



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

**Special Meeting
Tuesday, October 28, 2025**

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

HYBRID MEETING ATTENDANCE OPTIONS

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

<https://ci-carmel-ca-us.zoom.us/j/87268387780?pwd=xDb3lAgololjMif05YWbUCslxTcaw9.1>
To attend Zoom webinar via telephone, dial +1 669-444-9171. Webinar ID: 872 6838 7780.
Passcode: 001916

HOW TO OFFER PUBLIC COMMENT

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

CALL TO ORDER AND ROLL CALL - TOUR

TOUR OF INSPECTION

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

possible.

- A. **HE 25242 (French):** Torres Street 4 northwest of 8th Avenue
- B. **DS 25103 (Del Mar Carmel, LLC):** Scenic Road 4 southeast of 8th Avenue
- C. **DS 25240 (Ramos):** Northeast corner of San Antonio and 12th Avenues

CALL TO ORDER AND ROLL CALL - CHAMBERS

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.

ANNOUNCEMENTS

CONSENT AGENDA

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

- 1) September 15, 2025 Regular Meeting Minutes
- 2) Adoption of the 2026 Historic Resources Board Calendar

PUBLIC HEARINGS

- 3) **DS 25240 (Ramos):** Consideration of a Determination of Consistency with the Secretary of the Interior's Standards for Design Study application, DS 25240 (Ramos), for after-the-fact revisions to a previous approval (DS 23396) including the removal of horizontal wood siding, wood shingle siding, wood windows, and a Carmel stone chimney, replaced with new at the historic "Rockwell House" located on the northeast corner of San Antonio and 12th Avenues in the Single-Family Residential (R-1) District and the Beach and Riparian Overlay District. APN 010-279-008-000

- 4) **DS 25103 (Del Mar Carmel, LLC):** Consideration of a Determination of Consistency with the Secretary of the Interior's Standards for Design Study application, DS 25103 (Del Mar Carmel, LLC), for the construction of a 408-square-foot Accessory Dwelling Unit, fenestration changes on the main house and the existing detached garage, and associated site improvements on the "George Graft House" located on Scenic Road 4 southeast of 8th Avenue in the Single-Family Residential (R-1) District, Beach and Riparian Overlay District, and Park Overlay District. APN: 010-301-025-000

- 5) **HE 25242 (French):** Consideration of the removal of the historic "Unit House" from the Carmel Inventory of Historic Resources located at Torres Street 4 northwest of 8th Avenue in the Single-Family Residential (R-1) District. APN: 010-084-009-000

DIRECTOR'S REPORT

FUTURE AGENDA ITEMS

- 6) Next Regular Meeting: November 17, 2025

ADJOURNMENT

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

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

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

SPECIAL NOTICES TO PUBLIC

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

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

REGULAR MEETING MINUTES

Monday, September 15, 2025

CALL TO ORDER AND ROLL CALL - TOUR

The tour was canceled as a quorum was not achieved.

TOUR OF INSPECTION

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

- A. **DS 25240 (Ramos):** Northeast corner of San Antonio and 12th Avenue

CALL TO ORDER AND ROLL CALL - CHAMBERS

The following Board Members were present: Erik Dyar, Bobbie Voris, Jordan Chroman
The following Board Members were absent: Kathryn Gualtieri, Esther Goodhue

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.

The following members of the public appeared before the Board: Cindy Lloyd, Will Rei

CONSENT AGENDA

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- 1) July 21, 2025 Regular Meeting Minutes
- 2) August 18, 2025 Regular Meeting Minutes

Public Comment:

None

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

The motion passed by the following roll call vote:

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

Board Member Dyar recused and left the dais.

ORDERS OF BUSINESS

PUBLIC HEARINGS

- 3) **DS 25240 (Ramos):** Consideration of a Determination of Consistency with the Secretary of the Interior's Standards for Design Study application, DS 25240 (Ramos), for after-the-fact revisions to a previous approval (DS 23396) that include the removal of roof shingles, horizontal wood siding, wood shingle siding, wood windows, and a Carmel stone chimney, replaced with new at the historic "Rockwell House" located on the northeast corner of San Antonio and 12th Avenues in the Single-Family Residential (R-1) Zoning District and the Beach and Riparian Overlay District. APN 010-279-008-000

Due to the recusal, the Historic Resources Board did not have a quorum available to address the issue. The item will be tabled and reopened at a later Historic Resources Board meeting.

Board Member Dyar returned to the dais.

DIRECTOR'S REPORT

Anna Ginette, Director of Community Planning and Building, gave a report and answered questions of the Board:

- **DS 25240 (Ramos):** The project will be discussed at the meeting next month.
- **October 20, 2025 Regular Meeting:** The agenda will include a presentation regarding a potential plaque at the Harrison Memorial Library, recognizing its architects.

BOARD MEMBER ANNOUNCEMENTS

Board Member Dyar announced the Carmel House Tour, sponsored by the Carmel Heritage Society and AIA Monterey Bay, scheduled for the upcoming Saturday, from 12:00 PM to 4:00 PM. Tickets are available online at carmelheritage.org or AIAMontereyBay.org. A special fundraising event will take place the upcoming Wednesday, September 17th, between 4:00 PM and 7:00 PM at the recently reopened Hog's Breath Inn. The \$109 price includes an open bar, hors d'oeuvres, and a ticket to the home tour.

FUTURE AGENDA ITEMS

- 4) **Next Regular Meeting:** October 20, 2025

ADJOURNMENT

4:12 PM

CORRESPONDENCE

APPROVED:

ATTEST:

Jordan Chroman, Chair

Shelby Gorman, Board Clerk

CITY OF CARMEL-BY-THE-SEA
 HISTORIC RESOURCES BOARD MEETING DATES
 CALENDAR YEAR 2026

MEETING DATES
Monday, January 26, 2026 <i>Rescheduled from Monday, January 19, 2026 – Martin Luther King, Jr. Day</i>
Monday, February 23, 2026 <i>Rescheduled from Monday, February 16, 2026 - President's Day</i>
Monday, March 16, 2026
Monday, April 20, 2026
Monday, May 18, 2026
Monday, June 15, 2026
Monday, July 20, 2026
Monday, August 17, 2026
Monday, September 21, 2026
Monday, October 19, 2026
Monday, November 16, 2026
Monday, December 14, 2026

City-Observed Holidays:

New Year's Day	Thursday, January 1, 2026
Martin Luther King, Jr. Day	Monday, January 19, 2026
Lincoln's Birthday	Thursday, February 12, 2026
President's Day	Monday, February 16, 2026
Memorial Day	Monday, May 25, 2026
Independence Day	Friday, July 3, 2026
Labor Day	Monday, September 7, 2026
Veterans' Day	Wednesday, November 11, 2026
Thanksgiving Day	Thursday, November 26, 2026
Day after Thanksgiving	Friday, November 27, 2026
Christmas Eve	Thursday, December 24, 2026
Christmas Day	Friday, December 25, 2026



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

October 28, 2025
PUBLIC HEARINGS

TO: Historic Resources Board Members
SUBMITTED BY: Jacob Olander, Assistant Planner
SUBJECT: **DS 25240 (Ramos):** Consideration of a Determination of Consistency with the Secretary of the Interior's Standards for Design Study application, DS 25240 (Ramos), for after-the-fact revisions to a previous approval (DS 23396) including the removal of horizontal wood siding, wood shingle siding, wood windows, and a Carmel stone chimney, replaced with new at the historic "Rockwell House" located on the northeast corner of San Antonio and 12th Avenues in the Single-Family Residential (R-1) District and the Beach and Riparian Overlay District. APN 010-279-008-000

RECOMMENDATION:

Adopt a resolution (Attachment 1) issuing a determination of consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties for DS 25240 (Ramos) for after-the-fact revisions to a previous approval (DS 23396) that include the removal of roof shingles, horizontal wood siding, wood shingle siding, wood windows and French doors, and a Carmel stone chimney, replaced with new at the historic "Rockwell House" located on the northeast corner of San Antonio and 12th Avenues in the Single-Family Residential (R-1) Zoning District, the Beach and Riparian (BR) Overlay District, and Coastal Commission Appeal Jurisdiction. APN 010-279-008-000.

BACKGROUND / SUMMARY:

BACKGROUND & PROJECT DESCRIPTION

The Craftsman style "Rockwell House" at the northeast corner of 12th and San Antonio Avenues was designed and constructed by Michael J. Murphy in 1923. The property was evaluated for historical significance by Margaret Clovis, a City-contracted qualified professional, in June 2022 and added to the Carmel Inventory of Historic Resources. The architectural style and designer/builder are listed as significant in the Historic Context Statement. The character-defining features of the residence identified in the DPR 523 Form (Attachment 2) include:

- Single story over a partially exposed basement
- U-shaped plan with interior patio
- Wood shingle and shiplap siding
- Fenestration:

- a) Square bays, multi-paned fixed windows
- b) Casement and sash wood windows
- c) Extended lintels and sills
- d) Multipaned wood frame French doors

- Masonry chimney
- Hipped roof system
- Decorative notched exposed rafters
- Dutch door

The 8,000 square-foot project site is currently under construction. The Historic Resources Board reviewed the project in 2023 (DS 23396, Ramos) (Attachment 3 and 4) and issued a Determination of Consistency (Attachment 5) for construction of a 231 square-foot detached garage and additions to the 2,135 square-foot house. The approved additions included an additional 138 square-feet at the upper level (a new gabled primary entry at the south elevation, a new shed-roofed addition at the north elevation, and a rear addition at the east elevation of the north wing) as well as a 398 square-foot basement expansion. A Building Permit (BP 230414, Ramos) was subsequently issued by the Building Division.

On July 20, 2025, Planning staff conducted an inspection of the site and identified project elements that had exceeded the approved scope of work. The following after-the-fact project elements have triggered a required Phase II Historic Evaluation Addendum and additional review by the Historic Resources Board:

- Removal and replacement of synthetic shingle roof shingles (indicated on original plans as a wood roof to remain) with a new synthetic shingles.
- Removal and replacement of wood windows and French doors (indicated on original plans to remain) with new in-kind windows and French doors.
- Removal and replacement of wood shingle siding (a mix of original redwood shingles and replacement cedar shingles, indicated on original plans to remain) with new cedar shingle siding.
- Removal of horizontal wood siding (indicated on original plans to remain) with new in-kind horizontal wood siding.
- Installation of non-differentiated wood shingle siding on additions (conditioned under the original approval to be differentiated).
- Removal and replacement of the exterior Carmel rubble-stone chimney

(indicated on original plans to remain) with a new chimney featuring a contemporary stone veneer and different design/dimensions.

Carmel-by-the-Sea Municipal Code (CMC) Section 17.32.190 (Enforcement and Penalties) states that it shall be unlawful for any person to permit or maintain violations of any of the provisions of this title by undertaking the alteration, grading, removal, demolition or partial demolition of an historic resource without first obtaining the written approval of the City. Subdivision "C" of this section states that any person who alters, relocates, or demolishes an historic resource in violation of this title shall be subject to an administrative penalty of up to \$250,000 for each violation. As part of any enforcement proceeding, violators may be required to reasonably restore the historic resource to its appearance, condition or setting prior to the violation, or the use of the property shall be subject to one of the limitations specified in subsections "1" or "2". In this case, CMC Section 17.32.190.C is applicable to as-built construction. At this time, staff does not recommend the application of an administrative penalty as the owner/applicant is requesting an after-the-fact approval from the City and, as discussed below, staff recommends modifications to the as-built to ensure consistency with Title 17 and the Secretary of the Interior's Standards for the Treatment of Historic Properties.

On September 15th, 2025, DS 25240 (Ramos) was continued to a date certain due to the absences of members of the Historic Resource Board causing the board not to have a quorum.

STAFF ANALYSIS

In accordance with the Historic Preservation Ordinance, CMC Section 17.32.160 (Historic Evaluation Process for Major Alterations), major alterations require a Phase II historic evaluation prepared by a qualified professional and require a determination of consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties ("Standards") to be adopted by the Historic Resources Board. The unpermitted work constitutes major modifications. As such, a qualified professional, Margaret Clovis, has reviewed updated project plans (Attachment 6) and completed a Phase II Historic Evaluation Addendum (Attachment 7) finding:

1. The after-the-fact replacement of the roof shingles, wood windows and French doors, wood shingle siding, and horizontal wood siding **consistent** with the Standards due to documented deterioration and/or installation after the period of significance (1923);
2. The non-differentiated wood shingle siding on new additions **inconsistent** with the Standards; and
3. The new design/dimensions and contemporary stone veneer on the exterior chimney **inconsistent** with the Standards.

Recommendations have been provided to the applicant (see analysis to follow) to ensure consistency with the applicable Standards 2, 6, and 9. *Staff concurs with Ms. Clovis' analysis and recommendations to ensure full consistency with the applicable standards, as summarized below.*

The Secretary of the Interior's Standards: *The Secretary of the Interior's Standards for the Treatment of Historic Properties identify four primary treatment approaches to historic resources: preservation, rehabilitation, restoration, and reconstruction. Rehabilitation is the recommended standard of treatment for this project. Rehabilitation is defined as, the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.*

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.

Standard 6

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

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.

Windows/Doors

Most of the windows in the Rockwell House were slated to be retained and repaired, however, most of the windows were replaced like for like due to deterioration. According to the National Park Service, "like for like" refers to replacing or repairing deteriorated features of a historic property with materials or elements that closely match the original characteristics. Standard 2 and Standard 6 provide guidance for determining the appropriateness or repair vs. replacement.

Documentation of the deterioration is required prior to replacing windows to ascertain whether the windows can be repaired, which is the preferred rehabilitation treatment. The National Park Service recommends, "Determination as to when deterioration is sufficiently severe to justify replacement must be based on documentation of the condition of the windows. What constitutes effective documentation may vary with the circumstances of the project, but at a minimum must include enough good quality photos to clearly depict the full range of conditions." The project architect submitted

photographs to staff that document the deterioration of the original windows. Although these photos should have been submitted prior to any window replacements, it appears that the replaced windows were rotted to the point where repair was not feasible. Additionally, French doors opening to the patio (flanking the chimney) were slated to be retained but were replaced in kind. The existing French doors were found to have post-dated the period of significance (1923) as they were installed in 1950. The completed after-the-fact work on the doors and windows are consistent with applicable Standards.

Chimney

The exterior chimney located on the east elevation was slated to be retained, however, it was demolished and reconstructed as the structural engineer on the project determined that the unreinforced masonry chimney did not have east-west lateral stability. The original Carmel rubble stone chimney was taken down and a new core concrete structure integrated with new concrete footing was constructed. The old Carmel stone veneer was salvaged but new veneer stone was installed instead. The new chimney is larger than the original chimney (due to the new concrete core structure) and does not intersect the roof as the original once did (see Figures 4, 5 and 6 in the Phase II addendum, Attachment 7).

The new square-cut Carmel stone veneer was laid in an irregular course. However, it does not capture the same rustic aesthetic that the original rough-cut Carmel rubble stone achieved, and it has a much more modern look. The new chimney is not consistent with Standards Two and Six because distinctive materials were removed, features were altered, and the new chimney does not replicate the design of the original chimney. Since documentary evidence is available and the original stone was salvaged, it is recommended that: 1) the new stone be replaced with the original stone, and 2) the design and dimensions of the new chimney replicate the original, i.e., the chimney should intersect the eaves. Note: the applicant asserts “the fire box was reconstructed in accordance with current codes, making it slightly larger than the original” (Attachment 8). Planning Staff consulted with the Building Official and Building Inspector to confirm that current building codes do not preclude a smaller firebox which would allow for the original chimney dimensions to be restored.

Siding

Standards Two and Six recommend the retention and repair of character-defining features, however both the shingles and horizontal siding were replaced rather than repaired. The architect explained that two different types of shingles were found on the house and submitted photos to staff of the older redwood shingles that were cracked and brittle and cedar shingles that were in better shape. Preservation Brief 47 (*Maintaining the Exteriors of Small and Medium Sized Historic Buildings*. National Park Service, June 2007) states that, “One of the advantages of wood shingles as a wall covering is that individual shingles that are damaged can easily be replaced.” According to Standard Six, documented deteriorated features can be replaced in-kind. As such, the replacement of the redwood shingles is consistent with the Standards due to the documented deteriorated condition. The cedar shingles were replaced as well; however, because they were not original and were installed outside the period of

significance (1923) the completed work is consistent with Standards Two and Six.

In addition to the wood shingle siding, the wood horizontal siding on the lower level of the west elevation was also removed and replaced. This siding was originally indicated on the plans to remain. However, it is likely that the siding did not date to 1923, as the basement area where the siding was located was previously disturbed in 1984 when new window openings were installed. Since the horizontal siding was likely outside the period of significance, its replacement does not affect the integrity of the house. The completed work is consistent with Standards Two and Six.

Lastly, the original project authorization was conditioned to require differentiated shingle siding on the new additions. To be consistent with Standard Nine, any new siding used in the additions should be differentiated from the existing siding, so the additions are clearly discernable from the historic house (replacement siding on the original house should match in kind, but siding on any additions should be differentiated). However, the shingles installed on the additions match the original “ribbon course” shingle pattern of the historic house (see Figure 6 in the Phase II Addendum). To differentiate the shingles on the additions, the architect and contractor have suggested removing 5/8” from selected shingles along the shingle course to create a staggered pattern (see Plan Sheet A3.1, Attachment 6). This solution will differentiate the new additions and meet the requirements of Standard Nine.

Roof

The original project reviewed by the Historic Resources Board in 2023 called for retention of a wood shake roof. However, the roof had been misidentified on the plans and in fact was a non-original synthetic shake roof installed in 1994 under BP #94-130. The 1994 synthetic shake roof has been removed and replaced with a new synthetic shake roof. Staff finds that the new roof is compatible with the historic resource.

DETERMINATION OF CONSISTENCY

Based on the recommendations of the qualified professional, Margaret Clovis, the after-the-fact project components are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties, except for the new chimney and the non-differentiated wood shingles on the additions. As such, staff recommends the Board incorporate condition of approvals as part of the determination. The conditions shall require that prior to approval of the Design Study (DS 25240), the owner/applicant shall submit modified plans to staff that demonstrate:

- 1. The project shall be implemented consistent with the representations described in the Phase II Historic Evaluation Addendum for the “Rockwell House” prepared by Meg Clovis on September 9, 2025.*
- 2. The wood shingle siding on the additions shall be differentiated from the shingles on the original house, as described in the Phase II Historic Evaluation*

Addendum.

- 3. The chimney shall be restored to its original design and materials. The intersect with the roof eave shall be restored, the original dimensions shall be restored, and the original Carmel rubble stone shall be laid in an irregular pattern matching the original lay pattern as closely as possible.*

Incorporation and implementation of these conditions of approval shall ensure the project is constructed consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

However, if the Board finds the after-the-fact construction of the chimney consistent with *the* Secretary of the Interior's Standards for the Treatment of Historic Properties, staff recommends the Board modify the draft resolution (Attachment 1) to include a finding, supported by evidence, demonstrating consistency.

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:

ATTACHMENTS:

1. Attachment 1 - Resolution
2. Attachment 2 - DPR 523 Form - Rockwell House
3. Attachment 3 - 2023 Project Plans DS 22396 (Ramos)
4. Attachment 4 - 2023 Phase 2 Evaluation DS 22396 (Ramos)
5. Attachment 5 - Resolution 2023-007-HRB_06-19-2023_DS 22396 (Ramos)
6. Attachment 6 - 2025 Phase II Evaluation Project Plans DS 25240
7. Attachment 7 - 2025 Phase 2 Evaluation Addendum DS 25240 (Ramos)
8. Attachment 8 - Applicant Letter
9. Attachment 9 - Secretary's Standards - Rehabilitation rev2017

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 FOR A DESIGN STUDY APPLICATION (DS 25240, RAMOS) ISSUING A DETERMINATION OF CONSISTENCY WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES (STANDARDS) FOR AFTER-THE-FACT REVISIONS TO A PREVIOUS APPROVAL (DS 23396, RAMOS) THAT INCLUDE THE REMOVAL OF ROOF SHINGLES, HORIZONTAL WOOD SIDING, WOOD SHINGLE SIDING, WOOD WINDOWS AND FRENCH DOORS, ROOF, AND CARMEL STONE CHIMNEY, REPLACED WITH NEW AT THE HISTORIC "ROCKWELL HOUSE" LOCATED AT THE NORTHEAST CORNER OF 12TH AND SAN ANTONIO AVENUES, IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT, BEACH AND RIPARIAN (BR) OVERLAY DISTRICT, AND COASTAL COMMISSION APPEAL JURISDICTION, APN 010-279-008-000.

WHEREAS, on August 8, 2025, Holdren-Lietzke Architecture ("Applicant") submitted an application on behalf of Tim and Catherine Ramos ("Owner") requesting the approval of a Design Study DS 25240 described herein ("Application"); and

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

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

WHEREAS, the applicant is requesting approval for after-the-fact revisions to a previous approval (DS 23396, Ramos) that include the removal of roof shingles, horizontal wood siding, wood shingle siding, wood windows and French doors, roof, and a Carmel stone chimney, replaced with new; 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 Section 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 II Historic Assessment Addendum and found the project consistent with the Secretary's Standards provided specific recommendations were implemented; and

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

WHEREAS, on September 5, 2025, a notice of public hearing was published in the Carmel Pine Cone for the September 15, 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 September 15, 2025, the Historic Resources Board held a duly noticed public hearing to receive public testimony regarding the project, including without limitation, the information provided to the Board by City staff and through public testimony on the project; and

WHEREAS, On September 15, 2025, the project was continued to a date certain due to a lack of quorum; and

WHEREAS, on or before October 18, 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 October 25, 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 October 28, 2025, the Historic Resources Board held a duly noticed public hearing to receive public testimony regarding the project, including without limitation, the information provided to the Board by City staff and through public testimony on the project; and

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

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

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

WHEREAS, 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.

BE IT FURTHER RESOLVED that the Historic Resources Board of the City of Carmel-By-The-Sea does hereby **ADOPT** a Determination of Consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties for after-the-fact revisions to a previous approval (DS 23396) that include the removal of horizontal wood siding, wood shingle siding, wood windows and French doors, roof, and a Carmel stone chimney, replaced with new at the historic "Rockwell House" located on the northeast corner of San Antonio and 12th Avenues in the Single-Family Residential (R-1) Zoning District, the Beach and Riparian (BR) Overlay District, and Coastal Commission Appeal Jurisdiction. APN 010-279-008-000, subject to the following conditions:

1. The project shall be implemented consistent with the representations described in the Phase II Historic Evaluation Addendum for the “Rockwell House” prepared by Meg Clovis on September 9, 2025.
2. The wood shingle siding on the additions shall be differentiated from the shingles on the original house, as described in the Phase II Historic Evaluation Addendum.
3. The chimney shall be restored to its original design and materials. The intersect with the roof eave shall be restored, the original dimensions shall be restored, and the original Carmel rubble stone shall be laid in an irregular pattern matching the original lay pattern as closely as possible.

PASSED, APPROVED, AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA this 28th day of October 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Jordan Chroman
Chair

Shelby Gorman
Historic Resources Board Secretary

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

P1. Other Identifier: Rockwell House

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

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

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

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

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

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

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

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

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

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

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



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

*P6. Date Constructed/Age and Sources: 1923 Historic Prehistoric Both

Building Permit

*P7. Owner and Address:

Frances McKeon
 14230 Warnerville Rd.
 Oakdale, CA. 95361

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

Meg Clovis
 14024 Reservation Rd.
 Salinas, CA 93908

*P9. Date Recorded: 06/2022

*P10. Survey Type: (Describe)

Intensive

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code **HP2**

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

- B1. Historic Name: Rockwell House
- B2. Common Name: Rockwell House
- B3. Original Use: Residence
- B4. Present Use: Residence

*B5. **Architectural Style:** Craftsman

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

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

*B8. **Related Features:** None

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

b. Builder: M.J. Murphy

*B10. **Significance: Theme** Architectural Development **Area** Carmel by the Sea

Period of Significance 1923 **Property Type** Building **Applicable Criteria** CR 3

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

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

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

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

*B12. **References:**

Carmel Context Statement & Historic Preservation Ordinance

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

Building File, Carmel Planning Dept.

National Register Bulletin 15

Polk's City Directories, Harrison Memorial Library

U.S. Census & Voter Registration Records

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

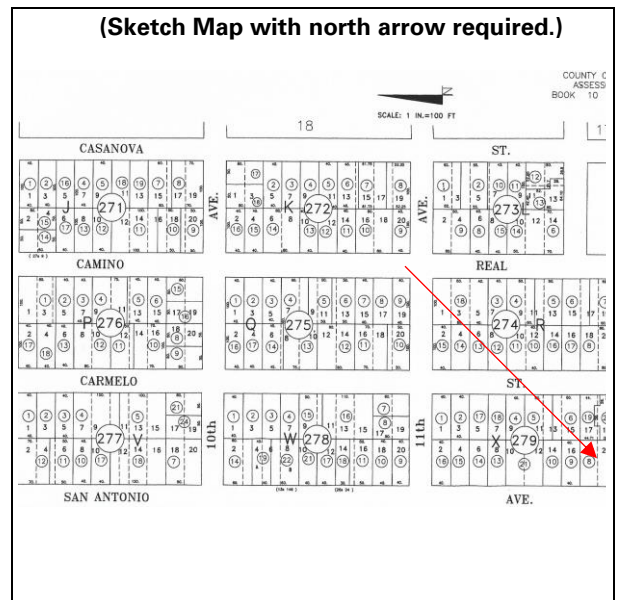
Seavey, Kent. Carmel: A History in Architecture

B13. Remarks

*B14. **Evaluator:** Meg Clovis

***Date of Evaluation:** 06/2022

(This space reserved for official comments.)



CONTINUATION SHEET

P3a. Description:

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

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

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

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

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

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

Character Defining Features

Character refers to all the visual aspects and physical features that comprise the appearance of a historic building. Character-defining features include the overall shape of the building, its materials, craftsmanship, decorative details, and the various aspects of its site and environment. The Rockwell House exhibits many of the design traits that characterize Carmel's Craftsman style homes, as described in Carmel's Historic Context Statement. Character-defining features include:

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

Integrity

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

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

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

B10. Significance:

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

CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

Page 5 of 9

*Resource Name or # Rockwell House

*Recorded by Meg Clovis

*Date 06/2022

Continuation Update

Evaluation for Significance

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

The Rockwell House is not eligible under **Criterion One (Event)** as no specific event led to the construction of this building and no important event took place in the building.

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

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

To be eligible for the Carmel Inventory a resource must represent a theme in the Context Statement, retain substantial integrity, be at least 50 years old, and meet at least one of the four criteria for listing in the California Register. The Rockwell House represents the theme of Architectural Development, it retains substantial integrity, and it is over 50 years old. It meets Criterion Three of the California Register on the local level because it is representative of Carmel's architectural chronology, specifically the Craftsman style, as described on page 46 of the Context Statement. The Rockwell House reflects the aesthetic characteristics of the Craftsman style through its horizontal proportions; wood shingle siding; windows framed by extended lintels and sills; stone chimney; exposed rafters; and U-shaped plan around a patio.

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

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

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



Figure 1: View of back patio, looking SW



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

CONTINUATION SHEET



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



Figure 4: Basement windows on south elevation



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



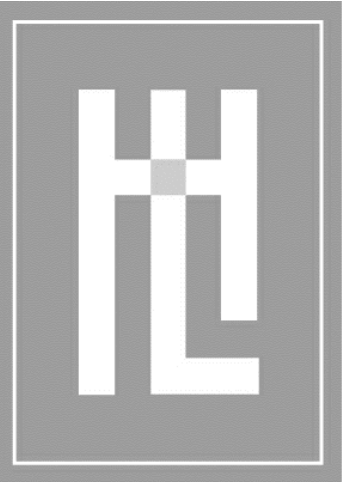
Figure 6: View NW of patio and French doors added in 1950, indicated with red arrow

CONTINUATION SHEET



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

RAMOS Residence



HOLDREN+LIETZKE
ARCHITECTURE

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

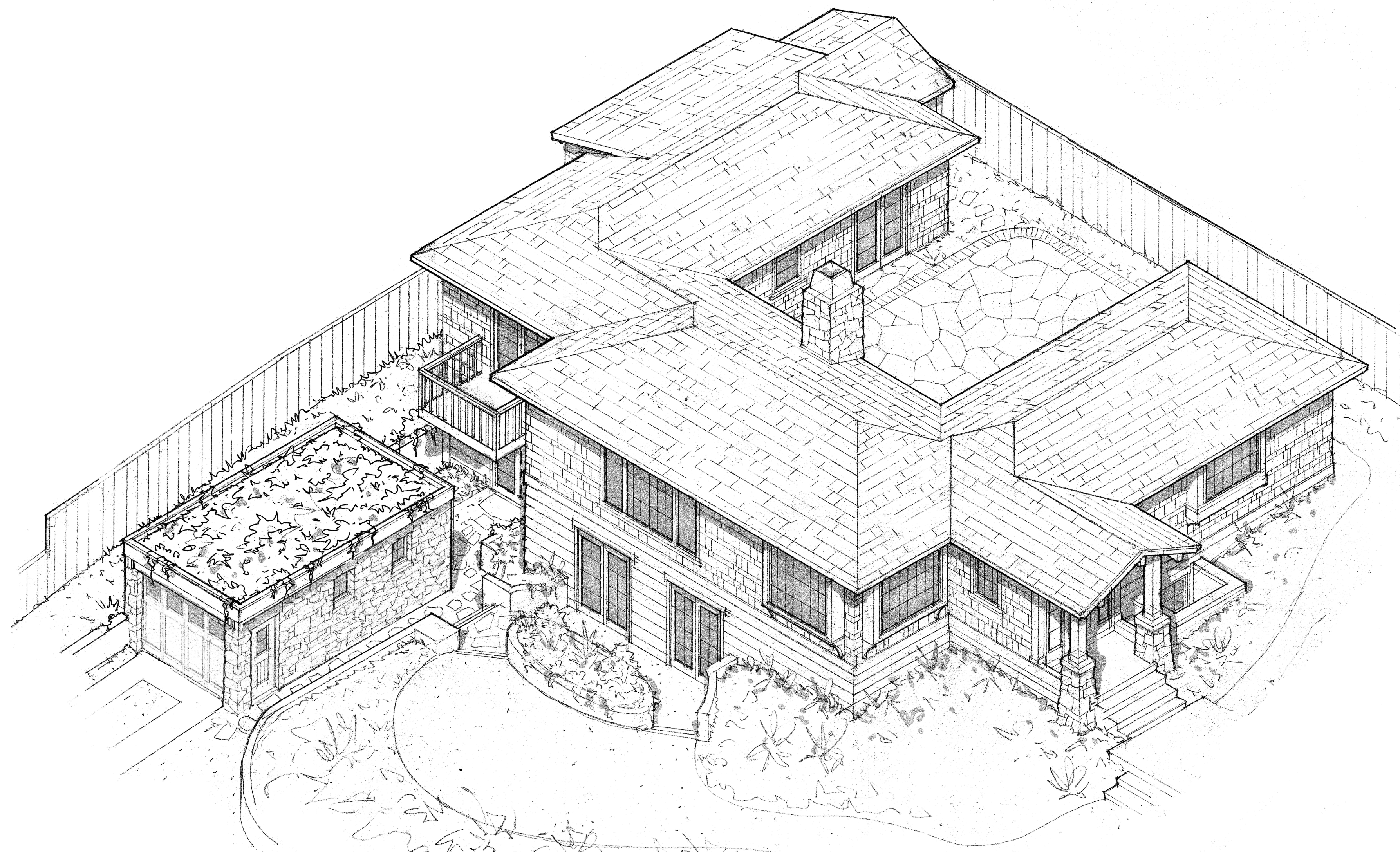
DATE: MAY 23, 2023

SCALE: N.T.S.

DRAWN: JM

JOB NUMBER:

REVISION



3D ELEVATION
FOR ILLUSTRATION PURPOSES ONLY



STREET PROFILE

PROJECT DATA

FLOOR AREA CALCULATIONS:

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

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

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

SITE COVERAGE CALCULATIONS:

EXISTING SITE COVERAGE	
WALKWAYS	1125
DRIVEWAY	756
TOTAL	1881

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

WALL ANALYSIS:

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

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

HEIGHT ANALYSIS:

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

SHEET INDEX

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

SCOPE OF WORK:

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

TREES TO BE REMOVED: NONE

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

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

ZONING: R-1

LOT SIZE: 8,000 S.F.

CURRENT USE: RESIDENTIAL

OCCUPANCY GROUP: R-3/U

CONSTRUCTION TYPE: V-B

SPRINKLER: YES

PROJECT TEAM

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

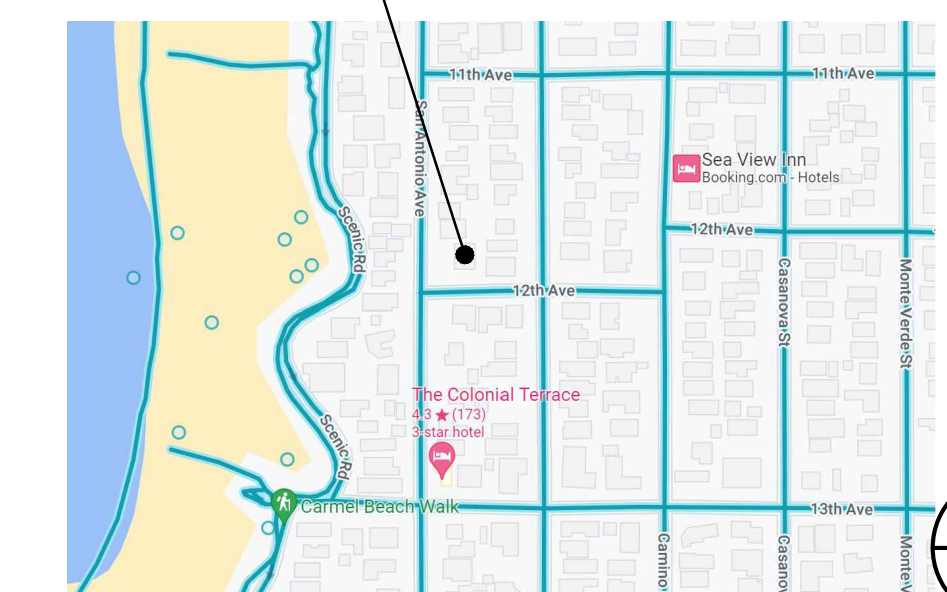
PROJECT ADDRESS:
NE CORNER OF 12TH STREET AND SAN ANTONIO AVE.
CARMEL-BY-THE-SEA, CALIFORNIA

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

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

VICINITY MAP

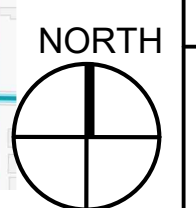
PROJECT LOCATION



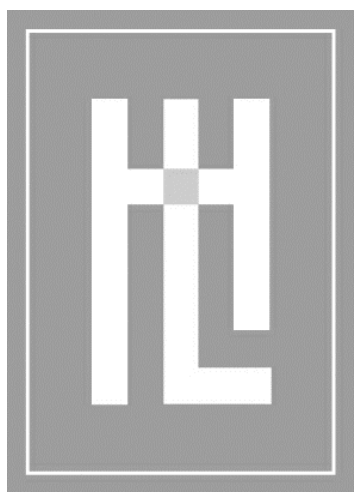
COVER SHEET

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

A0.1



SCALE: N.T.S.



HOLDREN+LIETZKE
ARCHITECTURE

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Fax: 831.649.6003
www.hl-arc.com

DATE: MAY 16, 2023

SCALE:

DRAWN:

JOB NUMBER:

REVISION

DATE: MAY 16, 2023

SCALE:

DRAWN:

JOB NUMBER:

REVISION

DATE: MAY 16, 2023

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DATE: MAY 16, 2023

SCALE:

DRAWN:

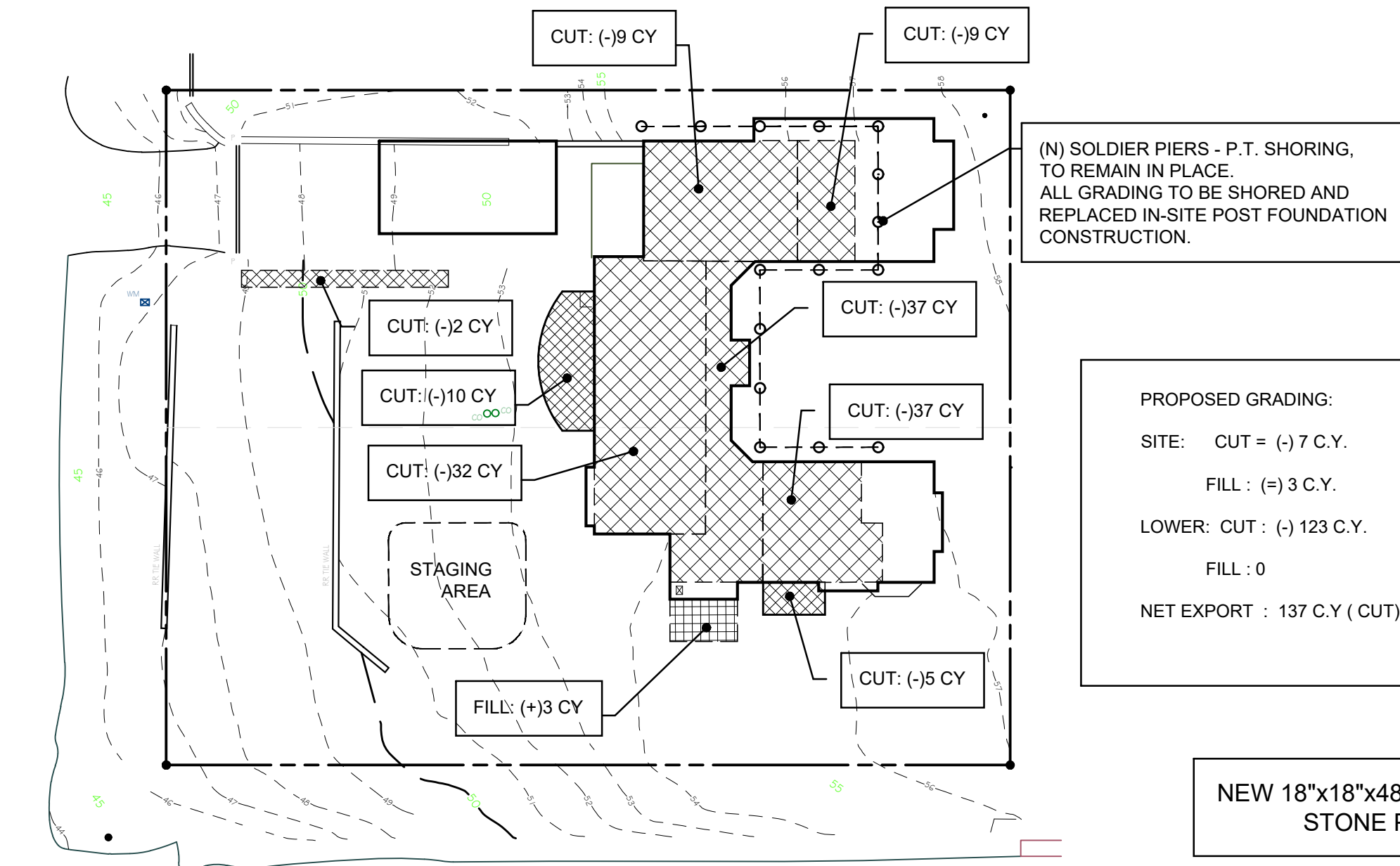
JOB NUMBER:

REVISION

PROPOSED SITEPLAN

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

A1.1



PROPOSED GRADING:
SITE: CUT = (-) 7 C.Y.
FILL: (+) 3 C.Y.
LOWER: CUT: (-) 123 C.Y.
FILL: 0
NET EXPORT: 137 C.Y. (CUT)

PRELIMINARY GRADING PLAN

SCALE: 1/16" = 1'-0"

TREE PROTECTION MEASURES

- PRIOR TO GRADING, EXCAVATION, OR CONSTRUCTION, THE CONTRACTOR SHALL CLEARLY TAG OR MARK ALL TREES TO BE PRESERVED.
- EXCAVATION WITHIN 6 FEET OF A TREE TRUNK IS NOT PERMITTED
- NO ATTACHMENT OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE
- NO MATERIAL MAY BE STORED WITHIN THE DRIPLINES OF A PROTECTED TREE TO INCLUDE THE DRIPLINES OF TREES ON NEIGHBORING PARCELS.
- TREE PROTECTION ZONE: THE TREE PROTECTION ZONE SHALL BE EQUAL TO DRIPLINES OR 18" RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER. MINIMUM OF 4 FOOT HIGH TRANSPARENT FENCING IS REQUIRED UNLESS OTHERWISE APPROVED BY THE CITY FORESTER. TREE PROTECTION SHALL NOT BE RESIZED, MODIFIED, REMOVED, OR ALTERED IN ANY MANNER WITHOUT WRITTEN APPROVAL. THE FENCING MUST BE MAINTAINED UPRIGHT AND TAUGHT FOR THE DURATION OF THE PROJECT. NO MORE THAN 4 INCHES OF WOOD MULCH SHALL BE INSTALLED WITHIN THE TREE PROTECTION ZONE. WHEN THE TREE PROTECTION ZONE IS AT OR WITHIN THE DRIP LINE, NO LESS THAN 6 INCHES OF WOOD MULCH SHALL BE INSTALLED 18 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE OUTSIDE OF FENCING.
- THE STRUCTURAL ROOT ZONE: STRUCTURAL ROOT ZONE SHALL BE BY 6 FEET FROM THE TRUNK OR 6 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER. ANY EXCAVATION OR CHANGES TO THE GRADE SHALL BE APPROVED BY THE CITY FORESTER PRIOR TO WORK. EXCAVATION WITHIN THE STRUCTURAL ROOT ZONE SHALL BE PERFORMED WITH PNEUMATIC EXCAVATOR, HYDROVAC AT LOW PRESSURE, OR OTHER METHOD THAT DOES NOT SEVER ROOTS.
- IF ROOTS GREATER THAN 2 INCHES IN DIAMETER OR LARGER ARE ENCOUNTERED WITHIN THE APPROVED STRUCTURAL ROOT ZONE THE CITY FORESTER SHALL BE CONTACTED FOR APPROVAL TO MAKE ANY ROOT CUTS OR ALTERATIONS TO STRUCTURES TO PREVENT ROOTS FROM BEING DAMAGED
- IF ROOTS LARGER THAN 2 INCHES IN DIAMETER ARE CUT WITHOUT PRIOR CITY FORESTER APPROVAL OR ANY SIGNIFICANT TREE IS ENDANGERED AS A RESULT OF CONSTRUCTION ACTIVITIES, THE BUILDING PERMIT WILL BE SUSPENDED AND ALL WORK STOPPED UNTIL AN INVESTIGATION BY THE CITY FORESTER HAS BEEN COMPLETED AND MITIGATION MEASURES HAVE BEEN PUT IN PLACE

EXTERIOR / LANDSCAPE LIGHTING LEGEND

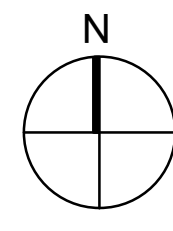
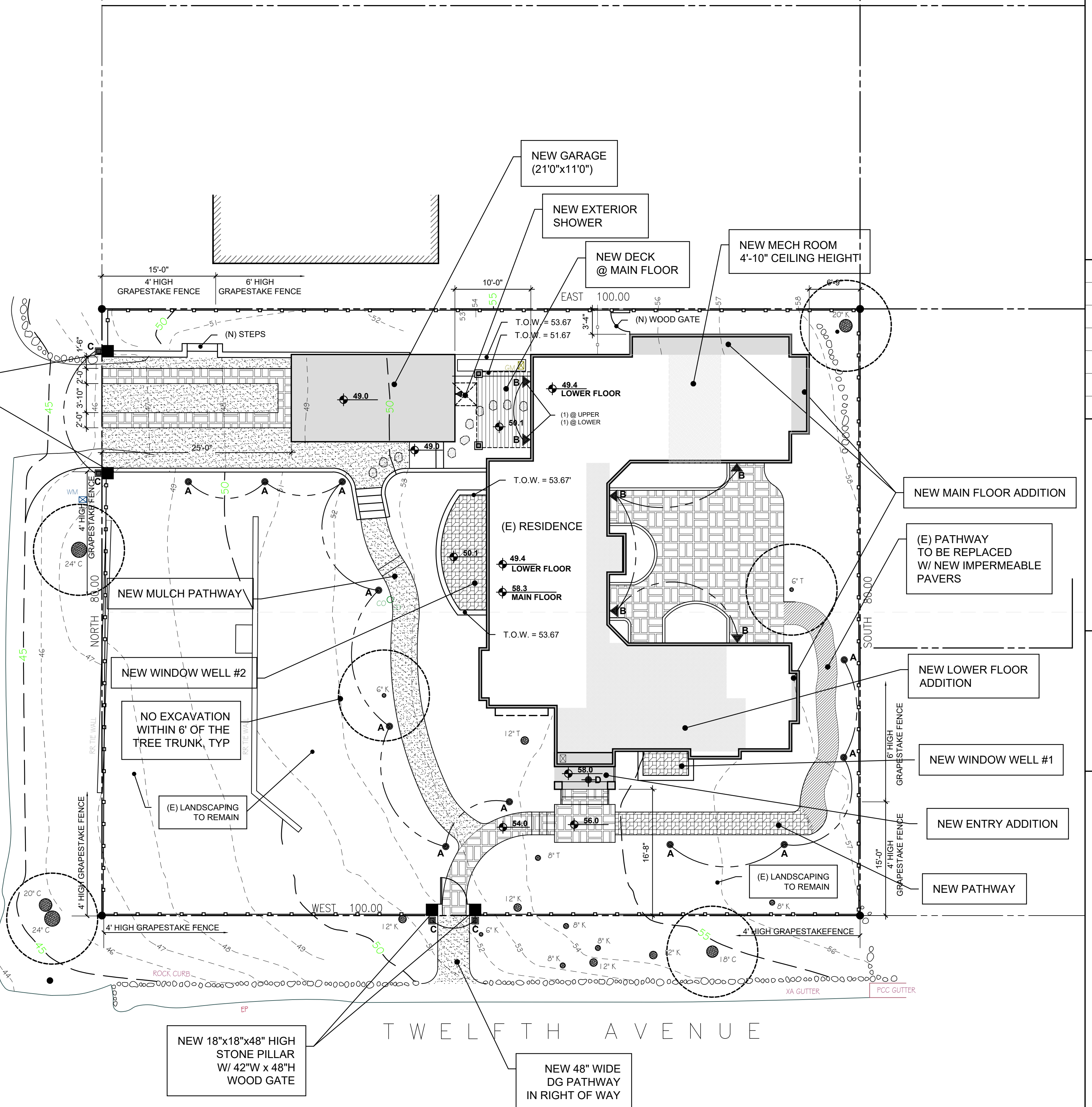
- A** BOLLARD : LAMP PLUS "2C494" COPPER
3W / 200 LUMENS (11 TOTAL)
- B** SCONCE : WAC LIGHTING "SODOR"
12W LED / 314 LUMENS (DELIVERED) (6 TOTAL)
- C** WALL LIGHT : VISUAL COMFORT " ESKER ENVELOPE"
12W LED / 325 LUMENS (4 TOTAL)
- D** PENDANT : VISUAL COMFORT " BARN LIGHT "
9W LED (1 TOTAL)

AREA LEGEND:

- (N) MAIN FLOOR AREA ADDITION
- (N) LOWER FLOOR AREA ADDITION
- IMPERMEABLE STONE PAVERS
- (N) SEMI-PERMEABLE SAND-SET STONE PAVERS
- (N) WOOD DECK AT MAIN LEVEL ABOVE
- (N) MULCH
- (N) STEPPING STONES
- REPLACE (E) BRICK PAVERS WITH NEW SEMI-IMPERMEABLE SAND-SET STONE PAVERS

SAN ANTONIO AVENUE

TWELFTH AVENUE



SITEPLAN / EXTERIOR LIGHTING PLAN

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

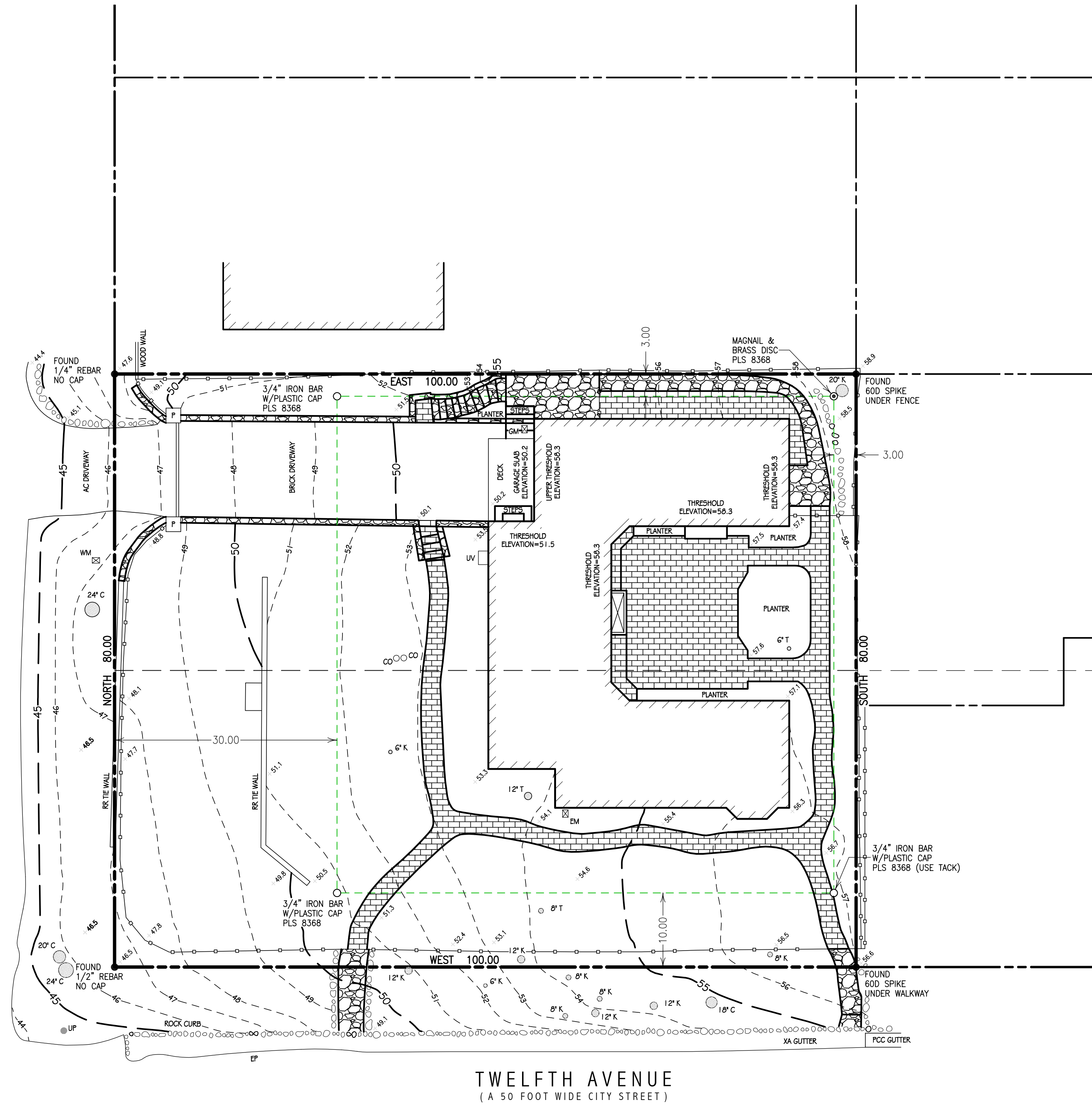
LEGEND:

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

ABBREVIATIONS:

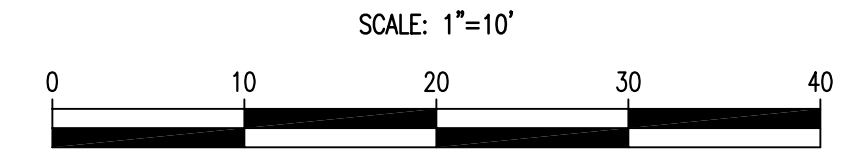
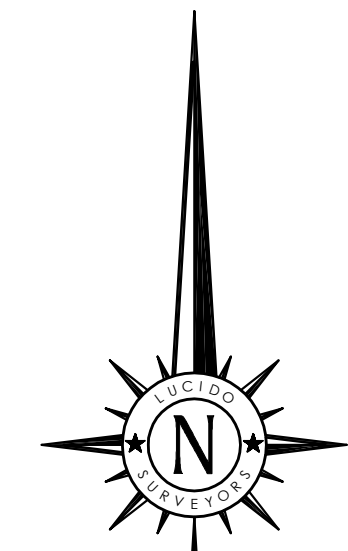
- AC ASPHALT CONCRETE
- CS CRAWL SPACE
- CMP CORRUGATED METAL PIPE
>CP CONCRETE PAD
- DG DECOMPOSED GRANITE
- XA EXPOSED AGGREGATE
- HDPE HIGH DENSITY POLY ETHYLENE
- PCC PORTLAND CEMENT CONCRETE
- PS PAVER STONE
- PVC POLY VINYL CHLORIDE
- RCF REINFORCED CONCRETE PIPE
- TE TRASH ENCLOSURE

SAN ANTONIO AVENUE
(A 50 FOOT WIDE CITY STREET)



TWELFTH AVENUE
(A 50 FOOT WIDE CITY STREET)

PROJECT BENCHMARK
SURVEY MARK & ALUMINUM DISC
ELEV=50.0



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

- NOTES:**
1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS, AND IS SHOWN APPROXIMATE ONLY - NOT FOR CONSTRUCTION. THIS IS NOT A BOUNDARY SURVEY.
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 3. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
 4. CONTOUR INTERVAL = ONE FOOT.
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 6. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS. IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC. SQUARE FOOTAGE OF BUILDINGS (IF ANY) IS SHOWN APPROXIMATE ONLY, AND SUBJECT TO REVISION AT ANY TIME.
 7. NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
 8. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN AUGUST OF 2022.

TOPOGRAPHIC SITE SURVEY

OF
LOTS 18 & 20, BLOCK "X"
IN

VOLUME 1, C&T PAGE 45 1/2
Records of Monterey County

PREPARED FOR
William W. Moritz

BY
LUCIDO SURVEYORS

Boundary and Construction Surveys · Topographic and Planimetric Mapping
ALTA Surveys and GIS Database Management · Land Planning and Consulting

2 Saucito Avenue
DEL REY OAKS, CALIFORNIA 93940 info@lucidosurveyors.com
(831) 620-5032



SCALE: 1"=10' PROJECT No. 3041 SEPTEMBER 2022
CITY OF CARMEL COUNTY OF MONTEREY STATE OF CALIFORNIA

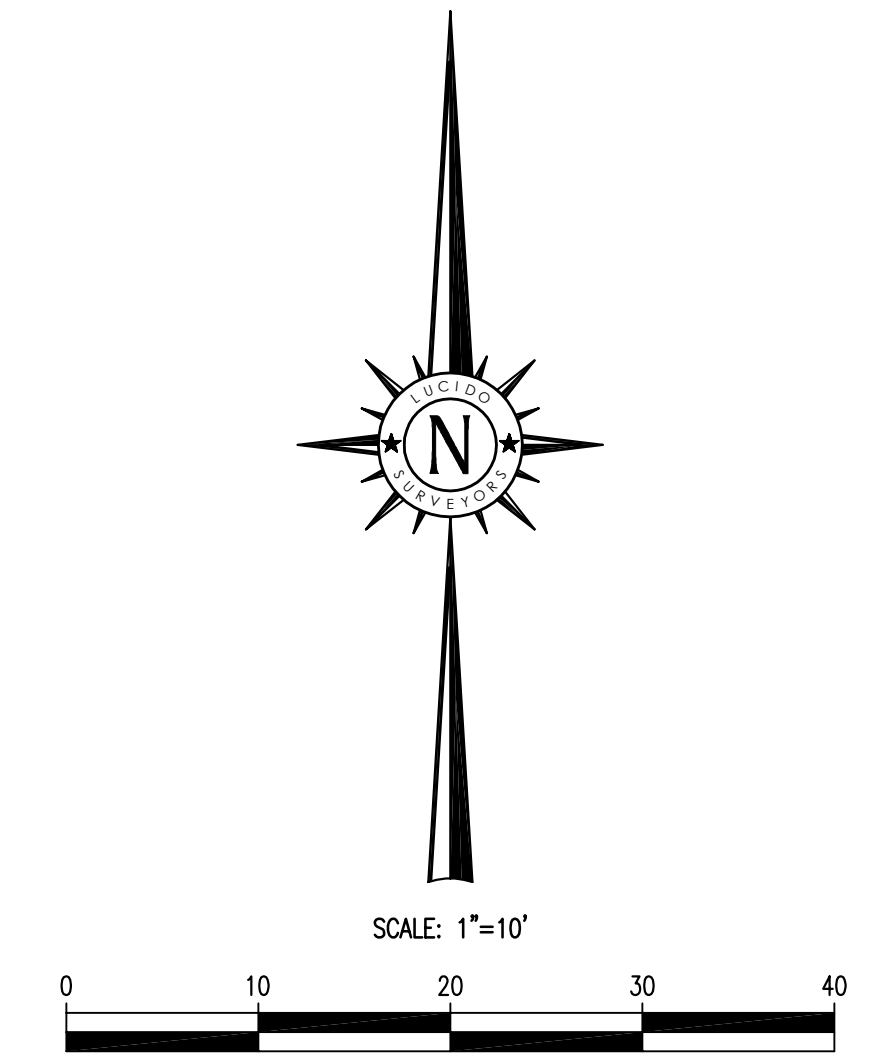
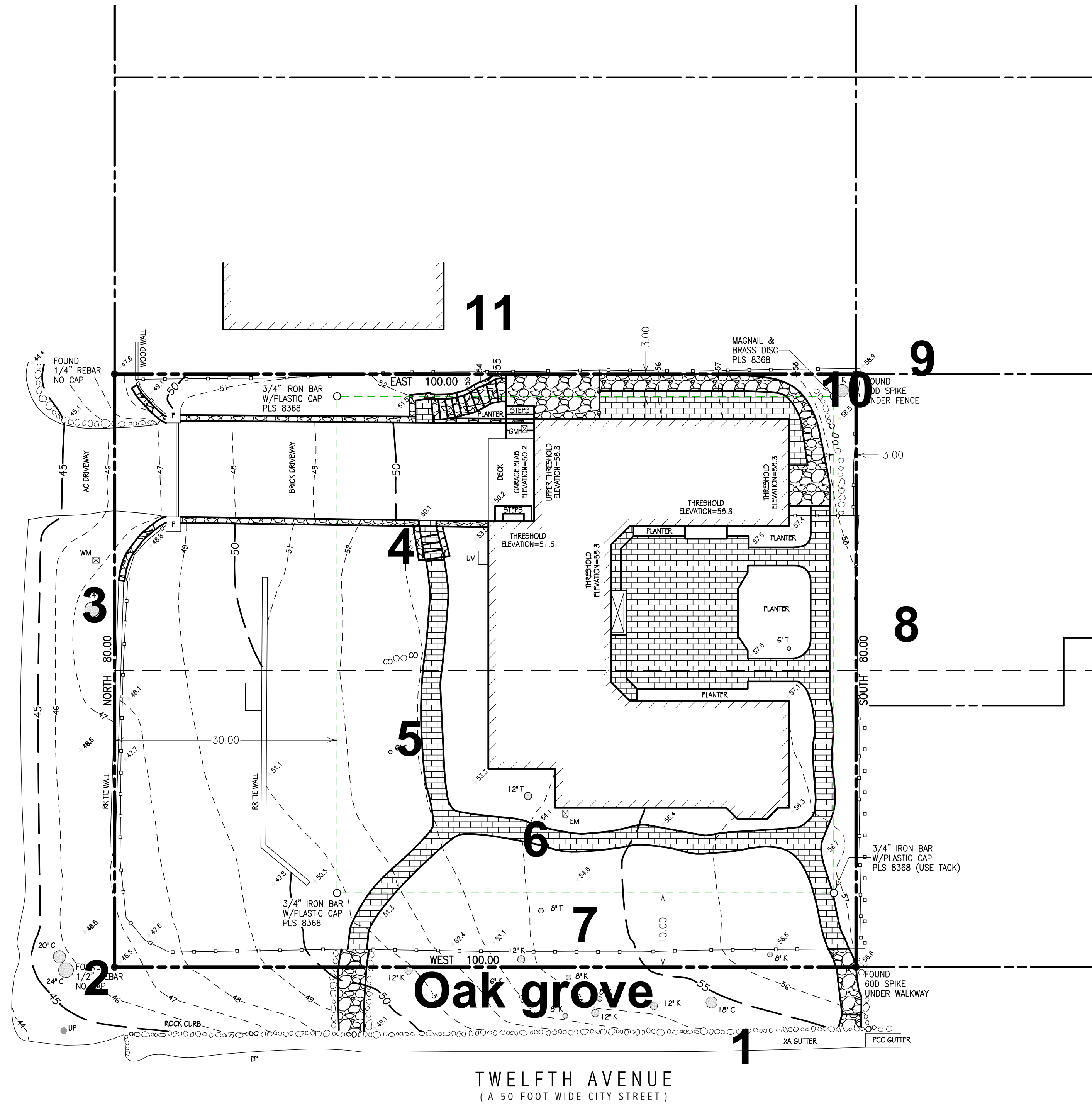
LEGEND:

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- REFERENCE LINE
- OLD RECORD LINE
- PROJECT BENCHMARK
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- SIGN POST
- MAIL BOX
- PILLAR
- BLOCK RETAINING WALL
- ROCK RETAINING WALL
- STACKED BLOCK WALL
- STONE WALKWAY AND/OR WALL
- EDGE OF FOLIAGE
-

ABBREVIATIONS:

- AC ASPHALT CONCRETE
- CS CRAWL SPACE
- CMP CORRUGATED METAL PIPE
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SAN ANTONIO AVENUE
(A 50 FOOT WIDE CITY STREET)



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TOPOGRAPHIC SITE SURVEY

OF
LOTS 18 & 20, BLOCK "X"

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SCALE: 1"=10'

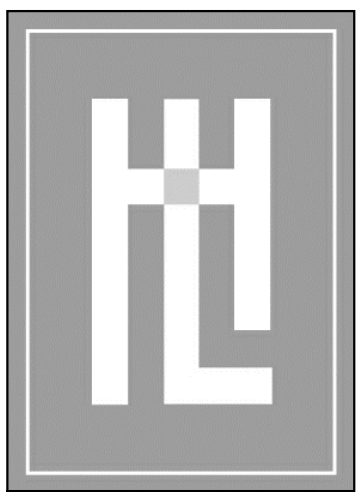
PROJECT No. 3041

SEPTEMBER 2022

CITY OF CARMEL

COUNTY OF MONTEREY

STATE OF CALIFORNIA



HOLDREN+LIETZKE
ARCHITECTURE

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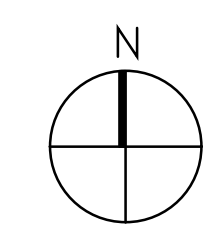
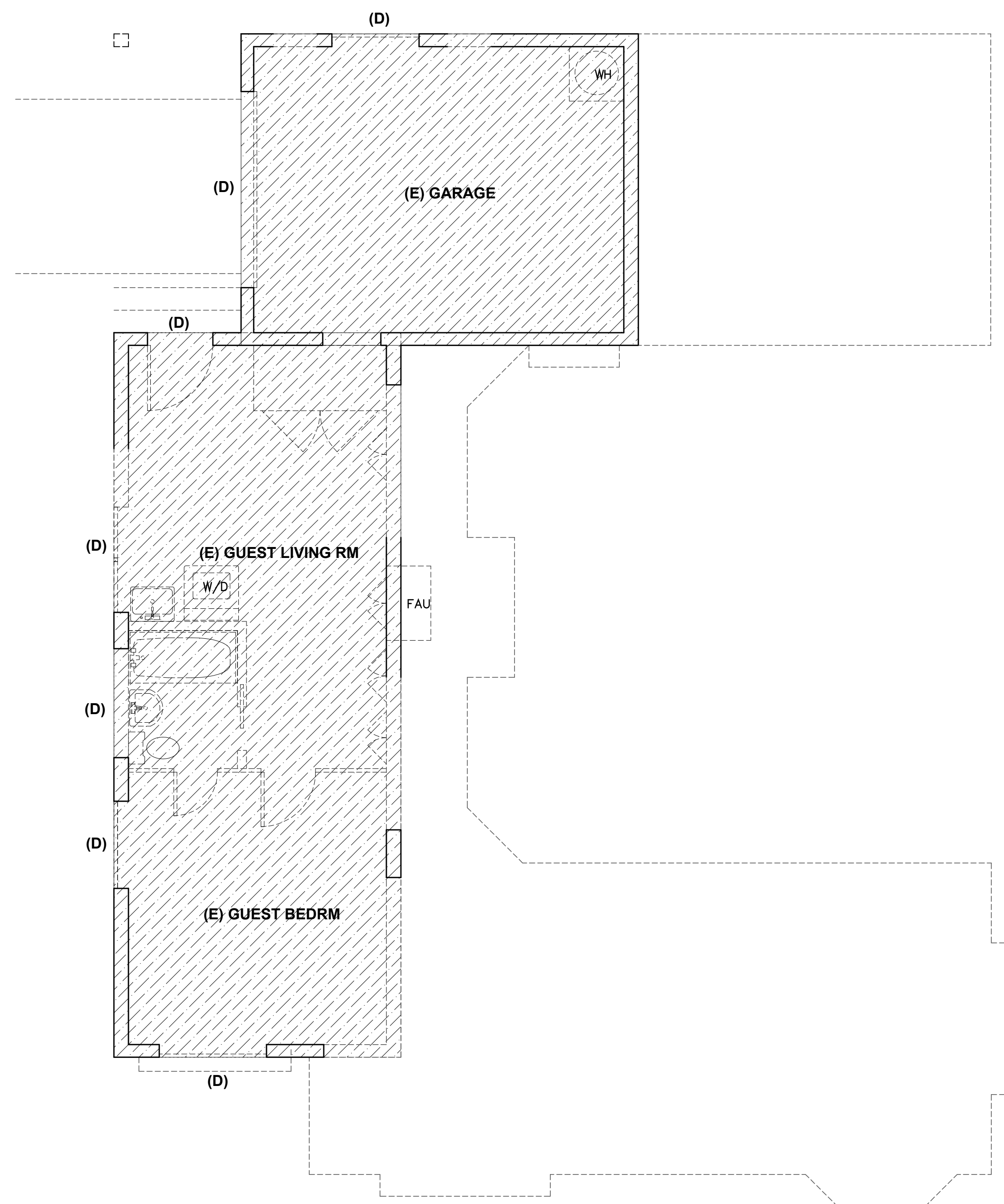
DATE: MAY 16, 2023

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

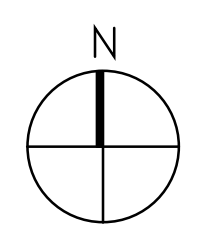
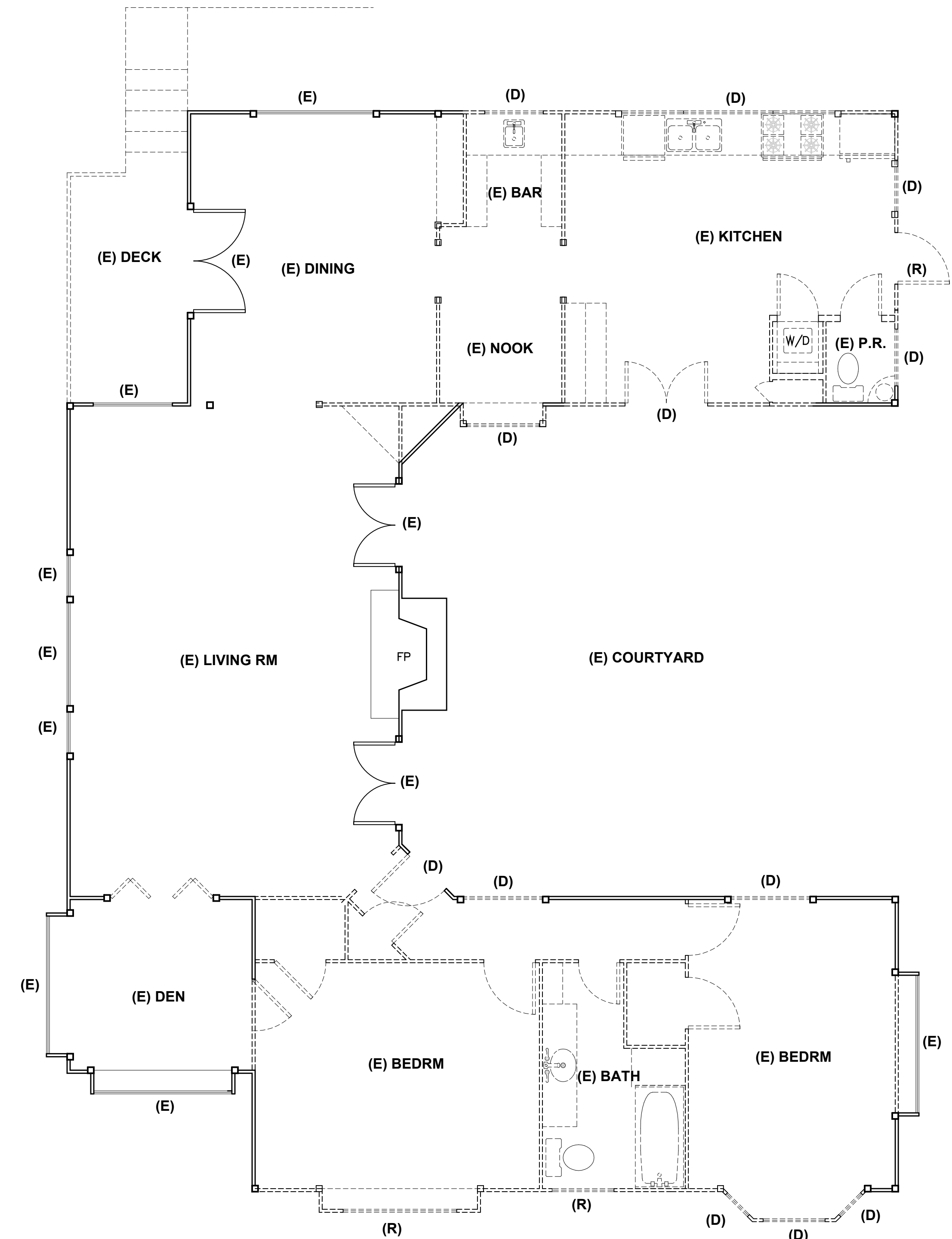
DRAWN: JM

JOB NUMBER:

REVISION



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



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

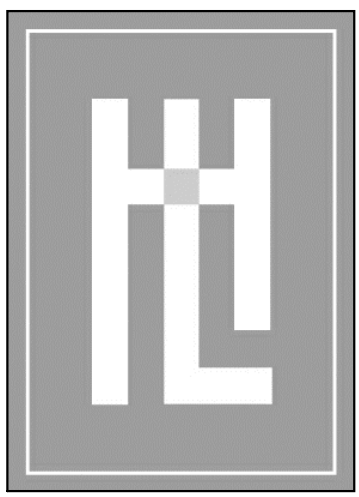
WALL LEGEND:

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

EXISTING / DEMOLITION PLAN

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

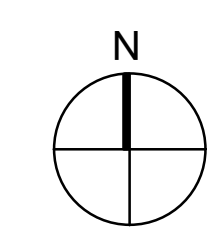
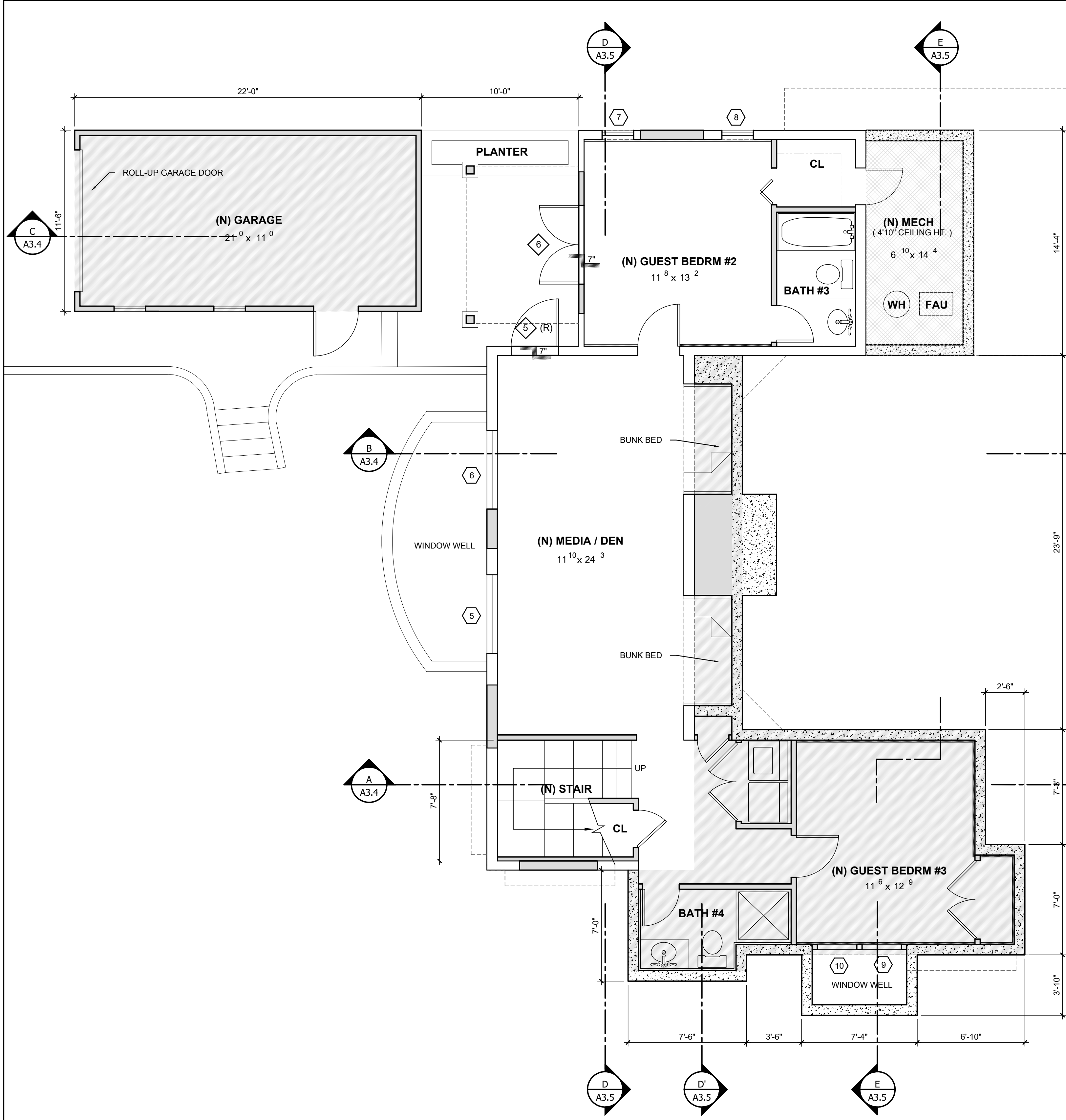
A2.0



HOLDREN+LIETZKE
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Fax: 831.649.6003
www.hl-arc.com

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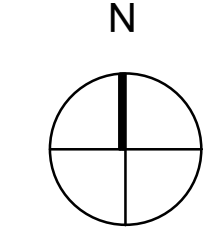
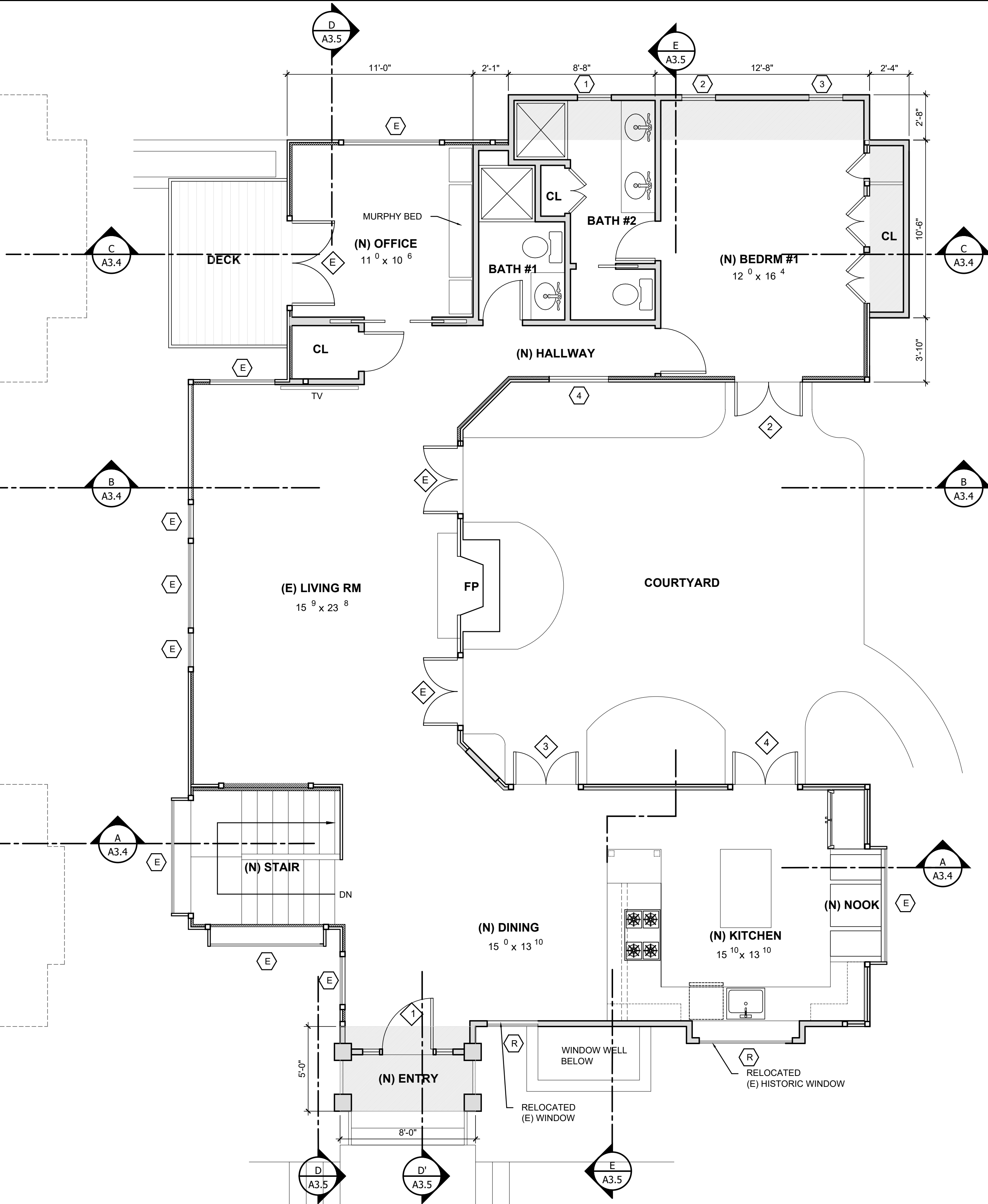


PROPOSED LOWER FLOOR / GARAGE PLAN

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

FLOOR AREA:

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



PROPOSED MAIN FLOOR PLAN

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

FLOOR AREA:

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

LEGEND:

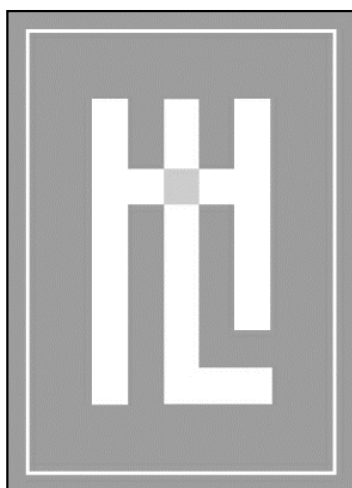
- (E) WALL TO REMAIN
- (N) INTERIOR STUD WALL
- (N) AREA OF ADDITION

NOTE:
SEE DEMOLITION PLAN
FOR WALLS TO BE REMOVED

PROPOSED FLOOR PLAN

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

A2.2



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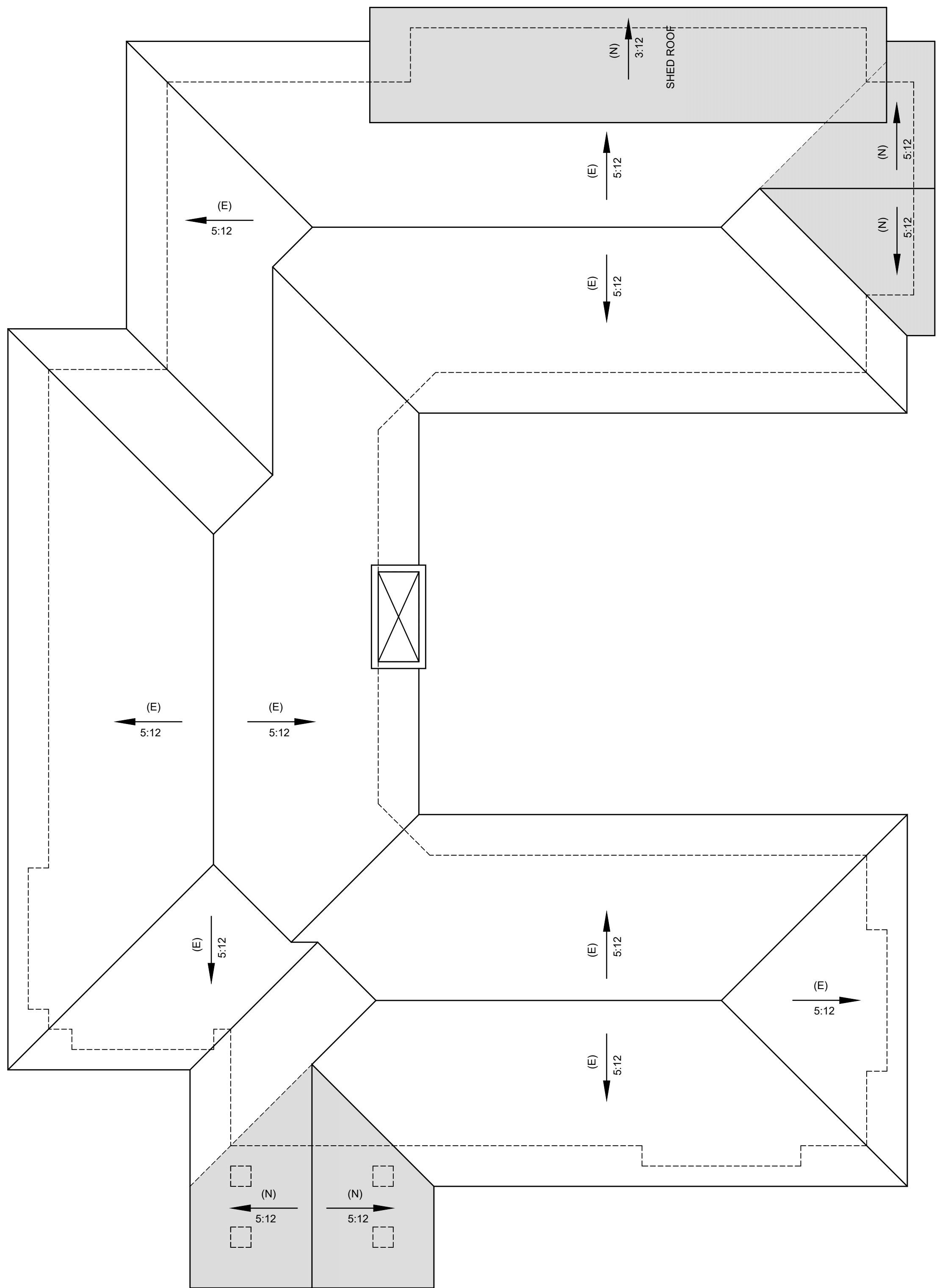
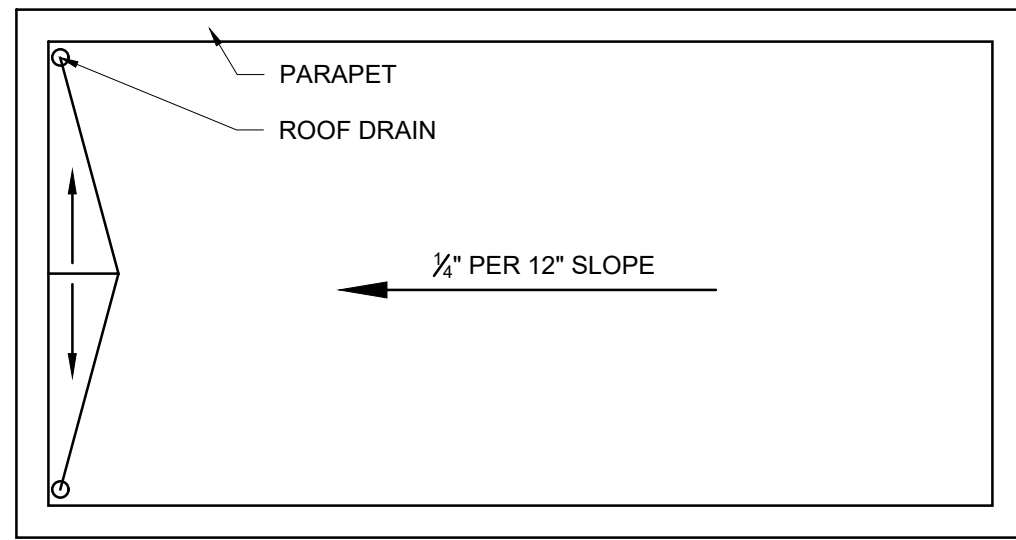
DATE: MAY 16, 2023

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

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JOB NUMBER:

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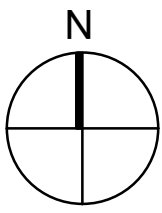
WINDOW SCHEDULE

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

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

EXTERIOR DOOR SCHEDULE

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



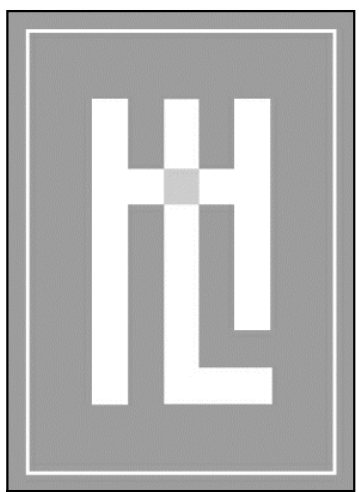
PROPOSED ROOF PLAN

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

PROPOSED ROOF PLAN / WINDOW , DOOR SCHEDULE

RAMOS RESIDENCE
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A2.3



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DATE: MAY 16, 2023

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

DRAWN: JM

JOB NUMBER:

REVISION

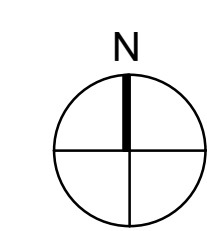
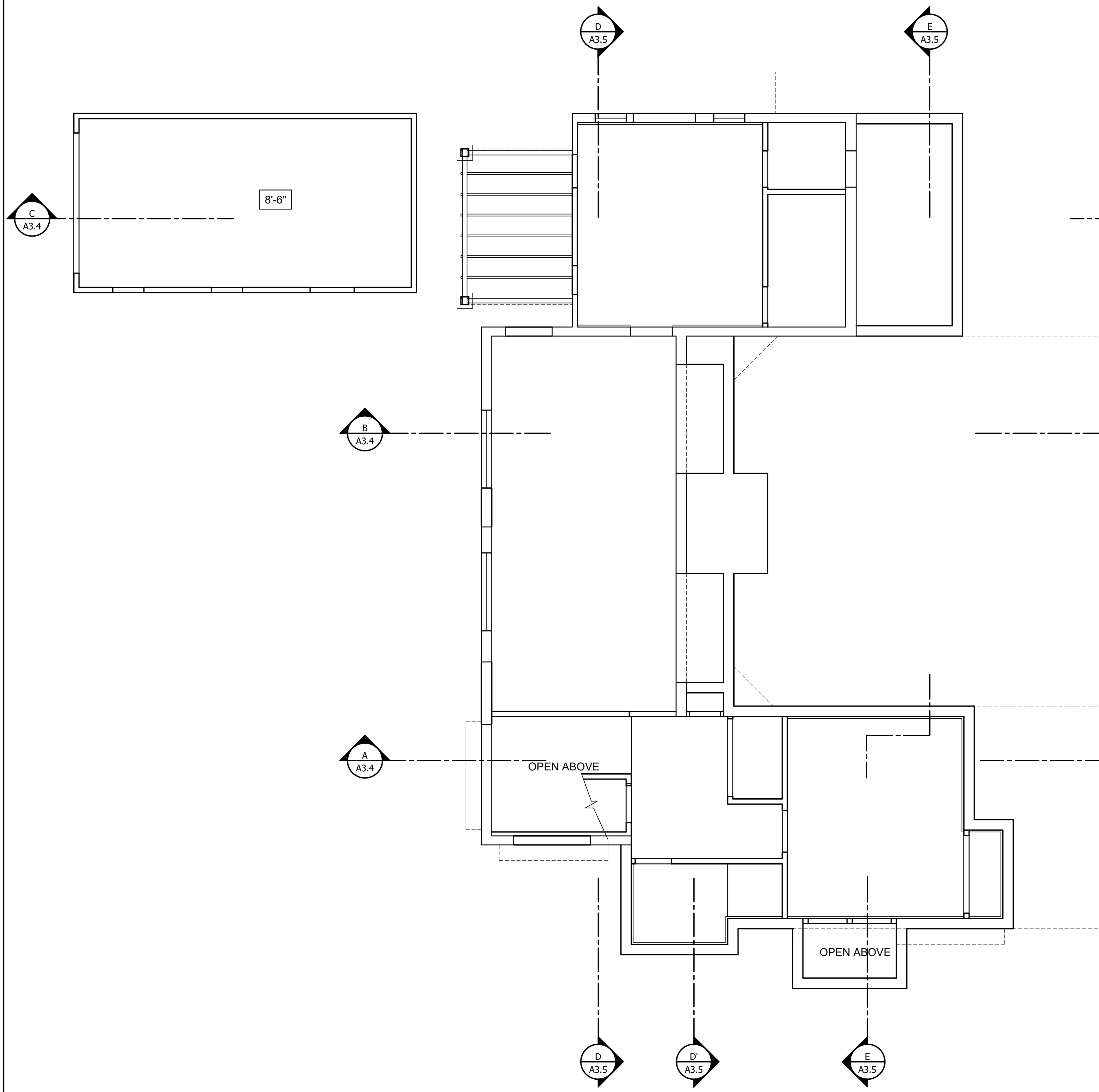
PROPOSED REFLECTED CEILING PLAN

RAMOS RESIDENCE

NE CORNER OF 12th STREET and SAN ANTONIO
CARMEL, CA 93923

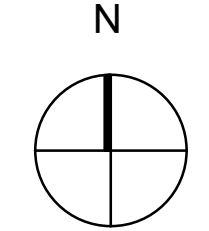
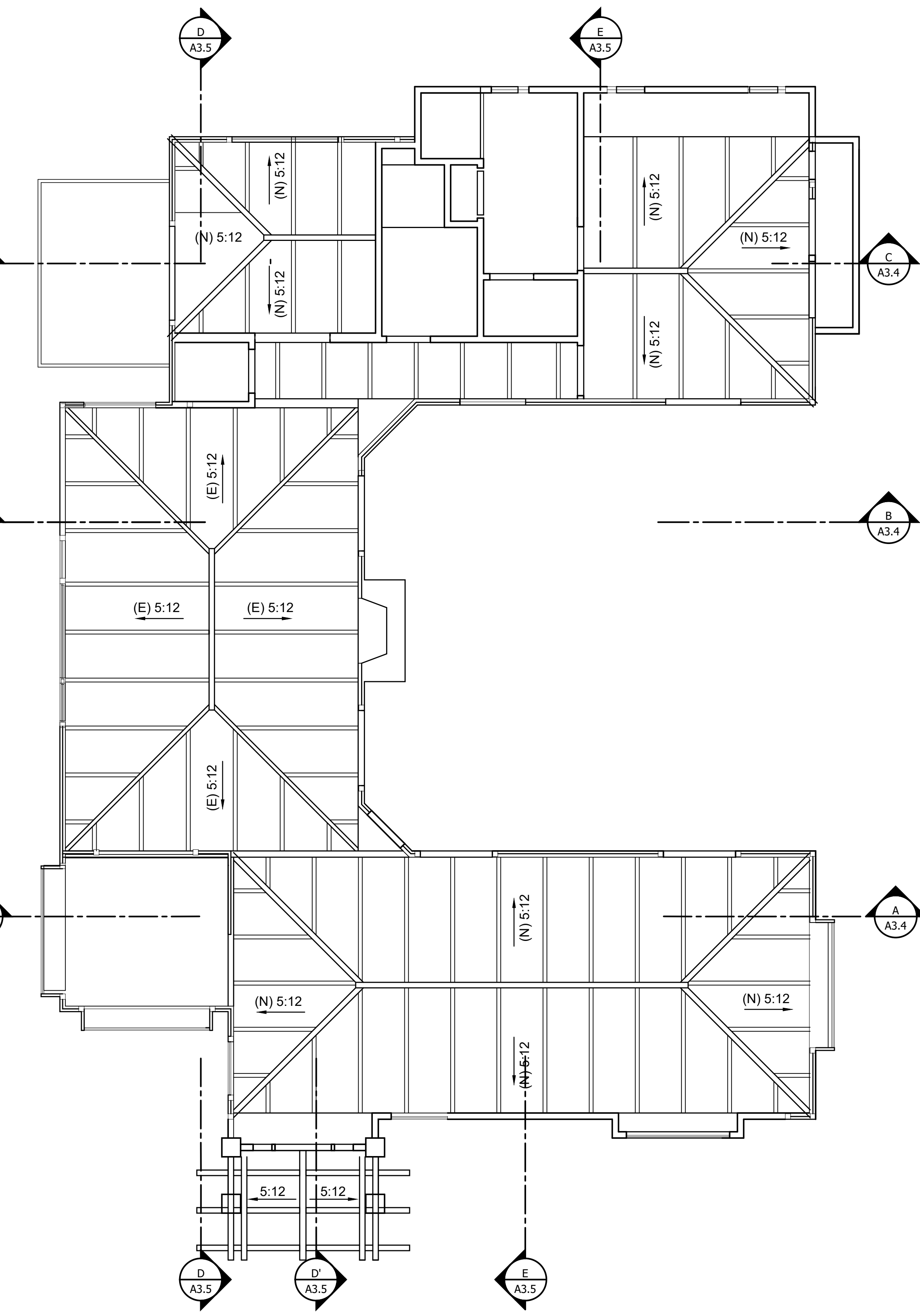
A.P.N. 010-279-008

A2.4



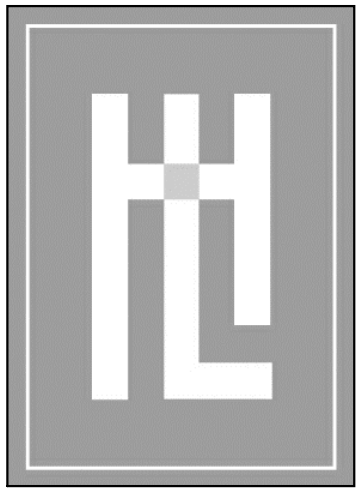
LOWER FLOOR / GARAGE REFLECTED CEILING PLAN

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



MAIN FLOOR REFLECTED CEILING PLAN

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



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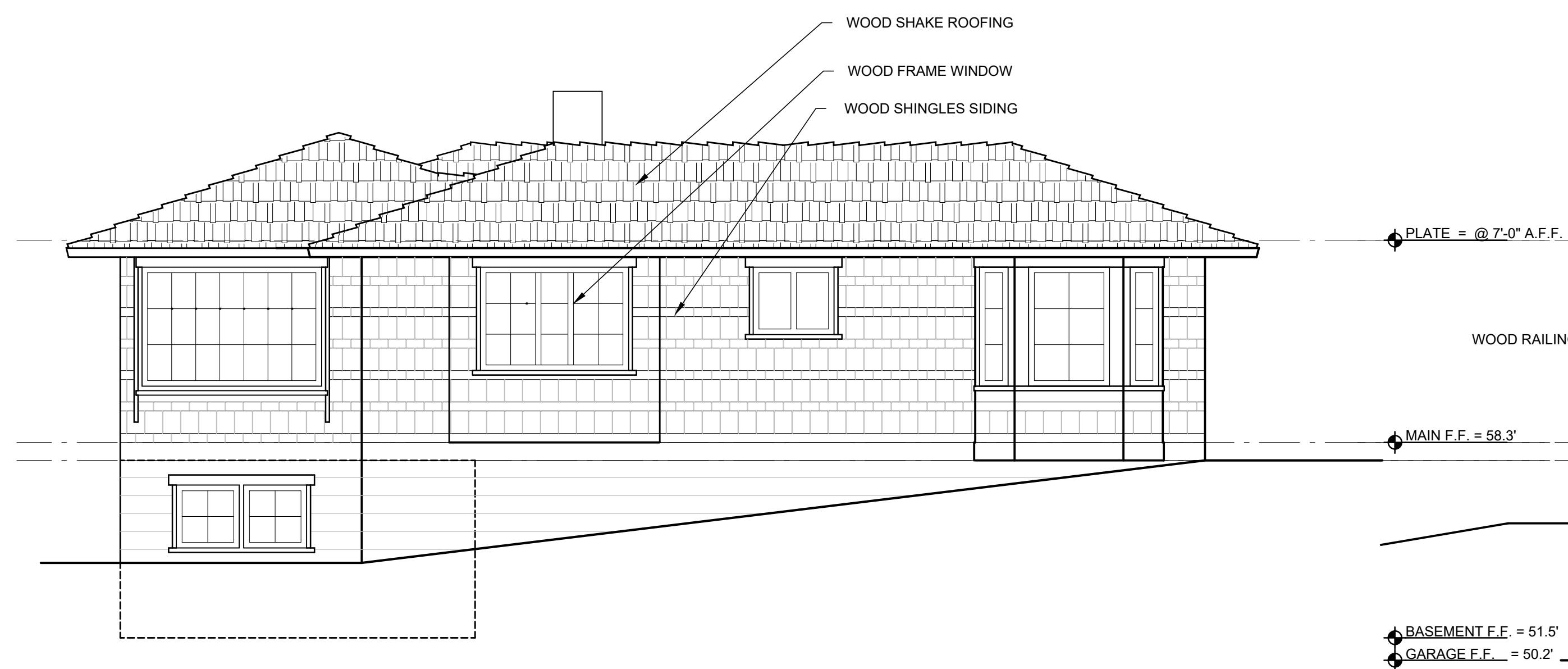
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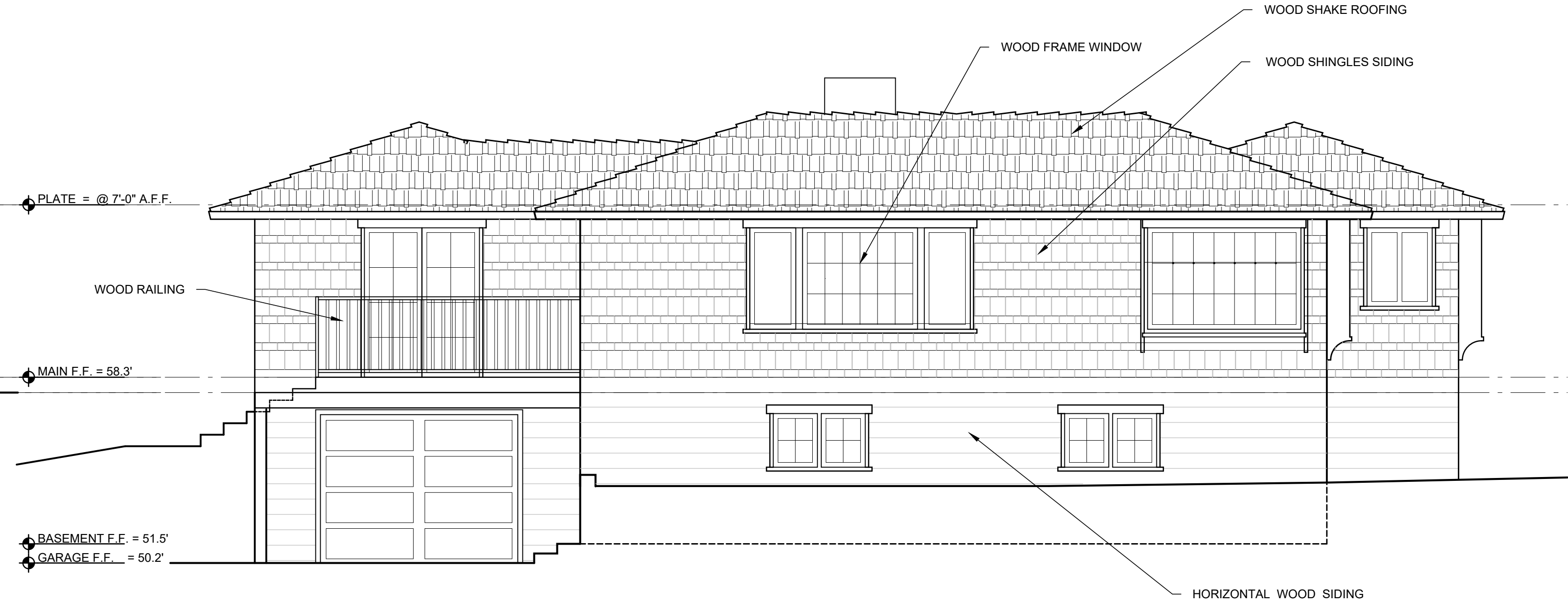
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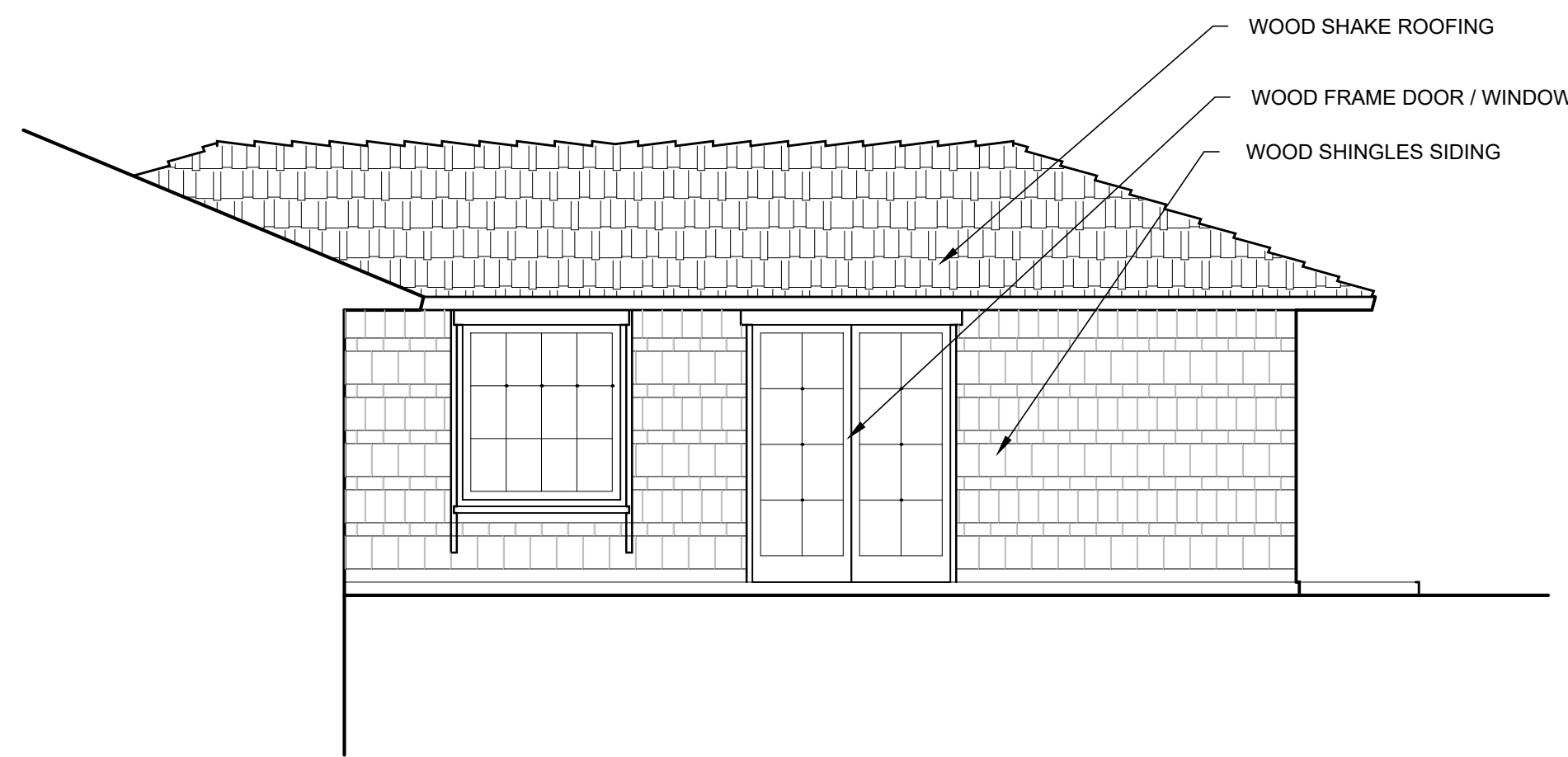
REVISION



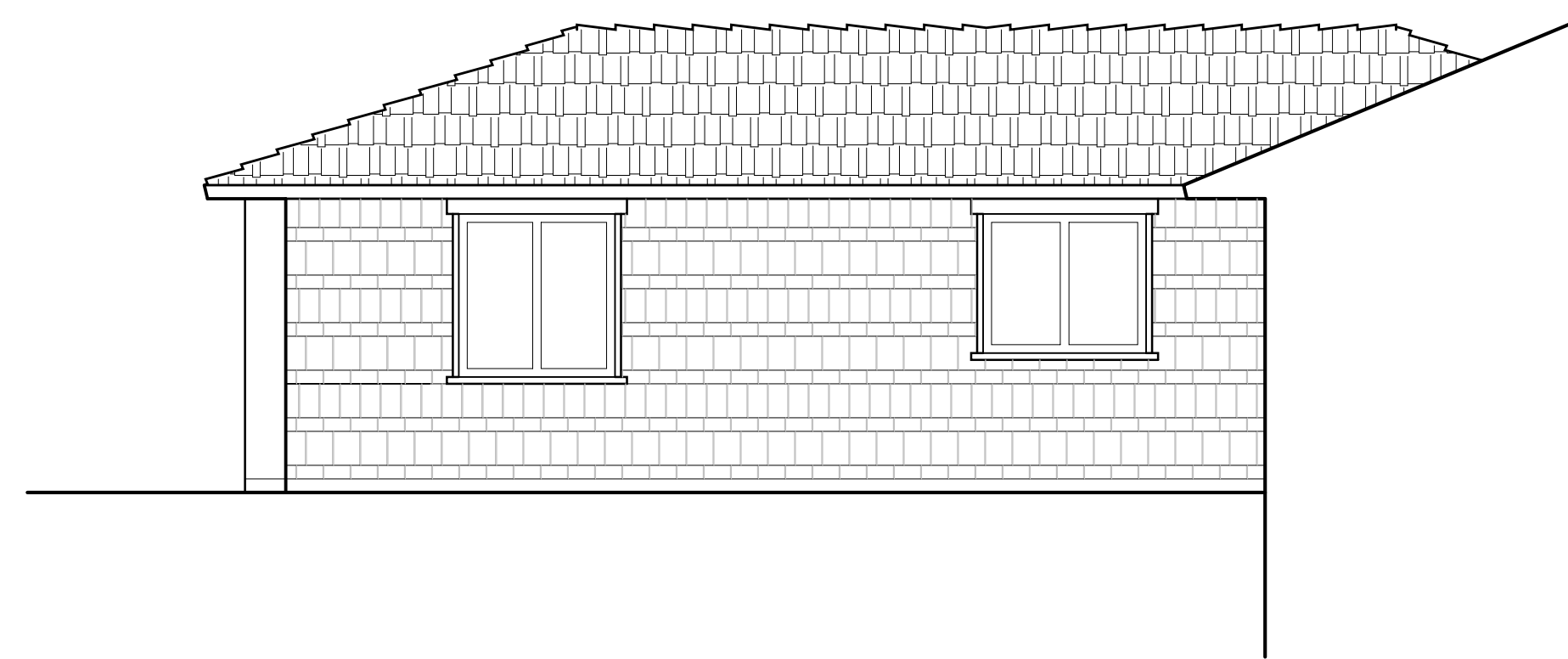
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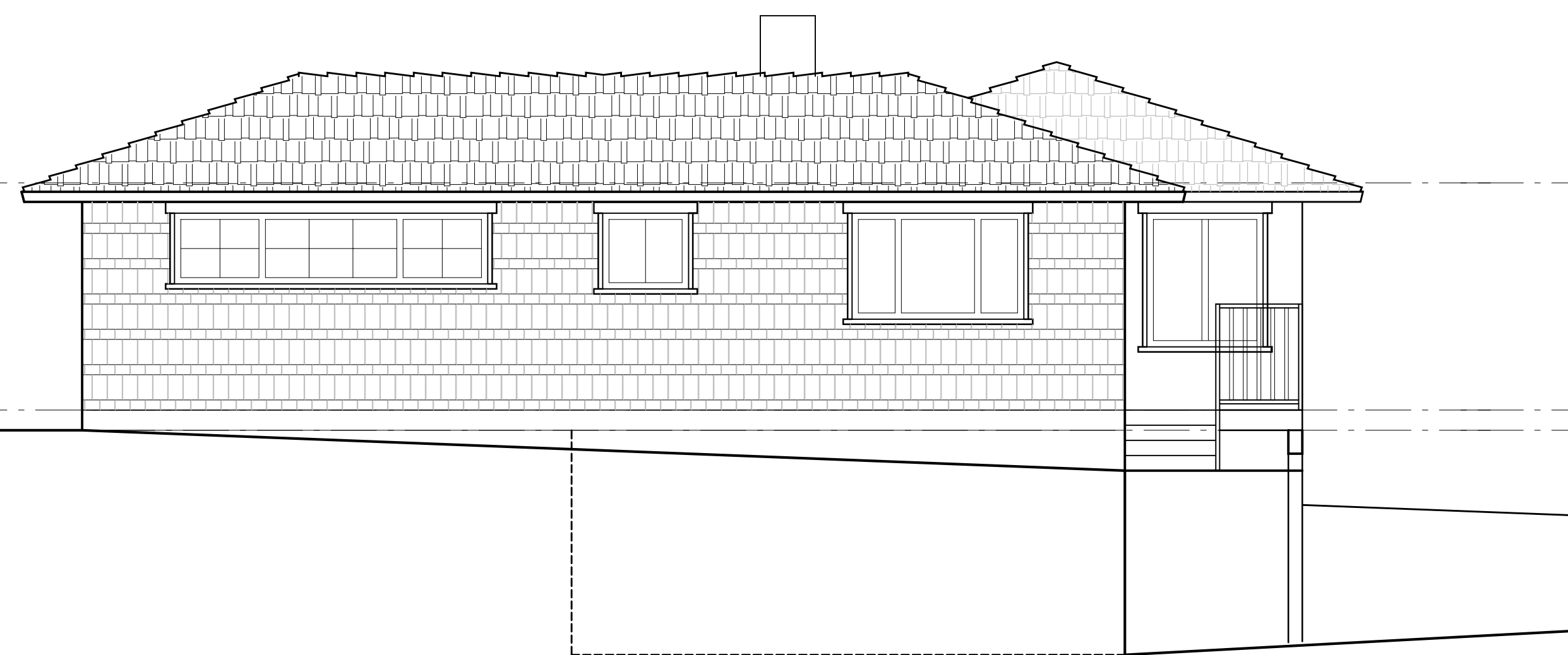
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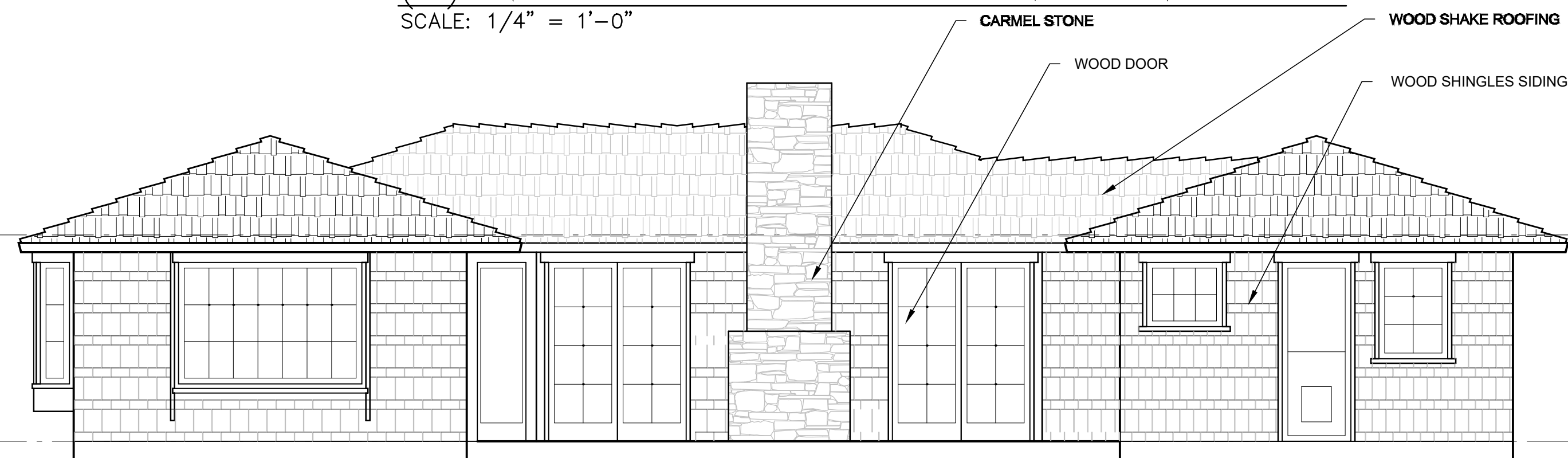
(E) SOUTH COURTYARD ELEVATION
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(E) NORTH COURTYARD ELEVATION
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(E) NORTH ELEVATION
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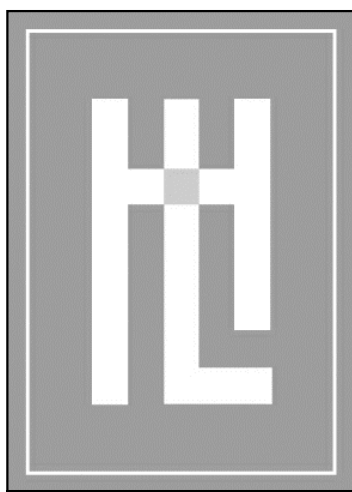


(E) EAST ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING ELEVATION

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

A3.0



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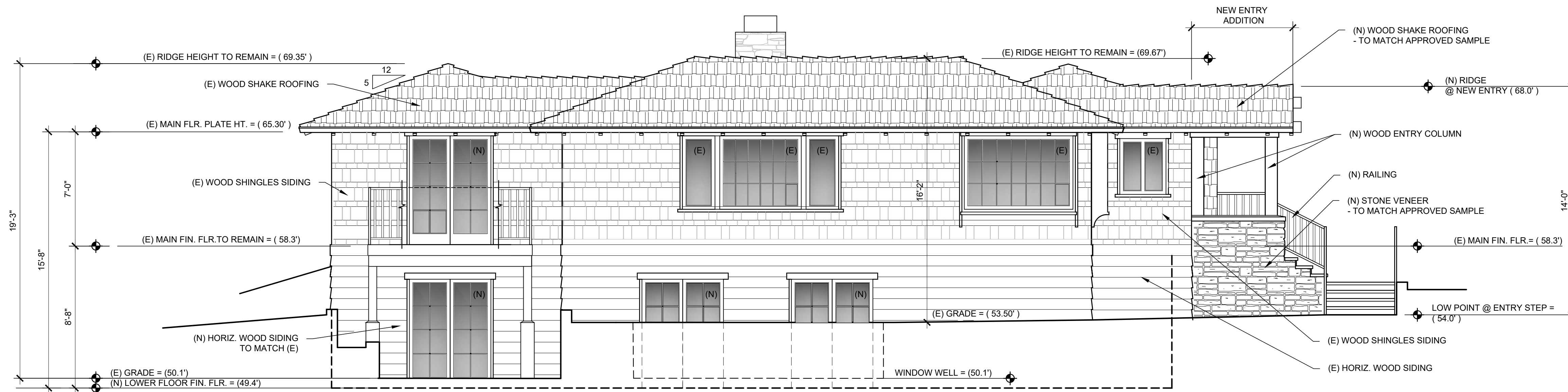
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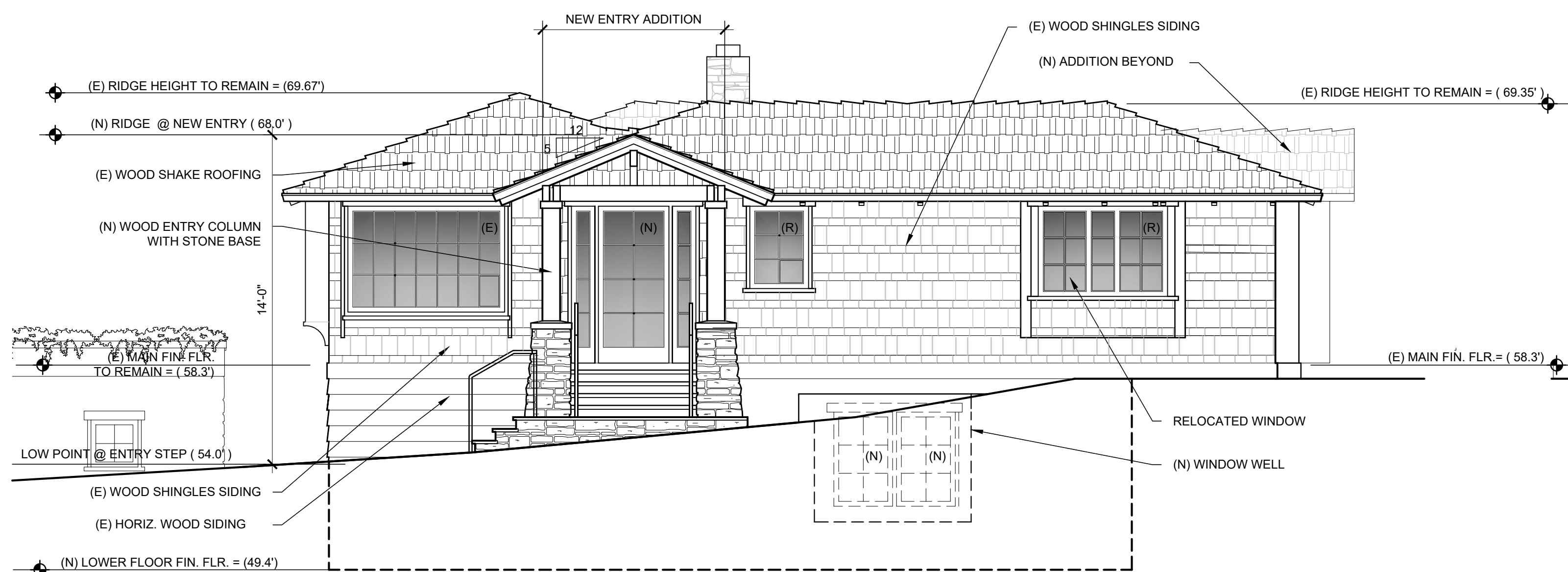
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REVISION



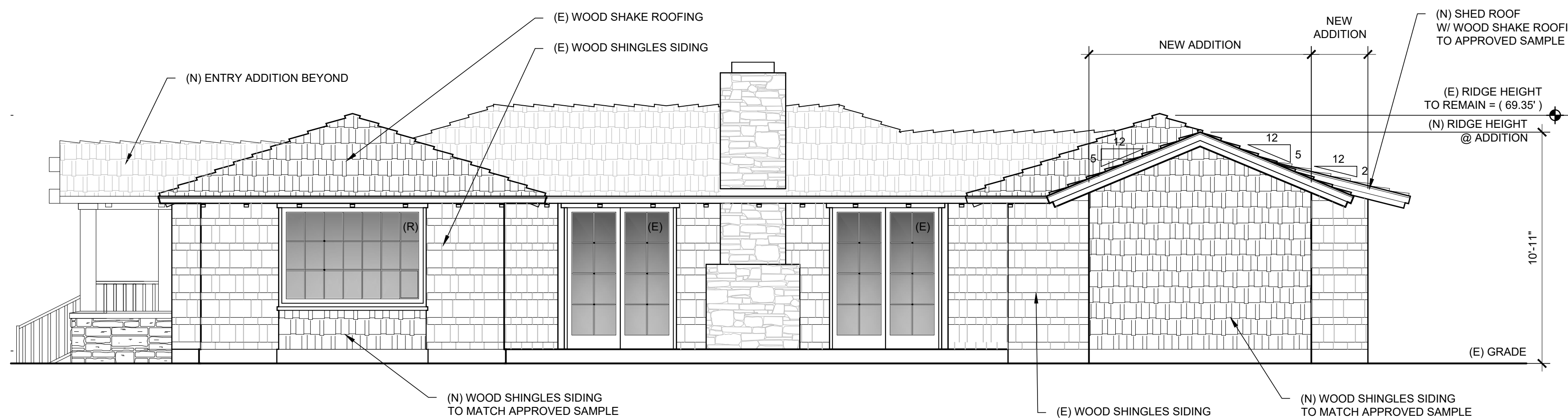
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SOUTH ELEVATION

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



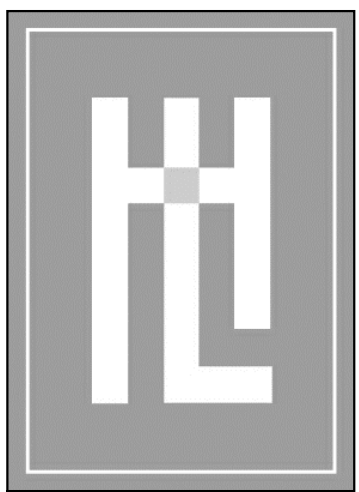
EAST ELEVATION

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PROPOSED ELEVATION

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

A3.1



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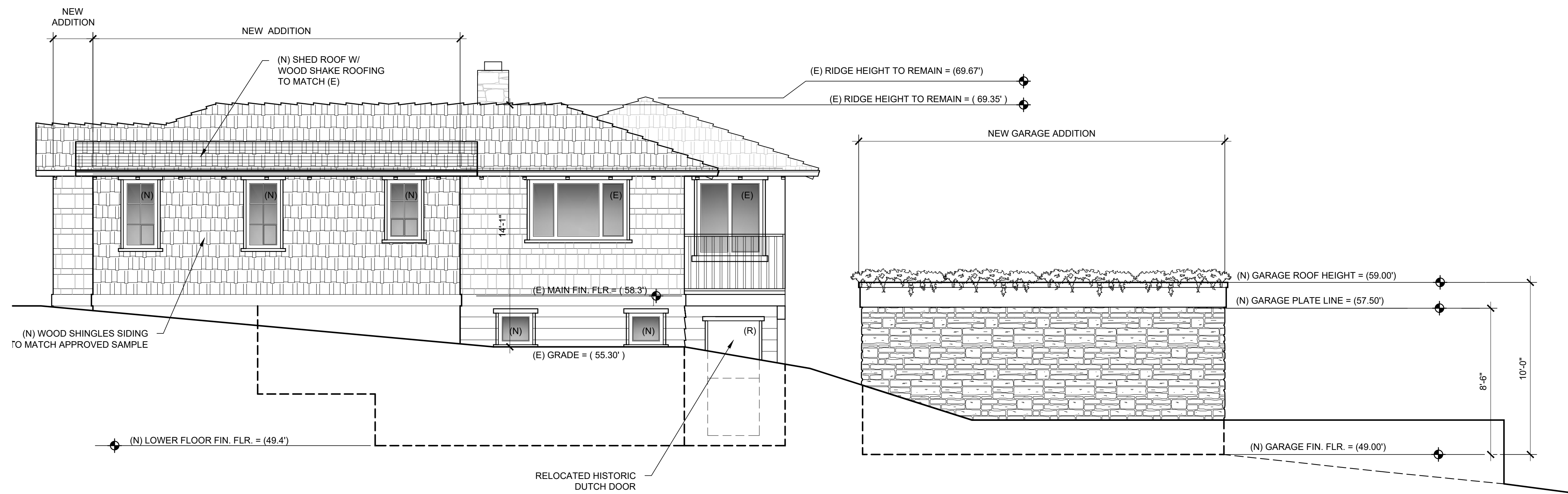
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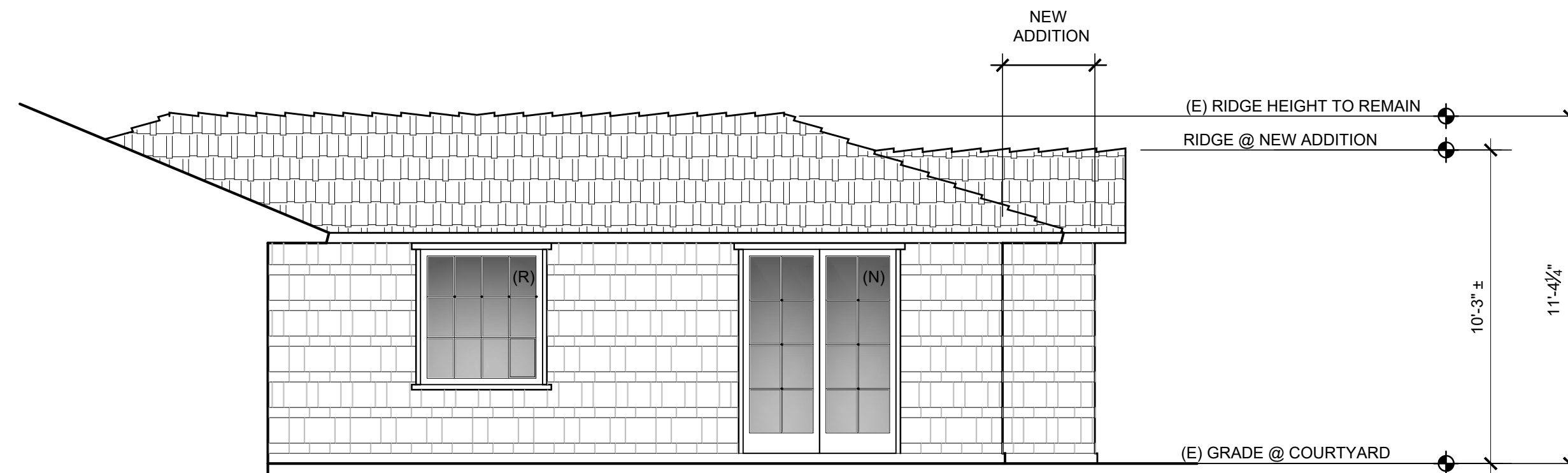
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REVISION



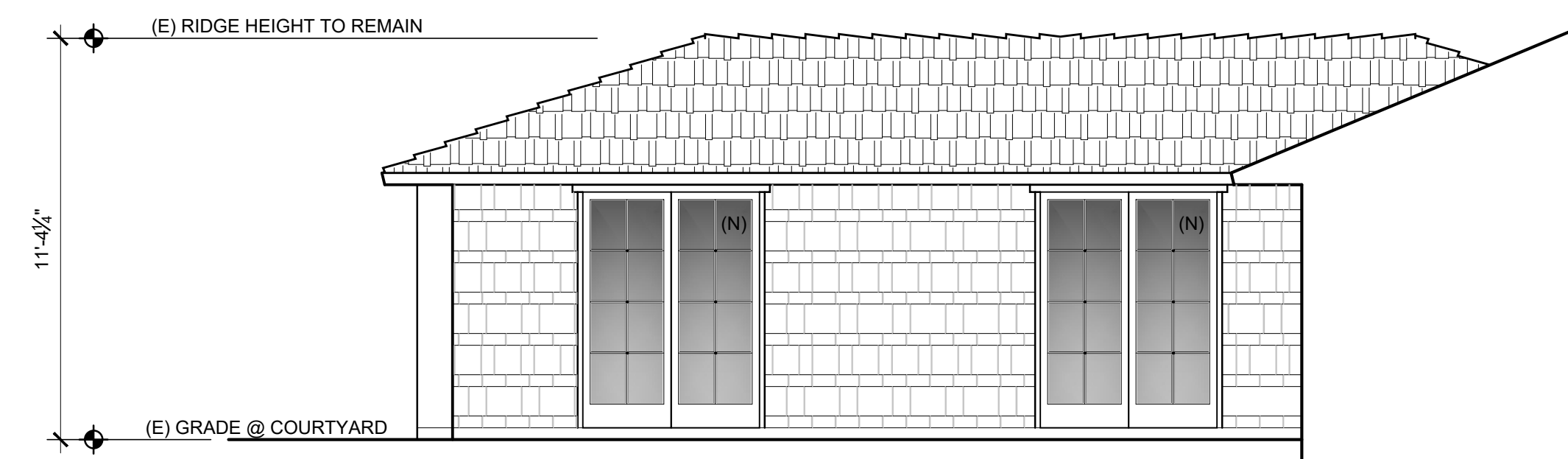
NORTH ELEVATION

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COURTYARD NORTH ELEVATION

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



COURTYARD SOUTH ELEVATION

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



STONE

EXISTING CARMEL STONE
AT RETAINING WALL DRIVEWAY



WOOD DOORS

MATCH EXISTING
WITH TRUE-DIVIDED LIGHTS



WOOD WINDOWS

MATCH EXISTING
WITH TRUE-DIVIDED LIGHTS



WOOD WINDOWS

MATCH EXISTING



HORIZONTAL WOOD SIDING

EXISTING



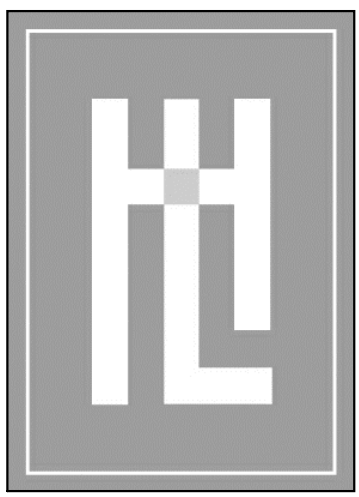
WOOD SHINGLES SIDING

EXISTING

PROPOSED ELEVATION

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

A3.2



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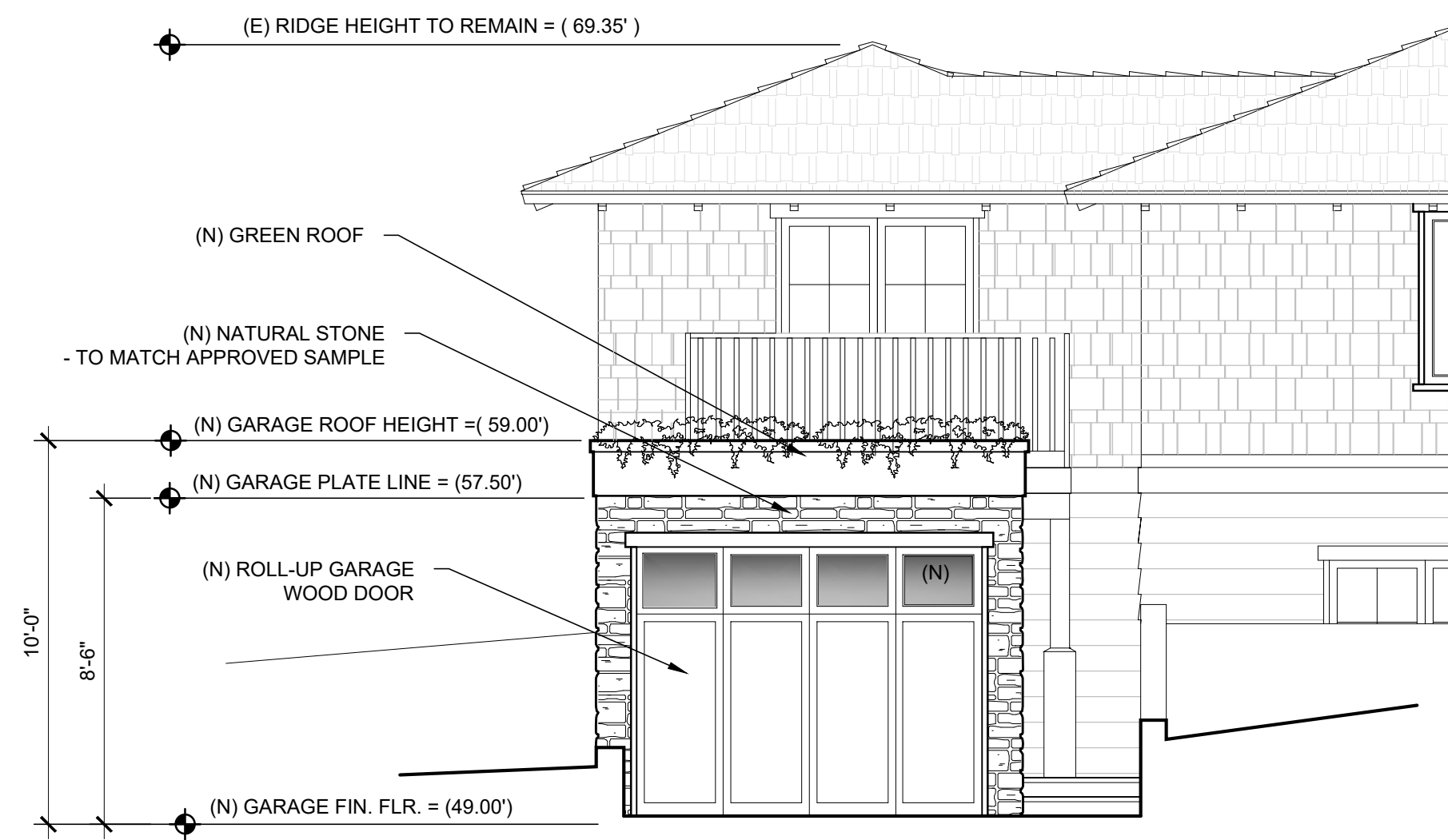
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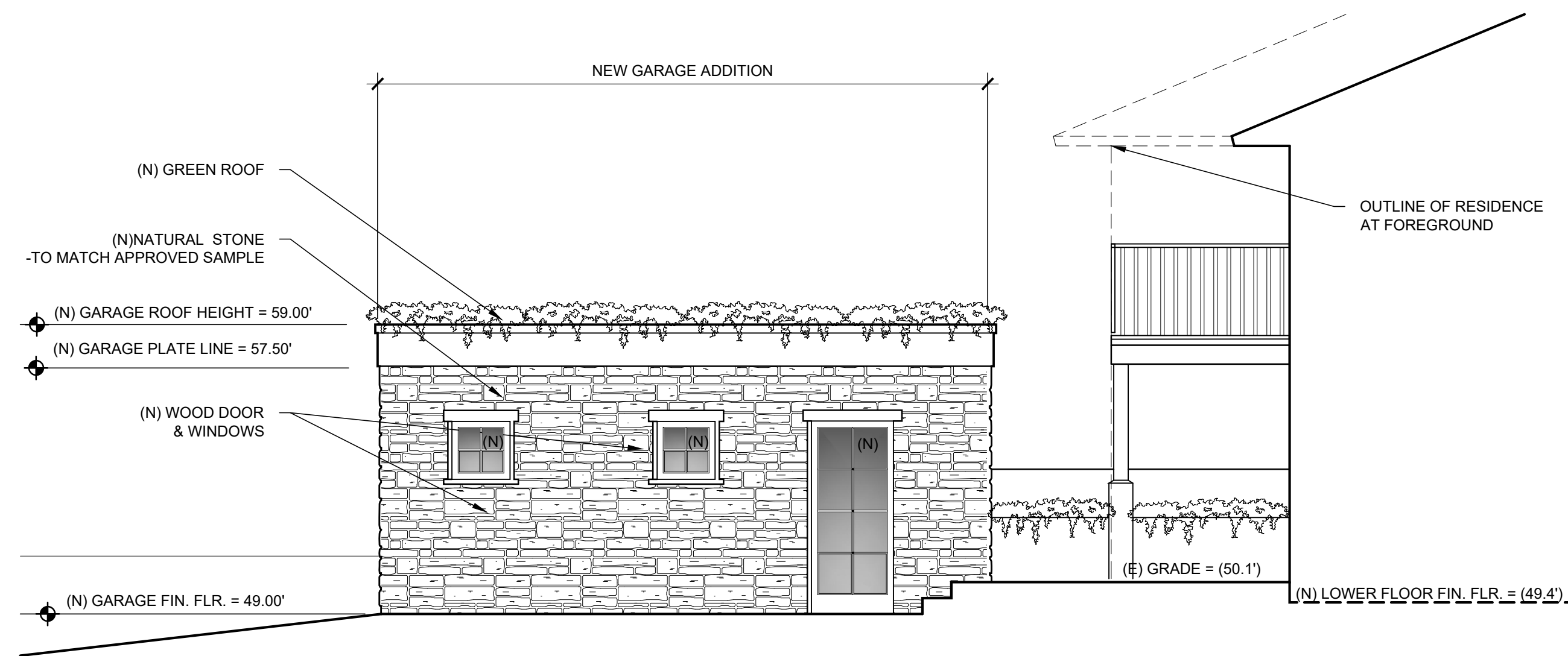
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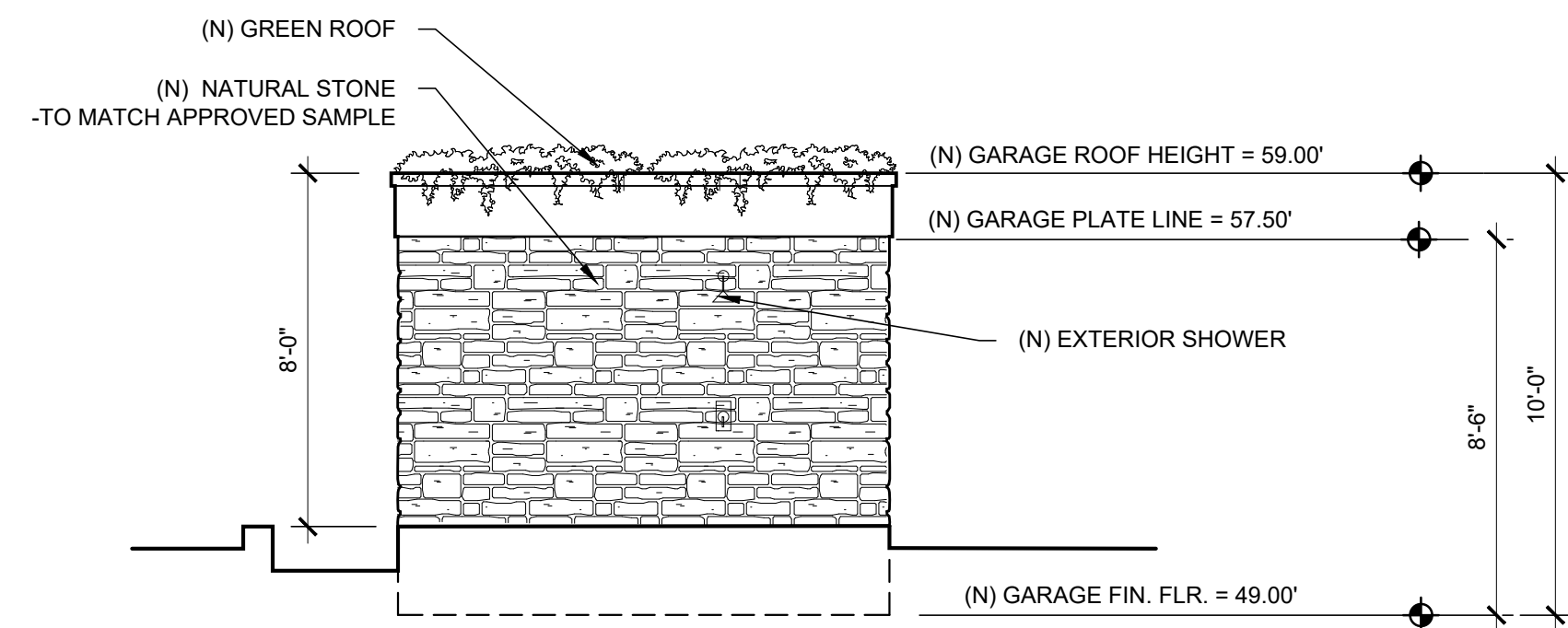
REVISION



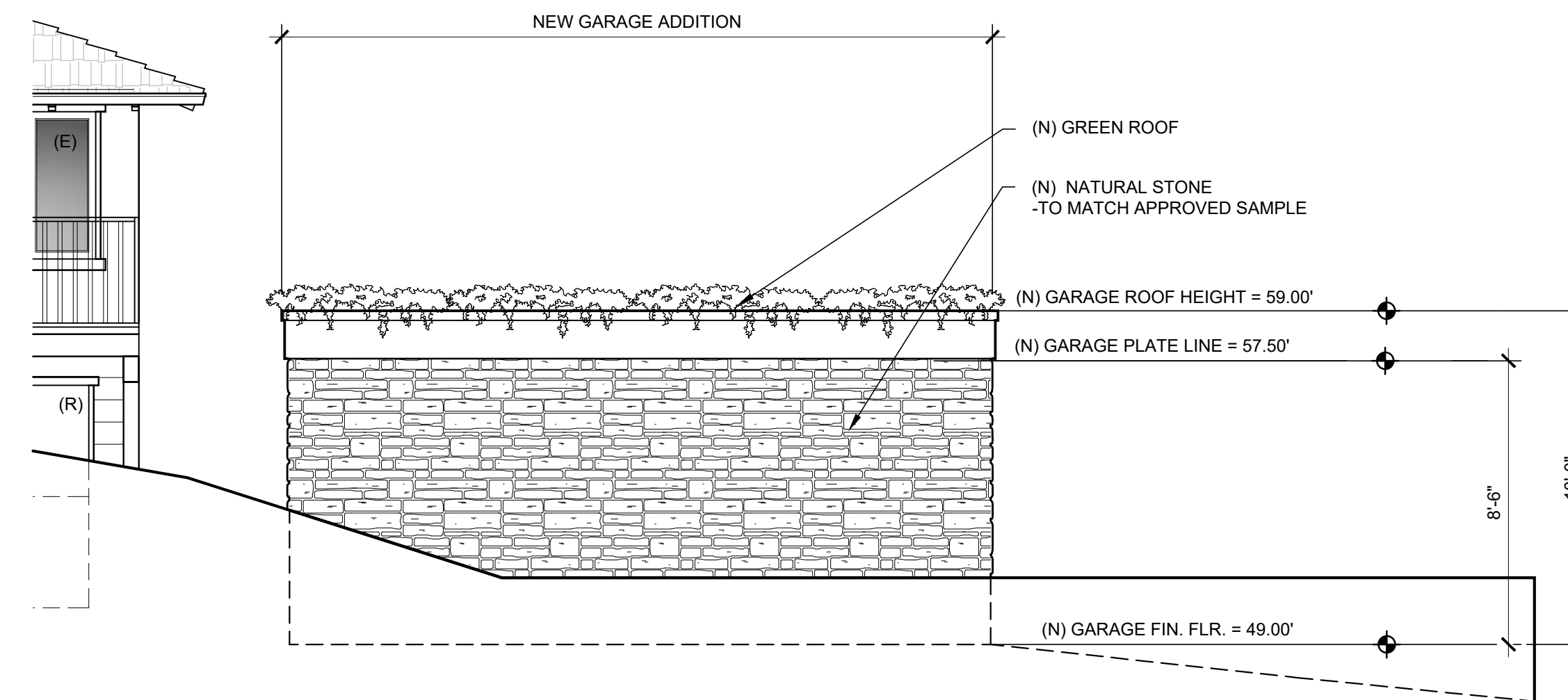
PARTIAL WEST ELEVATION (@ GARAGE)
SCALE: 1/4" = 1'-0"



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



PARTIAL EAST ELEVATION (@ GARAGE)
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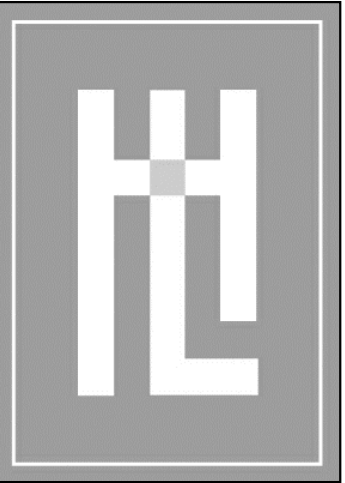


PARTIAL NORTH ELEVATION (@ GARAGE)
SCALE: 1/4" = 1'-0"

PROPOSED GARAGE ELEVATIONS

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

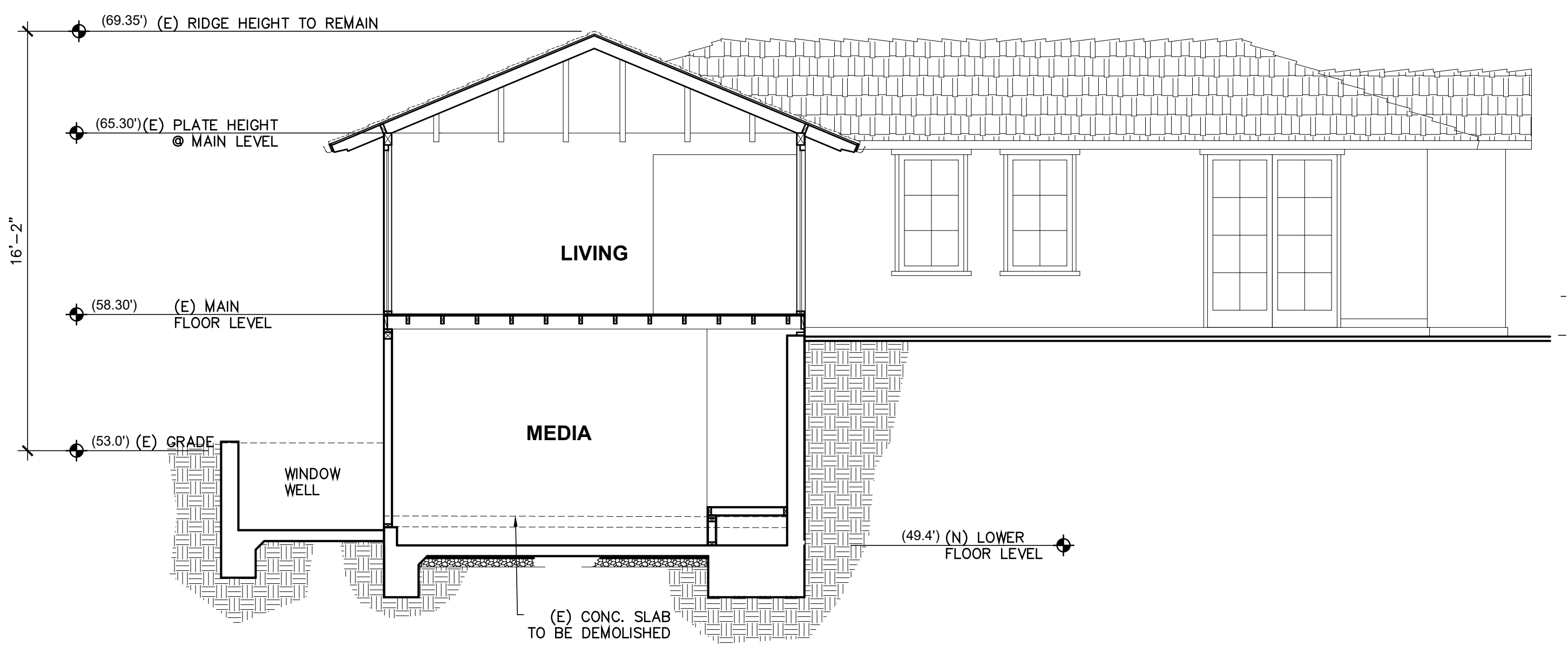
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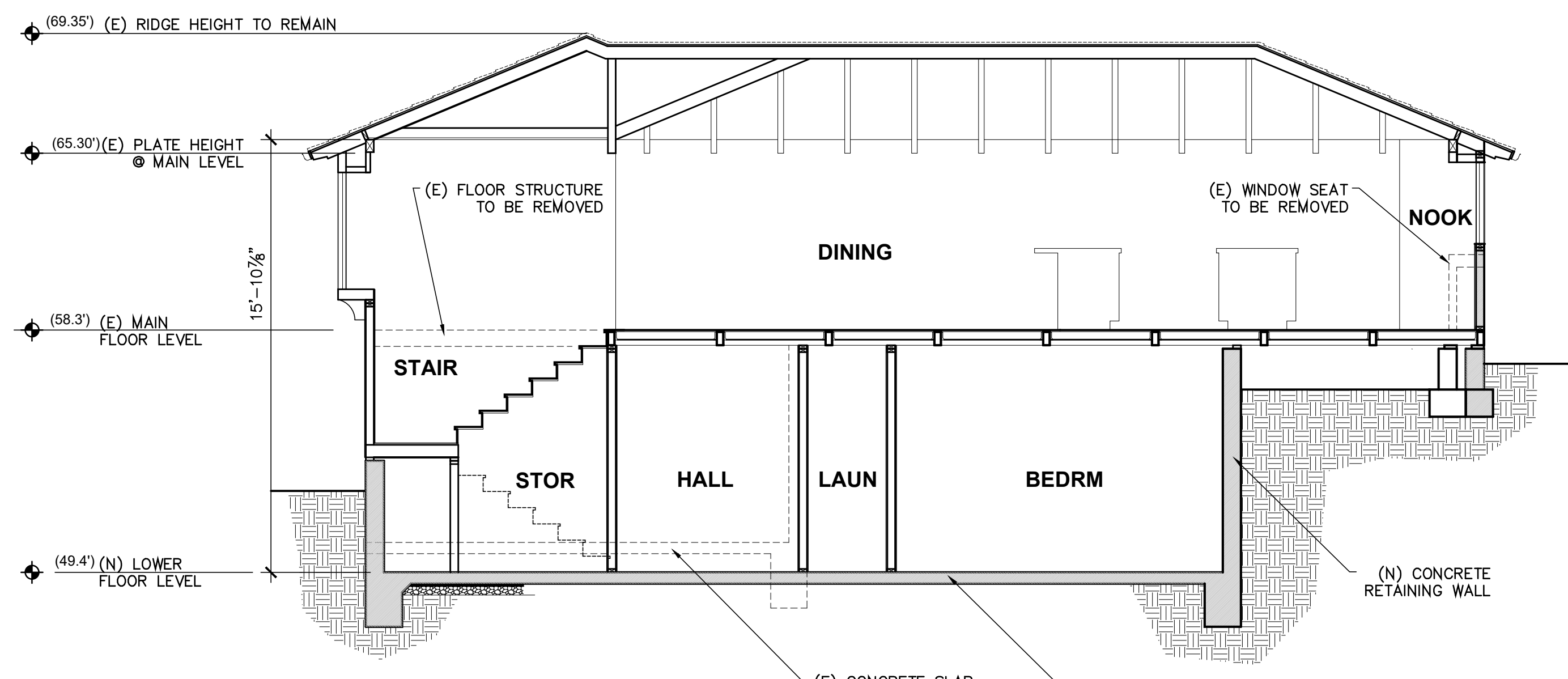
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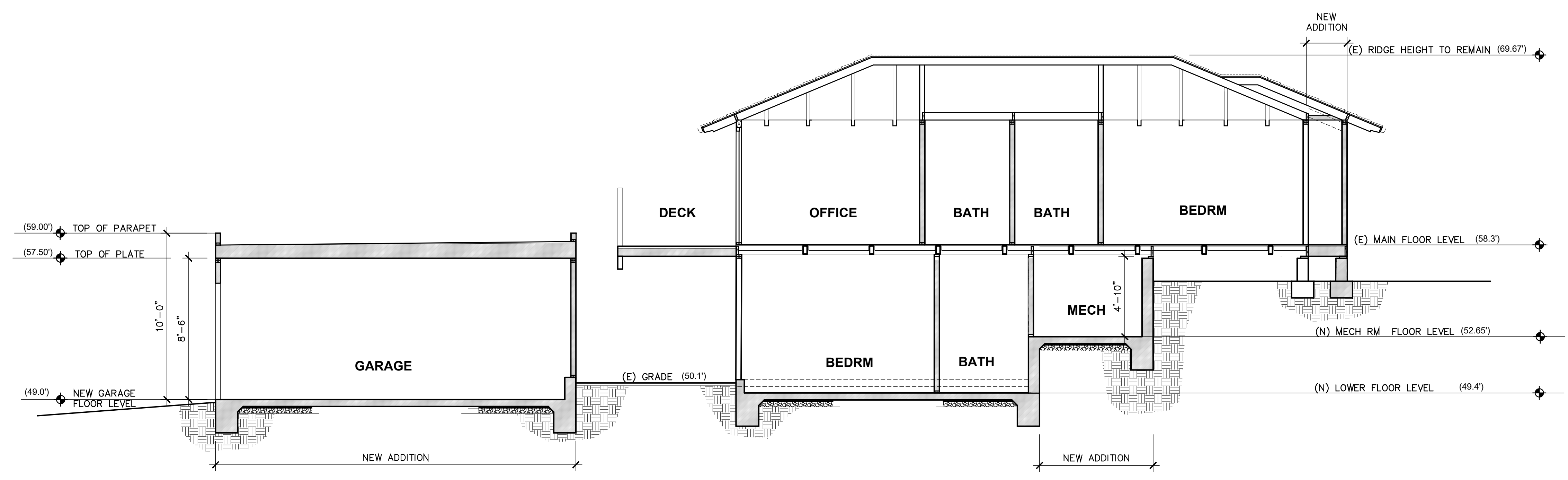
DATE: MAY 16, 2023
SCALE: 1/4"=1'-0"
DRAWN: JM
JOB NUMBER:
REVISION



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



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

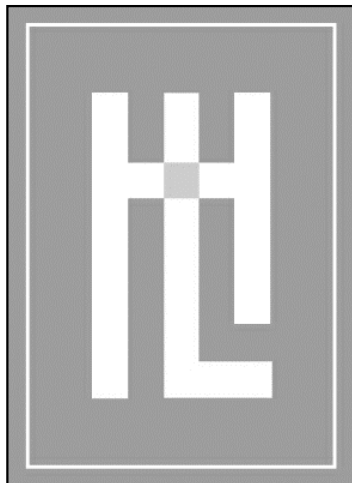


SECTION C-C
SCALE: 1/4" = 1'-0"

BUILDING SECTIONS

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

A3.4



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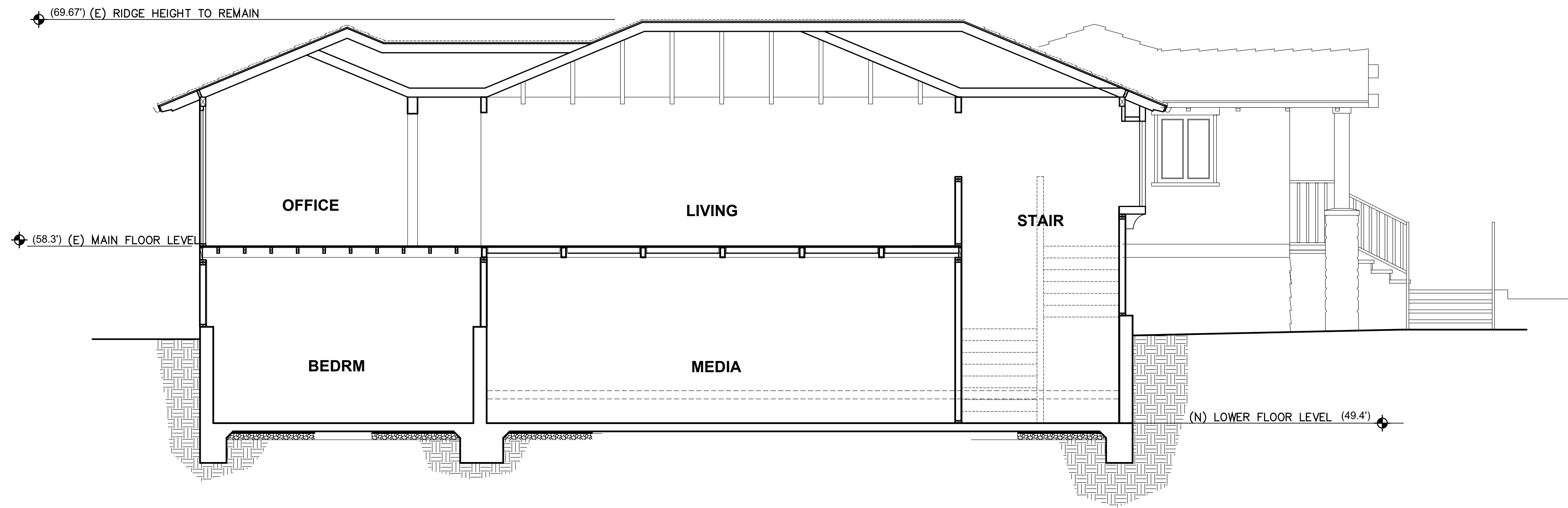
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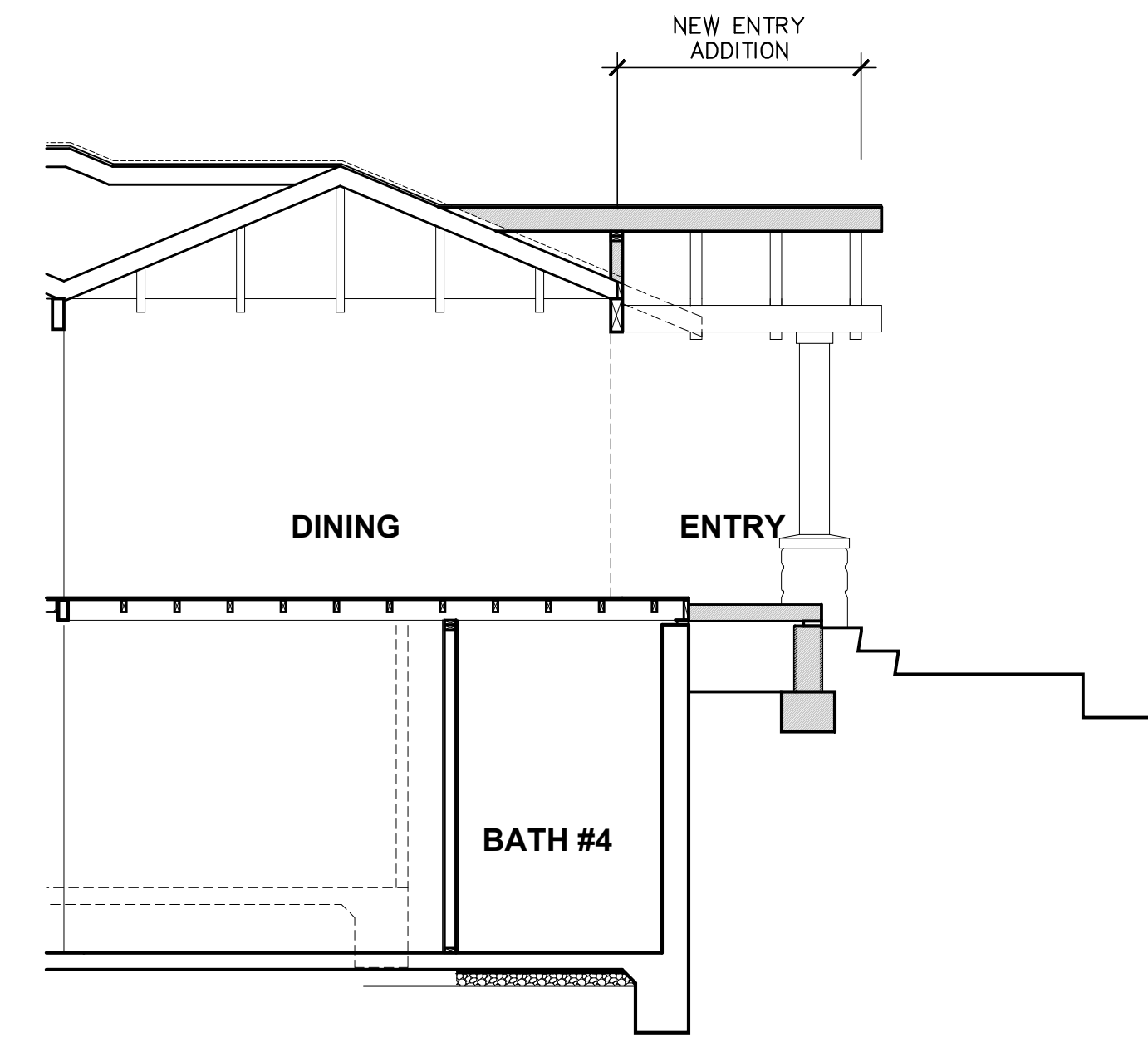
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REVISION



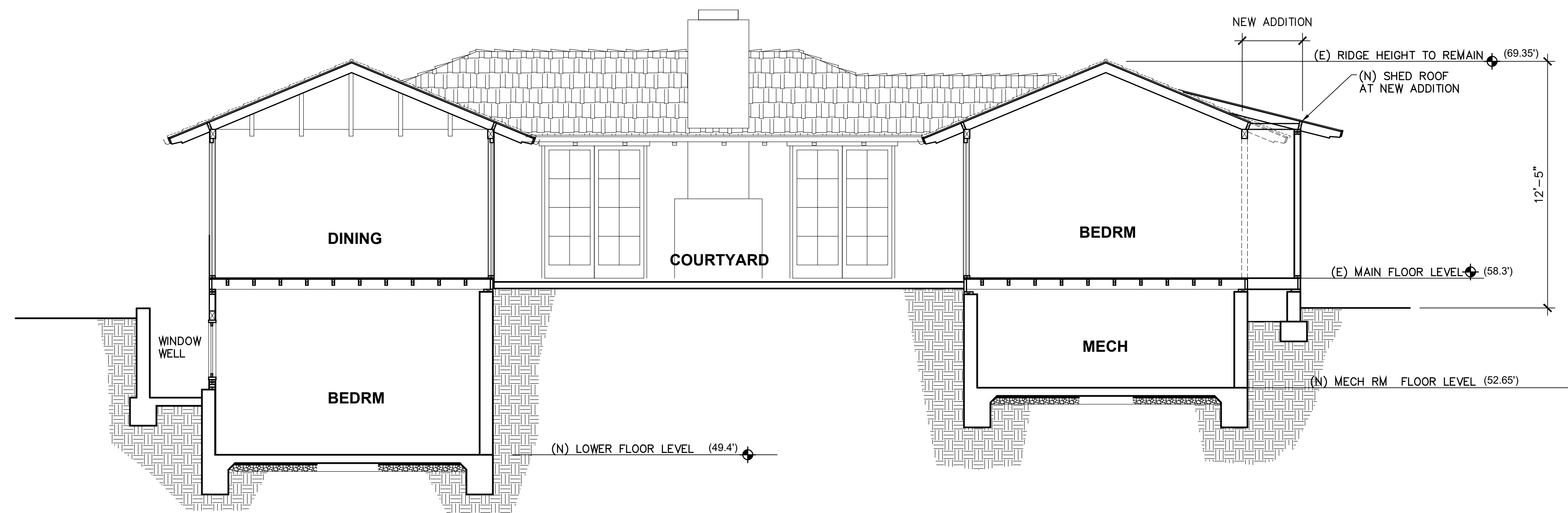
SECTION D-D

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



SECTION D'

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



SECTION E-E

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

BUILDING SECTION

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

A3.5

May 5, 2023

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

Executive Summary

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

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

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

Character-Defining Features

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

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

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

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



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

Proposed Project Description

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

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

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

Hardscape

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

West (Front) Elevation

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

South Elevation

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

North Elevation

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

East (Rear) Elevation

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

Courtyard Interior

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



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

The Secretary of the Interior's Standards for Rehabilitation

Compliance Evaluation

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

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

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

Standard One

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

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

Standard Two

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

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

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



Figure 3: Arrow indicates location of new entrance.

Standard Three

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

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

Standard Four

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

Changes were made to the property in 1950, 1960, 1989, 1994, 2002, and 2018, however none of the changes have acquired historical significance in their own right. This Standard is not applicable.

Standard Five

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

The distinctive materials, such as the staggered wood shingles, and examples of craftsmanship, such as the notched rafters and extended lintels and sills, will be preserved. The proposed work is consistent with Standard Five.

Standard Six

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

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

Standard Seven

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

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

Standard Eight

Archeological resources will be protected and preserved in place.

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

Standard Nine

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

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

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

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

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

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



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

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

Figure 4: Corner door will be removed.

Standard Ten

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

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

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

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

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

The proposed work is consistent with Standard Ten.



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

Conclusion

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

Respectfully Submitted,

Margaret Clovis

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

HISTORIC RESOURCES BOARD RESOLUTION NO. 2023-007-HRB

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

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

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

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

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

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

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

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

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

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

WHEREAS, on or before June 9, 2023, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before June 16, 2023, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

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

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

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

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

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

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

BE IT FURTHER RESOLVED that the Historic Resources Board of the City of Carmel-By-The-Sea does hereby **ADOPT** a Determination of Consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties for site additions, alterations, and site modifications, including a 138-square-foot addition to the rear and a new entry at the north elevation, a 398-square-foot lower level/basement expansion, creation of a window well at the front elevation, window relocation, and modifications, and new 231-square-foot detached garage located in the front to the historic "Rockwell House" located at the northeast corner of 12th and San Antonio Avenue in the Single-Family Residential (R-1) and the Beach and Riparian Overlay District (APN: 010-279-008), subject to the following conditions:

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

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

AYES: Chair Chroman; Vice Chair Hall; Board Member Goodhue


NOES:

ABSENT: Board Member Pomeroy

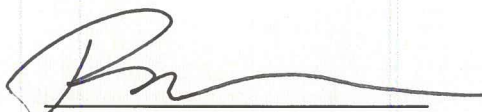
ABSTAIN: Board Member Dyar

APPROVED:

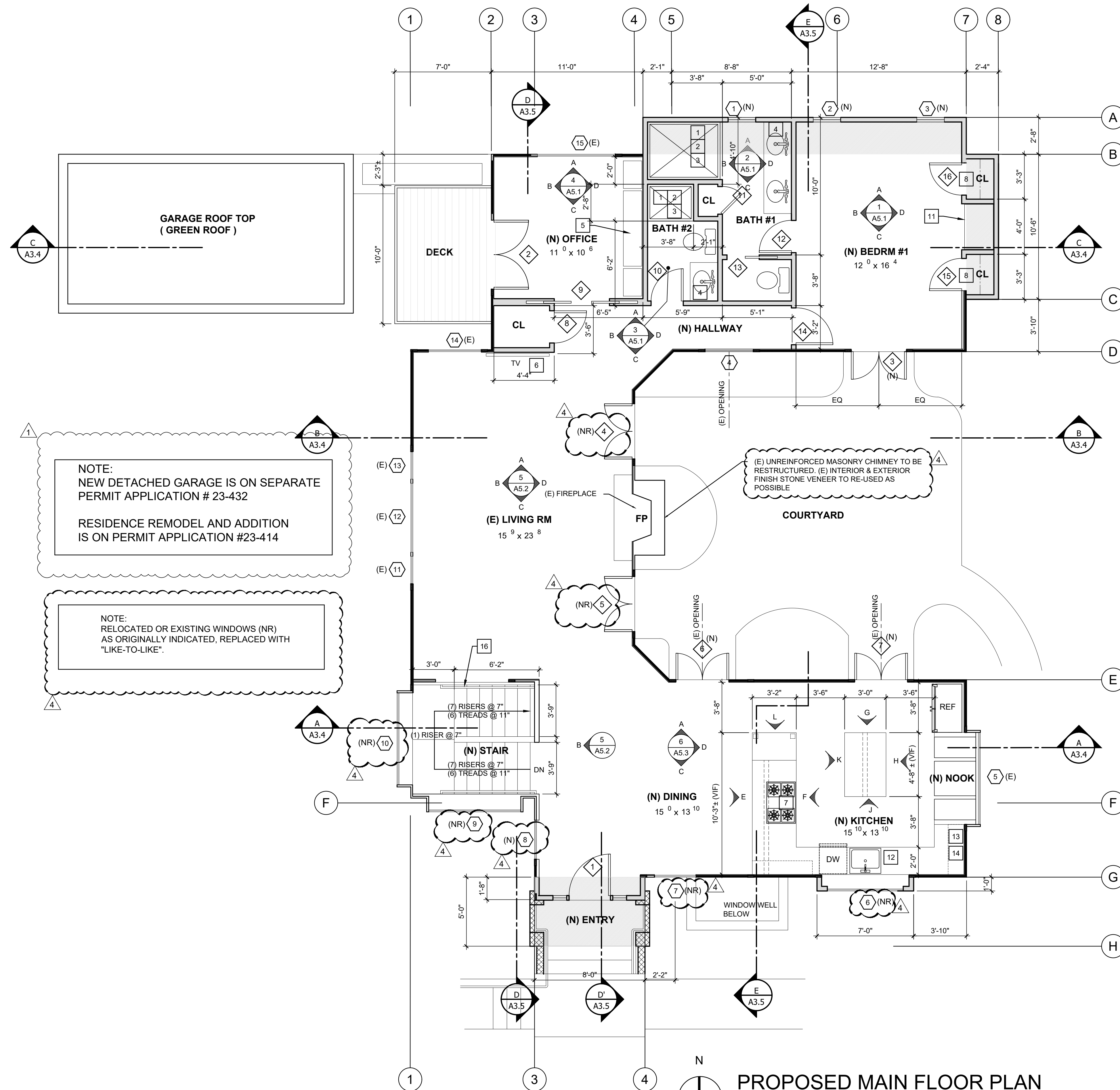
ATTEST:



 Jordan Chroman
 Chair



 Brandon Swanson
 Historic Resources Board Secretary



NOTE:
NEW DETACHED GARAGE IS ON SEPARATE PERMIT APPLICATION # 23-432

RESIDENCE REMODEL AND ADDITION IS ON PERMIT APPLICATION #23-414

NOTE:
RELOCATED OR EXISTING WINDOWS (NR) AS ORIGINALLY INDICATED, REPLACED WITH "LIKE-TO-LIKE".

PROPOSED MAIN FLOOR PLAN

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

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

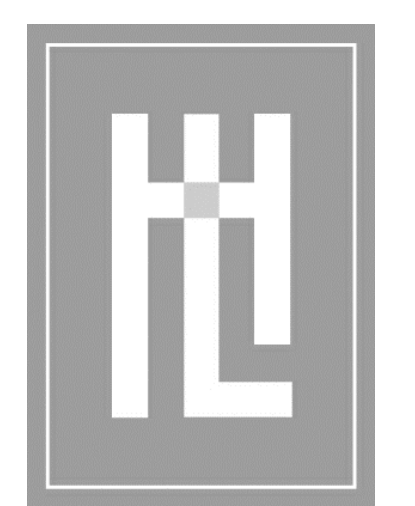
KEY NOTES:

- 1 TILED SHOWER PAN - SLOPE TO DRAIN
- 2 TEMPERED GLASS SHOWER ENCLOSURE - PROVIDE CONTINUOUS RIGID ANCHORING AT TOP & BOTTOM
- 3 TILE TO MIN. 72" A.F.F. IN ALL SHOWERS - USE DENS-SHIELD TILE BACKER BY: GEORGIA PACIFIC @ ALL TILE SURFACES
- 4 MIN. 14" W. X 24" H. X 3" D. MEDICINE CHEST
- 5 MURPHY BED - SEE INTERIOR ELEVATION
- 6 WALL MOUNT - T.V. SCREEN
- 7 VENT HOOD THROUGH ROOF
- 8 POLE W/SHELF ABOVE - PAINT TO MATCH WALLS
- 9 CLOSET SYSTEM BY OTHERS - SEE INTERIOR ELEVATIONS FOR ADDL. INFORMATION
- 10 RECESS WALL FOR PLUMBING & VENT REOQMTS.
- 11 RE-USE (E) CABINET - VERIFY DIMENSIONS
- 12 PROVIDE REVERSE OSMOSIS SYSTEM & FAUCET AT KITCHEN SINK
- 13 CABINET - UPPERS OR SHELVES ABOVE IN SOME LOCATIONS - PROVIDE BLOCKING AS REQ'D. - FINAL DESIGN TO BE APPROVED BY OWNER
- 14 CABINET W/ WATERPROOF COUNTERTOP - PROVIDE BLOCKING AS REQ'D FOR CABINET AND FINISH INSTALLATION - FINAL DESIGN TO BE APPROVED BY OWNER
- 15 1/2" TYPE 'X' GYP. BD. @ ALL WALL, CEILING & STRUCTURAL SURFACES
- 16 HANDRAIL - 34" FROM STAIR NOSING, SEE DET. 15/A8.2
- 17 DRYER VENT TO OUTSIDE
- 18 42" HIGH CABINET / DRAWER
- 19 36" HIGH KITCHEN ISLAND

NOTE:
SEE DEMOLITION PLAN FOR WALLS TO BE REMOVED

LEGEND:

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

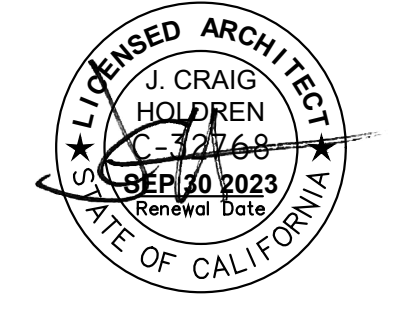


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DATE:	
SCALE:	1/4"=1'-0"
DRAWN:	JM
JOB NUMBER:	22.08
REVISION	
1	PLAN CHECK 23-OCT-2023

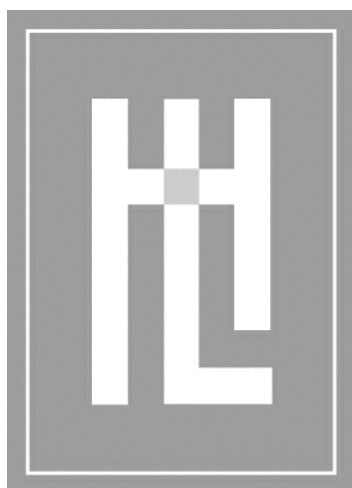
4 PLAN REVISION
07-AUG-2025



MAIN FLOOR PLAN

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

A2.1

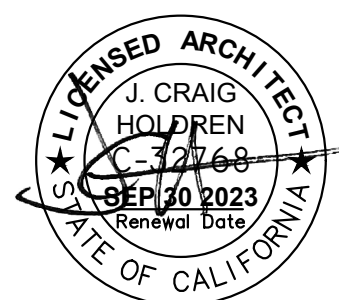


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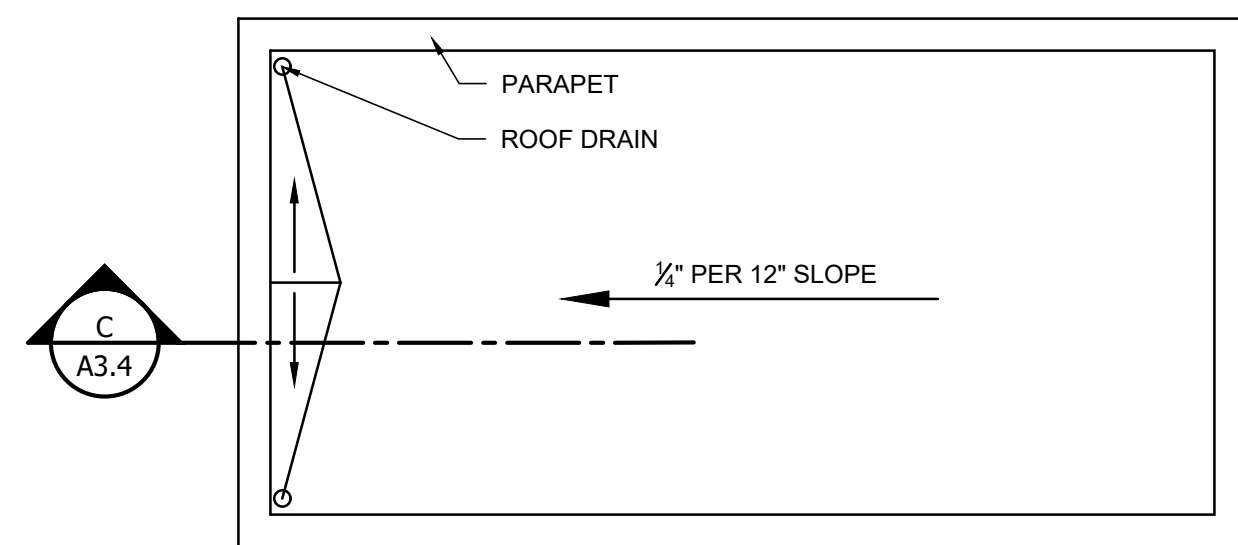
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REVISION

4 PLAN REVISION
07-AUG-2025



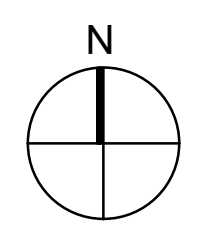
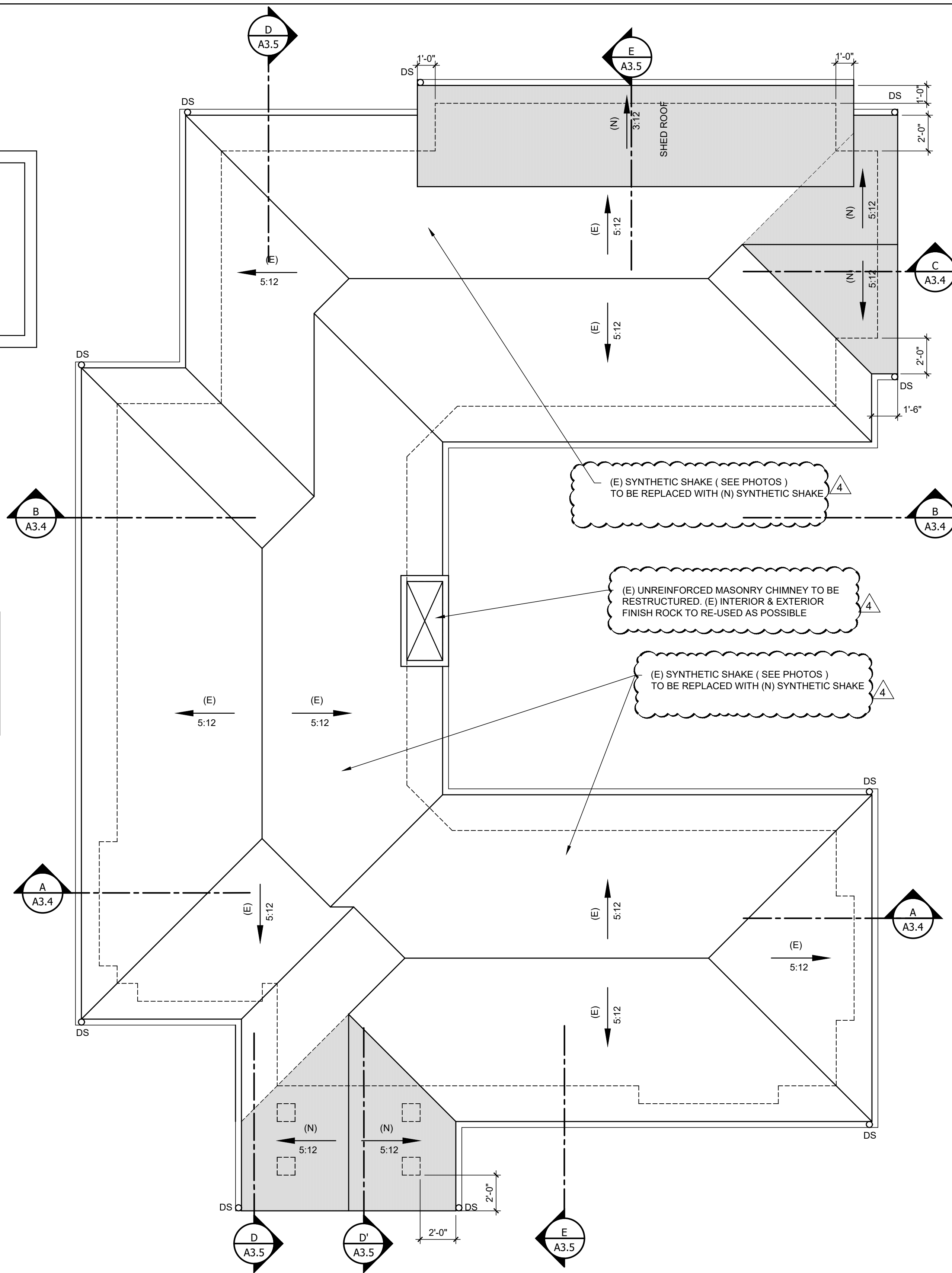
PROPOSED ROOF PLAN
RAMOS RESIDENCE
NE CORNER OF 12th STREET and SAN ANTONIO
CARMEL, CA 93923
A.P.N. 010-279-008

A2.3



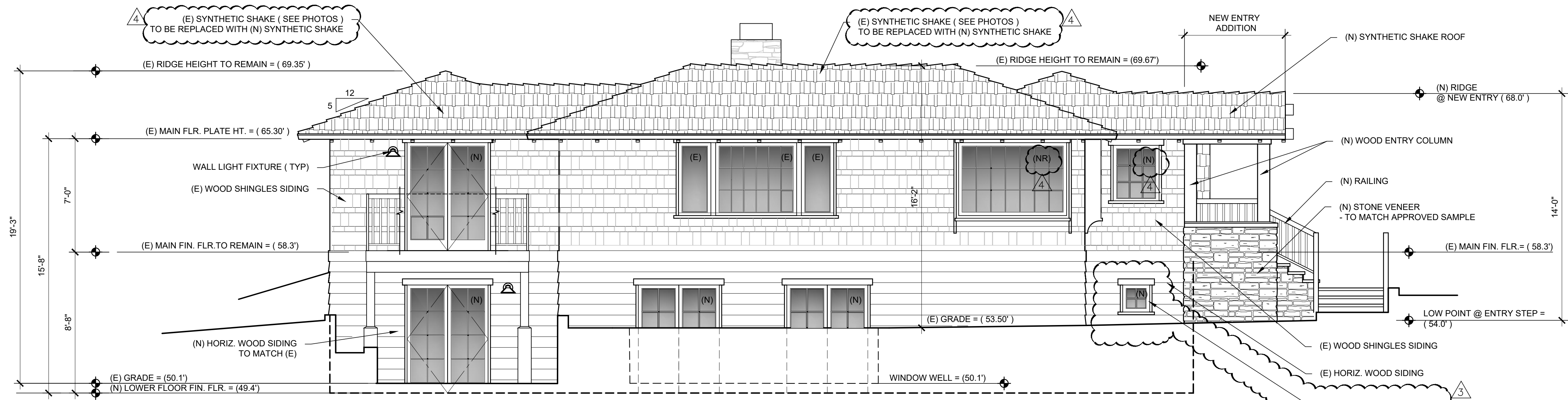
NOTE:
NEW DETACHED GARAGE IS ON SEPARATE
PERMIT APPLICATION # 23-432

RESIDENCE REMODEL AND ADDITION
IS ON PERMIT APPLICATION #23-414



PROPOSED ROOF PLAN

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



WEST ELEVATION

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

NOTE:
RELOCATED OR EXISTING WINDOWS (NR)
AS ORIGINALLY INDICATED, REPLACED
WITH "LIKE-TO-LIKE".

NOTE:
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WOOD DOORS MATCH EXISTING WITH TRUE-DIVIDED LIGHTS



WOOD WINDOWS MATCH EXISTING WITH TRUE-DIVIDED LIGHTS



NEW WOOD SHINGLES AT NEW ADDITION



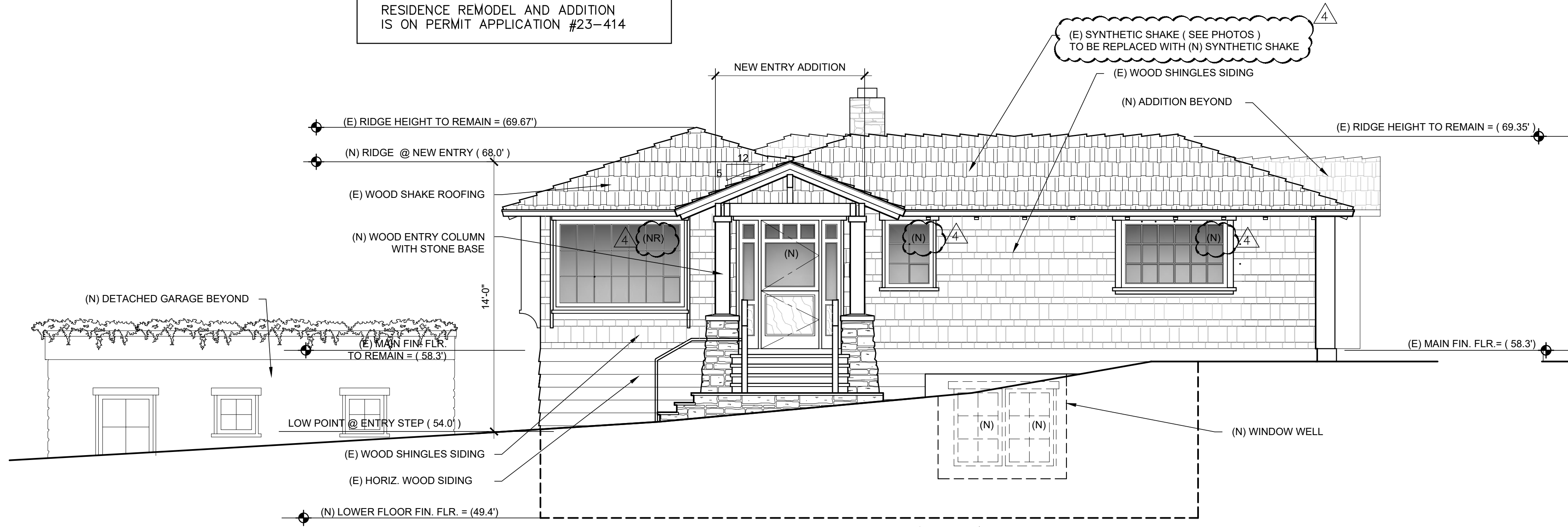
EXISTING WOOD SHINGLES / ROOF SHAKES



NEW STONE AT ENTRY COLUMN / GARAGE

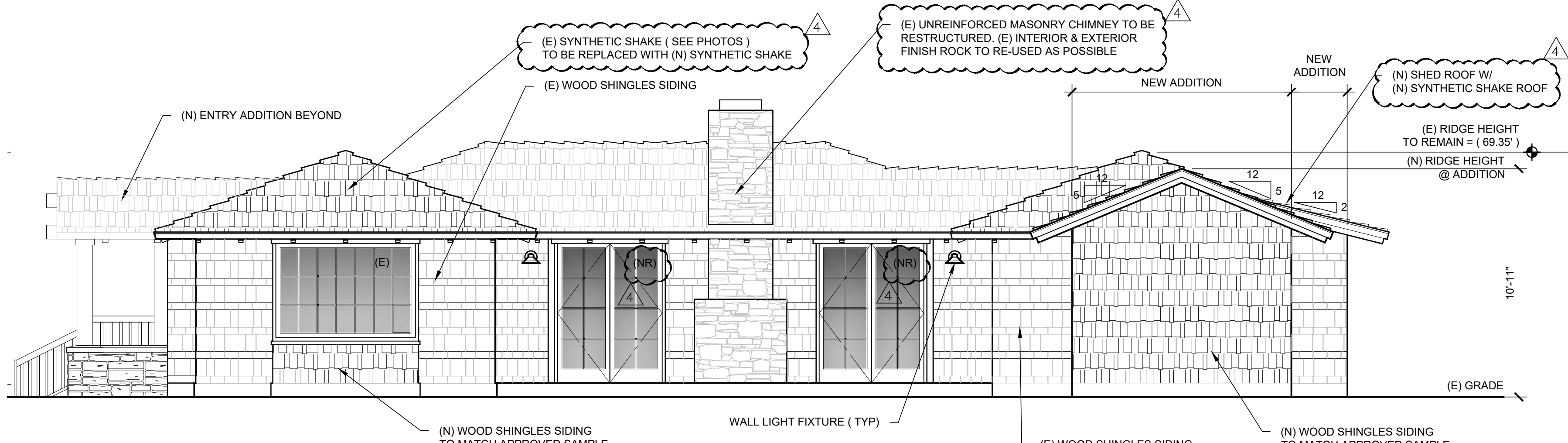


EXISTING CARMEL STONE AT RETAINING WALL DRIVEWAY



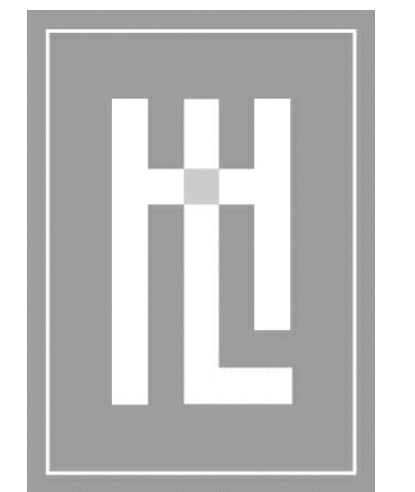
SOUTH ELEVATION

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



EAST ELEVATION

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

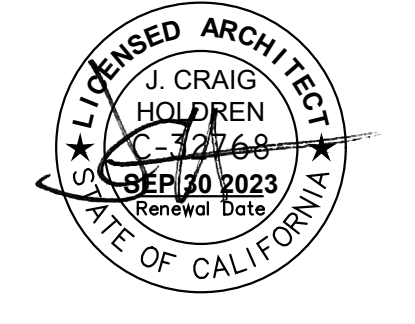


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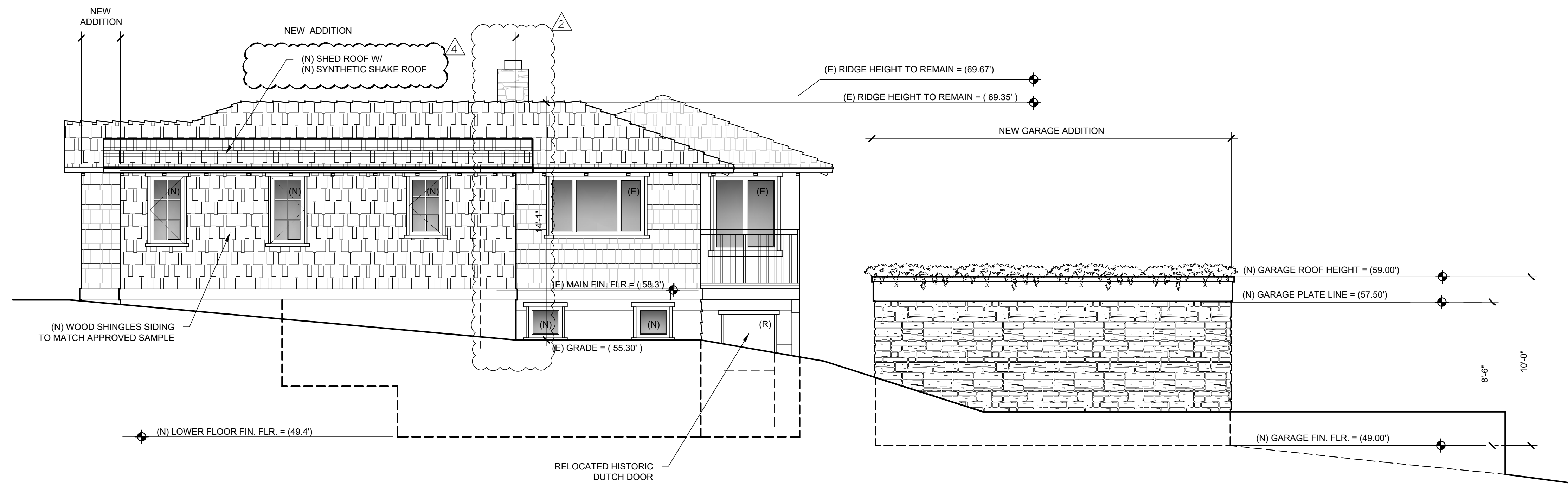
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JOB NUMBER:	22.08
REVISION:	

3	PLAN REVISION 22-NOV-2024
4	PLAN REVISION 07-AUG-2025



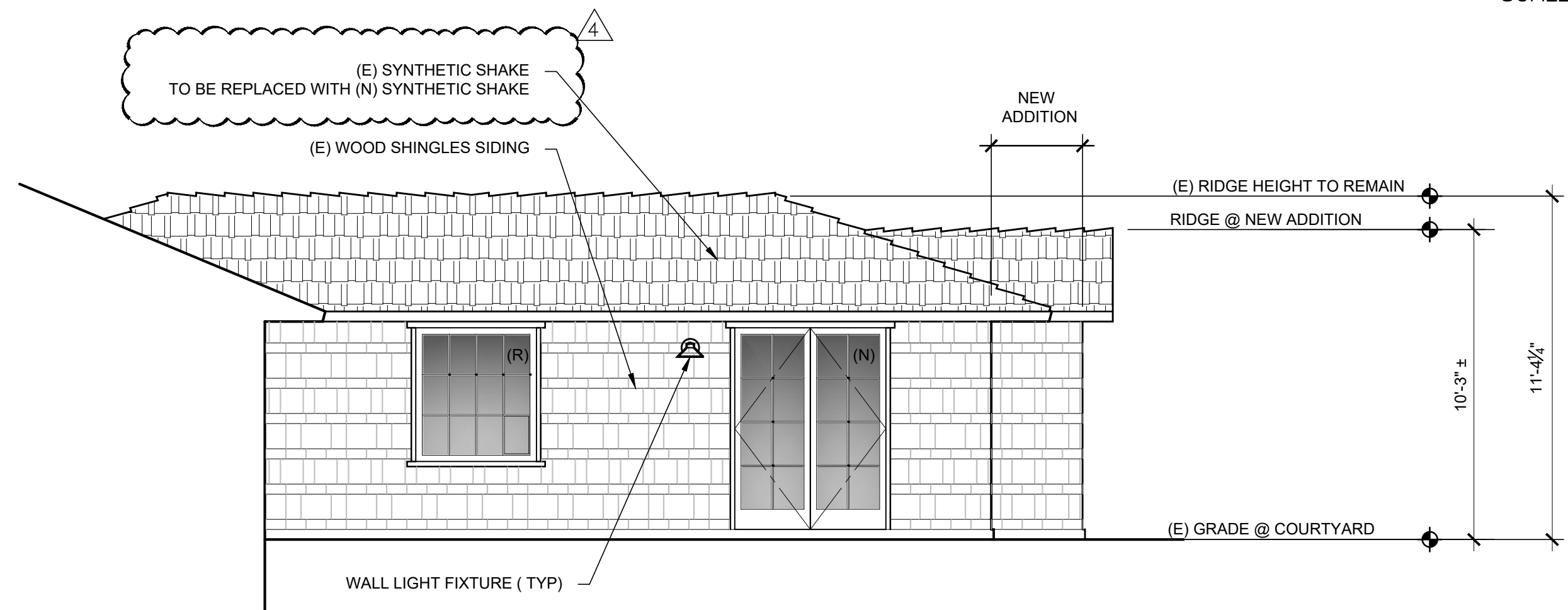
PROPOSED ELEVATION
RAMOS RESIDENCE
NE CORNER OF 12th STREET and SAN ANTONIO
CARMEL, CA 93923
A.P.N. 010-279-008

A3.1



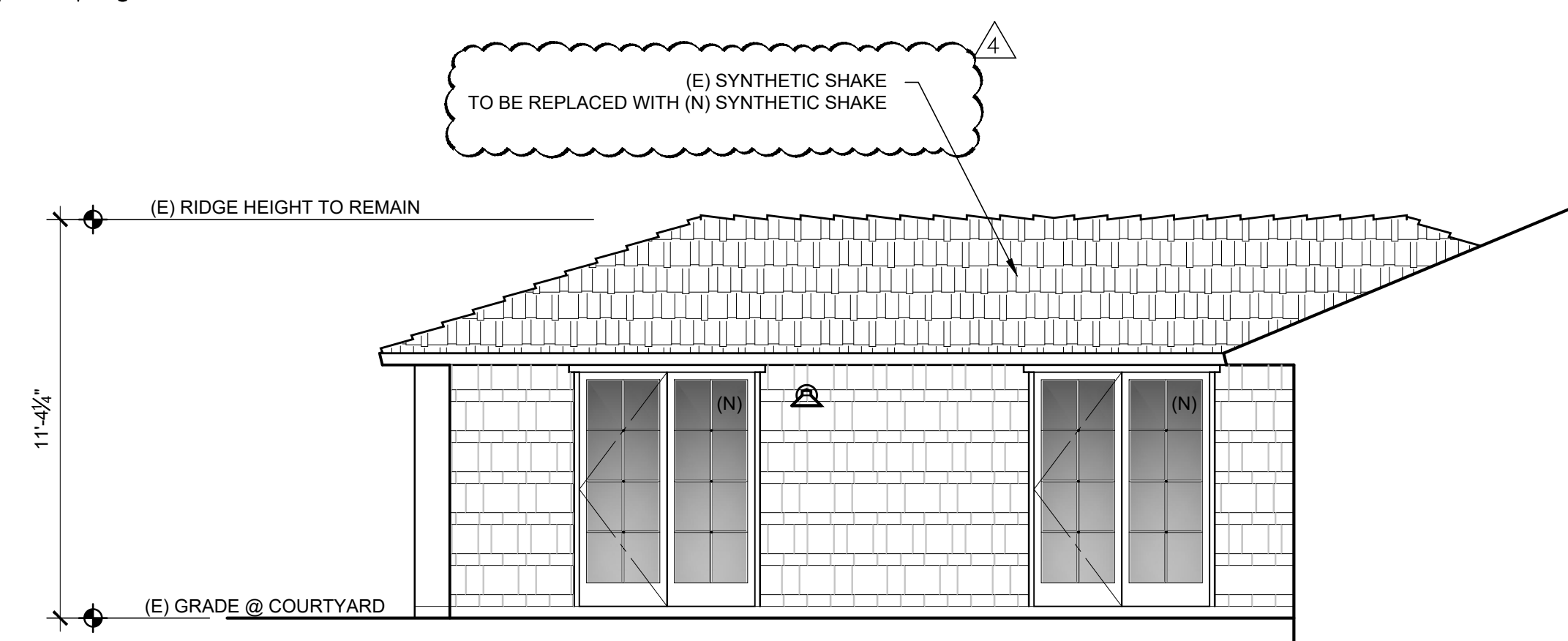
NORTH ELEVATION

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



COURTYARD NORTH ELEVATION

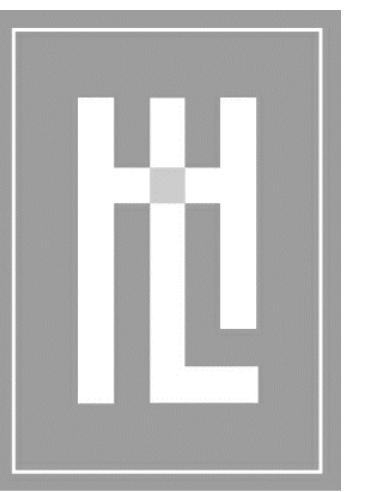
SCALE: 1/4" = 1'-0"



COURTYARD SOUTH ELEVATION

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

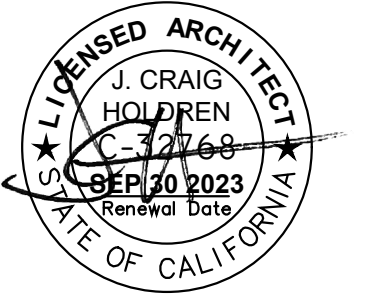
NOTE:
 NEW DETACHED GARAGE IS ON SEPARATE PERMIT APPLICATION # 23-432
 RESIDENCE REMODEL AND ADDITION IS ON PERMIT APPLICATION #23-414



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DATE:	
SCALE:	1/4" = 1'-0"
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REVISION	
△	PLAN CHECK 23-OCT-2023
△	PLAN REVISION 18-MAR-2024
△	PLAN REVISION 07-AUG-2025



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

A3.2

September 9, 2025

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

Executive Summary

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

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

- **BP# 2058 (9/18/1950):** Comstock Associates enlarged the kitchen wing towards the rear lot line. A new window was installed in the rear wall and the original Dutch doors were reinstalled in the new wall. French doors were installed that opened out to the patio.
- **BP# 3488 (2/15/1960):** The bathroom was remodeled which included closing the original bathroom window and creating a new louvered window with obscure glass (since removed). Plans indicate that the original 3-foot-wide porch (termed “lookout”) on the front elevation was removed and replaced with a wider deck. Steps were constructed which connected the deck and the driveway.
- **BP# 89-205 (10/3/1989):** In 1989 two rotten windows on the south elevation were removed. One was replaced with a similar sash window (the bathroom window) and the other with a canted bay window atop a masonry foundation.
- **BP# 94-130 (7/11/1994):** Garden walkways, the driveway and rear patio were replaced with brick.
- **BP# 02-150 (9/6/2002):** The 1960s deck was replaced with a TimberTech deck and railing. The stone wall and steps (added in 1960) to the driveway were retained.
- In 1984 the owners applied for a rooming house permit and converted the basement into livable space. The small windows on the west elevation were likely installed at this time.

Character-Defining Features

A character-defining feature is an aspect of a building's design, construction, or detail that is representative of the building's function, type, or architectural style. Generally, character-defining features include specific building systems, architectural ornament, construction details, massing, materials, craftsmanship, site characteristics and landscaping within the period of significance. The period of significance for the Rockwell House is 1923.

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

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



Figure 1: View of original Rockwell House, prior to construction.

Phase Two Report

In 2023 a Phase Two Report was prepared that evaluated the proposed plans for the rehabilitation of the Rockwell House based on consistency with the Secretary of the Interior's Standards for Rehabilitation. Following is a summary of the proposed project, as submitted in 2023:

1. Construct a 231 sq. ft. garage (the garage will be constructed in front of the current garage)
2. Add 138 sq. ft. to the main floor (the new area will be added to the north elevation, at the rear of each wing)
3. In-kind replacement of wood shake roofing
4. New entry addition on the south elevation with two wood columns with stone bases
5. Relocate existing windows; add new windows; demolish existing windows; add new doors
6. The lower level will be finished and expanded by 398 square feet
7. All additions will have new exterior shingles that will be differentiated from the historic shingle siding.

During construction, work on the windows, chimney, and shingle and horizontal wood siding exceeded the approved scope. The exceeded scope has triggered this updated Phase II Historical Evaluation. Changes to the project scope are described below.

1) First, character-defining windows that were slated to be repaired were replaced "like for like" due to excessive deterioration. Photographs that document the deterioration were submitted to the Planning Department after the windows were replaced. The photographs indicate that the removed windows date to different periods of time based on construction methods. Information in the building file confirms this assessment. Following is a summary of the window changes:

- 1950: windows in the north kitchen wing were changed due to the extension of the wing. French doors were added to the east side of the interior patio, on either side of the chimney.
- 1960 and 1989: windows on the south elevation were added and altered.
- 1984: casement windows were installed in the basement, west elevation, when the basement was converted into living space.

One original window on the front elevation remains and one original window has been reused in the east rear wing addition.

2) Second, the character-defining chimney on the rear patio was slated to be retained, with no work proposed. After inspection by a structural engineer, it was determined that the unreinforced chimney was unsafe and required a new core structure. The veneer of rough-cut Carmel stone laid in an irregular course was removed and numbered for reinstallation after a new core was built. The reuse of the veneer was not carried out and new stone veneer was substituted for the original stone. The new veneer is square cut Carmel stone laid in an irregular course. Although the course is similar to the original, the square cut stone does not capture the original rustic appearance. The new chimney does not match the old design, the original materials were not reused, it appears larger, and it does not intersect the roof as it did originally.

3) Third, although the previous Phase Two report specified that new siding on the additions should be differentiated, as required by Standard Nine, the siding that was installed matches the original siding.

4) Fourth, most of the shingles on the upper level of the house were removed, except on the west (front) elevation. The horizontal siding used on the west elevation's basement area was removed and replaced. This work was not part of the original project plans. After the shingles were removed, they were inspected. It appears that two different types of shingles were on the house indicating that shingles have been repaired and replaced over the years. The older shingles were redwood, and the newer shingles were cedar. It is estimated that up to 50% of the shingles that were removed were cedar.

The horizontal siding on the west elevation was most likely replaced with new siding in 1984 when the basement windows were installed. The removal of those windows and the installation of two sets of French doors necessitated the removal of the horizontal siding, which was outside of the period of significance which is 1923.

4) Finally, the original plans specified that the wood shake roof would be replaced in-kind. At some point in the project the roofing material was incorrectly identified as split wood shake. The house was reroofed in 1994 (BP# 94-130) with composite shingles which are not considered a character-defining feature. The roofing is not included in this evaluation of the Standards.

The Secretary of the Interior's Standards for Rehabilitation

Compliance Evaluation

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

The compliance of the completed work at the Rockwell House is reviewed below with respect to the *Rehabilitation Standards*. The three applicable Standards are indicated in italics, followed by a discussion regarding the project's consistency or inconsistency with each Standard.

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

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.

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.

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.

Windows

Most of the windows in the Rockwell House were slated to be retained and repaired, which relates to Standards Two and Six. However, most of the windows were replaced “like for like”¹ due to deterioration. Under Standard Six, documentation of the deterioration is required prior to replacing windows to ascertain whether the windows can be repaired, which is the preferred rehabilitation treatment. The National Park Service recommends, “Determination as to when deterioration is sufficiently severe to justify replacement must be based on documentation of the condition of the windows. What constitutes effective documentation may vary with the circumstances of the project, but at a minimum must include enough good quality photos to clearly depict the full range of conditions.” The project architect has submitted photographs that document the deterioration of the original windows. Although these photos should have been submitted prior to any window replacements, it appears that the replaced windows were rotted to the point where repair was not feasible. The completed work is consistent with Standard Six.

Chimney

The exterior chimney located on the east elevation was slated to be retained. However, the structural engineer on the project determined that the unreinforced masonry chimney did not have east-west lateral stability. The old chimney was taken down and a new core concrete structure that is integrated with the new concrete footing was constructed. The old Carmel stone veneer was salvaged but was replaced with new stone. The new chimney appears larger than the original chimney and does not intersect the roof, as the original once did (see Figures 4, 5 and 6).

New square-cut Carmel stone was used to reconstruct the chimney. The new stone was laid using the same irregular course; however, it does not capture the same rustic aesthetic that the rough-cut stone achieved, and it has a much more modern look. The new chimney is not consistent with Standards Two and Six because distinctive materials were removed, features were altered, and the new chimney does not replicate the design of the old chimney. Since documentary evidence is available and the original stone was salvaged, it is recommended that 1) the new stone be replaced with the original stone, and 2)

¹ According to the National Park Service “like for like” refers to replacing or repairing deteriorated features of a historic property with materials or elements that closely match the original characteristics.

that the design and dimensions of the new chimney replicate the original, i.e., that the chimney should intersect the eaves.

Siding

Standards Two and Six recommend the retention and repair of character-defining features, however both the shingles and horizontal siding, as character-defining features, were replaced rather than repaired. The architect explained that two different types of shingles were found on the house: older redwood shingles that were cracked and brittle and cedar shingles that were in better shape. 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."² According to Standard Six, deteriorated features, like the redwood shingles, can be replaced. The replacement of the redwood shingles is consistent with the Standards due to the documented deteriorated condition. The cedar shingles were replaced as well; however, because they were not original and are outside the period of significance the completed work is consistent with Standards Two and Six.

The horizontal siding on the west elevation was replaced. It is likely that the siding did not date to 1923, as the basement area where the siding was located was previously disturbed in 1984 when windows were installed. Since the horizontal siding was likely outside the period of significance, its replacement does not affect the integrity of the house. The completed work is consistent with Standards Two and Six.

To be consistent with Standard Nine, any new siding used in the additions should be differentiated from the existing siding, so the additions are clearly discernable from the historic house. However, the shingles on the additions currently match the original "ribbon course" pattern used in the historic house (see Figure 6).³ To differentiate the shingles on the additions, the architect and contractor have suggested removing 5/8" from selected shingles along the shingle course in the additions to create a staggered pattern (see Plan Sheet A3.1). This solution will differentiate the old from the new materials and meet the requirements of Standard Nine.

Conclusion

The completed work on the windows meets Standard Six. The completed work on the chimney does not meet Standards Two and Six. To meet these Standards the chimney should be restored to its original design and materials. The replacement of the shingle siding and horizontal siding meets Standards Two and Six. The new shingle siding on the additions will meet Standard Nine if the shingles on the additions are differentiated from the original shingles.

Respectfully Submitted,

Margaret E. Clovis

² Preservation Brief 47, *Maintaining the Exteriors of Small and Medium Sized Historic Buildings*. National Park Service, June 2007.

³ Note that all historic siding was removed. If it was removed due to deterioration, the new siding should match the original siding, i.e., a ribbon course pattern.



Figure 2: View of new windows on the front elevation and missing horizontal siding.



Figure 3: Detail of the one remaining original window on the front elevation.



Figure 4: Original chimney.



Figure 5: New chimney.



Figure 6: Detail of new chimney.

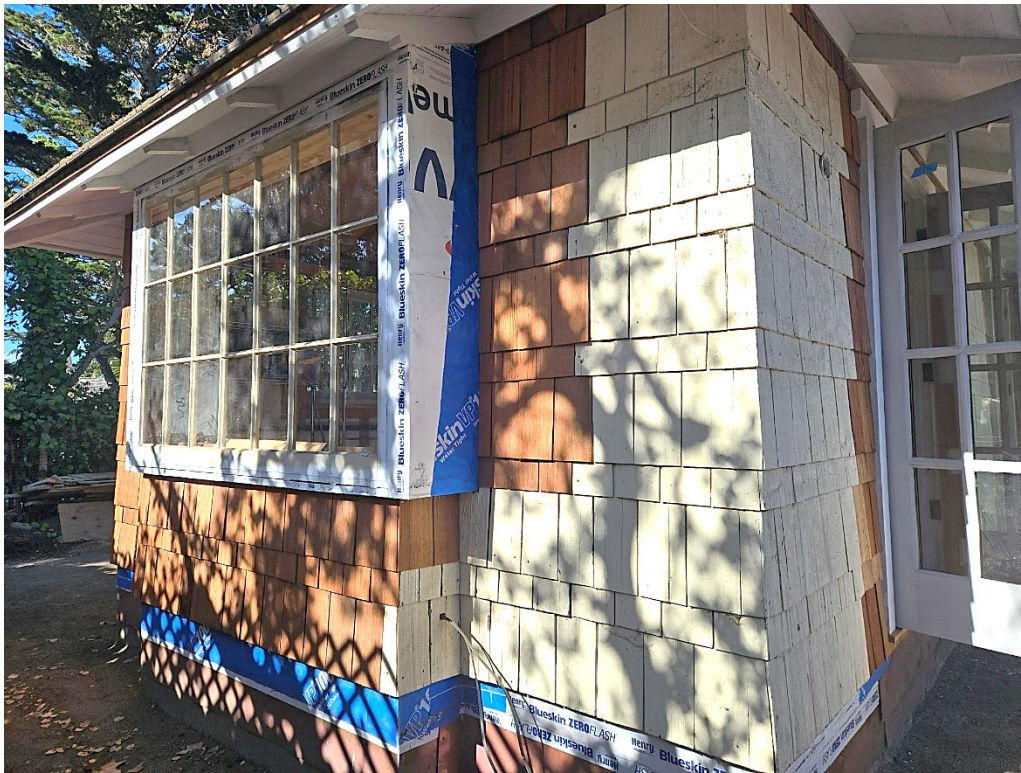


Figure 7: View of addition with matching shingles.



Figure 8: View of new shingles, south elevation.



Holdren + Lietzke
Architecture

225 Cannery Row - Suite A - Monterey, CA 93940
Phone: (831) 649-6001

Hello Katherine:

Please accept the following letter as an adjunct description of the changes on the Ramos residence for which we are submitting a Design Application

1) replacement of synthetic roof shingle

While we had assumed the existing roof to be split wood shake during the Planning and Building review, upon subsequent inspection it proved to be an older synthetic shake in poor condition (see attached photos). The roof was replaced with a new synthetic shake (see photo) of a very similar lay, color, and texture.

2) rebuild of unreinforced masonry cantilever fireplace

While doing roof work, it was determined that the existing unreinforced firebox and chimney (brick, with a carmel stone veneer) had a dangerous sway east to west. The structural engineer investigated and determined that it was a safety hazard to remain (see attached letter) and required a new core structure. The fire box was reconstructed in accordance with current codes, making it slightly larger than the original. The existing Carmel stone was removed and, due to damage and not fitting the new concrete structure, was replaced with new Carmel stone in a similar lay.

3) replacement of failed windows and french doors

A number of existing windows and (2) french doors that were slated to be reused proved to be in very poor condition (see photos) with multiple leaks and warping. Of particular concern was the rot in some of the sticking, making replacement of glass (required by Code to be tempered in stairwell and doors) impossible. The best of the typical windows was maintained in the kitchen nook (SE corner) and still shows considerable damage (see photo) but was considered the best candidate for maintenance. Windows were replaced like-for-like, with the exception being the unit adjacent to the front door (SW corner) wherein sticking was added to create continuity with the dominant historical break-up of all other windows on the elevations viewable from the public right of way.



Holdren + Lietzke
Architecture

4) Replacement of shingles and horizontal siding

The existing shingles were found to be a mix of cedar and redwood installed at various times as the originals presumably rotted out. We replaced like to like.

The lap siding on the lower, also likely not original, was not salvageable due to changes in location and size of windows between old and new.

The existing windows that were removed have been maintained in storage and are available for review .

I look forward to answering questions you, or the historian, might have.

Thank you,

Craig Holdren
Holdren-Lietzke Architecture

Original Synthetic Roof (Pic #1)



Original Synthetic Roof (Pic#2)





Holdren + Lietzke
Architecture

Chimney Stone



Existing Window Nook



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

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

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



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

October 28, 2025
PUBLIC HEARINGS

TO: Historic Resources Board Members
SUBMITTED BY: Jacob Olander, Assistant Planner
SUBJECT: **DS 25103 (Del Mar Carmel, LLC):** Consideration of a Determination of Consistency with the Secretary of the Interior's Standards for Design Study application, DS 25103 (Del Mar Carmel, LLC), for the construction of a 408-square-foot Accessory Dwelling Unit, fenestration changes on the main house and the existing detached garage, and associated site improvements on the "George Graft House" located on Scenic Road 4 southeast of 8th Avenue in the Single-Family Residential (R-1) District, Beach and Riparian Overlay District, and Park Overlay District. APN: 010-301-025-000

RECOMMENDATION:

Staff recommends the Historic Resource Board adopt a Resolution (Attachment 1):

1. Finding that the removal of a property from the Carmel Historic Inventory is a not a project under CEQA as defined in Public Resources Code Section 21065 and CEQA Guidelines Section 15378; and
2. Adopt a Determination of Consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties for the construction of a 408-square-foot Accessory Dwelling Unit, fenestration changes on the main house and the existing detached garage, and associated site improvements on the "George Graft House" located on Scenic Road 4 southeast of 8th Avenue in the Single-Family Residential (R-1) District, Beach and Riparian Overlay District, and Park Overlay District. APN: 010-301-025-000.

BACKGROUND / SUMMARY:

Background/Summary

The George Graft House was designed in 1929 by Michael J. Murphy, who is a master builder listed in the Historic Context Statement. George Graft was a successful businessman and the President of the California Mutual Building and Loan Association.

The property was evaluated for historic significance by Ross Gibson in 1999 and then again by Kent Seavey later that year. Per the Department of Parks and Recreation form (DPR 523A) prepared by Kent Seavey in 1999 (Attachment 2), the Spanish Eclectic style house is significant under Criterion 3 in the area of architecture “for its value as part of the development and heritage of the community, as an important design by master builder M.J. Murphy, whose work has influenced the development of the community, and because of its unique location and singular characteristics that make it an established and familiar feature of Scenic Road.”

The George Graft House is located on a 12,495-square-foot parcel on Scenic Road 4 southeast of 8th Avenue. The residence is three stories and 6,301 square feet in area.

The floor area of the residence will not be increased as part of this project. The George Graft house is in the center of the parcel with a pool east of the main house and a garage on the southeast corner of the irregular lot. The DPR Form identifies the following character-defining features of the house:

- Three story, L-shaped plan
- Smooth stucco exterior walls
- Complex Mission barrel tile roof system with intersecting hip and gable roofs
- Two-story polygonal tower, on the east elevation which acts as the main entrance
- Chimneys on the north and west elevations
- Spanish Eclectic Revival style details such as the wrought iron balconies and window grills, stucco vents, and Spanish tile, including the tile mosaic on the east elevation.

The George Graft House maintains overall integrity. The permitted changes to the house since its construction in 1929 are listed below.

- May 1972: The lot is subdivided to create a second parcel along the southwest corner below the garage. The driveway is moved closer to the house and the historic backyard fence is demolished and its pedestrian and driveway gates.
- June 1972 (BP# 72-116): A courtyard garden is built around the main entrance door. It is paved in tile with a Spanish-style fountain and surrounded by a six-foot stucco wall. The kitchen is remodeled (BP# 72-101).
- July 27, 1981 (BP# 81-148): A stucco wall with Carmel stone columns is constructed around the perimeter of the property.
- September 29, 1981 (BP# 81-52): A new driveway and parking area was installed in the former garden area. The area was paved with tinted tile-imprinted concrete.
- February 21, 1991 (BP# 91-29): A new wall is constructed along the north and east perimeters of the property.
- April 15, 1991 (BP# 91-56): Kitchen remodel and termite repair.
- May 31, 1991 (BP# 91-90): Remodel building’s exterior by replacing nine steel windows with wood windows, two southeast corner windows in the kitchen were replaced with larger windows, add two tiled shed roofs over windows on the Scenic Drive elevation, construct a skylight in the kitchen, enclose the second

floor balcony on the west elevation, construct a 40-foot balcony, and reface the chimney with Carmel stone.

- July 5, 1991: The dry laid Carmel stone wall on the Scenic Drive elevation was replaced with a mortar wall.
- October 4, 1991: A 24-foot long, 3-foot-high plate-glass windbreak along the ocean-front patio was approved but never built.
- March 13, 1992: New front steps were built up to the ocean-front patio and new planters were built along the driveway, back fence and courtyard.
- 1999-2000 (BP# 99-240, BP# 00-19, DS 99-46): West elevation – stucco Carmel stone at porch and chimney, add French door and balcony railing, add iron grill to upstairs window; South elevation – restore arch and add French doors with balcony railing, add two sets of French doors on the upper terrace; all elevations – replace all windows with mahogany sash and jambs; add new exterior lights.
- December 20, 2013 (DS13-138): Replace three metal doors and 3 metal windows. New landscape plan.

Changes to the house are well documented thanks to the 1999 Seavey and Gibson reports, which were triggered due to proposed alterations to the house.

At the February 24, 2025, Historic Resource Board meeting, a design study, DS 24351 (Del Mar Carmel LLC), was found to be consistent with the Secretary of the Interior's Standards. DS 24351 (Del Mar Carmel LLC) was for fenestration changes and a new glass panel windbreak at the historic "George Graft House". Staff issued the approval for DS 24351 (Del Mar Carmel LLC) on April 10, 2025.

PROJECT DESCRIPTION

The property is a 12,495-square-foot lot located at the Scenic Road 4 southeast of 8th Avenue. The project consists of the construction of a 408-square-foot Accessory Dwelling Unit, fenestration changes on the main house and the existing detached garage, roofline alterations for the garage, removal of site coverage around the pool and the proposed ADU, resurfacing the driveway, wall and fences changes, and associate site improvements.

The Historic Resources Board is being asked to review the project and issue a Determination of Consistency with the Secretary's Standards.

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 Secretary's 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, Seth Bergstein, on October 16, 2025. Upon review of the project plans (Attachment 5), Mr. Bergstein found that Standards #1, 2, 3, 5, 6, 7, 9, and 10 are applicable to the project, and Standards 4 and 8 are not applicable. The evaluation concludes that the project, as proposed, meets the applicable *Secretary of the Interior's Standards for Rehabilitation* and will not have a significant impact on the historic resource. Staff concurs with Mr. Bergstein's 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.

Phase II Historic Assessment: The proposed building alterations will allow the property to retain its residential building use, in keeping with this *Standard*.

Standard Two

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

Phase II Historic Assessment: The proposed project design does not impact any original historic material on the historic George Graft House. On the garage, one small, original steel sash window will be removed for the conversion of the opening to an entrance. As all original metal windows have been removed on the George Graft House in the 1980s-2000s, the loss of this single window will not impact the historic integrity of the site. Remaining character defining features of the site will be retained and rehabilitated, in support of 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.

Phase II Historic Assessment: The proposed project design does not add conjectural features or elements from other historic properties that would confuse the remaining character-defining features of the historic building, in keeping with this *Standard*.

Standard Four

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

Phase II Historic Assessment: This *Standard* does not apply as no changes have acquired historic significance. The building alterations that removed the original steel casement windows from the George Graft House were installed in the 1980s – 2000s. These alterations are not considered historic additions to the house.

Standard Five

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

Phase II Historic Assessment: The remaining distinctive character defining features of the site and its buildings will be retained and rehabilitated, in keeping with this *Standard*.

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.

Phase II Historic Assessment: Deteriorated historic wood and stucco details will be rehabilitated using established techniques that will repair the original substrate according to this *Standard*.

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.

Phase II Historic Assessment: Physical treatments to repair existing wood details and stucco cladding will be undertaken using the gentlest means possible, according to this *Standard*.

Standard Eight

Archeological resources will be protected and preserved in place.

Phase II Historic Assessment: This *Standard* does not apply for this report, as archaeological features should be identified using a certified archaeologist's report under separate contract (if determined necessary by the City of Carmel-by-the-Sea).

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.

Phase II Historic Assessment:

House:

The only proposed alteration to the George Graft House is the replacement of the wood-framed fixed-paned sash at the upper-west former balcony (enclosed in 1991) with steel-framed, fixed pane windows. Since this a previously altered area of the building, the proposed alteration is in conformance with this *Standard*.

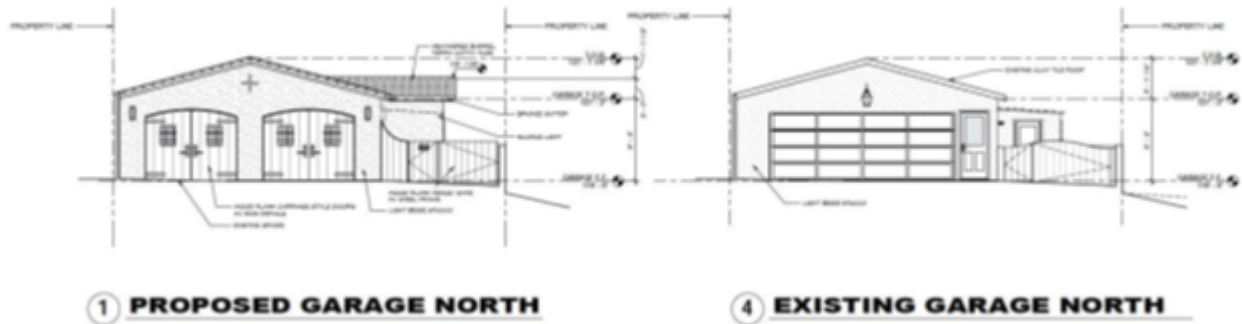


Figure 6. Image of proposed garage taken from the 9/9/25 Eric Miller Architects, Inc. Design Drawings.

Garage:

The proposed alterations return the garage to a period-appropriate two-bay system. The proposed roofline alteration to the west elevation’s shed roof is appropriate, as it is impacting an addition to the garage’s west elevation installed in the 1990s when the pool was constructed. For these reasons, the proposed alterations are in conformance with this *Standard*.

Landscape Features and Gates:

As described in the site chronology section, the proposed landscape and hardscape alterations impact non-historic materials installed in the 1990s-2000s. These previous modern alterations are not historic additions to the site and areas in which modifications are acceptable according to the *Standards*.

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.

Phase II Historic Assessment:

Proposed ADU:

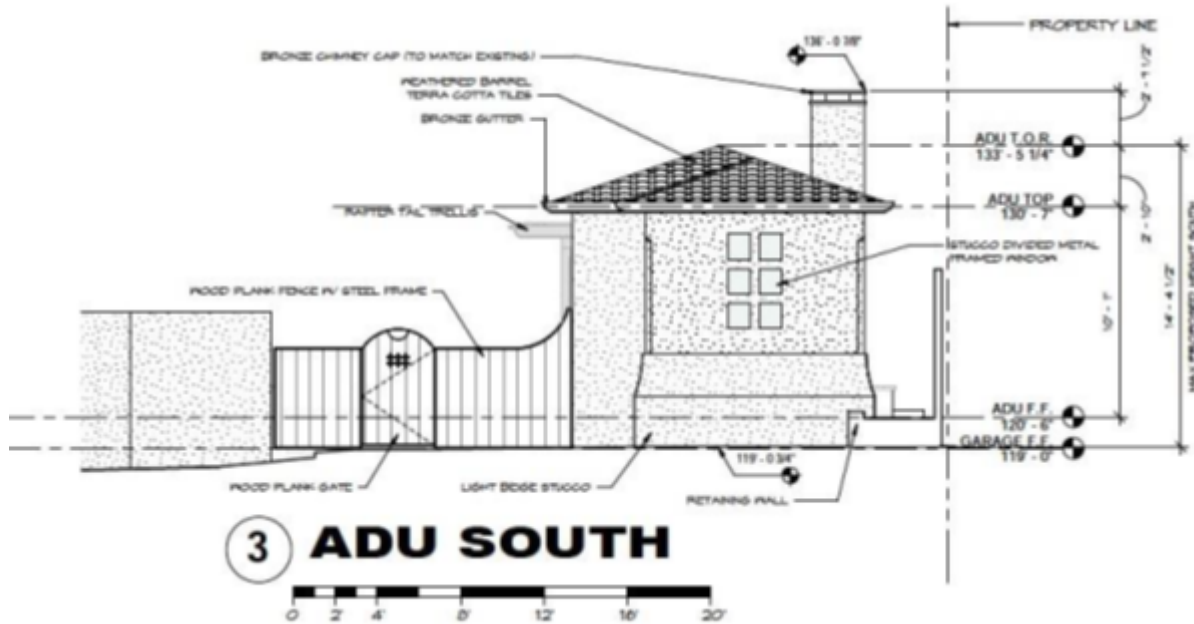


Figure 7. Image of proposed ADU taken from the 9/9/25 Eric Miller Architects, Inc. Design Drawings.

The proposed 408-sf, single-story ADU is located at the rear and least visible portion of the site. It is well within scale and massing of the historic George Graft House. It is constructed of similar materials as the historic house, while still honoring the much more substantial main house. For these reasons, the proposed ADU meets the *Standards*.

If the proposed site modifications listed above were removed or reversed in the future, the site would maintain adequate historic integrity for its local listing on the Carmel Inventory, in support of this *Standard*.

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

FISCAL IMPACT:

ATTACHMENTS:

1. Attachment 1 - Resolution
2. Attachment 2 - DPR 523A_B
3. Attachment 3 - Secretary's Standards for Rehabilitation
4. Attachment 4 - Phase II
5. Attachment 5 - Project Plans

**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 DESIGN STUDY APPLICATION, DS 25103 (DEL MAR CARMEL, LLC), FOR THE CONSTRUCTION OF A 408-SQUARE-FOOT ACCESSORY DWELLING UNIT, FENESTRATION CHANGES ON THE MAIN HOUSE AND THE EXISTING DETACHED GARAGE, AND ASSOCIATED SITE IMPROVEMENTS AT THE HISTORIC "GEORGE GRAFT HOUSE" LOCATED AT SCENIC ROAD 4 SOUTHEAST OF 8TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT, BEACH/RIPERIAN OVERLAY DISTRICT (BR), AND PARK OVERLAY DISTRICT (PO). APN: 010-301-025-000.

WHEREAS, on November 13, 2024, Eric Miller ("Applicant") submitted a Design Study application DS 25103 (Del Mar Carmel, LLC) described herein as ("Application") on behalf of Del Mar Carmel LLC ("Owner"); and

WHEREAS, the Application has been submitted for the property located at the Scenic Road 4 SE 8th Avenue in the Single-Family Residential (R-1) District, Beach and Riparian Overlay District, and Park Overlay District (Block A1, Lot 4 & 5); and

WHEREAS, the project site contains the historic "George Graft House" listed on the Carmel Inventory of Historic Resources; and

WHEREAS, the proposed project involves fenestration changes and a new glass panel windbreak; 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 Section 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, Seth Bergstein, a qualified professional, prepared a Phase II Historic Assessment and made a determination of consistency with the Secretary's Standards; and

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

WHEREAS, notice of the public hearing was published in the *Carmel Pine Cone* on October 17, 2025 and posted in three locations on October 24, 2025 in compliance with State law (California Government Code 54956); and

WHEREAS, on or before October 18, 2024, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on October 28, 2025, the Historic Resources Board held a public hearing to receive public testimony regarding the application for the property located at the Scenic Road 4 SE 8th Avenue in the Single-Family Residential (R-1) Zoning District to the Carmel Inventory of Historic Resources; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Board at their October 28, 2025 hearing including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; 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 "project" pursuant to section 15378 of the CEQA Guidelines. The issuance of a determination of consistency does not grant any permits or entitlements approving a project that would result in a direct or indirect physical change in the environment; and

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

NOW, THEREFORE, BE IT RESOLVED that the Historic Resources Board of the City of Carmel-by-the-Sea does hereby **ADOPT** a Determination of Consistency with the Secretary of the Interior’s Standards for Design Study 24351 (Del Mar Carmel LLC), for the Treatment of Historic Properties for the construction of a 408-square-foot Accessory Dwelling Unit, fenestration changes on the main house and the existing detached garage, and associated site improvements at the historic “George Craft House” located on Scenic Road 4 southeast of 8th Avenue in the Single-Family Residential (R-1) District, Beach/Riparian Overlay District (BR), and Park Overlay District (PO). APN: 010-301-025-000.

PASSED, APPROVED, AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA this 28th day of October 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Jordan Chroman
Chair

Shelby Gorman
Historic Resources Board Secretary

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) George Graft House

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 E/Side Scenic, 2 SE of 8th City Carmel 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)

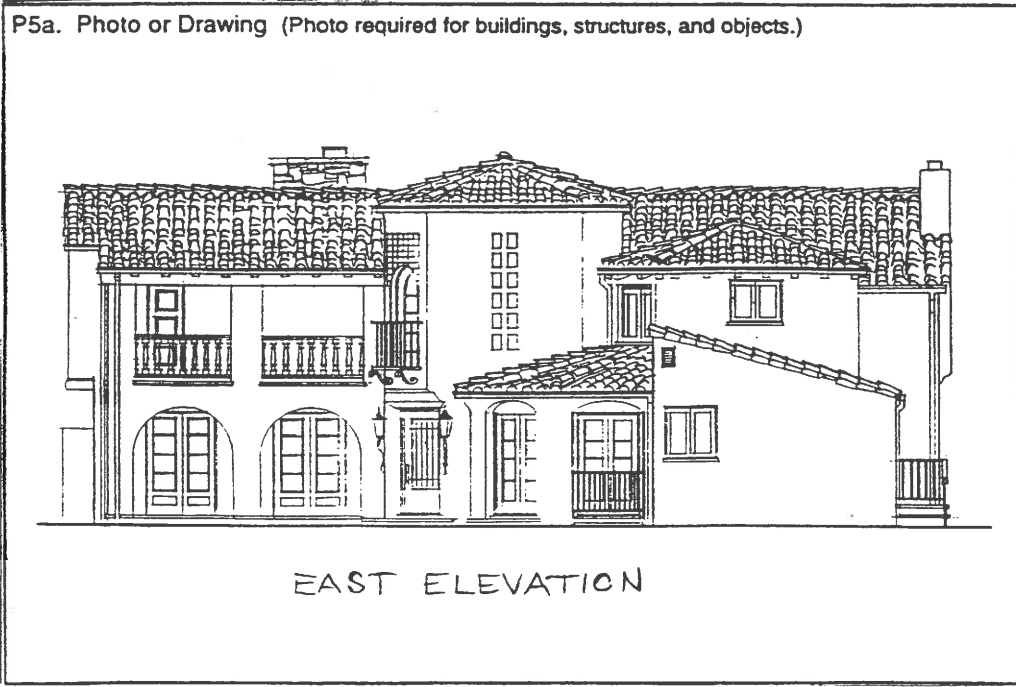
Monterey County Assessor's Parcel #010-301-025

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

See Continuation Sheet.

*P3b. Resource Attributes: (List attributes and codes) (HP-2) Single Family Residence

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



P5b. Description of Photo: (View, date, accession #) Looking West at front (East) Elevatic 1999 (Drawing)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both 1929, Carmel Building Records

*P7. Owner and Address: The Whiting Trust 1001 SW Fifth Ave., Suit Portland, OR 97204 110

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

*P9. Date Recorded: 8/30/99

*P10. Survey Type: (Describe) Required CEQA Review

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP Status Code _____

*Resource Name or # (Assigned by recorder) George Graft House

B1. Historic Name: George Graft House

B2. Common Name: "Norwester"

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Spanish Eclectic

*B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1929; lot subdivided 1972; major remodeling 1991.

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

*B8. Related Features:
Detached Garage

B9a. Architect: _____ Designer/
b. Builder: M.J. Murphy
Area Carmel

*B10. Significance: Theme Residential Development
Period of Significance 1900-1940 Property Type Residential Applicable Criteria C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

See Continuation Sheet.

B11. Additional Resource Attributes: (List attributes and codes) (HP-2) Single Family Residence

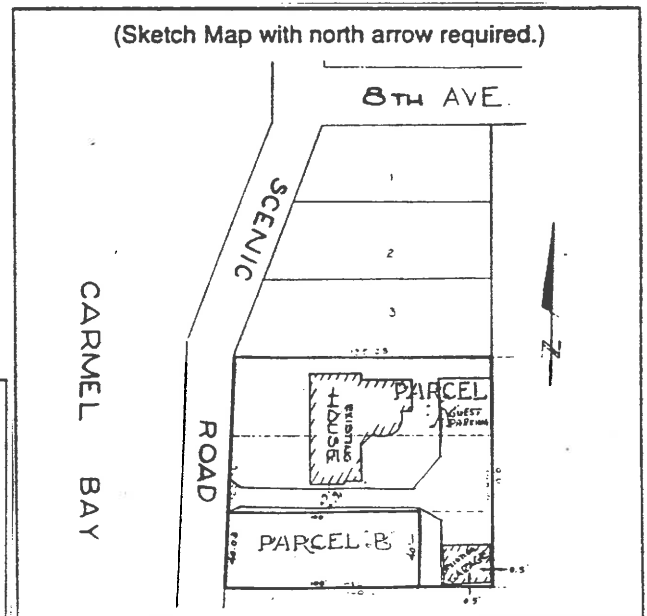
*B12. References:
See Continuation Sheet.

B13. Remarks:
Zoning R-1

*B14. Evaluator: Kent Seavey

*Date of Evaluation: 8/30/99

(This space reserved for official comments.)



CONTINUATION SHEET

P3a. Description:

The 1929 Spanish Eclectic style Graft House is a two story wood framed residence, basically ell shaped in plan, resting on a full concrete basement. The exterior wall cladding is a smooth stucco. The roof system is a complex intersecting hip and gable type, with a one story shed roofed study forming the terminus of the short leg of the ell. All roof surfaces are covered in a red straight barrel Mission tile.

The main side gabled building block is anchored midway along the east (front) elevation by a two story polygonal tower which acts as the main entry, and access to the second floor. Three rooms, the kitchen, breakfast room and study, step down from the main building block to the east, as in a Spanish hill town, forming the short leg of the ell. Exterior eave wall chimneys appear on the north side elevation, and toward the south along the rear (west) elevation. The chimney on the rear elevation was faced with Carmel Stone in a 1991 remodel. The second floor of the main building block has a slight overhang on the south side elevation. This is carried on simple decorative wood corbels.

Two roofed balconies appear on the second floor at the south end of the main building block. A large balcony, carried on first floor arches forming an open arcade, appears on the front (east) elevation to the south of the tower entry. It has a wooden rail with turned balusters. The second balcony, at the SW corner of the rear (west) elevation is carried on two wood brackets added in the 1991 remodel. Other decorative features of the Spanish Eclectic Revival style found on the building are minor wrought iron balconies and window grilles, stucco vents and colored Spanish tiles.

Fenestration is irregular with fixed plate glass windows, Wood casement type windows and glazed French doors. Many of the original industrial steel casement windows were removed in 1991 and replaced with vinyl. These are scheduled to be returned to the steel casement type in a proposed rehabilitation of the residence that will also see removal of the Carmel Stone veneer from the chimney on the rear (west) elevation and other improvements in accordance with the Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings.

Originally oriented towards San Antonio Street to the east, subsequent development has obscured visual access from this direction. The principal elevation now visible from a public thoroughfare is the rear (west), from Scenic Road.

The residence is sited behind a row of mature Cypress trees on a sloping and landscaped lot. Carmel Stone retaining walls flank a wide hardscape driveway to the south. In spite of the 180 degree change in visual orientation, because of street changes over time, the property still retains to a large extent the historic character defining features that make it an established and familiar visual feature in the neighborhood.

B10. Significance:

The 1929 Graft House, designed in the Spanish Eclectic style by Michael J. Murphy, is significant under Carmel Historic Preservation Ordinance criterion in the area of architecture for its value as part of the development and heritage of the community, as an important design by master builder M.J. Murphy, whose work has influenced the development of the community, and because of its unique location and singular physical characteristics that make it an established and familiar visual feature of Scenic Road.

CONTINUATION SHEET

Page 4 of 4

*Resource Name or # (Assigned by recorder) George Graft House

*Recorded by Kent Seavey

*Date 8/30/99

Continuation

Update

B10. Significance (continued):

The residence is a combined hipped-and-gabled roof substyle of the Spanish Eclectic mode, with a rambling compound plan in which different units have separate roof forms of varying heights arranged in an irregular and informal pattern. This combination mimics the varied roof shapes of Spanish villages. The style employs decorative details borrowed from the entire history of Spanish architecture including ceramic roof tiles, wrought iron rails and window grilles, cantilevered balconies in a variety of shapes, arcaded walkways and round or square towers.

The form gained popularity after its introduction by architect Bertram Grosvenor Goodhue at the Panama-California Exposition held in San Diego in 1915. The Spanish Eclectic mode was the style of choice, and requirement, in the early development of S.F.B. Morse's Pebble Beach resort community. The initial development of Pebble Beach influenced the use of the style on the Monterey Peninsula, and especially in its immediate neighbor Carmel.

Designer and master builder M.J. Murphy readily adapted to the new architectural form, borrowing freely from a variety of sources including the designs of architects working at Pebble Beach.

The Graft House was one of his most ambitious undertakings. (The closest comparable work in quality by M.J. Murphy is the Lillian Remillard House in Carmel Woods.) As originally designed, it was to be seen from San Antonio Street, well set back on its landscaped lot against a background of white sand beach and ocean. In time, however, residential development along San Antonio began to obscure the original view shed. Today the property can be best viewed from Scenic Road, which was cut through after the Graft House was constructed. While the rear of the building is now the dominant elevation, the original intent of the designer/builder is clearly evident.

The original building mass, shape and materials are still in place, in spite of a number of minor changes that occurred in a 1991 remodeling. Chief among these changes was the replacement of earlier steel casement windows with wooden sash. Most of these window changes kept the original openings, and are scheduled for a return to the steel casement type in a proposed rehabilitation, that will be executed in conformance with the Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings. The projected work will restore a number of the original character defining details of this classic example of the Spanish Eclectic style.

Even with the minor loss of integrity associated with the 1991 modifications, the property still retains a strong sense of time and place, and should be readily recognizable to anyone who knew it in the 1930s and 1940s.

B12. References:

Carmel Building Records.

Murphy, M.J., "Structures of the Period," Promotional Brochure, ca 1940.

Polk Business Directory for Carmel 1930, 1933, 1937.

Sanborn Fire Insurance Maps 1930, 1962.

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

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

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

P A S T
CONSULTANTS LLC

Seth A. Bergstein
415.515.6224
seth@pastconsultants.com

October 16, 2025

Jacob Olander, Associate Planner
City of Carmel-by-the-Sea
PO Box CC
Carmel, CA 93921

Re: Scenic Rd. 4SE of 8th Ave., Carmel-by-the-Sea, CA: Phase Two Historic Assessment
APN 010-301-025; DS 25-103 (Del Mar Carmel, LLC)

Dear Mr. Olander:

This letter evaluates the proposed alterations to the property located at Scenic Rd. 4SE of 8th Ave., in Carmel-by-the-Sea, CA. PAST Consultants, LLC (PAST) completed a site visit to the property on October 10, 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 George Graft House (1929), a Spanish Eclectic-style house designed and constructed by significant Carmel builder M.J. Murphy. The property was documented in 1999 by architectural historian Kent Seavey and placed on the Carmel Inventory of Historic Resources in 2006. The DPR523 Form notes that Murphy oriented the house to the east, facing San Antonio Street; however, development along that street has since blocked views into the property. Presently, the rear (west) elevation facing Scenic Rd. is the primary elevation and the best location to view the historic property from the street. In the DPR523 Form, Mr. Seavey notes:

The George Graft House is significant under California Register Criterion 3, in the area of architecture, as an important design by master builder M.J. Murphy, whose work has influenced the development of the community, and because of its unique location and singular physical characteristics that make it an established and familiar visual feature of Scenic Road.¹

M.J. Murphy featured the house in his 1940 promotional brochure, *Structures of the Period*. The subject property is listed on the Carmel Inventory under National/California Register Criterion C/3, Type/Construction Method; with a Period of Significance of 1929 - 1940.

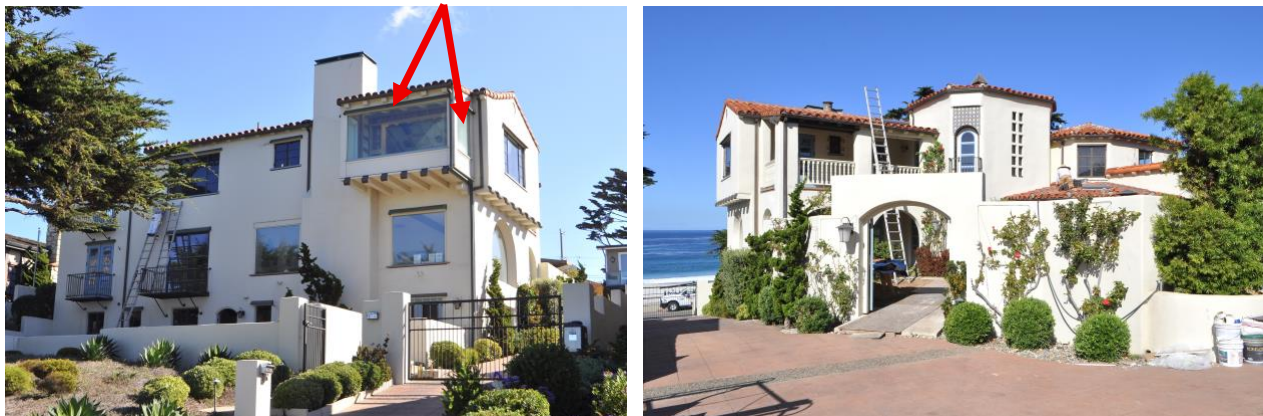
¹ Seavey, Kent L., *George Graft House* (DPR523 Forms), 8/30/99.

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 site and subject buildings 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 October 10, 2025 to assess the existing conditions and to understand the proposed building alterations.

Existing Site Conditions

The subject property has undergone various building alterations, particularly in 1991 and subsequently, that replaced the house's original steel casement windows and doors with wood-casement and/or fixed sash. The west elevation's upper balcony was enclosed with fixed panes in 1991; and the subsequent alterations to the house have added west elevation balconies and modified the existing chimney finishes. Original site walls and site paving have been replaced and various landscaping walls have been added to the east elevation (**Figures 1 and 2**).



Figures 1 and 2. Left image shows the west and south elevations. While the character-defining stucco cladding is present, modifications to the chimney cladding have been installed. An arrow indicates the enclosed upper terrace. All site walls, the driveway gate and the hardscape are alterations installed in the 1990s-2000s. Right image shows the east and south elevations. The arched landscape wall was installed in 1972. The attached planter and tinted/patterned concrete hardscape were added in 1981.

Alterations to the original garage include the removal of the two-door garage opening, and its replacement with a wide opening with an entrance door to the west and a new garage door; and the installation of a west-elevation, shed-roofed addition for pool equipment (**Figures 3 and 4**).



Figures 3 and 4. Left image shows the garage's north elevation and the widened opening. Right image details the north and west elevations. The shed roofed west elevation addition is hidden behind the yellow portable lavatories.²

Site Chronology

The site chronology appears below, based on a review of the Carmel-by-the Sea project files. Original M.J. Murphy drawings and the original building permit are not present in the files.

1. 5/1972: Subdivide lot, with the second lot located to the southwest of the house. Relocate south driveway to the north. Remove original rear (east) yard fence, and the original driveway and pedestrian gates.
2. BP# 72-116, 6/1972: Construct east-elevation courtyard garden; add arched stucco landscape walls surrounding the garden.
3. BP# 81-148, 7/1981: Construct stucco and Carmel Stone perimeter landscape wall around the property.
4. BP# 81-52, 9/1981: Install tinted concrete pavement on the driveway and as hardscape pavement east and south of the house.
5. BP# 91-29, 2/1991: Construct new landscape wall to the north and east of the property.
6. BP# 91-56, 4/1991: Conduct termite remediation and install kitchen remodel.
7. BP# 91-90, 5/1991: West Elevation, replace 9 original steel casement windows with wood casements in original openings; add small shed-roofed details over west elevation windows; enclose west elevation, upper balcony by installing wood-framed, fixed panes in the north, south and west openings; construct new balcony on north side; and reface the chimney with Carmel stone. Install exterior light fixtures on house and garage.

² The site is presently under construction for an interior remodel that was granted a Historic Alteration Permit under DS24-351. See the Phase Two Historic Assessment by Margeret Clovis, architectural historian, dated 2/10/25.

East Elevation: Enlarge two kitchen window openings at the southeast building corner; add skylight.

8. 3/1992: Install concrete steps and patio on west elevation.
9. BP# 99-240, 1999/DS99-46: Resurface west elevation chimney (faced with Carmel Stone in 1991) with stucco. Add spark arrestor. Install French door and railing on west elevation; add iron grille beneath window at this location. On south elevation, restore arched opening as a fixed pane on the first floor.
10. DS13-138, 12/2013: Replace three original steel doors and steel casement windows with wood casements and wood French doors in various locations.
11. DS24351, 11/2024: Replace non-historic windows with steel casements in various locations; install glass windbreak on west elevation patio; replace non-historic light fixtures; add skylights at kitchen.

Remaining Character Defining Features

Based on the 2025 *Carmel Historic Context Statement*, the remaining character defining features that illustrate the Spanish Eclectic Style are:

- L-shaped plan
- Complex roof massing with conical entrance tower on east elevation
- Clay barrel tile roof cladding
- Arched door opening with decorative ceramic tile on east side of conical entrance tower
- Square window openings with fixed panes on east side of conical entrance tower
- Second floor balcony on east elevation beneath shed roof
- Period balconies on west elevation
- Stucco wall cladding

Proposed project

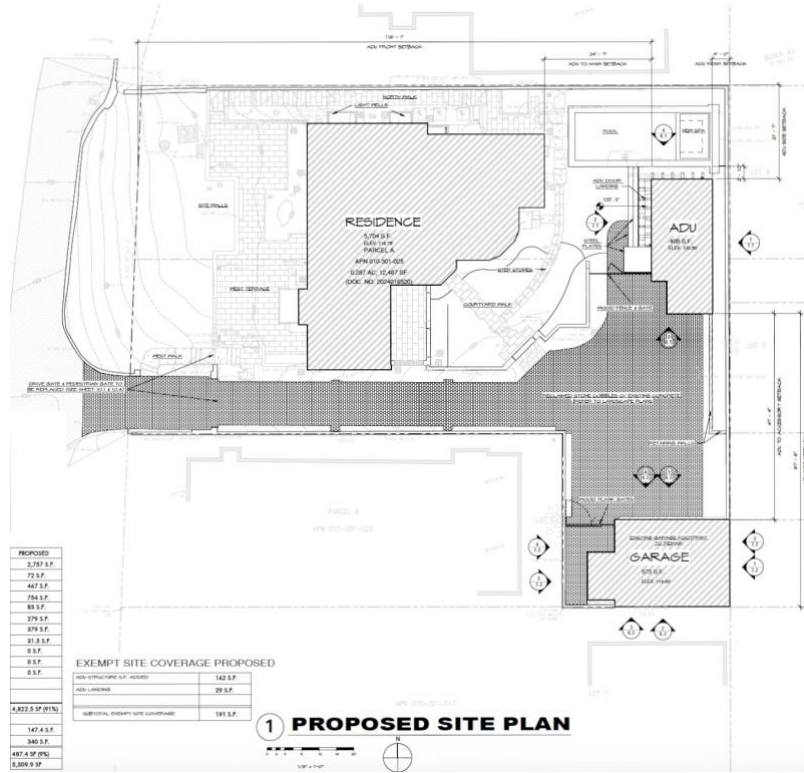


Figure 5. Image of proposed site plan taken from the 9/9/25 Eric Miller Architects, Inc. Design Drawings.

The proposed project is the installation of hardscape and landscape features, a modification to the existing garage’s altered roofline and the construction of an Accessory Dwelling Unit (ADU) at the northeast corner of the site (Figure 5). Design drawings by Eric Miller Architects, Inc., dated September 9, 2025 were evaluated for this Phase Two Historic Assessment. Specifically, the project will:

- Replace non-historic driveway and pedestrian gates on west side of property.
- Add site driveway and site pavement over existing, non-historic driveway pavers and hardscape.
- Add landscape plantings and site walls on south, east and west landscape areas.
- Install previously approved windbreak on west landscape site wall.
- On the house, replace the deteriorated, fixed-pane sash at the upper-west, enclosed balcony.
- On the garage, convert north elevation wide entrance to a two-door configuration, in keeping with the garage’s original Spanish Eclectic style. Convert window opening on west elevation to an entrance door opening. Install new entrance door. Convert roofline of garage’s pool equipment room, circa-1990s, shed-roofed addition to a gable roof and install ridge skylight.
- Construct 408-sf, single-story, ADU at northeast corner of site. Remove a portion of the non-original east elevation courtyard wall, remove the planter and c-1990s pool equipment room to accommodate the ADU construction. Install landscape wall with gate to provide ADU access.

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.”³

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

³ 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.

Evaluation of Proposed Alterations

The proposed site alterations impact non-historic site walls, hardscape and driveway/pedestrian gates that were installed in various construction campaigns from 1981 – 2013. Proposed alterations to the historic George Graft House are minimal and impact the third-floor, west elevation balcony area that was enclosed in 1991 with the installation of wood-framed, fixed-pane sash. Presently, the wood sash windows are leaking and the wood window frame have become deteriorated.

Alterations to the rear garage seek to return the west elevation entrance to a more period-appropriate look, as the original garage opening was a two-door configuration.

For the proposed alterations to the subject building, the following lists the ten *Standards* for rehabilitation, with an evaluation given below each standard.

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

The proposed building alterations will allow the property to retain its residential building use, in keeping with this *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 project design does not impact any original historic material on the historic George Graft House. On the garage, one small, original steel sash window will be removed for the conversion of the opening to an entrance. As all original metal windows have been removed on the George Graft House in the 1980s-2000s, the loss of this single window will not impact the historic integrity of the site. Remaining character defining features of the site will be retained and rehabilitated, in support of this *Standard*.

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

The proposed project design does not add conjectural features or elements from other historic properties that would confuse the remaining character-defining features of the historic building, in keeping with this *Standard*.

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

This *Standard* does not apply as no changes have acquired historic significance. The building alterations that removed the original steel casement windows from the George Graft House were installed in the 1980s – 2000s. These alterations are not considered historic additions to the house.

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

The remaining distinctive character defining features of the site and its buildings will be retained and rehabilitated, in keeping with this *Standard*.

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

Deteriorated historic wood and stucco details will be rehabilitated using established techniques that will repair the original substrate according to this *Standard*.

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

Physical treatments to repair existing wood details and stucco cladding will be undertaken using the gentlest means possible, according to this *Standard*.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

This *Standard* does not apply for this report, as archaeological features should be identified using a certified archaeologist's report under separate contract (if determined necessary by the City of Carmel-by-the-Sea).

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.*

George Graft House:

The only proposed alteration to the George Graft House is the replacement of the wood-framed fixed-paned sash at the upper-west former balcony (enclosed in 1991) with steel-framed, fixed pane windows. Since this a previously altered area of the building, the proposed alteration is in conformance with this *Standard*.

Garage:

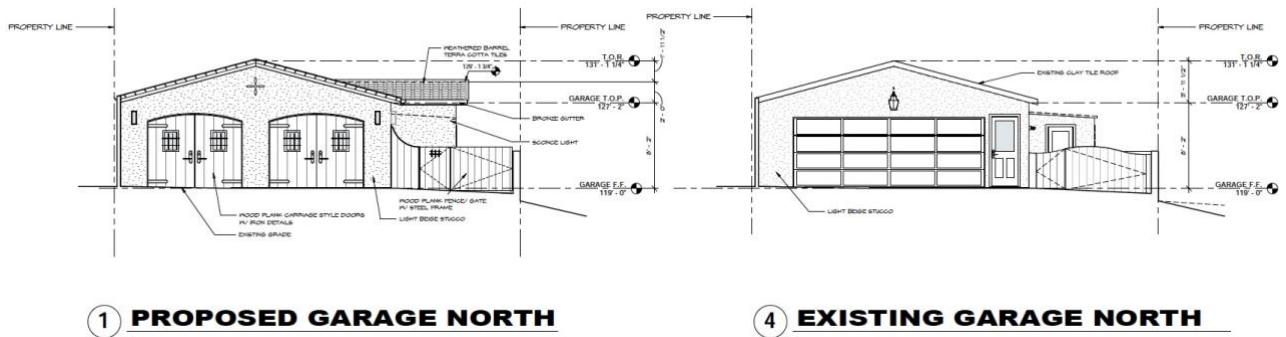


Figure 6. Image of proposed garage taken from the 9/9/25 Eric Miller Architects, Inc. Design Drawings.

The proposed alterations return the garage to a period-appropriate two-bay system. The proposed roofline alteration to the west elevation’s shed roof is appropriate, as it is impacting an addition to the garage’s west elevation installed in the 1990s when the pool was constructed. For these reasons, the proposed alterations are in conformance with this *Standard*.

Landscape Features and Gates

As described in the site chronology section, the proposed landscape and hardscape alterations impact non-historic materials installed in the 1990s-2000s. These previous modern alterations are not historic additions to the site and areas in which modifications are acceptable according to the *Standards*.

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.*

Proposed ADU

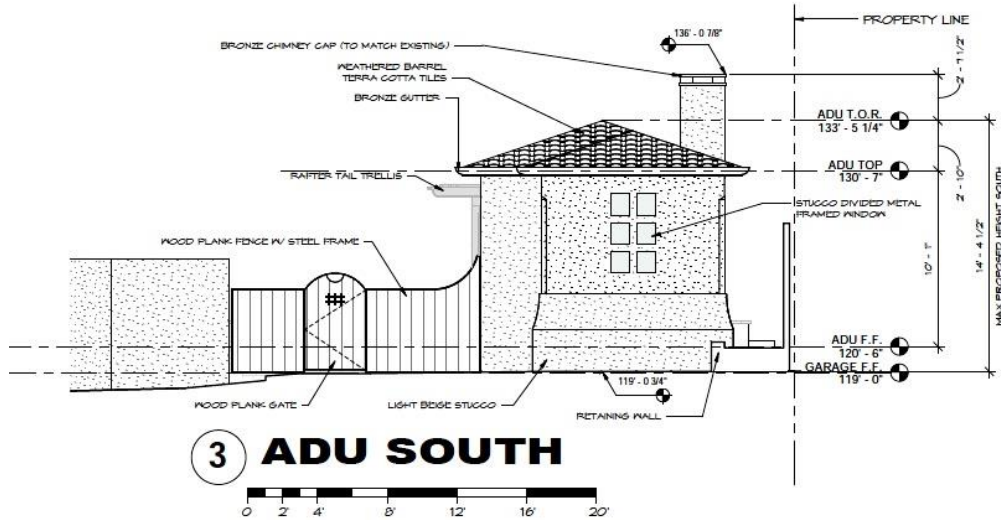


Figure 7. Image of proposed ADU taken from the 9/9/25 Eric Miller Architects, Inc. Design Drawings.

The proposed 408-sf, single-story ADU is located at the rear and least visible portion of the site. It is well within scale and massing of the historic George Graft House. It is constructed of similar materials as the historic house, while still honoring the much more substantial main house. For these reasons, the proposed ADU meets the *Standards*.

If the proposed site modifications listed above were removed or reversed in the future, the site would maintain adequate historic integrity for its local listing on the Carmel Inventory, in support of this *Standard*.

Conclusion

In conclusion, the proposed alterations to the George Graft House and site are consistent with the *Secretary of the Interior's Rehabilitation Standards*.

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

Sincerely,

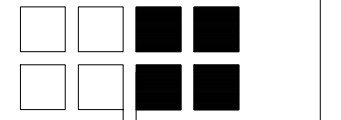
Seth A. Bergstein, Principal

DEL MAR RESIDENCE

Scenic Road 4 SE of 8th Carmel-by-the-Sea, CA 93921

REVISION	No.

CONSULTANT:



ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

PROJECT INFO
Job Name: **Del Mar ADU/ Garage**
Scenic Road 4 SE of 8th
Carmel-by-the-Sea, CA
A.P.N. 010-301-025-000

DATE: 9/4/2025

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

DRAWN: CRISTO

JOB NO. 2410

1
SHEET OF

PROJECT DATA

PROPOSED FLOOR AREA

LOWER FLOOR	1,786 S.F.
MAIN FLOOR	2,119 S.F.
UPPER FLOOR	1,799 S.F.
SUBTOTAL	5,704 S.F.
GARAGE	597 S.F.
TOTAL	6,301 S.F.
A.D.U.	408 S.F.

PROPOSED SITE COVERAGE

IMPERMEABLE COVERAGE	EXISTING	PROPOSED
CONCRETE DRIVEWAY	3,150 S.F.	2,757 S.F.
STONE STEPS	92 S.F.	72 S.F.
POOL	467 S.F.	467 S.F.
WEST SIDE TERRACE	754 S.F.	754 S.F.
WEST ENTRY WALK	83 S.F.	83 S.F.
NORTH SIDE WALK	279 S.F.	279 S.F.
UPPER COURTYARD PAVING	376 S.F.	379 S.F.
LIGHT WELL	31.5 S.F.	31.5 S.F.
GENERATOR PAD	13 S.F.	0 S.F.
POOL MECHANICAL BUILDING	52 S.F.	0 S.F.
PIZZA OVEN	31 S.F.	0 S.F.
SUBTOTAL (IMPERMEABLE)	5,328.5 SF (91%)	4,822.5 SF (91%)
PERMEABLE COVERAGE		
UPPER STEPPING PADS	213.4 S.F.	147.4 S.F.
CRUSHED GRAVEL	340 S.F.	340 S.F.
SUBTOTAL (PERMEABLE)	553.4 SF (9%)	487.4 SF (9%)
TOTAL COVERAGE	5,881.9 SF	5,309.9 SF

EXEMPT SITE COVERAGE PROPOSED

ADU STRUCTURE S.F. ADDED	162 S.F.
ADU LANDING	29 S.F.
SUBTOTAL EXEMPT SITE COVERAGE	191 S.F.

OWNERSHIP NOTES

OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:

- TITLE AND ALL "COPYRIGHT" PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY THE ARCHITECT, ERIC MILLER HEREINAFTER REFERRED TO AS "THE ARCHITECT" WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED.
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TREE REMOVAL

NO TREES WILL BE REMOVED IN THIS WORK.

EXTERIOR LIGHTING NOTE

ALL EXTERIOR LIGHTING ATTACHED TO THE MAIN BUILDING OR ANY ACCESSORY BUILDING SHALL BE NO HIGHER THAN 10 FEET ABOVE GROUND AND NOT EXCEED 25 WATTS (INCANDESCENT EQUIVALENT) IN POWER PER FIXTURE.

PROJECT DATA

ADDRESS: SCENIC ROAD 4 SE OF 8TH CARMEL-BY-THE-SEA, CA 93921

PROJECT DESCRIPTION: DEMOLITION OF EXISTING SITE WALLS, GENERATOR PAD, POOL EQUIPMENT ENCLOSURE, PIZZA OVEN W/ FOOTING AND SELECT AREAS OF EXISTING PAVING.

REPLACEMENT OF GARAGE DOORS, DRIVEWAY GATE AND PEDESTRIAN GATE. REPLACEMENT OF GARAGE WINDOW WITH DUTCH DOOR. RELOCATION OF POOL EQUIPMENT.

CONSTRUCTION OF A 408 S.F. ACCESSORY DWELLING UNIT STUDIO CONSISTING OF A KITCHEN, (1) ONE BATHROOM, AN INTERDEPENDENT STRUCTURAL TRELLIS, AND ENTRY LANDING W/ STEPS, PLANTER WALL AND SIDE WALL WITH GATE. IMPROVEMENTS OF (E) POOL TO INCLUDE A SPA SECTION WITHIN AND NEW FINISHES.

SITE IMPROVEMENTS TO PAVING, SITE WALLS, SITE LIGHTING AND PLANTING.

REPLACEMENT OF (3) THREE WINDOWS ON MAIN HOUSE UPPER FLOOR WITH METAL FRAMED WINDOWS.

LOT SIZE: 12,495 S.F.
ZONING: R-1
A.P.N.: 010-301-025-000
TYPE OF CONSTRUCTION: (V-B)

PROPOSED A.D.U. SETBACKS

	REQUIRED	PROPOSED
ADU FRONT	15' - 0"	11@ - 1"
ADU REAR	4' - 0"	4' - 0"
NORTH SIDE	4' - 0"	21' - 7"
SOUTH SIDE	4' - 0"	67' - 6"
ADU TO MAIN HOUSE	X	24' - 7"
ADU TO ACCESSORY	X	47' - 4"

ALLOWED PROPOSED

MAX ADU HEIGHT FROM MOST RESTRICTIVE: 16' - 0" 14' - @ 1/4"

GARAGE HEIGHT: NO CHANGE

PROJECT TEAM

OWNER: DEL MAR CARMEL LLC
CONTACT: STEVEN D. ANDERSON
1325 HOWARD AVE - #305, BURLINGAME, CA 94010
NAMMAG@ERICMILLERARCHITECTS.COM

ARCHITECT: ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVE.
MONTEREY, CA 93940
PH: 831-372-0410
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SURVEYOR: LANDSET ENGINEERING
520 B CRAZY HORSE CANYON RD.
SALINAS, CA 95907
PH: 831-443-6970

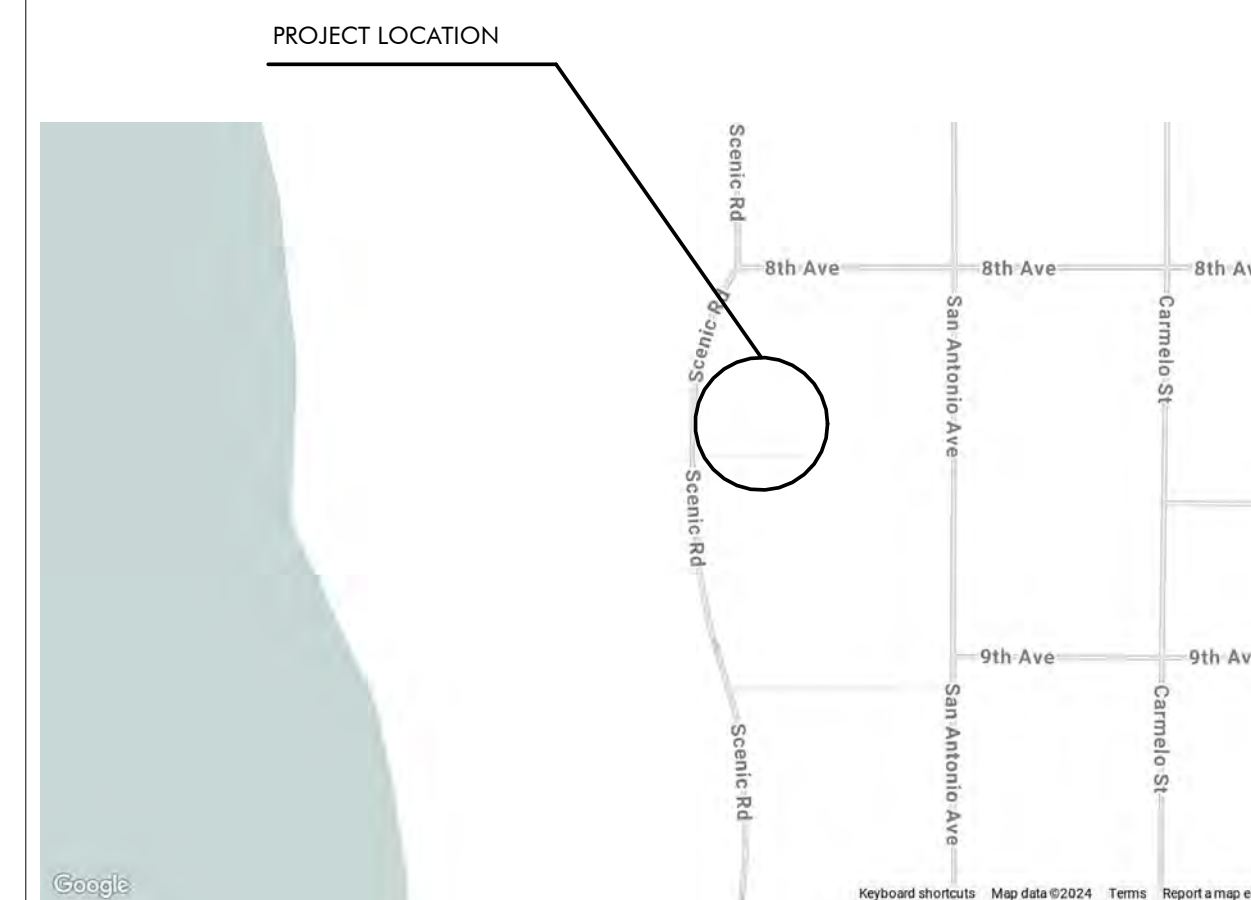
LANDSCAPE ARCHITECT: SEVEN SPRINGS STUDIO
2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
PH: 831-466-9611
CONTACT: SIMON PHILLIPS

INTERIOR DESIGNER: JUTE INTERIOR DESIGN
3450 SACRAMENTO STREET #440
SAN FRANCISCO, CA 94118
PH: 415-272-8648
CONTACT: ALI DAVIN

SHEET INDEX

Sheet Number	Sheet Name
1	PROJECT INFO
2	TOPOGRAPHIC MAP
3.1	EXISTING SITE PLAN
3.2	PROPOSED SITE PLAN
3.3	SITE COVERAGE OVERLAY
4	GRADING & DRAINAGE
5.1	ARCHITECTURAL DEMO PLAN
5.2	EXISTING CONDITIONS + DEMO PLAN
5.3	PROPOSED ADU/ GARAGE FLOOR PLANS
5.4	DOOR SCHEDULE
5.5	WINDOW SCHEDULE
6.1	ADU ELEVATIONS FRONT/ REAR
6.2	GARAGE ELEVATIONS FRONT/ REAR
6.3	(E) & PROPOSED HOUSE WEST ELEV.
7.1	ADU ELEVATIONS -SIDES
7.2	GARAGE ELEVATIONS -SIDES
7.3	(E) & PROPOSED HOUSE NORTH ELEV.
7.4	(E) & PROPOSED HOUSE SOUTH ELEV.
8	STREETSCAPE ELEVATIONS
9	PROPOSED ROOF PLAN
10.1	LANDSCAPE CONSTRUCTION PLAN
10.2	LANDSCAPE PLANTING PLAN
10.3	LANDSCAPE PLANTING NOTES
10.4	LANDSCAPE DETAILS
10.5	POOL & SPA PUMP SPECIFICATION
10.6	LANDSCAPE LIGHTING PLAN
10.7	LANDSCAPE LIGHT SPECS
11	FINISH MATERIALS
12	COLOR RENDERINGS

LOCATION MAP

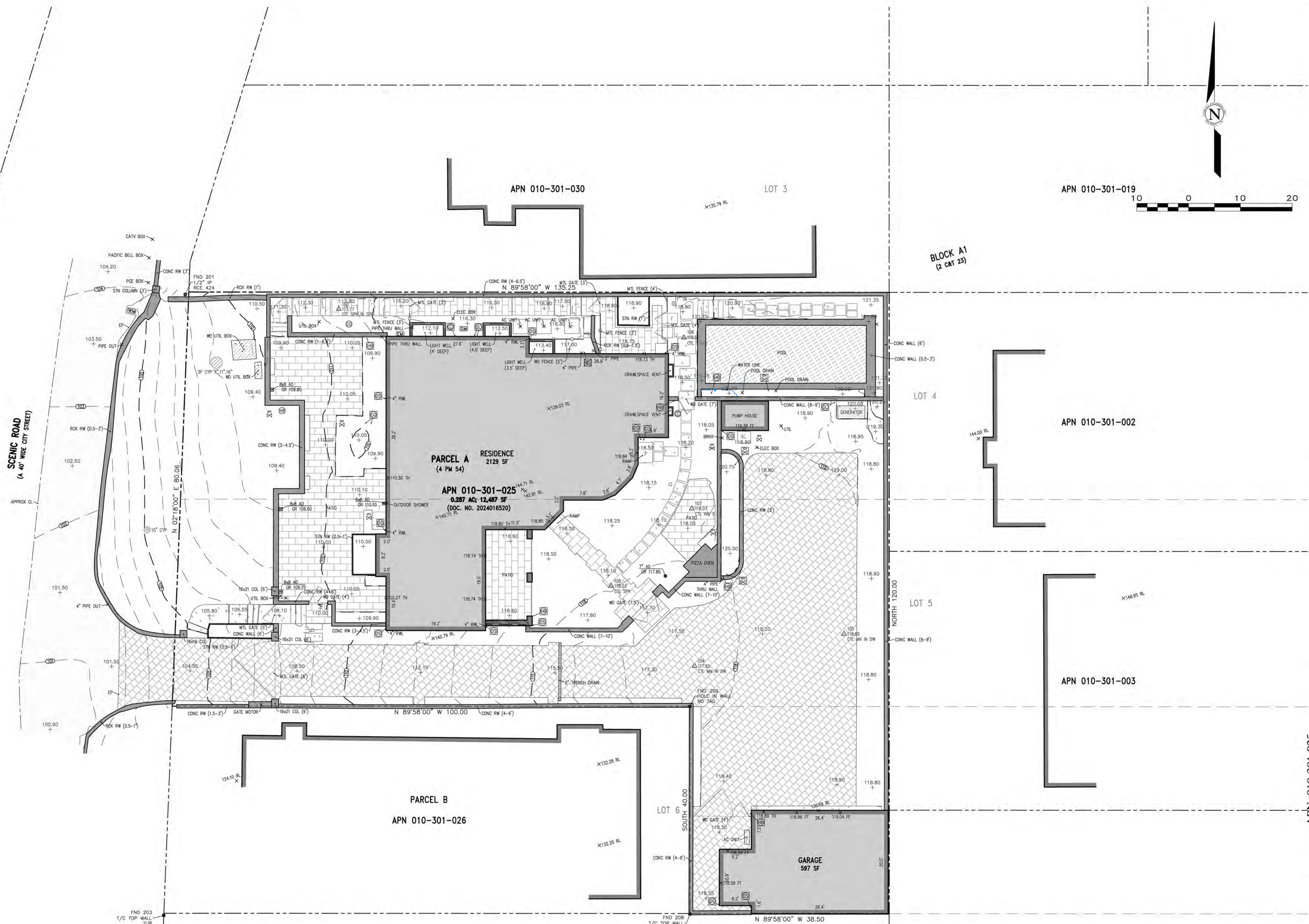


VICINITY MAP



LEGEND:

--- PROPERTY BOUNDARY	⊙ CONDUIT
--- ADJACENT PROPERTY BOUNDARY	⊙ CLEANOUT
--- ORIGINAL PROPERTY BOUNDARY	⊙ DOWNSPOUT
- - - EASEMENT (TYPE AS SHOWN)	⊙ ELECTRIC METER
--- ROADWAY CENTERLINE	⊙ GAS LINE
--- MAJOR CONTOUR LINE (5' INTERVAL)	⊙ GAS METER
--- MINOR CONTOUR LINE (1' INTERVAL)	⊙ HOSE BIB
--- FENCE	⊙ IRRIGATION CONTROL VALVE
--- WATER LINE	⊙ WATER METER
■ BUILDING	⊙ WATER SERVICE
■ ASPHALT CONCRETE	⊙ FOUND MONUMENT (TYPE NOTED)
■ CONCRETE	⊙ SURVEY CONTROL POINT
■ PAVERS	⊙ SPOT ELEVATION
■ WOOD	⊙ RIDGELINE
■ NATURAL GROUND SURFACE/ LANDSCAPED AREA	⊙ FINISHED FLOOR
	⊙ THRESHOLD
	⊙ TREE (TYPE/SIZE AS MARKED) SYMBOL CENTER IS APPROX CENTER OF TREE



GENERAL NOTES:

- ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #100, A MAGNETIC NAIL LOCATED IN THE SIDEWALK ALONG SCENIC ROAD, APPROXIMATELY 2.4' NORTH AND 52.3' WEST OF THE SOUTHWESTERLY CORNER OF PARCEL A, ELEVATION = 100.00' AS SHOWN.
- NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
- THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (07/16/2024) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION. UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
- BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.
- STRUCTURES AND/OR ACCOMPANYING ELEVATIONS SHOWN ON ADJACENT LOTS LOCATED WITHIN 15' OF THE SUBJECT PROPERTY BOUNDARIES ARE APPROXIMATE ONLY AND MAY NOT BE COMPLETE DUE TO RESTRICTED PHYSICAL ACCESS.

ABBREVIATIONS:

AC = ASPHALT CONCRETE	FL = FLOWLINE
AD = AREA DRAIN	FND = FOUND
BLDG = BUILDING	GR = GRATE
BRK = BRICK	MON = MONUMENT
BRKR = BREAKER	MTL = METAL
BSW = BACK OF SIDEWALK	OK = OAK
CB = CATCH BASIN	PN = PINE
CL = CENTERLINE	RL = RIDGE LINE
CMU = CONCRETE MASONRY UNIT	RW = RETAINING WALL
CONC = CONCRETE	RWD = REDWOOD
CTL = CONTROL	STN = STONE
CYP = CYPRESS	TH = THRESHOLD
DG = DECOMPOSED GRANITE	TR = TREE
ELEC = ELECTRIC	TYP = TYPICAL
EP = EDGE OF PAVEMENT	UTIL = UTILITY
ESMT = EASEMENT	WD = WOOD
FF = FINISHED FLOOR	

CONTACT INFORMATION:

CLIENT:
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M. R. MACGILL
350 PRIMROSE RD
BURLINGAME, CA 94010

SECONDARY:
ERIC MILLER ARCHITECTS
CARLA HASHIMOTO
211 HOFFMAN AVE
MONTEREY, CA 93960

SITE LOCATION:
SCENIC RD., 4 SE OF 8TH AVE
CARMEL-BY-THE-SEA, CA 93921



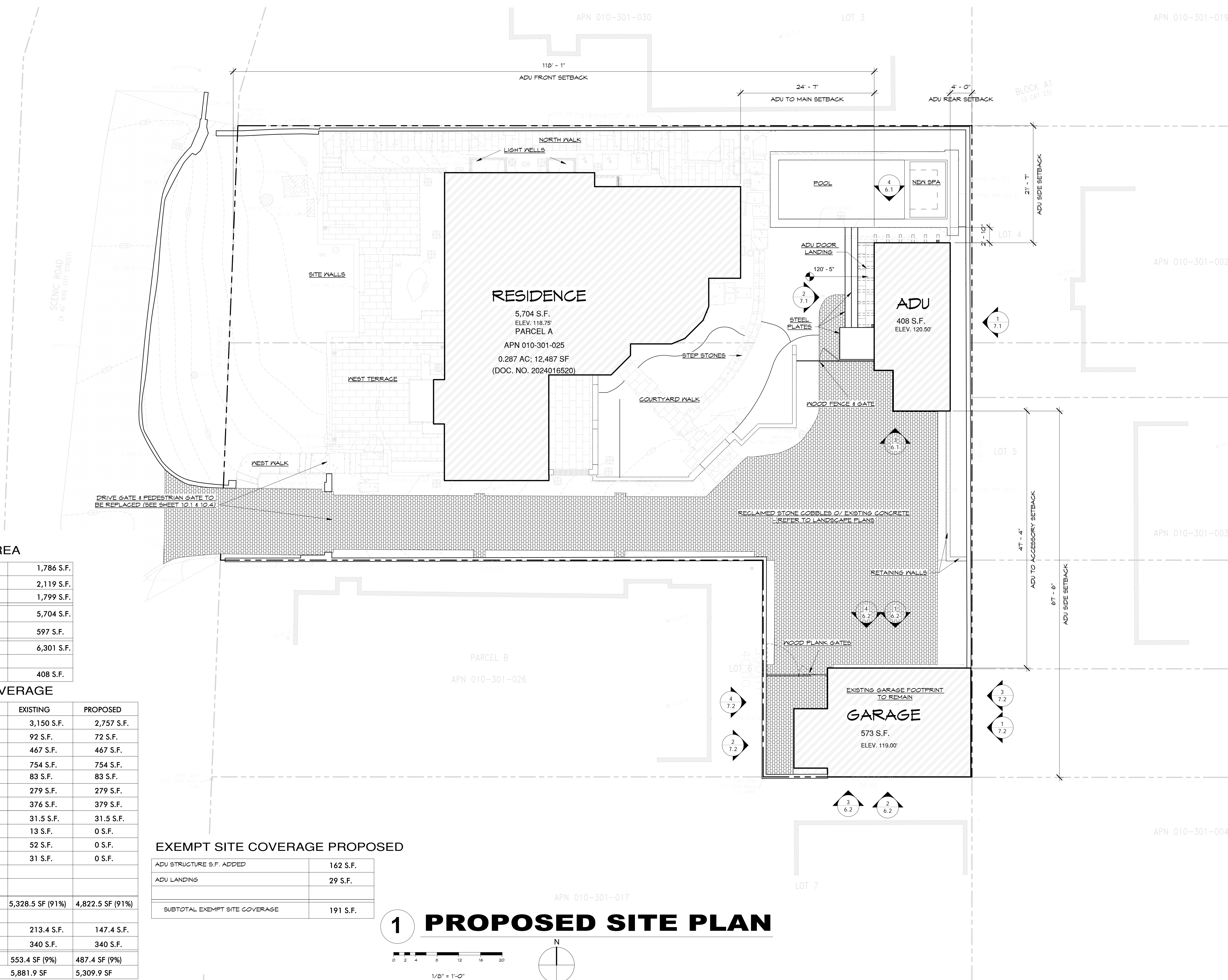
APPROVED BY:
Guy R. Girardo
GUY R. GIRARDO
P.L.S. No. 8703



APN: 010-301-025
TOPOGRAPHIC MAP
OF
THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 2024016520
OFFICIAL RECORDS OF MONTEREY COUNTY
CARMEL-BY-THE-SEA, CALIFORNIA
FOR
DEL MAR CARMEL LLC

SCALE: 1" = 10'
DATE: JUL 2024
JOB NO. 2806-01
SHEET 2 OF
07/29/24 JAN RELEASED TO CLIENT
No. DATE BY REVISION

9/16/2025 4:26:13 PM D:\Projects\Del Mar ADU\Garage\Del Mar ADU\Garage.dwg, ps 4 - 024
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PROPOSED FLOOR AREA

LOWER FLOOR	1,786 S.F.
MAIN FLOOR	2,119 S.F.
UPPER FLOOR	1,799 S.F.
SUBTOTAL	5,704 S.F.
GARAGE	597 S.F.
TOTAL	6,301 S.F.
A.D.U.	408 S.F.

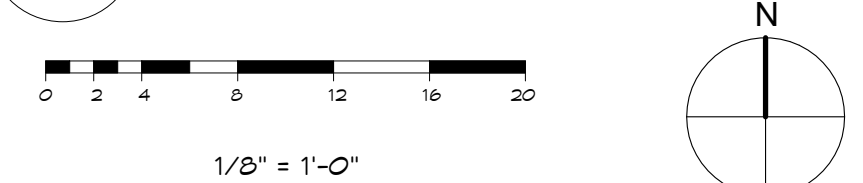
PROPOSED SITE COVERAGE

IMPERMEABLE COVERAGE	EXISTING	PROPOSED
CONCRETE DRIVEWAY	3,150 S.F.	2,757 S.F.
STONE STEPS	92 S.F.	72 S.F.
POOL	467 S.F.	467 S.F.
WEST SIDE TERRACE	754 S.F.	754 S.F.
WEST ENTRY WALK	83 S.F.	83 S.F.
NORTH SIDE WALK	279 S.F.	279 S.F.
UPPER COURTYARD PAVING	376 S.F.	379 S.F.
LIGHT WELL	31.5 S.F.	31.5 S.F.
GENERATOR PAD	13 S.F.	0 S.F.
POOL MECHANICAL BUILDING	52 S.F.	0 S.F.
PIZZA OVEN	31 S.F.	0 S.F.
SUBTOTAL (IMPERMEABLE)	5,328.5 SF (91%)	4,822.5 SF (91%)
PERMEABLE COVERAGE		
UPPER STEPPING PADS	213.4 S.F.	147.4 S.F.
CRUSHED GRAVEL	340 S.F.	340 S.F.
SUBTOTAL (PERMEABLE)	553.4 SF (9%)	487.4 SF (9%)
TOTAL COVERAGE	5,881.9 SF	5,309.9 SF

EXEMPT SITE COVERAGE PROPOSED

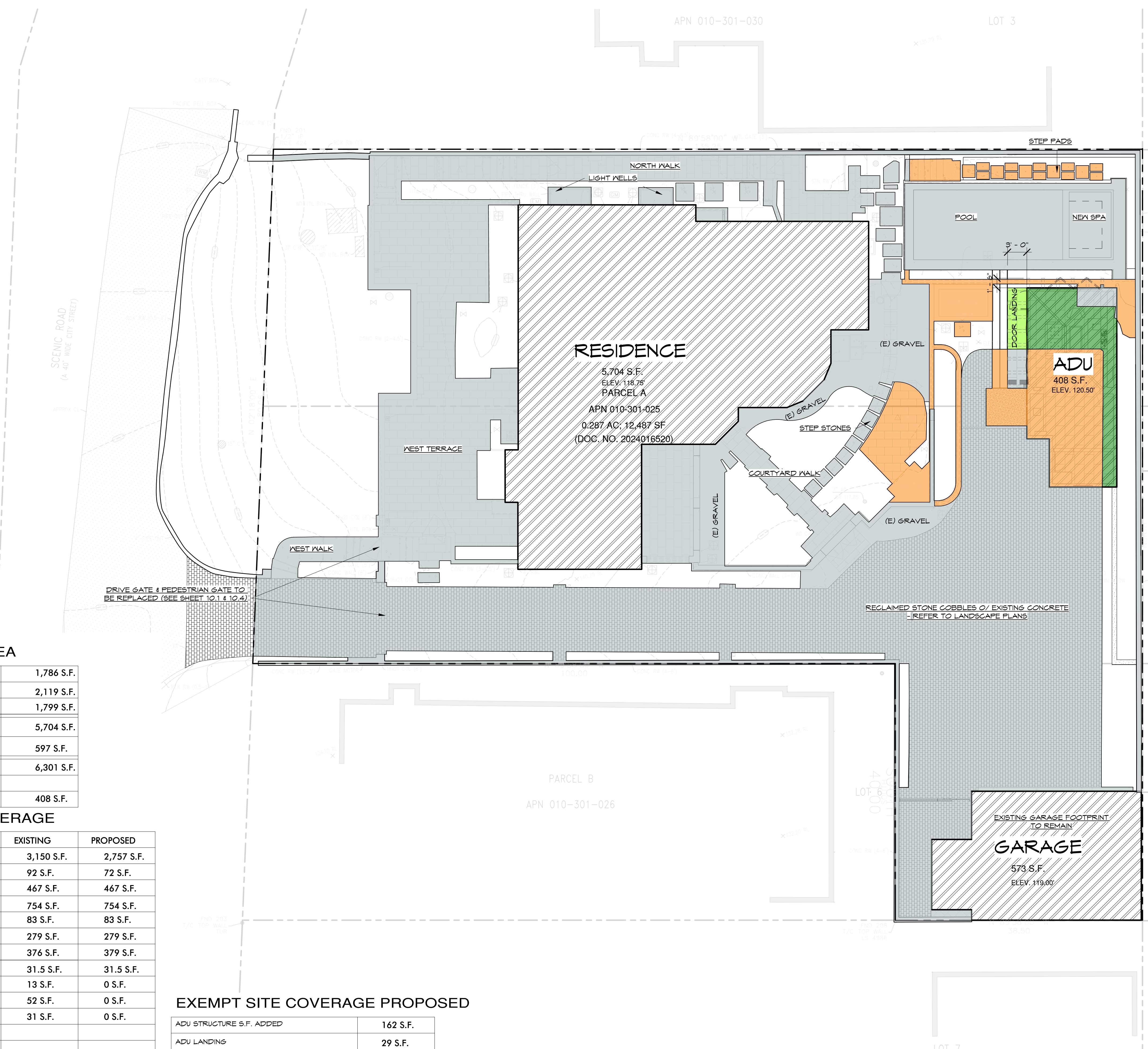
ADU STRUCTURE S.F. ADDED	162 S.F.
ADU LANDING	29 S.F.
SUBTOTAL EXEMPT SITE COVERAGE	191 S.F.

1 PROPOSED SITE PLAN



REVISION	No.
CONSULTANT:	
ARCHITECT:	ERIC MILLER ARCHITECTS, INC. 211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com
PROPOSED SITE PLAN	Job Name: Del Mar ADU/ Garage Scenic Road 4 SE of 8th Carmel-By-The-Sea, CA A.P.N. 010-301-025-000
DATE:	9/4/2025
SCALE:	1/8" = 1'-0"
DRAWN:	CRISTO
JOB NO.	2410
3.2	SHEET OF

9/16/2025 4:51:35 PM D:\Projects\100_025\100_025_017\100_025_017_017.dwg (100_025_017.dwg) PLOT 1 OF 1 SHEET 3 OF 3
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PROPOSED FLOOR AREA

LOWER FLOOR	1,786 S.F.
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EXEMPT SITE COVERAGE PROPOSED

ADU STRUCTURE S.F. ADDED	162 S.F.
ADU LANDING	29 S.F.
SUBTOTAL EXEMPT SITE COVERAGE	191 S.F.

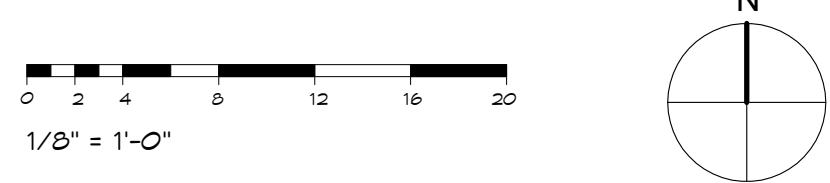
1010.1.5 Landings at doors.
 Landings shall have a width not less than the width of the stairway or the door, whichever is greater. Doors in the fully open position shall not reduce a required dimension by more than 7 inches (178 mm).
 Exception: Landing length in the direction of travel in Groups R-3 and U and within individual units of Group R-2 need not exceed 36 inches (914 mm).

OVERLAY LEGEND

EXISTING	EXISTING SITE COVERAGE TO REMAIN
	REMOVAL OF EXISTING SITE COVERAGE: 628 S.F.
PROPOSED	A.D.U. STRUCTURE SITE COV. ADDED (EXEMPT): 162 S.F.
	A.D.U. MIN. REQUIRED LANDING (EXEMPT): 29 S.F.

NOTE:
 LANDINGS FOR DOORS ARE THE WIDTH OF THE OPEN DOOR PER BUILDING CODE MINIMUMS.

1 PROPOSED SITE COVERAGE OVERLAY



REVISION	No.

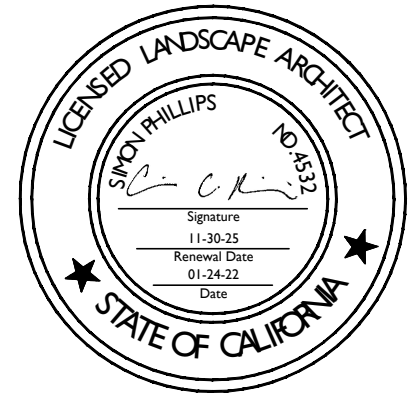
CONSULTANT:
 ERIC MILLER ARCHITECTS, INC.
 211 HOFFMAN AVENUE MONTEREY, CA 93940
 PHONE (831) 372-0410 FAX (831) 372-7840 WEB: ericmillerarchitects.com

ARCHITECT:
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 211 HOFFMAN AVENUE MONTEREY, CA 93940
 PHONE (831) 372-0410 FAX (831) 372-7840 WEB: ericmillerarchitects.com

SITE COVERAGE OVERLAY
 Job Name: Del Mar ADU/ Garage
 Scenic Road 4 SE of 8th Carmel-By-The-Sea, CA
 A.P.N 010-301-025-000

DATE: 9/4/2025
 SCALE: 1/8" = 1'-0"
 DRAWN: CRISTO
 JOB NO.: 2410

3.3
 SHEET OF



PROJECT NAME:
DEL MAR RESIDENCE

PROJECT ADDRESS:
SCENIC 4 SE OF 8TH
CARMEL-BY-THE-SEA, CA 93921
APN: 010-301-025-000

ISSUANCE:
PLANNING SUBMITTAL

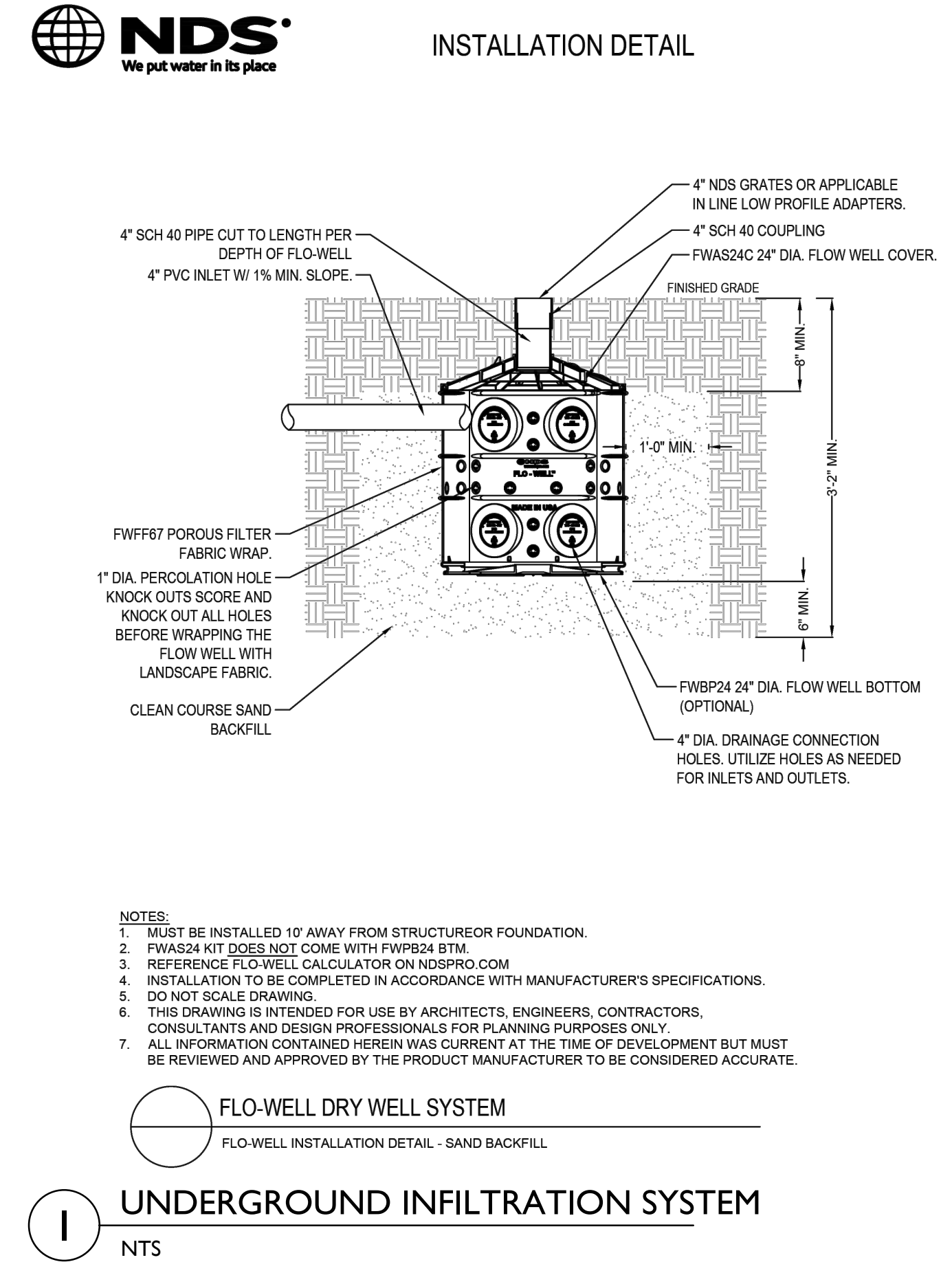
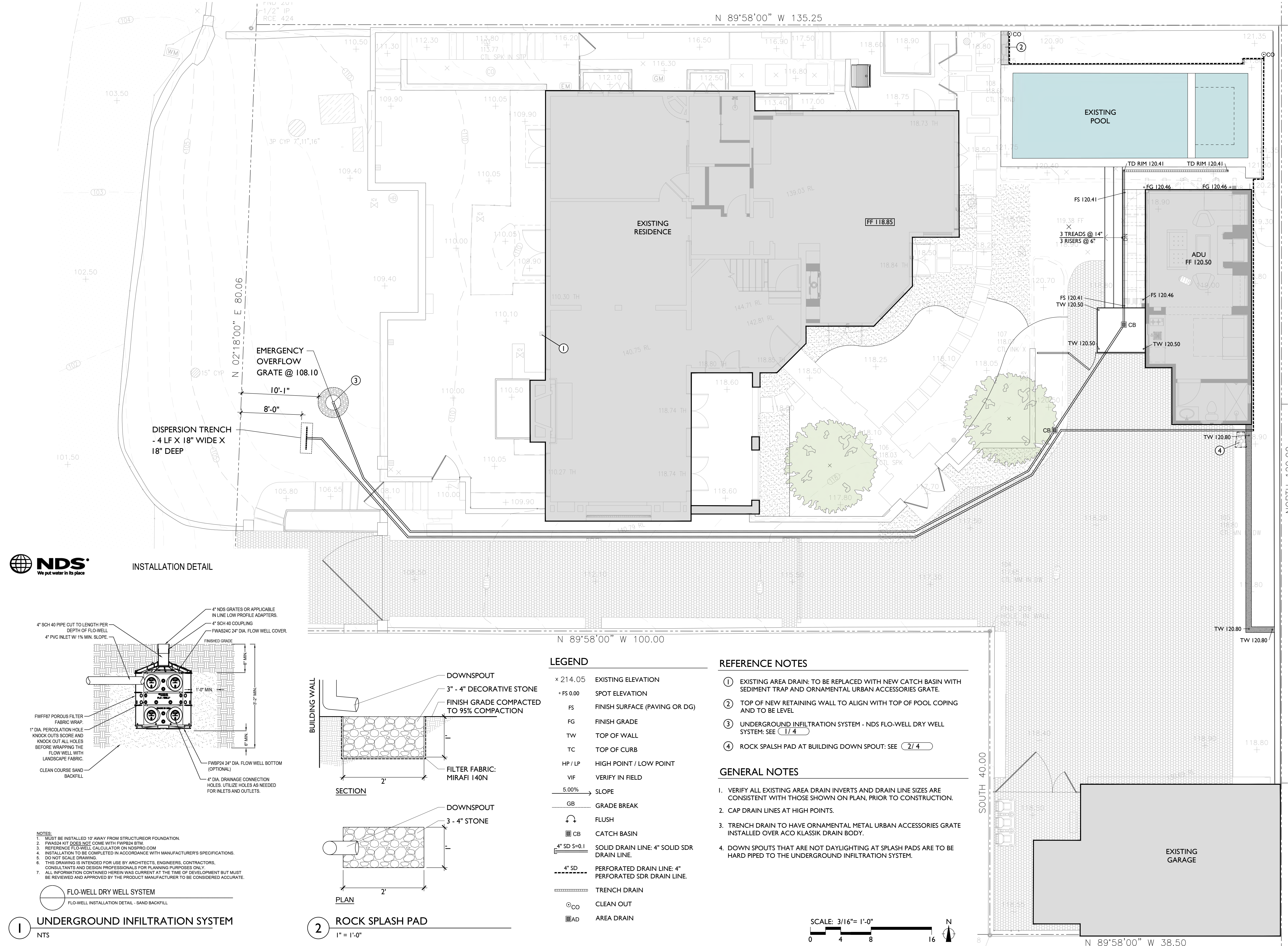
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DATE: 03/28/2025

REVISIONS:

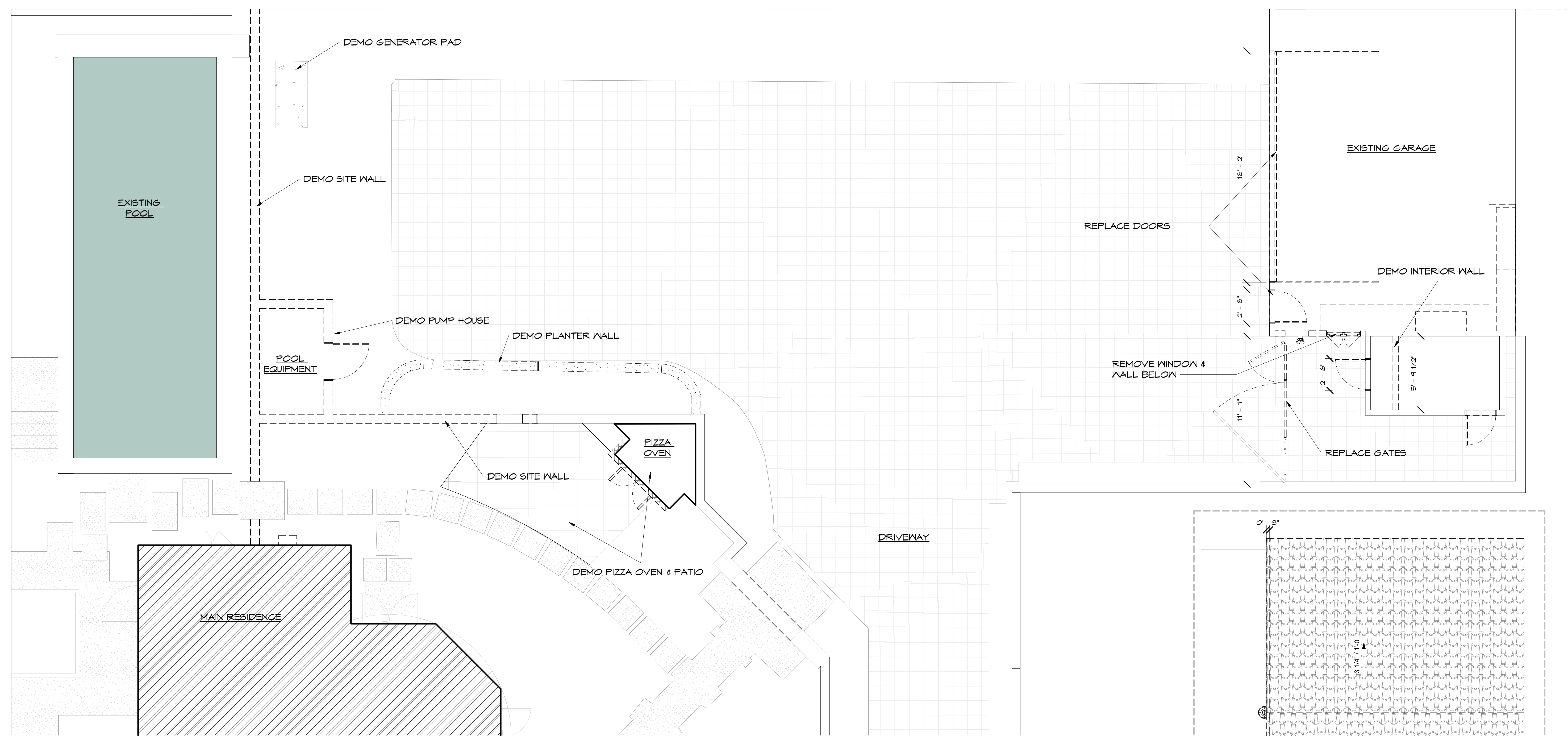
DATE	DESCRIPTION
06/18/2025	PLANNING RESUBMITTAL
08/27/2025	PLANNING RESUBMITTAL
09/19/2025	PLANNING RESUBMITTAL

SHEET NAME:
GRADING & DRAINAGE PLAN

SHEET NO:



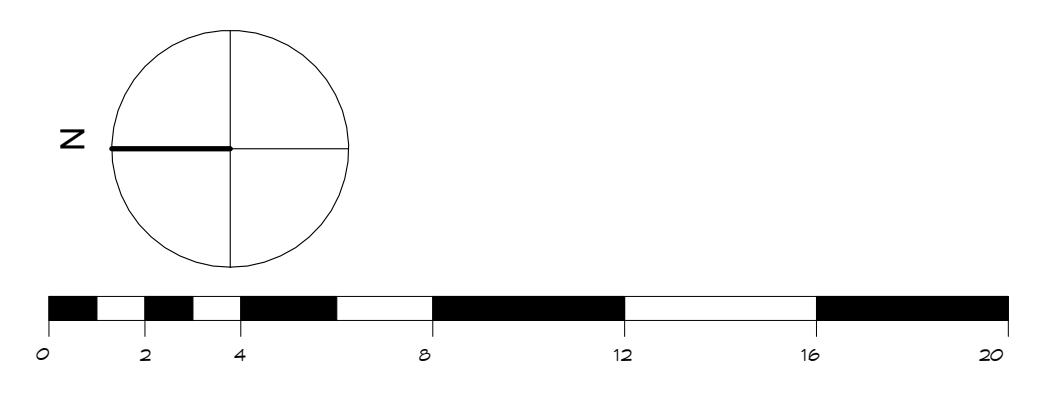
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LEGEND	
	WALLS TO REMAIN
	WALLS TO BE DEMOLISHED
	DOORS TO BE DEMOLISHED
	CABINETRY, FIXTURES, ETC. TO BE DEMOLISHED

1 EXISTING ADU/ GARAGE PLANS

1/4" = 1'-0"

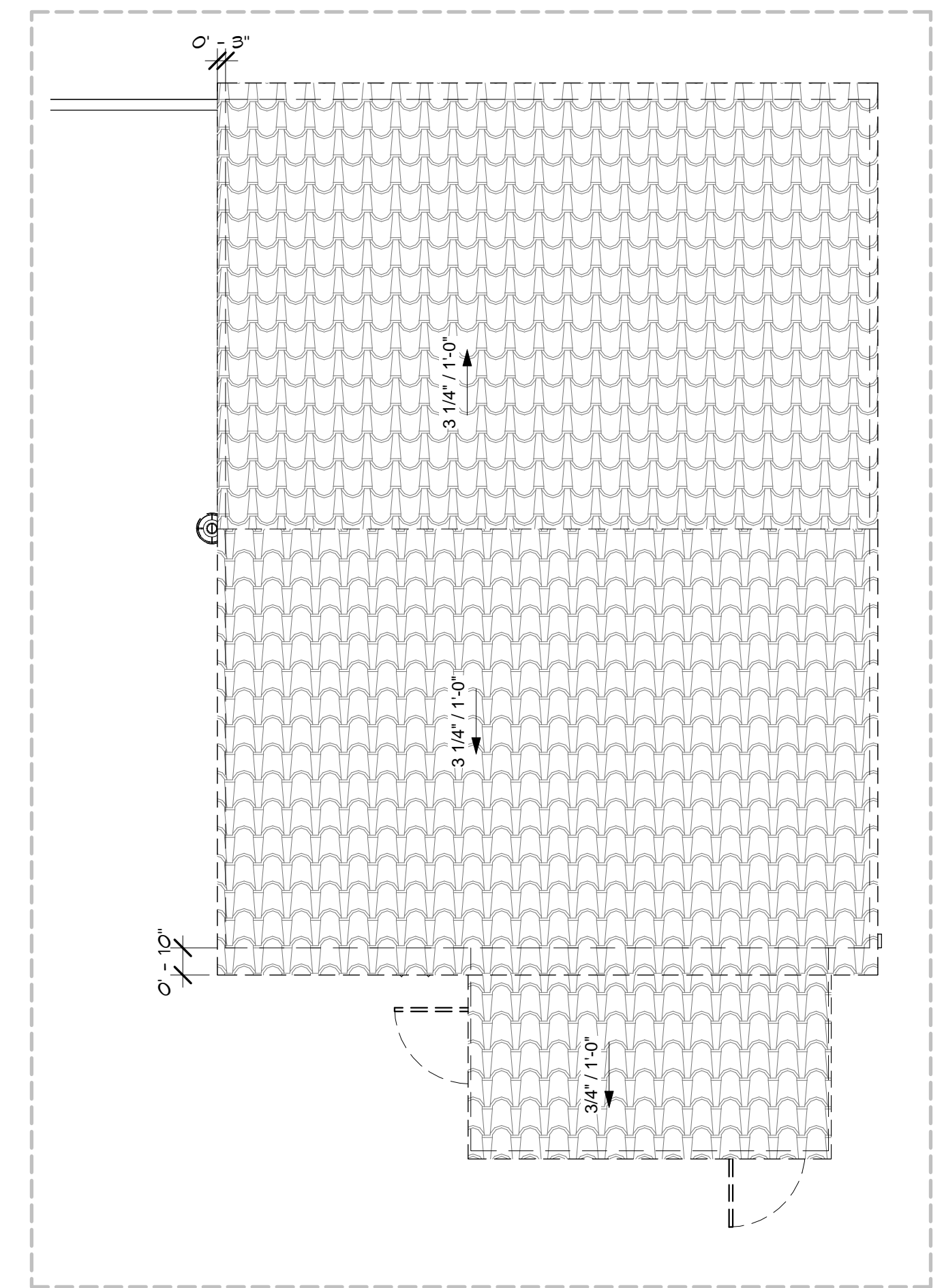


GARAGE REMODEL- REMOVED & RETAINED WALLS SUMMARY

TOTAL L.F. OF WALLS=	120' - 7"
TOTAL L.F. OF REMOVED WALLS=	33' - 3 1/4"
TOTAL % OF REMOVED WALLS=	27.59 %
TOTAL % OF REMOVED EXTERIOR WALLS=	22.79 % (27' - 5 3/4")
NEW WALLS=	31' - 10 1/4"

2 EXISTING GARAGE ROOF

1/4" = 1'-0"



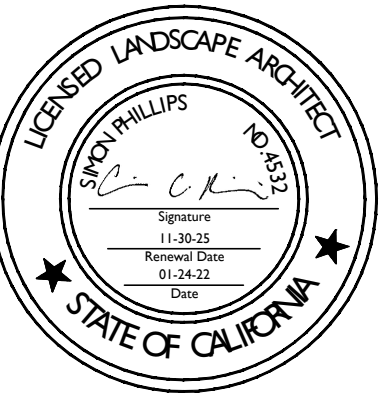
REVISION	No.

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
 211 HOFFMAN AVENUE
 MONTEREY, CA 93940
 PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

ARCHITECTURAL DEMO PLAN
 Job Name: **Del Mar ADU/ Garage**
 Scenic Road 4 SE of 8th
 Carmel-By-The-Sea, CA
 A.P.N. 010-301-025-000

DATE: 9/4/2025
 SCALE: 1/4" = 1'-0"
 DRAWN: CRISTO
 JOB NO.: 2410

5.1
 SHEET OF



PROJECT NAME:

**DEL MAR
RESIDENCE**

PROJECT ADDRESS:

SCENIC 4 SE OF 8TH
CARMEL-BY-THE-SEA, CA 93921

APN: 010-301-025-000

ISSUANCE:

PLANNING SUBMITTAL

PROJECT NO: 2024-28

DATE: 03/28/2025

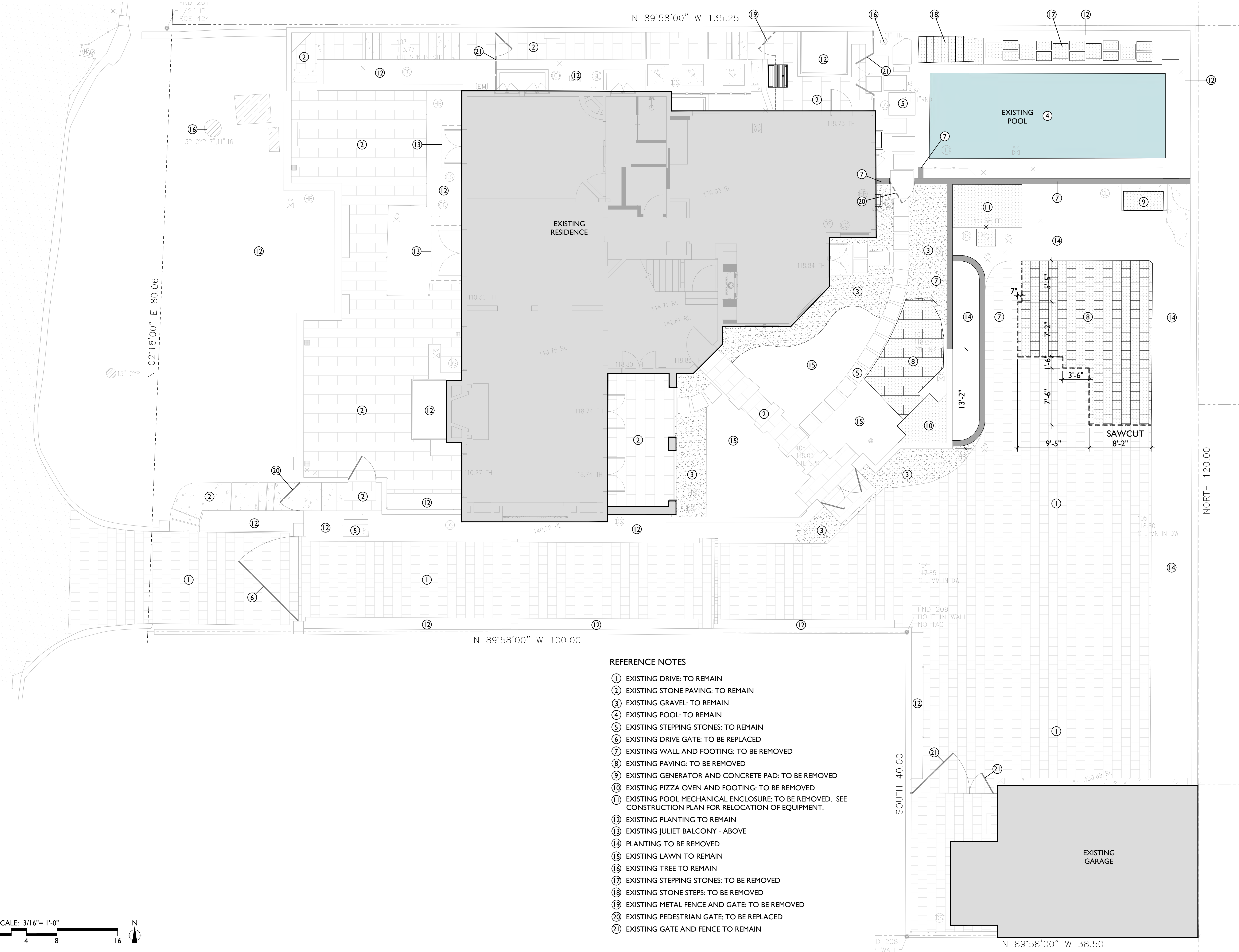
REVISIONS:

DATE	DESCRIPTION
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08/27/2025	PLANNING RESUBMITTAL
09/19/2025	PLANNING RESUBMITTAL

SHEET NAME:

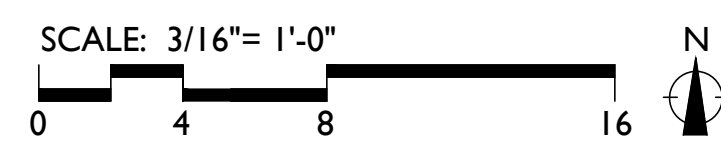
**EXISTING
CONDITIONS +
DEMO PLAN**

SHEET NO:



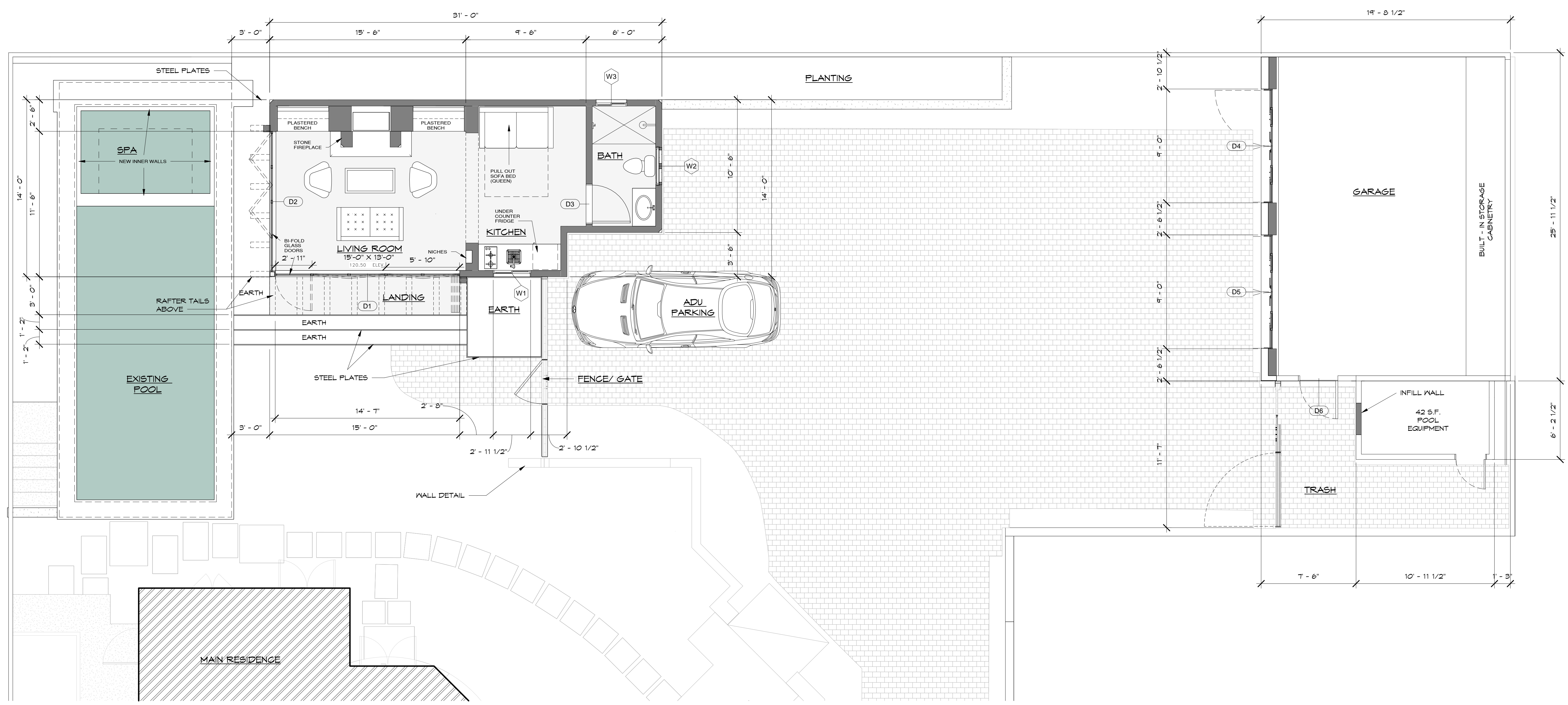
REFERENCE NOTES

- ① EXISTING DRIVE: TO REMAIN
- ② EXISTING STONE PAVING: TO REMAIN
- ③ EXISTING GRAVEL: TO REMAIN
- ④ EXISTING POOL: TO REMAIN
- ⑤ EXISTING STEPPING STONES: TO REMAIN
- ⑥ EXISTING DRIVE GATE: TO BE REPLACED
- ⑦ EXISTING WALL AND FOOTING: TO BE REMOVED
- ⑧ EXISTING PAVING: TO BE REMOVED
- ⑨ EXISTING GENERATOR AND CONCRETE PAD: TO BE REMOVED
- ⑩ EXISTING PIZZA OVEN AND FOOTING: TO BE REMOVED
- ⑪ EXISTING POOL MECHANICAL ENCLOSURE: TO BE REMOVED. SEE CONSTRUCTION PLAN FOR RELOCATION OF EQUIPMENT.
- ⑫ EXISTING PLANTING TO REMAIN
- ⑬ EXISTING JULIET BALCONY - ABOVE
- ⑭ PLANTING TO BE REMOVED
- ⑮ EXISTING LAWN TO REMAIN
- ⑯ EXISTING TREE TO REMAIN
- ⑰ EXISTING STEPPING STONES: TO BE REMOVED
- ⑱ EXISTING STONE STEPS: TO BE REMOVED
- ⑲ EXISTING METAL FENCE AND GATE: TO BE REMOVED
- ⑳ EXISTING PEDESTRIAN GATE: TO BE REPLACED
- ㉑ EXISTING GATE AND FENCE TO REMAIN

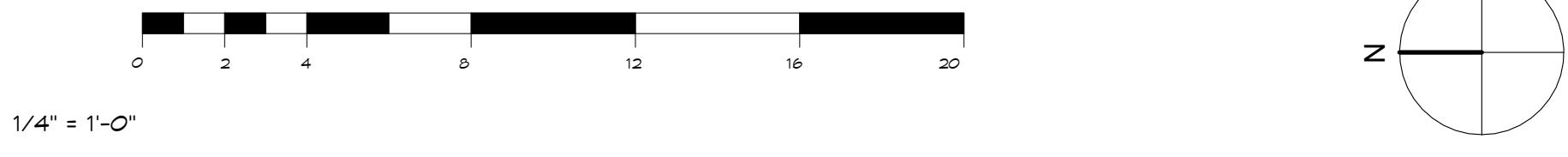


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1 PROPOSED ADU/ GARAGE PLANS



REVISION	No.

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
 211 HOFFMAN AVENUE MONTEREY, CA 93940
 PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

PROPOSED ADU/ GARAGE FLOOR PLANS
 Job Name: **Del Mar ADU/ Garage**
 Scenic Road 4 SE of 8th
 Carmel-By-The-Sea, CA
 A.P.N. 010-301-025-000

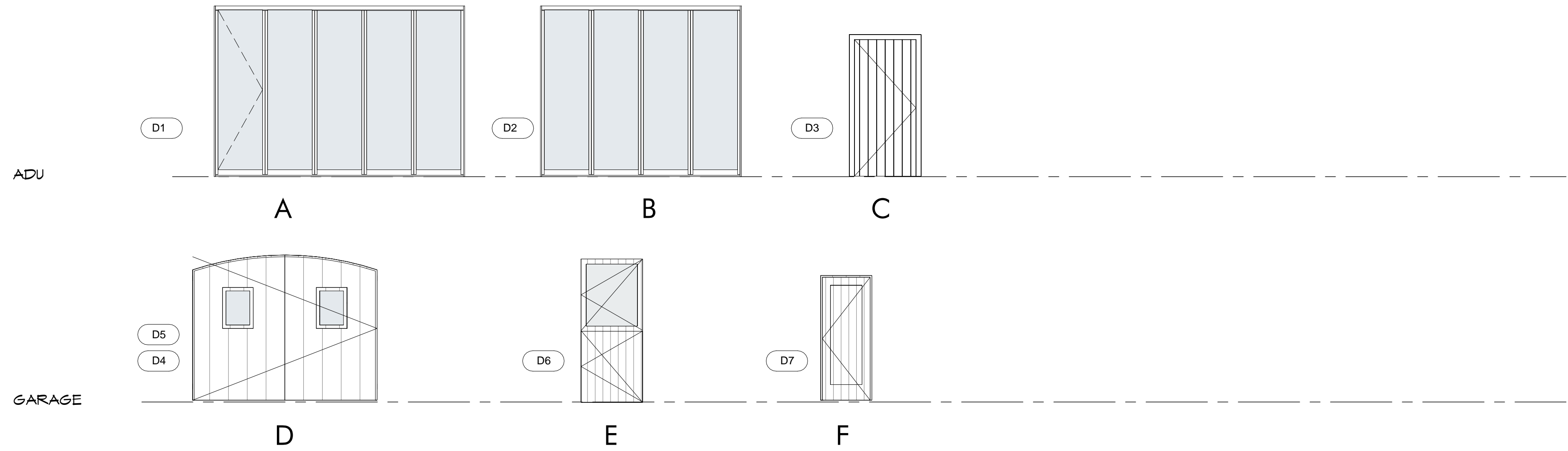
DATE: 9/4/2025
 SCALE: 1/4" = 1'-0"
 DRAWN: CRISTO
 JOB NO.: 2410

5.3
 SHEET OF

DOOR SCHEDULE

Mark	Type	Height	Width	Door Mat.	Comments
D1	A	8' - 0"	14' - 6 1/2"	METAL / GLASS	BIFOLD- OPEN CORNER W/ OPEN OUT FIRST PANEL DOOR
D2	B	8' - 0"	11' - 0"	METAL / GLASS	BIFOLD- OPEN CORNER
D3	C	8' - 0"	3' - 0"	WOOD	
D4	D	7' - 0"	9' - 0"	WOOD / GLASS	CARRIAGE STYLE GARAGE DOOR
D5	D	7' - 0"	9' - 0"	WOOD / GLASS	CARRIAGE STYLE GARAGE DOOR
D6	E	6' - 0"	3' - 0"	WOOD / GLASS	DUTCH DOOR
D7	F	6' - 0"	2' - 4"	WOOD	WOOD PLANK DOOR
D8	F	6' - 0"	2' - 4"	WOOD	WOOD PLANK DOOR

DOOR TYPES



DOOR LEGEND

1/4" = 1'-0"

DOOR NOTES

ALL NEW DOORS SHALL COMPLY WITH THE FOLLOWING, UNLESS OTHERWISE NOTED (U.O.N.).

1. SHALL BE 2'-0" X 7'-0" MINIMUM.
2. SHALL HAVE HARDWARE MOUNTED 30" TO 44" ABOVE FINISH FLOOR.
3. THRESHOLD SHALL HAVE MAXIMUM HEIGHT OF 3/4" ABOVE FINISH FLOOR, EGRESS DOORS TO HAVE A MAX. HEIGHT OF 1/2" A.F.F.
4. PROVIDE (2) PAIR, 4-1/2" X 4-1/2" BUTTS ON ALL DOORS.
5. ALL HARDWARE TO BE ROCKY MOUNTAIN OR EQUIVALENT, SELECTED BY OWNER.
6. ALL FIRE-RATED DOORS SHALL HAVE FIRE-RESISTANCE RATING OF 20 MINUTES, PEMKO 588D (OR EQUIVALENT) SMOKE SEALS AND SHALL BE TIGHT-FITTING, SELF-CLOSING, AND SELF-LATCHING.
7. ALL EXTERIOR DOORS TO BE WEATHER STRIPPED.
8. ALL WOOD DOORS SHALL BE SOLID CORE.
9. EXTERIOR GLAZED DOORS SHALL BE MULTI-PANE INSULATED GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2. [R337.8.2.1] ALL DOOR GLAZING TO BE TEMPERED.
10. ALL HINGED SHOWER DOORS SHALL OPEN OUTWARD PER CBC SECTION 1134A.6.7 AND SHALL BE SAFETY GLAZING, PER CBC 2406.4.5.
11. REQUIRED NATURAL LIGHT FOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL HAVE GLAZED OPENINGS WITH AN AREA NOT LESS THAN 8% OF ROOM FLOOR AREA.
12. REQUIRED NATURAL VENT FOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL HAVE AREA OF OPENINGS NOT LESS THAN 4% OF AREAS BEING VENTED.
13. EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITION-RESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8" THICK WITH INTERIOR PANEL THICKNESS NO LESS THAN 1-1/4" THICK, SHALL HAVE FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR MEET THE REQUIREMENTS OF SFM 12-7A-1 AND ASTM E2107. [R337.8.3]

NOTE:

- SEE ARCHITECTURAL PLANS FOR SWING DIRECTION AND DOOR ORIENTATION

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REVISION	No.

CONSULTANT:



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ARCHITECT:

DOOR SCHEDULE

Job Name: **Del Mar ADU/ Garage**
Scenic Road 4 SE of 8th
Carmel-By-The-Sea, CA
A.P.N. 010-301-025-000

DATE: 9/4/2025

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

DRAWN: CRISTO

JOB NO.: 2410

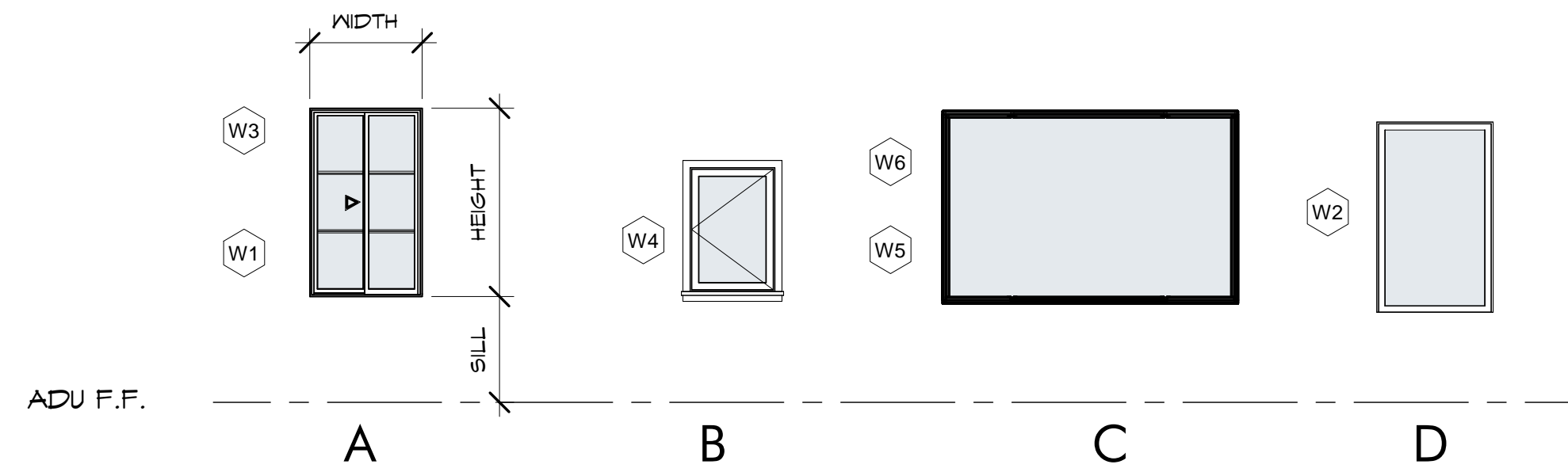
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WINDOW SCHEDULE

Mark	Type	Width	Height	Sill Height	Glazing	Safety Glazing	Operating Style	Frame Material	Head Det.	Sill Det.	Jamb Det.	Comments
W1	A	2' - 11 1/2"	4' - 11 1/2"	3' - 2"	DOUBLE GLAZE		CASEMENT	METAL				
W2	D	2' - 11 1/2"	4' - 11 1/2"	4' - 0"	DOUBLE GLAZE		CASEMENT	METAL				RECESSED W/ STUCCO DIVIDERS
W3	A	2' - 5 1/2"	2' - 11 1/2"	6' - 0"	DOUBLE GLAZE		CASEMENT	METAL				
W4	B	2' - 1 1/8"	4' - 7 7/8"	1' - 8 7/8"	DOUBLE GLAZE	TEMPERED GLASS	CASEMENT	METAL				MAIN HOUSE REPLACEMENT
W5	C	10' - 8 5/8"	4' - 8"	1' - 8 7/8"	DOUBLE GLAZE	TEMPERED GLASS	FIXED	METAL				MAIN HOUSE REPLACEMENT
W6	C	4' - 1 1/4"	4' - 8"	1' - 9 1/4"	DOUBLE GLAZE	TEMPERED GLASS	FIXED	METAL				MAIN HOUSE REPLACEMENT

WINDOW TYPES



WINDOW LEGEND

1/4" = 1'-0"

WINDOW NOTES

ALL WINDOWS SHALL COMPLY WITH THE FOLLOWING, UNLESS OTHERWISE NOTED (U.O.N.).

1. EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 24 INCHES IN HEIGHT, 20 INCHES IN WIDTH, 5.7 S.F. IN AREA, AND A SILL HEIGHT NOT MORE THAN 44" A.F.F. PER CRC SECTION R310.1.
2. WOOD WINDOWS - POWDER-COATED ALUMINUM-CLAD WOOD WINDOWS, PAINTED INTERIORS - COLORS TO BE SELECTED.
3. ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH CRC SECTION R308.3. ALL SAFETY GLAZING IN HAZARDOUS LOCATIONS SHALL COMPLY WITH CRC SECTION R308.4.
4. ALL SLOPED GLAZING SHALL COMPLY WITH CRC SECTION R308.6 FOR INSTALLATION AND MATERIALS.
5. SEE WINDOW TYPES THIS SHEET FOR OPERABLE PORTIONS OF WINDOWS AND TO VERIFY NATURAL VENTILATION PER CRC SEC. R303.1 AND EGRESS PER CRC SEC. R310.
6. ALL WINDOW GLAZING SHALL BE LOW-E, DOUBLE GLAZED U.O.N.
7. ALL EXTERIOR OPENINGS SHALL PROVIDE NATURAL LIGHTING, IN HABITABLE ROOMS, WITH AN AREA OF NOT LESS THAN 8% OF ROOM FLOOR AREA PER CRC SEC. R303.1, AND NATURAL VENTILATION WITH AN AREA OF NOT LESS THAN 4% OF ROOM FLOOR AREA PER CRC SECTION 303.1.
 - A) IS REQUIRED WHERE THE NEAREST EDGE OF GLAZING IS WITHIN A 24-INCH ARC OF EITHER SIDE OF A DOOR IN A CLOSED POSITION (UNLESS THERE IS AN INTERVENING WALL BETWEEN THE DOOR AND THE GLAZING, OR IF THE GLAZING IS 5' OR HIGHER ABOVE THE WALKING SURFACE).
 - B) GLAZING GREATER THAN 9 SQUARE FEET WITH THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR AND THE TOP EDGE GREATER THAN 36" ABOVE THE FLOOR (UNLESS THE GLAZING IS MORE THAN 36" HORIZONTALLY AWAY FROM THE WALKING SURFACES OR IF A COMPLYING PROTECTIVE BAR IS INSTALLED).
 - C) GLAZING IN SHOWER AND TUB ENCLOSURES (LESS THAN 60" ABOVE STANDING SURFACE)
 - D) GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE WHEN THE GLAZING IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
 - E) WINDOWS IN BATHROOMS ARE TEMPERED IF LESS THAN 60" HORIZONTAL OR VERTICAL FROM STANDING SURFACE OF TUB AND/OR SHOWER. [CRC SECTION 308.4.5]
9. EXTERIOR WINDOWS AND EXTERIOR GLAZED DOORS SHALL BE EITHER MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PAN, GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2. [CRC SECTION R337.8.2.1]

REVISION	No.

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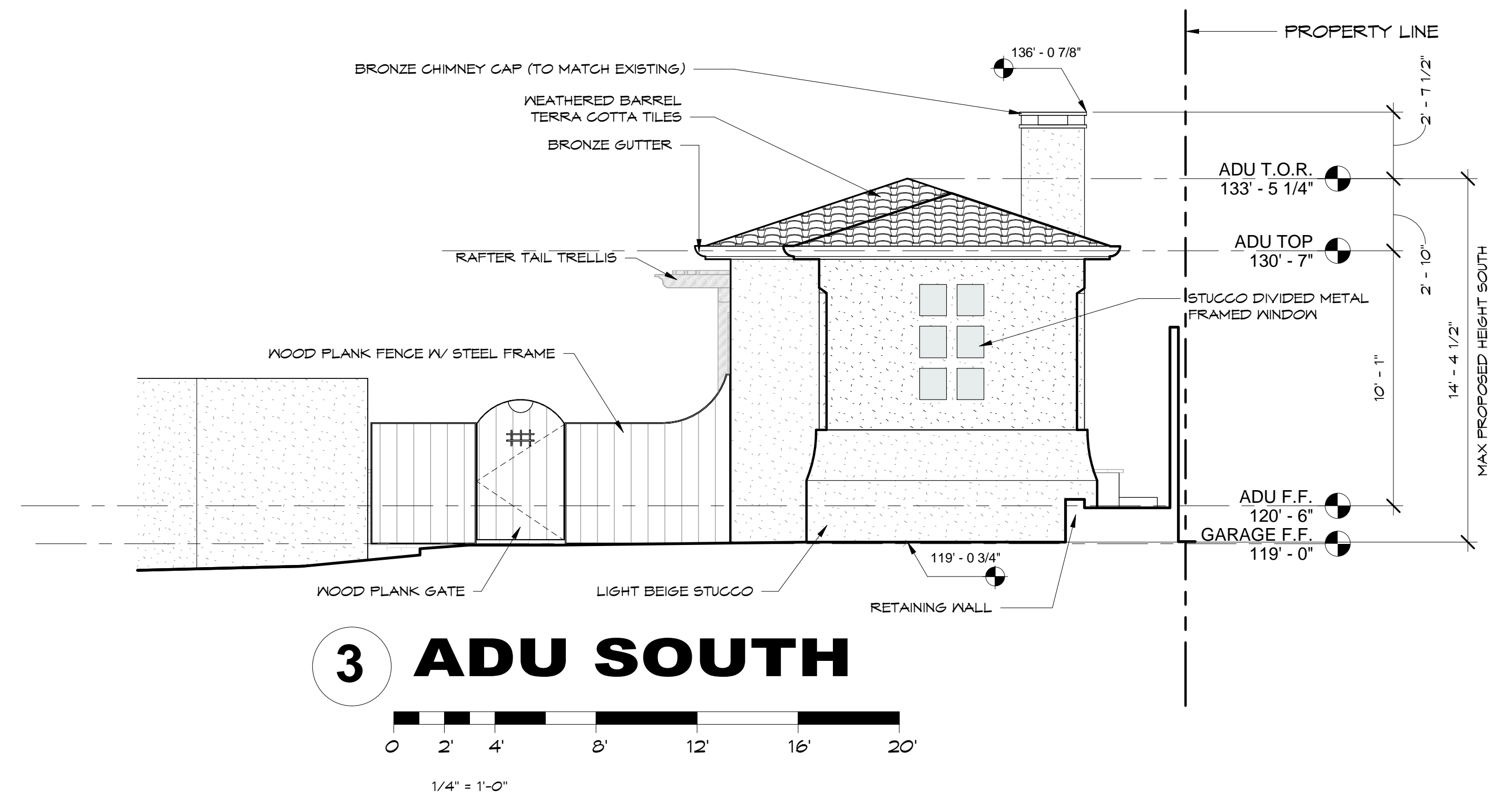
WINDOW SCHEDULE
 Job Name:
Del Mar ADU/ Garage
 Scenic Road 4 SE of 8th
 Carmel-By-The-Sea, CA
 A.P.N. 010-301-025-000

DATE:	9/4/2025
SCALE:	1/4" = 1'-0"
DRAWN	CRISTO
JOB NO.	2410

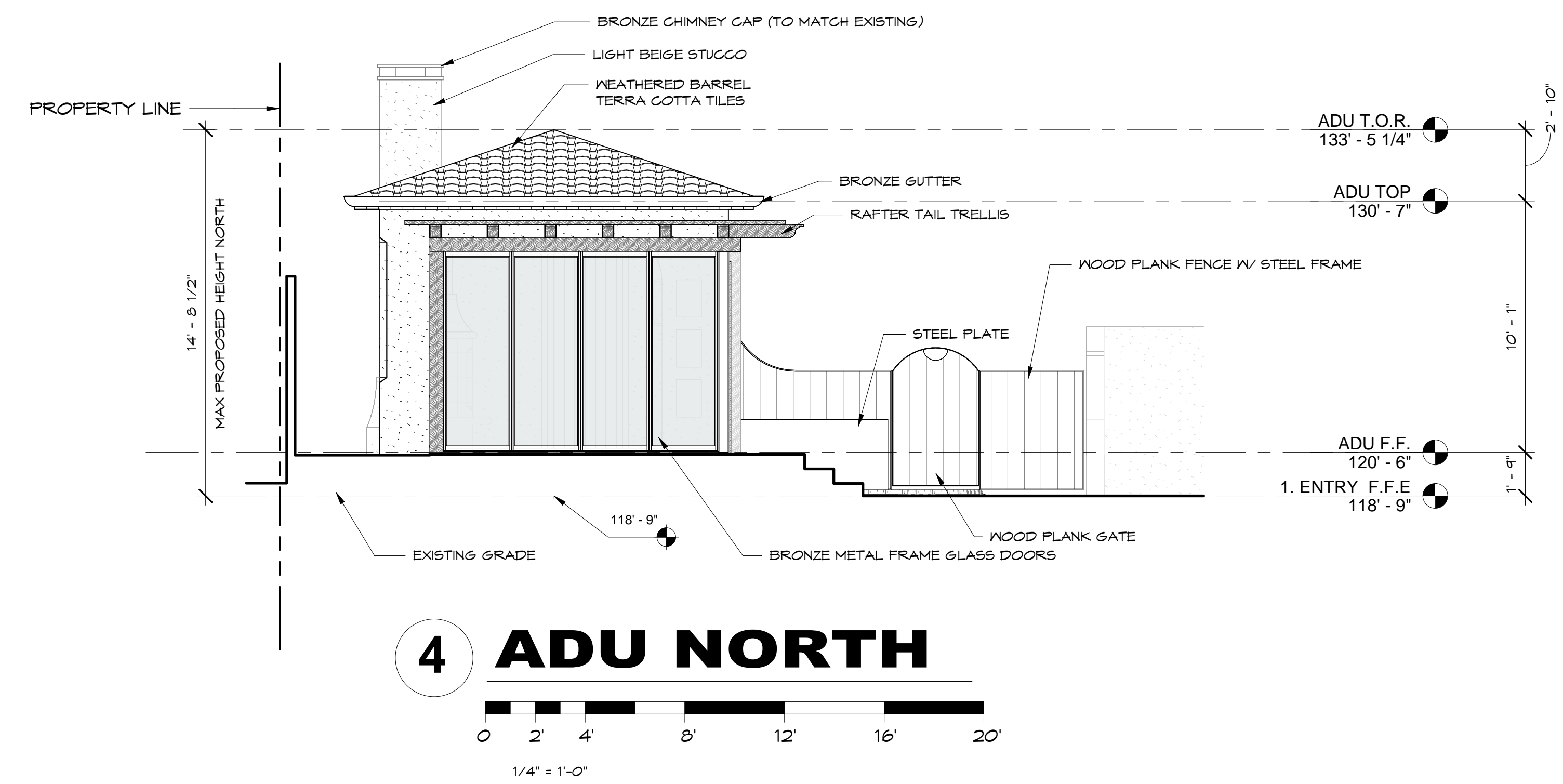
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3 ADU SOUTH



4 ADU NORTH

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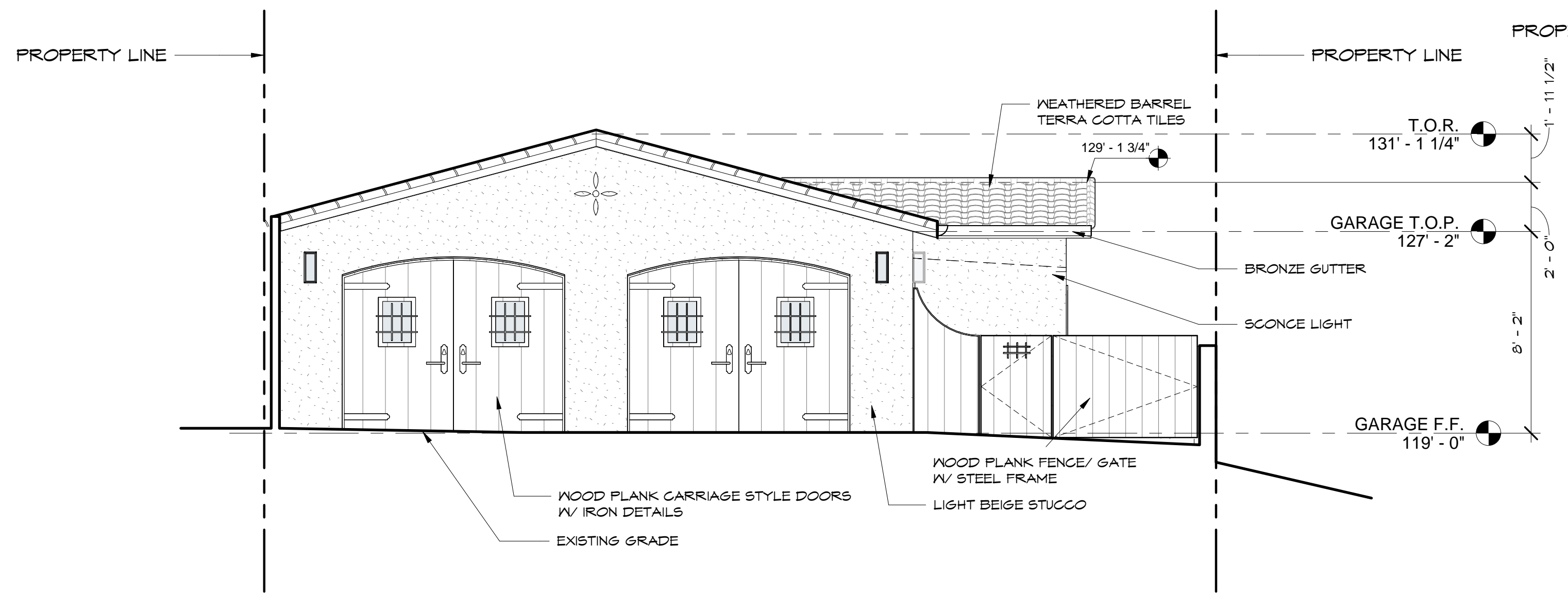
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ADU ELEVATIONS FRONT/ REAR
 Job Name: **Del Mar ADU/ Garage**
 Scenic Road 4 SE of 8th
 Carmel-By-The-Sea, CA
 A.P.N. 010-301-025-000

DATE: 9/4/2025
 SCALE: 1/4" = 1'-0"
 DRAWN: CRISTO
 JOB NO.: 2410

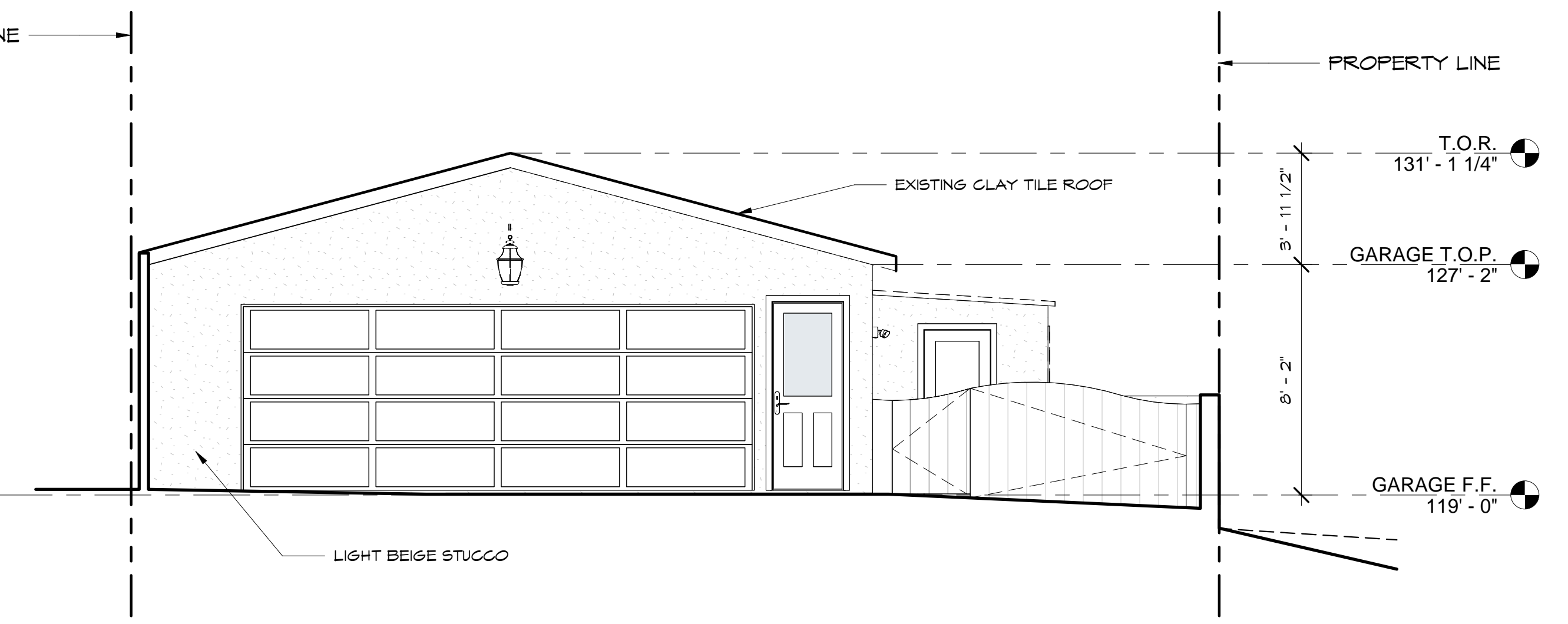
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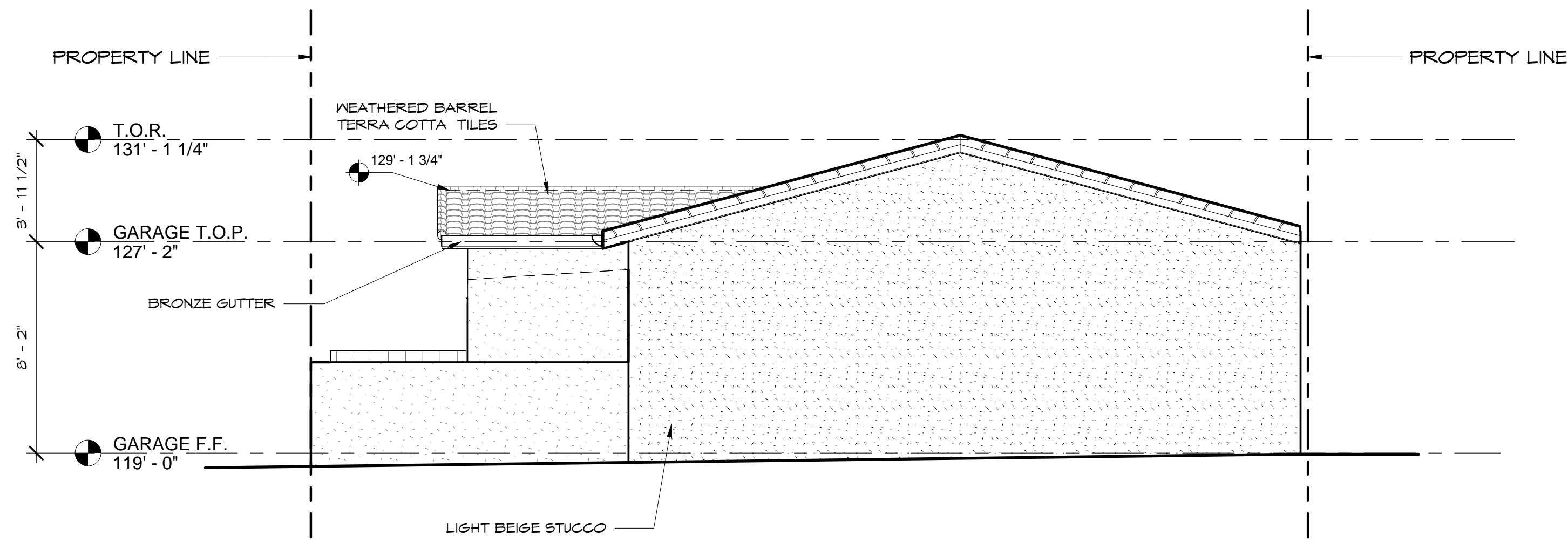
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1/4" = 1'-0"



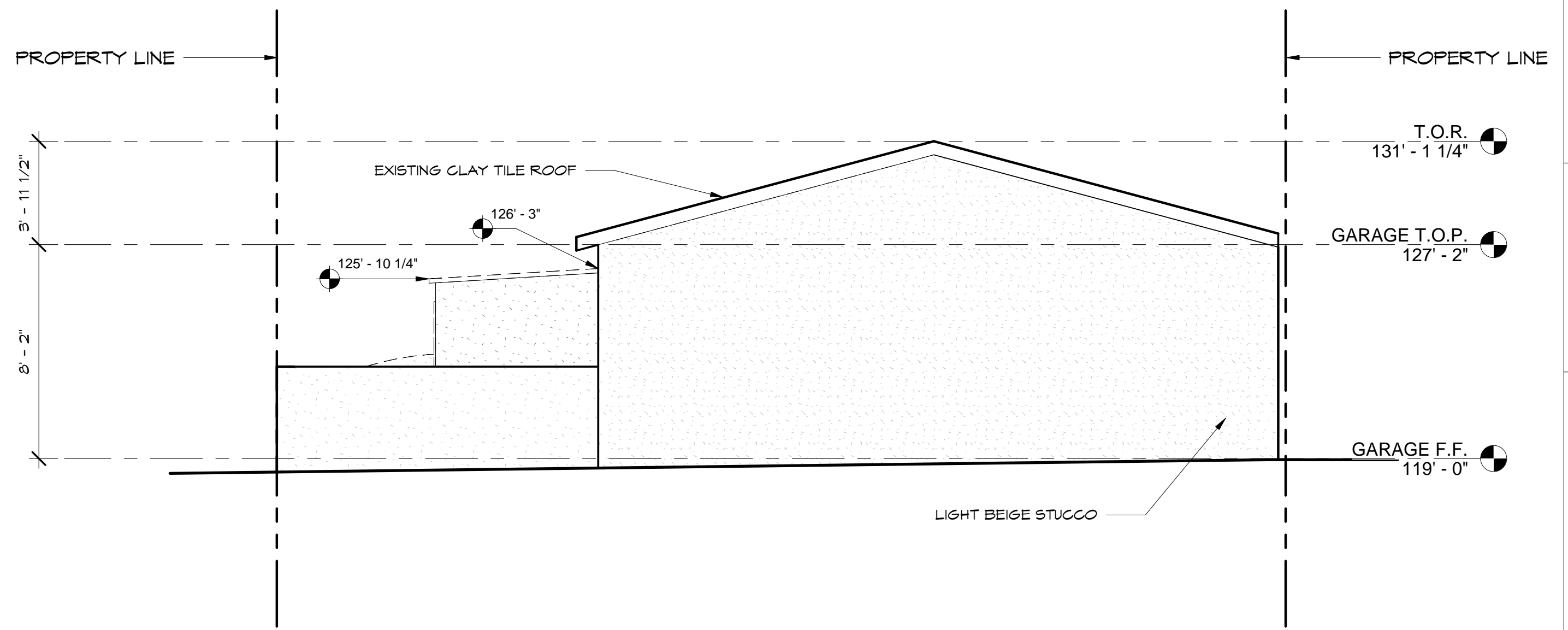
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1/4" = 1'-0"

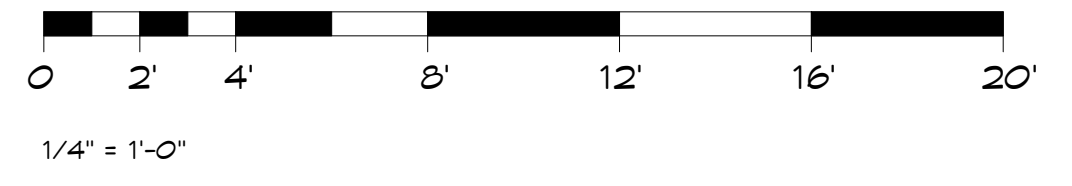


2 PROPOSED GARAGE SOUTH

1/4" = 1'-0"



3 EXISTING GARAGE SOUTH



REVISION	No.

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GARAGE ELEVATIONS FRONT/ REAR
 Job Name: **Del Mar ADU/ Garage**
 Scenic Road 4 SE of 8th
 Carmel-By-The-Sea, CA
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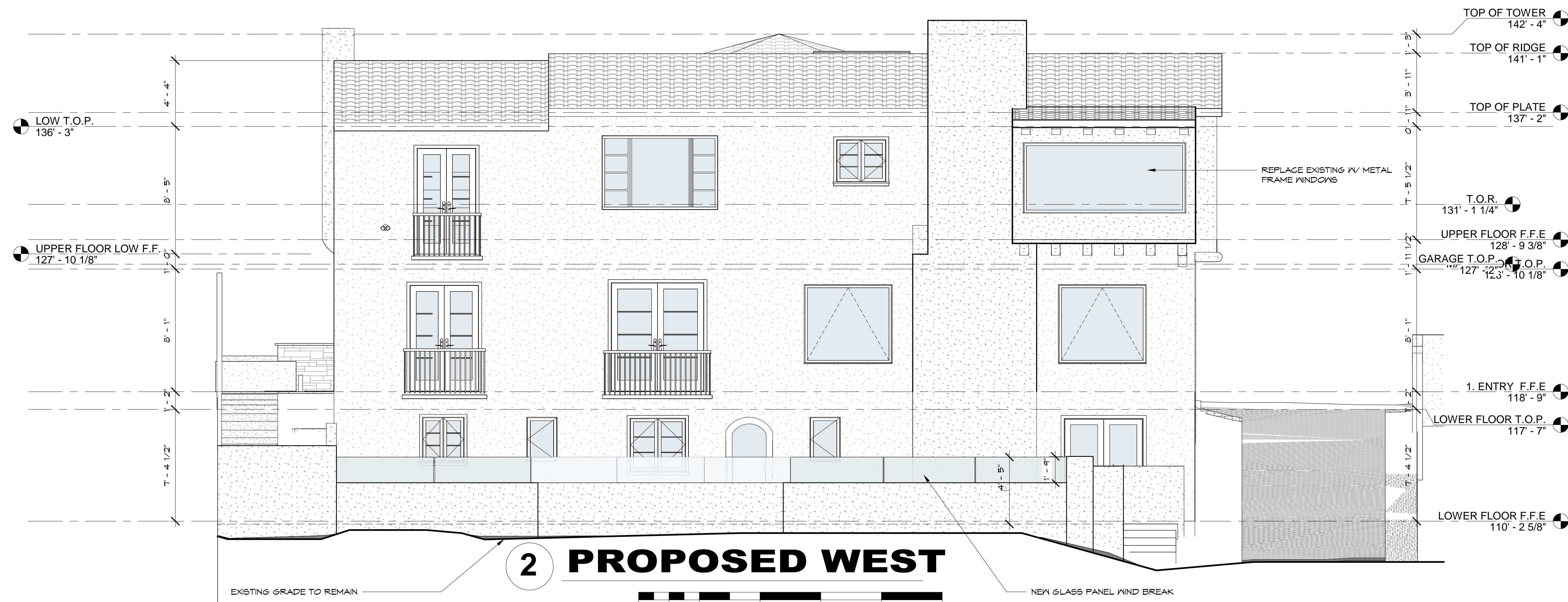
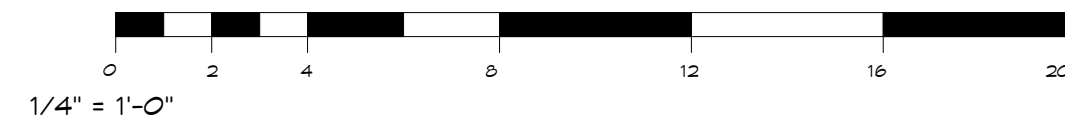
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JOB NO.	2410

6.2
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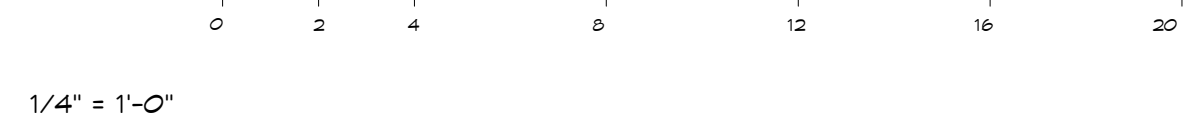
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1 EXISTING WEST



2 PROPOSED WEST

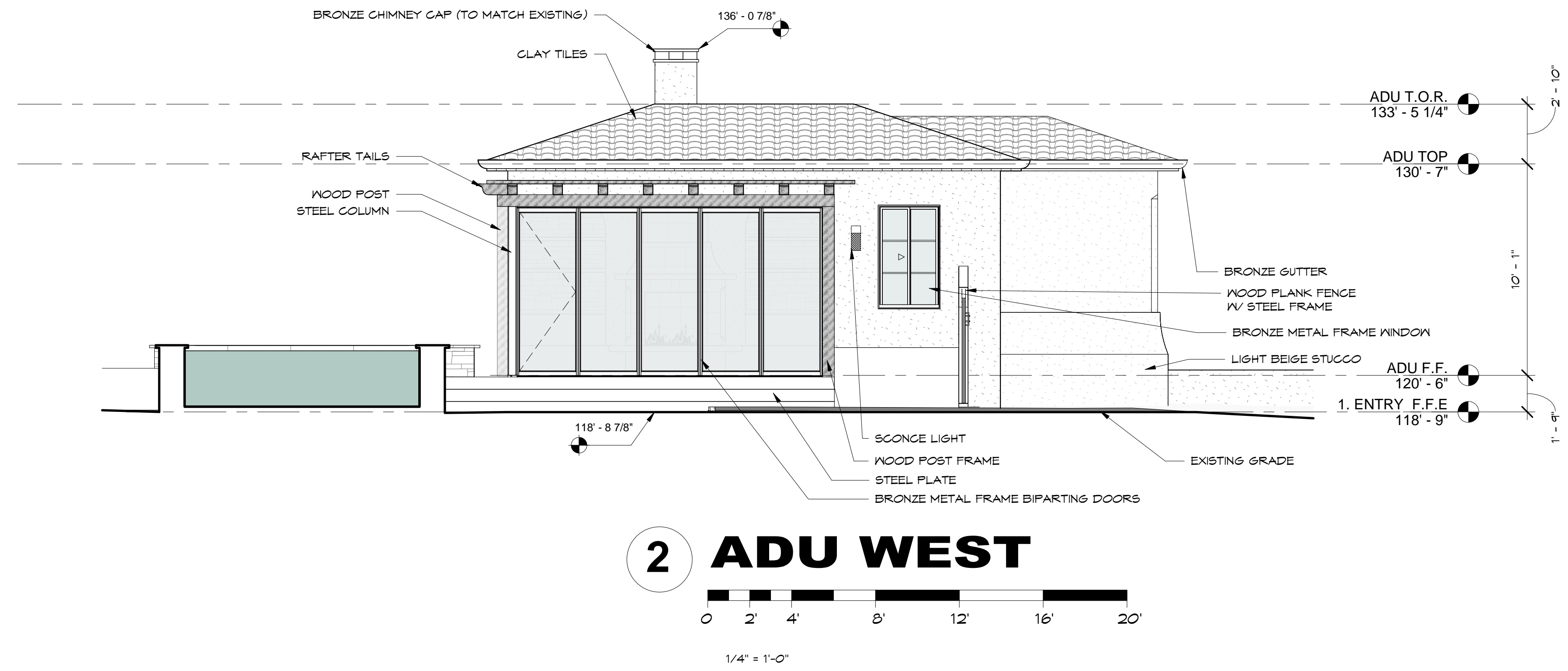
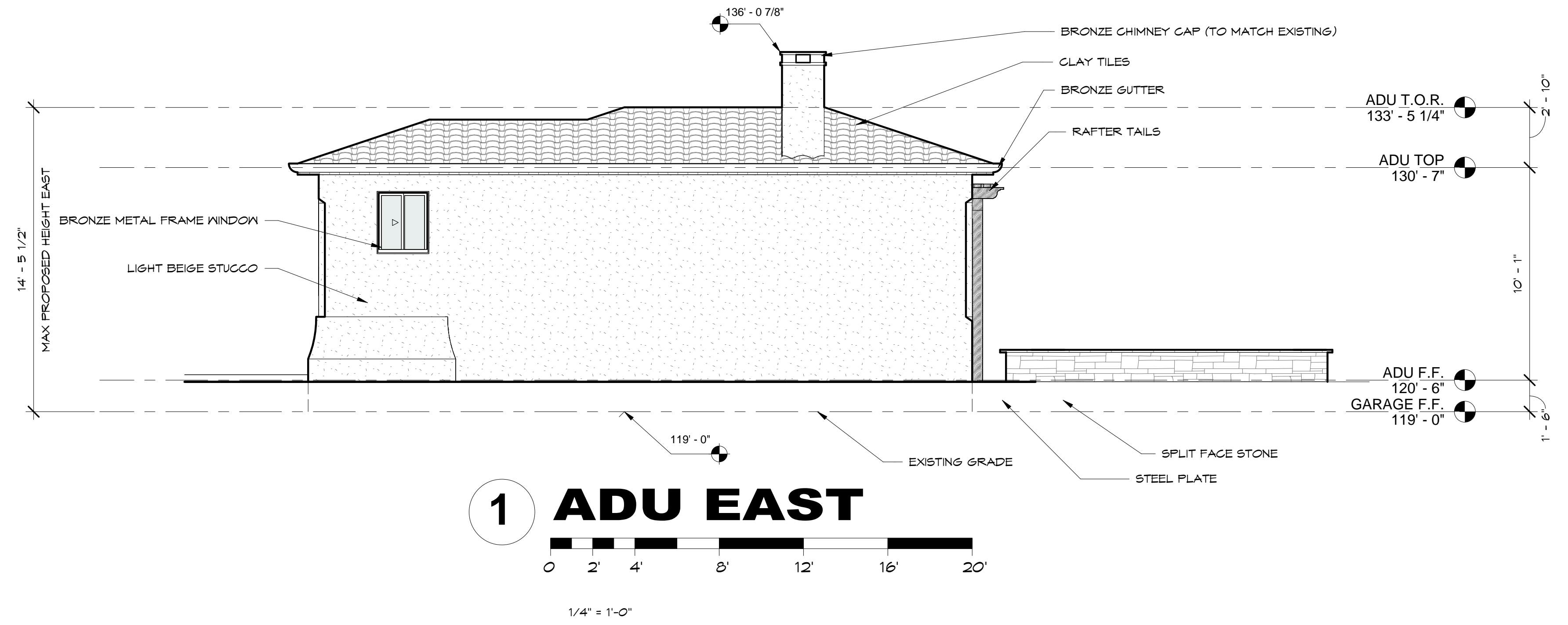


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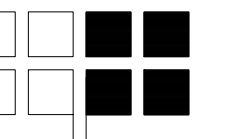
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 Job Name: **Del Mar ADU/ Garage**
 Scenic Road 4 SE of 8th
 Carmel-By-The-Sea, CA
 A.P.N. 010-301-025-000
 DATE: 9/4/2025
 SCALE: 1/4" = 1'-0"
 DRAWN: CRISTO
 JOB NO. 2410

6.3
 SHEET OF



REVISION	No.

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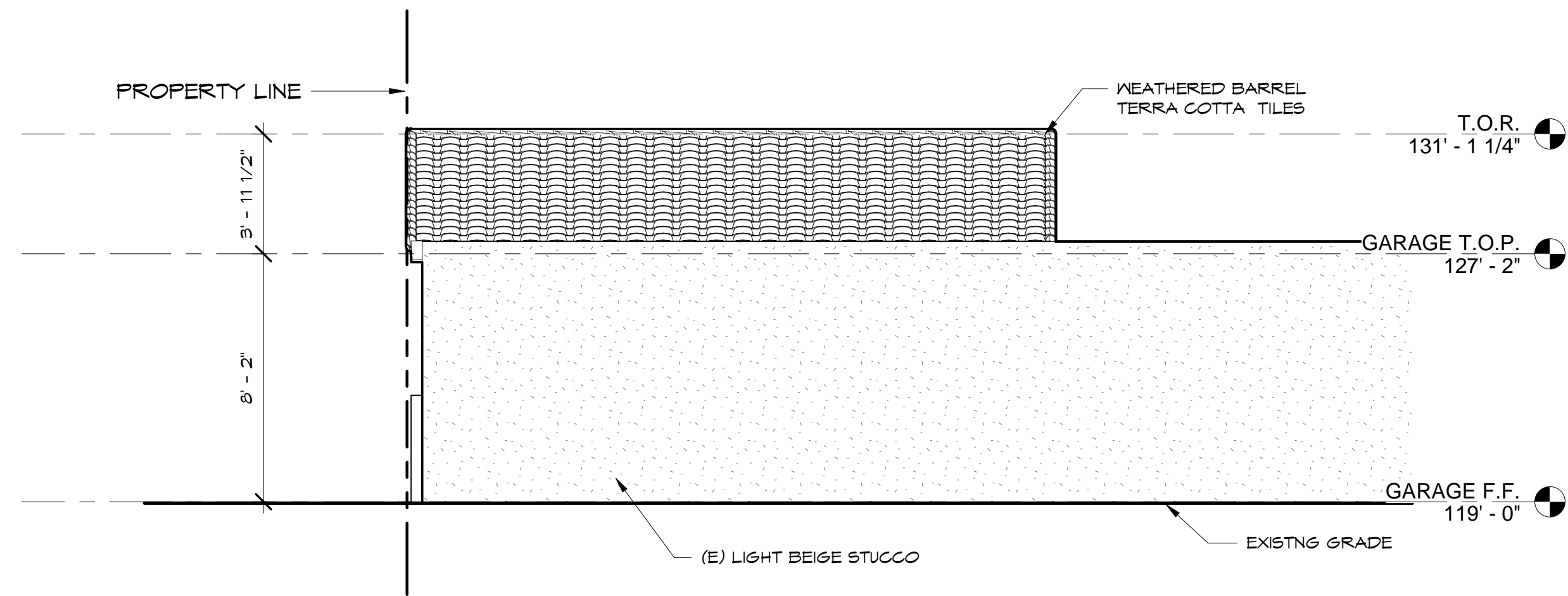
ARCHITECT:

ADU ELEVATIONS - SIDES
 Job Name: **Del Mar ADU/ Garage**
 Scenic Road 4 SE of 8th
 Carmel-By-The-Sea, CA
 A.P.N. 010-301-025-000

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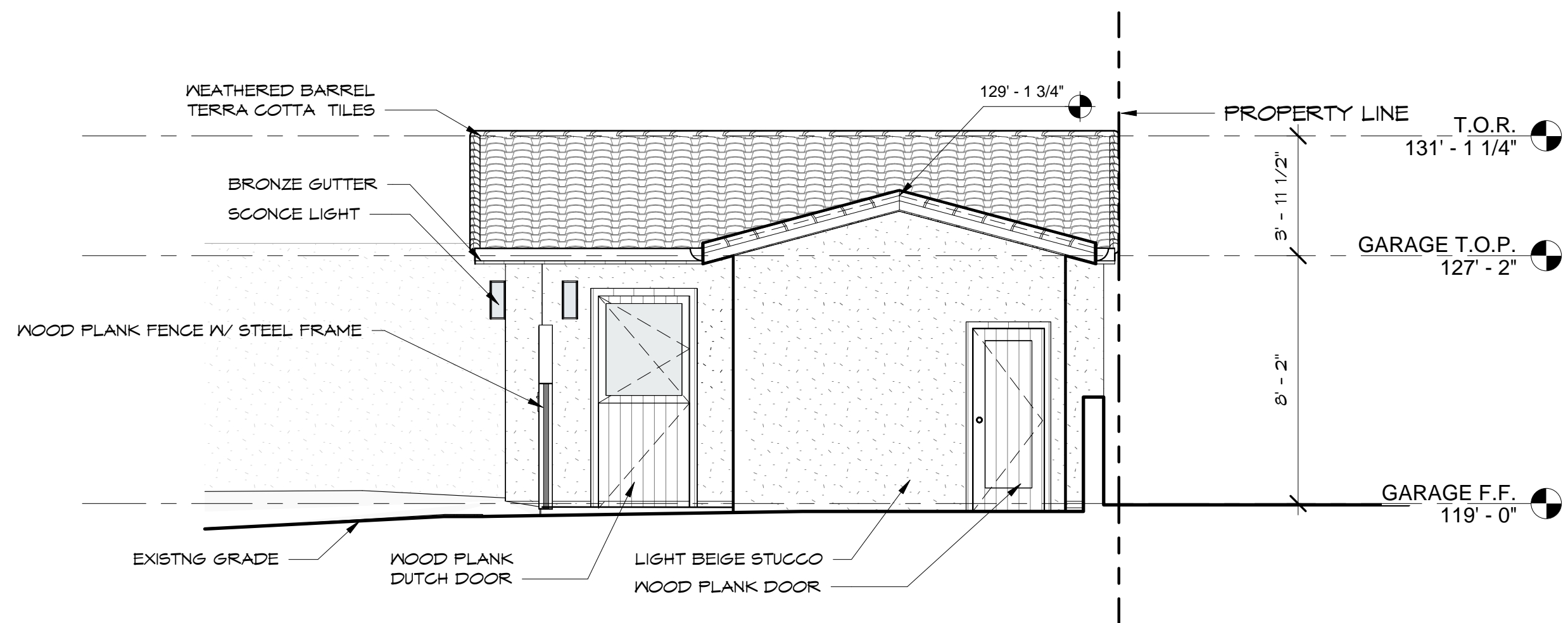
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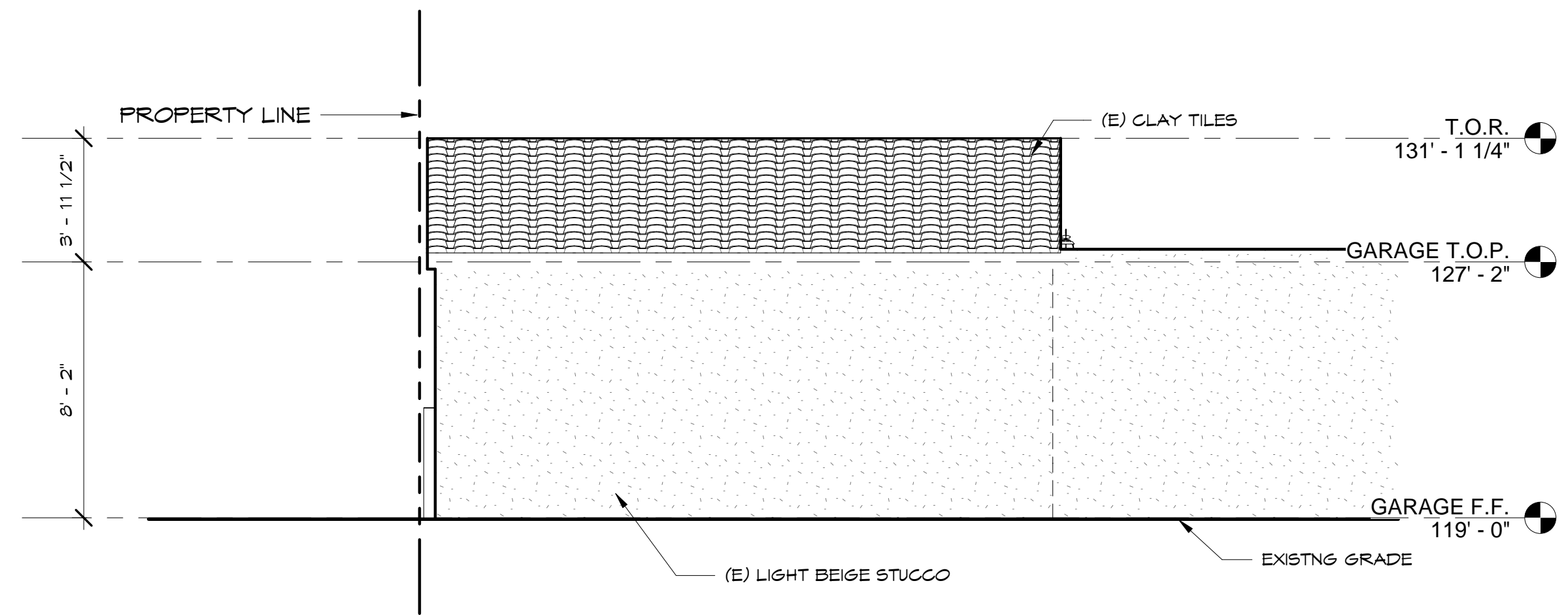
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1/4" = 1'-0"



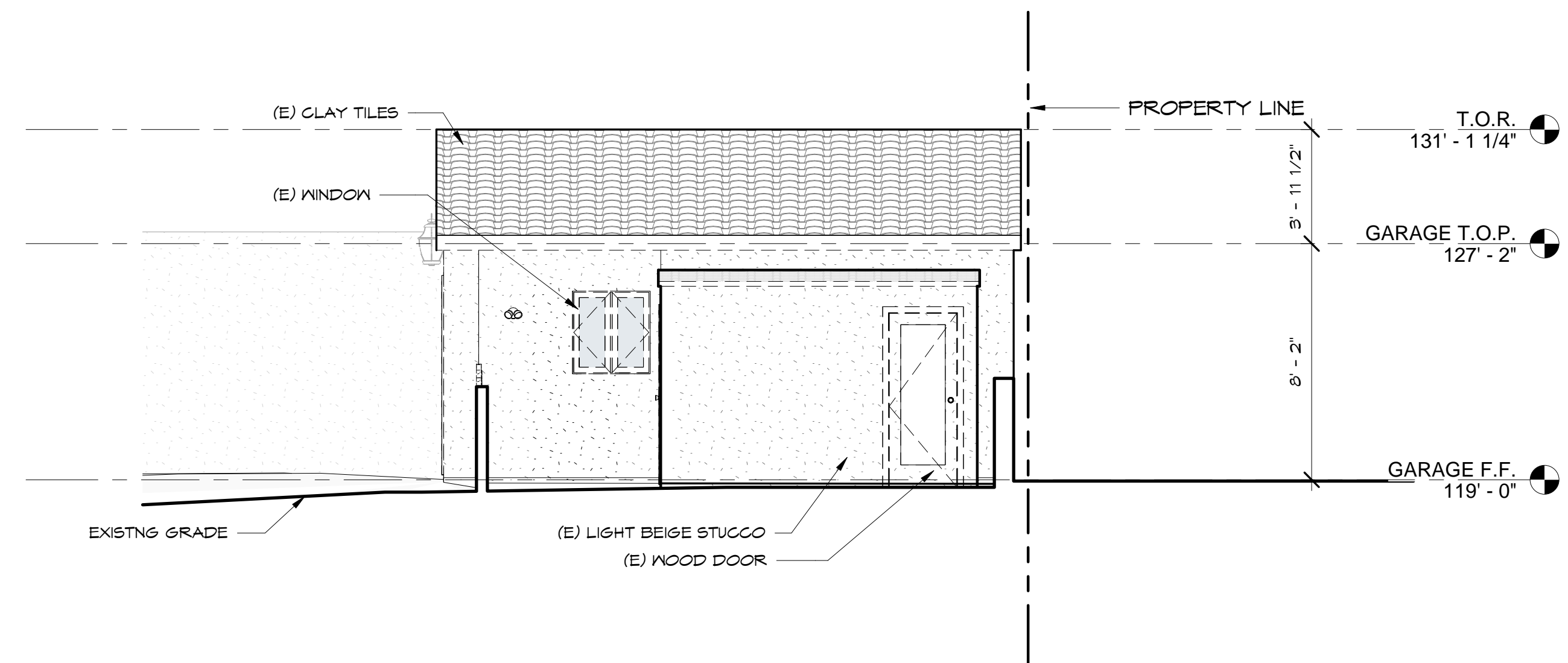
2 PROPOSED GARAGE WEST

1/4" = 1'-0"



3 EXISTING GARAGE EAST

1/4" = 1'-0"



4 EXISTING GARAGE WEST



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GARAGE ELEVATIONS - SIDES
 Job Name: **Del Mar ADU/ Garage**
 Scenic Road 4 SE of 8th
 Carmel-By-The-Sea, CA
 A.P.N. 010-301-025-000

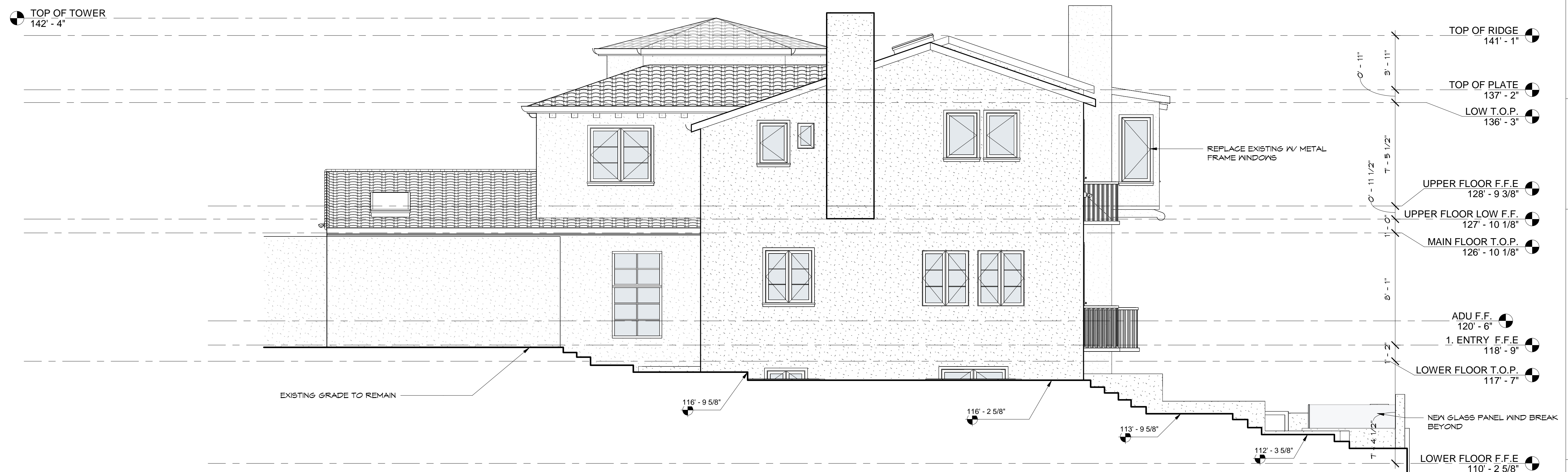
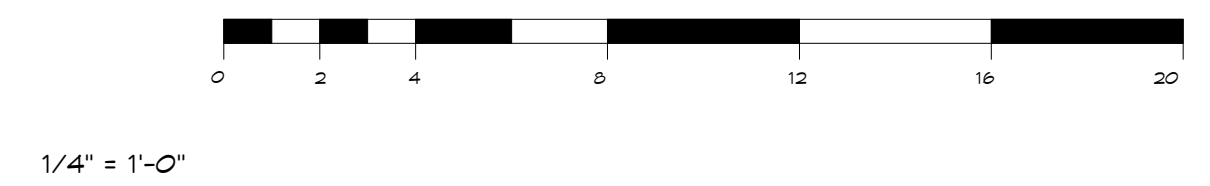
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JOB NO.	2410

7.2
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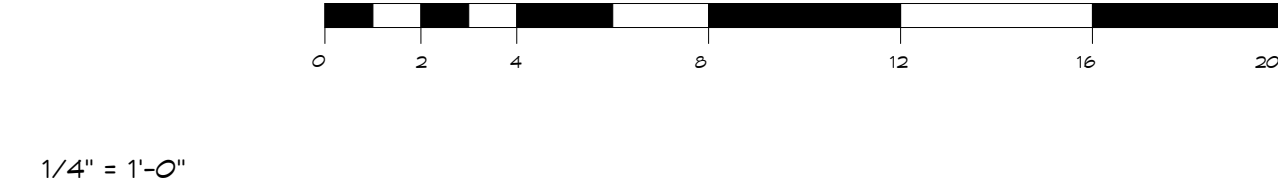
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1 EXISTING NORTH



2 PROPOSED NORTH



REVISION	No.

CONSULTANT:

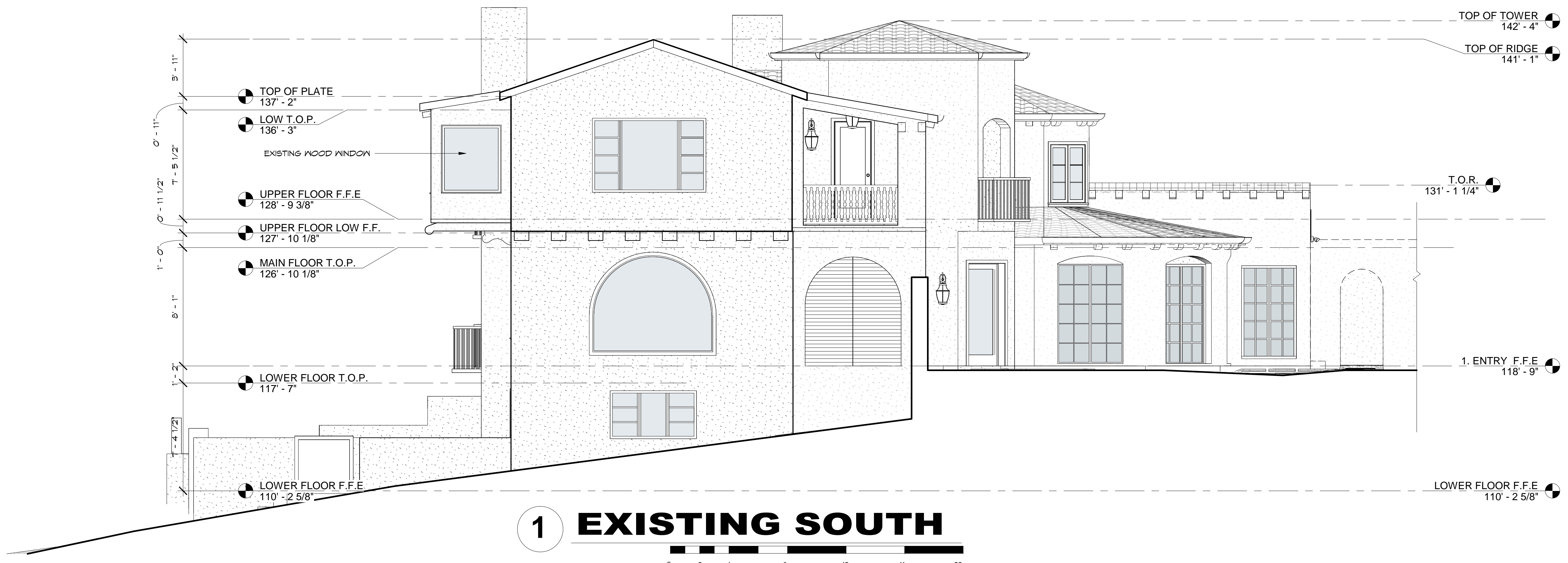
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 PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

(E) & PROPOSED HOUSE NORTH ELEV.
 Job Name: **Del Mar ADU/ Garage**
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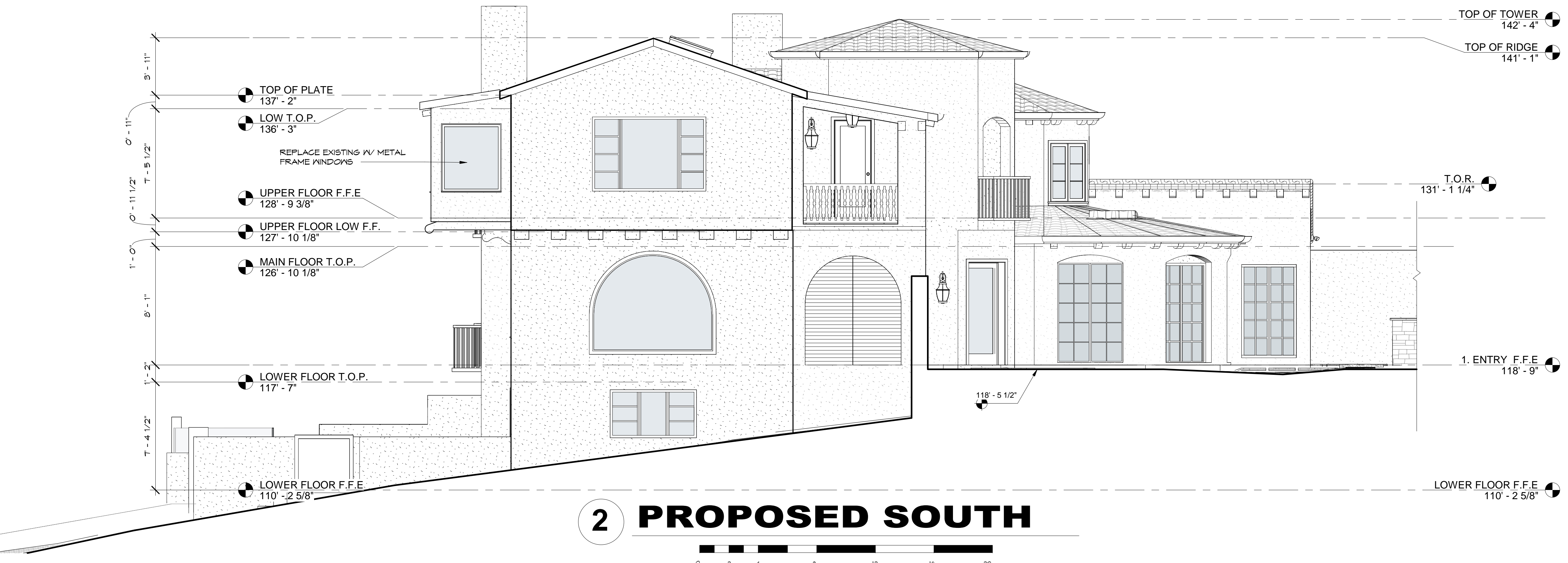
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1 EXISTING SOUTH

1/4" = 1'-0"

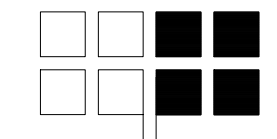


2 PROPOSED SOUTH

1/4" = 1'-0"

REVISION	No.

CONSULTANT:



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ARCHITECT:

(E) & PROPOSED HOUSE SOUTH ELEV.
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DATE: 9/4/2025
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 JOB NO.: 2410

7.4
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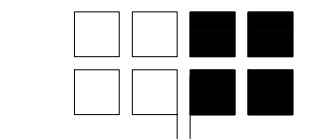
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STREETSCAPE ELEVATION: NO CHANGE IN MASSING

REVISION	No.

CONSULTANT:



ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

STREETSCAPE ELEVATIONS

Job Name: **Del Mar ADU/ Garage**
Scenic Road 4 SE of 8th
Carmel-By-The-Sea, CA
A.P.N. 010-301-025-000

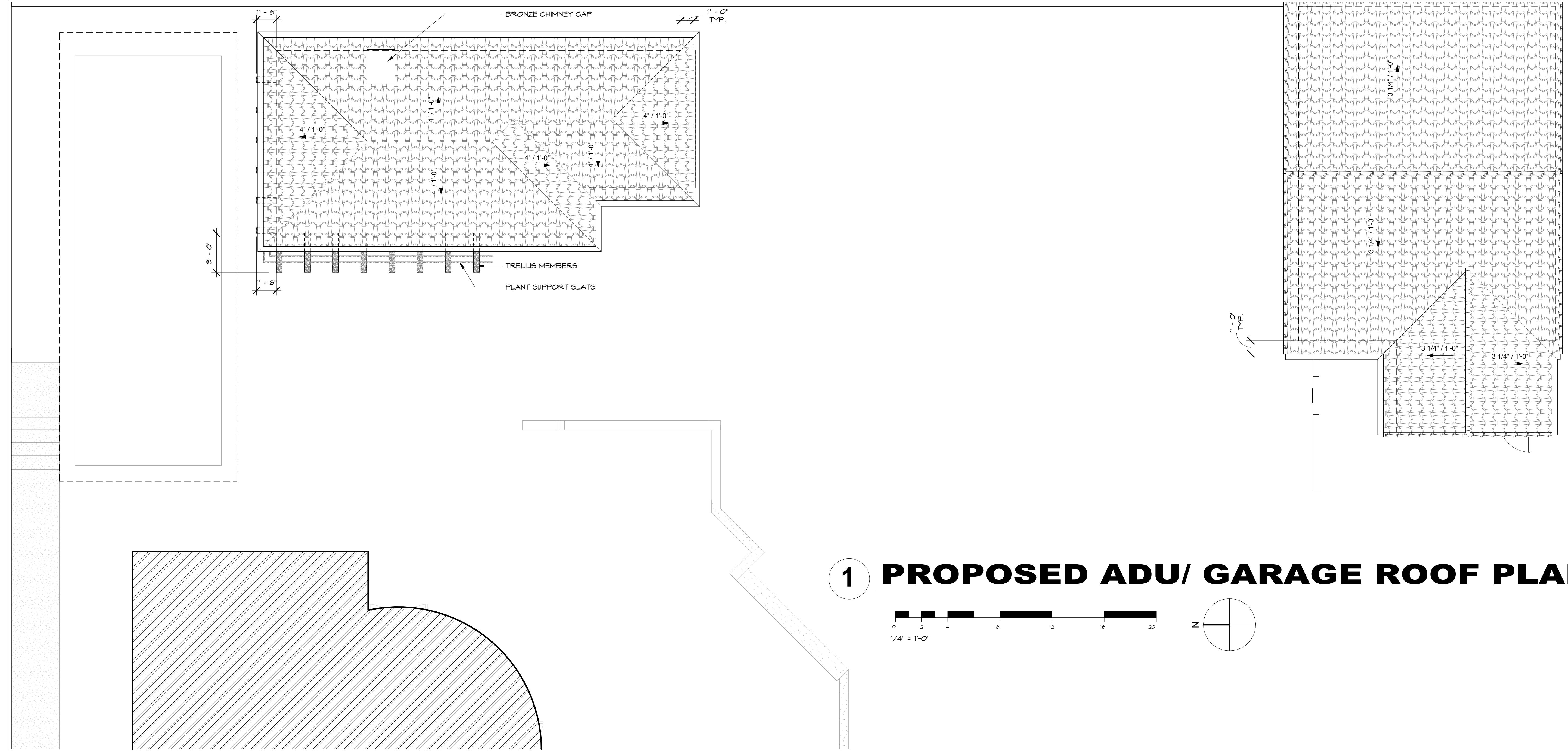
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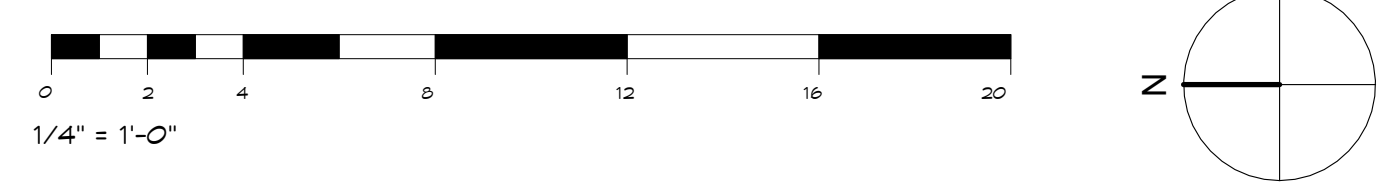
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JOB NO. 2410

8
SHEET OF



1 PROPOSED ADU/ GARAGE ROOF PLAN



REVISION	No.

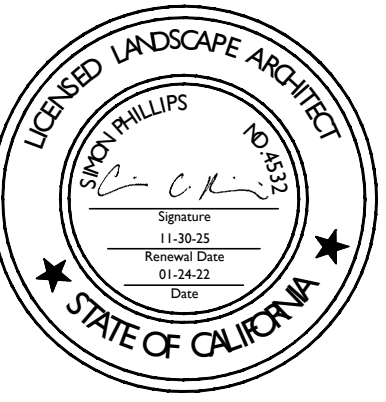
CONSULTANT:

ARCHITECT: **ERIC MILLER ARCHITECTS, INC.**
 211 HOFFMAN AVENUE MONTEREY, CA 93940
 PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

PROPOSED ROOF PLAN
 Job Name: **Del Mar ADU/ Garage**
 Scenic Road 4 SE of 8th
 Carmel-By-The-Sea, CA
 A.P.N. 010-301-025-000

DATE: 9/4/2025
 SCALE: 1/4" = 1'-0"
 DRAWN: CRISTO
 JOB NO. 2410

9
 SHEET OF



PROJECT NAME:
DEL MAR RESIDENCE

PROJECT ADDRESS:
SCENIC 4 SE OF 8TH
CARMEL-BY-THE-SEA, CA 93921
APN: 010-301-025-000

ISSUANCE:
PLANNING SUBMITTAL

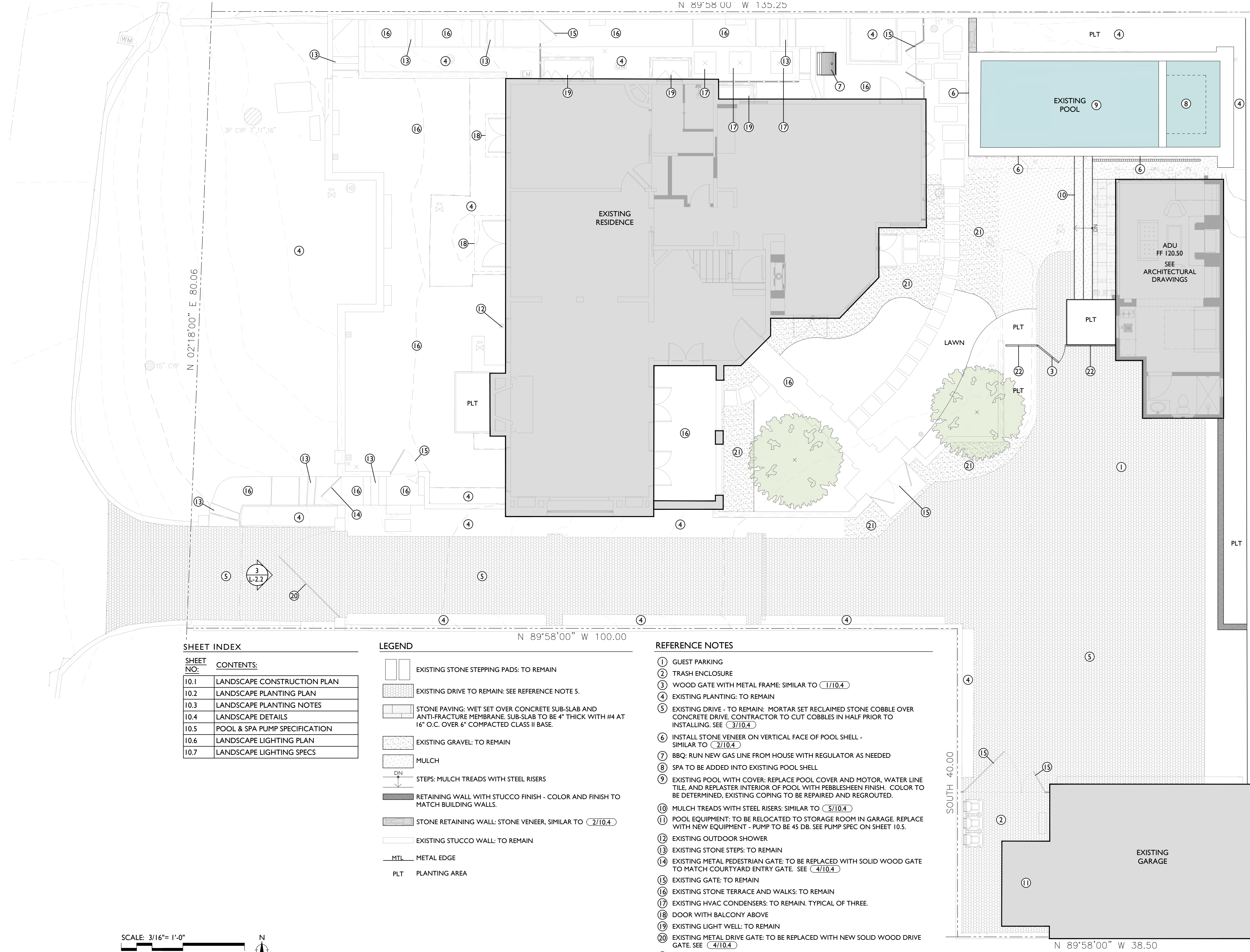
PROJECT NO: 2024-28
DATE: 03/28/2025

REVISIONS:

DATE	DESCRIPTION
06/18/2025	PLANNING RESUBMITTAL
08/27/2025	PLANNING RESUBMITTAL
09/19/2025	PLANNING RESUBMITTAL

SHEET NAME:
LANDSCAPE CONSTRUCTION PLAN

SHEET NO:



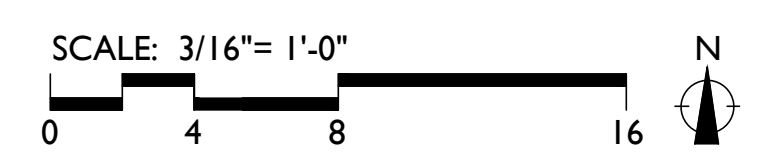
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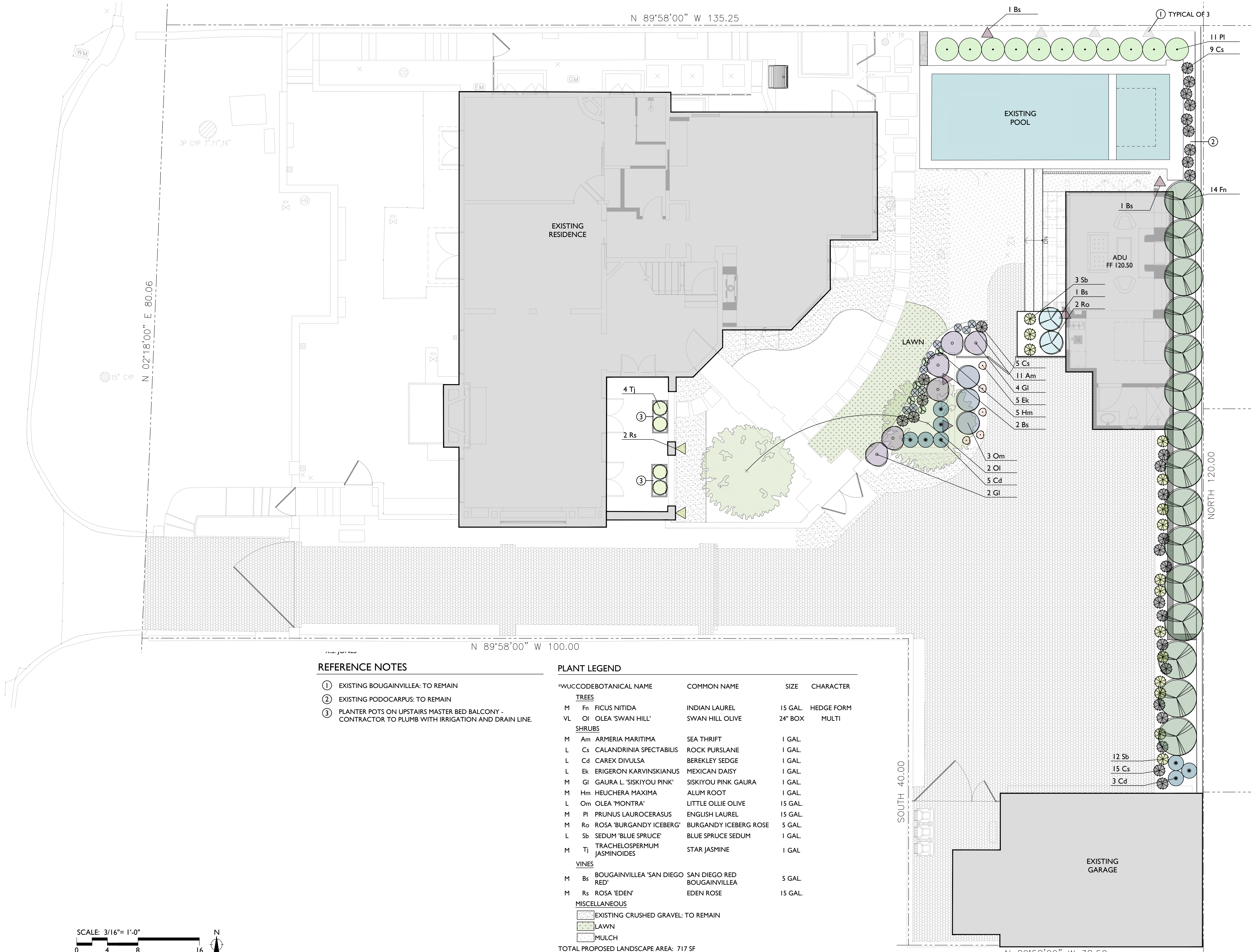
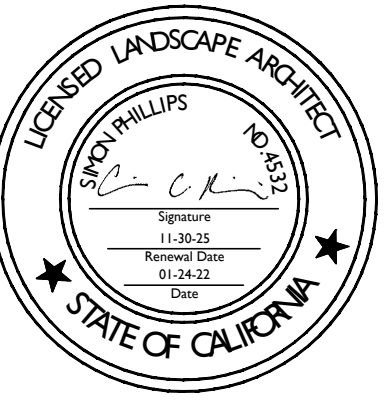
SHEET NO:	CONTENTS:
10.1	LANDSCAPE CONSTRUCTION PLAN
10.2	LANDSCAPE PLANTING PLAN
10.3	LANDSCAPE PLANTING NOTES
10.4	LANDSCAPE DETAILS
10.5	POOL & SPA PUMP SPECIFICATION
10.6	LANDSCAPE LIGHTING PLAN
10.7	LANDSCAPE LIGHTING SPECS

LEGEND

	EXISTING STONE STEPPING PADS: TO REMAIN
	EXISTING DRIVE TO REMAIN: SEE REFERENCE NOTE 5.
	STONE PAVING: WET SET OVER CONCRETE SUB-SLAB AND ANTI-FRACTURE MEMBRANE. SUB-SLAB TO BE 4" THICK WITH #4 AT 16" O.C. OVER 6" COMPACTED CLASS II BASE.
	EXISTING GRAVEL: TO REMAIN
	MULCH
	STEPS: MULCH TREADS WITH STEEL RISERS
	RETAINING WALL WITH STUCCO FINISH - COLOR AND FINISH TO MATCH BUILDING WALLS.
	STONE RETAINING WALL: STONE VENEER, SIMILAR TO (2/10.4)
	EXISTING STUCCO WALL: TO REMAIN
	MTL METAL EDGE
	PLT PLANTING AREA

- REFERENCE NOTES**
- GUEST PARKING
 - TRASH ENCLOSURE
 - WOOD GATE WITH METAL FRAME: SIMILAR TO (1/10.4)
 - EXISTING PLANTING: TO REMAIN
 - EXISTING DRIVE - TO REMAIN: MORTAR SET RECLAIMED STONE COBBLE OVER CONCRETE DRIVE. CONTRACTOR TO CUT COBBLES IN HALF PRIOR TO INSTALLING. SEE (3/10.4)
 - INSTALL STONE VENEER ON VERTICAL FACE OF POOL SHELL - SIMILAR TO (2/10.4)
 - BBQ: RUN NEW GAS LINE FROM HOUSE WITH REGULATOR AS NEEDED
 - SPA TO BE ADDED INTO EXISTING POOL SHELL
 - EXISTING POOL WITH COVER: REPLACE POOL COVER AND MOTOR, WATER LINE TILE, AND REPLASTER INTERIOR OF POOL WITH PEBBLESHEEN FINISH. COLOR TO BE DETERMINED, EXISTING COPING TO BE REPAIRED AND REGROUTED.
 - MULCH TREADS WITH STEEL RISERS: SIMILAR TO (5/10.4)
 - POOL EQUIPMENT: TO BE RELOCATED TO STORAGE ROOM IN GARAGE. REPLACE WITH NEW EQUIPMENT - PUMP TO BE 45 DB. SEE PUMP SPEC ON SHEET 10.5.
 - EXISTING OUTDOOR SHOWER
 - EXISTING STONE STEPS: TO REMAIN
 - EXISTING METAL PEDESTRIAN GATE: TO BE REPLACED WITH SOLID WOOD GATE TO MATCH COURTYARD ENTRY GATE. SEE (4/10.4)
 - EXISTING GATE: TO REMAIN
 - EXISTING STONE TERRACE AND WALKS: TO REMAIN
 - EXISTING HVAC CONDENSERS: TO REMAIN. TYPICAL OF THREE.
 - DOOR WITH BALCONY ABOVE
 - EXISTING LIGHT WELL: TO REMAIN
 - EXISTING METAL DRIVE GATE: TO BE REPLACED WITH NEW SOLID WOOD DRIVE GATE. SEE (4/10.4)
 - EXISTING GRAVEL: TO REMAIN
 - WOOD FENCE: SIMILAR TO (6/10.4)



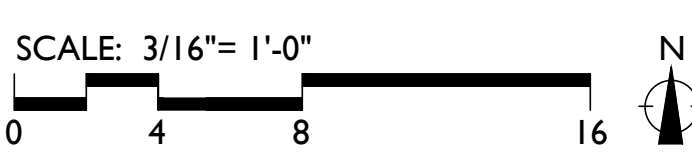


- REFERENCE NOTES**
- EXISTING BOUGAINVILLEA: TO REMAIN
 - EXISTING PODOCARPUS: TO REMAIN
 - PLANTER POTS ON UPSTAIRS MASTER BED BALCONY - CONTRACTOR TO PLUMB WITH IRRIGATION AND DRAIN LINE.

PLANT LEGEND

*WUCCODEBOTANICAL NAME	COMMON NAME	SIZE	CHARACTER
TREES			
M Fn FICUS NITIDA	INDIAN LAUREL	15 GAL.	HEDGE FORM
VL Ol OLEA 'SWAN HILL'	SWAN HILL OLIVE	24" BOX	MULTI
SHRUBS			
M Am ARMERIA MARITIMA	SEA THRIFT	1 GAL.	
L Cs CALANDRINIA SPECTABILIS	ROCK PURSLANE	1 GAL.	
L Cd CAREX DIVULSA	BEREKLEY SEDGE	1 GAL.	
L Ek ERIGERON KARVINSKIANUS	MEXICAN DAISY	1 GAL.	
M GI GAURA L. 'SISKIYOU PINK'	SISKIYOU PINK GAURA	1 GAL.	
M Hm HEUCHERA MAXIMA	ALUM ROOT	1 GAL.	
L Om OLEA 'MONTRA'	LITTLE OLLIE OLIVE	15 GAL.	
M Pl PRUNUS LAUROCERASUS	ENGLISH LAUREL	15 GAL.	
M Ro ROSA 'BURGANDY ICEBERG'	BURGANDY ICEBERG ROSE	5 GAL.	
L Sb SEDUM 'BLUE SPRUCE'	BLUE SPRUCE SEDUM	1 GAL.	
M Tj TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL.	
VINES			
M Bs BOUGAINVILLEA 'SAN DIEGO RED'	SAN DIEGO RED BOUGAINVILLEA	5 GAL.	
M Rs ROSA 'EDEN'	EDEN ROSE	15 GAL.	
MISCELLANEOUS			
[Pattern]	EXISTING CRUSHED GRAVEL: TO REMAIN		
[Pattern]	LAWN		
[Pattern]	MULCH		

TOTAL PROPOSED LANDSCAPE AREA: 717 SF
TOTAL PROPOSED LAWN: 132 SF





Ficus nitida
Indian Laurel



Olea 'Swan Hill'
Swan Hill Olive



Armeria maritima
Sea Thrift



Calandrina spectabilis
Rock Purslane



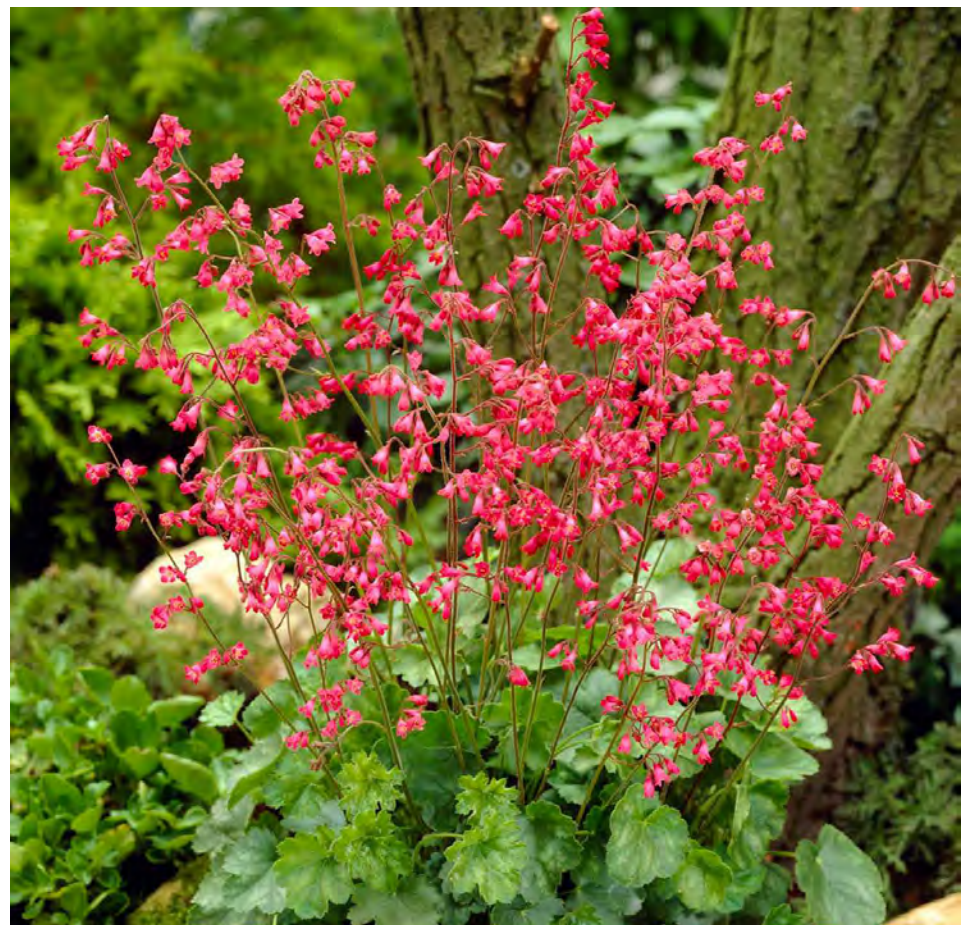
Carex divulsa
Berkeley Sedge



Erigeron karvinskianus
Mexican Daisy



Gaura l. 'Siskiyou Pink'
Siskiyou Pink Gaura



Heuchera maxima
Alum Root



Olea 'Montra'
Little Ollie Olive



Prunus laurocerasus
English Laurel



Rosa 'Burgandy Iceberg'
Burgandy Iceberg Rose



Sedum 'Blue Spruce'
Blue Spruce Sedum



Trachelospermum jasminoides
Star Jasmine



Bougainvillea 'San Diego Red'
San Diego Red Bougainvillea



Rosa 'Eden'
Eden Rose

*** WATER USE CATEGORY (WUC) KEY**

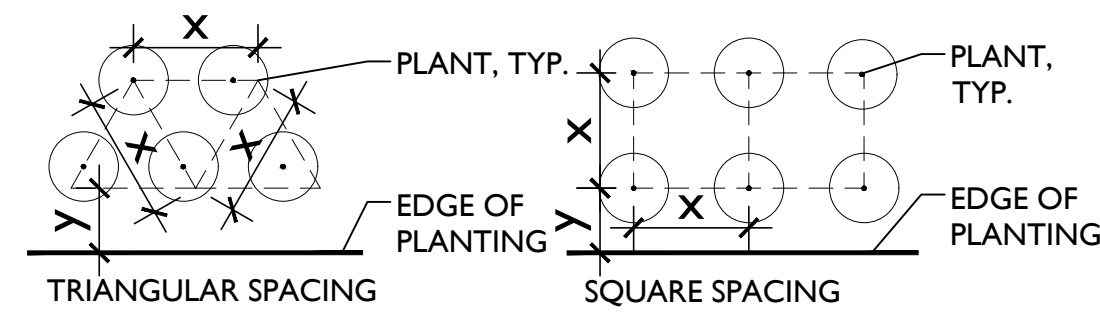
WUCOLS REGION APPLICABLE TO THIS PROJECT: REGION I
H = HIGH; M = MODERATE; L = LOW; VL = VERY LOW; NL = SPECIES NOT LISTED

* FROM: WATER USE CLASSIFICATION OF LANDSCAPE SPECIES, A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS (WUCOLS) UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION, L.R. COSTELLO, K.S. JONES

REFERENCE NOTES

- ① EXISTING BOUGAINVILLEA: TO REMAIN
- ② EXISTING PODOCARPUS: TO REMAIN
- ③ PLANTER POTS ON UPSTAIRS MASTER BED BALCONY - CONTRACTOR TO PLUMB WITH IRRIGATION AND DRAIN LINE.

PLANT SPACING AND PLANTING SETBACK DIAGRAM



1. FOR SPACING 'X', SEE PLANTING PLAN LEGEND
2. Y = 1/2X + 12" UON

PLANT LEGEND

*WUC	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CHARACTER
TREES					
M	Fn	FICUS NITIDA	INDIAN LAUREL	15 GAL.	HEDGE FORM
VL	Oi	OLEA 'SWAN HILL'	SWAN HILL OLIVE	24" BOX	MULTI
SHRUBS					
M	Am	ARMERIA MARITIMA	SEA THRIFT	1 GAL.	
L	Cs	CALANDRINA SPECTABILIS	ROCK PURSLANE	1 GAL.	
L	Cd	CAREX DIVULSA	BEREKLEY SEDGE	1 GAL.	
L	Ek	ERIGERON KARVINSKIANUS	MEXICAN DAISY	1 GAL.	
M	Gi	GAURA L. 'SISKIYOU PINK'	SISKIYOU PINK GAURA	1 GAL.	
M	Hm	HEUCHERA MAXIMA	ALUM ROOT	1 GAL.	
L	Om	OLEA 'MONTRA'	LITTLE OLLIE OLIVE	15 GAL.	
M	Pi	PRUNUS LAUROCERASUS	ENGLISH LAUREL	15 GAL.	
M	Ro	ROSA 'BURGANDY ICEBERG'	BURGANDY ICEBERG ROSE	5 GAL.	
L	Sb	SEDUM 'BLUE SPRUCE'	BLUE SPRUCE SEDUM	1 GAL.	
M	Tj	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL.	
VINES					
M	Bs	BOUGAINVILLEA 'SAN DIEGO RED'	SAN DIEGO RED BOUGAINVILLEA	5 GAL.	
M	Rs	ROSA 'EDEN'	EDEN ROSE	15 GAL.	
MISCELLANEOUS					
			EXISTING CRUSHED GRAVEL: TO REMAIN		
			LAWN		
			MULCH		

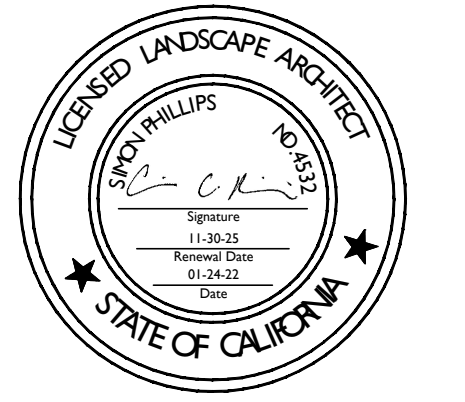
TOTAL PROPOSED LANDSCAPE AREA: 717 SF
TOTAL PROPOSED LAWN: 132 SF

GENERAL NOTES

1. ALL PLANTING AREAS TO BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO BEGINNING PLANTING.
2. CONTRACTOR TO TAKE SAMPLES OF PLANTING AREA SOIL, FROM 0"-12" DEEP FROM AT LEAST THREE SEPARATE LOCATIONS FROM PLANTING AREAS ON THE SITE, MIXED TO FORM A SINGLE COMPOSITE SAMPLE. COMBINED VOLUME OF COMPOSITE SAMPLE SHALL BE AT LEAST 1-QUART. SAMPLE LOCATIONS SHALL BE MARKED ON THE PLANTING PLAN AND SHALL BE REPRESENTATIVE OF SITE CONDITIONS AND PROPOSED PLANTING TYPES.
3. FORWARD THE COMPOSITE SAMPLES TO THE TESTING LABORATORY FOR TESTING AND THEIR RECOMMENDATIONS AS TO EXACT FERTILIZERS AND SOIL AMENDMENTS TO BE USED IN PLANTING. WAYPOINT ANALYTICAL A05-2 COMPLETE ANALYSIS.
LAB REPORT TO INCLUDE RECOMMENDATION LETTER AND TESTING RESULTS.
LAB REPORT TO INCLUDE AN ESTIMATED INFILTRATION RATE FOR SOIL TESTED.
LAB REPORT TO NOTE THE PROPOSED PLANTING TYPES SPECIFIC TO THE PROJECT, GROUND-COVERS, NATIVE GRASSES AND TREES.
4. AMENDMENT AND FERTILIZER RECOMMENDATIONS BY THE TESTING LAB SHALL BE SPECIFIC TO THE PROPOSED AMENDMENTS TO BE USED AND INCLUDE THE AMENDMENT LAB TEST / SAMPLE ID NUMBER AND TESTING DATE AS REFERENCE. GENERIC RECOMMENDATIONS WILL BE REJECTED AND WILL REQUIRE SPECIFIC RECOMMENDATIONS TO BE OBTAINED FROM THE TESTING LAB.
5. FOR BIDDING PURPOSES ASSUME SOIL AMENDMENT FERTILIZER TO BE COMMERCIAL FERTILIZER, 16-6-8 (N-P-K) UNIFORM PELLET, EXACT FERTILIZER TO BE DETERMINED BY TESTING LAB ANALYSIS.
6. INSTALL COMMERCIAL PLANT FERTILIZER PACKETS / TABLETS, TWO-YEAR CONTROLLED-RELEASE 20-10-05 (N-P-K). BEST TABS BY SIMPLOT PROFESSIONAL PRODUCTS, AGRIFORM BY THE SCOTTS COMPANY.
7. SOIL AMENDMENTS TO BE MINERALIZED AND NITRIFIED BARK OR SAWDUST, WITH WETTING AGENT AND PROPERLY PULVERIZED, CONTAINING A MINIMUM OF 270LBS. PER CUBIC YARD OF ORGANIC MATTER. SUBMIT SAMPLE ANALYSIS FOR APPROVAL.
8. AMENDMENT CHEMISTRY - SUITABILITY CONSIDERATIONS
1. NITROGEN (DRY WEIGHT BASIS): 0.4 TO 0.6%
2. IRON (MINIMUM): 0.08%
3. ORGANIC CONTENT: ABOVE 17%
4. CARBON-NITROGEN RATIO: BELOW 25
5. PH: BELOW 8.0
6. SALINITY (ECE): A VALUE SUCH THAT WHEN COMBINED WITH THE EXISTING SITE SOIL AT A USE RATE DETERMINED BY THE TESTING LAB ANALYSIS, THE SALINITY OF THE AMENDED SOIL SHALL NOT EXCEED 4.0 DS/M (MMHOS/CM).
9. GYPSUM (IF REQUIRED BY EXISTING SOILS TEST): AGRICULTURAL GRADE, OMRI LISTED.
1. CAL-SUL PELLETIZED GYPSUM BY NORTH PACIFIC, PORTLAND OR
2. ULTRA FINE AG GYPSUM BY WESTERN MINING & MINERALS
3. APPROVED EQUAL.
10. SULFUR (IF REQUIRED BY EXISTING SOILS TEST): GRANULAR DEGRADABLE SULFUR PRODUCT, TIGER 90CR ORGANIC 0-0-0-90 SULFUR BY TIGERSUL.COM, OR APPROVED EQUAL.
11. ALL PLANTING AREAS TO BE CULTIVATED TO A MINIMUM DEPTH OF 10". SOIL AMENDMENTS AND COMMERCIAL FERTILIZERS TO BE APPLIED AT THE RATES SPECIFIED IN THE TESTING LAB ANALYSIS.
12. CROSS-RIP OR CULTIVATE SUB-GRADE TO THE 10" MINIMUM DEPTH. ADD WATER IF NECESSARY AND CONTINUE RIPPING OR CULTIVATION UNTIL THE ENTIRE SPECIFIED DEPTH IS LOOSE AND FRIABLE. CROSS RIPPING SHALL INCLUDE AREAS IN BETWEEN TREE AND PLANT PITS. UPON COMPLETION OF CROSS RIPPING APPLY THE AMENDMENTS AS SPECIFIED IN THE TESTING LAB ANALYSIS. SETTLE THE SOIL WITH WATER AS NEEDED AND REGRADE HIGH/LOW AREAS TO CREATE A SMOOTH FINISH GRADE.
13. UNIFORMLY SPREAD AND INCORPORATED THE MATERIALS TO OBTAIN A HOMOGENEOUSLY BLENDED SOIL, 6-INCHES IN DEPTH. IF GYPSUM AND/OR SULFUR ARE REQUIRED TO BE ADDED AS PART OF AMENDMENTS PER SOILS REPORT FROM THE TESTING LAB, MANUALLY WATER THE AMENDED SOILS USING IMPACT SPRINKLERS OR HOSE-END SPRINKLERS - TO APPLY 1/2-INCH OF WATER OVER ALL PLANTING AREAS. EXISTING SOILS WITH HIGH ALKALINITY AS DETERMINED BY THE SOILS REPORT FROM THE TESTING LAB WILL BE REQUIRED TO BE SIMILARLY MANUALLY WATERED TO LEACH THE SALTS DEEPER INTO THE SOIL. AMOUNT OF WATER TO BE DETERMINED BY THE TESTING LAB.
14. PRE-MIX AMENDMENTS INTO SOIL BEFORE BACKFILLING PLANT PITS - DO NOT MIX INSIDE PITS. BREAK LARGE CLODS INTO SMALL PIECES. ALL PLANTING AREAS TO BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO BEGINNING PLANTING.
15. INSTALL 3" MULCH TO ALL PLANTING AREAS. MULCH TO BE SHREDDED CEDAR BARK OR SIMILAR. SUBMIT A SAMPLE OF MULCH FOR OWNER & LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION.
16. COMPOST: COMPOST MINIMUM OF 4 CUBIC YARDS PER 1,000 SQ. FT. OF PERMEABLE AREA TILLED TO A DEPTH OF 6".
17. NO PLANTING OR MULCH TO BE INSTALLED WITHIN 5' OF ANY STRUCTURES.
18. ALL NEW PLANTING TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM, IRRIGATION CONTROLLER TO HAVE EITHER EVAPOTRANSPIRATION OR SOIL MOISTURE SENSING CAPABILITIES AND A RAIN SENSOR.
19. IRRIGATION SYSTEM TO HAVE A DEDICATED BACKFLOW PREVENTER AND FLOW SENSOR AND MASTER VALVE AT THE POINT OF CONNECTION.
20. PRESSURE REGULATORS SHALL BE INSTALLED AT EACH DRIP VALVE AND SET TO THE OPTIMAL PRESSURE AS SUGGESTED BY THE MANUFACTURER OF THE DRIP EMITTERS. ALL DRIP ZONES INSTALLED ON SLOPES TO BE FITTED WITH CHECK VALVES AND ALL LINES TO INCLUDE FLUSH PORTS.
21. MANUAL SHUT-OFF VALVE SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION AND AT VALVE MANIFOLDS. HOSE BIBS TO BE INSTALLED, VERIFY LAYOUT IN FIELD WITH OWNER & LANDSCAPE ARCHITECT IRRIGATION VALVES TO CORRESPOND TO HYDROZONE LIMITS.
22. IRRIGATION SYSTEM TO BE A DESIGN BUILD. ALL PLANTING AREAS TO BE DRIP IRRIGATED.
23. CONTRACTOR TO DISCUSS IRRIGATION DESIGN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT PRODUCT INFORMATION TO LANDSCAPE ARCHITECT FOR ALL IRRIGATION EQUIPMENT INCLUDING VALVES, FILTERS, PRESSURE REGULATORS, DRIP EMITTERS, VALVE BOXES, SHUT OFF VALVES, LINE TYPES AND CONTROLLER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
24. IRRIGATION SYSTEM TO BE A DESIGN BUILD. ALL PLANTING AREAS TO BE DRIP IRRIGATED.
25. CONTRACTOR TO DISCUSS IRRIGATION DESIGN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT PRODUCT INFORMATION TO LANDSCAPE ARCHITECT FOR ALL IRRIGATION EQUIPMENT INCLUDING VALVES, FILTERS, PRESSURE REGULATORS, DRIP EMITTERS, VALVE BOXES, SHUT OFF VALVES, LINE TYPES AND CONTROLLER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
26. TEMPORARY IRRIGATION INSTALLED FOR HYDROSEED AREAS TO BE REMOVED AFTER PLANT ESTABLISHMENT OR 2 YEARS FROM DATE OF INSTALLATION. IRRIGATION TO BE INSTALLED ABOVE GROUND. IRRIGATION HEADS TO BE SECURED TO STAKES ABOVE GRADE. INSTALL DEDICATED VALVES FOR THE HYDROSEED SYSTEMS WITH SHUT OFF VALVES UPSTREAM OF SOLENOID VALVE. CAP MAIN LINE ONCE VALVES ARE REMOVED. ADJUST SPRAY AS NEEDED TO AVOID OVER SPRAY ONTO EXISTING OAK TREES.

SEVEN SPRINGS STUDIO LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617



PROJECT NAME:

DEL MAR RESIDENCE

PROJECT ADDRESS:

SCENIC 4 SE OF 8TH
CARMEL-BY-THE-SEA, CA 93921

APN: 010-301-025-000

ISSUANCE:

PLANNING SUBMITTAL

PROJECT NO: 2024-28

DATE: 03/28/2025

REVISIONS:

DATE DESCRIPTION

06/18/2025 PLANNING RESUBMITTAL

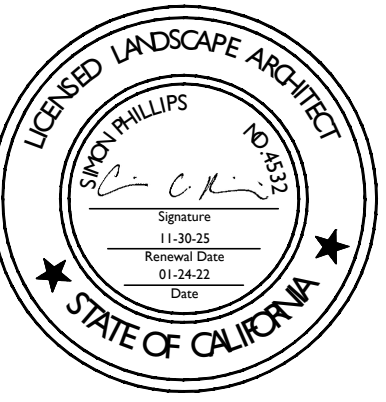
08/27/2025 PLANNING RESUBMITTAL

09/19/2025 PLANNING RESUBMITTAL

SHEET NAME:

LANDSCAPE PLANTING NOTES

SHEET NO:



PROJECT NAME:

**DEL MAR
RESIDENCE**

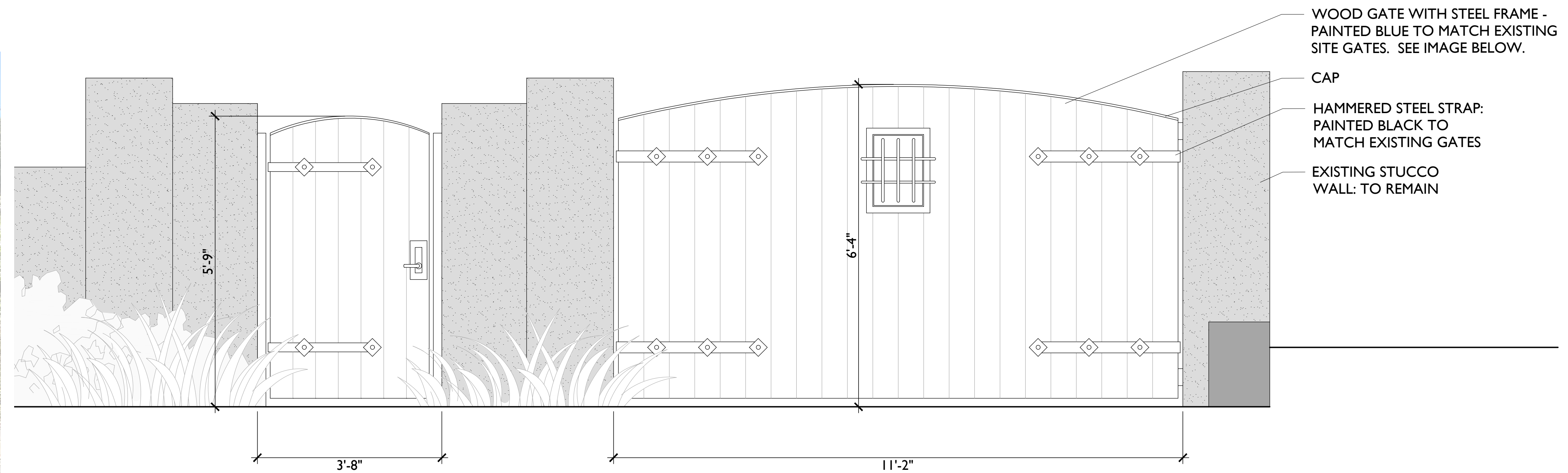
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SCENIC 4 SE OF 8TH
CARMEL-BY-THE-SEA, CA 93921

APN: 010-301-025-000



EXISTING DRIVE AND PEDESTRIAN GATE TO BE REPLACED



6 WOOD FENCE
NTS

4 DRIVE GATE
3/4" = 1'-0"



MULCH WILL BE USED
IN PLACE OF LAWN
RISERS WILL BE STEEL -
PAINTED BLACK

5 MULCH TREAD WITH STEEL RISER
NTS



3 RECLAIMED STONE COBBLE
NTS



2 STONE VENEER
NTS



1 WOOD GATE
NTS

ISSUANCE:

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08/27/2025 PLANNING RESUBMITTAL

09/19/2025 PLANNING RESUBMITTAL

SHEET NAME:

**LANDSCAPE
DETAILS**

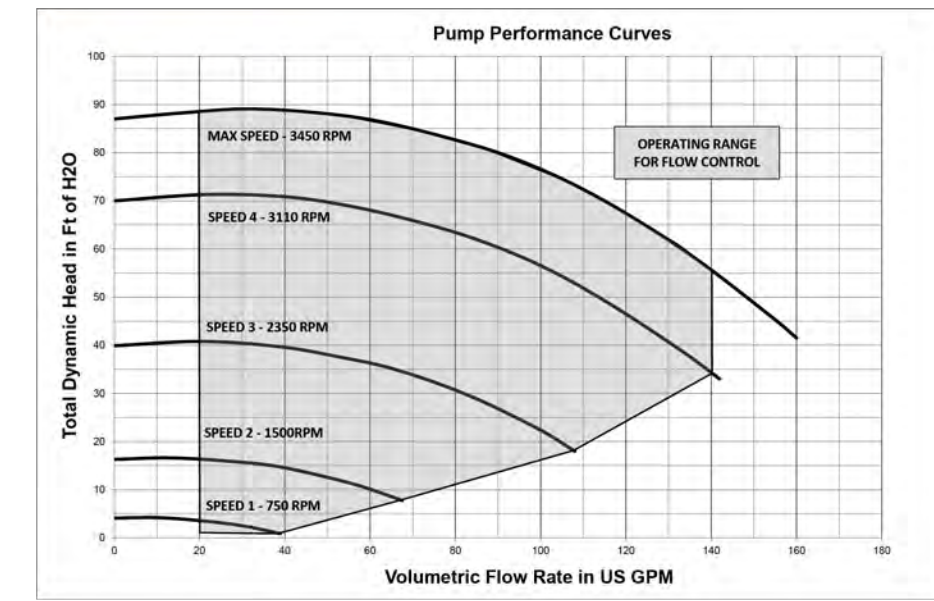
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VARIABLE SPEED AND FLOW PUMP

CONSISTENT FLOW CONTROL FOR THE HIGHEST ENERGY SAVINGS AND ULTIMATE SYSTEM PERFORMANCE.

PERFORMANCE CURVES



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IT'S AN INTELLIFLO® PUMP WITH TRUSTED FAMILY TRADITIONS.

Pentair is the first brand to offer speed control and flow control in the same pump. And, the Intelliflo VSF Pump is the most recent product in a long history of firsts. Innovations include: the first variable speed pool pump, the first variable flow pool pump, Safety Vacuum Release System (SVRS) technology and the first ENERGY STAR® Certified pool pump.



- Smart technology for remarkable energy efficiency**
Experience exceptional energy savings. Intelliflo Pumps are installed in more pools worldwide and have saved more money than any other variable speed pump family.
- Set it and forget it**
The Intelliflo VSF Pump maintains its set flow rate by responding to changing conditions. Its like cruise control for your pump.
- One of the quietest pumps on the planet**
When operating at low speed, it's so quiet you might not even know it's operating.
- Automation compatible**
Pairs seamlessly with Pentair's automation systems for the ultimate in convenient pool control on your schedule from anywhere in the world.

ALL AROUND THE POOL, PRECISION PAYS.

ADJUSTS TO YOUR POOL'S UNIQUE NEEDS

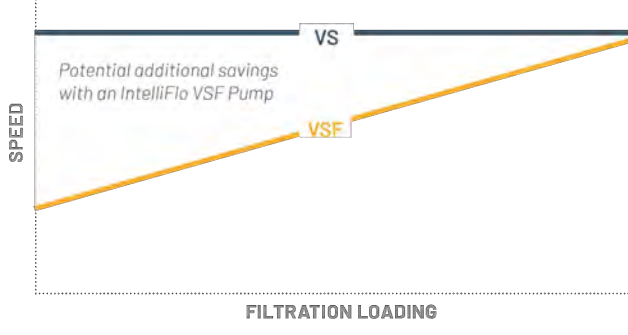
Every pool design is different, and conditions change, such as when filters accumulate debris over time. Other variable speed pumps require guesswork to set, and they don't adjust for flow changes. But, the Intelliflo® VSF Pump does and always delivers just the right flow.

SET IT AND FORGET IT

Just set the desired flow rate, and the Intelliflo VSF Pump will adjust as needed to maintain it. It's that simple. There's no more guesswork. Kick back and enjoy your pool while the Intelliflo VSF Pump supplies consistent flow for peak performance.

ENERGY SAVINGS WITH FLOW CONTROL

Traditional variable speed pumps are set to run faster than needed early in the filtration cycle to compensate for flow reduction later as debris accumulates in the filter. The Intelliflo VSF Pump adjusts flow throughout the cycle to minimize energy use.

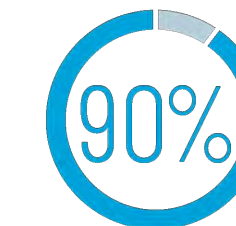


- Sparkling clean water**
Always the right flow to maintain daily water turnover for optimum filtration.
- Visual perfection**
Always the right flow so laminars, waterfalls and negative edges look their best.
- More efficient heating**
Always the right flow for maximum heater efficiency.



GOOD THINGS HAPPEN WHEN YOU GO WITH THE FLOW.

The world's first variable speed and flow pump that delivers the highest available efficiency and peak performance.



UP TO 90% ENERGY SAVINGS

Since the Intelliflo VSF Pump is ultra energy efficient, you can experience increased energy savings, up to 90%, when compared to conventional single- or two-speed pumps.

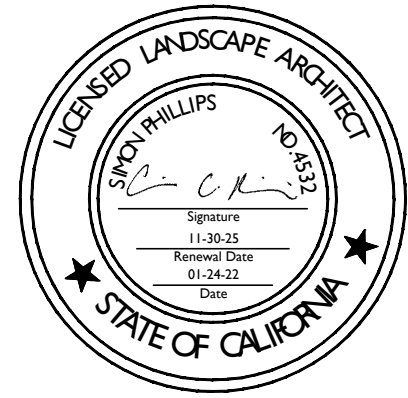
WEF 6.9 THP 3.95 (010566)



*Savings based on variable speed pump compared to a single-speed pump running 12 hours per day at an average of 50.16 per kWh in a 20,000-gallon pool. Actual savings may vary based on local utility rates, pool size, pump run time, pump horsepower, pump RPM, plumbing size and length, pump model, service factor and other hydraulic factors.

SEVEN SPRINGS STUDIO LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617



PROJECT NAME:

DEL MAR RESIDENCE

PROJECT ADDRESS:

SCENIC 4 SE OF 8TH
CARMEL-BY-THE-SEA, CA 93921

APN: 010-301-025-000

HOW QUIET IS THE INTELLIFLO VSF PUMP?

Source	Decibels (dB)
Library	40 dB
Intelliflo VSF Pump	45 dB
Moderate rainfall	50 dB
Dishwasher	60 dB
Single-speed pump*	67 dB
Car traffic	70 dB
Vacuum cleaner	70 dB
Alarm clock	70 dB
Lawnmower	106 dB

*1.5-HP pool pump. Sources: American Speech-Language-Hearing Association, OSHA.

PERFECTING FLOW

By itself or integrated with an automation system, rely on the Intelliflo VSF Pump to consistently maintain your system's flow requirements, no matter the task.

Always the right flow for a better pool experience and lower costs.

TRADEGRADE

THE INTELLIFLO VSF PUMP IS PART OF THE TRADEGRADE FAMILY OF PRODUCTS—EXCLUSIVELY MADE FOR AND SOLD BY THE WORLD'S MOST DEMANDING POOL PROFESSIONALS.

TradeGrade products give consumers the confidence that their pool pro is recommending the very best equipment and providing unmatched expertise for installation, setup and servicing.

CONSISTENT PERFORMANCE BY DESIGN

- Filters get the right amount of flow to maintain water clarity.
- Laminars and water features perform more consistently.
- Equipment efficiency and service life increase.

Up to 90% energy savings

POTENTIAL SAVINGS WITH AN INTELLIFLO VSF VARIABLE SPEED AND FLOW PUMP

Estimated pump savings per year*	Energy cost per kilowatt hour (kWh)	Estimated pump savings after five years
up to \$1,500	\$0.16	up to \$7,500
up to \$1,800	\$0.20	up to \$9,000
up to \$2,700	\$0.30	up to \$13,500

INTELLIFLO® VSF

VARIABLE SPEED AND FLOW PUMP

Consistent flow control for the highest energy savings and ultimate system performance.

eco select TRADEGRADE

ISSUANCE:

PLANNING SUBMITTAL

PROJECT NO: 2024-28

DATE: 03/28/2025

REVISIONS:

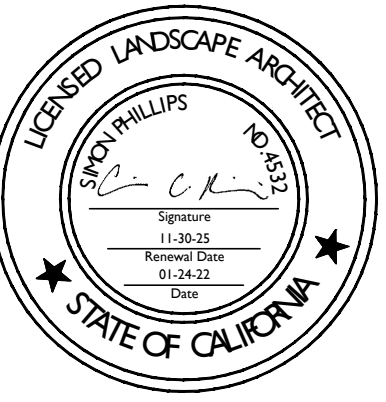
DATE	DESCRIPTION
06/18/2025	PLANNING RESUBMITTAL
08/27/2025	PLANNING RESUBMITTAL
09/19/2025	PLANNING RESUBMITTAL

SHEET NAME:

POOL & SPA PUMP SPECIFICATION

SHEET NO:

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PROJECT NAME:

DEL MAR RESIDENCE

PROJECT ADDRESS:

SCENIC 4 SE OF 8TH
CARMEL-BY-THE-SEA, CA 93921

APN: 010-301-025-000

ISSUANCE:

PLANNING SUBMITTAL

PROJECT NO: 2024-28

DATE: 03/28/2025

REVISIONS:

DATE DESCRIPTION

06/18/2025 PLANNING RESUBMITTAL

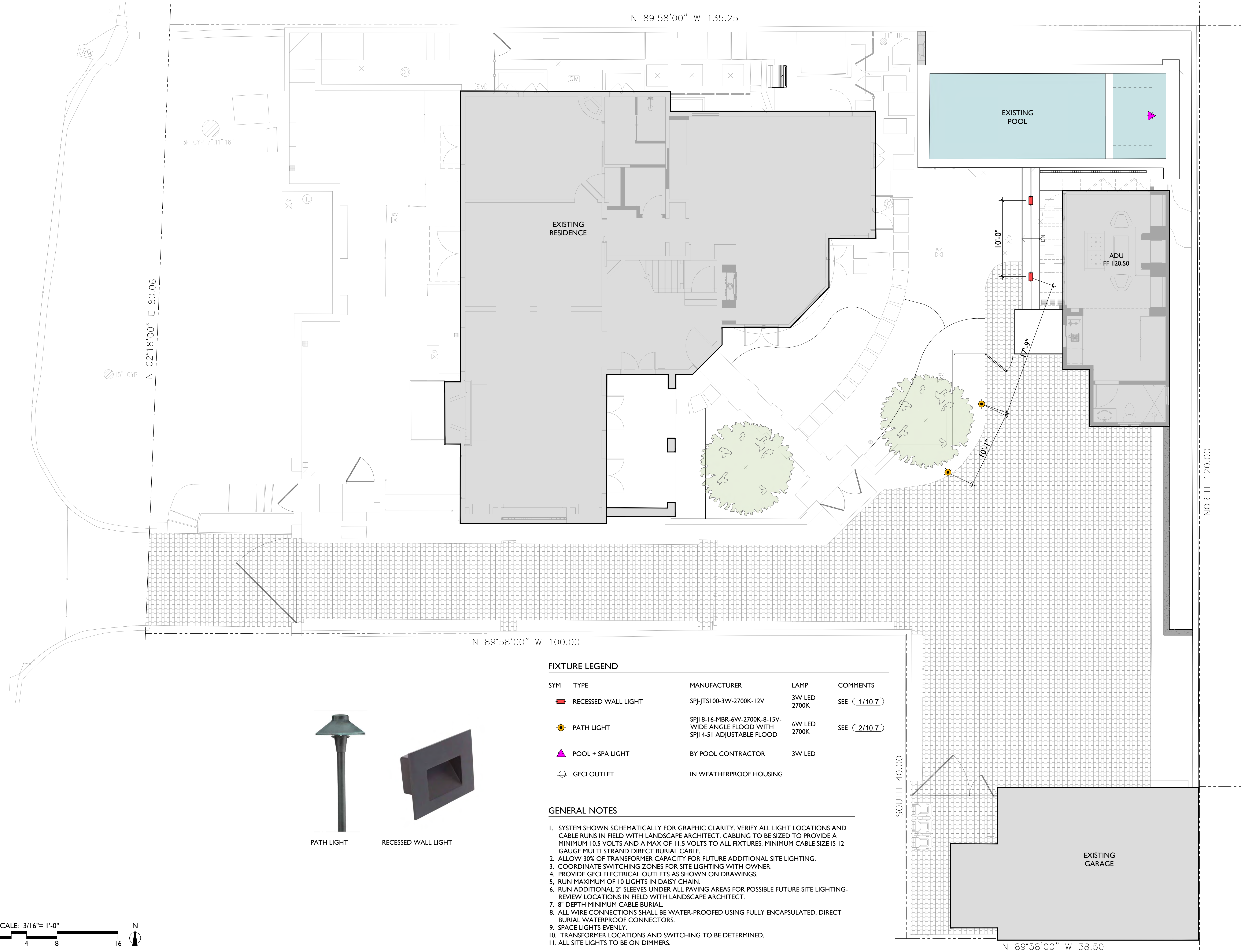
08/27/2025 PLANNING RESUBMITTAL

09/19/2025 PLANNING RESUBMITTAL

SHEET NAME:

LANDSCAPE LIGHTING PLAN

SHEET NO:

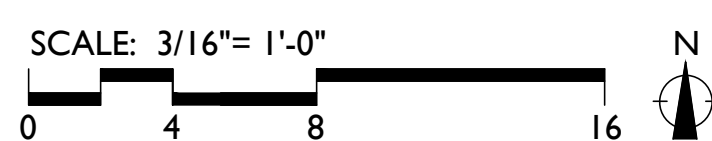


FIXTURE LEGEND

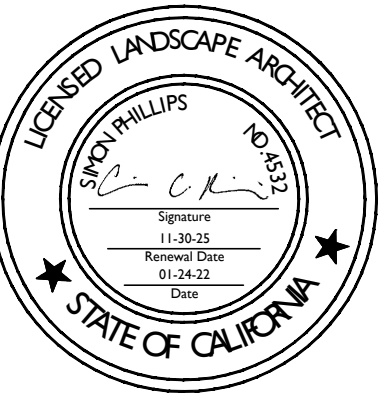
SYM	TYPE	MANUFACTURER	LAMP	COMMENTS
	RECESSED WALL LIGHT	SPJ-JTS100-3W-2700K-12V	3W LED 2700K	SEE (1/10.7)
	PATH LIGHT	SPJ18-16-MBR-6W-2700K-8-15V-WIDE ANGLE FLOOD WITH SPJ14-51 ADJUSTABLE FLOOD	6W LED 2700K	SEE (2/10.7)
	POOL + SPA LIGHT	BY POOL CONTRACTOR	3W LED	
	GFCI OUTLET	IN WEATHERPROOF HOUSING		

GENERAL NOTES

1. SYSTEM SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. VERIFY ALL LIGHT LOCATIONS AND CABLE RUNS IN FIELD WITH LANDSCAPE ARCHITECT. CABLING TO BE SIZED TO PROVIDE A MINIMUM 10.5 VOLTS AND A MAX OF 11.5 VOLTS TO ALL FIXTURES. MINIMUM CABLE SIZE IS 12 GAUGE MULTI STRAND DIRECT BURIAL CABLE.
2. ALLOW 30% OF TRANSFORMER CAPACITY FOR FUTURE ADDITIONAL SITE LIGHTING.
3. COORDINATE SWITCHING ZONES FOR SITE LIGHTING WITH OWNER.
4. PROVIDE GFCI ELECTRICAL OUTLETS AS SHOWN ON DRAWINGS.
5. RUN MAXIMUM OF 10 LIGHTS IN DAISY CHAIN.
6. RUN ADDITIONAL 2" SLEEVES UNDER ALL PAVING AREAS FOR POSSIBLE FUTURE SITE LIGHTING- REVIEW LOCATIONS IN FIELD WITH LANDSCAPE ARCHITECT.
7. 8" DEPTH MINIMUM CABLE BURIAL.
8. ALL WIRE CONNECTIONS SHALL BE WATER-PROOFED USING FULLY ENCAPSULATED, DIRECT BURIAL WATERPROOF CONNECTORS.
9. SPACE LIGHTS EVENLY.
10. TRANSFORMER LOCATIONS AND SWITCHING TO BE DETERMINED.
11. ALL SITE LIGHTS TO BE ON DIMMERS.



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PROJECT NAME:

DEL MAR RESIDENCE

PROJECT ADDRESS:

SCENIC 4 SE OF 8TH
CARMEL-BY-THE-SEA, CA 93921

APN: 010-301-025-000

ISSUANCE:

PLANNING SUBMITTAL

PROJECT NO: 2024-28

DATE: 03/28/2025

REVISIONS:

DATE DESCRIPTION

06/18/2025 PLANNING RESUBMITTAL

08/27/2025 PLANNING RESUBMITTAL

09/19/2025 PLANNING RESUBMITTAL

SHEET NAME:

LANDSCAPE LIGHTING SPECS

SHEET NO:

SPJ LIGHTING Inc. ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING		SPECIFICATION SHEET		Path / Area Light SPJ-JTS100	
MODEL: SPJ-JTS100 MATERIAL: Solid Brass FINISH: Verde ELECTRICAL: 8-15V ENGINE: FB-3W-Cone-TA16 LUMENS: 200 MOUNTING: 1/2" NPT, Dual Fin Spike Included LED: Nichia					
FINISHES <input type="checkbox"/> Matte Bronze (MBR) <input type="checkbox"/> Verde (V) <input type="checkbox"/> Moss (M) <input type="checkbox"/> Black (B) <input type="checkbox"/> Rusty (R) <input type="checkbox"/> Satin Brass (SB) <input type="checkbox"/> Aged Brass (AG) <input type="checkbox"/> Raw Copper (RC) <input type="checkbox"/> Natural Copper (NC)					
PVD PREMIUM <input type="checkbox"/> PVD Polished (PVD/P) <input type="checkbox"/> PVD Satin (PVD/S) <input type="checkbox"/> PVD Graphite (PVD/G) <input type="checkbox"/> PVD Bronze (PVD/BZ) <input type="checkbox"/> PVD Black (PVD/BL)					
WATTAGE <input type="checkbox"/> 3W		LUMENS 200			
Custom lumen packages are available upon request.					
COLOR TEMPERATURE <input type="checkbox"/> 2200K <input type="checkbox"/> 2700K <input type="checkbox"/> 3000K <input type="checkbox"/> 4000K		<input type="checkbox"/> 5000K <input type="checkbox"/> 6500K <input type="checkbox"/> Amber (TF) <input type="checkbox"/> RGBW			
Custom options are available.					
ELECTRICAL <input type="checkbox"/> 8-15V					
Ordering Example SPJ-JTS100-Y-3W-27K-8-15V		Customer Approval		Date	

2 PATH LIGHT
NTS

SPJ LIGHTING Inc. ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING		SPECIFICATION SHEET		Recessed Light SPJ-SGR	
		Recessed step or wall light fits any standard single gang electrical J-Box for new and retrofit installations.			
MODEL: SPJ-SGR MATERIAL: Solid Brass FINISH SHOWN: Black ELECTRICAL: 12V WATTAGE: 6W ENGINE: FB-R80 BOARD LUMENS: 650 MOUNTING: Mounts to any single gang J-box					
FINISHES <input type="checkbox"/> Matte Bronze (MBR) <input type="checkbox"/> Verde (V) <input type="checkbox"/> Moss (M) <input type="checkbox"/> Black (B) <input type="checkbox"/> Rusty (R) <input type="checkbox"/> Satin Brass (SB) <input type="checkbox"/> Aged Brass (AG) <input type="checkbox"/> Raw Copper (RC) <input type="checkbox"/> Natural Copper (NC)					
PVD PREMIUM <input type="checkbox"/> PVD Polished (PVD/P) <input type="checkbox"/> PVD Satin (PVD/S) <input type="checkbox"/> PVD Graphite (PVD/G) <input type="checkbox"/> PVD Bronze (PVD/BZ) <input type="checkbox"/> PVD Black (PVD/BL)					
WATTAGE <input type="checkbox"/> 2W <input type="checkbox"/> 3W <input type="checkbox"/> 4W <input type="checkbox"/> 6W		LUMENS 150 300 400 650			
Custom lumen packages are available upon request.					
COLOR TEMPERATURE <input type="checkbox"/> 2200K <input type="checkbox"/> 2700K <input type="checkbox"/> 3000K <input type="checkbox"/> 4000K		<input type="checkbox"/> 5000K <input type="checkbox"/> 6500K <input type="checkbox"/> RGBW			
Warm Dimming Option Available					
ELECTRICAL <input type="checkbox"/> 12V <input type="checkbox"/> 120V-277V					
Ordering Example SPJ-SGR-B-6W-27K-12V		Customer Approval		Date	

1 RECESSED WALL LIGHT
NTS



SPLIT FACE STONE VENEER W/
HONED CAPSTONES

10 SPLIT FACE STONE



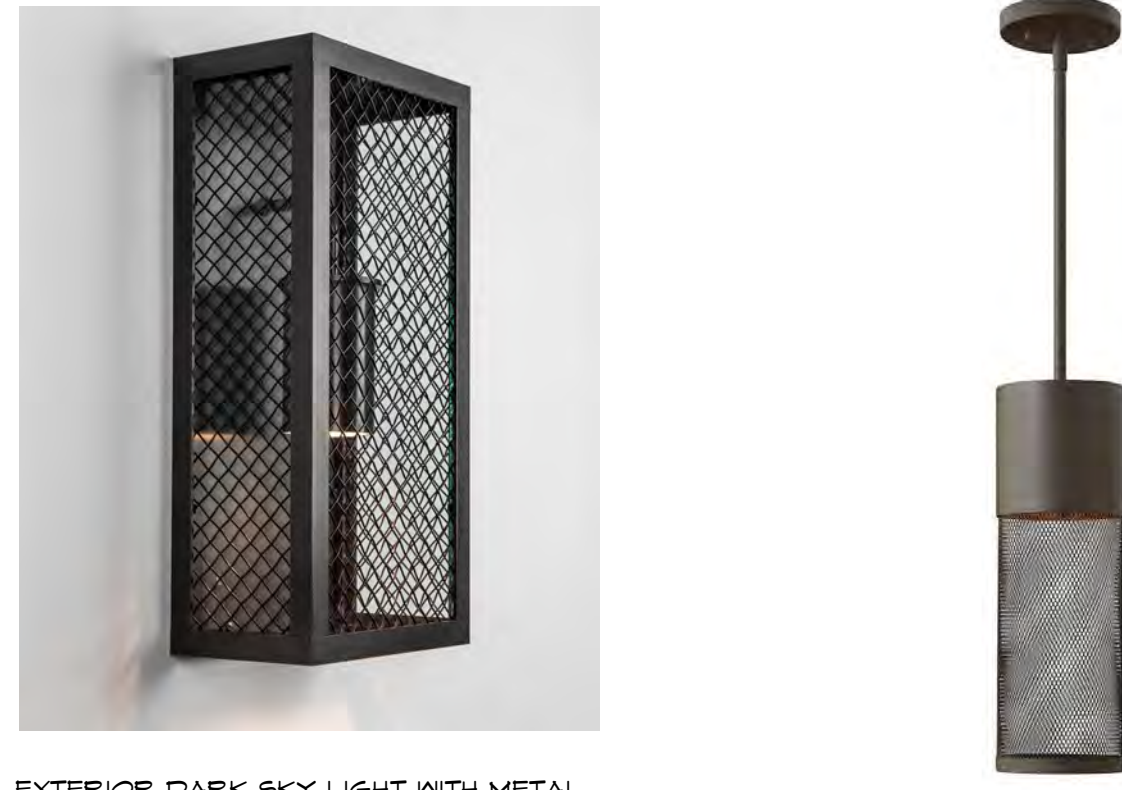
UNFILLED, HONED - CREAM OR BONE TRAVERTINE OR LIMESTONE TILES

11 SMOOTH STONE



WOOD PLANK FENCE & GATES WITH STEEL PLATE FRAME

12 FENCE & GATE



EXTERIOR DARK SKY LIGHT WITH METAL HOUSING (TO MATCH MAIN RESIDENCE)

EXTERIOR DARK SKY PENDANT LIGHT (HINKLEY ARIA 5" WIDE BUCKEYE BRONZE OR BLACK)

7 EXTERIOR LIGHTING



WOOD PLANK DOOR - TRUSTILE RUSTIC V61000 PLANK DOORS

8 PLANK DOORS



EXISTING CHIMNEY CAP ON MAIN RESIDENCE



CHIMNEY CAP DESIGN TO MATCH EXISTING (METAL TO BE BRONZE IN COLOR)

9 CHIMNEY



EXISTING STUCCO FINISH

SMOOTH - LIGHT BEIGE STUCCO FINISH

4 STUCCO - SIMILAR TO EXISTING



PROPOSED BRONZE METAL FRAME WINDOWS

EXISTING

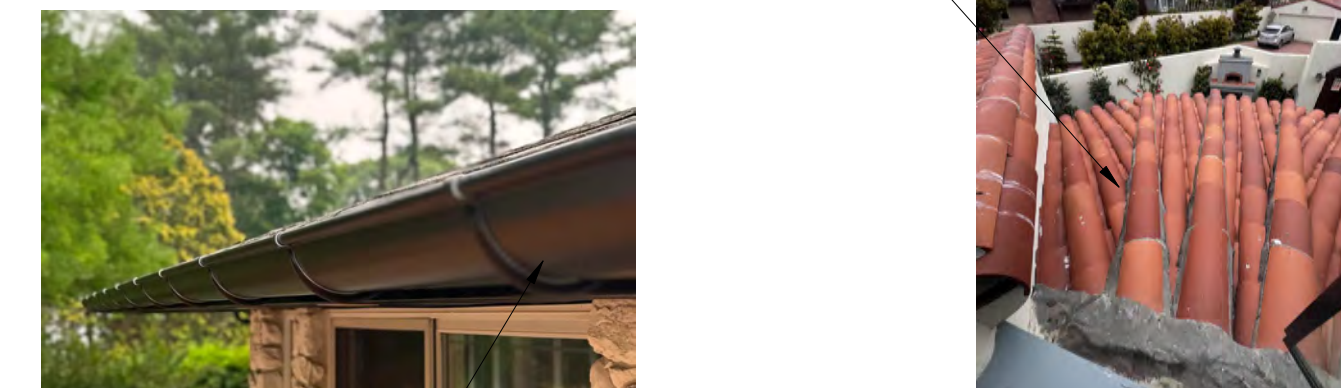
MATCH EXISTING WINDOW STYLE/ DETAILS FROM MAIN HOUSE

5 WINDOWS



PROPOSED WEATHERED TEXTURE OR RECLAIMED - BARREL TERRA COTTA ROOF TILES

EXISTING SMOOTH BARREL TERRA COTTA ROOF TILES



BRONZE - HALF ARCH GUTTER

6 ROOF TILES & GUTTER



WOOD PLANK CARRIAGE STYLE DOORS WITH BLACK IRON DETAILS AND GLASS PANELS

1 GARAGE DOORS



BRONZE METAL FRAME BIFOLDING GLASS DOORS W/ STEEL POST CORNER & EXTRUDED WOOD TRIM

2 BIFOLD GLASS DOORS



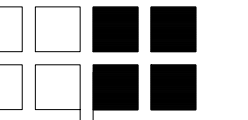
EXISTING STAMPED CONCRETE

PROPOSED COBBLESTONE BEIGE/ BROWN/ GREY BLEND INSTALLED OVER EXISTING CONCRETE

3 DRIVEWAY PAVING

REVISION	No.

CONSULTANT:



ARCHITECT:
ERIC MILLER ARCHITECTS, INC.

211 HOFFMAN AVENUE MONTEREY, CA 93940
 PHONE (831) 372-0410 FAX (831) 372-7840 WEB: ericmillerarchitects.com

FINISH MATERIALS

Job Name: **Del Mar ADU/ Garage**
 Scenic Road 4 SE of 8th
 Carmel-By-The-Sea, CA
 A.P.N. 010-301-025-000

DATE: 9/9/2025

SCALE:

DRAWN CRISTO

JOB NO. 2410

11
 SHEET OF

9/16/2025 4:27:01 PM D:\Projects\Del Mar ADU\Garage\Del Mar ADU\Garage.dwg, sheet: 4 of 4
THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION OR REPRODUCTION OF THESE DRAWINGS OR SPECIFICATIONS IN ANY MANNER, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED. TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONCEPTS SHALL CONSTITUTE PROMISES OF ACCEPTANCE OF THESE RESTRICTIONS.



A.D.U. FROM MAIN RESIDENCE



A.D.U. & POOL FROM COURTYARD



A.D.U. FROM DRIVEWAY



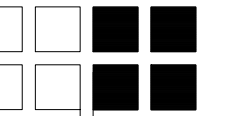
GARAGE FROM SIDE



GARAGE FROM DRIVEWAY

REVISION	No.

CONSULTANT:



ARCHITECT: **ERIC MILLER ARCHITECTS, INC.**

211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 FAX (831) 372-7840 WEB: ericmillerarchitects.com

COLOR RENDERINGS

Job Name: **Del Mar ADU/ Garage**
Scenic Road 4 SE of 8th
Carmel-By-The-Sea, CA
A.P.N 010-301-025-000

DATE: 9/9/2025

SCALE:

DRAWN CRISTO

JOB NO. 2410

12

SHEET OF



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

October 28, 2025
PUBLIC HEARINGS

TO: Historic Resources Board Members
SUBMITTED BY: Jacob Olander, Assistant Planner
SUBJECT: **HE 25242 (French):** Consideration of the removal of the historic "Unit House" from the Carmel Inventory of Historic Resources located at Torres Street 4 northwest of 8th Avenue in the Single-Family Residential (R-1) District. APN: 010-084-009-000

RECOMMENDATION:

Staff recommends the Historic Resource Board adopt a Resolution (Attachment 1):

1. Finding that the removal of a property from the Carmel Historic Inventory is a not a project under CEQA as defined in Public Resources Code Section 21065 and CEQA Guidelines Section 15378; and
2. Approving the request for the removal of the "Unit House" from the Carmel Historic Inventory. The "Unit House" is located on Torres 4 NW of 8th Avenue in the Single-Family Residential (R-1) District. APN: 010-084-009-000

BACKGROUND / SUMMARY:

BACKGROUND/SUMMARY

In 2004, City-contracted historic consultant Kent Seavey conducted a survey of Carmel-by-the-Sea as part of the on-going Carmel Historic Resources Inventory field survey. The "Unit House" was found eligible for listing in the Carmel Historic Inventory as "significant under California Register Criterion Three in the area of architecture as an experiment in affordable cooperative house design, by noted Carmel master-builder and design innovator Hugh W. Comstock."

On August 11, 2025, the applicant, Anthony Lombardo & Associates, submitted an application requesting the "Unit House" be removed from the Carmel Historic Inventory. The applicant provided a letter from Heritage Services Consulting that reviewed the eligibility of the "Unit House" for listing on the Carmel Historic Inventory. Their letter concluded that "Unit House" has lost integrity due to alterations and is no longer eligible

for listing on the Carmel Historic Inventory.

In August 2025, the City of Carmel-by-the-Sea contracted a qualified professional, Margaret Clovis, to review the letter from Heritage Services Consulting and provide a DPR 523 form, reevaluating the property for eligibility for listing on the Carmel Historic Inventory. Ms. Clovis report reached the same conclusion as Heritage Service Consulting, determining that the property is no longer eligible for list on the Carmel Historic Inventory because “the “Unit House” does not retain substantial integrity therefore it cannot convey the reasons it is significant.”

STAFF ANALYSIS

Carmel Municipal Code (CMC) Section 17.32.070.D Removal of Resources from the Inventory outlines the process for homeowners to request a property to be removed from the Carmel Historic Inventory. Property owners need to apply for the property to be removed from the Carmel Historic Inventory and demonstrate with substantial evidence that the property is not a historic resource. CMC Section 17.32.070.D.2 outlines the required substantial evidence,

“a. An intensive survey prepared by a qualified professional under contract to the City re-evaluating whether the property is eligible for the Carmel Inventory. If the new intensive survey provides substantial evidence that the property does not meet the historic resource criteria and recommends removal from the inventory, the survey shall document why prior survey documentation affirming that the property met the criteria for inclusion in the inventory was inaccurate or inappropriate or otherwise is no longer valid.

b. A finding supported by substantial evidence that any loss of integrity, from the level of integrity documented in prior survey(s), was not the result of unapproved alterations, neglect or property nuisance as established in CMC 15.57.010. If any documented losses of integrity are found to be due to unapproved alterations, neglect or property nuisance, the property owner shall be subject to the enforcement actions of this chapter.”

In August 2025, the applicant provided staff with a letter from Heritage Services Consulting outlining their evaluation of the property. In accordance with the CMC Section 17.32.070.D.2.a, the city contracted qualified professional Margaret Clovis to reevaluate the property for historic significance. Heritage Services Consulting and Margaret Clovis’s report concur, concluding that the property has lost integrity due to additions and alterations. Ms. Clovis report states, “The Unit House does not retain substantial integrity therefore it cannot convey the reasons it is significant. The Unit House is not eligible for inclusion on the Carmel Historic Inventory.” The Heritage Services Consulting letter similarly states, “It is hard to understand how the Inventory listing report, filed in 2004, overlooked the 1994 addition to the center of the primary façade. There is no mention of any alterations after 1959. Two additions to the front of the house since the end of Comstock’s career (Hugh Comstock died in 1950) have compromised its integrity. The 2004 Inventory report was inaccurate and the listing of

this property should be reconsidered.”

Ms. Clovis report provides a detailed analysis of how the property has loss design integrity. The report states, “Several alterations and additions have detracted from the original design of the house which had an L-shaped plan. A south wing was added to the east elevation in 1959. A middle wing was added to the east elevation in 1994, creating an F-shaped plan. The additions make the once simple design more complex, changing the roofline and the entire east elevation. The original front elevation faced north; however, the original front door was moved to the south elevation sometime before 2004 and the original front porch on the north elevation was enclosed sometime after 2004. The house does not retain integrity of Design.”

The two reevaluations of the “Unit House” provide substantial evidence that the property no longer qualifies for the Carmel Historic Inventory due to loss of integrity.

The reports indicate that all the changes, besides the enclosing of the front porch, occurred prior to the 2004 survey. It is unclear whether the 2004 work to enclose the porch was permitted or not. Based on the report, the 1994 front addition is the main reason that the property has lost integrity of design and feeling.

The Historic Resource Board has two options for how to proceed with the “Unit House”
Option 1: Approve the request to remove the “Unit House” from the Carmel Historic Inventory.

Option 2: Determine that more evidence is needed regarding integrity of the property and the enclosed front porch. If the Historic Resource Board determines that the enclosing of the front porch is the most significant factor in the loss of integrity, the board can require the applicant to provide evidence that the work was permitted by the city. If the enclosure of the front porch was not permitted, the board may require the applicant to return the front porch to its original design and maintain the “Unit House” on the Carmel Historic Inventory.

Environmental Review: Staff recommends that the removal of the subject property from the Carmel Inventory be found to be “not a project” pursuant to section 15378 of the CEQA Guidelines. Listing the subject property on the Carmel Inventory 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:

ATTACHMENTS:

- 1. Attachment 1 - Resolution
- 2. Attachment 2 - DPR 523 (2004)
- 3. Attachment 3 - Letter from Heritage Services Consulting
- 4. Attachment 4 - DPR 523 (2025)

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

HISTORIC RESOURCES BOARD RESOLUTION NO. 2024-XX-HRB

A RESOLUTION OF THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA FINDING, PURSUANT TO CEQA REGULATIONS, THE APPLICATION IS “NOT BE A PROJECT” UNDER CEQA AS DEFINED IN PUBLIC RESOURCES CODE SECTION 21065 AND SECTION 15378 OF THE CEQA GUIDELINES AND APPROVING THE REQUEST FOR THE REMOVAL OF THE “UNIT HOUSE” FROM THE CARMEL HISTORIC INVENTORY. THE “UNIT HOUSE” IS LOCATED ON TORRES 4 NW OF 8TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT. APN: 010-084-009-000

WHEREAS, on August 11, 2025, Anthony Lombardo & Associates, (“Applicant”) submitted a Historic Evaluation application “HE 25242 (French)” for the property located at Torres 4 NW of 8th Avenue, in the Single-Family Residential (R-1) Zoning District (Block 88, Lot 23, 25); and

WHEREAS, in accordance with the City’s Historic Preservation Ordinance (CMC 17.32), upon receipt of a Historic Evaluation application, an initial assessment of historic significance shall be conducted to determine whether the property may have historic resource potential sufficient to warrant conducting an intensive survey (CMC 17.42.060.B); and

WHEREAS, in accordance with CMC 17.32.060.B, 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; and

WHEREAS, during the 2004 city-contracted historic consultant Kent Seavey conducted a survey of Carmel-by-the-Sea as part of the on-going Carmel Historic Resources Inventory field survey and determined that the “Unit House” was eligible for listing in the Carmel Historic Inventory as “significant under California Register Criterion Three in the area of architecture as an experiment in affordable cooperative house design, by noted Carmel master-builder and design innovator Hugh W. Comstock.”

WHEREAS, in accordance with CMC 17.32.070.A, properties determined to be eligible by an administrative determination, or by the Historic Resources Board on appeal, shall become part of the inventory upon completion of an inventory form documenting the resource and issuance of an administrative determination finding by the Department or adoption of a finding by the Board that the property meets the criteria for historic resources; and

WHEREAS, the applicant disagrees with the conclusion that the building is eligible for the Carmel Historic Inventory and has requested that the Historic Resources Board consider the removing the “Unit House” from being listed on the Carmel Historic Inventory; and

WHEREAS, notice of the public hearing was published in the *Carmel Pine Cone* on October 17, 2025 and posted in three locations on October 24, 2025 in compliance with State law (California Government Code 54956); and

WHEREAS, on or before October 18, 2024, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on October 28, 2025, the Historic Resources Board held a public hearing to receive public testimony regarding whether to remove an individual property located at the Torres 4 NW of 8th Avenue in the Single-Family Residential (R-1) Zoning District to the Carmel Inventory of Historic Resources; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Board at their October 28, 2025 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 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 the review of certain projects for environmental impacts and preparation of environmental documents; and

WHEREAS, the listing of the subject property on the Carmel Inventory is "not a project" pursuant to section 15378 of the CEQA Guidelines. Removing the subject property from the Carmel Inventory 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 make the following findings disqualifying the property from listing on the Carmel Inventory of Historic Resources:

1. An intensive survey prepared by a qualified professional under contract to the City re-evaluating whether the property is eligible for the Carmel Inventory. If the new intensive survey provides substantial evidence that the property does not meet the historic

resource criteria and recommends removal from the inventory, the survey shall document why prior survey documentation affirming that the property met the criteria for inclusion in the inventory was inaccurate or inappropriate or otherwise is no longer valid.

2. A finding supported by substantial evidence that any loss of integrity, from the level of integrity documented in prior survey(s), was not the result of unapproved alterations, neglect or property nuisance as established in CMC 15.57.010. If any documented losses of integrity are found to be due to unapproved alterations, neglect or property nuisance, the property owner shall be subject to the enforcement actions of this chapter.”

BE IT FURTHER RESOLVED, that the Historic Resources Board FINDS the removal of a property from the Carmel Historic Inventory is a not a project under CEQA as defined in Public Resources Code Section 21065 and CEQA Guidelines Section 15378; and APPROVES request for the removal of the “Unit House” from the Carmel Historic Inventory. The “Unit House” is located on Torres 4 NW of 8th Avenue in the Single-Family Residential (R-1) District. APN: 010-084-009-000, issuing a preliminary determination of ineligibility due to a loss of integrity. The preliminary determination will be circulated for a 10 business day public review period beginning on October 28, 2025 and ending at 5:00 P.M. on November 11, 2025. If no appeals to the City Council are received during this period, the determination shall become final and shall remain valid for a period of five (5) years.

PASSED, APPROVED AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA THIS 28th DAY OF October 2025, BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Jordan Chroman
Chair

Shelby Gorman
Historic Resources Board Secretary

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code *Looking west at east facing facade, 1/21/04,*

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of _____ Resource Name or #: (Assigned by recorder) *The Unit House*

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)

9 South of Mtn. View, w/side of Torres (Blk 88, Lot S1/2 23, 25)

Parcel No. *010-084-009*

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

A one-story, wood-framed Minimal Traditional style residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a wide, horizontal shiplap wood siding. The low-pitched, intersecting gable roof system has slightly overhanging eaves, with closed soffits. The roof plane overhangs a partial-width open porch along the north side elevation. The roof overhang is supported on simple, square wood posts. The original entry was centered in the porch. There is one stucco-clad interior chimney, located toward the west, centered on the ridge line. There appears to be a flat skylight in the south facing roof plane of the north wing. The roof is covered in composition shingle. A slightly projecting multi-paned steel-framed focal window is found on the east facing gable end of the original Unit House, to the north. It is characterized by a copper hood with a scalloped fascia below. A similar flush window appears on the gable end of the 1959 addition, to the south. However, this feature has only the scalloped fascia above the focal window. Fenestration consists of single, paired and banked multi-paned steel casement type windows in varying sizes and shapes. The house is sited well back on a large lot which is well landscaped with flower beds and mature trees, traversed by several brick walkways. It is located in a wooded neighborhood of primarily one-story residential dwellings of varying age & size.

1b. Resource Attributes: (List attributes and codes)

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

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

P5b. Description of Photo: (View, date, accession #)
(View toward _____). Photo No: *5053-*, .



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

1934 Carmel bldg. records

P7. Owner and Address

*Mr. Lewis Ripsteen
15 Calvert Court
Piedmont, CA 94611*

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

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

P9. Date Recorded: *9/7/2004*

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

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

Page 2 of

NRHP Status Code

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

B1. Historic Name: *The Unit House*

B2. Common Name: *"R-House"*

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Minimal Traditional*

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

Constructed 1934 (Carmel Pine Cone 2/2/34); moved to Torres Between 7th & 8th (Carmel Pine Cone 8/3/34); addition to the south 1959 (CBP#3395)

B7. Moved? No Yes Unknown Date: *Aug., 1934* Original Location: *NW cr. Ocean & San Carlos*

B8. Related Features: *wood-framed one-car garage at NE cr. of property Aug, 1934*

B9a. Architect: *Designer/Hugh Comstock*

b. Builder: *Hugh Comstock*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *single family residence*

Applicable Criteria: *CR 3*

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

The Unit House is significant under California Register Criterion 3, in the area of architecture as an experiment in affordable cooperative house design, by noted Carmel master-builder and design innovator, Hugh W. Comstock.

Beginning in the 1920s affordable small house design was a principal goal in American architecture. Professional and popular journals from *Architectural Record* to *Life Magazine* held periodic competitions nationwide for such affordable housing well into the 1950s. From as early as 1908 houses could be purchased by mail from Sears-Roebuck and other outlets. As early as 1933 Wallace Neff was working on modular housing in Los Angeles, and Frank Lloyd Wright on his Usonian Houses in the Midwest.

From the available literature it appears that Hugh Comstock was trying to accomplish at least two goals with his Unit House concept in Carmel. The first was to employ the most modern technology available to make the house comfortable and efficient.

To this end he called upon the cooperative efforts of local and regional tradesmen and furnishing specialists to create a turn key residence that was complete throughout from curtains and tableware to lawn and garden for the prospective walk-in buyer. The newest Heatilator circulating type fireplace was a standard feature, special door latches that opened with the slightest pressure, and hardwood block flooring for durability and ease of maintenance. Comstock designed the structure of the house to allow additions without harming the existing architecture, by using standard materials from the various cooperative member firms. The Unit House was constructed on site employing the standards of the trade. However there was a special seam through the house that allowed it to be separated in half for moving from place to place as needed. The subject of this report was constructed on the site of the old Carmel horseshoe pits, at Ocean and San Carlos, in January of 1934 and opened for public inspection. It remained in that location until Aug of 1934, when it was split in half, and moved to its present location on Torres Street.

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

B12. References:

Carmel bldg. records, Carmel Planning Department, City Hall, Carmel

Carmel Historic Context Statement 1997

Carmel Pine Cone, 2/2/34, 2/9/34, 8/3/34, 3/11/49

Sanborn insurance map of Carmel, 1930-62

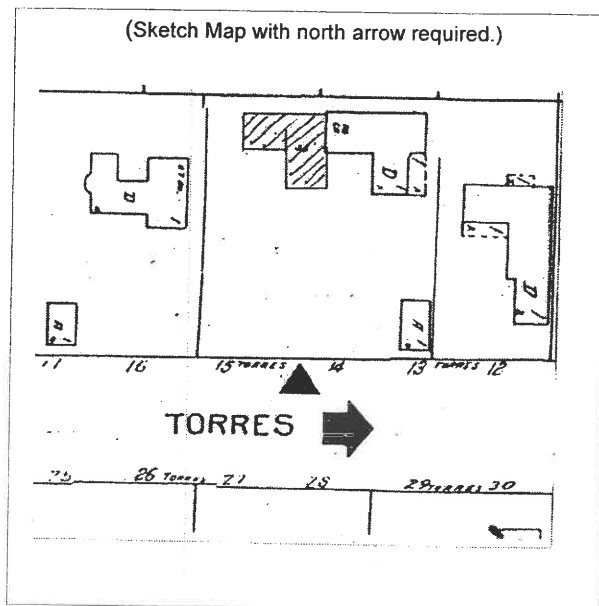
B13. Remarks: *Zoning R-1
CHCS (AD)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *9/7/2004*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Page 3 of Resource Name or #: (Assigned by recorder) The Unit House
Recorded by: Kent L. Seavey Date 9/7/2004 Continuation Update

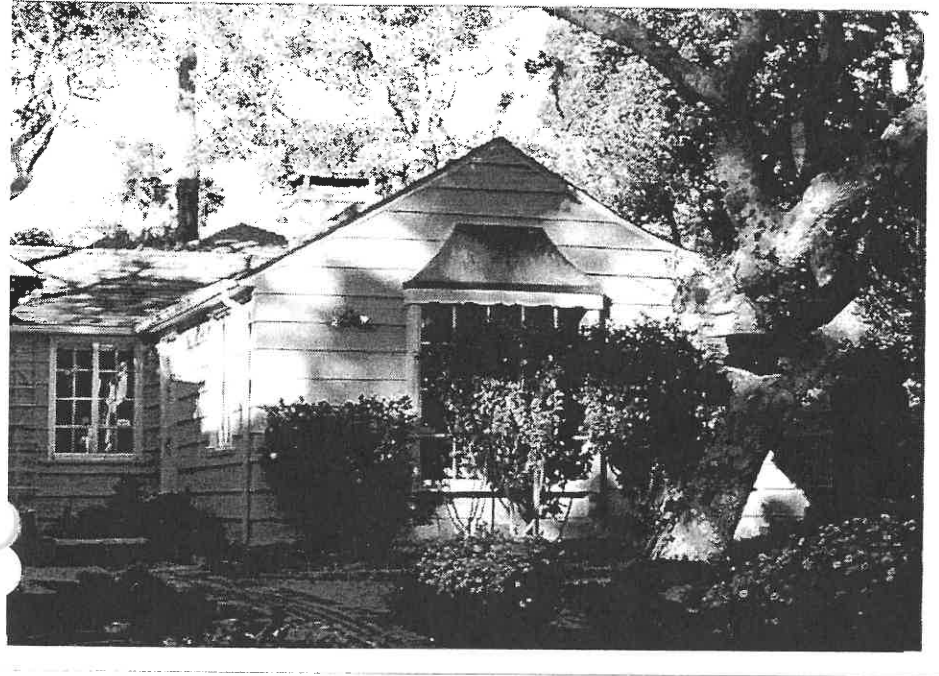
B10. In June of 1959 Comstock Associates expanded the Unit House with an addition to the south, whose design was closely in keeping with the original, proving that Comstock's modular concept was still valid twenty-five years after the model home was first constructed. The Minimal Traditional form is a product of the Depression. It is a compromise style that reflects the Romantic Revival forms, especially Tudor and Colonial Revival, but without their decorative detailing. Eaves and roof rakes are close. The Unit House is suggestive of early New England cottage types, with its wide, shiplap board siding multi-paned windows and central interior chimney. The copper hood and scalloped fascia board of the focal bay window on the principal gable end also reflect the source. It was a highly popular domestic mode until the California Ranch House style superseded it in the 1940s. Comstock's choice of the Minimal Traditional look for his Unit House may have been based in part on its sales appeal to a generally middle-class clientele.

Hugh White Comstock (1893-1950), outside of M.J. Murphy is the most important early builder in the village. With no architectural training and only basic carpentry skills, Comstock designed, and constructed Carmel's first "fairy-tale" cottage in 1924 as a showroom for his doll maker wife. The whimsical storybook cottage was so well received by Carmel's creative and independent residents that Comstock soon found himself in the construction business, creating thirty or more of his individual designs between 1924 and 1930. By then he was a fully established contractor with a bent for developing new materials and methods of construction. His development of the Post Adobe framing system about 1940, saw the construction of hundreds of residences using his style throughout the Monterey peninsula and Carmel Valley areas during the 1940s and 1950s.

Some of the cooperating tradespeople involved in the Unit House were Carmel's M.J. Murphy, who supplied the structural lumber, brick terraces and walks by James Chappell of Monterey, ornamental iron work from Carmel's Forge in the Forest, Refrigeration and ventilation equipment from Carl Rohr of Carmel, and landscaping by Joseph A. Burge, also from the village. Comstock did the mill and cabinet work, and the project was insured by his brother-in-law, George Seideneck. One of Carmel's most prominent and progressive real estate agents, Elizabeth McClung White acted as relator. Comstock, who owned the Torres Street property to which the house was moved, sold it to Ms. Elsie Ellis on January 12, 1935. It was owned by a Ms. Nina Craig at the time of the 1959 addition.

At this writing the subject property is the only known example of Comstock's Unit House remaining in Carmel. The house, with its appropriate and sympathetic 1959 addition, retains its integrity to a high degree, and continues to convey a strong sense of time and place, and of feeling and association. It clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement for the theme of architectural development.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession#)
(View toward). Photo No: 5054- .

*Laura Jones, PhD.
Heritage Services Consulting
Los Altos, California*

August 8, 2025

Antony Lombardo
144 West Gabilan Street
Salinas, CA 93901

Subject: Review of Eligibility of a Single Family Home located at 9 S of Mountain View West of Torres in Carmel-by-the-Sea for listing on the Carmel Historical Resources Inventory

Background

The home was recorded in 2004 by Kent Seavey as “The Unit House,” and found eligible for listing on the Carmel Historical Resources Inventory under California Register Criterion 3 “as an experiment in affordable cooperative house design, by noted Carmel master-builder and design innovator, Hugh Comstock.”

The home has a complex construction history, and when Mr. Seavey prepared the three-page Inventory record in 2004, he was apparently unaware that a major addition had been made to the front of the house in 1995. Its not unusual for a survey-level review not to include a detailed consideration of alterations to a property. However, for a property whose eligibility is based on architectural design at a particular moment in a designer’s career, alterations can result in loss of design integrity or diminish the representativeness of a property such that it is not eligible for listing.

These two considerations are considered below:

1. Does the property represent an important design by Hugh Comstock?
2. Does the property retain integrity to its original “Unit House” design in 1934?

First, a brief summary of the existing conditions at the property and its construction history is provided to inform the analysis.

Description

The house is a single-story house sited against the back property line and currently has an “F” shaped footprint presenting three front-gabled masses to the garden between the house and Torres Street. A single-story, front-gabled detached garage sits in front of the house at the northeast edge of the lot. Both buildings are clad in wood shiplap siding and have composite roofing materials.



Overhead view showing additions since 1934 (north is at bottom)



Front of the house from the garden

Each of the front-gabled wings displays a single large window opening centered under the gable, which is moderately pitched with a modest overhanging eave. The north wing exhibits an extended roofline where an open porch was enclosed, and a flared copper hood over a shallow bay window. The top casing of the window frame is scalloped, and the side casing extends below the window with a shaped bracket. The window is fixed and displays twenty rectangular lites in a 5 by 4 configuration, with wood sash, rails and muntins.



Bay window detail

The main entry door opens into this north wing of the house, from a recessed courtyard, flanked by two windows, each a pair of wood casements within a wood sash. The door is a “Dutch” door with a central division. A brick path leads to a single step at the threshold.



View toward front door (at right)



Central wing, facing garden

The central wing also has a fixed “picture window” centered under the gable. This window is flush mounted and has a pattern of 4 by 4 lites and a scalloped upper casing.



South wing

The south wing also has a single window centered under the gable, in this case three casements which present a 6 by 4 pattern of lites.



North side of the house

The sides and back of the house are very hard to see, being pushed to the edges of the lot. Multipane wood casement windows are visible on these sides as well.



Front of garage



Back and south side of garage

The one-car garage is also side-gabled but with clipped gable. There is a wood tilt-up garage door with two panels.

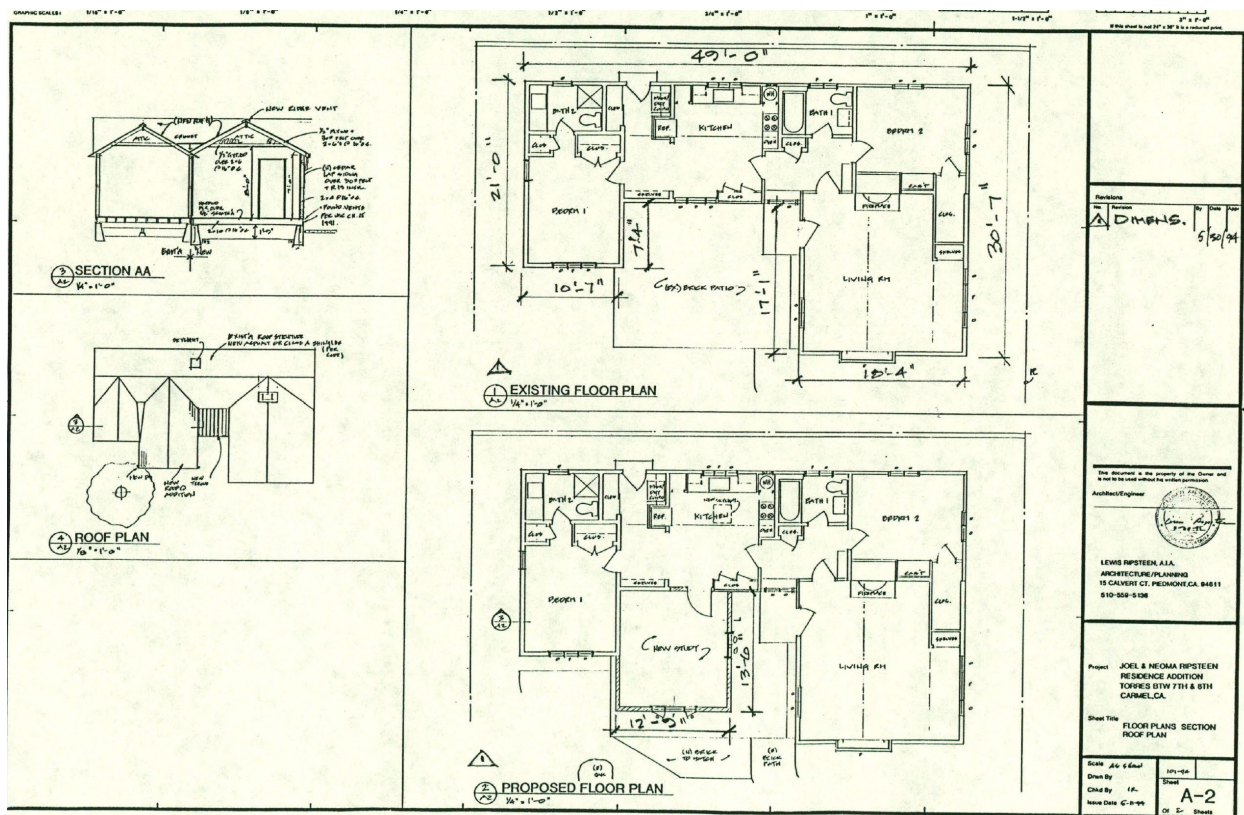
Construction History

According to Seavey's Inventory Record, the house was constructed in January 1934 as a model home at Ocean and San Carlos Streets. The original plan was an L shape with a single bedroom. In this form it was moved to its current location in August of 1934.

In 1959 a second bedroom and bathroom were added to the house by Mrs. Nina Craig, forming what is now the south wing. The garage is noted as "existing" in 1959. No architect is noted on the permit, however the builder was listed as Comstock Associates. (Hugh Comstock died in 1950 so presumably his "associates" were responsible for the project.)

At an unknown date, but before 1994, the small porch on the north side of the north wing was enclosed and the front door was moved to its current location.

In 1994, Dr. and Mrs. Joel Ripsteen added a study to the center of the house, forming the central wing, and made an addition to the rear of the garage. Lewis Ripsteen is the architect on the plans, presumably a relative of the owners.



1994 plans by Lewis Ripsteen

Several undated historical photographs were provided by the owners, shown below.



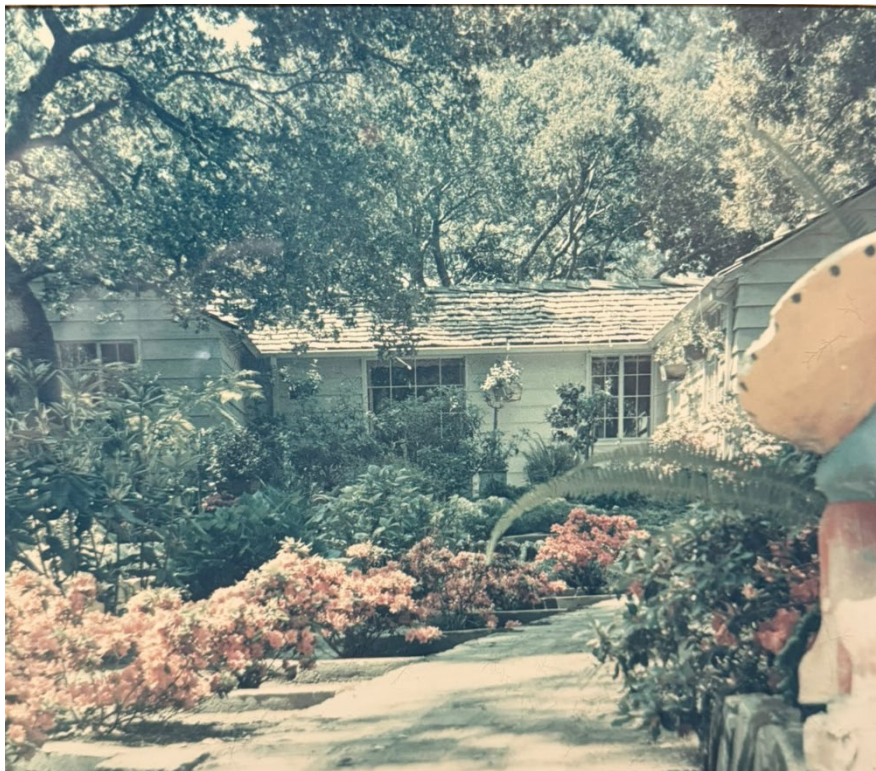
Front of house after 1959 addition, seen at left



North wing before porch was enclosed



Garage, unknown date



Front of house before 1994 addition (central and south end)



Front of house before 1994 addition (central and north end)

1. Hugh Comstock in Carmel-by-the-Sea

Hugh Comstock's career as a designer and builder is well documented in Carmel-by-the-Sea. Best known for his Storybook cottages but capable of producing charming homes in a number of styles, including Ranch and Minimal Traditional, there are at least two dozen buildings associated with Comstock on the Carmel Inventory.¹

The "Unit House" is listed as a significant example of modular, prefabricated construction, in Minimal Traditional style. Prefabricated houses have a long history in the United States, beginning with the Portable Colonial Cottage produced in 1833, popularized by Sears and Roebuck in the early Twentieth century, and reinterpreted many times since then.² The first "modular" designs appeared in Germany in the 1920s. Modular and prefabricated homes became popular again in the post-World War 2 period.

It is not precisely clear why Comstock's experiment with modular housing was innovative as the Inventory report described it as "standard materials...constructed using the standards of the trade." Apparently there was a "special seam through the house that allowed it to be separated in half for moving from place to place as needed."³ Lacking additional information about the "special seam," it is difficult to assess whether this was

¹ See Historic Context Statement, Carmel-by-the-Sea (1994, 1997, 2008) and Historic Resources Inventory, Carmel-by-the-Sea (2022).

² Piqueras-Blasco, M.; Cabrera Fausto, I. (2024). Prefabricated Housing Construction Throughout History. *Archidoc*. The e-journal for the dissemination of doctoral research in architecture. 12(2). <https://riunet.upv.es/handle/10251/214175>

³ Inventory record for "The Unit House." Kenty Seavey, 2004.

a significant innovation. It does not appear to have been a particularly successful experiment as few of these houses were constructed by Comstock and this house may be the last surviving example. Comstock's development of the post-adobe method of construction was much more widely employed, producing hundreds of examples.⁴

This theme – development of experimental modular houses – was not developed in the Historic Context Statement for Carmel-by-the-Sea and appears to originate with the evaluator of this house. So while the house was not identified as a strong example of any of the styles associated with Hugh Comstock, it was determined eligible as the only surviving example of an experimental design.

2. Analysis of Integrity

The analysis of integrity can be confusing. Under the guidance of the National Register of Historic Places, integrity is characterized by seven aspects: location, design, materials, workmanship, setting, feeling and association. These aspects may vary in importance but in the end a property must be recognizable to the period of its significance and convey the reason(s) it is significant.⁵ A property either has integrity or if it does not, it is not eligible for listing.

For the “Unit House” to be recognizable as an experiment in construction technology it must display integrity of material and design, and be recognizable to its original modular form dating to 1934 -35. The aspects of setting and feeling are particularly important to recognizability. Some changes in design and materials can be sustained if the character of the setting and feeling remain consistent. The seven aspects are presented below.

Location. This property was found significant as a “modular” approach to affordable home construction in a traditional cottage style popular in Carmel-by-the-Sea, designed by Hugh Comstock. While the house was moved from its original location, it does appear that ease of assembly and movement was a design feature of the house. The installation at its current location six months after its original construction was presumably supervised by Comstock. While the house has been moved, it does appear to retain integrity of location.

Design. The design of the house has been altered several times. The south wing addition in 1959 was built by Comstock's associates, and this addition is appropriately subordinate to the most prominent wing of the house, the north wing with its porch, entry door, and prominent bay window. The south wing addition is set further back from the street, and its details are simplified. It is attached along one side to the original house. The Inventory record views this as a compatible addition, “proving that the Comstock modular concept was still valid.” If this is accurate, the 1959 addition should be moveable as an independent structure.

The 1994 central wing addition is less successful at retaining the integrity of design. This addition is sited in the middle of the front of the house and shares two walls connected to two of the earlier “modules”: the 1959 addition and the kitchen wing of the 1934-35 house. The 1994 addition repeats the materials and some details of the earlier house, the roof slope and the central multi-paned window which creates a superficial visual effect of another Comstock “module.” The 1994 addition does not appear to function as an independent building

⁴ Historic Context Statement, Carmel-by-the-Sea.

⁵ National Register Bulletin 15. How to Apply the National Register Criteria for Evaluation.
https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf

module capable of being moving as an intact structure. This does not represent integrity of design as an experiment in modular construction. And because this addition demolished features on the front of the original 1934 house, it is not “reversible.” (The 1959 addition might in theory be removed and the original house would be largely intact.)

From a design integrity perspective, the addition is also problematic as it obscures the original form of the house. The original one-bedroom cottage was a simple, low cross gabled L shape; the house’s front façade is now a series of three triangular gables. This does not represent integrity of design to 1934-35.

Materials. The house retains its wood shiplap siding and wood windows, however the change from wood shake to composite roofing was a serious loss of integrity of materials. Better solutions can be found to replicate the texture of wood shake while reducing flammability.

Workmanship. The workmanship on this property is partially intact – the main issue is with the site work. The original brick and gravel garden paths have been partially preserved but a confusing array of wood decks and paving stones have been added to the garden area. This diminishes the integrity of workmanship.

Setting. These changes to the site have also altered the character of the setting. Although the most consequential change to the setting may have been the removal of at least two mature oak trees visible in the historical photographs in the front garden. These trees provided bright shade to the garden, which was planted with beds of shade-loving azaleas, camellias and ferns in a traditional garden style. The garden today while attractively maintained, is of a different character with little shade, island beds with isolated plantings and a large wood deck. The property has a relatively new wood grapestake fence along the street. A similar fence appears in a historical photo of the garage. Overall, due to the loss of the oak trees, the shaded character of the garden, and the introduction of new materials the setting has lost integrity to the 1934-35 era.

Feeling. Feeling is the overall character of a property during its period of significance. This house was designed as an affordable (“Minimal Traditional”) Carmel cottage with traditional details and a romantic cottage garden. Set back from the street behind its cottage garden and nestled in a small grove of trees which together created some privacy on a small lot. Today the house is larger and more exposed to the street. While the feeling of a quaint small cottage might be restored over time with renovations to the garden, in its current condition this property lacks integrity of feeling.

Association. Association for this property is the degree to which it is recognizable as the work of Hugh Comstock and experimental modular construction. Comstock’s hand can be seen in the minor decorative flourishes of the windows, and the decorative hood over the living room bay window – lingering elements of Storybook design applied to this experiment in modular construction. The loss of the rustic shake roof greatly diminished this association. And the modular construction of the house was difficult to decipher from its traditional form even before the 1959 and 1994 additions.

Overall, this property appears to have lost integrity. In a neighborhood of homes of similar type and a very common style (Minimal Traditional) it is unlikely the original owner would recognize the house today. Enlarged, with two additions to the primary elevation and change to the roof profile, a very different setting and feeling, it would confuse anyone who knew the house in its 1934-35 form.

Summary

There is no doubt that Hugh Comstock was an important designer and builder in the Carmel area. To be eligible as his work the house would need to display integrity to its period of its construction by Comstock as an experiment in modular building. For this house that is 1934-35: original construction and relocation to its current site.

It is hard to understand how the Inventory listing report, filed in 2004, overlooked the 1994 addition to the center of the primary façade. There is no mention of any alterations after 1959. Two additions to the front of the house since the end of Comstock's career (Hugh Comstock died in 1950) have compromised its integrity. The 2004 Inventory report was inaccurate and the listing of this property should be reconsidered.

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 13

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

P1. Other Identifier: Unit House

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

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

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

c. Address Torres 4 NW of 8th 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 010 084-009, Block 88, south ½ lot 23, lot 25

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

Built in 1934, the one-story Unit House has an F-shaped plan which rests on a concrete foundation. The moderately pitched roof with composition shingles has three front-facing cross gables with little eave overhang. The north wing has an extended roofline where a side porch on the north elevation was enclosed sometime after 2004. The exterior walls are clad in wide shiplap siding. Fenestration varies in sizes and shapes and includes single, paired, banked, fixed and casement multi-paned steel windows. The windows in the front gable wings are the most prominent. The fixed north wing window features a shallow bay topped by a flared copper hood. The top casing is scalloped, and the bottom of the bay is supported by decorative brackets. The fixed middle wing window, which was added in 1994, is flush mounted and has a scalloped top casing. A louvred vent is above this window. The south wing window, which was added in 1959, consists of a bank of three casement windows. A louvred vent is located above this window. A recessed walkway leads to a brick stoop and Dutch door entry located on the south elevation of the 1934 north wing. This may be the original door, but it is not the original location of the entrance, which was located under the porch on the north elevation of the north (cont. p. 3)

*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Residence

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



P5b. Description of Photo: (View, date, accession #) Front Elevation, 08/2025

*P6. Date Constructed/Age and Sources: 1934 Historic Prehistoric Both Carmel Pine Cone newspaper

*P7. Owner and Address:

Scott & Barbara French
 650 Bellevue Way, #2703
 Bellevue, WA.98004

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

Meg Clovis
 14024 Reservation Rd.
 Salinas, CA 93908

*P9. Date Recorded: 08/2025

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (cite survey report and other sources, or enter "none.") Carmel Historic Resources Inventory, 2004

*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

***NRHP Status Code**

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

- B1. Historic Name: Unit House
- B2. Common Name: Unit House
- B3. Original Use: Model Home/Residence B4. Present Use: Residence
- *B5. Architectural Style:** Vernacular with Colonial Revival details
- *B6. Construction History:** (Construction date, alteration, and date of alterations) Built in 1934;; (see P3a for description of alterations and dates).
- *B7. Moved?** No Yes Unknown **Date:** 1934 **Original Location:** Corner of San Carlos & Ocean Ave.
- *B8. Related Features:** N/A
- B9a. Architect/Designer: Hugh Comstock b. Builder: Hugh Comstock
- *B10. Significance: Theme** Village in a Forest, 1922-1945 **Area** Carmel by the Sea
- Period of Significance** 1934 **Property Type** Building **Applicable Criteria** CR 1, 3
- (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Address integrity.)

Designed by Hugh Comstock, the Unit House was opened as a model home in February 1934 on the corner of San Carlos Street and Ocean Avenue. The lot was formerly used for horseshoe pits. Just six months later the house was moved to its current Torres Street lot, which was owned by Hugh Comstock. The property was sold to Elsie M. Ellis in 1935 (*Salinas Californian*, 1/15/1935, p. 7).

According to an article that appeared in the November 17, 1933, issue of the *Carmel Pine Cone* newspaper, Comstock planned to compete with the “ready-cut” houses already on the market. He anticipated a demand for small, inexpensive homes. The article states that “These little houses will incorporate standardized features which will effect economies, but not to a degree to sacrifice individuality. The main advantage of the Unit House idea is that it permits expansion or addition of other units such as bedrooms, etc. Another advantage is facility in erection.”

Carmel’s first prefabricated home was built on Camino del Monte in Carmel Woods in 1925 (*Carmel Pine Cone*, 2/21/1925, p. 5). The house was built by Kerr F. Albertson, a Carmel resident who represented Pacific Ready-Cut Homes, a company based in Los Angeles. The Sears Roebuck Company prefabricated homes are more widely known but the company principally sold to families in the Midwest and East. Pacific (cont. p. 5)

- B11. Additional Resource Attributes (List attributes and codes):
- *B12. References:**
 Carmel Context Statement & Historic Preservation Ordinance
 Building File, Carmel Planning Dept.
 National Register Bulletin 15
 McAlester, Virginia. *A Field Guide to American Houses*. New York, 2019
 Census Records & US Directories accessed through Ancestry.com.
 Sanborn Map: 1962.
Carmel Pine Cone, accessed through Harrison Memorial Library.

- B13. Remarks
- *B14. Evaluator:** Meg Clovis
- *Date of Evaluation:** 08/2025

(This space reserved for official comments.)



P3a. Description continued:

wing. According to the 2004 survey evaluation of the house, the porch was still in place, but the front door had already been relocated. The 1994 addition created the odd recessed walkway to the front door that exists today.

The Unit House was moved to its current location in August 1934. Although it was moved to a large lot, the house was squeezed into the northwest corner¹, with the front elevation facing north rather than east towards Torres Street. This positioning made access to the front door awkward, and no doubt that was the reason the entrance was moved to the south elevation, which was originally the rear elevation. Today the house is still set back on its lot and is fronted by a manicured garden which is crisscrossed with winding brick pathways. The front edge of the parcel is edged by a grape stake fence and a small garage² with a clipped gable roof is in the northeast corner.

According to the 2004 survey evaluation the Unit House was built with a seam directly through it, so it could be easily moved (it was moved just six months after construction). According to an article in the *Carmel Pine Cone* which appeared on February 9, 1934, the seam was only included in the first Unit House because Comstock knew it had to be moved. Any future Unit Houses would not have this seam, and they would be built in place, like any other house.

There have been several changes to the house since it was moved to the Torres lot in 1934. The original Unit House had an L-shaped plan. In 1959 a second bedroom and bathroom were added to the southeast corner of the house, creating the south wing (BP# 3395). Comstock Associates were the builders; however, Hugh Comstock passed away in 1950. The front door was moved from under the side porch on the north elevation prior to 2004 and the side porch was enclosed sometime after 2004. In 1994 a study was added to the center of the front elevation, forming the middle wing. A large multipaned window on the front elevation was lost due to this addition. An addition was built on the rear elevation of the garage at the same time (BP# 94-152). The additions in 1959 and 1994 changed the roof composition from a simple cross-gable configuration to a more complex triple cross gable. Originally, the roof was covered with heavy redwood shakes specially sourced from Palo Colorado Canyon. The house was reroofed with composition shingles on an unknown date.

In 2004 the Unit House was surveyed as part of the on-going Carmel Historic Resources Inventory field survey. At that time, it was determined to be an example of a Minimal Traditional style house, which is one of the building types included in Carmel's Historic Context Statement theme of *Village in a Forest (1922-1945)*. The Minimal Traditional style and character-defining features are described on page 108 in Carmel's Historic Context Statement:

“To stimulate the faltering housing industry during the Depression, the Federal Housing Administration (FHA) released several publications for the development of inexpensive and easily constructible homes. A typical Minimal Traditional house bears a rectangular or gable-on-wing plan, a simple gable or hipped roofline, sparse ornamentation, a small wood porch on square columns, multi-pane, single or double-hung wood windows and horizontal-lapped or clapboard wood siding, which gives the building a horizontal emphasis. In Carmel the style may also feature a well-crafted brick or Carmel stone chimney and may contain exposed knee braces or corner windows in anticipation of the Modern movement.”

The Character-Defining Features of the Minimal Traditional style include:

¹ Comstock may have anticipated moving the other two Unit Houses to the lot to create a “showroom” of model homes, hence the constricted placement.

² It is unknown when the garage was built but it appears on the 1962 Sanborn Map (see Figure 10). A rear addition to the garage was constructed in 1994.

- **Single-story rectangular plan**
The Unit House originally had an L-shaped plan but because of additions it now has an F-shaped plan.
- **Side-gabled, hipped or gable on-wing massing**
The Unit House originally had a cross-gabled roof (see Figure 10). Today it has a triple cross-gabled roof system due to the 1959 and 1994 additions.
- **Horizontal emphasis achieved through wood siding and window mullions**
The Unit House has horizontal wood siding, but the window mullions create a pattern of squares rather than the horizontally oriented panes found in true Minimal Traditional windows.
- **Small front porch with square columns or Modernist knee braces**
The Unit House had a half-width porch which was enclosed sometime after 2004.
- **Multiple light wood sash windows; may contain corner windows**
The Unit House has steel windows.
- **Some examples may feature a Carmel stone or brick chimney**
The Unit House has a Heatilator fireplace and chimney, which was “an all metal fireplace and chimney without a single brick or stone of masonry.” (*Carmel Pine Cone*, 11/17/1933, p. 5).

The Unit House does not have the character-defining features of the Minimal Traditional style, as described in Carmel’s Historic Context Statement and cannot be considered a good example of the style.

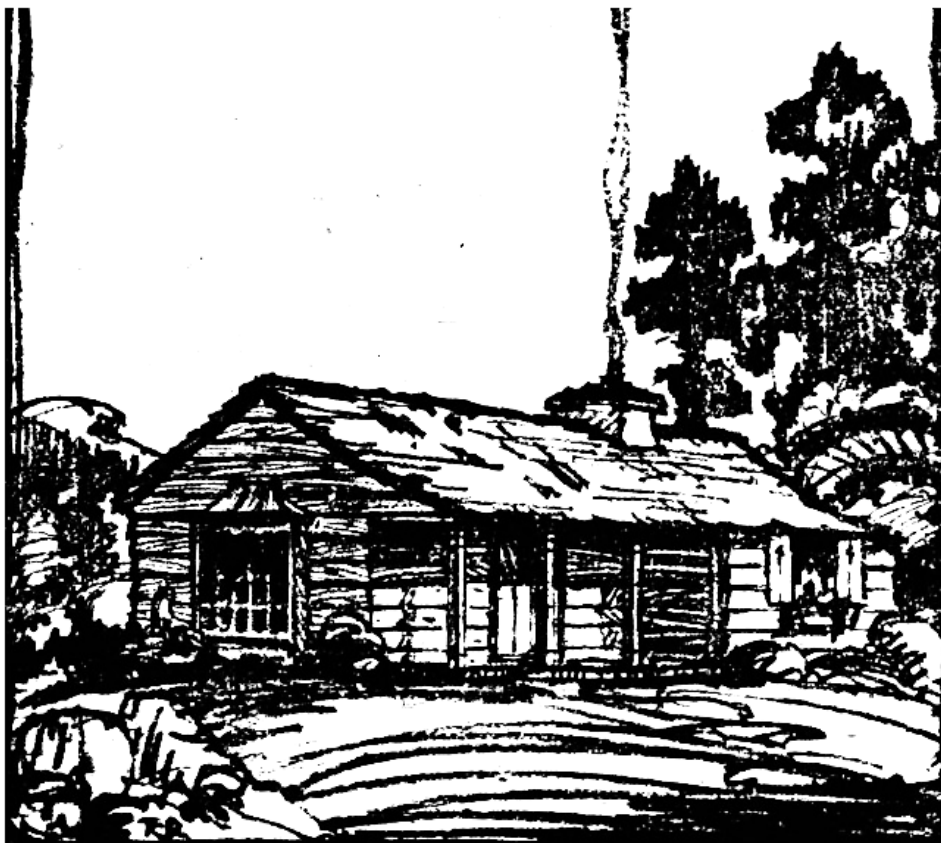


Figure 1: The original Unit House. Drawing from the *Carmel Pine Cone*, 2/2/1934.

The *Carmel Pine Cone* covered the advent, opening and moving of the Unit House over a ten-month period, but after the initial flurry of excitement it was never heard of again. In the articles about the Unit House there is no mention of the FHA. McAlester's *Field Guide to American Houses* states that Minimal Traditional houses had a "simple composition, simple rooflines, and simple variations and materials." Although small, there was nothing simple about the Unit House. An advertisement for the Unit House which appeared in the December 1, 1933, issue of the *Pine Cone* stated that "The Unit House will completely revolutionize the small house field. No two of them will be alike. Comfort distinction with excellent construction and materials is the keynote." Unlike the conformity of Minimal Traditional houses, the Unit House was developed to appeal to Carmel residents' artistic sensibilities and bohemian attitudes. The last thing Carmelites wanted was Minimal Traditional conformity. A full-page advertisement for the Unit House listed no less than 22 contractors and vendors (not including Hugh Comstock) associated with the house, belying any of the simplicity associated with the Minimal Traditional style. The Unit House is not a good representative of a Minimal Traditional residential building within the Historic Context theme of *Village in a Forest (1922-1945)*. Stylistically the Unit House aligns more with a vernacular cottage type with some Colonial revival attributes, such as the bay window in the north wing.

B10. Significance continued:

Ready-Cut Homes had a corner on California's market, selling 37,000 homes between 1908 and 1940. There were over 1800 different designs, the majority of which were one-story California bungalows. Warren Albertson was another local dealer. By 1927 he had two different models on display on a Santa Fe Street lot, not far from Comstock's Unit House. Both these models are still standing (APN 010-045-016 and 010-045-015).

Carmel's Historic Context Statement includes both the Minimal Traditional style and the trend to develop prefabricated houses under the theme *Village in a Forest (1922-1945)*. The response to the housing crisis triggered by the Great Depression is described as follows:

"In response to the epidemic of house foreclosures and the halt in new house construction during the Great Depression, the Federal Housing Authority (FHA) passed the National Housing Act of 1934. The legislation created the Federal Housing Administration which provided favorable mortgage terms and competitive interest rates for struggling American home buyers seeking to purchase new homes; and established standards for new construction that were cost effective. Contractors used the terms of the 1934 National Housing Act to construct standardized and simplified homes that were affordable to prospective homeowners and development companies." (pp.87-88)

Hugh Comstock's response to the housing crisis was the Unit House. The December 1, 1933, *Pine Cone* article reported that Comstock had designed three Unit Houses, however there is no record of others being constructed. The principal flaws of the Unit House were quality and character. The components were not simple or easily reproduced on a large scale. Unlike Comstock's successful development of the post-adobe construction method, it appears that he either misread the market for prefabricated homes, his design catered too much to Carmel's interest in individuality, or he could not compete with larger companies, like Pacific Ready-Cut Homes.

Hugh White Comstock (1893-1950) is one of Carmel's most important early builders. With no architectural training and only basic carpentry skills, Comstock designed and constructed Carmel's first "Fairy-Tale" cottage in 1924 as a showroom for his doll-maker wife. The whimsical cottage was well-received by Carmel's creative residents and soon Comstock was an established contractor, designing and building more than thirty of the "Fairy Tale" cottages. Comstock built other styles of homes, like Ranch and Minimal Traditional, and continued to have a life-long interest in developing new materials and

construction methods. Hugh Comstock is included in Carmel's Historic Context Statement as a significant designer/builder.

In September 2006 the Unit House was added to Carmel's Historic Resource Inventory because it was "significant under California Register Criterion Three in the area of architecture as an experiment in affordable cooperative house design, by noted Carmel master-builder and design innovator Hugh W. Comstock."

Evaluation for Significance

Historians use National Register Bulletin 15³ as a guide when evaluating a property's significance whether on a local, state, or national level. As a first step, to determine whether a property is significant, it must be evaluated within its historic context and the City of Carmel's Historic Context Statement⁴ provides this context. The City of Carmel's Historic Preservation Ordinance (Section 17.32.040) reiterates the role of *National Register Bulletin 15* in the evaluation of historic resources. Adopted eligibility criteria is modeled on the California Register's four criteria with the addition of specific qualifications for Criterion 3 (Section 17.32.040.D).

The property is eligible under **Criterion One (Events, Patterns, Trends)** because it reflects the response of a local builder to a national problem. The Unit House illustrates an attempt to develop affordable, prefabricated housing for the Carmel community, which is a subject included in the Historic Context theme, *Village in a Forest (1922-1945)*.

The property is not eligible under **Criterion Two (Person)** because none of the other subsequent owners including Elsie Ellis, Nina Craig, or Joel and Neoma Ripsteen made 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 Unit House is not eligible under the first part of **Criterion Three (Architecture)** because it does not embody enough of the distinctive characteristics common to Minimal Traditional style architecture in Carmel. The Unit House has been altered several times and does not reflect any style or building type represented in Carmel's Historic Context Statement, including its intended building type – a prefabricated house.

The Unit House is eligible under the second part of Criterion Three because it was designed by Hugh Comstock who is recognized as an important designer/builder in Carmel. He is also recognized for his interest in building innovations. The Unit House does represent this theme in his work, although it was ultimately unsuccessful.

The Unit House does not meet the third part of Criterion Three because it does not express aesthetic ideals or design concepts.

³ National Register Bulletin 15. *How to Apply the National Register Criteria for Evaluation*. National Park Service. 1998.

⁴ *Historic Context Statement: Carmel-by-the-Sea*. Approved by the City Council January 2025.

The California Register's **Fourth Criterion (Information Potential)** is generally reserved for archeological sites. The Unit House is not located within Carmel's Archeological Overlay Zone and there is no evidence in the historical record that the house meets the eligibility requirements for Criterion Four.

Integrity

Integrity is defined as the ability of a property to convey its significance. There are seven aspects of integrity and to retain integrity, a property must retain several, if not most aspects. The Unit House is significant under California Register Criteria One and Three. Nevertheless, alterations and additions over the years have undermined the property's integrity and its ability to convey the themes of prefabricated housing in Carmel and the work of master builder Hugh Comstock.

Location: The Unit House was moved from San Carlos Street and Ocean Avenue to Torres Street; however this was always the intent of Hugh Comstock, and the house was moved just six months after its construction. The house retains integrity of Location.

Design: Several alterations and additions have detracted from the original design of the house which had an L-shaped plan. A south wing was added to the east elevation in 1959. A middle wing was added to the east elevation in 1994, creating an F-shaped plan. The additions make the once simple design more complex, changing the roofline and the entire east elevation. The original front elevation faced north; however, the original front door was moved to the south elevation sometime before 2004 and the original front porch on the north elevation was enclosed sometime after 2004. The house does not retain integrity of Design.

Setting: The Unit House is still located in a neighborhood setting and retains integrity of Setting.

Materials: The Unit House has lost original materials, specifically the front porch and plank shutters (see Figure 1). The house does not retain integrity of Materials.

Workmanship: The workmanship of the 1934 section of the Unit House is far superior to that of the subsequent additions, as seen by comparing decorative details used in the gable-end windows on the 1934 north and 1994 middle wings. The north wing bay window is embellished with brackets, scalloped trim and a copper hood while the middle wing window is flush mounted with decorative scallops, but little else. Based on the 1934 drawing of the Unit House it appears that some windows had plank shutters, but these have since been removed. The house does not retain integrity of Workmanship.

Feeling: The house was built as a small, housing option that did not skimp on quality or distinctive design. Although adding units to the house was built into the design, the 1994 addition was not sensitive to the overall feeling of the house, and it no longer conveys the original intent of the designer. The Unit House was squeezed into the northwest corner of a large lot, forcing the additions to be insensitively located at the street-facing elevation. The house does not retain integrity of Feeling.

Association: Association is the direct link between a historic theme (prefabricated housing during the Great Depression) and a property. Like feeling, Association requires the presence of physical features that convey a property's historic

character. As discussed in the preceding aspects of integrity, the Unit House has lost its original design, materials, and workmanship and it no longer retains integrity of Association.

The Unit House does not retain enough integrity to convey its significance as a prefabricated house or a Comstock design.

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 Unit House is over 50 years old, and it meets California Register Criteria One and Three for its association with local experimentation to develop affordable, prefabricated housing and as the work of a master (Hugh Comstock). It represents the Historic Context theme *Village in a Forest (1922-1945)*. The Unit House does not retain substantial integrity therefore it cannot convey the reasons it is significant. The Unit House is not eligible for inclusion on the Carmel Historic Inventory.

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



Figure 2: Front elevation looking northwest.



Figure 3: View of the north wing. Enclosed porch is indicated in red.



Figure 4: View of middle wing, added in 1994.



Figure 5: View of Unit House and garage from Torres Street.



Figure 6: View of garage addition, indicated in red.




Figure 7: Detail of entrance.



Figure 8: Detail of north wing window.

Page Fifteen THE CARMEL PINE CONE Friday, February 3, 1934.

**THE
UNIT HOUSE**
BUILT BY
HUGH W. COMSTOCK
CARMEL
CALIFORNIA
†



Cooperating in the
Construction and
Furnishing of the
Unit House

WHITE PINE & STRUCTURAL LUMBER
H. J. MURPHY INC.—Carmel

PLUMBING and COPPER WORK
PHILLIPS HEATING & PLUMBING CO.—Manteca

BRICK TERRACES and WALKS
JAMES CHAPPELL—Manteca

METAL FIREPLACE
HEATILATOR CO.—San Francisco

ELECTRICAL WIRING
CARL S. BOHR—Carmel

OAK BLOCK FLOORS
FORSY HARDWOOD FLOOR CO.—Waukegan

PENNYVERNON GLASS and MIRRORS
W. P. FULLER CO.—San Francisco

HARDWARE
LEE HARDWARE CO.—San Francisco

ELIZABETH McC. WHITE
REALTOR—Carmel

ORNAMENTAL IRON WORK
THE FORGE IN THE FOREST—Carmel

PAINTING
GAYLOR V. KILGORE—Manteca

PLASTERING
GEORGE TURNER—Pacific Grove

HEAVY REDWOOD SHAKES
E. E. BOUNDS—Palo Alto

STEEL SASH
MOULTEY STEEL COMPANY—San Francisco

TILE WORK
C. L. FROST—Manteca

FURNISHINGS
COTTAGE FURNITURE SHOP—Carmel

LANDSCAPING
JOSEPH A. BURGE—Carmel

METAL COOLER SHELVES
BATES CARPENTER COMPANY—San Francisco

INSURANCE
GEORGE SEIBENCK—Carmel

MILL and CABINET WORK
HUGH W. COMSTOCK—Carmel

REFRIGERATION and VENTILATION
CARL S. BOHR—Carmel

GAS RANGE
CLIMAX FURNITURE STORE—Manteca

THE UNIT HOUSE
Will be
Open To Visitors
Saturday, Feb. 3
2 p. m.

Figure 9: Unit House advertisement, *Carmel Pine Cone*, 2/2/1934, p. 15.



Figure 10: View of Unit House, 1962 Sanborn Map.



Figure 11: Detail of Unit House additions.