

**CITY OF CARMEL-BY-THE-SEA  
HISTORIC RESOURCES BOARD  
REGULAR MEETING AGENDA**

Tuesday, January 20, 2015  
3:15 p.m. Tour  
4:00 p.m. Open Session

City Hall Council Chambers  
East side of Monte Verde Street  
Between Ocean and Seventh Avenues

**A. CALL TO ORDER AND ROLL CALL**

BOARD MEMBERS:

ERIK DYAR, CHAIR  
GREGORY CARPER  
ELINOR LAIOLO  
KATHRYN GUALTIERI  
JULIE WENDT

**B. TOUR OF INSPECTION**

Shortly after 3:15 p.m., the Board will leave the Council Chambers for an on-site Tour of Inspection as noted on "applications" section of the agenda. The public is welcome to follow the Historic Resource Board on its tour of the subject sites. The Board will return to Council Chambers at 4:00 p.m., or as soon thereafter as possible.

**C. PLEDGE OF ALLEGIANCE**

**D. APPEARANCES**

Anyone wishing to address the Board on matters within the jurisdiction of the Board may do so now. Please state the matter on which you wish to speak. Matters not appearing on the Board's agenda will not receive action at this meeting, but may be referred to staff for a future meeting. Presentations will be limited to three minutes, or as established by the Board. Persons are not required to give their name or address, but it is helpful for speakers to state their name in order that the Secretary may identify them.

**E. CONSENT AGENDA**

1. Consideration of the minutes of September 15, 2014 Historic Resources Board Meeting
2. Consideration of the minutes of December 15, 2014 Historic Resources Board Meeting

**F. APPLICATIONS**

- |  |   |
|--|---|
| 1. DR 14-31 (Fourtane)<br>Carrie Ann<br>NW corner of Ocean and Lincoln<br>Block: 73, Lots: 1, 4-10, and portions of<br>Lots 2 and 3<br>APNs: 010-213-003 | Consideration of a Design Review (DR 14-31)<br>for installation of a new awning at a historic<br>building complex located in the Central<br>Commercial (CC) Zoning District |
| 1. DS 14-119 (Cusick)<br>Steve Mickel<br>NW corner of Monte Verde and 13th<br>Block: 134, Lots: 23 & 25<br>APNs: 010-175-010 -003                        | Consideration of a Design Study (DS 14-119)<br>for alterations to a historic residence located<br>in the Single-Family Residential (R-1) Zoning<br>District                 |

**G. DIRECTOR'S REPORT**

1. Update from the Director

**H. SUBCOMMITTEE REPORT**

1. Report from Sub-Committees

**I. DISCUSSION ITEMS**

**J. BOARD MEMBER ANNOUNCEMENTS**

**K. ADJOURNMENT**

Any writings or documents provided to a majority of the Historic Resources Board regarding any item on this agenda will be made available for public inspection in the Planning and Building Department located at City Hall, on Monte Verde between Ocean and 7<sup>th</sup> Avenues during normal business hours.

The next regular meeting of the Historic Resources Board is scheduled for Tuesday, Feb. 17, 2015.

3:30 p.m. – Tour of Inspection

4:00 p.m. – Regular Agenda

The City of Carmel-by-the-Sea does not discriminate against persons with disabilities. The City of Carmel-by-the-Sea Telecommunication's Device for the Deaf/Speech Impaired (TDD) number is 1-800-735-2929.

The City Council Chambers is equipped with a portable microphone for anyone unable to come to the podium. Assisted listening devices are available upon request to the Board Secretary. If you need assistance, please advise the Board Secretary what item you would like to comment on, and the microphone will be brought to you.

**AFFIDAVIT OF POSTING**

*I, Robert A. Mullane, AICP, Community Planning and Building Director, for the City of Carmel-by-the-Sea, DO HEREBY CERTIFY, under penalty of perjury under the laws of the State of California, that the foregoing notice was posted at the Carmel-by-the-Sea City Hall bulletin board, posted at the Harrison Memorial Library on Ocean and Lincoln Avenues and the Carmel Post Office and distributed to members of the media on January 16, 2015.*

Dated this 16<sup>th</sup>, day of January 2015 at the hour of 4:30 p.m.



Robert A. Mullane, AICP  
Community Planning and Building Director

**MINUTES  
CITY OF CARMEL-BY-THE-SEA  
HISTORIC RESOURCES BOARD  
September 15, 2014**

City Hall Council Chambers  
East side of Monte Verde Street  
Between Ocean and Seventh Avenues

**I. CALL TO ORDER AND ROLL CALL**

The meeting was called to order by Vice Chair Gregory Carper at **4:00 p.m.**

**PRESENT:** Kathryn Gualtieri  
Gregory Carper  
Elinor Laiolo  
Julie Wendt

**ABSENT:** Erik Dyar, Chair

**STAFF PRESENT:** Rob Mullane, AICP, Community Planning and Building Director  
Marc Wiener, Senior Planner  
Lori Frontella, Acting Deputy City Clerk

**II. TOUR OF INSPECTION**

The Board left to tour the following project site: DR 14-21 (Goese), Lincoln Street 2 SW of Ocean.

The Board returned to City Hall to begin the regular meeting. Vice Chair Carper reconvened the meeting. Board Members Wendt, Carper, Laiolo, and Gualtieri were noted as present; Chair Dyar was noted as absent.

**III. PLEDGE OF ALLEGIANCE**

Members of the audience joined the Board in the Pledge of Allegiance.

**IV. APPEARANCES**

There were no appearances.

**V. CONSENT AGENDA**

There were no items on the consent agenda.

## VI. APPLICATIONS

- |  |   |
|--|---|
| 1. DR 14-21 (Goese)<br>Myrna Goese<br>Lincoln Street 2 SW of Ocean Ave<br>Block: 74, Lot: 9 APN: 010-201-002 | Consideration of a Design Review (DR 14-21)<br>application for alterations to a commercial<br>building located in the Central Commercial (CC)<br>Zoning District (La Rambla Building) |
|--|---|

Vice Chair Carper recused himself from this item because his law firm represents the property owner.

Marc Wiener, Senior Planner presented the staff report and summarized the project.

Board Member Laiolo opened the public hearing.

Speaker #1: Cynthia Spellacy, Applicant, spoke on the project and the need to replace the existing tile with the new tile because of its poor condition.

Seeing no more speakers, Board Member Laiolo closed the public hearing.

**Board Member Wendt moved to make a determination of consistency with the Secretary of Standards with Staff's Special Conditions #1-5 and amend Special Condition #4 to include "size, color, & texture." Motion seconded by Board Member Gualtieri** and carried by the following roll call vote:

AYES:	COMMISSIONERS: WENDT, LAIOLO, & GUALTIERI
NOES:	COMMISSIONERS: NONE
ABSENT:	COMMISSIONERS: DYAR
ABSTAIN:	COMMISSIONERS: CARPER

- |  |   |
|--|---|
| 2. HA 14-01 (Forest Theater)<br>City of Carmel-by-the-Sea<br>NE side of Mt. View Ave bet<br>Guadalupe and Santa Rita<br>Block: 85, Lots: All<br>APN: 010-043-008 | Consideration of a recommendation to add the<br>Forest Theater to the City's Inventory of Historic<br>Resources |
|--|---|

Vice Chair Carper returned to the dais.

Marc Wiener, Senior Planner, presented the staff report and summarized the history of the Forest Theater.

Mr. Mullane stated that the Phase I repairs to the Theater will be done to repair what is there with the objective of getting the theater operational for next season. A second phase may have more extensive components, and that would be coming back before the Board for review.

Vice Chair Carper opened the public hearing.

Speaker #1: Steven Moorer with Pacific Repertory Theater and the Forest Theater Foundation, asked a question on why the history of the Forest Theater was not taken more into consideration when determining its historical significant.

Seeing no other speakers, Vice Chair Carper closed the public hearing.

Board Member Gualtieri recommended that the Board and staff pursue designation the Forest Theater as a State Historical Landmark. She noted this involves submitting an application to the State Department of Parks and Recreation.

**Board Member Gualtieri moved to concur with the staff determination that the Forest Theater be added to the City's historic inventory and that staff amend as necessary the required resolution and file that with the County. Motion seconded by Board Member Wendt and carried by the following roll call vote:**

AYES: COMMISSIONERS: WENDT, CARPER, LAIOLO, & GUALTIERI  
NOES: COMMISSIONERS: NONE  
ABSENT: COMMISSIONERS: DYAR  
ABSTAIN: COMMISSIONERS: NONE

**VII. DISCUSSION ITEMS**

**VIII. BOARD MEMBER ANNOUNCEMENTS**

**IX. DIRECTOR'S REPORT**

Mr. Mullane provided an update on recent City Council and Department issues of interest to the Commission.

**X. ADJOURNMENT**

There being no further business to come before the Board, the meeting was adjourned

SIGNED:

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Greg Carper, Vice Chair

ATTEST:

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Rob Mullane, AICP  
Community Planning and Building Director

**MINUTES  
CITY OF CARMEL-BY-THE-SEA  
HISTORIC RESOURCES BOARD  
December 15, 2014**

City Hall Council Chambers  
East side of Monte Verde Street  
Between Ocean and Seventh Avenues

**A. CALL TO ORDER AND ROLL CALL**

The meeting was called to order by Chair Erik Dyar at **4:07 p.m.**

PRESENT: Erik Dyar, Chair  
Gregory Carper  
Elinor Laiolo  
Kathryn Gualtieri

ABSENT: Julie Wendt

STAFF PRESENT: Rob Mullane, AICP, Community Planning and Building Director  
Marc Wiener, Senior Planner  
Ashley Hobson, Contract Planner  
Roxanne Ellis, Historic Resources Board Secretary

**B. TOUR OF INSPECTION**

The Board left to tour the following project site: DR 14-35 (Hirst), NW corner of Ocean and San Carlos.

The Board returned to City Hall to begin the regular meeting at 4:07 p.m. Chair Dyar reconvened the meeting and called the roll.

**C. PLEDGE OF ALLEGIANCE**

Members of the audience joined the Board in the Pledge of Allegiance.

**D. APPEARANCES**

There were no appearances.

**E. CONSENT AGENDA**

1. Consideration of the minutes of October 20, 2014 Historic Resources Board Meeting

**Board Member Gultieri moved to approve the draft minutes from the October 20, 2014 Historic Resources Board Meeting. Motion seconded by Board Member Laiolo and carried by the following roll call vote:**

AYES:	BOARD MEMBERS: CARPER, LAIOLO, GULTIERI, & DYAR
NOES:	BOARD MEMBERS: NONE
ABSENT:	BOARD MEMBERS: WENDT
ABSTAIN:	BOARD MEMBERS: NONE

**F. APPLICATIONS**

- |                                    |   |
|------------------------------------|---|
| 1. DR 14-35 (Hirst)                | Consideration of a Design Review (DR 14-35) for   |
| Mike Hirst                         | alterations to a historic building located in the |
| NW corner of Ocean and San Carlos  | Central Commercial (CC) Zoning District           |
| Block: 71, Lot: 2 APN: 010-134-011 |   |

Rob Mullane, Community Planning and Building Director, introduced Contract Planner, Ashley Hobson.

Ashley Hobson, Contract Planner, presented the staff report and summarized the project.

Mr. Mullane made a clarification that the applicant has a preference for Alternative #2 with the wood paneling.

Chair Dyar opened the public hearing.

Speaker #1: Mike Hirst, Applicant, provided additional details on the proposed application and fielded questions from the Board. He spoke on the project design and the proposed planters.

Seeing no other speakers, Chair Dyar closed the public hearing.

Board Member Gultieri stated for the record that although she was not in attendance for the Tour of Inspection, she did conduct a site visit separately. The Board noted the importance of this building and expressed concerns with some of the proposed alterations to the building including the planter boxes and wood paneling above the entry in Alternative #2. A more uniform look to the building was preferred. Chair Dyar concurred with the concerns regarding the wood paneling and the planters on the front (Ocean) elevation, but that planters on the west (San Carlos) elevation would not be an issue.

**Board Member Gultieri moved to approve the design with the black awning and trim only, and not with planter boxes. Motion seconded by Board Member Carper** and carried by the following roll call vote:

AYES:	BOARD MEMBERS: CARPER, LAIOLO, GULTIERI, & DYAR
NOES:	BOARD MEMBERS: NONE
ABSENT:	BOARD MEMBERS: WENDT



ABSTAIN: BOARD MEMBERS: NONE

**G. DIRECTOR'S REPORT**

1. Update from the Director:

Mr. Mullane provided an update on recent City Council and Department issues of interest to the Board.

2. Goals and Departmental Work-Plan for 2015

Mr. Mullane presented a summary of the workload of the Community Planning and Building Department, the Department's achievements in 2014, and draft Work-Plan for 2015. Mr. Mullane requested the feedback from the Board on the Department's Work-Plan as well as the City Council's Key Initiatives for 2015, with any input or recommendations to be forwarded to the City Council.

Chair Dyar offered clarification that the Mid-Century Modern Homes Sub-Committee should be corrected to be the Mid-Century Modern Buildings Sub-Committee. The Board also discussed the priority for pursuing State Historical Landmark Status for Forest Theater.

**H. SUBCOMMITTEE REPORT**

Chair Dyar noted that the Mid-Century Modern Buildings Sub-Committee initial meeting will be in the next few weeks.

**I. DISCUSSION ITEMS**

There were no discussion items.

**J. BOARD MEMBER ANNOUNCEMENTS**

Commissioner Gualtieri noted that if the second City Hall building at Dolores 3 NW of 7<sup>th</sup> ever comes to the Board that this will be an opportunity to restore the lower level to meet the building's original design.

**K. ADJOURNMENT**

There being no further business to come before the Board, the meeting was adjourned at 5:57 p.m.

SIGNED:

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Erik Dyar, Chair

ATTEST:

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Roxanne Ellis  
Acting Secretary



CITY OF CARMEL-BY-THE-SEA

Historic Resources Board

January 20, 2015

**To:** Chair Dyar and Board Members

**From:** Rob Mullane, AICP, Community Planning and Building Director RM

**Submitted by:** Ashley Hobson, Contract Planner

**Subject:** Consideration of a Design Review (DR 14-31) for alterations to a historic building located in the Central Commercial (CC) Zoning District

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**Recommendation:**

Issue a Determination of Consistency with the Secretary of the Interior's Standards

**Application:** DR 14-31 (Fourtane)

**APN:** 010-213-003

**Block:** 73

**Lots:** Lots 1, 4-10, and portions of Lots 2 and 3

**Location:** NW Corner of Ocean Ave & Lincoln St.

**Applicant:** Carrie Ann

**Property Owner:** Richard Gunner

**Background:**

This project site is within the Pine Inn Complex located at the northwest corner of Ocean Avenue and Lincoln Street. It is developed with a series of one-, two-, and three-story stucco building elements with hipped roofs. Records show that the building was built in 1889. The subject building complex is listed on the City's Historic Inventory and is historically significant under Criterion #1 in the area of history, as *"the premier hostelry in the history of the Downtown District of Carmel-by-the-Sea."* (See Attachment A, DPR 523 Form).

The building complex is currently occupied with multiple commercial tenant spaces including two separate spaces for Fourtané Jewelry Shop. The applicant is proposing to add a new awning over a walkway between two Fourtané stores. The color of the awning is proposed to be green to match the existing wood canopies throughout the building. The support brackets and bases for the awning would be steel and painted white.

Proposed Plans for the awning are Included as Attachment C. The awning is proposed to be setback 10' from the edge of the sidewalk and total 20' in length. The width of the awning will cover the entire 7'6" of the walkway. The total awning will measure 3' in height. The bottom of the frame will measure 8' above the walkway with an additional foot of free hanging valence below the frame. The Secretary of the Interior's (Secretary's) Standards for the Treatment of Historic Properties are included as Attachment B.

**Staff analysis:**

**Facade Alterations:** Secretary's Standard #2 recommends that *"The historic character of a property shall be retained and preserved."* The Secretary Standards also recommend that *"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 awning would be a temporary feature that could easily be removed without impacting the integrity of the building, and it is clearly differentiated in material from the historic elements of the building. The applicant has included details of the proposed brackets that will be used to attach the awning to the building as part of the project plans.

While staff supports the scope of the work, staff is concerned with the compatibility of the proposed white brackets and bases. Secretary's Standard #9 states that new work shall be differentiated from the old, but should also be compatible with the historic materials to protect the historic integrity of the building. The proposed white metal brackets may not be compatible with the style of this building. In staff's opinion, green brackets that match the color of the awning or alternative support systems may better match the historic integrity of the structure.

**Planning Commission Review:** This Design Review (DR 14-1) application will be reviewed by the Planning Commission, following the issuance of a Determination of Consistency by the HRB. The Commission may require design revisions. Staff will refer this application back to the HRB if the revisions are substantial or potentially inconsistent with the Secretary's Standards.

**Environmental Review:** The California Environmental Quality Act (CEQA) requires environmental review for alterations to historic resources that are not consistent with the Secretary's Standards for the Treatment of Historic Properties. If the alterations are consistent

with the Standards, potential historic resource impacts under CEQA do not require further analysis. Staff concludes that the proposed alterations would be consistent with the Secretary's Standards and therefore, do not require additional environmental analysis.

***Alternatives:*** The staff recommendation is to issue a Determination of Consistency with the Secretary's Standards. Alternatively, the Board could direct additional changes to the plan to achieve consistency with the Secretary's Standards, in which case, the Board may need to continue the item to allow the applicant to return with further-revised plans. Finally, the Board could find the application inconsistent with the Secretary's Standards, which would result in either the applicant withdrawing the project or require additional CEQA analysis to evaluate impacts on historic resources.

**ATTACHMENTS:**

- Attachment A – DPR 523 Form
- Attachment B – Secretary of the Interior's Standards
- Attachment C – Project Plans

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

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

5D1

Other Listings

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 5

Resource Name or #: (Assigned by recorder)

Pine Inn

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 \_\_\_\_\_

; E \_\_\_\_\_

c. Address: \_\_\_\_\_

City Carmel-by-the-Sea

Zip 93921

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

; \_\_\_\_\_

mE/ \_\_\_\_\_

mN \_\_\_\_\_

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

6th to Ocean, Lincoln to Monte Verde

(Block 73 - Entire)

Parcel No. 10-213-3

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

A rambling series of one, two and three story stuccoed and hipped roof buildings that have been added onto and altered from 1903 to the present. A section of ribboned windows on the second floor of the south elevation facing Ocean Avenue, adjacent to the main entrance passageway, date from the 1903 addition by architect Thomas Morgan to the Hotel Carmelo that was originally built by Delos Goldsmith and moved from the N.E. corner of Ocean and Junipero (then called Broadway). The three-story hipped roof section at the center of the complex is part of the Hotel Carmelo. The original Pine Inn was wood and in the "Craftsman Style." In 1928, a major renovation and addition was designed by Blaine and Olson and constructed by M. J. Murphy in a Spanish style. In 1940, many one story commercial shops were added along the perimeter of the hotel property and now encompass the entire block bounded by 6th, Ocean, Lincoln, and Monte Verde. A glass and steel gazebo was added to the open central courtyard in 1972 creating an additional dining room. For the most part, the Spanish style stucco wall surfaces have been maintained throughout the complex while the hodgepodge of interesting-hipped roofs have evolved from wood to composition shingles.

P3b. Resource Attributes: (List attributes and codes)

HP6 - 1-3 story Commercial Building

P4. Resources Present

☒ Building

☐ Structure

☐ Object

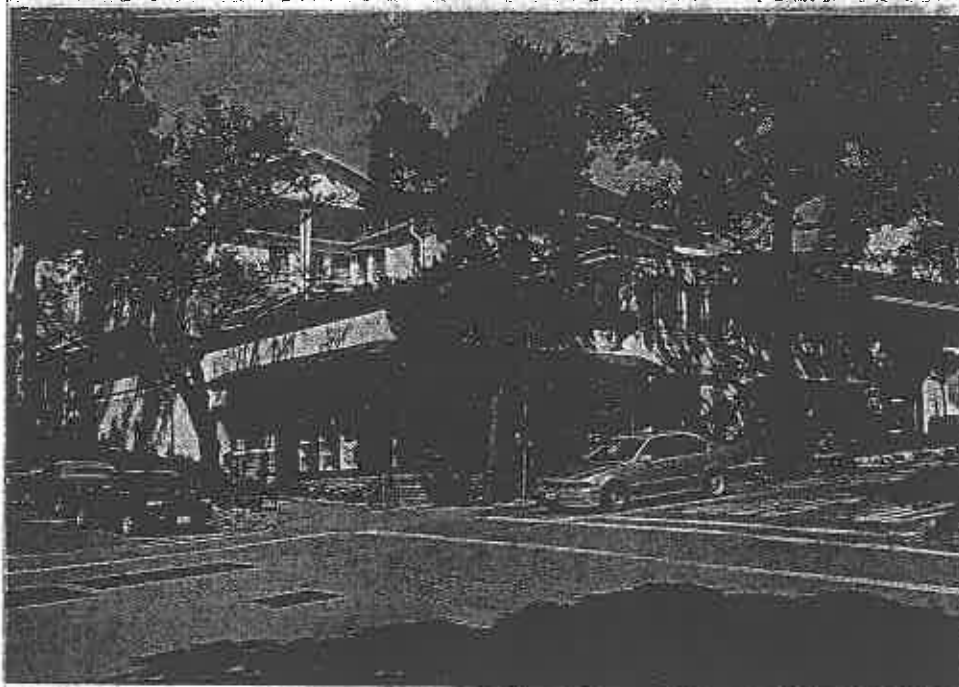
☐ Site

☐ District

☒ Element of District

☐ Other (Isolates, etc.)

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



P5b. Description of Photo: (View, date, accession #)

Looking N.E. at South & West elevations. #38674-6. 3/17/03.

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1903 Carmel Building Files

P7. Owner and Address

Richard Gunnar  
555 W. Shaw, Suite B-4  
Fresno, CA 93704

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

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

P9. Date Recorded: 3/18/2003

P10. Survey Type: (Describe)

Carmel HRI 2001-2002

P11. Report Citation: (Cite survey report and other sources, or enter "none") Significant Building Survey 1978 Carmel Historical Survey 1989-96

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**

Page 2 of 5

NRHP Status Code

Resource Name or #: (Assigned by recorder) Pine Inn

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Commercial

B5. Architectural Style: Arts and Crafts - Tudor - Spanish

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

1. 1889 - Hotel Carmelo created by Delos Goldsmith for Abbie Jane Hunter at N. E. corner of Ocean and Junipero (known as Broadway)

(See Continuation Sheet)

B7. Moved? ☐ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: Thomas Morgan - 1903; Blaine and Olson - 1928 b. Builder: M. J. Murphy

B10. Significance: Theme: Architectural Development of Carmel

Area: Carmel-by-the-Sea

Period of Significance: 1880-1940 Property Type: C-1

Applicable Criteria: CR#1

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

The Pine Inn qualifies under CR#1 as the premier hostelry in the history the Downtown District of Carmel-by-the-Sea. The Hotel Carmelo, built by Delos Goldsmith and Abbie Jane Hunter in the 1880's, originally located at the northeast corner of Ocean and Broadway (now Junipero), was moved to the northeast corner of Monte Verde and Ocean where a one story low hipped roof entrance, sun room, and dining room were added by architect Thomas Morgan in 1903 to the original two-story structure. The 1903 style was Craftsman. In 1928, a major remodel was designed by Blaine and Olson in a Spanish style with major additions to the existing buildings that would eventually encompass most of Block 73. The walls were covered with stucco and the shingled roofs remained intact. Parts of the hotel expanded to three stories on the sloping lot. A rendering appeared in a promotional pamphlet of contractor builder M. J. Murphy who carried out the major remodeling. In 1940, the interiors were remodeled in a Victorian style for owner Harrison Godwin, and several one story retail shops were added to the southeast, southwest, and eastern perimeters of Block 73 almost encircling the hotel. An open courtyard in the center of the complex had a glass gazebo dining area added in 1972.

The Pine Inn embraces the historical development of downtown Carmel from the 1880s to the present. The mix of architectural styles from Craftsman to Spanish to modern technology mirrors Carmel's overall architectural development. The architects and builders, including Delos Goldsmith, Thomas Morgan, Blaine and Olson, and M. J. Murphy, also attest to the Pine Inn's historical significance.

(See Continuation Sheet)

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

B12. References:

1. Hale, Sharon, A Tribute to Yesterday, 1980, Valley Press, pp. 10-12, 15-16, 19-21, 40-41, 63-64
2. "Pine Inn to be Altered at Expense of \$250,000," Monterey Herald, September 21, 1928

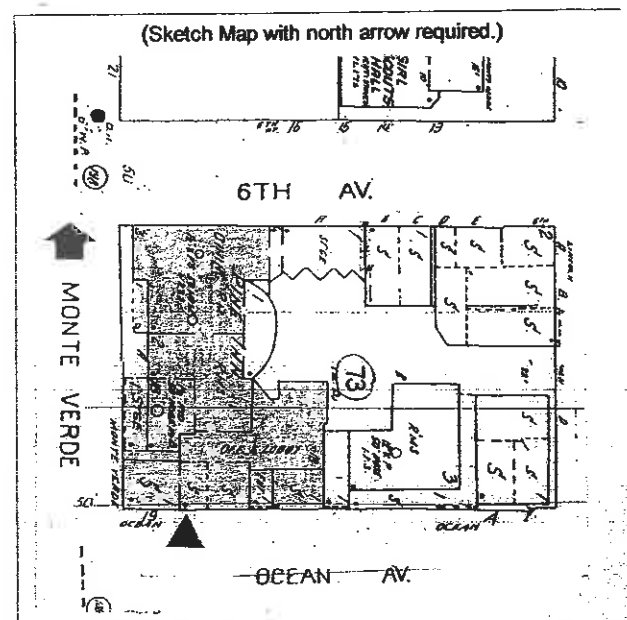
(See Continuation Sheet)

B13. Remarks: Zoning CHCS AD/ED

B14. Evaluator: Richard N. Janick

Date of Evaluation: 3/18/2003

(This space reserved for official comments.)



**CONTINUATION SHEET**

Primary #

HRI #

Trinomial

Page 3 of 5 Resource Name or #: (Assigned by recorder)

Pine Inn

Recorded by: Richard N. Janick

Date 3/18/2003

☒ Continuation ☐ Update

B. 6. Construction History (Continued from Page 2)

2. 1903, Hotel Carmelo moved to lot at Ocean Avenue and Monte Verde (northeast corner) by Carmel Development Company (Devendorf & Powers). One story low hipped roof L plan addition added to original two-story hipped roof hotel. Also created adjacent tent grounds for camping. Architect: Thomas Morgan; Contractor: M. J. Murphy
3. Managers for Carmel Development Company of Pine Inn
  - a. George Shields - 1912
  - b. Roy Newberry - 1916
4. New Owner - 1922 - John Jordan (also owns Lobos Lodge)
  - a. 1928 - Major remodel (\$250,000) Spanish detailed plan by Blaine and Olson. Contractor: M. J. Murphy.
5. New Owner - 1940 - Harrison Godwin - Victorian interior remodel - 12 retail shops - outer lots
6. 1954-55 - Halls and lobby remodeled
7. 1972 - Glass "Gazebo" added to central courtyard by owner: Carroll McKee

B. 10. Significance (Continued from Page 2)

DELOS GOLDSMITH

Delos Goldsmith was born in Painsville, Ohio, on September 3, 1828. He left Ohio at the age of 19 for New Orleans. When New Orleans did not capture his youthful spirit, he moved to San Francisco in 1850 and was a witness to the great fire in 1851. A carpenter for two years in San Francisco, he worked on the first Presidio reservation, then left for Marysville, and later went to Yuma, Arizona. He worked in the oil business there until the outbreak of the Civil War at which time he was appointed citizen wagon-master of the Twenty-ninth Ohio Volunteers. Goldsmith was taken prisoner at Harper's Ferry and endured hardships until he managed to escape, which eventually took him south on a lumber expedition. In 1879, he became an agent for a Dr. Stockton who was involved in an oil concern.

Back in California again in 1888, Goldsmith came to Carmel in late 1888 where he erected a home for his wife's sister's daughter, Miss Robinson, in which he lived while constructing other homes for early residents - the Berwicks, Joseph Sley, and Miss M. E. Donnelly, among others. He built a shed for his carpenter shop on the southwest corner of Ocean and San Carlos, behind the Carmel Development Store. Between 1892 and 1894, acting on behalf of Abbie Jane Hunter, the wife of his nephew, Wesley Hunter, he constructed two lovely identical homes. One was on the northeast corner of Guadalupe and Fourth and later belonged to Mr. and Mrs. William Askew, Sr. The other home, on the northwest corner, became the Goldsmiths' home.

THOMAS MORGAN

Thomas Morgan was the brother of artist Mary deNeal Morgan.

BLAINE AND OLSON

Roger W. Blaine and David Olsen had been partners with Willson J. Wythe in Oakland, and were primarily church and commercial designers. Wythe, an instructor at UC Berkeley, died in 1926, and the firm of Blaine & Olsen only lasted until the Depression. Both Blaine and Olsen had spent some time traveling in Spain prior to the commission, so they were acutely aware of the nuances of Spanish architecture.

M. J. MURPHY

Michael J. Murphy was a pioneer builder and contractor in the earliest era of Carmel, and therefore helped to shape the entire architectural character of the village. He was born in Minden Utah in 1884 of hardworking parents of limited means. Young Murphy managed to finish high school, but then had to begin to earn a living as a house painter. In 1902, he visited Carmel and became attracted to the area. He married in 1904 and returned to Carmel to live. His son Frank was "the first white boy child" to be born in Carmel.

Murphy continued to be a house painter until after the San Francisco earthquake and fire of 1906 when a number of residents of that city came to Carmel to live in their summer homes and created a demand for housing. Although Murphy had no formal training as an architect or builder, he had learned enough about the trade while working as a house painter to be able to design and build simple structures that would suffice for those who came to live for the summer or reside temporarily until San Francisco was rebuilt. Murphy was soon in business erecting the simple board and batten structures so common in Carmel at the time.

(See Continuation Page 4)



**CONTINUATION SHEET**

**Primary #**

**HRI #**

**Trinomial**

Page 4 of 5 Resource Name or #: (Assigned by recorder)

Pine Inn

Recorded by: Richard N. Janick

Date 3/18/2003

☒ Continuation ☐ Update

**B. 10. Significance (Continued from Page 3)**

Murphy continued to be a house painter until after the San Francisco earthquake and fire of 1906 when a number of residents of that city came to Carmel to live in their summer homes and created a demand for housing. Although Murphy had no formal training as an architect or builder, he had learned enough about the trade while working as a house painter to be able to design and build simple structures that would suffice for those who came to live for the summer or reside temporarily until San Francisco was rebuilt. Murphy was soon in business erecting the simple board and batten structures so common in Carmel at the time.

At the same time, Franklin Devendorf of the Carmel Development Company had purchased much of the land in Carmel, and began to subdivide and sell the parcels. Devendorf knew Murphy and had taken a liking to him. Therefore, when he needed more houses for his lots to satisfy his prospective buyers, he helped Murphy set up a construction business. Because of his passion to be the best, Murphy went to great lengths to make certain that his structures were solidly built of quality materials. As his reputation in this regard blossomed, more and more people wanted a Murphy house. Murphy obliged and built houses all over the Monterey Peninsula, using his own designs and doing much of the work himself. In 1914, Murphy established his own contracting business, opened up a lumber and building supply store and hired many workers.

To assure a supply of crushed rock and gravel, Murphy erected a rock crusher in Carmel Valley. He obtained his rock from the shore of the Pacific Ocean and his gravel from the Carmel River. His team of horses and his wagons became a familiar sight in the area. People turned to him for assistance when they needed help. When the surf piled up the sand and blocked the mouth of the river causing the water to back up and flood the artichoke fields, the farmers called on Murphy who took his earth scraper and a team of horses to open up the channel. When high winds lashed the area and threatened to topple trees, Murphy came to the rescue by tying a sturdy rope around several closely grouped trees, thereby enabling the trees to reinforce each other and resist the force of the wind. He also helped to plant trees in Carmel to stabilize the soil exposed by building activity, and to prevent the soil from being washed into the sea by the heavy rains.

As Murphy's own business grew, he added more carpenters, stone masons, plumbers, electricians, plasterers and painters to his staff. He needed administrative and managerial help, so he hired J. O. Handley as his General Manager. Handley remained in this capacity until he began his own construction supply business, Handley and Handley (later becoming H&H). While most of the structures that Murphy erected were of his own design, he was also the contractor for a number of well known architects - Julia Morgan, Bernard Ralph Maybeck, and Robert Stanton among them. In designing his buildings, Murphy would talk to the customer, visit the site to get a visual image of the proposed structure on the site, and then go home and put it on paper. His designs were simplified drawings, but were complete and accurate enough so that major changes could be made. Murphy was a most active and prolific builder in the area and did as much to give Carmel its character as any other single person. Handley has stated "that Murphy built more than half the houses in Carmel."

Among his most notable structures are the Pine Inn, which he completely remodeled with his own design, the La Playa Hotel, the Carmel Highlands Inn, the Carmel Art Association, the Holiday House, the Carmel Texaco Station, the Sundial Lodge, the Farley Building, the Carmel City Hall (originally All Saints Episcopal Church), and the Dansk Building. The Harrison Memorial Library was partially designed by Bernard Ralph Maybeck and constructed by Murphy. However, there are no known plans of the library to be found. According to Murphy's daughter, Mrs. Rosalie Gladney, Bernard Maybeck who lived in San Francisco, would come down periodically from the city, view the progress, consult with Murphy, and return to the city on the afternoon train. It is generally conceded that Murphy had as much to do with the design of this building as Maybeck.

(See Continuation Sheet Page 4)

**B. 12. References (Continued from Page 2)**

3. Carmel Building Files
4. CHCS, 1997
5. "Lessee Purchases Pine Inn Property," Carmel Pine Cone, April 6, 1922
6. "Pine Inn Gazebo: Instant Favorite," by Phyllis Jervey, The Peacock, August 24, 1972
7. Lis. Slevia, January 1945, "Carmel - Infancy to Adolescence"
8. Brochure "Structures of the Period," M. J. Murphy, Builder. Perspective drawing of remodeled Pine Inn (1926-28)
9. Sanborn Fire Maps (1910, 1924, 1936, 1962)

CONTINUATION SHEET

Primary #

HRI #

Trinomial

Page 5 of 5 Resource Name or #: (Assigned by recorder)

Pine Inn

Recorded by: Richard N. Janick

Date 3/18/2003

☒ Continuation ☐ Update

B. 10. Significance (Continued from Continuation Page 4)

Another important structure that Murphy helped to build was Tor House, the famous home of poet Robinson Jeffers. The Jefferses designed Tor House and at first hired Murphy to build it. Then in a turn-about, Jeffers worked for Murphy at \$1.00 a day learning, by working alongside Murphy, how to build his home with granite boulders from the Carmel Beach. The first section of the house was finished by Murphy in 1919. Jeffers, himself, completed the rest of the structure, including the tower and wall, over an extended period of time.

Murphy was a busy, prolific builder for a long time, but he also contributed to the general welfare of the community in other ways. He was a member of the Carmel City Council, and the Carmel Building and Loan Society. He was a charter member and director of the Manzanita Club, a social organization for the community that conducted adult athletic events as well. When moving pictures came to Carmel in 1915, Murphy was one of a committee for the Carmel Hall Association to oversee the new business, and to make sure "first class" movies were shown every Saturday. The Murphys had four children. They and other village youngsters were always welcome at the Murphy Lumberyard to gather scrap wood for projects or just to play nearby. Before a permanent school was built, classes for eighteen children were held in Murphy's lumberyard for two years (1905 and 1906), and when the first Carmel Boy Scout Troop was organized, M. J. Murphy built the clubhouse.

Murphy retired in 1941, shortly after his wife's death. He turned his business over to his son Frank, and spent most of the remaining years of his life living in a summer house in Oregon and fishing in the McKenzie River. Murphy died there in 1949. M.J. Murphy, Inc., is still an active business in Carmel Valley, where it was relocated after Murphy sold the original Carmel store. It has been operated by his two grandsons since his son's death.

The Pine Inn clearly reflects the finding of, and is consistent with, the 1997 Carmel Historical Context Statement under the themes of architectural and economic development.



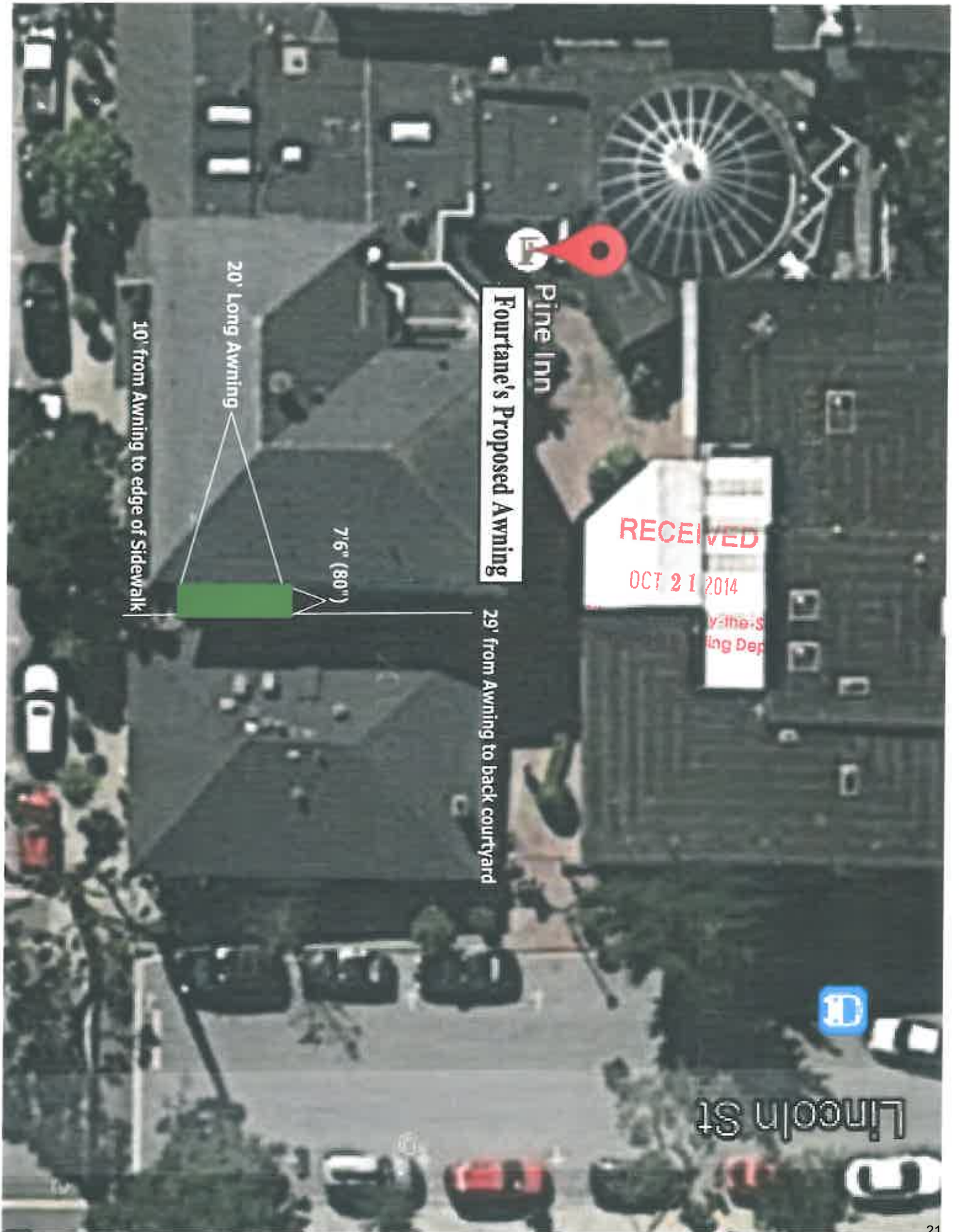
Looking N.E. at S/facing façade & W/side  
Elev. 1903, #73-14-4, Pat Hathaway,  
Historical California Views, Monterey

**SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF  
HISTORIC PROPERTIES**

1. "A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment."
2. "The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided."
3. "Each property shall 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 architectural elements from other buildings, shall not be undertaken."
4. "Most properties change over time; changes that have acquired historic significance in their own right shall be retained and preserved."
5. "Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved."
6. "Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, and pictorial evidence."
7. "Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible."
8. "Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken."
9. "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."
10. "New additions and adjacent or related new construction shall 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."







Fourtane's Proposed Awning

Pine Inn

20' Long Awning

10' from Awning to edge of Sidewalk

7'6" (80")

29' from Awning to back courtyard

RECEIVED  
OCT 21 2014

City of Lincoln  
Planning Department

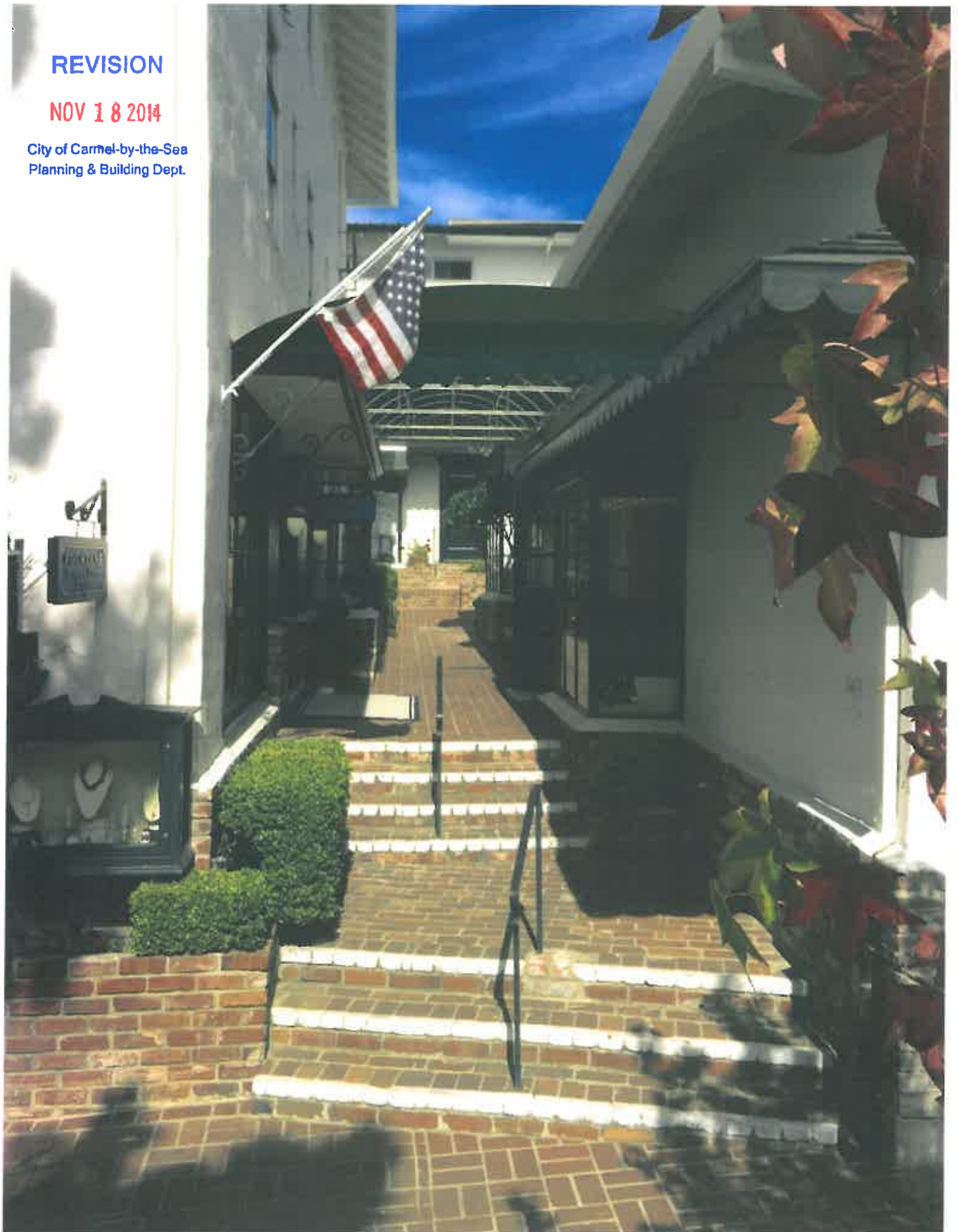
Lincoln St



REVISION

NOV 18 2014

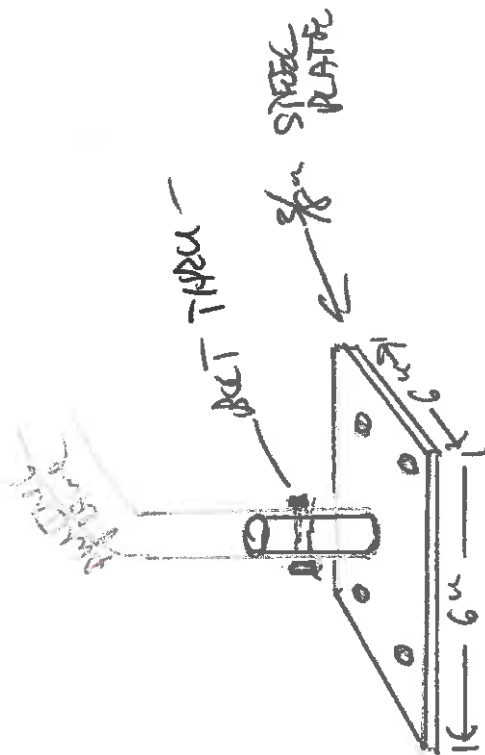
City of Carmel-by-the-Sea  
Planning & Building Dept.



RECEIVED

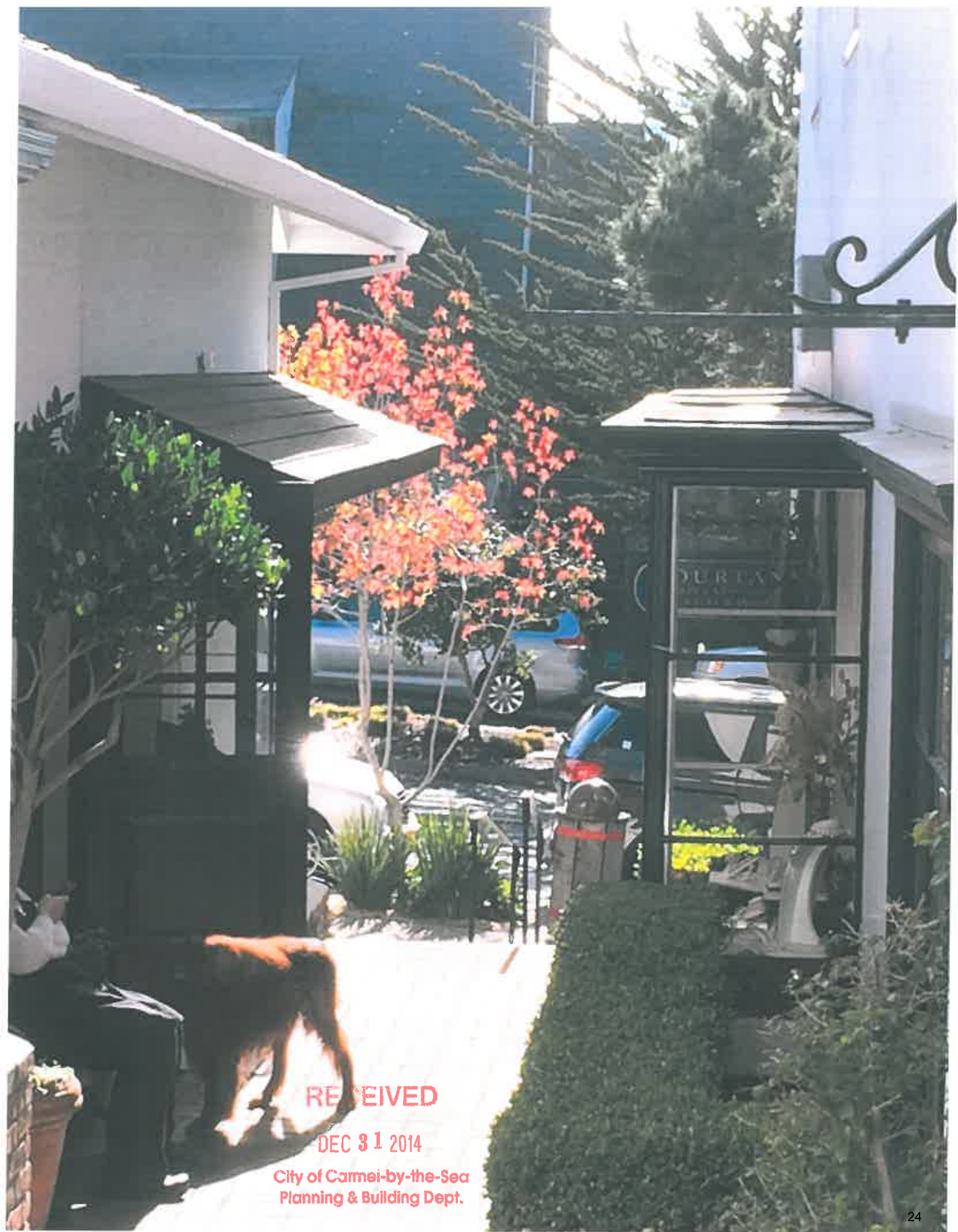
DEC 31 2014

City of Carmel-by-the-Sea  
Planning & Building Dept.



TYPICAL ROOF/BEAM BRACKET





RECEIVED

DEC 31 2014

City of Carmel-by-the-Sea  
Planning & Building Dept.





CITY OF CARMEL-BY-THE-SEA

Historic Resources Board

January 20, 2015

**To:** Chair Dyar and Board Members

**From:** Rob Mullane, AICP, Community Planning and Building Director RM

**Submitted by:** Christy Sabdo, Contract Planner

**Subject:** Consideration of a Design Study (DS 14-119) for alterations to a historic residence located in the Single-Family Residential (R-1) Zoning District

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**Recommendation:**

Issue a Determination of Consistency with the Secretary of the Interior's Standards

<b>Application:</b>	DS 14-119 (Cusick)	<b>APN:</b>	010-175-010
<b>Block:</b>	134	<b>Lots:</b>	23 & 25
<b>Location:</b>	NW Corner of Monte Verde and 13 <sup>th</sup>		
<b>Applicant:</b>	Steve Mickel	<b>Property Owner:</b>	Kathryn V.M. Cusick

**Background:**

This project site is located on the northwest corner of Monte Verde and 13<sup>th</sup> Avenue. The existing house, the Bark House, is a one-story, wood and stone framed residence that was originally built in 1922. On May 25, 2005, the residence was added to the City's Historic Inventory. The residence is historically significant under Criteria #3, in the area of architecture, as an original building design by Mrs. J.S. Cone, constructed by one of Carmel's important early contractor/builders, La Von E. Gottfried (See Attachment B – DPR 523 Form). A detached guest house was added to the residence in the 1990s and does not have historic significance, according to the City's Historic Resources Consultant: Mr. Kent Seavey.

The applicant is proposing an interior remodel of the kitchen and to expand the historic residence.

The project includes the following features:

**Interior Remodel**

- A kitchen remodel, including interior reconfiguring of walls, moving the water heater to the basement and moving the washer and dryer to the new laundry room addition

**Addition**

- The addition of 114-square foot laundry/utility room and a tub/shower room to the south side of the residence
- The application of Redwood bark siding to the exterior of the addition
- The application of granulated cap sheet roofing to match the existing residence and two new 2-ft x 4-ft skylights (18-in in height)

**New Accessory Structure**

- The addition of an 88-square foot bicycle/trash shed in the rear yard, specifically a 4-ft x 7-ft trash enclosure and a 8-ft 6-in x 7-ft covered bicycle shed
- The application of Redwood bark on the accessory structure to match the existing Redwood bark fences on the property

**Staff analysis:**

**CEQA:** The California Environmental Quality Act (CEQA) requires environmental review for alterations to historic resources that are not consistent with the Secretary of the Interior's Standards. If the alterations are consistent with the Standards, no review of potential historic resource impacts under CEQA is required.

The proposed revisions were reviewed by the City's Historic Preservation Consultant. The Phase II Historic Review prepared by Mr. Seavey includes an analysis of a detached garage/loft, which was included in the original scope of the project (See Attachment C). The garage/loft is no longer being proposed in this application; therefore review of the garage/loft in Mr. Seavey's review can be disregarded. Mr. Seavey determined that the project as shown on the project plans dated January 13, 2014, would be consistent with the Secretary's Standards for Rehabilitation.

**West (Rear) Elevation:** The proposed 114-square foot, one-story, shed-roofed addition would provide space for a new laundry/utility room (washer and dryer relocated from the kitchen),

and a master bath addition, including a new tiled shower and a Japanese style “Furo” soaking tub. The addition does not connect with the existing bathroom, but only projects from the recessed rear entry area. According to Mr. Seavey, “the original double-doors in the recessed entry will remain in place, essentially, retaining the existing historic exterior walls of the elevation.” The new exterior wall will match the 1996 bark walls on the historic building envelope. Two flat skylights are proposed for the addition.

Secretary Standard #9 states that *“the new work will be differentiated from the old and will be compatible with the massing, size, and scale to protect the historic integrity of the property.”* The proposed addition is 15-in lower than the master bedroom and bath and 30-in lower than the main floor level, which will minimize the visibility of the new addition from 13<sup>th</sup> Ave. In staff’s opinion, the proposed addition is modest in size when compared to the existing residence and will be differentiated from the historic wall cladding as there will be no stone base. Two flat skylights will be placed in the slope of the new shed roof and will match the angle of the existing bathroom roof, maintaining the size, scale, and proportion and massing of the original historic residence.

Secretary Standard #3 states *“Each property will be recognized as a physical record of its time, place, and use. Changes that create a false send of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.”* The original bark wall cladding was replaced in 1996, therefore a similar wall cladding for the addition is consistent with this standard.

Secretary Standard #10 states that *“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 impaired.”* As shown on the proposed site plan, the new addition is located 2-ft 6-in from the southern property line, and encroaches within the 5-ft side yard setback facing 13<sup>th</sup> Ave. The City’s Municipal Code Section 17.32.100 allows zoning exceptions for properties listed on the City’s Historic Register, *“only when this is found necessary to achieve consistency with the Secretary’s Standards.”* The applicant, Steve Mickel, submitted a letter on November 28, 2014 (See Attachment D), which states that the laundry/utility room and master bath addition are located in the best area of the floor plan in order to comply with the Secretary Standard #10. The addition Mr. Mickel states, *“The addition is almost free standing and only touches the existing house in two locations, the northeast end and the southeast end of the laundry room walls. Only the shed roof over the laundry connects to the existing roof minimizing any disturbance to the existing structure. The*

master bath portion of the addition does not touch the existing structure.” Staff and Mr. Seavey support the location of the proposed new addition. The framing of the addition will touch very lightly on the original building envelope and could be easily removed in the future if desired.

**South (Side) Elevation:** Secretary Standard #9 recommends that new additions *“be compatible with the massing, size and scale to protect the historic integrity of the property.”* The addition on the south elevation would continue the roof-pitch of the existing master bedroom bath and will be differentiated from the historic wall cladding as there will be no stone base. The existing 5-ft fence (3-ft stone wall with 2-ft bark fence) would screen the proposed addition from both 13<sup>th</sup> Avenue and Monte Verde Street.

**Bicycle/Trash Shed:** The proposed covered bicycle shed/trash shed is considered by Mr. Seavey as non-historic. The accessory structure would be located approximately 25-feet from the historic residence and would be screened by existing fencing along the rear of the property and an existing fence along the south side of the proposed sheds. This existing fence south and adjacent to the sheds would be clad with Redwood bark to match the other fences on the property.

**Parking:** Carmel Municipal Code Section 17.10.030.F.1. requires one parking space for properties on sites of 8,000-square feet in size, and an additional parking space for guest houses. In addition, each required parking space shall conform to setback standards unless an exception or variance applies. This 8,000 square foot property with guest house is required to have two 200-square foot parking spaces. However, the property is listed in the City’s Historic Inventory and Historic Register. According to CMC Section 17.32.100.C., “on-site parking requirements for any continued occupancy, change, or intensification in use for any register-listed resources may be waived by the Board. In granting such, waivers, the Board may establish that the number of spaces that exist on the property as of the effective date of listing in the register.” Staff supports the waiver of the parking requirement for this property.

**Public Right-of-Way:** As shown on the site plan, there is an existing stone walk in the Monte Verde Right-of-Way (ROW). The applicant has noted that the existing stone walk in the Monte Verde ROW will be removed. In addition, the stone wall with Redwood bark fence encroaches into both the Monte Verde ROW and 13<sup>th</sup> Ave. ROW. Staff can support an encroachment permit for the existing fence in both ROWs as it is historic. As the proposed site plan notes, the owner will apply for an encroachment permit for the existing walls and fences that encroach in the

ROW. Staff has included this as a Condition of Approval to more clearly state and track this requirement.

**Alternatives:** The staff recommendation is to issue a determination that the application, as conditioned by staff, is consistent with the Secretary's Standards. Alternatively, the Board could direct additional changes to the plan to achieve consistency with the Secretary's Standards, in which case, the Board may need to continue the item to allow the applicant to return with further-revised plans. Finally, the Board could find the application inconsistent with the Secretary's Standards, which would result in either the applicant withdrawing the project or require additional CEQA analysis to evaluate impacts on historic resources.

**ATTACHMENTS:**

- Attachment A – Conditions of Approval
- Attachment B – DPR 523 Form
- Attachment C – Historic Resource Evaluation by Mr. Kent Seavey (Nov, 2014)
- Attachment D – Letter from Applicant, Steve Mickel, dated November 28, 2014
- Attachment E – Secretary of the Interior Standards
- Attachment F – Project Plans

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

**DEPARTMENT OF COMMUNITY PLANNING AND BUILDING**

**CONDITIONS OF APPROVAL**

**DS 14-119**

**Kathryn V.M. Cusick**

**NW Corner of Monte Verde and 13<sup>th</sup> Ave.**

**Block 134, Lots 23 & 25**

**APN: 010-175-010**

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**AUTHORIZATION:**

1. This approval of Design Study (DS 14-119) authorizes alterations to an existing one-story 1,484-square foot residence as shown on the approved plans. The alterations include the interior remodel of the kitchen, the 144-square foot laundry/utility room and tub/shower room addition to the existing residence, and a new 88-square foot bicycle/trash shed in the rear yard. All work shall conform to the approved plans except as conditioned by this permit.

**SPECIAL CONDITIONS:**

2. Prior to the beginning of construction, the applicant shall convene a pre-construction meeting to include the contractor and the Project Planner to ensure compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.
3. Prior to the issuance of a building permit, the final construction documents shall include a materials list and a plan with elevation keynotes that clearly identify the methodology and extent of the proposed salvage and reuse of existing building materials including all exterior walls. This "salvage and reuse plan" shall clearly indicate that materials shall be: 1) preserved, 2) repaired when preservation is not possible, and 3) replaced in-kind only when absolutely necessary.
4. Prior to issuance of a building permit, the applicant shall apply for and receive approval of an encroachment permit for the existing historic stone walls and redwood bark fences located in the Monte Verde and 13<sup>th</sup> Ave.

**\*Acknowledgement and acceptance of conditions of approval.**

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

***Once signed, please return to the Community Planning and Building Department.***

# PRIMARY RECORD

Primary #

NRI #

Trinomial

NRHP Status Code

551

Other Listings

Review Code

Reviewer

Date

Page 1 of 3

Resource Name or #: (Assigned by reporter) Bark Hse.

P1. Other Identifier:

P2. Location:

(Not for Publication) ☐ Unrestricted

a. County Monterey

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

b. USGS 7.5' Quad

Date

T

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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)

NW cr. Monte Verde & 13th (Blk 131, Lots 23, 25)

Parcel No. 010-175-010

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

A one-story, wood and stone framed residence, irregular in plan, resting on a granite rock foundation. The exterior wall cladding is a combination of rubble coursed granite rock and redwood bark. The house was constructed with a granite foundation creating a subfloor area and lower walls extending to a height of approx. four feet above grade. At the four foot level, the construction changes to stout corner posts and beams. Horizontal wood boards are affixed to the post and beam construction, on which the exterior redwood bark is nailed. The interior wall finish is vertical board-and-batten, nailed to the same horizontal siding. The main building block is basically square, with lower wings on the north and south side, projecting toward the east and enclosing a raised Carmel stone entry court. The roof of the main building block is side-gabled and low-pitched, covered in composition shingle. The north wing is also gabled and covered in the same material. The south wing is almost flat. There are three granite chimneys. Two are found on the s/side elevation, one exterior gable wall type, and an interior chimney in the family bedroom. The third is an exterior gable wall example on the n/side elevation, located towards the NW cr. of the building, in the guest bedroom. Fenestration is irregular w/ a combination of single and paired multi-paned wood casement windows, and several glazed wood French doors. The main entry, on the east, is an oversided wood plank door w/ lovely Z wood bracing.

5b. Resource Attributes: (List attributes and codes)

HP2 - Single Family Property

HP38 - Women's property

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

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



P5b. Description of Photo (View, date, accession #)  
Looking NW at east facing facade, 6/12/01, #6372-25

P6. Date Constructed/Age and Sources

☐ Prehistoric ☐ Historic ☐ Both

1922 Carmel Bldg. records

P7. Owner and Address

Dorothy C. & James Moore Trust  
8545 Carmel Valley Road  
Carmel, CA 93923

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

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

P9. Date Recorded: 5/12/2002

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001

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

Carmel-by-the-Sea Survey 1999-1996

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

☐ Mining Station Record

☐ Photograph Record



**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Page 2 of 3

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) *Bark Hse.*

B1. Historic Name: *J.S. Cone Hse.*

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *no style*

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

*Constructed 1922 (Cbp# 463); minor addition 1977 (Cbp# 77-93); exterior bark siding repaired 1996 (Cbp# 96-74)*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features: *guest hse., NW cr. parcel ca 1925; burned down 1967; rebuilt 1977 (Cbp# 77-87)*

B9a. Architect: *designer/ Mrs. J.S. Cone*

b. Builder: *L. E. Gottfried*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *single family residence*

Applicable Criteria: *CR3*

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

*The Bark Hse. is significant under California Register criteria 3, in the area of architecture, as an original building design by a woman, Mrs. J.S. Cone, constructed by one of Carmel's important early contractor/builders, La Von E. Gottfried (1896- ). According to her daughter, Dorothy Cone Moore, Mrs. Cone determined to buy and build in Carmel in 1922. Mrs. Cone was one of a number of independent and creative women in Carmel's artistic community that designed their own residences. A subject that deserves much further research. Her basic design for the house was very practical, in that it provided almost every principal room with its own exterior entrance, providing for the indoor/outdoor style of living that characterized Carmel in its early days. The fourteen foot high central living room ran the length of the house, with service facilities and guest quarters on the north side, and the family quarters on the south. The massive wood plank entry door afforded ample passage for more than one person to and from the raised Carmel stone front patio, for informal entertainment. This feature afforded ample afternoon light and was framed by the two lower wings, providing a windbreak. The use and expression of natural materials here is probably the most unusual in Carmel. Far more rustic than any Craftsman bungalow, the interior is however highly sophisticated in its employment of Craftsman elements, and remind one of some of Maybeck's early small houses in Berkeley. According to Mrs. Moore, her mother was an accomplished pianist, skilled craftsperson, and avid gardener. These qualities are readily apparent in the truly original aesthetic expression of the Carmel home she designed.*

*The builder, La Von Gottfried was a native of Ohio who had worked in construction before coming to California to work for the Pacific Telephone Co. in Los Angeles. He served as an officer in the Army Signal Corps in France during WWI. He came to Carmel about 1920. One of his first residential commissions was for Edward Custer, founder of the Theater of the Golden Bough. It was a rambling beach rock edifice reflecting Kuster's memories of German castles.*

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

*HP2 - Single Family Property*

*HP38 - Women's property*

B12. References:

*Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel  
Paul, Linda, Cottages by the Sea, Universe Press: New York, 2000  
Sanborn fire insurance maps of Carmel, 1924, 1930-62*

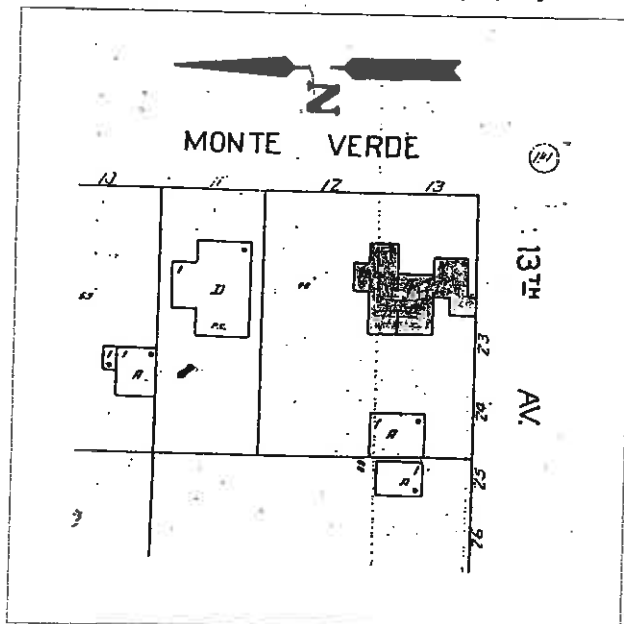
B13. Remarks: *Zoning R-1, CHCS (AD)*

*Designated Carmel Historic Property by City Council  
action 8/28/97*

B14. Evaluator: *Kent Seavey*

Date of Evaluation: *5/12/2002*

(This space reserved for official comments.)



**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 of 3

Resource Name or #: (Assigned by recorder) *Bark Hse.*

Recorded by: *Kent L. Seavey*

Date *5/12/2002*

☒ Continuation ☐ Update

*P3. The hse. sits on the south side of its double lot behind a stone and bark fence, similar to the walls of the house. The corner lot is embowered with mature oak trees, and is traversed by Carmel stone walkways, in a garden of native and rare plants.*

*B10. Gottfried built his own home on Dolores St. in 1921, perhaps the first use of Carmel stone as an exterior wall cladding on the Monterey peninsula. He was well qualified to execute the Cone commission in 1922. A number of his homes are still in place, as is much of the Court of the Golden Bough, which he constructed for Edward Custer between 1922-1924, along the south side of Ocean Ave. near the corner of Monte Verde. An original set of the plans drawn for Mrs. Cone can be found in the Bark House. The residence remains in the original family ownership, has been well maintained and has a high degree of integrity as constructed in 1922. It continues to evoke a strong sense of time and place, and of feeling and association. The Bark Hse. was adopted as a Carmel Historic property by the Carmel City Council on Aug. 28, 1997. It clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.*

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

November 17, 2014

Mr. Marc Weiner / Senior Planner  
Carmel Planning & Building Department  
City of Carmel by-the-Sea  
P.O. Drawer G  
Carmel, CA 93921

Dear Mr. Weiner:

Thank you for the opportunity to review the proposed new garage, bicycle storage shed, and a minor modification to the July 24, 2014 Phase II Rehabilitation plan for the Bark House at the NW corner of Monte Verde and 13th Ave. (APN# 010-175-010), for consistency of the proposed changes with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The proposed bicycle shed/trash enclosure is discussed in the 6/24/14 compliance review letter.

The subject property is owned by the Cusick Trust. They propose to slightly modify the design of the small utility room and Japanese "Furo" style soaking tub off the rear (west) elevation on the south side of the residence so that it does not connect with the existing bathroom, but only touches lightly on the recessed rear entry area. The original double-doors in that recessed entry will remain in place, essentially retaining the existing historic exterior walls of the elevation. The utility room/soaking tub enclosure will simply project off the building envelope. The utility room roof, with two small, flat skylights will match the angle of the existing bathroom roof, maintaining the size, scale, proportion and massing of the original feature, as well as matching its materials (see original 6/24/14 documentation and plans & drawings provided).

The trust also proposes to add a detached, wood-framed garage, with loft/storage space, adjacent to the north property line of the parcel, facing Monte Verde Street. This will provide code required off street parking for the property. The exterior wall-cladding for the garage will be a vertical 1" X 8" cedar siding, with horizontal siding of the same type facing the loft/storage space.

An interior stair ladder will access the loft/storage space. The feature is irregular in plan, with a concrete foundation.

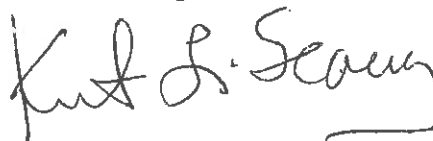
The front-gabled garage, as proposed, is offset slightly on the south side-elevation to provide for a standard door entry, while the east facing overhead garage door itself projects slightly from the building envelope, under a shed-roof. A glazed wall dormer, along the south side-elevation, will provide for light and air in the upper storage area, as will fixed wood windows in the east and west gable apexes. All roof surfaces will be clad in composition shingles.

The design and materials of the proposed garage are clearly differentiated from the historic Bark House, which is about 16' south of the new construction. A tall, 22' redwood fence will screen much of the Bark House from the garage, further differentiating the historic construction from the new.

CEQA states in CCR Section 15064.5 (2)(B) that a change which demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that account for its inclusion in a local register of historical resources may constitute a substantial adverse change in the significance of the resource. However, CEQA also notes that the degree of potential adverse change can be considered "proportionate to the level of significance of an historic resource" based on its relative importance in history.

The proposed work on the subject property will be executed consistent with the Secretary's Standards for Rehabilitation, with the least possible loss of historic materials so that the remaining character-defining features of the historic resource will not be obscured, damaged or destroyed. All proposed changes are reversible. As proposed the new work will not create a significant change to the historic building and its setting, and will not cause a significant adverse effect on the environment.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Kurt L. Seary". The signature is fluid and cursive, with a long horizontal stroke at the end.



# **MICKEL CONSTRUCTION INC.**

Lic. No. 360816  
19 Yerba Buena Court  
Monterey, CA 93940

Cell 831 - 901 - 9599  
Fax 831 - 649 - 6096  
email : mickelinc@gmail.com

**November 28, 2014** Page 1

**To: City of Carmel  
P. O. Drawer G  
Carmel, Ca. 93921**

**Project: NW Corner of Monte Verde & 13th  
Carmel, Ca. 93921  
A.P.N. 010-175-010**

**Re: Design Study: DS 14-119 (Cusick)**

To the Planning Department and Board Members:

This project scope of work is a kitchen and bath remodel. The existing kitchen and bath are small and crowded feeling. The water heater in the kitchen will be moved to the basement and the washer and dryer in the kitchen will be moved to the addition off of the master bedroom.

The kitchen and adjacent bath are rearranged for a better use and flow. The master bath is rearranged and a larger shower added at the addition with a Japanese soaking Furo Tub.

The laundry room and master bath addition are located in the best area of the floor plan in order to comply with the Secretary Of The Interior's Standards For Rehabilitation. See #10 of the "Standards" (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) and has the least impact on the existing structure.

The addition is almost free standing and only touches the existing house in 2 locations, the North East end and South East end of the laundry room walls. Only the shed roof over the laundry area connects to the existing roof minimizing any disturbance to the existing structure. The master bath portion of the addition does not touch the existing structure. The roof over the master bath and adjacent porch are a shed roof as is the addition.

The addition is at elevation 97.5' or 15" lower than the master bedroom and bath and 30" lower than the main floor level minimizing height along 13th Street and is least visible in this location than any other location on the property. The existing master bath is on the property line along 13th Street with the stone veneer encroaching into the right of way. The addition face of stud is at a 2'-6" setback to the 13th Street property line and is partially hidden by the existing stone wall/fence that is approximately 5'-6" to 6'-6" tall.

This is the best location for this addition based on the information above and this project will comply with all 10 points of the Secretary Of The Interior's Standards for Rehabilitation for historic properties. See letter from Kent Seavey dated November 17, 2014 for more information.

It is the desire of The Cusick Family to maintain the "Bark House" in its original condition and style and also obtain a more workable floor plan.

Thank you,  Steve Mickel, Mickel Construction Inc.

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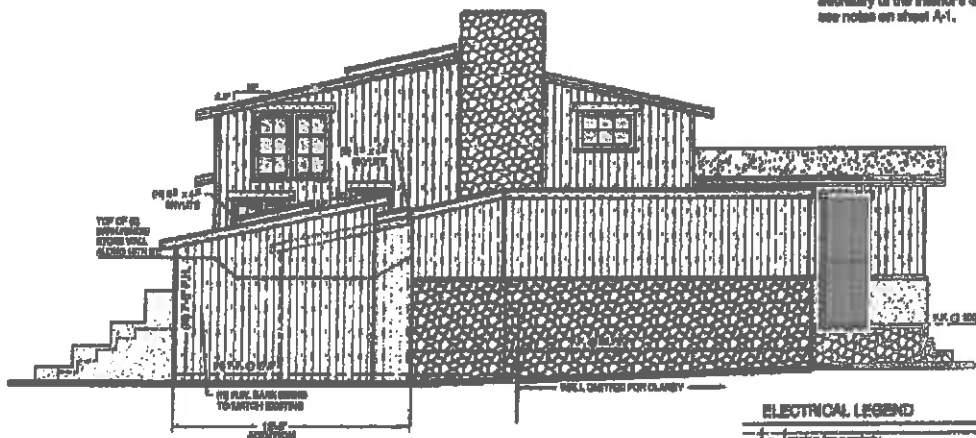
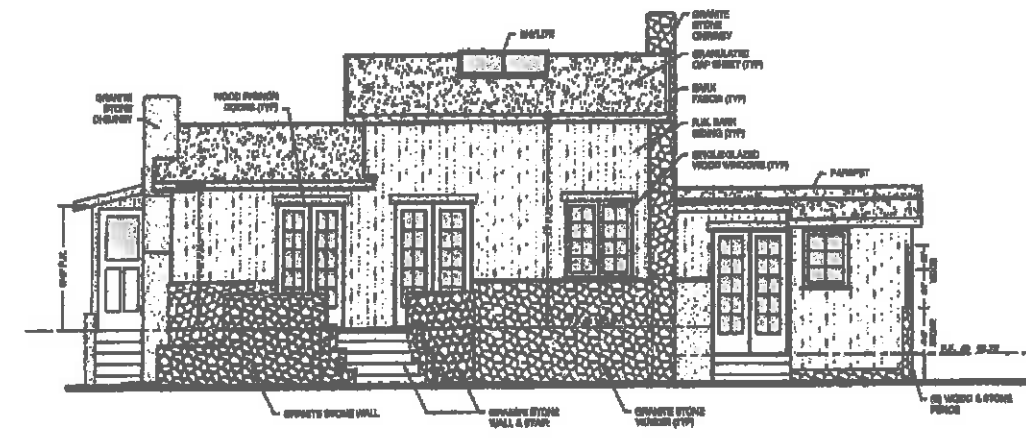
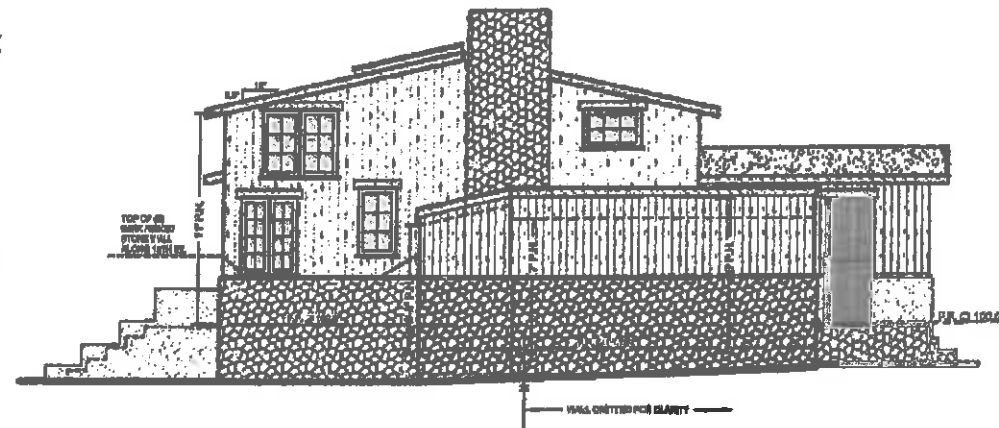
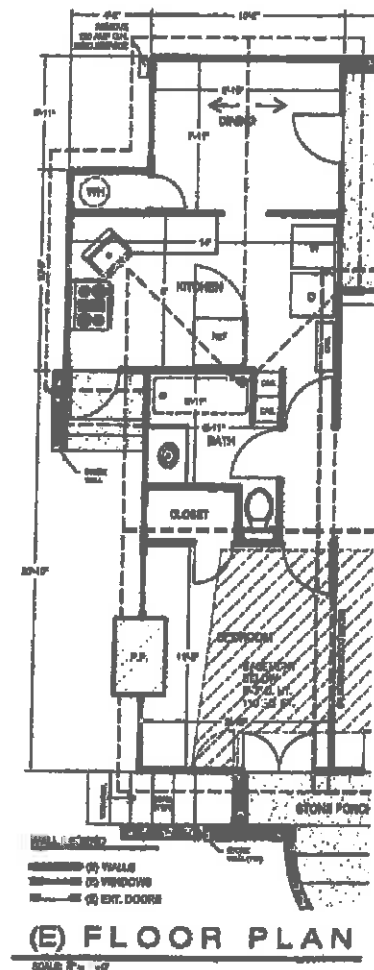
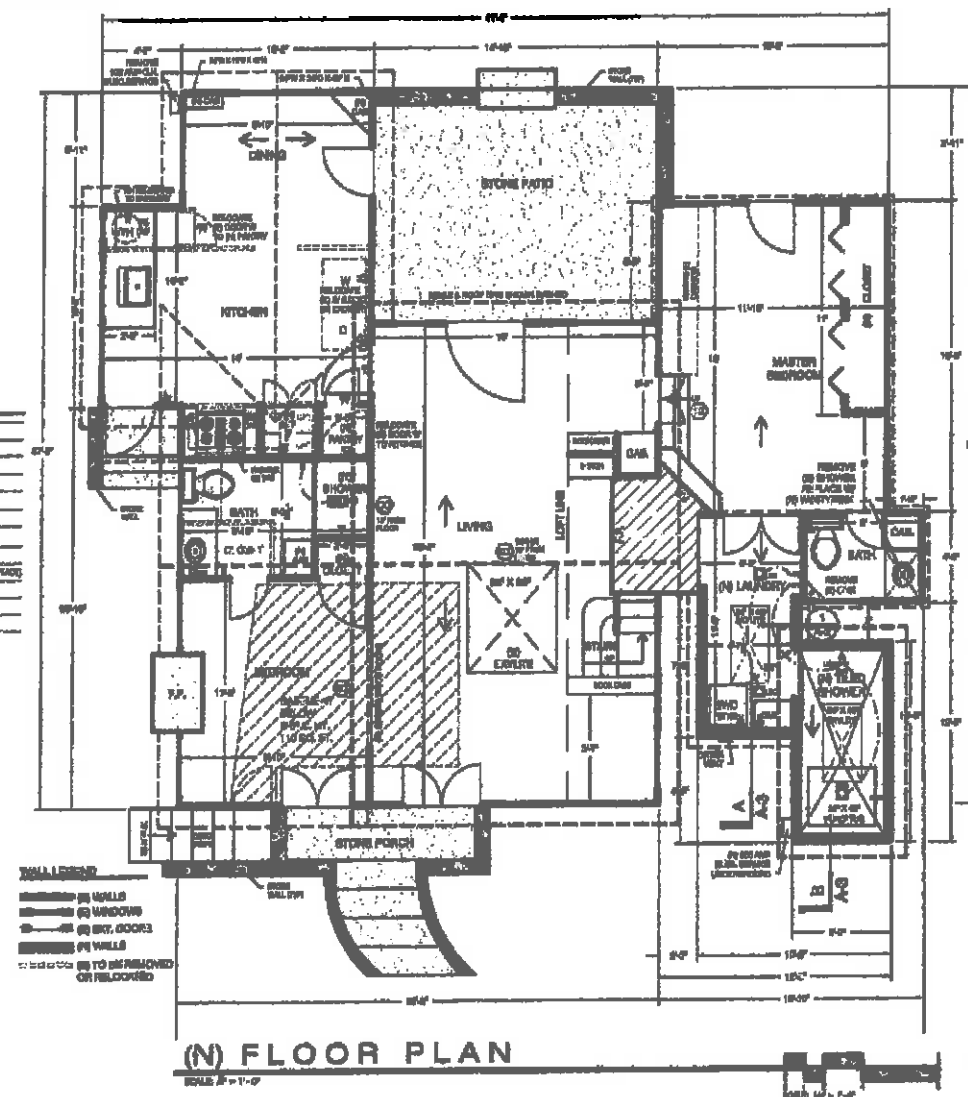
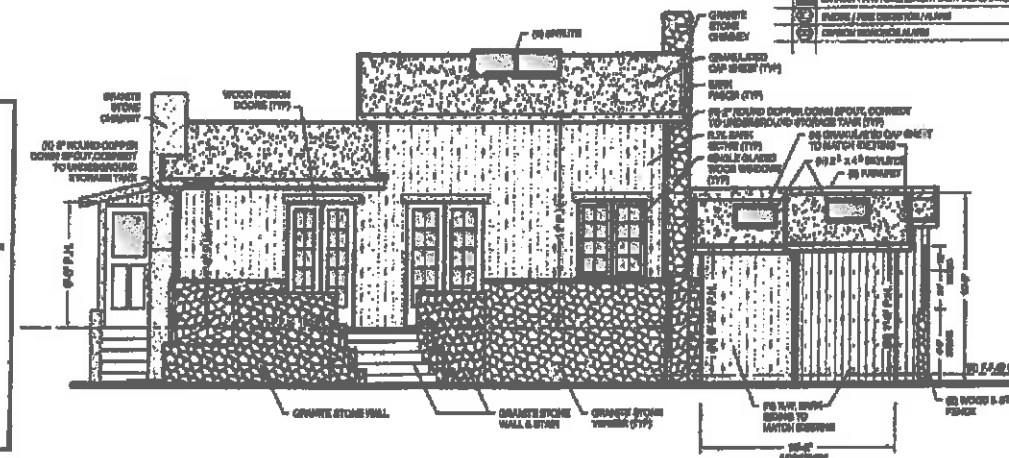
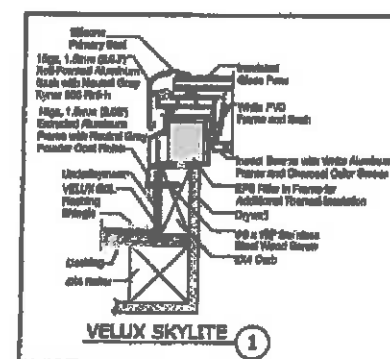
**City of Carmel-by-the-Sea  
Planning & Building Dept.**

## **SECRETARY OF THE INTERIOR'S 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 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 a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**





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REVISIONS	BY

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**STEVE MICKEL**  
building design + construction  
10 TERRA BUENA CT. MONTEREY, CA 95040  
PH. 831-469-0208 CELL. 831-691-6888 FAX. 831-469-0210



Remodel for: **CLUCK TRUST - THE BANK HOUSE**  
 NW CORNER 1501E VERDE STREET / 15TH AVENUE  
 CARME, CA 94008 A.P.N. 016-176-010

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