists these *Standards* in italics, followed by an evaluation below each *Standard*.

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

The proposed ADA access path removes the west section of the loggia crib wall to enable a direct ADA access path to the parking lot. The removal of this material is minimal and allows the remaining crib wall supporting the loggia columns to remain in place, which maintains sufficient historic material and detailing of the loggia crib wall.

Material being removed at the Chapel entrance includes the upper masonry stair leading to the threshold and the existing metal rail at the entrance. The lower masonry stair will remain in place,

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<sup>2</sup> Jester, Thomas C. and Sharon C. Park, AIA, *Technical Preservation Services Brief 32: Making Historic Properties Accessible*, 1993, 2,4.

as recommended by TPSB 32. These impacts are to non-historic material, as the masonry stairs and rail were installed circa-2000.<sup>3</sup>

The location of the proposed ADA access ramp is within the north loggia, which is ideal for providing minimal visual impact to the north elevation of the Chapel. For the above reasons, the proposed design is supported by this *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.*

The primary additions to the north loggia, are the concrete required to install the ramp at the proper grade and the new metal railing flanking the ramp. The concrete ramp and metal rails utilize the appropriate materials for the historic building; and the proposed steel rail is designed to match the existing steel rail located at the north loggia entrance. In addition, the proposed ADA access ramp has minimal visual impact when viewed through the columns of the north loggia.

For the above reasons, the proposed ADA access ramp is supported by this *Standard*.

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

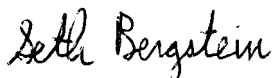
As recommended by this *Standard* and TPSB 32, the proposed alterations are reversible and the essential form and integrity of the north loggia would be maintained, in support of this *Standard*.

## Conclusion

In conclusion, the proposed ADA accessibility project is consistent with the *Secretary of the Interior's Rehabilitation Standards*.

Please contact me if you have any questions about this evaluation.

Sincerely,



Seth A. Bergstein, Principal

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<sup>3</sup> Email correspondence from Justin J. Burke, Carmel Mission Basilica General Manager, to PAST, 7/28/2025. While drawings for the installation of the masonry stairs have not been located, Mr. Burke estimates the installation date as circa-2000.

**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.

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



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

**August 18, 2025**  
**PUBLIC HEARINGS**

**TO:** Historic Resources Board Members  
**SUBMITTED BY:** Katherine Wallace, Associate Planner  
**SUBJECT:** **DS 25197 (Graney):** Consideration of a Determination of Consistency with the Secretary of the Interior's Standards for the in-kind replacement of wood windows and wood shingle siding throughout, and in-kind replacement of one rear door and composition shingle roofing at the historic "Louise P. Murphy House" located at the northeast corner of Camino Real and 12th Avenue in the Single-Family Residential (R-1) District. APN: 010-273-006-000.

**RECOMMENDATION:**

Adopt a Resolution (Attachment 1) finding the proposed removal of wood windows and wood shingle siding throughout inconsistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties ("Standards") and issuing a Determination of Consistency with the Standards for the in-kind replacement of the rear wood door and composition shingle roof at the historic "Louise P. Murphy House" located at the northeast corner of Camino Real and 12th Avenue in the Single-Family Residential (R-1) District. APN: 010-273-006-000.

**BACKGROUND / SUMMARY:**

**EXECUTIVE SUMMARY**

The project scope as specified by the applicant is as follows:

- a. *Replace all existing windows (20 total) and an exterior door on the rear elevation with like for like units due to their poor condition.*
- b. *Replace the existing exterior shake siding with like for like material per a Building Department requirement.*
- c. *Replace the existing composition roofing material with like material.*

Additions and alterations to historic properties require a Determination of Consistency

with the Secretary of the Interior's Standards for the Treatment of Historic Properties ("Secretary's Standards"). The project has been reviewed by qualified professional Margaret (Meg) Clovis, and the window and shingle siding replacement is inconsistent with the Secretary's Standards as proposed, and the replacement of the rear wood door and composition shingle roof is consistent with the Standards as proposed.

### **Background/Summary**

Constructed in 1931, the Louise P. Murphy House is significant under California Register Criterion 3, in the area of architecture as an unaltered example of a 1930s Cape Cod/Colonial Revival period revival. It is also significant as the work of a woman designer, Laura Wasson Maxwell (1877-1967), also a noted California watercolorist. Maxwell moved to Carmel in 1906 after the San Francisco earthquake; her name is found on Carmel's incorporation papers (1916) and her husband, William L. Maxwell, served as mayor in 1922. She was also a founding member of the Carmel Art Association and designed a handful of homes in the Village. Laura Maxwell is listed in Carmel's Historic Context Statement as a significant person.

The Murphy House is located on a 7,000 square-foot corner lot, with its façade fronting Camino Real. The wood shingle-clad, side-gabled residence is one-and-one-half stories and 1,693 square feet in area. A 397-square-foot detached garage fronts 12<sup>th</sup> Avenue. A Department of Parks and Recreation form (DPR 523A) was prepared for the Louise P. Murphy House in 2001 (Attachment 2). The Period of Significance for the house is 1931, the date of construction. The character-defining features of the house include:

- One and a half story massing and rectangular plan.
- Steeply pitched side gable roof with gable returns.
- Wood shingle exterior walls.
- Brick chimney.
- Symmetrical facade design.
- Six-over-six, double-hung wood sash windows, and wood plank shutters with a pine tree motif.
- Raised central entry with a classical portico and benches flanking the entrance.
- Denticular course under the simple cornice.

The Murphy House retains overall integrity. The permitted changes to the house since its construction include a new garage slab (1980), a reroof (1996), and a bathroom remodel (2015). An unpermitted but observed change is the laundry room added to the northeast corner of the home, at the rear elevation, first depicted on the 1962 Sanborn map. An additional unpermitted but probable change is a kitchen extension on the north elevation, added to the house sometime after 1962 (the 1962 Sanborn map does not show the extension).

The Historic Resources Board issued a Determination of Consistency for a proposed rear addition and minor fenestration changes at the north elevation in January 2025 (Resolution 2025-003-HRB). The Planning Division issued an entitlement (DS 24343, Graney) on March 4, 2025 and the Building Division issued a building permit for the

project (BP 250173 (Graney) on May 22, 2025. The project is underway.

The applicant submitted a new Design Study application (DS 25197, Graney) for the replacement of one rear door, windows and shingle siding throughout, and a new composition roof on June 20, 2025.

## **PROJECT DESCRIPTION**

The property is a 7,000-square-foot lot located at the northeast corner of Camino Real and 12<sup>th</sup> Avenue. The project as proposed by the applicant is copied below in italics, followed by Ms. Clovis' summary response.

*a. Replace all existing windows (20 total) and an exterior door on the rear elevation with like for like units due to their poor condition. All the windows proposed for replacement are character-defining features. Based on the 1962 Sanborn Map (see Figure 5 of the Phase II report) it appears that the original rear entrance was located on the northeast corner of the building rather than in its current location. Therefore, the current door opening was installed after 1962 and is outside the period of significance.*

*b. Replace the existing exterior shake siding with like for like material per a Building Department requirement. It should be noted that both the Planning Department and Building Department have confirmed that there is no requirement to replace the siding. The siding is a character-defining feature.*

*c. Replace the existing composition roofing material with like material. The current roofing was installed in 1996 and is not a character-defining feature. Replace the existing composition roofing with like.*

## **STAFF ANALYSIS**

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

The Standards include ten criteria for evaluating modifications to historic resources (Attachment 3). A Phase II Evaluation of the proposed project (Attachment 4) was prepared by a City-contracted qualified professional, Margaret (Meg) Clovis, on August 1, 2025. Upon review of the project plans (Attachment 5) and having completed a site visit, Ms. Clovis found that the proposed project does not meet Standards #1, 2, 5, 6 and 9 and Standards #3, 4, 7, 8 and 10 are not applicable. The evaluation concludes

that the project, as proposed, does not meet the applicable *Secretary of the Interior's Standards for Rehabilitation* and will have a significant impact on the historic resource. Staff concurs with Ms. Clovis' evaluation. Below is an analysis of the Standards:

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

The Louise P. Murphy House has been a single-family home since it was constructed in 1931. The proposed project does not change the historic use of the house. The replacement of the non-historic roofing material will not affect distinctive materials. The replacement of the non-historic rear entrance will not affect a distinctive feature. However, the replacement of twenty character-defining windows and all the character-defining shingle siding will have a detrimental effect on distinctive materials and features. The proposed work is not 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 a property will be avoided.*

Twenty character-defining windows and all the character-defining siding will be removed and replaced, which will have a negative effect on the property. The replacement of the non-historic rear entrance and the replacement of the non-historic roofing will not affect the property's historic character. Since distinctive materials and features that characterize the Louise P. Murphy House will be removed, the proposed work is not 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 this 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.*

There are no changes to the property that have acquired 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 proposed project includes the replacement of twenty character-defining windows and all the character-defining siding. Every effort should be made to preserve these important features. The rear entrance and roofing are not character-defining features,

and their removal will not affect the character of the property. The proposed work is not consistent with Standard Five.

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

The project plans call for the replacement of twenty character-defining windows. Photos of the windows submitted with the plans indicate that nineteen are in poor condition while one window is in fair condition. Windows on Cape Cod style houses provide the essential symmetry that characterizes the style and are a prominent design feature, therefore the replacement of the original windows should be reconsidered.

Repair should be the first option considered according to the National Park Service. Repair can include renewal of finishes, material repair using epoxies, replacement of component parts and additions such as weather stripping. If there are questions regarding the feasibility of repair, the National Park Service recommends doing a sample repair. The appearance, the cost of the repair, and other factors may be considered and will provide useful information in evaluating repair as a viable option.

*Preservation Brief 92* reviews how to appropriately evaluate windows for repair or replacement and the four steps for window repair including Routine Maintenance, Stabilization, Splices and Parts Replacement, and Weatherization. Due to the significance of the windows on the Louise P. Murphy House, it is recommended that the windows be reevaluated following the steps in *Preservation Brief 9*, which states that the “key to successful planning for window treatments is a careful evaluation of existing physical conditions on a unit-by-unit basis.” In addition, an explanation of which repair step is appropriate for each window should be provided, and if none are appropriate, an explanation of why not.

The project plans call for the replacement of the exterior shingle siding, which is a character-defining feature. It is unclear why the siding replacement is included in the rehabilitation of the house; however, the contractor may want to add insulation to the walls. If so, the National Park Service’s publication *Weatherization of Historic Buildings: Install Insulation*, states that “In general, adding insulation to the walls of historic buildings is not a cost-effective or sensitive treatment. Adding blown-in insulation to historic wall assemblies may trap moisture within the wall and lead to accelerated and often hidden deterioration of the structure. Proper installation of wall insulation involves the removal of historic finishes that can be damaged in the process. If walls are so deteriorated that complete replacement is required, insulation can be properly installed with a vapor barrier as the wall is repaired. It is best to limit insulation to attics and basements where it can be installed with minimal damage to the historic building.”

Preservation Brief 39 states that: “Adding insulation to historic buildings, particularly in

walls of wood frame structures, has been a standard modern weatherization treatment, but it can have a disastrous effect on historic buildings. The process of installing the insulation destroys historic siding or plaster, and it is very difficult to establish a tight vapor barrier.”

If the replacement of the shingle siding was proposed because the shingles are damaged, Preservation Brief 47 states that, “One of the advantages of wood shingles as a wall covering is that individual shingles that are damaged can easily be replaced.” If this is the case, then the shingles should be inventoried to ascertain how many require replacement. The new shingles should be stained or painted to match the original.

The project plans call for reroofing the house with composition roofing. Since the current roofing was installed in 1996, its replacement will not affect the historic integrity of the house.

The proposed work on the Louise P. Murphy House does not meet Standard Six because the deteriorated windows and shingles will be replaced rather than repaired. There is not enough adequate information regarding the level of deterioration of the windows and shingles to justify their replacement.

*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.*

As surface cleaning is not proposed for this project, this Standard is not applicable.

However, if the historic shingle siding is retained, then any cleaning should employ the gentlest means possible. Per Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings (p.6), the gentlest means possible of removing dirt from a building surface can be achieved by using a low-pressure wash, scrubbing areas of more persistent grime with a natural bristle (never metal) brush. Steam cleaning can also be used effectively to clean some historic building fabric. Low-pressure water or steam will soften the dirt and cause deposits to rise to the surface, where they can be washed away.

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

The property is not in the Archeological Overlay Zone. 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.*

A new exterior door will be installed on the rear elevation, replacing a non-historic door.

The new door is both compatible with and differentiated from historic materials. New composition roofing will replace the composition roofing that was installed in 1996. The new roofing is compatible with and differentiated from historic materials.

As discussed in Standards One, Two, Five, and Six the proposed new windows and new shingle siding will destroy historic materials, and therefore the proposed work is not consistent with Standard Nine.

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

The project plans focus on the replacement of twenty windows, the exterior siding, the rear entrance, and reroofing the house. This Standard is not applicable.

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

#### **FISCAL IMPACT:**

N/A

#### **ATTACHMENTS:**

1. Attachment 1 - Resolution
2. Attachment 2 - DPR Form
3. Attachment 3 - Secretary's Standards - Rehabilitation
4. Attachment 4 - DS25-197(Graney)\_Phase II Addendum
5. Attachment 5 - Project Plans
6. Attachment 6 - Site Photos
7. Attachment 7 - Correspondence from Property Owner

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

HISTORIC RESOURCES BOARD RESOLUTION NO. 2025-00X-HRB

A RESOLUTION OF THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA FOR DESIGN STUDY APPLICATION 25197 (GRANEY) FINDING THE REPLACEMENT OF WOOD WINDOWS AND WOOD SHINGLE SIDING THROUGHOUT INCONSISTENT WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES (STANDARDS) AND ISSUING A DETERMINATION OF CONSISTENCY WITH THE STANDARDS FOR THE IN-KIND REPLACEMENT OF ONE REAR DOOR AND THE COMPOSITION SHINGLE ROOF AT THE HISTORIC "LOUISE P. MURPHY HOUSE" LOCATED AT THE NORTHEAST CORNER OF CAMINO REAL AND 12<sup>TH</sup> AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT, APN: 010-273-006-000

WHEREAS, on June 20, 2025, Carol Brock ("Applicant") submitted an application on behalf of GRANEY MARK & NANCY O TRS ET AL ("Owner") for the replacement of all existing windows and one rear door with like for like units, the replacement of all existing wood shake siding with like for like material, and the replacement of existing composition shingle roof with like for like material under Design Study DS 25197 (Graney) described herein as ("Application"); and

WHEREAS, the Application has been submitted for the property located at the northeast corner of Camino Real and 12<sup>th</sup> Avenue in the Single-Family Residential (R-1) District (Block L, Lot 12, 14); and

WHEREAS, the project site contains a historic resource listed as the "Louise P. Murphy House" on the Carmel Inventory of Historic Resources; and

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

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

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

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

WHEREAS, Margaret Clovis, a qualified professional, prepared a Phase Two Historic Assessment on August 1, 2025 and found the project consistent with all applicable Secretary's Standards for Rehabilitation; and

WHEREAS, except for the replacement of the non-historic rear door and composition shingle roof, the proposed alterations (replacement of wood windows and siding throughout) would compromise the integrity of the historic resource; and

WHEREAS, on August 8, 2025, a notice of public hearing was published in the Carmel Pine Cone for the August 18, 2025, Historic Resources Board meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before August 8, 2025, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before August 15, 2025, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on August 18, 2025, the Historic Resources Board held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Board by City staff and through public testimony on the project; and

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

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

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

WHEREAS, pursuant to CEQA regulations, the Application is "not be a project" pursuant to section 15378 of the CEQA Guidelines. The issuance of a determination of consistency or inconsistency does not grant any permits or entitlements approving a project that would result in a direct or indirect physical change in the environment; and

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

**NOW, THEREFORE, BE IT RESOLVED** that the Historic Resources Board of the City of Carmel-By-The-Sea does hereby **FIND** that the proposed removal of wood windows and wood shingle siding throughout inconsistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties (Standards), and **ISSUE** a Determination of Consistency with the Standards for the in-kind replacement of one rear door and the composition shingle roof at the historic “Louise P. Murphy House” located at the northeast corner of Camino Real and 12th Avenue in the Single-Family Residential (R-1) District. APN: 010-273-006-000.

PASSED, APPROVED, AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA this 18<sup>th</sup> day of August, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

\_\_\_\_\_  
Jordan Chroman  
Chair

\_\_\_\_\_  
Shelby Gorman  
Historic Resources Board Secretary

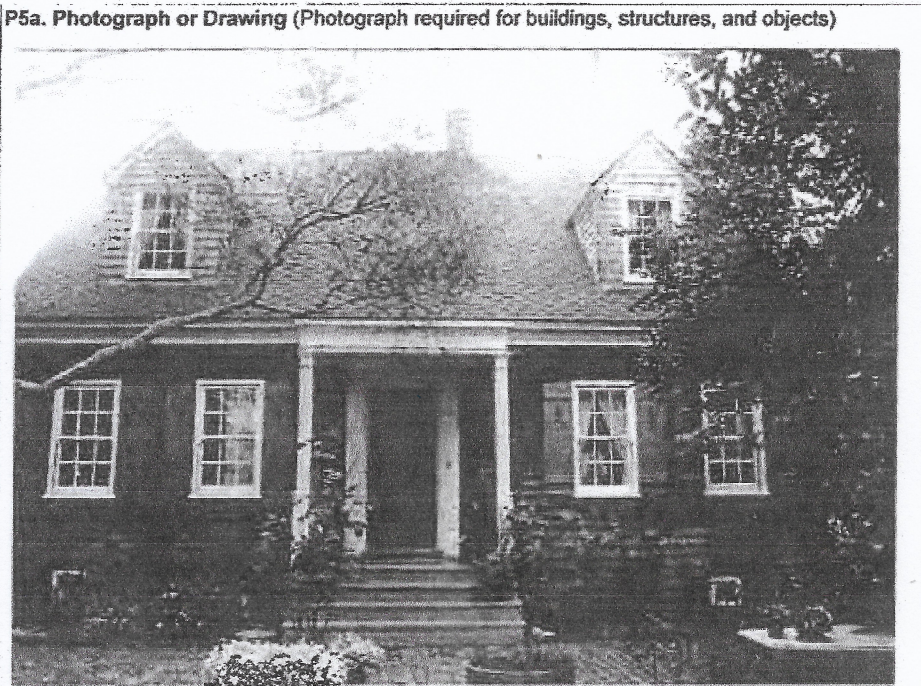
Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_ 5S1  
 Other Listings Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page \_\_\_\_\_ of \_\_\_\_\_ Resource Name or #: (Assigned by recorder) *Louise P. Murphy Hse.*

P1. Other Identifier: \_\_\_\_\_  
 P2. Location:  Not for Publication  Unrestricted a. County *Monterey*  
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
 b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
 c. Address: \_\_\_\_\_ City *Carmel by-the-Sea* Zip *93921*  
 d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
 e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)  
*NE Cr. Camino Real & 12th (Blk L, Lot 14)* Parcel No. *010-273-006*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
*A one-and-one-half story, wood-framed Cape Cod cottage, rectangular in plan, resting on a concrete foundation. The exterior wall cladding is wood shingle. The steep-pitched side-gabled roof is covered in composition shingle. There are gabled roof dormers on both the west (front) and east (rear) roof planes. An interior brick chimney pierces the eastern roof-plane, just below the ridge line, a little south of center on the building. The otherwise symmetrical facade is characterized by paired 6/6 double-hung wood sash windows flanking each side of the raised central entry. The entry is reached by a set of open wood steps, under a flat roofed classical portico, w/ a narrow entablature carried on square wood posts, w/simple capitals. The form of the posts are employed as pilasters on the entry door casing. The six panel wood door has period furnishings. The paired windows on each side of the entry have wood plank shutters pierced w/a pine tree motif. There is a narrow entablature at the roof/ wall junction w/a denticular course below a simple cornice. Fenestration is otherwise symmetrical, w/single and paired 6/6 double-hung wood sash. The house sits on a corner lot behind a wood picket fence, w/a brick patio in front of the house, and low shrubbery and flowers on the 12th Ave. side. It is somewhat screened from the roadway by oaks and redwoods.*

1b. Resource Attributes: (List attributes and codes)  
 P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #)  
*(View toward ). Photo No: 839-.*

P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
*1931 Carmel bldg. records*

P7. Owner and Address  
*Mary M. Graney Trust  
 1625 Pebblewood Circle  
 Sandy, UT 84092*

P8. Recorded by: (Name, affiliation, and address)  
*Kent L. Seavey, Preservation Consultant, 310  
 Lighthouse Ave., Pacific Grove, CA 93950*

P9. Date Recorded: *10/19/2002*

P10. Survey Type: (Describe)  
*Carmel Historic Resource Inventory - 2001*

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

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

je of

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) *Louise P. Murphy Hse.*

B1. Historic Name: *Louise P. Murphy Hse.*

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Colonial Revival (Cape Cod cottage)*

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

*Constructed 1931 (Cb# 2414); reroof w/comp shingle 1996 (Cb# 96-80)*

B7. Moved?  No  Yes  Unknown Date:

Original Location:

B8. Related Features: *Wood-framed two-car garage, SE cr. of parcel 1931(?); new concrete slab 1980 (Cb# 80-81)*

B9a. Architect: *designer/Laura Maxwell*

b. Builder: *Laura Maxwell*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940* Property Type: *single family residence* Applicable Criteria: *CR 3*

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

*The Louise P. Murphy Hse. is significant under California Register criterion 3, in the area of architecture as an unaltered example of a 1930s Cape Cod period revival. It is also significant as the work of a woman designer, Laura Wasson Maxwell, also a noted California watercolorist. There are no records of any significant change to this textbook example of the form. The style is loosely patterned after early wooden folk houses of eastern Massachusetts, usually with the addition of Georgian or Adam inspired doorways, Georgian in this instance, w/the simple square columns, pilasters and denticular course. Cape Cod cottages like the Murphy were most common during the 1920s and 1930s. This Colonial revival subtype originated in the 18th century, and has continued with few changes through the 1950s.*

*Laura Wasson Maxwell (1877-1967) was a native of Carson City, Nevada. Her first art training was under the English watercolorist Sidney Yard, in San Francisco. When Yard relocated to Carmel in 1906, Maxwell followed, living in a studio on Carmelo near Santa Lucia. She went east to study at the Bancroft School in New York, and the Boston School of Design before continuing her training in Europe. While she didn't return permanently to Carmel until 1918, her name is found on the 1916 Carmel incorporation papers. Her name also appears protesting the paving of Ocean Ave. in 1921. Maxwell exhibited in the old Arts & Crafts Hall, and was a founding member and ardent supporter of the Carmel Art Association. She was actively involved with the physical construction of some of the galleries. Ms. Maxwell designed at least one other Colonial revival style home for her and her husband in the Walker Tract, near 16th, where she lived until her death in 1967.*

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property HP38 - Women's property*

B12. References:

*Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel Carmel Historic Context Statement 1997*

*Hale, Sharron, A Tribute to Yesterday, Valley Publishers: Santa Cruz, 1980*

*Hughes, Edan M., Artists in California 1786-1940 Vol II, Hughes Pub. Co.: San Francisco, 1989*

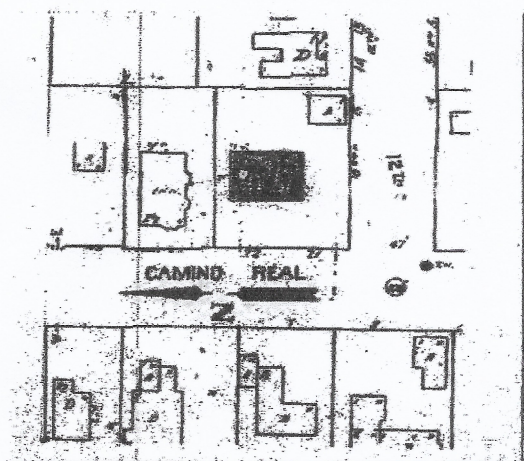
B13. Remarks: *Zoning R-1  
CHCS (AD)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *10/19/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



Recorded by: Kent L. Seavey      Resource Name or #: (Assigned by recorder) Louise P. Murphy Hse.      Date 10/19/2002       Continuation     Update

*B10. Laura Maxwell is one of a number of creative, educated and independent women, mostly artists and writers, who either designed their own homes and studios, or worked actively in the construction business. The Louise P. Murphy Hse., is an excellent example of the Cape Cod cottage type, and period design, and as the product of a woman building designer, clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.*

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession#)  
(View toward ). Photo No: 838-

**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.

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

August 1, 2025

**PHASE TWO ADDENDUM REPORT for the LOUISE P. MURPHY HOUSE (DS25-197)  
(APN 010-273-006), CARMEL-by-the-SEA, CA.**

**Executive Summary**

The Louise P. Murphy House is located on the northeast corner of Camino Real and 12<sup>th</sup> Avenue. The property was included in Carmel's 2001 Historic Resources Survey and found eligible for listing under California Register Criterion Three (Architecture) within the historic context theme of Architectural Development. DPR523 A and B forms state that "The Louise P. Murphy House is significant under California Register Criterion 3, in the area of architecture as an unaltered example of a 1930s Cape Cod period revival. It is also significant as the work of a woman designer, Laura Wasson Maxwell, also a noted California watercolorist."

Built in 1931, the Louise P. Murphy House is an example of a Cape Code/ Colonial Revival cottage. The house was designed by artist Laura Wasson Maxwell (1877-1967). Maxwell was an early Carmel pioneer, moving to the Carmel in 1906 after the San Francisco earthquake. Maxwell's name is found on Carmel's incorporation papers (1916) and her husband, William L. Maxwell, served as mayor in 1922. She was also a founding member of the Carmel Art Association and designed a handful of homes in the Village. Laura Maxwell is listed in Carmel's Historic Context Statement as a significant person.

The Louise P. Murphy House has had only two owners and therefore very few changes have been made to the residence over time. The following permits for alterations to the house are found in the property's Building File:

- a. BP# 80-81 (5/29/1980): Add a new garage slab over the existing slab.
- b. BP# 96-80 (5/1/1996): Reroof.
- c. BP# 15-0372 (10/16/2015): Remodel bathroom.
- d. Observed change: a laundry room was added to the northeast corner of the rear elevation at an unknown date; however, it is visible on the 1962 Sanborn Map.
- e. Probable Change: the kitchen extension on the north elevation was probably added to the house sometime after 1962, as evidenced by the 1962 Sanborn map which does not show the extension (see Figure 5). There is a plumbing permit which may relate to this addition dated 1968. In addition, the original building permit indicates that the main floor of the house was 975 sq ft. Today it is 1030 sq ft, an increase of 55 sq ft.

## Character-Defining Features

A character-defining feature is an aspect of a building's design, construction, site, or detail that is representative of the building's function, type, or architectural style. 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 Louise P. Murphy House is 1931, the date of construction. <sup>1</sup>

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 historic resource's character-defining features is a crucial step in developing a plan that incorporates an appropriate level of rehabilitation. Following is a list of the character-defining features found in the Louise P. Murphy House:

- One and a half story massing and rectangular plan.
- Steeply pitched side gable roof with gable returns.
- Wood shingle exterior walls.
- Brick chimney.
- Symmetrical facade design.
- Six-over-six, double-hung wood sash windows, and wood plank shutters with a pine tree motif.
- Raised central entry with a classical portico and benches flanking the entrance.
- Denticular course under the simple cornice.

## Proposed Project Description

In January 2024 a Phase Two Report was submitted to the City of Carmel which evaluated proposed exterior changes to the property. These changes included the following:

- a. Remove the existing non-historic laundry room and build a 127 square foot bath room addition to the east (rear) elevation, with board and batten siding and new windows on the east, north, and south elevations.
- b. Replace three windows on the non-historic north elevation addition (first floor) with two new windows which will be differentiated from the historic windows.

The proposed changes met the Secretary of the Interior's Standards for Rehabilitation.

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<sup>1</sup> The historical evaluation states that the period of significance for the Louise P. Murphy House is 1903-1940. However, according to the National Park Service, the period of significance for a property eligible under Criterion Three is the date of construction and/or the dates of any significant alterations or additions. Therefore, the period of significance for the Louise P. Murphy House is 1931.

Project plans dated June 20, 2025, include additional proposed exterior changes:

- a. *Replace all existing windows (20 total) and an exterior door on the rear elevation with like for like units due to their poor condition.* All the windows proposed for replacement are character-defining features. Based on the 1962 Sanborn Map (see Figure 5) it appears that the original rear entrance was located on the northeast corner of the building rather than in its current location. Therefore, the current opening was installed after 1962 and is outside the period of significance.
- b. *Replace the existing exterior shake siding with like for like material per a Building Department requirement.* It should be noted that both the Planning Department and Building Department have confirmed that there is no requirement to replace the siding. The siding is a character-defining feature.
- c. *Replace the existing composition roofing material with like material.* The current roofing was installed in 1996 and is not a character-defining feature. Replace the existing composition roofing with like

## **The Secretary of the Interior’s Standards for Rehabilitation**

### Compliance Evaluation

As a historical resource, the Louise P. Murphy 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 Louise P. Murphy 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 Louise P. Murphy House has been a single-family home since it was constructed in 1931. The proposed project does not change the historic use of the house. The replacement of the non-historic roofing material will not affect distinctive materials. The replacement of the non-historic rear entrance will not affect a distinctive feature. However,

the replacement of twenty character-defining windows and all the character-defining shingle siding will have a detrimental effect on distinctive materials and features. The proposed work is not 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 a property will be avoided.*

Twenty character-defining windows and all the character-defining siding will be removed and replaced, which will have a negative effect on the property. The replacement of the non-historic rear entrance and the replacement of the non-historic roofing will not affect the property's historic character. Since distinctive materials and features that characterize the Louise P. Murphy House will be removed the proposed work is not 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 this 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.*

There are no changes to the property that have acquired 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 proposed project includes the replacement of twenty character-defining windows and all the character-defining siding. Every effort should be made to preserve these important features. The rear entrance and roofing are not character-defining features, and their removal will not affect the character of the property. The proposed work is not consistent with Standard Five.

## Standard Six

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

The project plans call for the replacement of twenty character-defining windows. Photos of the windows submitted with the plans indicate that nineteen are in poor condition while one window is in fair condition. Windows on Cape Cod style houses provide the essential symmetry that characterizes the style and are a prominent design feature, therefore the replacement of the original windows should be reconsidered.

Repair should be the first option considered according to the National Park Service. Repair can include renewal of finishes, material repair using epoxies, replacement of component parts and additions such as weather stripping. If there are questions regarding the feasibility of repair, the National Park Service recommends doing a sample repair. The appearance, the cost of the repair, and other factors may be considered and will provide useful information in evaluating repair as a viable option.

*Preservation Brief 9<sup>2</sup>* reviews how to appropriately evaluate windows for repair or replacement and the four steps for window repair including Routine Maintenance, Stabilization, Splices and Parts Replacement, and Weatherization. Due to the significance of the windows on the Louise P. Murphy House, it is recommended that the windows be reevaluated following the steps in *Preservation Brief 9*, which states that the “key to successful planning for window treatments is a careful evaluation of existing physical conditions on a unit-by-unit basis.” In addition, an explanation of which repair step is appropriate for each window should be provided, and if none are appropriate, an explanation of why not.

The project plans call for the replacement of the exterior shingle siding, which is a character-defining feature. It is unclear why the siding replacement is included in the rehabilitation of the house; however, the contractor may want to add insulation to the walls. If so, the National Park Service’s publication *Weatherization of Historic Buildings: Install Insulation*, states that “In general, adding insulation to the walls of historic buildings is not a cost-effective or sensitive treatment. Adding blown-in insulation to historic wall assemblies may trap moisture within the wall and lead to accelerated and often hidden deterioration of the structure. Proper installation of wall insulation involves the removal of historic finishes that can be damaged in the process. If walls are so deteriorated that complete replacement is required, insulation can be properly installed with a vapor barrier as the wall is repaired. It is best to limit insulation to attics and basements where it can be installed with minimal damage to the historic building.”

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<sup>2</sup> Preservation Brief 9, *The Repair of Historic Wooden Windows*. National Park Service, 1981.

Preservation Brief 39<sup>3</sup> states that:

“Adding insulation to historic buildings, particularly in walls of wood frame structures, has been a standard modern weatherization treatment, but it can have a disastrous effect on historic buildings. The process of installing the insulation destroys historic siding or plaster, and it is very difficult to establish a tight vapor barrier.”

If the replacement of the shingle siding was proposed because the shingles are damaged, Preservation Brief 47<sup>4</sup> states that, “One of the advantages of wood shingles as a wall covering is that individual shingles that are damaged can easily be replaced.” If this is the case, then the shingles should be inventoried to ascertain how many require replacement. The new shingles should be stained or painted to match the original.

The project plans call for reroofing the house with composition roofing. Since the current roofing was installed in 1996, its replacement will not affect the historic integrity of the house.

The proposed work on the Louise P. Murphy House does not meet Standard Six because the deteriorated windows and shingles will be replaced rather than repaired. There is not enough adequate information regarding the level of deterioration of the windows and shingles to justify their replacement.

### **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, however if the historic shingle siding is retained, then any cleaning should employ the gentlest means possible. This Standard is not applicable.

### **Standard Eight**

*Archeological resources will be protected and preserved in place.*

The property is not in the Archeological Overlay Zone, and 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,*

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<sup>3</sup> Preservation Brief 39, *Holding the Line: Controlling Unwanted Moisture in Historic Buildings*. National Park Service. October 1996.

<sup>4</sup> Preservation Brief 47, *Maintaining the Exteriors of Small and Medium Sized Historic Buildings*. National Park Service. June 2007.

*features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*

A new exterior door will be installed on the rear elevation, replacing a non-historic door. The new door is both compatible with and differentiated from historic materials. New composition roofing will replace the composition roofing that was installed in 1996. The new roofing is compatible with and differentiated from historic materials.

As discussed in Standards One, Two, Five, and Six the proposed new windows and new shingle siding will destroy historic materials, and therefore the proposed work is not consistent with Standard Nine.

### **Standard Ten**

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

The project plans focus on the replacement of twenty windows, the exterior siding, the rear entrance, and reroofing the house. This Standard is not applicable.

### **Conclusion**

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



Figure 1: View of front elevation looking east from Camino Real.



Figure 2: View of rear door to be replaced.



Figure 2: View of the rear elevation looking southwest.



Figure 3: Detail of shingles proposed for removal.



Figure 4: View of south elevation.

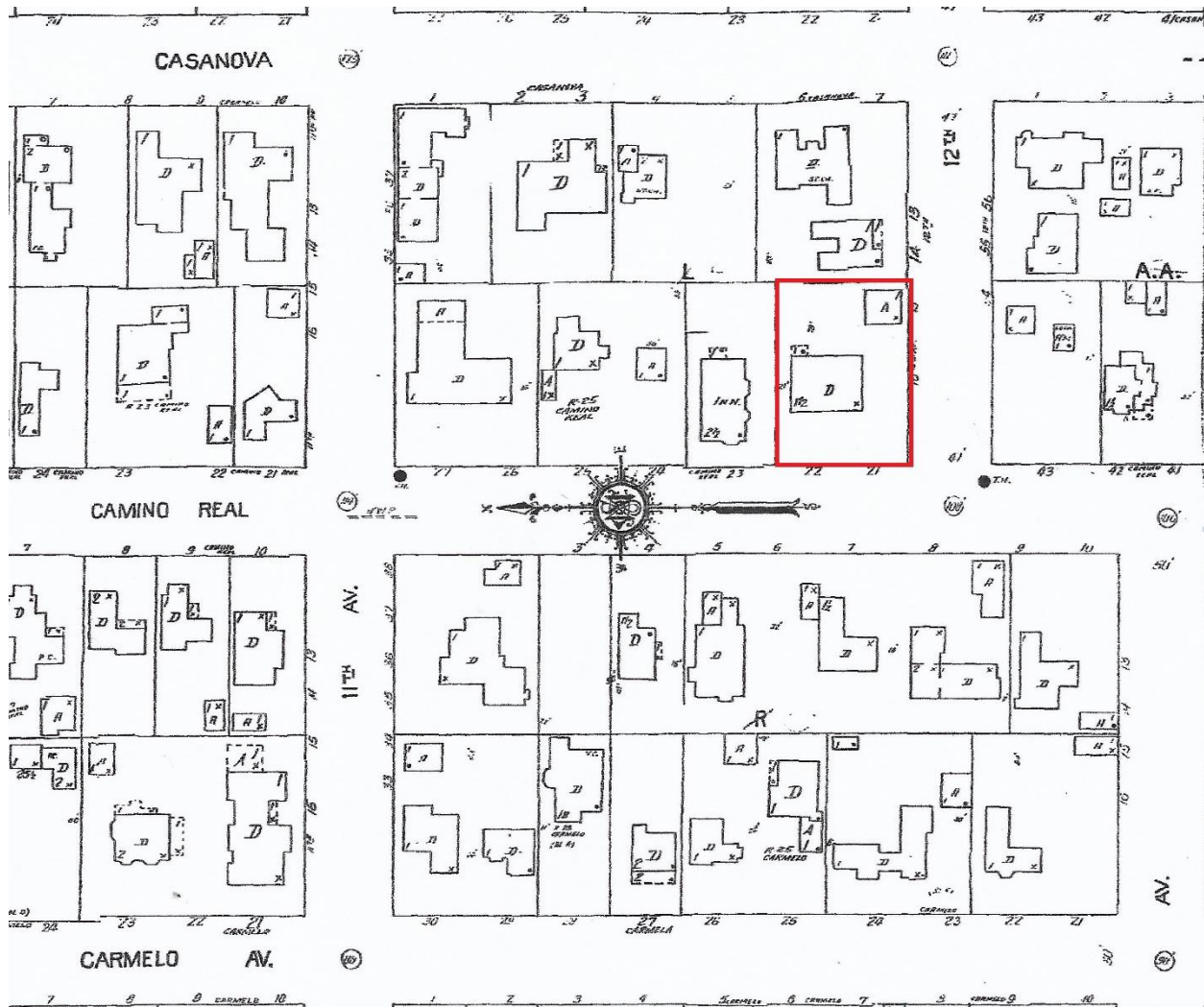


Figure 5: View of 1962 Sanborn Map. The rear entrance is on the northeast corner.



MASTERWORK  
BUILDING AND DEVELOPMENT

LICENSE NO. 972132  
P.O. BOX 23  
CARMEL, CA 93921  
831.229.8002

DESIGN BY :

HARLAN BRADLEY

*Harlan Bradley*

831-229-8628  
harlan@masterworkbuilders.com

GRANEY / BOYLE RESIDENCE  
NE CORNER of CAMINO REAL and 12th  
CARMEL, CALIFORNIA 93921

DRAWINGS BY :

STUDIO VII  
WEST

1241 ADAMS ST.  
ST. HELENA, CA 94574  
720.519.3363

*Gary Kerr*  
GARY KERR

FINAL REVISION DATE

REVISION 8:

REVISION 7: MAY 08, 2025 / 1

REVISION 6: APRIL 13, 2025

REVISION 5: FEBRUARY 06, 2025

REVISION 4: JANUARY 30, 2025

REVISION 3: NOVEMBER 02, 2024

REVISION 2: SEPTEMBER 16, 2024

REVISION 1: AUGUST 19, 2024

PROJECT No.:

DATE: JUNE 20, 2025

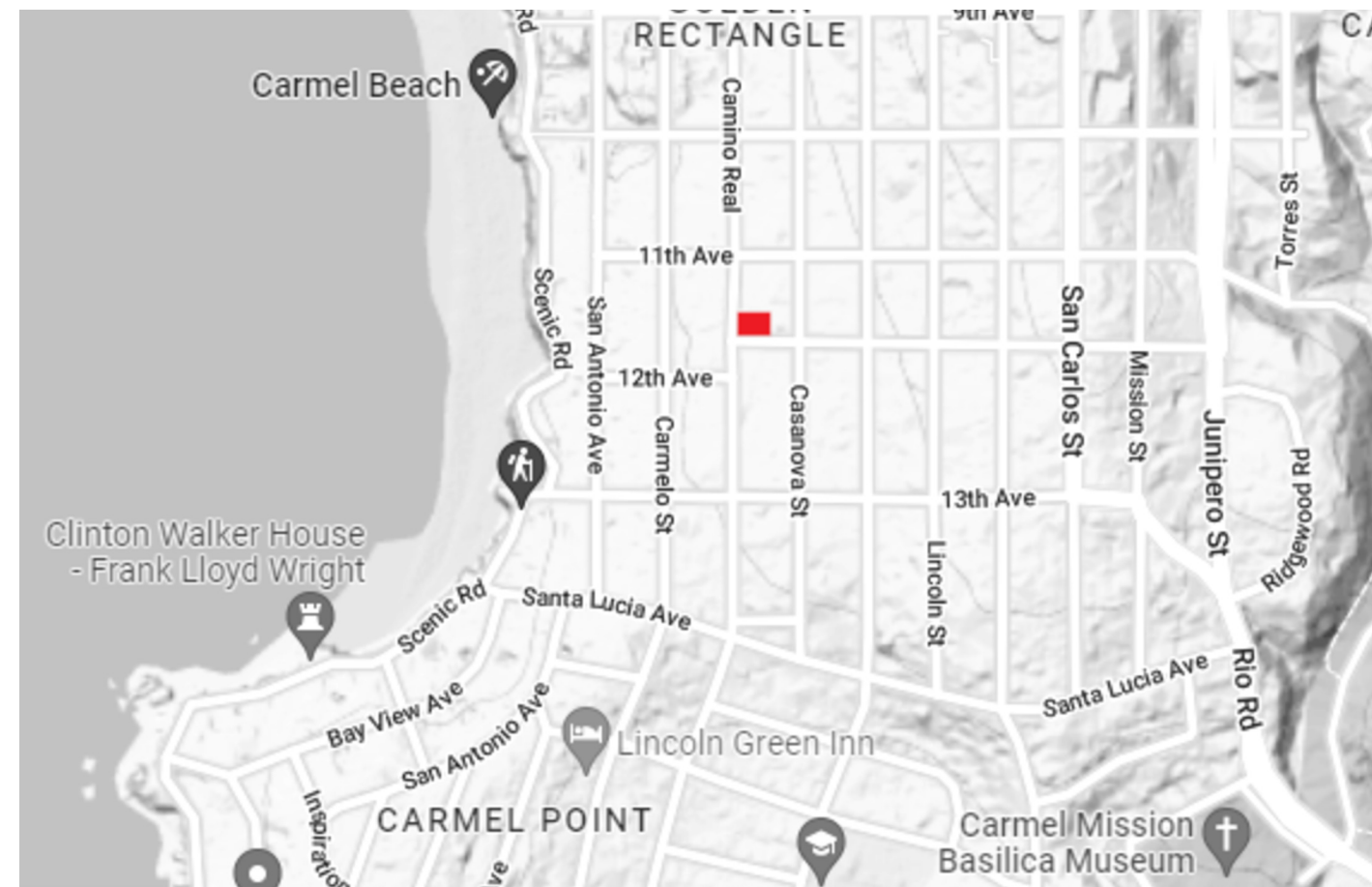
OWNER:

PHASE:

DESIGN STUDY

A-1.0

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2024



V VICINITY MAP

Scale: None

### SHEET INDEX

- A 1.0 - COVER / PROJECT DATA / SITE PLAN
- A 3.0 - MAIN & UPPER LEVEL FLOOR PLANS
- A 4.0 - BUILDING ELEVATIONS
- A 5.0 - WINDOW SCHEDULE / ROOFING SELECTION

### PROJECT DESCRIPTION

- REPLACE ALL EXISTING WINDOWS & (1) EXTERIOR DOOR WITH LIKE FOR LIKE UNITS DUE TO THEIR CURRENT POOR CONDITION.
- REPLACE EXISTING EXTERIOR SHAKE SIDING WITH LIKE FOR LIKE MATERIAL PER BUILDING DEPARTMENT REQUIREMENT.
- REPLACE EXISTING ROOFING WITH LIKE FOR LIKE MATERIAL.
- PERMIT HISTORY - DS 24343 & ACTIVE - BP 250173

### PROJECT DATA

- A.P.N. : 010-273-006-000
- LOTS 12, 14 - BLOCK 'L'
- PROJECT ADDRESS - NE CORNER OF CAMINO REAL & 12th, CARMEL, CA.
- OWNER - GRANEY / BOYLE
- ZONING : R-1
- OCCUPANCY GROUP : R-3/U
- TYPE OF CONSTRUCTION - TYPE VB CONSTRUCTION
- NUMBER OF STORIES : 2
- LOT AREA : 7,000.0 S.F.
- ALLOWABLE BASE FLOOR AREA : (7000.0)\*(0.45-((3000)\*0.02)/1000]

| FLOOR AREA   |                         |
|--------------|-------------------------|
| MAIN LEVEL   | 1,105.0 S.F.            |
| UPPER LEVEL  | 663.0 S.F.              |
| GARAGE       | 397.0 S.F.              |
| <b>TOTAL</b> | <b>2,165.0 S.F. +/-</b> |

#### SITE COVERAGE :

ALLOWABLE :  
SITE COVERAGE : (2730.0)\*(0.22) = 600.6 SF.  
EXISTING SITE COVERAGE : 1,147.0 +/- SF.

#### SETBACKS : (HOUSE) EXISTING PROPOSED

FRONT YARD : 44'-10", 35'-1" NO CHANGE  
(N) SIDE YARD : 11'-4", 7'-5", 8'-11" NO CHANGE  
(S) SIDE YARD : 23'-3", 52'-8" NO CHANGE  
REAR YARD : 33'-2", 39'-1" NO CHANGE

#### SETBACKS : (GARAGE) EXISTING PROPOSED

FRONT YARD : 77'-11" NO CHANGE  
(N) SIDE YARD : 40'-10" NO CHANGE  
(S) SIDE YARD : 9'-1" NO CHANGE  
REAR YARD : 2'-4" NO CHANGE

#### BUILDING HEIGHTS EXISTING PROPOSED

TOP OF RIDGE : 28'-0" +/- NO CHANGE  
TOP OF PLATE, UPPER : 17'-3" +/- NO CHANGE  
TOP OF PLATE, LOWER : 10'-8" +/- NO CHANGE  
TOP OF RIDGE, GARAGE : 18'-6" +/- NO CHANGE

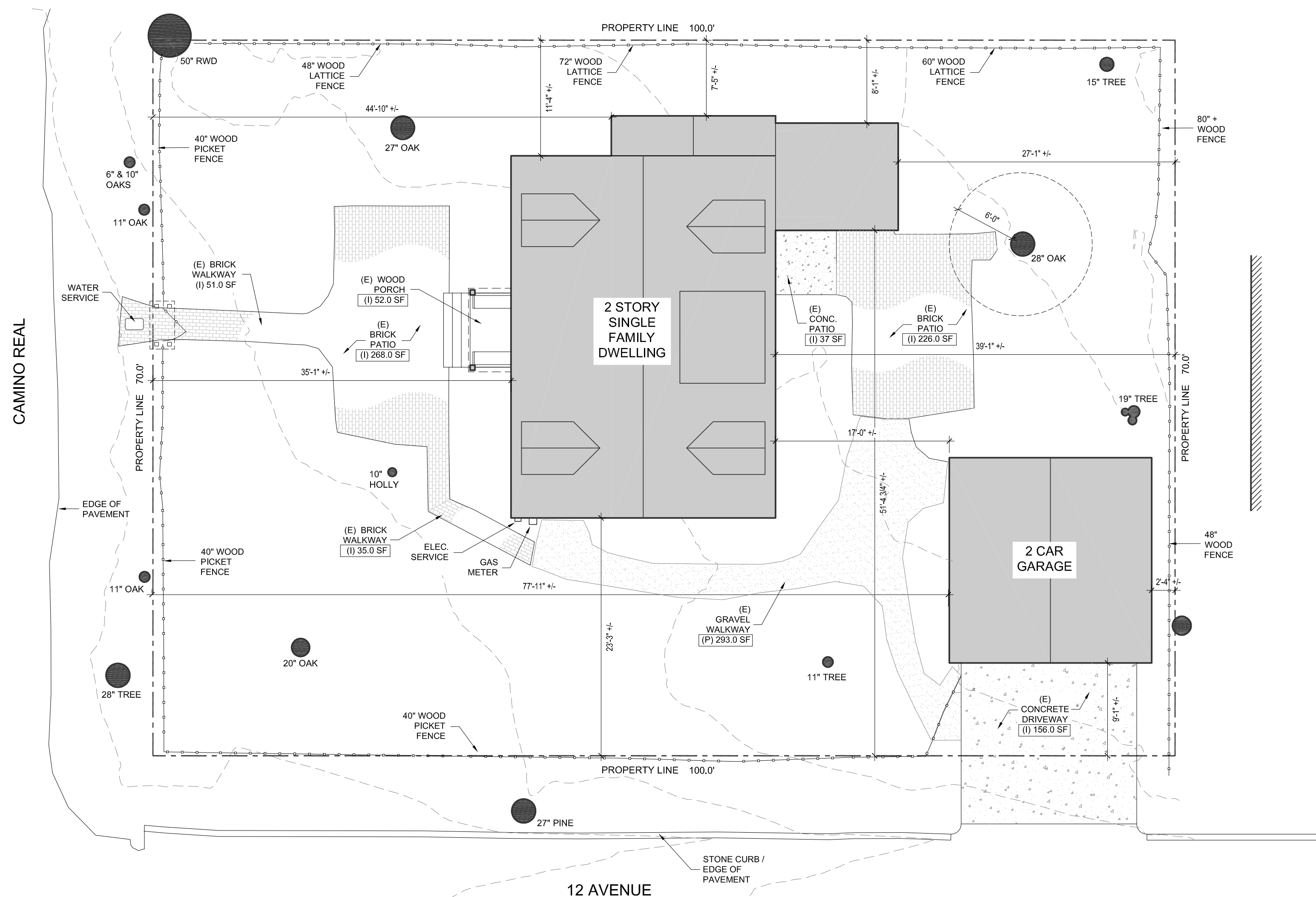
- APPLICABLE CODES - 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CA. GREEN BLDG. STANDARDS CODE
- TITLE 17 CARMEL MUNICIPAL CODE

#### LAND USE : RESIDENTIAL

#### FIRE SPRINKLERS : REQUIRED

#### ADDRESS IDENTIFICATION :

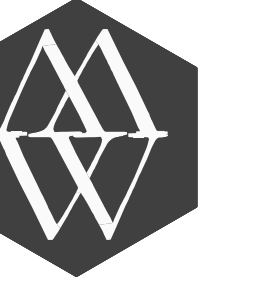
Prior to construction, a legible address identification shall be placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be all Arabic numbers or alphabetic letters. Numbers shall not be spelled out. Each character shall not be less than 4 inches in height with a stroke width of not less than 0.5 inch. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.



S SITE PLAN

Scale: 1/8" = 1'-0"

2 4 8 16'



MASTERWORK  
BUILDING AND DEVELOPMENT

LICENSE NO. 972132  
P.O. BOX 23  
CARMEL, CA 93921  
831.229.8002

DESIGN BY :

HARLAN BRADLEY

*Harlan Bradley*

831-229-8628

harlan@masterworkbuilders.com

GRANEY / BOYLE RESIDENCE  
NE CORNER of CAMINO REAL and 12th  
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DRAWINGS BY :

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*Gary Kerr*  
GARY KERR

FINAL REVISION DATE

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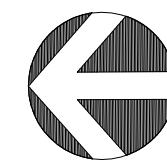
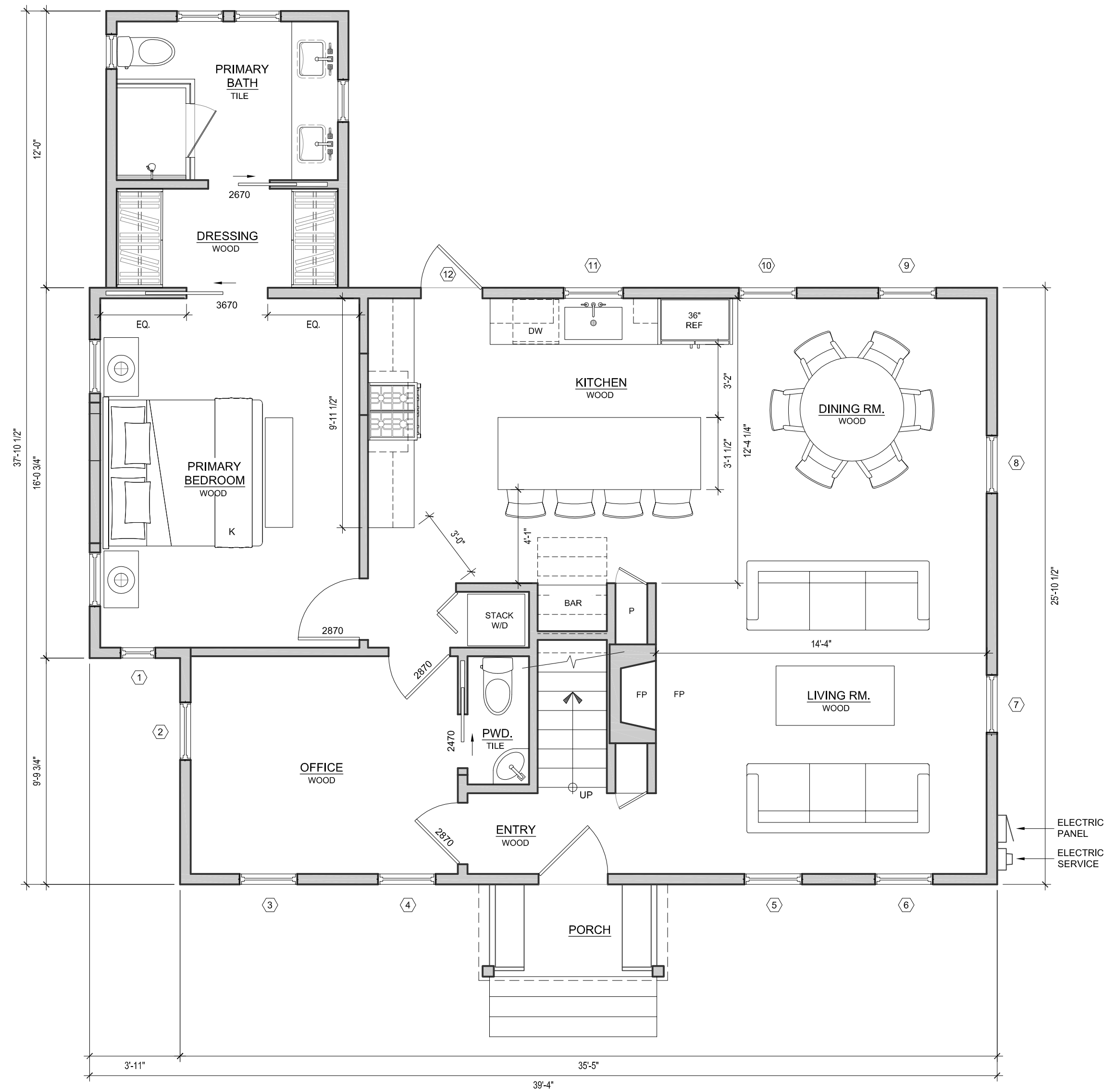
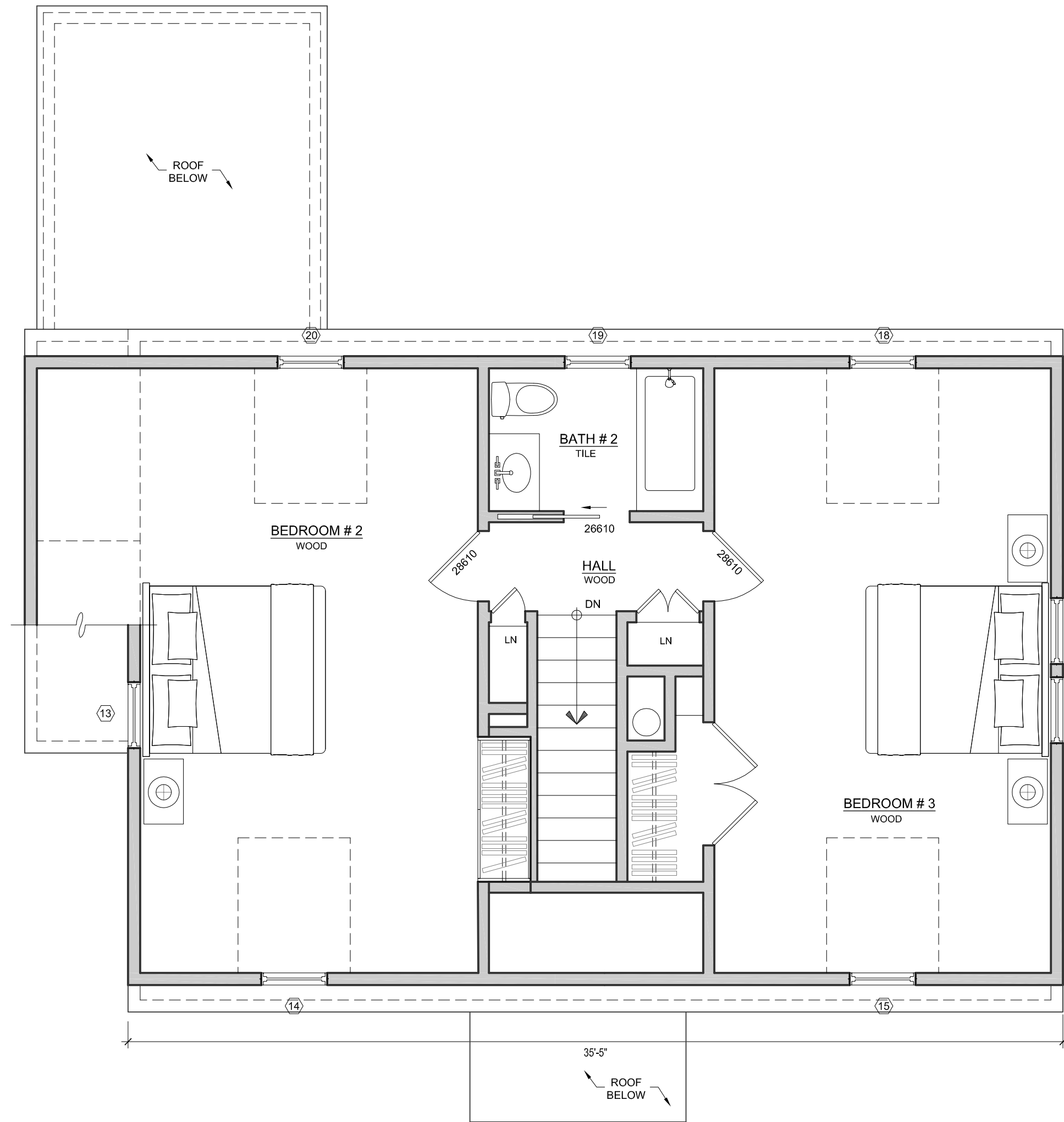
PROJECT No. :  
DATE : JUNE 20, 2025

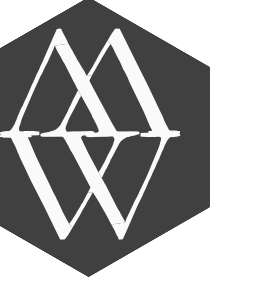
OWNER :

PHASE :  
DESIGN STUDY

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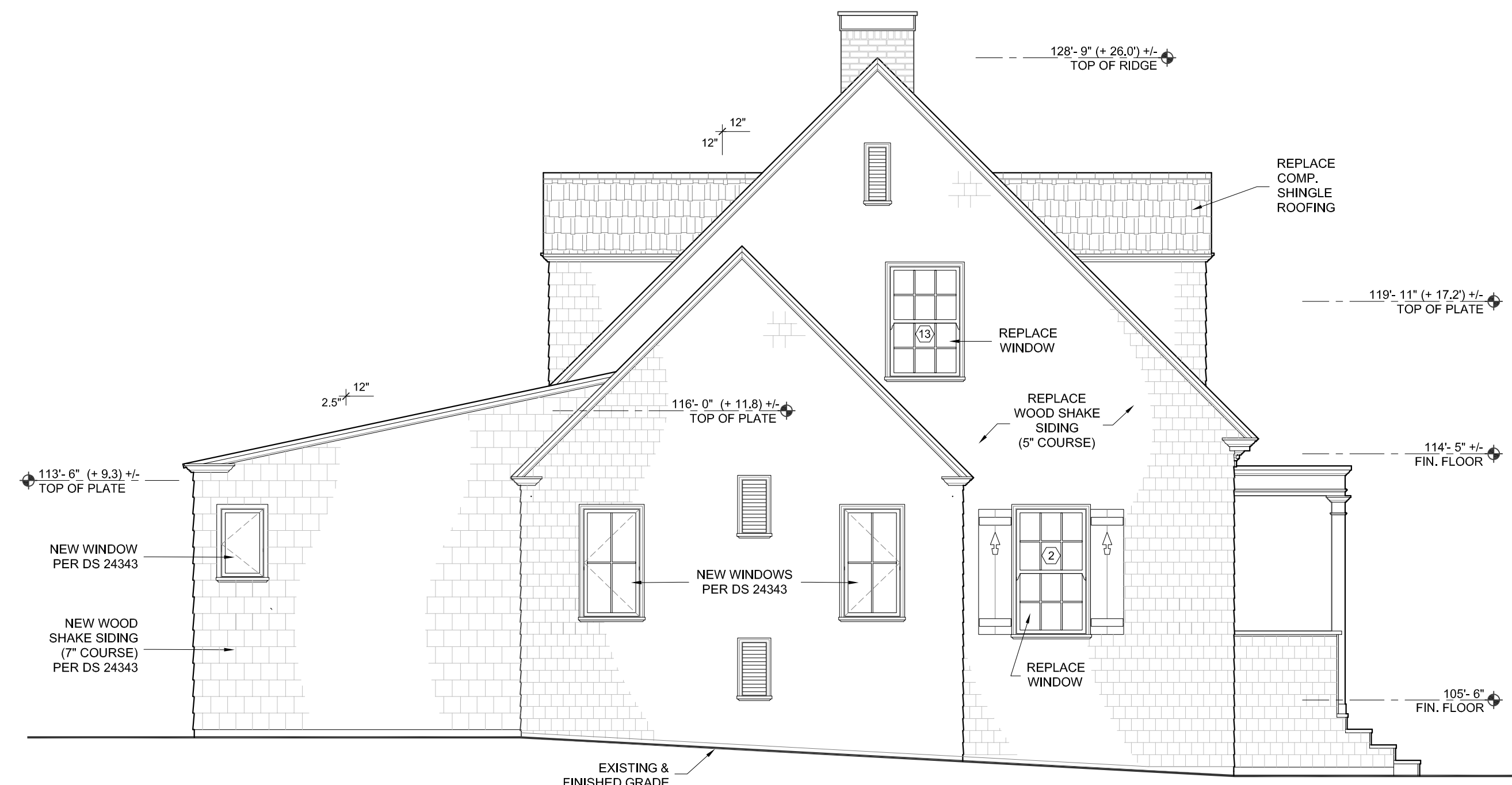
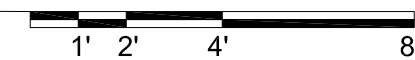
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W WEST ELEVATION

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



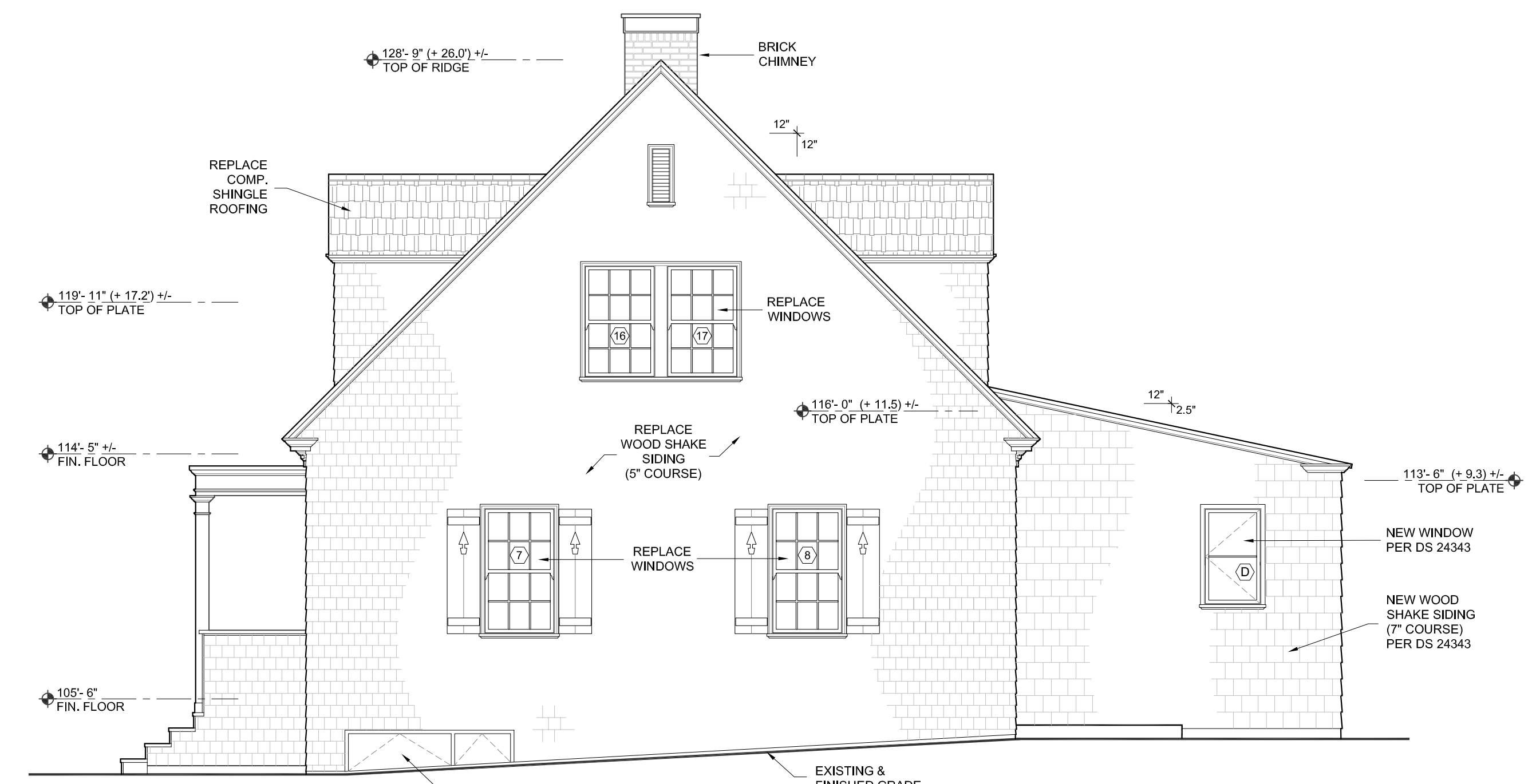
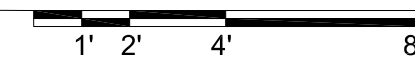
N NORTH ELEVATION

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



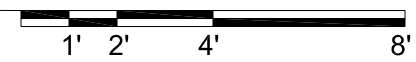
E EAST ELEVATION

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



S SOUTH ELEVATION

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





MASTERWORK  
BUILDING AND DEVELOPMENT

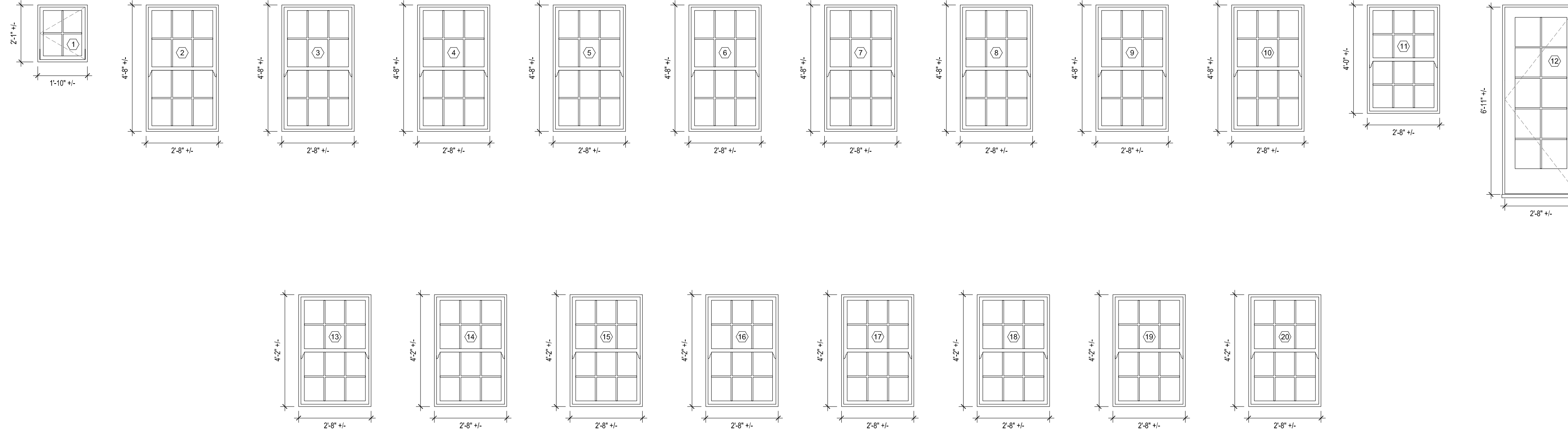
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**R WINDOW SCHEDULE (REPLACEMENT)**  
Scale: 3/8" = 1'-0"

Notes:  
Replacement Windows to be Kolbe 'Heritage Series' Painted Wood, Match Existing.

**WINDOW AND DOOR GLAZING NOTES :**

All exterior windows and doors to meet the requirements set forth in CBC chapter 7A. They shall be constructed of multipane glazing with a minimum of one tempered pane meeting the requirements of Section 2406 safety glass.

Each pane of glazing installed in hazardous locations shall be tempered glass; the following locations shall be hazardous locations for glazing:

- a) Glazing in doors.
- b) Glazing in a fixed or operable panel adjacent to a door where the bottom of the glazing is less than 60 inches above the floor or walking surface and its either within 24 inches of either side of the door in the plane of the door OR where the glazing is on a wall perpendicular to the plane of the door within 24 inches of the hinge side of an in-swinging door.

- c) Glazing in windows that meet all the following conditions:
  - 1. The exposed area of an individual pane is larger than 9 square feet.
  - 2. The bottom edge of the glazing is less than 18 inches above the floor.
  - 3. The top edge of the glazing is more than 36 inches above the floor; and
  - 4. One or more walking surfaces are within 36 inches, measured horizontally and in a straight of the glazing.
- d) Glazing in guards and railings.
- e) Glazing in walls containing or facing tubs, showers and other wet surfaces where the bottom edge of the glazing is less than 60 inches measured vertically above any standing or walking surfaces and within 60 inches measured horizontally and within a straight line of the waters edge, including shower doors and surrounds.
- f) Glazing adjacent to stairs and ramps



EXISTING ROOFING - COMPOSITION



PROPOSED ROOFING - COMPOSITION  
AUTUMN BLEND BY CERTAINTEED

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PHASE :

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A-5.0

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WINDOW # 1

Location : Main Level, West Elev.  
Paint / Finish : Poor  
Glazier's Putty : Poor  
Frame & Sill : Fair  
Sash : Poor (Joints Failing)

Glazing : Fair, Single Pane, Scratches  
Hardware : (2) Hinges, Rusting

Overall Condition : Poor



## WINDOW # 2

Location : Main Level, North Elev.  
Paint / Finish : Fair  
Glazier's Putty : Fair  
Frame & Sill : Fair  
Sash : Fair

Glazing : Fair, Single Pane, Scratches  
Hardware : (2) Hinges, Rusting  
Sash Chords : Broken & Missing  
Counterweights : (1) Missing  
Overall Condition : Fair



### WINDOW # 3

Location : Main Level, West Elev.  
Paint / Finish : Poor  
Glazier's Putty : Poor  
Frame & Sill : Fair  
Sash : Poor (Joints Separating)

Glazing : Fair, Single Pane, Scratches  
Hardware : (1) Latch, Good  
Sash Chords : Broken  
Counterweights : Good  
Overall Condition : Poor



#### WINDOW # 4

Location : Main Level, West Elev.  
Paint / Finish : Poor  
Glazier's Putty : Poor  
Frame & Sill : Fair  
Sash : Poor (Joints Separating)

Glazing : Fair, Single Pane, Scratches  
Hardware : (1) Latch, Good  
Sash Chords : Broken  
Counterweights : Good  
Overall Condition : Poor



### WINDOW # 5

Location : Main Level, West Elev.  
Paint / Finish : Poor  
Glazier's Putty : Poor  
Frame & Sill : Fair  
Sash : Poor (Joints Separating)

Glazing : Fair, Single Pane, Scratches  
Hardware : (1) Latch, Good  
Sash Chords : Broken  
Counterweights : Good  
Overall Condition : Poor



### WINDOW # 6

Location : Main Level, West Elev.  
Paint / Finish : Poor  
Glazier's Putty : Poor  
Frame & Sill : Fair  
Sash : Fair

Glazing : Fair, Single Pane, Scratches  
Hardware : (1) Latch, Good  
Sash Chords : Broken  
Counterweights : Missing  
Overall Condition : Poor



WINDOW # 7

Location : Main Level, South Elev.  
Paint / Finish : Poor  
Glazier's Putty : Poor  
Frame & Sill : Poor  
Sash : Poor (Joints Separating)

Glazing : Fair, Single Pane, Scratches  
Hardware : (1) Latch, Good  
Sash Chords : Broken  
Counterweights : Good  
Overall Condition : Poor



WINDOW # 8

Location : Main Level, South Elev.  
Paint / Finish : Poor  
Glazier's Putty : Poor  
Frame & Sill : Fair  
Sash : Poor (Joints Separating)

Glazing : Fair, Single Pane, Scratches  
Hardware : (1) Latch, Good  
Sash Chords : Broken  
Counterweights : Good  
Overall Condition : Poor



WINDOW # 9

Location : Main Level, East Elev.  
Paint / Finish : Poor  
Glazier's Putty : Poor  
Frame & Sill : Fair  
Sash : Poor (Joints Separating)

Glazing : Fair, Single Pane, Scratches  
Hardware : (1) Latch, Good  
Sash Chords : Broken  
Counterweights : Good  
Overall Condition : Poor



WINDOW # 10

Location : Main Level, East Elev.  
Paint / Finish : Poor  
Glazier's Putty : Poor  
Frame & Sill : Fair  
Sash : Poor (Joints Separating)

Glazing : Fair, Single Pane, Scratches  
Hardware : (1) Latch, Good  
Sash Chords : Broken  
Counterweights : Good  
Overall Condition : Poor



WINDOW # 11

Location : Main Level, East Elev.  
Paint / Finish : Poor  
Glazier's Putty : Poor  
Frame & Sill : Fair  
Sash : Poor (Joints Separating)

Glazing : Fair, Single Pane, Scratches  
Hardware : (1) Latch, Good  
Sash Chords : Broken  
Counterweights : Good  
Overall Condition : Poor



### DOOR # 12

Location : Main Level, East Elev.  
Paint / Finish : Poor  
Glazier's Putty : N/a  
Jamb & Threshold : Poor  
Frame : Poor (Joints Separating  
and Dry Rot)

Glazing : Fair, Single Pane, Scratches  
Hardware : (2) Hinges, Rusted  
(1) Lockset, Poor  
(1) Deadbolt, Fair  
Overall Condition : Poor



### WINDOW # 13

Location : Upper Level, North Elev.  
Paint / Finish : Poor  
Glazier's Putty : Poor  
Frame & Sill : Fair  
Sash : Poor (Joints Separating)

Glazing : Fair, Single Pane, Scratches  
Hardware : (1) Latch, Good  
Sash Chords : Broken  
Counterweights : Good  
Overall Condition : Poor



### WINDOW # 14

Location : Upper Level, West Elev.  
Paint / Finish : Poor  
Glazier's Putty : Poor  
Frame & Sill : Fair  
Sash : Poor (Joints Separating)

Glazing : Fair, Single Pane, Scratches  
Hardware : (1) Latch, Good  
Sash Chords : Broken  
Counterweights : Good  
Overall Condition : Poor



### WINDOW # 15

Location : Upper Level, West Elev.  
Paint / Finish : Poor  
Glazier's Putty : Poor  
Frame & Sill : Fair  
Sash : Poor (Joints Separating)

Glazing : Fair, Single Pane, Scratches  
Hardware : (1) Latch, Good  
Sash Chords : Broken  
Counterweights : Good  
Overall Condition : Poor



WINDOW # 16

Location : Upper Level, South Elev.  
Paint / Finish : Poor  
Glazier's Putty : Poor  
Frame & Sill : Fair  
Sash : Poor (Broken, Separating)

Glazing : Fair, Single Pane, Scratches  
Hardware : (1) Latch, Good  
Sash Chords : Broken  
Counterweights : Good  
Overall Condition : Poor



WINDOW # 17

Location : Upper Level, South Elev.  
Paint / Finish : Poor  
Glazier's Putty : Poor  
Frame & Sill : Fair  
Sash : Poor (Joints Separating)

Glazing : Fair, Single Pane, Scratches  
Hardware : (1) Latch, Good  
Sash Chords : Broken  
Counterweights : Missing  
Overall Condition : Poor



WINDOW # 18

Location : Upper Level, East Elev.  
Paint / Finish : Poor  
Glazier's Putty : Poor  
Frame & Sill : Poor  
Sash : Poor (Joints Separating)

Glazing : Fair, Single Pane, Scratches  
Hardware : (1) Latch, Good  
Sash Chords : Broken  
Counterweights : Good  
Overall Condition : Poor



### WINDOW # 19

Location : Upper Level, East Elev.  
Paint / Finish : Poor  
Glazier's Putty : Poor  
Frame & Sill : Poor  
Sash : Poor (Joints Separating)

Glazing : Fair, Single Pane, Scratches  
Hardware : (1) Latch, Good  
Sash Chords : Broken  
Counterweights : Good  
Overall Condition : Poor



### WINDOW # 20

Location : Upper Level, East Elev.  
Paint / Finish : Poor  
Glazier's Putty : Poor  
Frame & Sill : Fair  
Sash : Poor

Glazing : Fair, Single Pane, Scratches  
Hardware : (1) Latch, Good  
Sash Chords : Broken  
Counterweights : Good  
Overall Condition : Poor

# PRESIDENTIAL<sup>®</sup> SERIES

Luxury Roofing Shingles



**CertainTeed**  
SAINT-GOBAIN



**NOTE: Due to limitations of printing reproduction, CertainTeed can not guarantee the identical match of the actual product color to the graphic representations throughout this publication.**



# Leadership Starts at the Top

When you're an innovator, people take notice. And when the first-of-its-kind becomes a top choice in the industry, the industry follows.

The Presidential Series is the original luxury shingle series created to replicate the appearance of hand-split cedar shakes in the form of premium roofing asphalt.

Presidential Shake® TL  
Presidential Shake®

## EXECUTIVE STYLE IN A TRUE ORIGINAL

The shade, texture and rustic sculpted edges of each Presidential Series shingle combines to create a sophisticated design that stands far above the rest.

## THE LOOK OF WOOD, MINUS THE WORRY

Presidential Series shingles are less costly than cedar shakes, but the benefits don't end there. Unlike wood, these shingles will not rot, and offer the industry's highest fire resistance rating. Plus, with the ultimate in stain protection, CertainTeed's **StreakFighter** technology uses the power of science to repel algae before it can take hold and spread. **StreakFighter's** granular blend includes naturally algae-resistant copper to combat the ugly black streaking caused by algae and help your roof maintain its beauty for years to come.

## PEACE OF MIND

CertainTeed's lifetime limited asphalt shingle warranty is an industry-best, covering ANY manufacturing defect, including aesthetic defects.



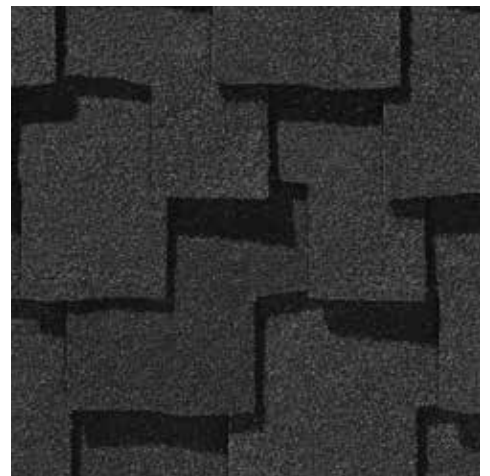
## PRESIDENTIAL SHAKE® TL COLOR PALETTE



Aged Bark



Autumn Blend



Charcoal Black

THE  
**original**  
SHINGLE TO REPLICATE  
REAL WOOD SHAKES



*Presidential Shake TL, shown in Charcoal Black*

# The WOW Effect

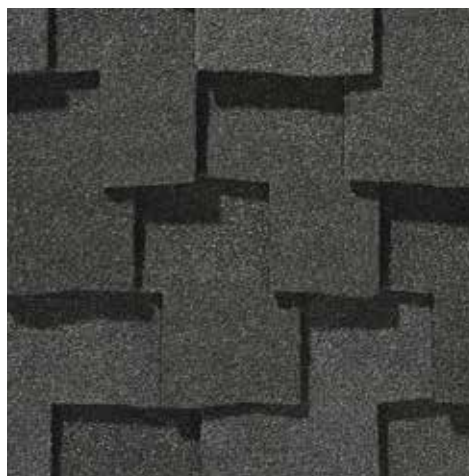
## PRESIDENTIAL SHAKE® TL

Luxurious performance that defines an industry. It doesn't come along often, but when you see it, you know it.

- With three layers of material, Presidential Shake TL is the industry's thickest, toughest and heaviest shingle
- Sculpted tabs provide the unique, rustic beauty of hand-split cedar shake roofing
- A wealth of colors capable of achieving any design vision



Country Gray



Shadow Gray



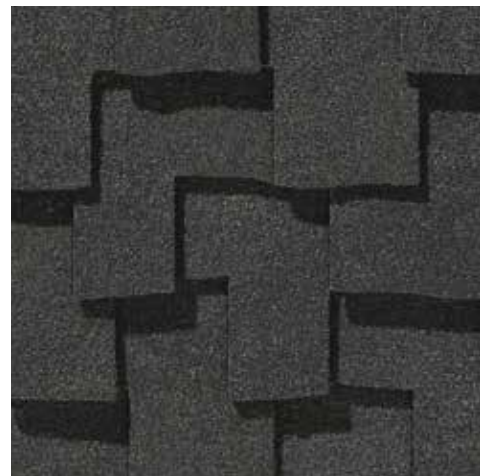
## PRESIDENTIAL SHAKE® COLOR PALETTE



Aged Bark



Autumn Blend



Charcoal Black

THE  
**original**  
SHINGLE TO REPLICATE  
REAL WOOD SHAKES



*Presidential Shake, shown in Aged Bark*

# Executive- Level Appeal

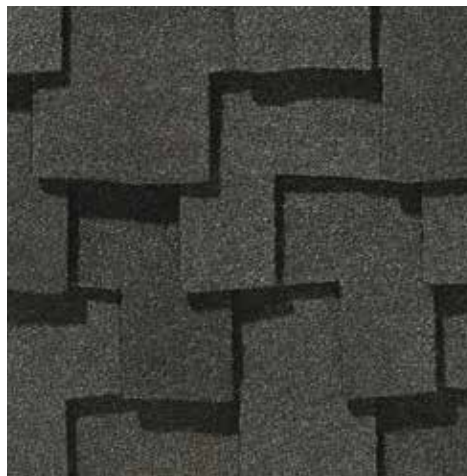
## PRESIDENTIAL SHAKE®

The founding father of wood shake replicas, Presidential Shake established it all. The top tier performance of asphalt, the curb appeal of hand-split cedar shake roofing, and the unwavering quality of CertainTeed.

- An intricate shingle design that creates an architecturally beautiful roof
- A rich color palette to enhance and complement any home exterior
- Less expensive than real wood shake, and practically maintenance free



Country Gray



Shadow Gray

# Strength with Style

## PRESIDENTIAL SHAKE® TL

- Triple-layer protection
- Distinctive sculpted, rustic look
- Industry-best lifetime limited warranty

## PRESIDENTIAL SHAKE®

- Dual-layer, high performance
- Distinctive sculpted, rustic look
- Industry-best lifetime limited warranty



## PRESIDENTIAL SHAKE TL

### SPECIFICATIONS

- Three-piece laminated fiberglass-based construction for durability
- Distinctive sculpted, rustic look

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

#### Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

#### Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class A

#### Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

#### Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance:  
Please reference [www.certainteed.com](http://www.certainteed.com) to determine approved products by manufacturing location.

#### Quality Standards:

- ICC-ES-ESR-1389 & ESR-3537

### WARRANTY

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 50-year limited transferable warranty against manufacturing defects on group-owned or commercial applications
- **StreakFighter®** 15-year algae-resistance warranty (where available)
- 10-year SureStart™ protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required

*See actual warranty for specific details and limitations.*



## PRESIDENTIAL SHAKE

### SPECIFICATIONS

- Two-piece laminated fiberglass-based construction
- Distinctive sculpted, rustic look

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

#### Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

#### Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

#### Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

#### Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance:  
Please reference [www.certainteed.com](http://www.certainteed.com) to determine approved products by manufacturing location.

#### Quality Standards:

- ICC-ES-ESR-1389 & ESR-3537

### WARRANTY

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 50-year limited transferable warranty against manufacturing defects on group-owned or commercial applications
- **StreakFighter**® 15-year algae-resistance warranty (where available)
- 10-year SureStart™ protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required

See actual warranty for specific details and limitations.

# The Ultimate in Stain Protection

## StreakFighter®

Algae Resistance

Those streaks you see on other roofs in your neighborhood? That's algae, and it's a common eyesore on roofing throughout North America. CertainTeed's **StreakFighter** technology uses the power of science to repel algae before it can take hold and spread. **StreakFighter's** granular blend includes naturally algae-resistant copper, helping your roof maintain its curb appeal and look beautiful for years to come.

### Granule with StreakFighter Technology

Ceramic coating  
Copper layer  
Mineral core

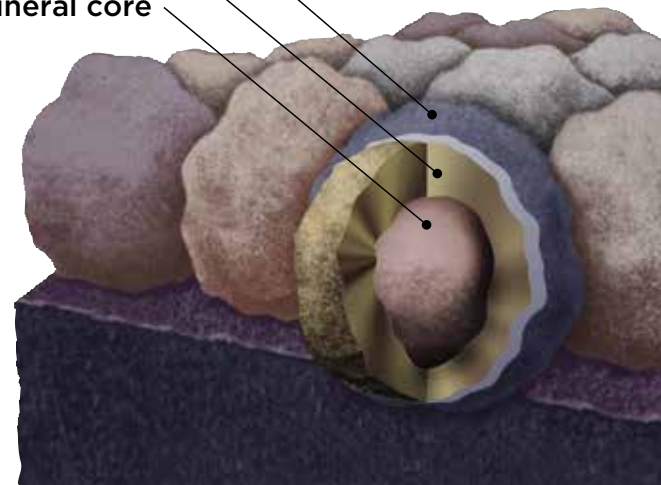


Diagram for illustrative purposes only.



# Add a Little Accent to Your Roof

CertainTeed offers Mountain Ridge, an accessory product used for capping hips and ridges. It is the perfect finishing touch for your roof, offering blended color and high-profile design. For the best performance, CertainTeed Presidential Starter is required to be used with these shingles.

## Color Companion Products for Flat Roof Areas

With CertainTeed Flintlastic® SA, you can coordinate flat roof areas like carports, canopies and porches with your main roof. Flintlastic SA is a self-adhering low slope roofing product available in colors that complement some of the most popular CertainTeed shingles.







# Integrity Roof System™

A COMPLETE APPROACH TO LONG LASTING BEAUTY AND PERFORMANCE



With as much care as you take in selecting the right contractor, choosing the right roof system is equally as important. A CertainTeed Integrity Roof System combines key elements that help ensure you have a well-built roof for long-lasting performance.

It all starts with CertainTeed's broad line of shingles, featuring brilliant color blends, dramatic styles and shadow lines, and the strongest warranties in the industry. The right shingle can mean the difference between an average, everyday look or a beautiful roof that's the talk of the neighborhood.

Shingles are just the beginning - to keep your new roof performing and looking great for years to come it takes a complete CertainTeed Integrity Roof System approach.

## 1. Waterproofing Underlayment

The first step in your defense against the elements. Self-adhering underlayment is installed at vulnerable areas of your roof to help prevent leaks from wind-driven rain and ice dams.

## 2. Water-Resistant Underlayment

Provides a protective layer over the roof deck and acts as a secondary barrier against leaks.

## 3. Starter Shingles

Starter Shingles are the first course of shingles that are installed and designed to work in tandem with the roof shingles above for optimal shingle sealing and performance.

## 4. Shingles

Choose from a variety of Good-Better-Best styles to complement any roof design and fit your budget.

## 5. Hip & Ridge Caps

Available in numerous profiles, these accessories are used on the roof's hip and ridge lines for a distinctive finishing touch to your new roof.

## 6. Ventilation

A roof that breathes is shown to perform better and last longer. Ridge Vents, in combination with Intake Vents, allow air to flow on the underside of your roof deck, keeping the attic cooler in the summer and drier in the winter.

learn more at: [certainteed.com/roofing](https://www.certainteed.com/roofing)



### CertainTeed

CEILINGS • DECKING • FENCE • GYPSUM • INSULATION • RAILING • ROOFING • SIDING • TRIM  
20 Moores Road Malvern, PA 19355 Professional: 800-233-8990 Consumer: 800-782-8777 [certainteed.com](https://www.certainteed.com)



Façade, view looking east.



Façade and south elevation, view looking northeast.



Rear elevation, view looking west. Note that a rear addition approved under DS 24343 (Graney) will take the place of the non-historic laundry room at image right.



Rear elevation, view looking west. Note that a rear addition approved under DS 24343 (Graney) will take the place of the non-historic laundry room at image right.



View from 12<sup>th</sup> Avenue, looking north.



North elevation, view looking southwest.

8/15/2025

A Letter from Mark Graney, owner of NE Corner 12th & Camino, Carmel, CA, 93923, to the Members of the Carmel City Historical Resources Board.

Members of the Historic Resources Board, City of Carmel-by-Sea, Good Afternoon.

My name is Mark Graney and I am the owner of the property located at the NE Corner of 12th & Camino. As you are probably aware, this house, ( which has been in our family for approximately 50 years), suffered a tragic and severe water damage accident last year. This has essentially necessitated an unplanned for, entire rebuild of our historic home to comply with current building code requirements. ( As an aside, USAA Insurance is only covering a fraction of this project ).

While we did not volunteer our home to be designated a historic resource, we are happy to work with you and properly maintain the historical integrity of this home as required by Carmel City ordinances.

We are requesting, through our contractor, Harlan Bradley, Masterwork Builders, to replace the existing wood shingle siding and wood windows with new wood shingle siding and new windows that will be nearly identical in style, color and appearance to the current look.

We feel this is a very reasonable request and hope you will agree.

The current shingle siding has not been replaced since we have owned the home and is thus at least 50 years old, ( probably much older ). The research I have done says that shingle siding typically lasts 20-40 years, depending on care and environment. As you probably noticed, our siding is very old, tired, frail and almost at the end of its useful life. I am not even sure it would hold up to any type of cleaning and re-staining. At some point in time, the siding will need to be replaced and this seems to be a good time to do it, given our water damage restoration project.

We also feel the same is true of the windows. Since these windows are probably 90 years old, they also are extremely worn, tired and frail. They have broken opening mechanisms, warped wood channels, compromised or unsecured locking systems and are extremely thermally inefficient.

We feel that repairing or rebuilding the current windows would be an unfair burden placed upon us.

Our home is a private residence and not a museum or showplace. The only people who will get a close up view of these windows will be the residents. Given the setback of the house, I do not believe any one could even remotely discern the detail of finish between the new windows and the old ones.

We are aware that energy considerations can take a back seat when doing a historic rehabilitation; however, we feel that making the home more energy efficient now with double glazed glass will greatly benefit the many future generations of residents. Given rising energy costs and in an effort to conserve natural resources, it seems unconscionable not replace the old windows with energy efficient windows.

**POINT BY POINT REBUTTAL TO CONSULTANT'S EVALUATION AND OPINION CONTAINED IN August 1, 2025 PHASE TWO ADDENDUM REPORT for the LOUISE P. MURPHY HOUSE (DS25-197) (APN 010-273-006), CARMEL-by-the-SEA, CA.**

We appreciate the historical background the consultant passes on in the "Executive Summary" and would like to reach a practical solution to preserve the house for decades to come.

**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.*

We disagree with the consultant's finding that replacement of the siding and windows will have a detrimental effect on distinctive features and materials since siding and replacement windows will be nearly identical to old siding and windows in features, spaces and spatial relationships.

## **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 a property will be avoided.*

We disagree that replacing the windows, “will have a negative effect on the property” since the replacement windows are nearly identical in features and spatial relations to the old windows.

## **Standard Five**

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

“Every effort should be made to preserve”... the character defining windows and siding.

Our response, the character will be preserved, but the original material will not since it is in such an extreme state of deterioration and dis-repair.

## **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 consultant herself states that “nineteen are in poor condition while one window is in fair condition.” We feel this directly lends itself to replacement rather than repair.

We disagree with consultant’s statement:

“There is not enough adequate information regarding the level of deterioration of the windows and shingles to justify their replacement.”

We feel a basic visual inspection shows the severe extent of the dis-repair and fragility of the windows and shingles. Again, nineteen windows were cited in "Poor Condition".

### **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.*

We feel this standard does not apply as the old windows need to be replaced since they are in such bad condition.

### **Consultant's Conclusion**

We agree with the consultant that, "The proposed project will have a significant impact on the historic resource." **IN AN EXTREMELY POSITIVE WAY.** Our proposal will restore and preserve the property for years to come.

### **Our Conclusion**

This was not a project that we initiated. It is the result of a terrible, unexpected accident, ( three days of bathwater running ). The expenditure of this project was not in our sights. While the replacement windows and siding may not be an exact, identical clone of the old windows / siding, they do keep the same spatial relationship and nearly identical appearance of the old windows and siding. We feel our proposal will absolutely retain the historic aspect of this house and at the same time offer us a very practical solution refurbishing this totally unforeseen event.

In closing, as a board, we hope that you will agree with our points, see that we are completely following the intent of Secretary of the Interior's Standards for Rehabilitation and approve this proposal. There is past history associated with this house, but it has also been our history for the past 50 years.

Sincerely,

Mark Graney

[REDACTED]

Cp [REDACTED]

email: [REDACTED]