

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

Monday, April 17, 2017  
3:00 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  
KATHRYN GUALTIERI  
LYNN MOMBOISSE  
THOMAS HOOD  
ALEX HEISENGER

**B. TOUR OF INSPECTION**

Shortly after 3:00 p.m., the Board will leave the Council Chambers for an on-site Tour of Inspection. The public is welcome to follow the Historic Resources Board on its tour of the subject sites. The Board will return to the Council Chambers at 4:00 p.m., or as soon thereafter as possible. The tour itinerary will be available the day of.

**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**

NA

**F. ITEM**

- |  |   |
|--|---|
| 1. DS 17-033 (Giordano)<br>John Manduraggo, Project Designer<br>6th Avenue, 2 SW of Santa Rita Street<br>Block: 66; Lots: Parcel D<br>APN: 010-154-011 | Consideration of a Design Study (DS 17-033) for alterations to a historic residence located in the Single-Family Residential (R-1) Zoning District. |
|--|---|

- |    |   |  |
|----|---|--|
| 2. | DS 17-107 (Slingerlend-Speers)<br>Erik Dyar, Project Architect<br>NW Corner of Santa Lucia at San Carlos<br>Block: 143; Lots: 29,31,33 and 35<br>APN: 010-165-015 and 027 | Consideration of a Design Study (DS 17-107) to demolish a guesthouse, carport and apartment/garage building, construction of a new guesthouse/garage, alterations to site coverage, and alterations to a historic residence located in the Single-Family Residential (R-1) Zoning District |
| 3. | City of Carmel-by-the-Sea   | Review of the Certified Local Government Annual Report to be submitted to the Staff Office of Historic Preservation  |

**G. DIRECTOR'S REPORT**

1. Future discussion/meeting item - Historic Preservation Ordinance – CMC Section 17.32

**I. DISCUSSION ITEMS**

1. Discussion on Historic Context Subcommittee

**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: May 15, 2017

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, Marc E. Wiener, 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, April 14, 2017.

Dated this 14th day of April, 2017, at the hour of 4:00 p.m.

\_\_\_\_\_  
Marc Wiener, AICP, Community Planning and Building Director



CITY OF CARMEL-BY-THE-SEA

Historic Resources Board

April 17, 2017

**To:** Chair Dyar and Board Members

**From:** Marc Wiener, Community Planning and Building Director

**Submitted by:** Stuart Poulter, Contract Planner

**Subject:** Consideration of a Design Study (DS 17-033) for alterations to a historic residence located in the Single-Family Residential (R-1) Zoning District

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**Application:** DS 17-033 (Giordano)                      **APN:** 010-039-003  
**Block:** 66    **Lots:** Parcel D  
**Location:** 6<sup>th</sup> Avenue, 2 SW of Santa Rita Street  
**Applicant:** John Mandurrago                              **Property Owner:** John Giordano

**Executive Summary:** The property owner proposes to add a 284 square-foot addition to the rear of an historic residence named the Yellow Bird Cottage. The original residence was designed and constructed by Hugh Comstock.

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

**Background:**

The existing residence is a 1928 one-story, wood-framed Tudor, English cottage style residence (CBP# 2012) known as the "Yellow Bird Cottage". The property is listed at the local level of significance, under California Register Criteria 3, in the area of architecture, as an early, unaltered example of the Tudor-influenced "Storybook" residential design of Carmel master builder, Hugh Comstock. It falls under the theme of Architectural Development in Carmel (1888-1965), established in the 2008 Carmel Historic Context Statement.

The Yellow Bird Cottage's period of significance (and year of construction) is 1928 per the California DPR 523 documentation prepared for the house in 2002. The Yellow Bird Cottage is one of the first of five cottages designed and built by Hugh Comstock for eastern investor W.O.

Swain, on the eastern half of Block 66. The property is considered a key contributor to the Comstock Hill Historic District.

The existing residence is 679 square feet and sits on a concrete foundation and is rectangular in plan. The exterior wall cladding is textured cement stucco with decorative half-timbering and board-and-batten. The steeply pitched side-gabled hip-on-gable roof is covered in composition shingle. A short, stumpy stucco-clad interior chimney pierces the roof-plane on the west (front elevation, toward the north end of the cottage). The chimney cap is shingled, with a ceramic pipe projecting above. Decorative vertical half-timbering is found around and below the principal window openings. Fenestration is irregular, with a combination of paired and banked multi-paned fixed and casement type wood windows. The original detached garage is sited in the northwest corner of the parcel facing 6<sup>th</sup> Avenue. The garage is considered an integral part of the historic building ensemble. The cottage sits back from the street to the rear of the garage in a natural landscape setting of mature oaks and some local groundcover.

**Proposed Project:**

The applicant proposes to add a 284 square foot bedroom and bathroom addition off the rear (south) elevation of the existing residence to provide for contemporary usage. The proposed bedroom/bath will be slightly offset from the SE corner of the south elevation so it will not be seen from the public right-of-way. The two existing windows in the elevation will be removed and one window reused on the south wall in the new addition. All the proposed work will (to the extent feasible) reuse any available historic building materials and where necessary, match required replacement features, in kind. There will also be a minor modification of the roof framing to connect the new addition with the existing building envelope. The addition will extend west of the original building envelope and will include an angled bay on its north facing elevation. This room extension will be screened from public view by the existing side yard gate and garage.

In addition, the applicant proposes the removal of approximately 250 square feet of existing gravel path hardscape to be replaced with wood chips along the north, east, and south elevations of the residence.

**Staff Analysis**

***Historic Evaluation Summary:*** The California Environmental Quality Act requires environmental review for alterations to historic resources that are not consistent with the Secretary of the

Interior's Standards. The proposed alterations were reviewed by the City's Historic Preservation Consultant and reported in the Phase II Historic Assessment, and includes an analysis of the proposed changes based on the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (Attachment C). The assessment concludes that the project, as shown on the project plans stamped received on February 22, 2017, would not cause a significant change to the listed historic building and would not create a significant adverse effect on the environment. Therefore, the project would be consistent with the Secretary of Interior's Standards.

### **Secretary of the Interior's Standards**

A Phase II Historic Assessment was prepared by the Historic Preservation Consultant, Mr. Kent Seavey (Attachment C). As stated in this Assessment, the *Secretary of the Interior's Standards for the Treatment of Historic Properties* identify four primary treatment approaches to historic buildings. They are Restoration, Preservation, Reconstruction and Rehabilitation. Rehabilitation is the recommended standards of treatment for the subject property. Rehabilitation is defined as the act or process of making a compatible use for a property through repair, alterations and additions while preserving those portions of features which convey it's historical, cultural, or architectural values.

The Secretary's Standards encourage "*placing a new addition on a non-character-defining elevation*" and locating alterations to historic properties in areas where previous alterations already exist. In this instance, the proposed addition is on a secondary elevation and will be partially screened by the detached garage. Furthermore, the character-defining features of the historic building will not be radically altered. (Kent Seavey, Historic Preservation Consultant, *Phase II Historic Assessment*, March 6, 2017).

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 on an inconspicuous area of the historic building envelope, and is subordinate in size to the historic building. The new addition includes a stucco interior and is differentiated from the wood-siding on the original historic residence. The applicant is proposing to reuse some of the existing windows on the new addition. Staff recommends against this, as it is inconsistent with the recommendations of Standard #3, which states avoid "*changes that create a false sense of historical development.*" A condition has been drafted that prohibits the reuse of historic windows and requires that the applicant work with staff to ensure that the new windows are differentiated. The board should also consider whether the roof pitch of the new

addition should also be at least slightly different from the historic residence to enhance the differentiation between the two structures.

**Alternatives:** The staff recommendation is to issue a determination that the application is consistent with the Secretary's Standards. Alternatively, the Board could require modifications to the plans intended to make the addition more compatible with the historic residence, in which case the application could be continued. Also, 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.

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

**ATTACHMENTS:**

- Attachment A – Conditions of Approval
- Attachment B – Phase II Historic Assessment/DPR 523/Secretary Standards
- Attachment C – Project Plans

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

CONDITIONS OF APPROVAL

DS 17-033  
John Giordano  
6th Avenue, 2 SW of Santa Rita Street  
Block: 66; Lots: Parcel D  
APN: 010-039-003

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**AUTHORIZATION:**

1. This Determination of Consistency (DS 17-033) authorizes alterations to an existing historic single-family residence including: 1) a 284 square foot bedroom and bathroom addition off the rear (south) elevation to provide for contemporary usage. The proposed bedroom/bath will be slightly offset from the SE corner of the south elevation so it will not be seen from the public right-of-way; 2) the removal and reuse of the two existing south elevation windows in the new addition (to the extent feasible); 3) a minor modification of the roof framing to connect the new addition with the existing building envelope; and 4) the removal of approximately 250 square feet of existing gravel hardscape to be replaced with wood chips. All work shall conform to the approved plans except as conditioned by this permit and shall conform to the Secretary of the Interior’s Standards.

**SPECIAL CONDITIONS:**

2. The applicant shall not reuse any historic windows on the new addition and shall work with staff to ensure that all new windows are differentiated from the windows on the historic residence.
3. The removed windows from the south wall shall be saved and stored for potential future use.
4. Prior to the beginning of construction, the applicant shall convene a pre-construction meeting to include the contractor and the City’s Project Planner to ensure compliance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties. A Building Permit will not be issued until this meeting has occurred.

5. Trees shall be protected during construction by methods approved by the City Forester. All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Twelve inches (12") of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit.
  
6. Remove approximately 250 square feet of existing gravel path hardscape to be replaced with wood chips along the north, east, and south elevations of the residence.

\*Acknowledgement and acceptance of conditions of approval.

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

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

\_\_\_\_\_  
Date

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

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

March 6, 2017

Mr. Marc Weiner  
Acting Planning Director  
Carmel Planning & Building Dept.  
P.O. Drawer G  
City of Carmel-by-the-Sea

RECEIVED

MAR 07 2017

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

Dear Mr. Weiner:

**Introduction:**

This Focused Phase II Historic Assessment has been prepared on behalf of Mr. John Giordano as part of an application for an addition and alterations to a one-story single family residence, listed as an historic building. The subject property is located on 6<sup>th</sup> St. 2 SW of Santa Rita Ave. (APN# 010-039-003), in Carmel (see photos, plans & drawings provided).

**Historical Background & Description**

The subject property is a 1928 one-story, wood-framed Tudor, English cottage Style residence (CBP# 2012). The property is listed at the local level of significance, under California Register criteria 3, in the area of architecture, as an early, unaltered example of the Tudor influenced Storybook residential design of Carmel master builder, Hugh Comstock (1893-1950). It falls under the theme of Architectural Development in Carmel (1888-1965), established in the 2008 Carmel Historic Context Statement. Its period of significance is 1928 (see California DPR 523 documentation provided).

Character-defining features of the property include its one-story height; rectangular plan; stucco and false half-timbered exterior wall-cladding; steep-pitched gable-on-hip roof system; multi-paned, paired, and banked wood, fixed & casement type windows.

## **Evaluation of Significance**

The California Environmental Quality Act (CEQA), PRC Sec.21084.1 requires all properties fifty years of age or older to be reviewed for potential historic significance. Criteria for that significance is addressed in PRC Sec. 5024.1 (a). It asks, did any event important to the region, state or nation occur on the property ? Did anyone important to the region, state or nation occupy the property during the productive period of their lives ? Does the building represent an important architectural type, period or method of construction, or is it a good example of the work of a noted architect or master-builder ? The criteria also asks if the property is likely to yield information significant to the understanding of the areas history.

Eligibility for historic listing of buildings, structures, objects, sites and districts, i.e., rests on the twin factors of historic significance and integrity to be considered for listing in the National Register of Historic Places, the California Register of Historical Resources, and the Carmel Historic Resource Inventory. Loss of integrity, if sufficiently great, will overwhelm the historic significance a resource may possess and render it ineligible for historic listing. Likewise, a resource can have complete integrity, but if it lacks significance, it must also be considered ineligible.

Integrity is measured by the application of seven aspects, defined by the National Register Criteria for Evaluation. They include: Location, the place where the historic property was constructed, or an historic event occurred; Design, the combination of elements that create the form, plan, space, structure, and style of a building; Setting, the physical environment of the historic property; Materials, the physical elements that were combined during a particular period of time and in a particular pattern or configuration to form a historic property; Workmanship, the physical evidence of the crafts of a particular culture or people during any given period in history; Feeling & Association are subjective elements that assess a resources ability to evoke a sense of time and place.

## **Evaluation of Historic Integrity**

The subject property retains its original location and setting. It's design, materials and expression of workmanship are sufficiently intact to convey a strong sense of time and place and of feeling and association with the residential development of Carmel within the context of Architectural Development in Carmel (1888-1965), established in the 2008 Carmel Historic Context Statement.

## **Evaluation:**

The owner proposes to add a bedroom/bath addition off the rear (south) elevation. All new work will be undertaken in conformance with the *The Secretary of the Interior's Standards for the Treatment of Historic Properties, under the Standard for Rehabilitation*.

*The Secretary of the Interiors Standards for the Treatment of Historic Properties* Identify four primary treatment approaches to historic buildings. They are Restoration, Preservation, Reconstruction and Rehabilitation. Rehabilitation would be the recommended standard of treatment for the subject property, Rehabilitation is defined as the act or process of making a compatible use for a property through repair, alterations and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

The Secretary's Standards encourages "placing a new addition on a non-character-defining elevation." and locating alterations to historic properties in areas where previous alterations already exist. The 1992 National Park Service *Illustrated Guidelines for Rehabilitating Historic Buildings*, states that "The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility."

In this instance, the proposed addition is on a secondary elevation. The exterior wall will be retained, and two existing windows will be reused in the proposed addition, consistent with Rehabilitation Standards #9 & #10. The character-defining features of the historic building will not be radically changed. The proposed addition is on an inconspicuous area of the historic building envelope, and limited in size and scale in relationship to the historic building. It will also be screened from the public right-of-way by an existing garage. The new addition will be differentiated from the old by its side-gabled form and smooth stucco exterior. The fenestration will employ repurposed historic windows, to the extent feasible, or new windows matching the old for continuity of design. the work will be compatible with the size, scale, proportions and massing to protect the integrity of the subject property and its environment. This is consistent with Rehabilitation Standard #2 and #5. If removed in future, the essential form and integrity of the historic residence will be unimpaired, consistent with Standards #9 and #10 (see copy of the Rehabilitation Standards provided).

### **Impacts of the Proposed Project:**

The owner has proposed to add a bedroom/bath addition off the rear (south) elevation to provide for contemporary usage.

#### **NORTH (FRONT) ELEVATION (primary)**

This is a primary elevation. There is no change proposed on this elevation.

#### **EAST SIDE-ELEVATION (secondary)**

This is a secondary elevation. There is no change proposed on this elevation.

#### **SOUTH (REAR) ELEVATION (secondary)**

The proposed bedroom/bath will be slightly offset from the SE corner of this elevation so it will not be seen from the public right-of-way. The two existing windows in the elevation will be removed and reused, to the extent feasible, in the new addition. There will be a minor modification of the roof framing to connect the new addition with the existing building envelope, which is reversible. The addition will extend west of the original building envelope, and include an angled bay on its north facing elevation. This room extension will be essentially screened from public view by the existing gate & garage. In accordance with the Rehabilitation Standards recommendations for new additions, the proposed bedroom/bath will be kept small in scale, so as not to obscure or radically change the historic appearance of the historic building envelope (see photos, and plans & drawings provided).

#### **WEST SIDE-ELEVATION (secondary)**

The only change proposed for this elevation will be the slight extension of the proposed bedroom space toward the north, to allow doorway access into the new space from the main building block (see photos, and plans & drawings provided). As proposed, the work shall reuse, to the extent feasible, any available historic building material, and where necessary match required replacement features, in kind. New work will be clearly differentiated from the old, but compatible with the size, scale, proportions and massing to protect the integrity of the subject property and its

environment. If removed in future, the essential form and integrity of the historic resource and its environment will be unimpaired.

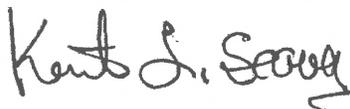
**Conclusion:**

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 material so that the remaining character-defining features of the resource will not be obscured, damaged or destroyed. The alterations noted are reversible. As proposed the new work will not cause a significant change to the listed historic building and will not create a significant adverse effect on the environment.

**Mitigation**

The proposed project I appears to be in conformance with the *Secretary of The Interiors Standards for the Treatment of Historic Properties* under the *Standard for Rehabilitation*. (see documentation, photos and plans & drawings provided). No mitigation is needed for this project.

Respectfully Submitted,

A handwritten signature in black ink that reads "Kent L. Seavey". The signature is written in a cursive, slightly slanted style.

**6th St. 2 SW of Santa Rita Ave.**



Photo #1. Looking South at the north facing façade and detached garage, Kent Seavey, 3/6/17



Photo #2. Looking SE at the garage and west side fence, Kent Seavey, 3/6/17.



Photo #3. Looking SW at the east side-elevation and facade,  
Kent Seavey, 3/6/17.



Photo #4. Looking NW at the rear (south) elevation, both existing  
windows are planned for reuse, Kent Seavey, 3/6/17.

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code 5S1 5D1  
 Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page \_\_\_\_\_ of \_\_\_\_\_ Resource Name or #: (Assigned by recorder) Yellow Bird

**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)  
s/side 6th bet. Santa Fe and Santa Rita (Blk 66, Lot w /pt.1) Parcel No. 010-039-003

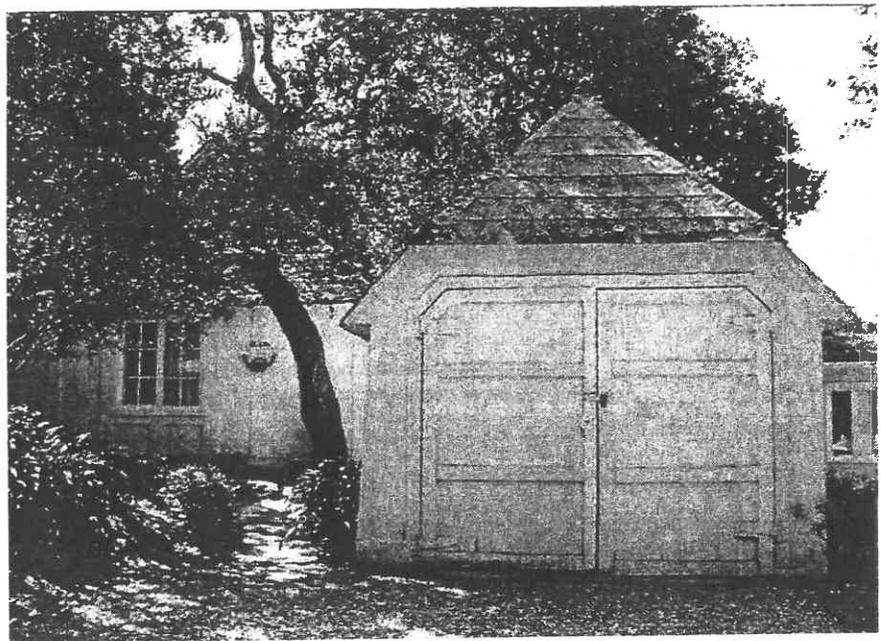
**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*A one-story, wood-framed Tudor, English cottage vernacular residence, rectangular in plan, resting on a concrete foundation. The exterior wall cladding is textured cement stucco w/ decorative half-timbering, and board-and-batten. The steeply pitched side-gabled hip-on-gable roof is covered in composition shingle. A short, stumpy stucco-clad interior chimney pierces the roof-plane on the west (front) elevation, toward the north end of the cottage. The chimney cap is shingled, with a ceramic pipe projecting above. Decorative vertical half-timbering is found around and below the principal window openings. Fenestration is irregular, with a combination of paired and banked multi-paned fixed and casement type wood windows. The original detached garage is sited in the NW corner of the parcel, facing 6th Avenue. It has a board-and-batten exterior wall cladding, w/cement stucco between the battens. Its steep pitched roof is clipped at the gable ends. The slightly overhanging eaves have closed soffits, an unusual feature for a dependency. The vertically planked double garage doors are clipped at their upper corners and framed with bracing members. The garage should be considered an integral part of the historic building ensemble. The cottage sits back from the street, to the rear of the garage in a natural landscape setting of mature oaks and some local groundcover.*

**j. Resource Attributes:** (List attributes and codes)

**k. 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: 1089-, .

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

1928 Carmel bldg. records

**P7. Owner and Address**

Donald Propstra  
10 Fernwood Dr.  
San Francisco, CA 94127

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

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

**P9. Date Recorded:** 4/20/2002

**P10. Survey Type: (Describe)**

Carmel Historic Resource Inventory - 2001

**P11. Report Citation:** (Cite survey report and other sources, or enter "none")  
Significant Building Survey of Carmel 1979

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

HRI #

Primary #

je of

NRHP Status Code

5S1 5D1

Resource Name or #: (Assigned by recorder) *Yellow Bird*

- B1. Historic Name: *W.O. Swain cottage #1*  
B2. Common Name: *Honeymoon Cottage*  
B3. Original Use: *residence* B4. Present Use: *residence*  
B5. Architectural Style: *Tudor (English cottage vernacular)*  
B6. Construction History: (Construction date, alterations, and date of alterations)  
*Constructed 1928 (Cbp # 2012)*

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

B8. Related Features: *Wood-framed single car garage in NW cr of the parcel, 1928. It matches the residence in form and materials.*

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 Yellow Bird Cottage is significant under California Register criterion 3, in the area of architecture as an early, unaltered example of the Tudor influenced Storybook residential design of Carmel master builder, Hugh Comstock (1893-1950). It is also a key contributor to the Comstock Hill Historic District.*

*Constructed in 1928, Yellow Bird was the first of five cottages Comstock designed and built for eastern investor W.O. Swain, on the eastern half of Block 66, Carmel City. Swain was interested in grouping his cottage complex with consideration for geography and landscape setting, rather than conforming to "the narrow (40' X 100') wedges of plots-city fashion" that made up Carmel's subdivision parcels. He was able to gain City Council approval of his basically English garden city plan, that would group the cottages together, "with a feeling of spaciousness about them, as in a park". Swain hired Hugh Comstock to design the cottages.*

*Comstock was well known for his strong environmental aesthetic, and his insistence on the suitability of his structural forms to the land on which they were to be sited. His "Fairy Tale", or Storybook residential style was well suited to Swain's English garden city concept.*

*Three one hundred foot deep lots along the west side of Santa Rita, between Ocean and 6th were reduced in depth to sixty feet each. The remaining forty feet became frontages on Ocean and 6th for sixty-five foot deep building parcels. The lot lines were offset somewhat, to conform to the lay of the land along the westward sloping hillside the cottages would occupy.*

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

**B12. References:**

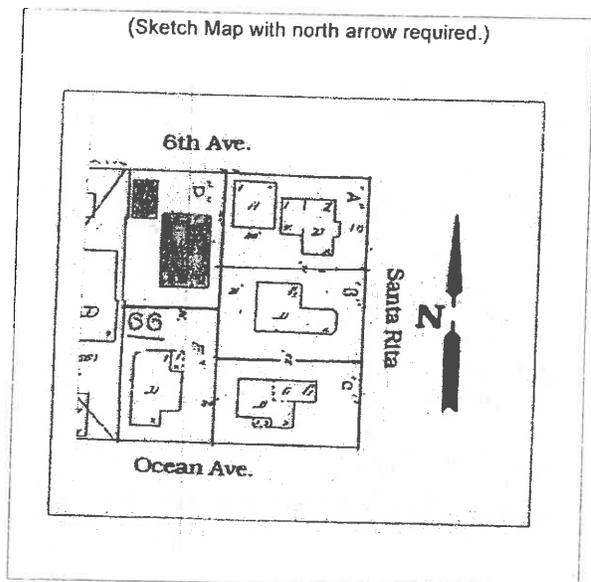
*Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel  
Carmel Historic Context Statement 1997  
Boone, L, Janick, R., Seavey, K., *Architecture of the Monterey Peninsula.*, Monterey Peninsula Museum of Art, 1976  
*The Carmelite*, 2/6/29*

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

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *4/20/2002*

(This space reserved for official comments.)



**CONTINUATION SHEET**

Primary #

HRI #

Trinomial

Recorded by: Kent L. Seavey      Resource Name or #: (Assigned by recorder) Yellow Bird  
Date 4/20/2002       Continuation    Update

B10. The privacy of Yellow Bird's westward facing facade was assured by the placement of a detached one car garage at the NW corner of the 6th Ave. parcel, blocking views into the property from the street. The small, English cottage vernacular residence has no record of change since 1928, although there might have been an unrecorded reroofing at some point. The house appears today as it does in the original plans by Comstock, on file with the Planning Dept at City Hall. The property, for many years, was referred to as Honeymoon Cottage because of its popularity with visiting newlyweds.

Yellow Bird, along with the remaining four cottages in the group are an important component of the Comstock Hill Historic District. Outside of Michael J. Murphy, Comstock was the most influential early builder in Carmel. His houses set the tone for residential design in Carmel since that time. The property clearly reflects the findings of the 1997 Carmel Historic Context Statement under the theme of architectural development.

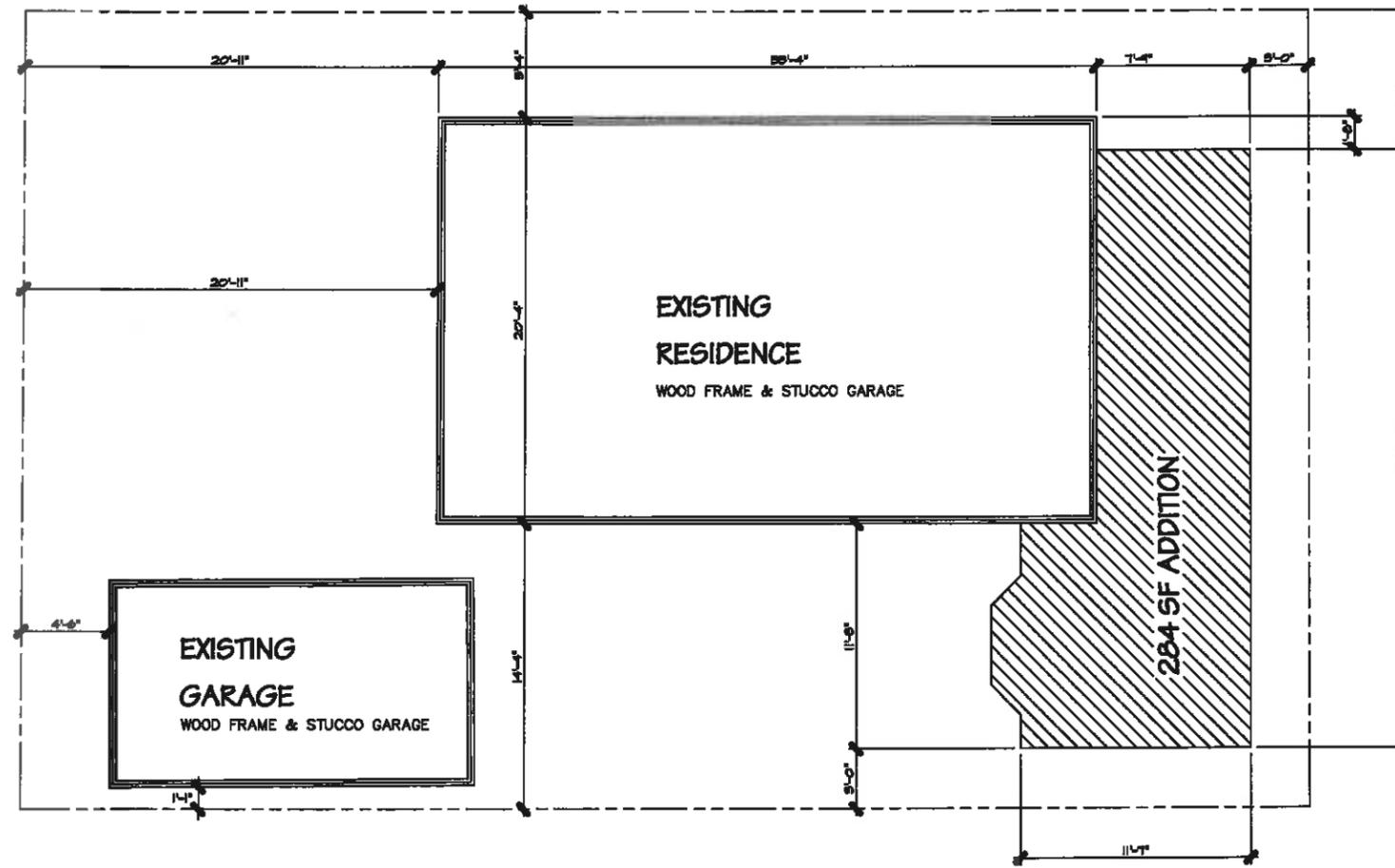
B12.  
Cook, Olive, *English Cottages and Farmhouses*, Thames & Hudson: London, 1982  
Hale, Sharon, *A Tribute to Yesterday*, Valley Publishers: Santa Cruz, 1980  
Mathewson, Joanne, *The Fairy Tale Houses of Carmel*, Tuck Box: Carmel, 1977

## SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

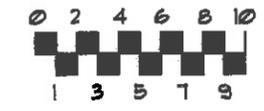
1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of 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.



6th STREET



# PROPOSED SITE PLAN



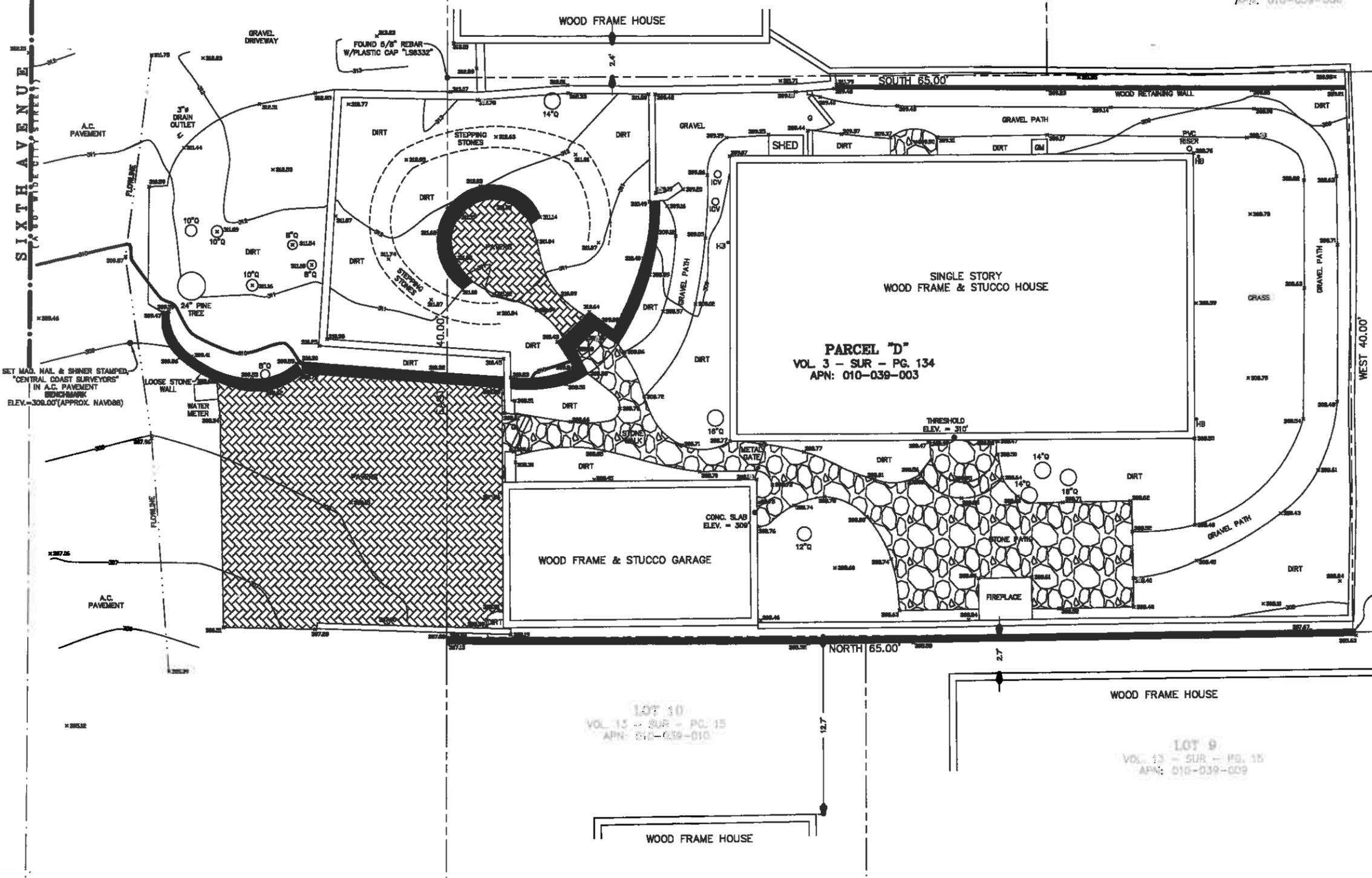
GIORDANO RESIDENCE  
6th STREET 2 6th OF SANTA RITA AVENUE  
CARMEL BY THE SEA, CALIFORNIA  
A.P.N. 010-094-008

02-01-17

1702

D2

JOHN MANDURRAGO  
Design Studios  
P. O. BOX 74, CARMEL BY THE SEA, CA 93921 831-425-1853



PARCEL "B"  
VOL. 3 - SUR - PG. 134  
APN: 010-039-008

PARCEL "D"  
VOL. 3 - SUR - PG. 134  
APN: 010-039-003

LOT 10  
VOL. 13 - SUR - PG. 15  
APN: 010-039-010

LOT 9  
VOL. 13 - SUR - PG. 15  
APN: 010-039-009

**TOPOGRAPHIC MAP**  
of  
**PARCEL "D"**  
AS SHOWN ON THE MAP ENTITLED  
"LICENSED SURVEYORS MAP  
SHOWING RESURVEY OF THE EAST HALF  
OF BLOCK 66, CARMEL CITY"  
VOLUME 3 - SURVEYS - PAGE 134  
OFFICIAL RECORDS OF MONTEREY COUNTY  
CARMEL COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR  
**John Giardano**

BY  
**CENTRAL COAST SURVEYORS**  
5 HARRIS COURT, SUITE H-11 MONTEREY, CALIFORNIA 93940  
Phone: (831) 384-4830  
Fax: (831) 374-4831

SCALE: 1" = 4" JOB No. 16-101 NOVEMBER 2016  
PREPARED: JLS

APN 010-039-003

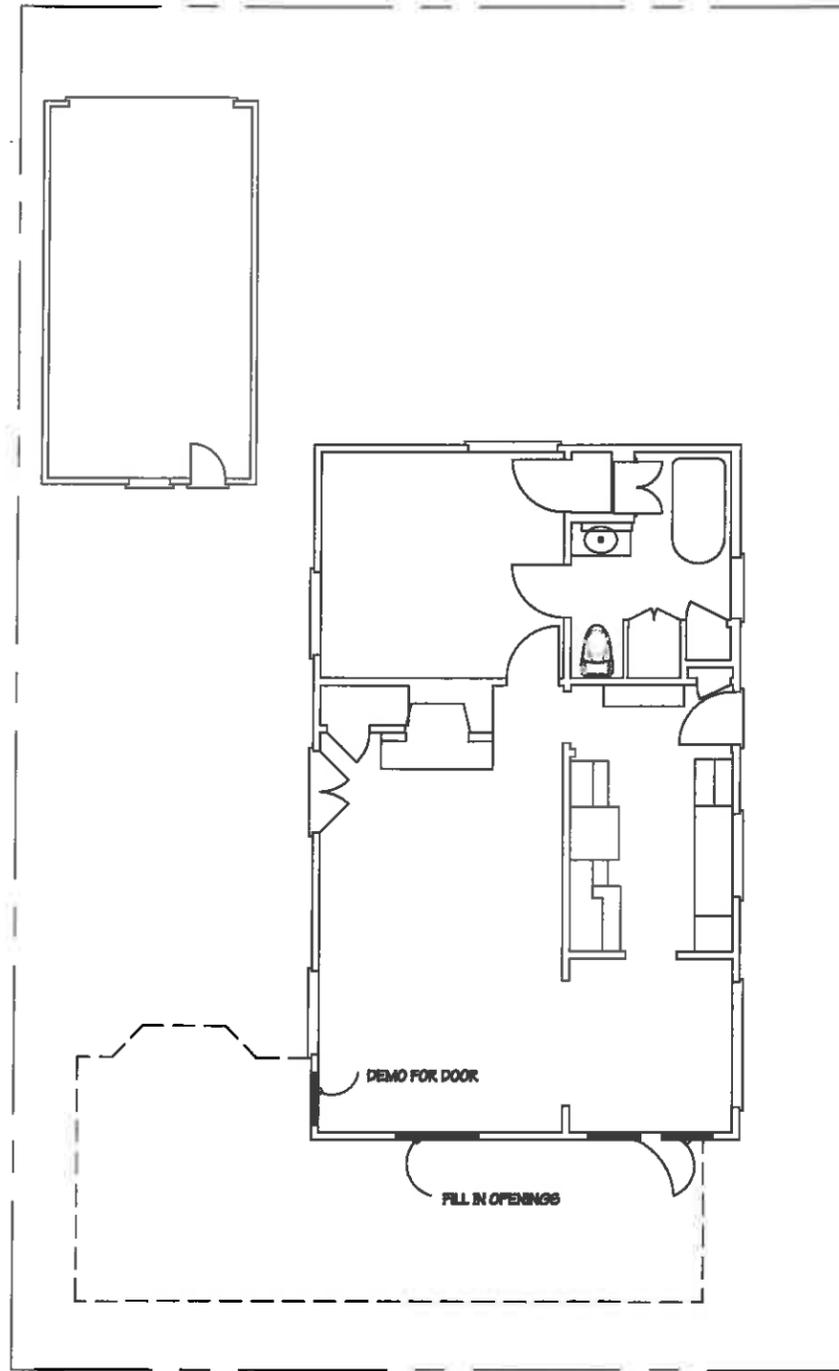


**LEGEND:**

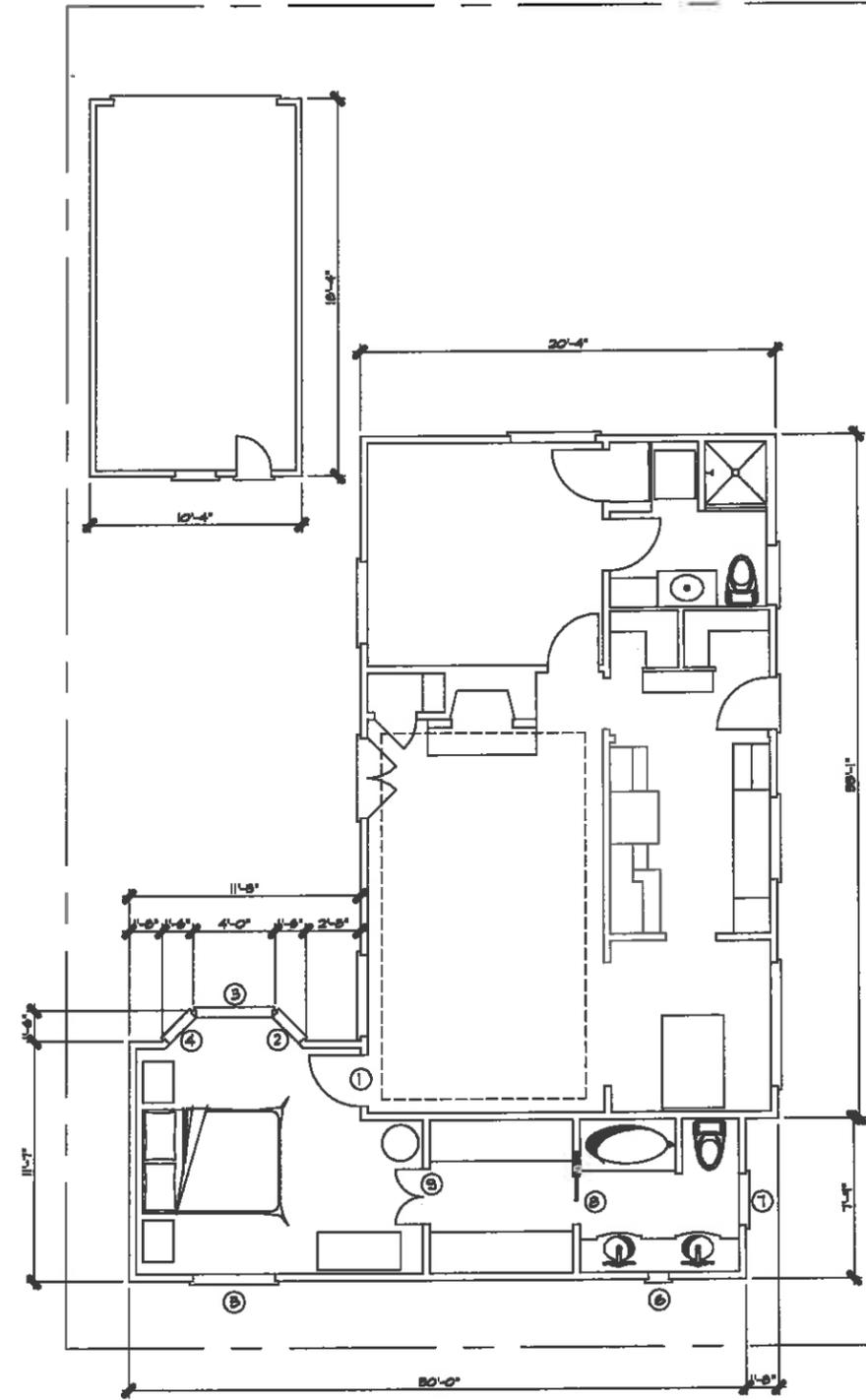
- G GATE
- GM GAS METER
- HB HOSEBOX
- ICV IRRIGATION CONTROL VALVE
- DENOTES A STEP
- DENOTES A WOOD FENCE
- DENOTES A STONE OR CONCRETE RETAINING WALL
- DENOTES A 12" DIA. OAK TREE (TYP.)

**NOTES:**

1. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
3. ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM THAT APPROXIMATES THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PROJECT BENCHMARK IS A MAG. NAIL & STAINLESS STEEL WASHER STAMPED "CENTRAL COAST SURVEYORS" SET IN A.C. PAVEMENT OF SIXTH AVENUE.  
ELEVATION = 308.00 FEET (APPROX. NAVD88)
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES.



EXISTING



PROPOSED

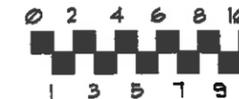
WINDOW & DOOR SCHEDULE

KOLBE & KOLBE WOOD WINDOWS AND DOORS ARE DUAL GLAZED TO PAINT

ID	SIZE	STYLE	LOCATION
①	2680	SINGLE PANEL	MASTER BEDROOM
②	1940	CASEMENT	MASTER BEDROOM
③	3840	FIXED	MASTER BEDROOM
④	1940	CASEMENT	MASTER BEDROOM
⑤	4040	PAIR OF CASEMENTS	MASTER BEDROOM
⑥	1030	CASEMENT	MASTER BATH
⑦	2630	CASEMENT	MASTER BATH
⑧	2480	POCKET DOOR	MASTER BATH
⑨	1480	PAIR OF LOUVERED DOORS	WARDROBE



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



FLOOR PLANS

GIORDANO RESIDENCE  
 6th STREET 3 BLK OF SANTA RITA AVENUE  
 CARMEL BY THE SEA, CALIFORNIA  
 A.P.N. 010-034-005

02-01-17

1702

D4

JOHN MANDURRAGO  
 Design Studios

P. O. BOX 74, CARMEL BY THE SEA, CA. 93921 831-425-1553

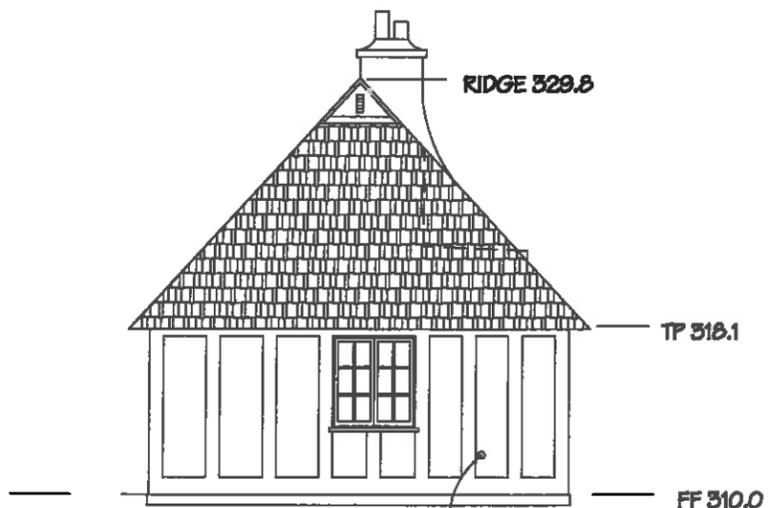


EAST



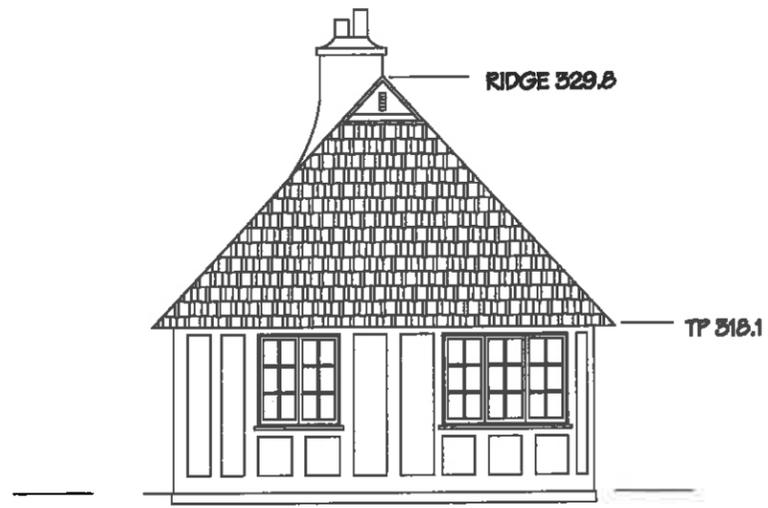
WEST

SIMULATED POST AND BEAM CONSTRUCTION



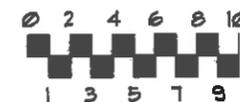
NORTH

SIMULATED POST AND BEAM CONSTRUCTION



SOUTH

EXISTING EXTERIOR ELEVATIONS



GIORDANO RESIDENCE  
6th STREET 2 80 OF SANTA RITA AVENUE  
CARMEL BY THE SEA, CALIFORNIA  
A.P.N. 010-084-003

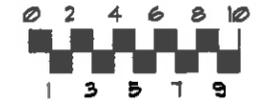
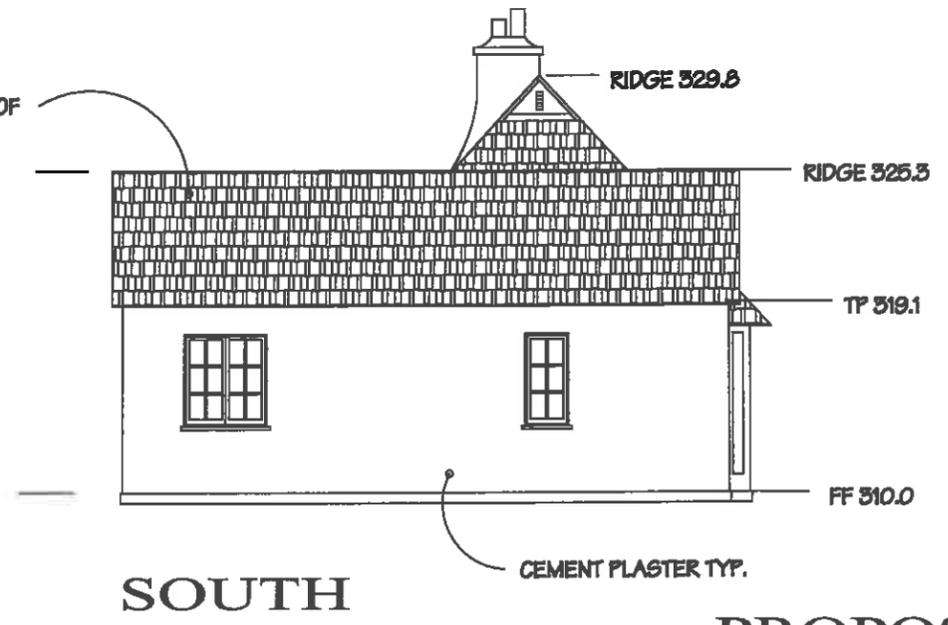
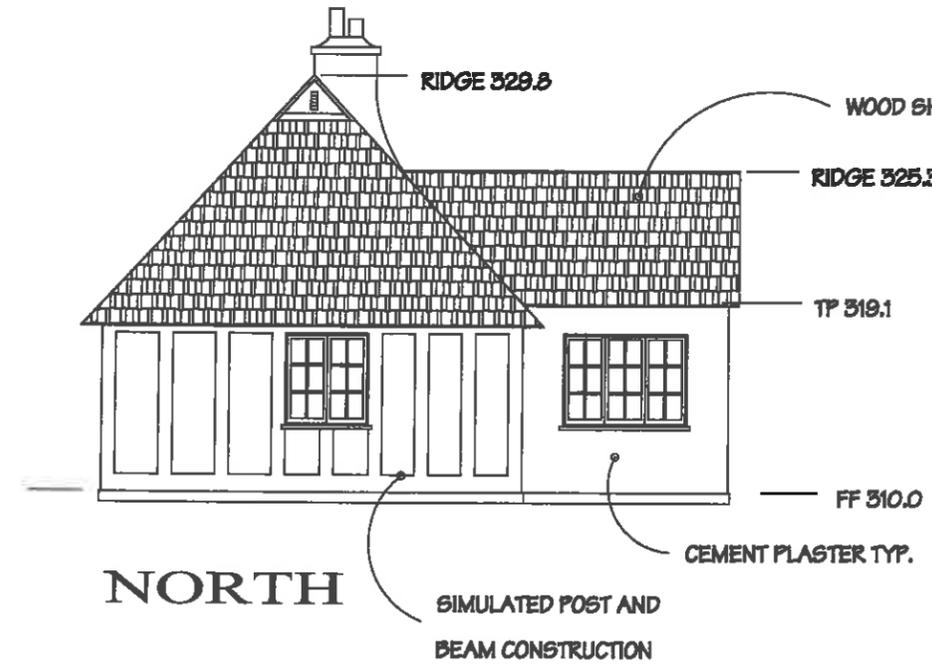
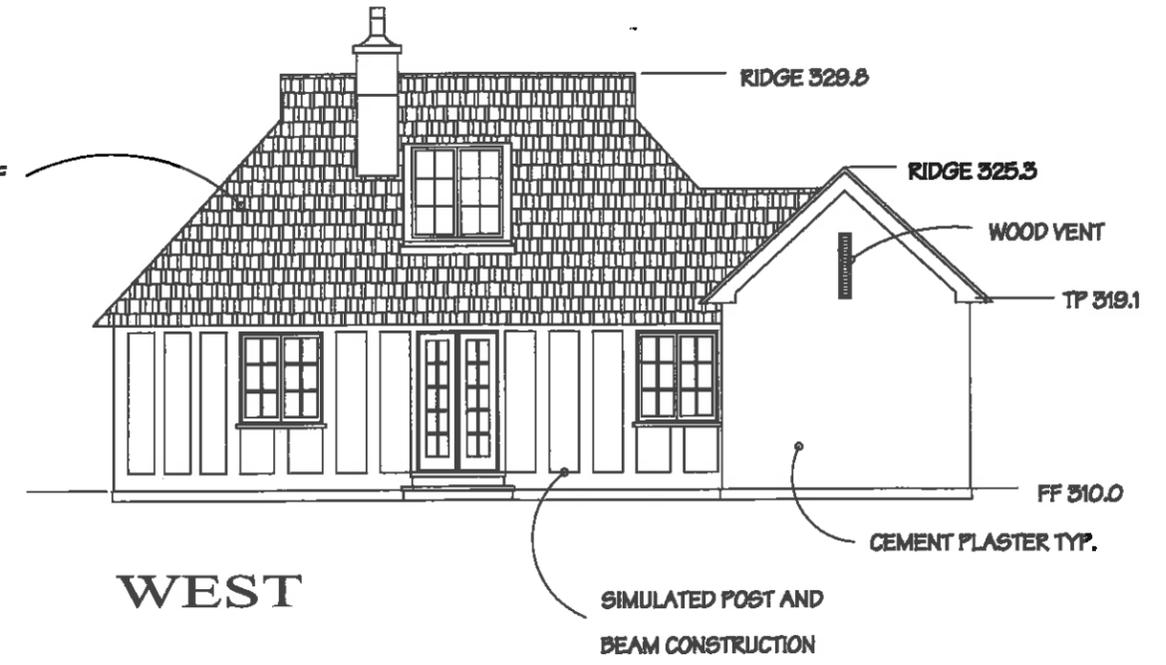
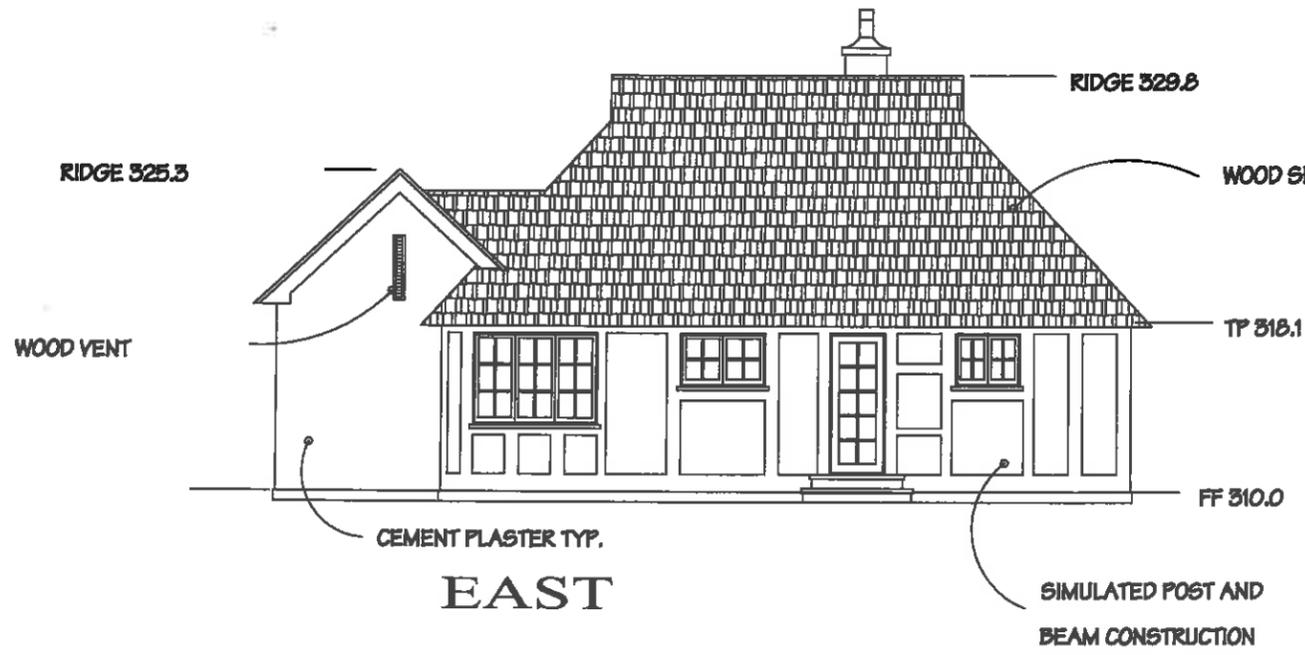
02-01-17

1702

D5

JOHN MANDURRAGO  
Design Studios

P. O. BOX 77, CARMEL BY THE SEA, CA 93021 831-625-1853



**PROPOSED  
EXTERIOR  
ELEVATIONS**

02-01-17

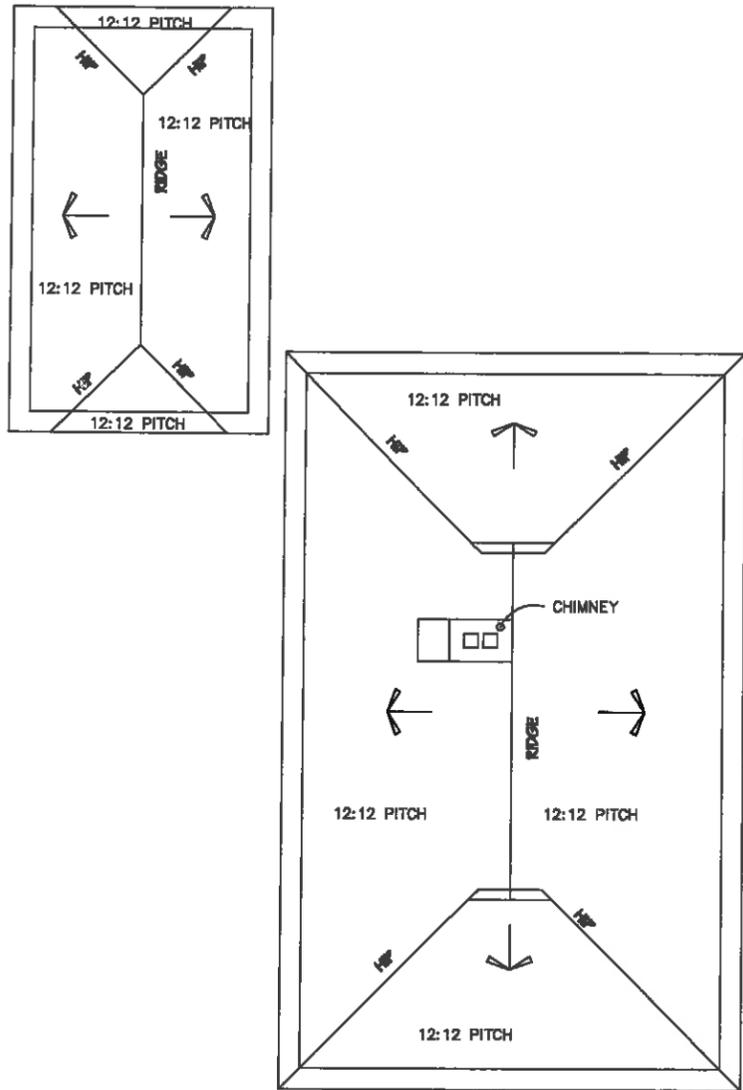
1702

D6

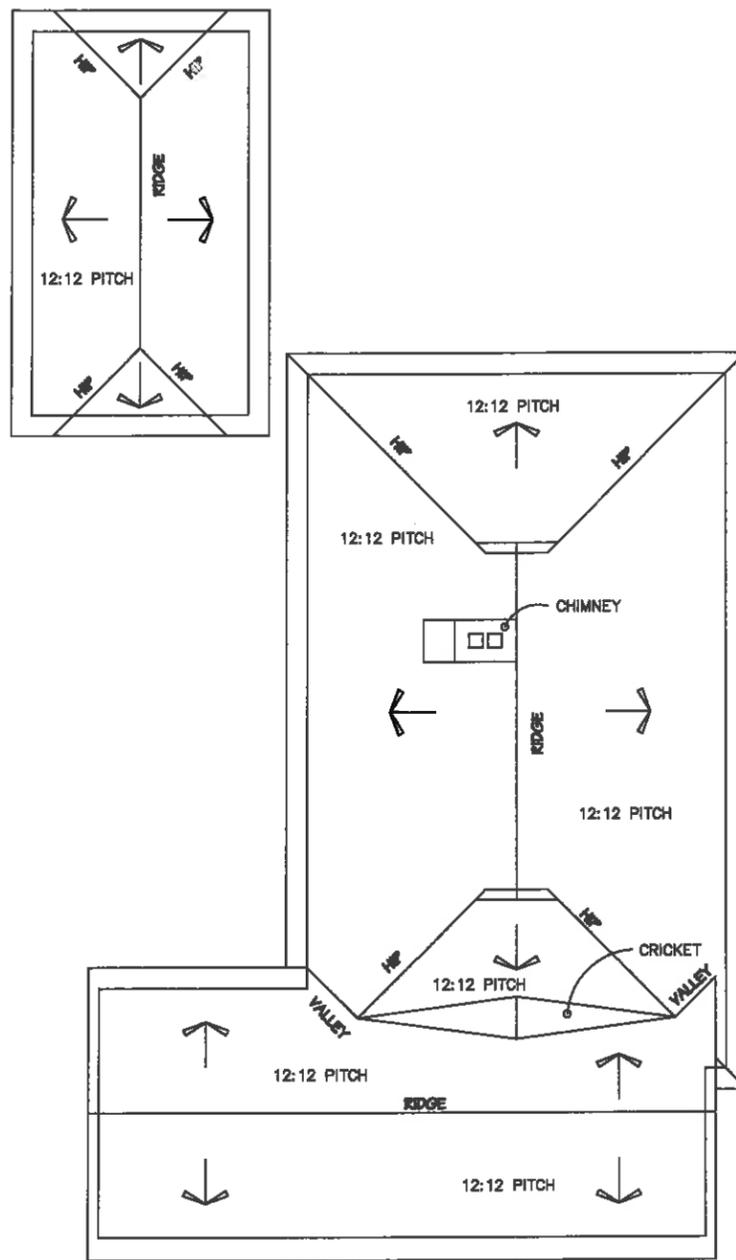
JOHN MANDURRAGO  
*Design Studios*

P. O. BOX 77, ORMBEL BY-THE-SEA, CA 93921 831-629-1853

**GIORDANO RESIDENCE**  
644 STREET 2 SW OF SANTA RITA AVENUE  
CARMEL BY THE SEA, CALIFORNIA  
A.P.N. 010-054-008



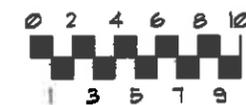
EXISTING



PROPOSED



ROOF PLANS



02-01-17

1702

D7

JOHN MANDURRAGO  
Design Studios

P. O. BOX 77, CARMEL BY THE SEA, CA 93921 831-625-1853

GIORDANO RESIDENCE  
6th STREET 2 8th OF SANTA RITA AVENUE  
CARMEL BY THE SEA, CALIFORNIA  
A.P.N. 010-084-005



CITY OF CARMEL-BY-THE-SEA

Historic Resources Board

April 17, 2017

**To:** Chair Dyar and Board Members

**From:** Marc Wiener, AICP, Community Planning and Building Director

**Submitted by:** Matthew Sundt, Contract Planner

**Subject:** Consideration of a Design Study (DS 17-107) to demolish a guesthouse, carport and apartment/garage building, construction of a new guesthouse/garage, alterations to site coverage, and alterations to a historic residence located in the Single-Family Residential (R-1) Zoning District

---

**Application:** DS 17-107 (Slingerlend-Speers) **APN:** 010-165-015 and 027  
**Block:** 143 **Lots:** 29, 31, 33 and 35  
**Location:** NW Corner of Santa Lucia at San Carlos Street  
**Applicant:** Erik Dyar, Architect **Property Owner:** Brad Slingerlend and Anna Speers

**Executive Summary:** The property owner proposes to demolish an existing guest house and carport to be replaced with a new guest house/garage structure on the “Las Abuelas” property. In addition, three new windows on the historic ‘Las Abuelas’ residence are proposed. Also proposed is the demolition of a non-historic apartment/garage structure on the adjacent property to the north.

**Recommendation:** Issue a Determination of Consistency with the Secretary of the Interior’s Standards as it relates to the demolition of a guest house, carport, apartment/garage structure, construction of a new guesthouse and garage, and the installation of three new windows installed to the second floor of the “Las Abuelas”.

**Background**

The ‘Gertrude S. Ells House’, also known as the ‘Las Abuelas’ (‘the grandparents’) property is located at the Northwest Corner of Santa Lucia Avenue and San Carlos Street. The residence

sits on an irregular shaped parcel approximately 11,000 square-foot in size and is approximately 3,352 square feet in size and is of the Spanish Eclectic style; it is wood framed and two stories.

The home was designed and built by M.J. Murphy in 1928. Mr. Murphy was the first major builder in Carmel who produced over 350 residential and commercial designs between 1902 and 1940. He is listed in the Historic Context Statement as one of the notable Designers and Builders of Carmel. On May 25, 2005, the residence was listed on the Carmel Inventory of Historic Resources. The resolution was filed with the County Recorder on January 4, 2007 (Document: 2007001273). In 2016, the City Council approved a Mills Act contract for the property and the property is now also on the Carmel Register.

Subsequent to the approval of the Mills Act contract in 2016, the property owners purchased the property immediately to the north (Block 143/Lot 29), which contains the original 1928, two-story, wood-framed Spanish Eclectic Style garage with upstairs apartment that was part of the “Las Abuelas” family compound but is not identified as historic. It too was designed and built by M.J. Murphy. The purchase of this property will allow the property owner to do a lot-line adjustment that will result in more area (from 10,900 square feet to 11,949 square feet) on the “Las Abuelas” property to accommodate the proposed garage and guesthouse.

### **Proposed Project**

Currently proposed on the “Las Abuelas” property is the demolition of a guesthouse (116 sq.ft.), a carport (158 sq.ft.), and construction of a detached garage (403 sq.ft.) with a guesthouse attached (292 sq.ft.). The project also includes a total of three new wood-clad windows on the second floor and on the south and west elevations. A concrete paver driveway, trellis, reconfiguration of existing stone paths, and site coverage changes are also proposed for the “Las Abuelas” property. In addition, the original garage and apartment (total of 1,008 square feet of floor area) on the parcel to the north is proposed to be demolished. The demolition of this building is not necessary at this time but is nonetheless being combined with the “Las Abuelas” project at this time because of the need to consider the historic value of the garage/apartment building and a determination by the HRB that the demolition will be determined to be consistent with the Secretary of the Interior’s Standards. It is important to note that per the Carmel codes demolition of buildings cannot proceed without first obtaining building permits for a replacement building. The applicant has not at this time put forth plans for a replacement building thereby the existing garage/apartment building may continue to be habitated.

## Staff Analysis

**Historic Evaluation Summary:** The California Environmental Quality Act requires environmental review for alterations to historic resources that are not consistent with the Secretary of the Interior's Standards. The proposed alterations to the "Las Abuelas", and demolition of existing structures were reviewed by the City's Historic Preservation Consultant, Mr. Kent Seavey, and reported in the Phase I and II Historic Assessments (Attachment B). These reports include an analysis of the proposed changes based on the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. The assessment concludes that the project, as shown on the project plans dated March 22, 2017, would be consistent with the Standards, thereby no CEQA analysis is required.

**Phase I Historic Assessment – Historic Eligibility Study:** The City's Historic Preservation Consultant prepared a Phase I Historic Assessment for the proposed demolition of the two-story garage with apartment on the adjacent property to the north of the "Las Abuelas" property. The building is an altered 1928, two-story, wood-framed Spanish Eclectic Style garage/apartment. Carmel building records (CPB# 2043) indicate it was originally designed and constructed by Carmel master builder Michael J. Murphy as part of the "Las Abuelas" residence, and owned by Charles & Gertrude Ells. The records note that the building was remodeled as a single family residence by a George R. Allin sometime after 1948 (CPB# 1707, undated); Mr. Allin was still in residence in 1953. A lot split occurred in September of 1957, for then owner Ms. Marie F. Burns (PC 1416). In 1983, a new owner, Mary S. Wiley, of San Jose, had a 30" X 40" window installed (CPB# 83-98). In 1993, a later owner, Mr. Donald Bauer, hired local contractor Chris Johnson to do a general remodel and upgrade, including foundation work (CBPs # 93-105 & 93-201).

As reported by the Historic Preservation Consultant, the subject property is not included in the California Office of Historic Preservation-maintained "Historic Data File for Monterey County" (updated November, 2016). It is not listed in the California Register, or the National Register of Historic Places, nor is it listed in the 2003 Carmel Historic Resources Inventory. As originally constructed in 1928, the subject property was designed as a functional box, to hold two automobiles and probably the family driver. The only remaining components of the applied decoration that appears related to the "Las Abuelas" main house are the wooden shutters. The shed-roofed garage door-hood appears more Mexican in design, and unrelated to any character-defining feature of the main house. The original multi-paned wood casement type

windows are no longer present and the placement of fenestration along the south facing facade has been reconfigured and re-glazed with aluminum sliders.

Alterations from that time to present have significantly altered the historic fenestration on the building, thus compromising the original Murphy design. The building has also been allowed to deteriorate through deferred maintenance. As noted above, loss of integrity, if sufficiently great, will overwhelm the historic significance a resource may possess and render it ineligible for historic listing. Such is the case with the subject property

As reported by the Historic Preservation Consultant, no event of significance to the nation, state or region, nor any significant individuals during the productive period of their lives, have been identified with the existing property. The original M. J. Murphy design has been lost to 'unsympathetic alterations' over time. Lacking physical integrity, the subject property does not meet the necessary criterion for listing in the California Register of Historical Resources. Nor does it meet the criterion established by the City of Carmel-by-the-Sea to qualify for inclusion in the Carmel Historic Resource Survey, and therefore cannot be considered an historic resource as defined by CEQA.

***Phase II Historic Assessment – Alteration to Historic Property:*** This assessment was also prepared by the Historic Preservation Consultant and is specific to the “Las Abuelas” property. The property is listed at the local level of significance, under California Register criteria 3, as a good example of Spanish Eclectic Style residential design. It falls under the theme of Architectural Development in Carmel (1888-1965), established in the 2008 Carmel Historic Context Statement. Its period of significance is c.1923 to 1928 (Attachment B).

Character-defining features of the property include its two-story height; irregular plan; stucco exterior wall-cladding; a mixed flat and Mission-tiled shed-roof system, with the shed roof overhanging a cantilevered wood balcony along the north side-elevation; an open, stucco-clad staircase along the east side-elevation sweeping in a dramatic arch from the ground up to an enclosed tower accessing the balcony; multi-paned casement type, and arched windows and a 'porte-cochere entrance'<sup>1</sup> on the SE corner of the building that is supported by massive Carmel stone piers. The informal landscape setting of the house and grounds including a two hundred year old Wolf pine are also character-defining features of the historic resource.

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<sup>1</sup> A roofed structure covering a driveway at the entrance of a building to provide shelter while entering or leaving a vehicle.

The Secretary's Standards encourage "placing a new addition on a non-character-defining elevation" and locating alterations to historic properties in areas where previous alterations already exist.

The proposed changes relate to removal of two non-historic features (the guesthouse and carport) and the addition of a detached two-car garage with an attached guesthouse. The owners also propose to add windows to the second floor, for code required fire egress, and to bring light and air into a bedroom on a secondary elevation, where no character-defining features of the historic resource will be affected. The proposed windows are on an inconspicuous area of the historic building envelope and will have differentiated, painted wood windows.

The existing non-historic guest house is 18 inches from the east property boundary and carport is approximately 12 inches from the historic residence. These two structures are proposed to be removed as they are uncharacteristic of the historic property, are a distraction from the historic residence, and are functionally awkward. The new garage/guesthouse structure will have a stone veneer different from the stone piers of the Porte Cochere, and creates a easily differentiated, simple structure that is subordinate to the two-story residence, but complementary. It will have a flat – parapetted roof, which complements the flat roof on the main house and keeps the building at a minimum height (12 feet to top of parapet). A trellis and walkway are proposed to be constructed between the new garage and the "Las Abuelas" residence.

The proposed demolition of the guesthouse, carport and two-story garage/apartment, and construction of the new garage and guesthouse are designed so that the character-defining features of the historic building and its environment will not be radically changed. The new elements will reflect the existing historic building fabric so as to provide continuity of design. The work will be compatible with the size, scale, proportions and massing of the Las Abuelas, which will protect the integrity of the subject property and its environment. The proposed work is consistent with Rehabilitation Standard #2 and #5. If removed in the future, the essential form and integrity of the historic residence will be unimpaired, consistent with Rehabilitation Standards #9 and #10.

**Secretary of the Interior's Standards:** Standard #2 states, "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." Standard #3 states, "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."

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."* Standard #10 states, *"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."*

**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 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.

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

**ATTACHMENTS:**

- Attachment A – Conditions of Approval
- Attachment B – Phase I and II Historic Assessments
- Attachment C – Project Plans

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

CONDITIONS OF APPROVAL

DS 17-107

Slingerlend-Speers

NW corner of Santa Lucia and San Carlos

Block: 143; Lots: 29, 31, 33, and 35

APN: 010-165-015 and 027

---

**AUTHORIZATION:**

1. This Determination of Consistency (DS 17-107) authorizes alterations to the “Las Abuelas” historic single-family residence (APN 010-165-015) including: (1) demolition of a guesthouse (116 sq.ft.) and a carport (136 sq.ft.), (2) construction of a detached garage (403 sq.ft.) and an attached guesthouse (292 sq.ft.), (4) installation of new windows, and (4) construction of an arbor and modified site coverage. All work shall conform to the approved plans except as conditioned by this permit and shall conform to the Secretary of the Interior’s Standards.

Also authorized is the demolition of a two-story garage/apartment structure on the adjacent property (APN 010-165-027) with the condition that this structure is not to be demolished until there is an approved Design Study and building permit for a replacement structure.

**SPECIAL CONDITIONS:**

2. Prior to the beginning of construction, the applicant shall convene a pre-construction meeting to include the contractor and the City’s Project Planner to ensure compliance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties. A Building Permit will not be issued until this meeting has occurred.
3. Trees shall be protected during construction by methods approved by the City Forester. All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2”) are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2”) in diameter are cut without prior City Forester approval or any significant tree is

endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Twelve inches (12") of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit.

\*Acknowledgement and acceptance of conditions of approval.

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

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

\_\_\_\_\_  
Date

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

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

April 7, 2017

Mr. Marc Weiner  
Planning Director  
Carmel Planning & Building Dept.  
P.O. Drawer G  
City of Carmel-by-the-Sea

Dear Mr. Weiner:

**Introduction:**

This Focused Phase II Historic Assessment has been prepared on behalf of Brad Slingerlend & Anna Speers as part of an application for a minor alteration to a two-story single family residence, listed as an historic building. The subject property is located at the NW cr. of Santa Lucia & San Carlos (APN# 010-165-015), in Carmel (see photos, plans & drawings provided).

**Historical Background & Description**

The subject property is an altered c.1923 two-story, wood-framed Spanish Eclectic Style residence. Carmel building records show there was a second floor bedroom addition at the NW corner of the residence in 1928, and second floor bedroom added to the SE corner in 1932-33. About 1958, a new wood-framed carport was constructed at the NW corner of the north side-elevation, and an existing tool shed, along the east side property line was converted to a guest room. The 1928 and 1931-32 bedrooms were consistent with *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, under the Standards for Rehabilitation. However, the carport and converted tool shed do not meet the Standards.

The property is listed at the local level of significance, under California Register criteria 3, as a good example of Spanish Eclectic Style residential design. It falls under the theme of Architectural Development in Carmel (1888-1965), established in the 2008 Carmel Historic Context Statement. Its period of significance is c.1923 to 1928 (see California DPR 523 documentation provided).

Character-defining features of the property include its two-story height; irregular plan; stucco exterior wall-cladding; a mixed flat and Mission-tiled shed-roof system, with the shed roof overhanging a cantilevered wood balcony along the north side-elevation; an open, stucco-clad staircase along the east side-elevation sweeping in a dramatic arch from the ground up to an enclosed tower accessing the balcony; multi-paned casement type, and arched windows and a port-cochre on the SE corner of the building envelope, supported by massive Carmel stone piers. The informal landscape setting of the house and grounds including a two hundred year old Monk Pine are also character-defining features of the historic resource.

#### **Evaluation:**

The owners propose to, (1) add three windows to a second story bedroom addition (2) demolish an existing non-historic guest house and carport (3) construct a new detached garage w/guest house (4) addition of a new concrete paver driveway w/minor reconfiguration of existing stone pathways and site coverage. All new work will be undertaken in conformance with the *The Secretary of the Interior's Standards for the Treatment of Historic Properties, under the Standard for Rehabilitation*.

*The Secretary of the Interiors Standards for the Treatment of Historic Properties* Identify four primary treatment approaches to historic buildings. They are Restoration, Preservation, Reconstruction and Rehabilitation. Rehabilitation would be the recommended standard of treatment for the subject property, Rehabilitation is defined as the act or process of making a compatible use for a property through repair, alterations and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

The Secretary's Standards encourages "placing a new addition on a non-character-defining elevation." and locating alterations to historic properties in areas where previous alterations already exist. The 1992 National Park Service *Illustrated Guidelines for Rehabilitating Historic Buildings*, states that "The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility."

In this instance, the proposed rehab work is mostly concerned with removal of non-historic features and the addition of code required covered two-car off street parking. The owners also propose to add windows, for code required fire egress, and to bring light and air into a bedroom on an altered, secondary elevation, where no character-defining features of the historic resource will be affected. The proposed window additions are on an inconspicuous area of the historic building envelope.

The proposed removals and new additions are designed and will be constructed so that the character-defining features of the historic building and its environment will not be radically changed. The new elements will reflect the existing historic building fabric for continuity of design. The work will be compatible with the size, scale, proportions and massing of the historic resource to protect the integrity of the subject property and its environment. This is consistent with Rehabilitation Standard #2 and #5. If removed in future, the essential form and integrity of the historic residence will be unimpaired, consistent with Rehabilitation Standards #9 and #10 (see photos, plans and drawings provided).

#### **Impacts of the Proposed Project:**

The owners have proposed the following additions for contemporary usage.

##### **SOUTH (FRONT) ELEVATION (primary, altered)**

No changes are proposed for this elevation.

##### **WEST SIDE-ELEVATION (secondary, altered)**

The proposed bedroom egress windows will be placed in the south and west sides of a 1933 second floor addition on the rear (NW) corner of the historic building envelope, screened from the south by a projecting bay. The new windows will be wood casement types and shall be differentiated from the old, but compatible with the historic materials, features, size, scale and proportion, and massing of the historic resource. If the proposed addition is removed in future, the essential form and integrity of the historic property and its environment would be unimpaired, consistent with Rehabilitation Standards #9 & #10 (see copy of Rehabilitation Standards provided).

#### NORTH (REAR) ELEVATION (secondary, altered)

An existing non-historic 1958 detached front-gabled carport, abutting the western end of this elevation will be removed, as it obscures the historic appearance of part of the main building envelope. (see photos, and plans & drawings provided).

A new code required two-car, one-story flat-roofed garage/guest house will be constructed, well away from the historic building envelope, adjacent to a proposed new setback along the north side of the parcel. The garage/guest house will be partially screened from the main building block by a proposed vine covered redwood trellised arbor along its south side-elevation. The low, rectangular mass of the proposed garage with its stone veneer will clearly differentiate the historic from the new construction, as called for in Rehabilitation Standard #9, and is reversible consistent with Rehabilitation Standard #10.

A proposed sand-set, concrete paver parking pad will access the garage from the west side of San Carlos Street. An existing Carmel stone walkway, accessing the rear of the historic residence, will be slightly reconfigured and otherwise repaired. These features are consistent with the design character of the historic resource.

#### EAST SIDE-ELEVATION (secondary, altered)

The only changes proposed for this elevation will be the demolition of the 1958 non-historic guest house (formerly a tool shed), and removal of an existing undated deteriorated wooden driveway gate on San Carlos Street. The non-historic guest house is screened from the roadway by mature vegetation.

As proposed, the work shall reuse, to the extent feasible, any available historic building material, and where necessary match required replacement features, in kind. New work will be clearly differentiated from the old, but compatible with the size, scale, proportions and massing to protect the integrity of the subject property and its environment. If removed in future, the essential form and integrity of the historic resource and its environment will be unimpaired.

#### **Conclusion:**

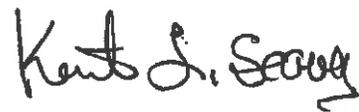
The proposed work on the subject property will be executed consistent with the *Secretary's Standards for Rehabilitation*, with the least possible loss of historic material so that the remaining character-defining features of the resource will not be

obscured, damaged or destroyed. The proposed alterations are reversible. As proposed the new work will not cause a significant change to the listed historic building, and will not create a significant adverse effect on the environment.

### **Mitigation**

The proposed project I appears to be in conformance with the *Secretary of The Interiors Standards for the Treatment of Historic Properties* under the *Standard for Rehabilitation*. (see documentation, photos and plans & drawings provided). No mitigation is needed for this project.

Respectfully Submitted,

A handwritten signature in black ink that reads "Kent J. Seavey". The signature is written in a cursive style with a large initial 'K' and a distinct 'S' at the end.

**“LAS ABUELAS” NW cr. Santa Lucia & San Carlos-Carmel**



**Photo #1. Looking north at the west side of the south facing façade, note bay at left, Kent Seavey, 3/4/2017.**



**Photo #2. Looking north at second floor bedroom extension for proposed window addition. Kent Seavey, 3/4/2017.**



**Photo #3. Looking SE at proposed bedroom window addition, note shadow of former window, Kent Seavey, 3/4/, 2017.**



**Photo #4. Looking SW at the 1958 non-historic carport, note proximity to the main building envelope, Kent Seavey, 3/4/2017.**



**Photo #5. Looking west at the 1958 non-historic carport note proximity to main building envelope, Kent Seavey, 3/4/2017.**



**Photo #6. Looking east at the 1958 non-historic guest house/tool shed, Kent Seavey, 3/4/2017.**



**Photo #7. Looking SE at the north side and west elevations of the 1958 non-historic guest house/tool shed, Kent Seavey, 3/4/2017.**

PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_ 551

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

Page 1 of 3

Resource Name or #: (Assigned by recorder) *Las Abuelas*

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)

*NW cr. Santa Lucia & San Carlos (Blk 143, Lots 31, 33, 35)*

Parcel No. *019-165-015*

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

*A two-story, wood framed Spanish Eclectic style residence, ell shaped in plan, resting on a concrete foundation. The exterior wall cladding is a textured cement stucco. The principal roof is flat, covered in tar and gravel. On the north side elevation, facing the inside of the ell, is a slightly lower shed roof covered in Mission tile, capping a Monterey style cantilevered balcony, w/ square wood posts and a simple balustered rail. This roof form extends over a closed tower at the inside corner of the ell, enclosing an interior staircase. An open exterior staircase, clad in stucco, runs along the east side of the short leg of the ell, forming a dramatic arch. It covers a round-arched entry w/glazed wood doors into the west wing of the building. There are two visible chimneys, both interior type. The one on the south elevation is centered on the building envelope and appears as a three-arched, tile roofed decorative cap. The second is found west of the inside corner of the ell and is seen as an arched stucco cap. The south elevation is characterized by a partial-width raised, open terrace w/ low balustered rail. It is centered on the building envelope, and reached by French windows. To its west, a one-story, shed roofed bay, capped w/Mission tile projects from the building envelope, and to the east, a second-floor bedroom addition from the early 1930s, covers a port cochre, w/massive Carmel stone piers. There is a small, open second-floor balcony, toward the middle of the elevation, w/a simple wood rail and balusters.*

b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property HP30 - Trees/vegetation*

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 the south facing elevation, 9/1/01, #9183-27A*

P6. Date Constructed/Age and Sources  
 Prehistoric  Historic  Both  
*1923 ?/1928 Carmel Survey 1989-1996*

P7. Owner and Address  
*Ms. Janine Franklin  
P.O. Box 634  
Carmel, CA 93921*

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

P9. Date Recorded: *5/13/2002*

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 1989-1996*

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  Milling Station Record  Photograph Record

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

Primary #

HRI #

NRHP Status Code

551

Resource Name or #: (Assigned by recorder) *Las Abuelas*

- B1. Historic Name: *Gertrude S. Eells Hse.*
- B2. Common Name:
- B3. Original Use: *residence*
- B4. Present Use: *residence*
- B5. Architectural Style: *Spanish Eclectic*
- B6. Construction History: (Construction date, alterations, and date of alterations)  
*Constructed 1923 ?; new construction or expansion 1928 (Carmel Survey 1989-1996); second floor bedroom added to east 1931-33 (Cbp#2382, 2587); bay window added at SW cr. 1938 (Cbp#406) foundation work n/d (Cbp#1979); interior remodel 1958 (Cbp#3191)*
- B7. Moved?  No  Yes  Unknown Date: Original Location:
- B8. Related Features: *carport was added about 1958, and a tool shed along the east side of the property line was enclosed.*

B9a. Architect: *designer/M.J. Murphy*

b. Builder: *M.J. Murphy (1928)*

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.)

*Las Abuelas is significant under California Register criteria 3, in the area of architecture as one of the most interesting examples of the Spanish Eclectic style in Carmel. It is also significant for the presence of the specimen Wolf Pine. Las Abuelas (the grandparents), south facing elevation has the character of a flat-roofed Mediterranean villa, while the courtyard along the north elevation is in the Monterey colonial style. As originally constructed in the early 1920s, there was another full lot on the parcel to the north. This afforded the opportunity to take advantage of a site that allowed spectacular views south toward Pt. Lobos and Carmel Valley, and at the same time enjoyed a second exterior space, protected from the elements. The mass of the south elevation reflects light and heat onto the terrace and into the open garden. French windows along the first floor of the north elevation, and the cantilevered balcony with its dramatic arched exterior staircase, allows indoor/outdoor living on two levels in almost any weather. Minor changes over time have not significantly altered the original intent of the design.*

*The property containing Las Abuelas was originally owned by Prof. George Boke, Dean of the Law School at U.C. Berkeley. Purchased in 1907, it consisted of 8 lots of record. Prof. Boke, who was active in the Forest Theater, sold 3 lots to Charles & Gertrude Eells, who, according to city records, may have incorporated an existing building into their new home, designed by M.J. Murphy in 1928. Murphy was the first major builder in Carmel, and produced more than 350 residential and commercial designs between 1902 and 1940. He more than anyone else established the early residential design character of the village. According to the current owner there is documentation available that establishes the two hundred year old Wolf Pine on site as the oldest of its species yet found in the United States. Las Abuelas clearly reflect the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development, and as a site with a significant natural feature.*

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

*HP2 - Single Family Property*

*HP30 - Trees/vegetation*

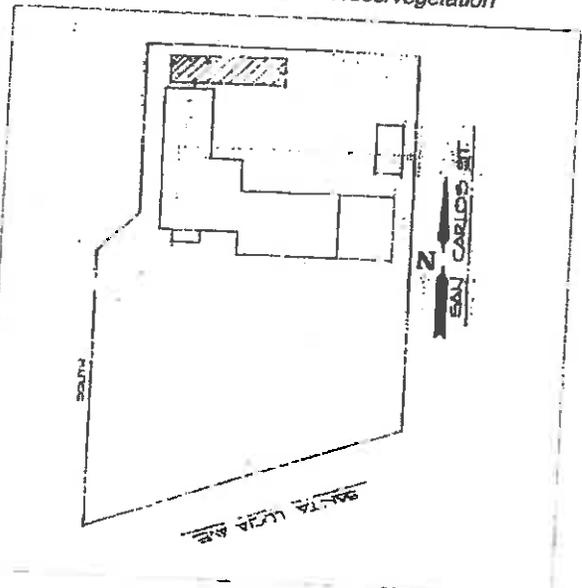
B12. References:

- Carmel bldg. records, Carmel Planning dept., City Hall, Carmel*
- Carmel Historic Context Statement 1997*
- Carmel by-the-Sea Survey 1989-1997*
- Sanborn fire insurance map of Carmel 1930-62*

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

B14. Evaluator: *Kent Seavey*  
Date of Evaluation: *5/13/2002*

(This space reserved for official comments.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

Page 3 of 9 Resource Name or #: (Assigned by recorder) Las Abuelas

Recorded by: Kent J. Seavey

Date 5/19/2002

Continuation Update

P3. Fenestration is irregular via combination of rectangular and round- arched fixed and casement type multi-paneled wood windows. There are a number of wooden French doors along all sides of the ground floor as well. The residence sits well back from the NW corner of Santa Lucia and San Carlos behind a thick screen of mature trees and shrubbery w/a large lawn and low plantings. The entry courtyard on the north side has perimeter planting beds w/shr. berry and flowers. There is a recent wood framed carport, stucco-clad w/a Mission tile roof at the north end of the west wing, projecting east into the driveway. On its south side is a two hundred year old Wolf Pine, that has been recorded as the oldest living example of its type in the United States. The San Carlos side of the property is screened by mature vegetation, but also has a stucco fence.



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

Looking SW at the interior courtyard.  
9/1/01, #9183-26A

## 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.

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

April 7, 2017

Mr. Marc Weiner  
Planning Director  
Carmel Planning & Building Dept.  
P.O. Drawer G  
City of Carmel-by-the-Sea

Dear Mr. Weiner:

**Introduction:**

This Phase I Historic Assessment has been prepared on behalf of Brad Slingerlend & Anna Speers as part of an application for the demolition of a deteriorated 1928 two-story garage/apartment house. The subject property is located on San Carlos St. 2NW of Santa Lucia (APN# 010-165-027), in Carmel (see photos provided).

**Historical Background & Description**

The subject property is an altered 1928 two-story, wood-framed Spanish Eclectic Style garage/apartment Carmel building records (CBP# 2043), indicate it was originally designed and constructed by Carmel master builder Michael J. Murphy as part of the "las Abuelas" residence to its immediate south, and owned by Charles & Gertrude Ells. The records note that the building was remodeled, as a single family residence by a George R. Allin sometime after 1948 (CPB# 1707, undated). Mr. Allin was still in residence in 1953. A lot split occurred in September of 1957, for then owner Ms. Marie F. Burns (PC 1.416). In 1983, a new owner, Mary S. Wiley, of San Jose had a 30" X 40" window installed on the building envelope (CPB# 83-98). In 1993 a later owner, Mr. Donald Bauer hired local contractor Chris Johnson to do a general remodel and upgrade, including foundation work (CBPs # 93-105 & 93-201).

The subject property is a two-story, wood-framed Spanish Eclectic Style garage/apartment building, essentially square in plan, resting on a concrete foundation (1993). The exterior wall-cladding is a textured cement stucco.

The roof is flat, with a low parapet. A Mission-tiled wood shed roof, supported on shaped wood brackets, overhangs a pair of double garage doors on the south (front) elevation. The original garage doors were vertical wood planked with wide, wrought-iron strap hinges with a small pierced diamond detail centered in each door. The current doors are backed by sheet plywood and the vertical planking has either been in filled with glue or painted in stripes to suggest the original planking. The strap hinges are still present.

Fenestration is irregular. Based on the original Murphy plans in the Carmel building files, there was a pair of multi-paned wood casement type windows centered on the south facing facade, separated by a wide wood mullion and flanked by wood shutters similar in design to the garage doors below. The window was capped by a wide wood lintel. The current facade has two sets of sliding glass metal windows. One offset to the east, in a reconfiguration of the original central window (1993), and the other, wrapping around the west corner on this elevation (1983). A narrow, modern flush door is found on the ground floor close to the facade on the west side-elevation, with a modern drip cap above (1993). Another smaller modern sliding metal window is centered in the second floor of the west side elevation (1993). There is a straight run open wood staircase leading up to an entry door at the second floor, found on the east side-elevation the staircase has horizontal wood railings and appears to have been rebuilt or added in the 1993 remodeling. The second floor entry appears to be original to the building as it has the wide wood lintel above the opening. However, it is not clear if the door itself is not a later addition.

The garage/apartment building is sited well west of San Carlos St. in an untended natural landscape setting, and partially screened from the street by mature Cypress trees. It is located in a wooded residential neighborhood of one and two story homes of varying ages, sizes and styles.

The California Environmental Quality Act (CEQA), PRC Sec.21084.1 requires all properties fifty years of age or older to be reviewed for potential historic significance. Criteria for that significance is addressed in PRC Sec. 5024.1 (a). It asks, did any event important to the region, state or nation occur on the property ? Did anyone important to the region, state or nation occupy the property during the productive period of their lives ?

Does the building represent an important architectural type, period or method of construction, or is it a good example of the work of a noted architect or master-builder? The criteria also asks if the property is likely to yield information significant to the understanding of the areas history.

Eligibility for historic listing of buildings, structures, objects, sites and districts, i.e., rests on the twin factors of historic significance and integrity to be considered for listing in the National Register of Historic Places, the California Register of Historical Resources, and the Monterey County Historic Resource Inventory.

Loss of integrity, if sufficiently great, will overwhelm the historic significance a resource may possess and render it ineligible for historic listing. Likewise, a resource can have complete integrity, but if it lacks significance, it must also be considered ineligible.

Integrity is measured by the application of seven aspects, defined by the National Register Criteria for Evaluation. They include: Location, the place where the historic property was constructed, or an historic event occurred; Design, the combination of elements that create the form, plan, space, structure, and style of a building; Setting, the physical environment of the historic property; Materials, the physical elements that were combined during a particular period of time and in a particular pattern or configuration to form a historic property; Workmanship, the physical evidence of the crafts of a particular culture or people during any given period in history; Feeling & Association are subjective elements that assess a resources ability to evoke a sense of time and place.

The subject property is not included in the California Office of Historic Preservation-maintained "Historic Data File for Monterey County" (updated November, 2016). It is not listed in the California Register, or the National Register of Historic Places, nor is it listed in the 2003 Carmel Historic Resources Inventory.

As originally constructed in 1928, the subject property was designed as a functional box, to hold two automobiles and probably the family driver. The only remaining components of the applied decoration that appears related to the "Las Abuelas" main house are the wooden shutters. The shed-roofed garage door-hood appears more Mexican in design, and unrelated to any character-defining feature of the main house. The original multi-paned wood casement type windows are no longer present and the placement of fenestration along the south facing facade has been reconfigured and re-glazed with aluminum sliders

The September 1957 lot split divorced the ancillary unit from the original parcel, with a new APN number, and saw a change in use to that of a single family residence.

Alterations from that time to present have significantly altered the historic fenestration on the building, compromising the original Murphy design, which is on file in the city building records. The building has also been allowed to deteriorate through deferred maintenance. As noted above, loss of integrity, if sufficiently great, will overwhelm the historic significance a resource may possess and render it ineligible for historic listing. Such is the case with the subject property

No event of significance to the nation, state or region, nor any significant individuals during the productive period of their lives, have been identified with the existing property. The original M. J. Murphy design has been lost to unsympathetic alterations over time. Lacking physical integrity, the subject property does not meet the necessary criterion for listing in the California Register of Historical Resources. Nor does it meet the criterion established by the City of Carmel-by-the-Sea to qualify for inclusion in the Carmel Historic Resource Survey, and therefore cannot be considered as historic resources as defined by CEQA.

Respectfully Submitted,

A handwritten signature in black ink that reads "Kent S. Seoug". The signature is written in a cursive, slightly slanted style.

**San Carlos St., 2 NW of Santa Lucia-Carmel**



**Photo #1. Looking NW at the south facing facade of the former garage/ apartment, note the asymmetry of fenestration, Kent Seavey, 4/3/2017.**



**Photo #2. Looking NE at the west side-elevation and south facing facade, note the 1983 corner windows to the left, and 1993 window changes to the right, Kent Seavey, February, 4/3/2017.**



**Photo #3. Looking at the south facing garage doors that are backed with plywood, & painted to appear as vertically planked wood, Kent Seavey, 4/3/2017.**



© 2017  
The Architect's Drawings, Specifications Or Other Documents Shall Not Be Used By The Owner Or Other On Another Project Except By Agreement In Writing And With Appropriate Compensation To The Architect.

Owner:  
Brad Slingerland and  
Anna Speers  
P.O. Box 3787  
Carmel, CA 93921  
303-570-5108

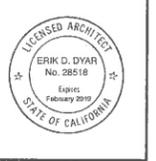
**Slingerland-Speers  
Residence Remodel II**  
Northwest Corner of Santa Lucia and San Carlos  
Carmel, CA, California  
APN: 101-165-015

Job No.  
**16-07**

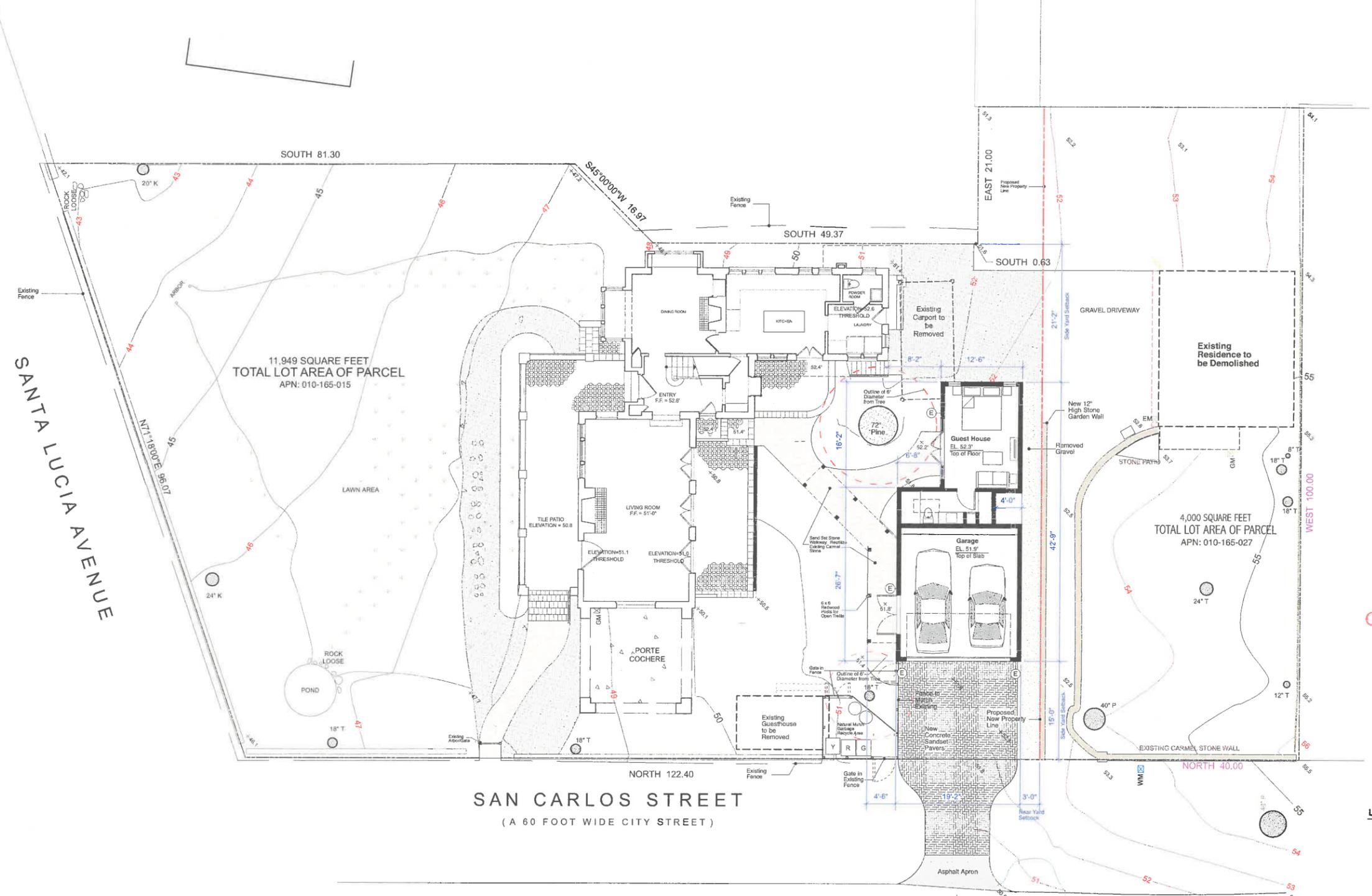
Date:  
March 20, 2017

**Proposed Site Plan**

1/8" = 1'-0"



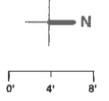
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**RECEIVED**

**MAR 22 2017**

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



**Legend**

- New Stone Paving Set in Sand
- New Sand Set Concrete Pavers, See Material Sheet
- Gravel
- Existing Gravel to be Removed
- Low Stone Garden Wall
- Tile/Brick Paving
- Loose Rock
- Site Coverage Element to be Removed
- Exterior LED Light Fixture (375 Lumen max.) See Material Sheet

**Project Description**

The application includes a Lot Line Adjustment moving 1,049 sf from the North Parcel (APN: 010-165-027) to the Corner Lot (APN: 010-165-015) creating a standard 40' x 100' lot on the North parcel and a 11,949 sf lot for the corner parcel. Existing non-historic and uncomplimentary Guest House and Carport (which was directly against the historic resource) are proposed to be removed and a new 635 sf garage/Guest house, clad in stone, is proposed against the new side yard setback of the North property line, pulled away from the significant Monterey Pine Tree and the Historic Resource as much as possible. An attached redwood trellis on the new structure is to be planted with a vine to catch some of the extensive Pine pitch coming from the Monterey Pine above is also proposed. New sand-set concrete pavers are proposed for the driveway. An existing wood driveway gate is proposed for removal and the new stone garage will be exposed to the street.

Two, new differentiated painted wood windows are proposed on the upper level later addition to the Main House, allowing light to the existing room and views out. These windows are located in the side yard in the back Northwest corner of the property away from public view.

The existing, non-historic residence on the North parcel is proposed for demolition and allowing the property to be developed at a future date.

**Existing Lot Areas**

Lot 010-165-015	=	10,900 sq. ft.
Lot 010-165-027	=	5,049 sq. ft.

**Existing Floor Area**

Main House	=	2,897 sq. ft.
Main Level = 1,283 sf		
Lower Level = 1,614 sf		
Guesthouse	=	116 sq. ft.
Total Existing Floor Area	=	3,013 sq. ft.

**Areas after Lot Line Adjustment**

Lot 010-165-015	=	11,949 sq. ft.
Lot 010-165-027	=	4,000 sq. ft.

**Proposed Floor Area**

Existing Main House	=	2,897 sq. ft.
Main Level = 1,283 sf		
Lower Level = 1,614 sf		
New Garage/Guest House	=	695 sq. ft.
Garage = 403 sf		
Guest House = 292 sf		
Existing Guest House to be Removed	=	-116 sq. ft.
Total Floor Area	=	3,592 sq. ft.
Total Added Floor Area	=	579 sq. ft.
Total Allowable Floor Area for 11,949 sq. ft. Lot	=	3,592 sq. ft.

**Existing Site Coverage**

South Patio Terrace	=	418 sq. ft.
Courtyard Patio	=	275 sq. ft.
Kitchen Patio/Steps	=	127 sq. ft.
Carport	=	158 sq. ft.
Gravel Driveway and Apron	=	380 sq. ft.
Stone Courtyard Walkway	=	306 sq. ft.
Stone/Gravel Path Area	=	677 sq. ft.
Stone Wall at SW Corner	=	116 sq. ft.
Stone Perimeter Walls	=	114 sq. ft.
South Yard Pond	=	51 sq. ft.
Courtyard Pond	=	28 sq. ft.
Loose Stone/Rock	=	26 sq. ft.
Wood Deck	=	25 sq. ft.
Gravel at NW Corner	=	112 sq. ft.
Steps to South Terrace	=	26 sq. ft.
Total Existing Site Coverage on Existing Lot	=	2,839 sq. ft.

**Existing Site Coverage on Added Lot Area**

Stone Wall	=	48 sq. ft.
Gravel Driveway	=	604 sq. ft.

**Proposed Site Coverage**

South Patio Terrace	=	418 sq. ft.
Courtyard Patio	=	275 sq. ft.
Kitchen Patio/Steps	=	127 sq. ft.
New Stone Paving to Steps	=	97 sq. ft.
New Concrete Paver Driveway	=	276 sq. ft.
Stone Courtyard Walkway	=	317 sq. ft.
Stone/Gravel Path Area	=	580 sq. ft.
Stone Perimeter Walls	=	114 sq. ft.
South Yard Pond	=	51 sq. ft.
Steps to South Terrace	=	26 sq. ft.
Total Proposed Site Coverage	=	2,281 sq. ft.
Reduction of Site Coverage	=	-1,210 sq. ft.
Site Coverage Reduction Required by Adding 579 sf of Floor Area	=	-1,158 sq. ft.

**Total Existing Site Coverage on Proposed Added Lot Area**

Total Existing Site Coverage on Existing Lot	=	2,839 sq. ft.
Existing Site Coverage on Added Lot Area	=	652 sq. ft.
Total Existing Site Coverage on Proposed Added Lot Area	=	652 sq. ft.

**Total Existing Site Coverage on New Lot**

Total Existing Site Coverage on Existing Lot	=	2,839 sq. ft.
Existing Site Coverage on Added Lot Area	=	652 sq. ft.
Total Existing Site Coverage on New Lot	=	3,491 sq. ft.

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Anna Speers  
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Carmel, CA 93921  
303-570-5108

**Slingerland-Speers  
Residence Remodel II**  
Northwest Corner of Santa Lucia and San Carlos  
Carmel, CA 93921, California  
APN: 010-165-015

Job No.  
**16-07**

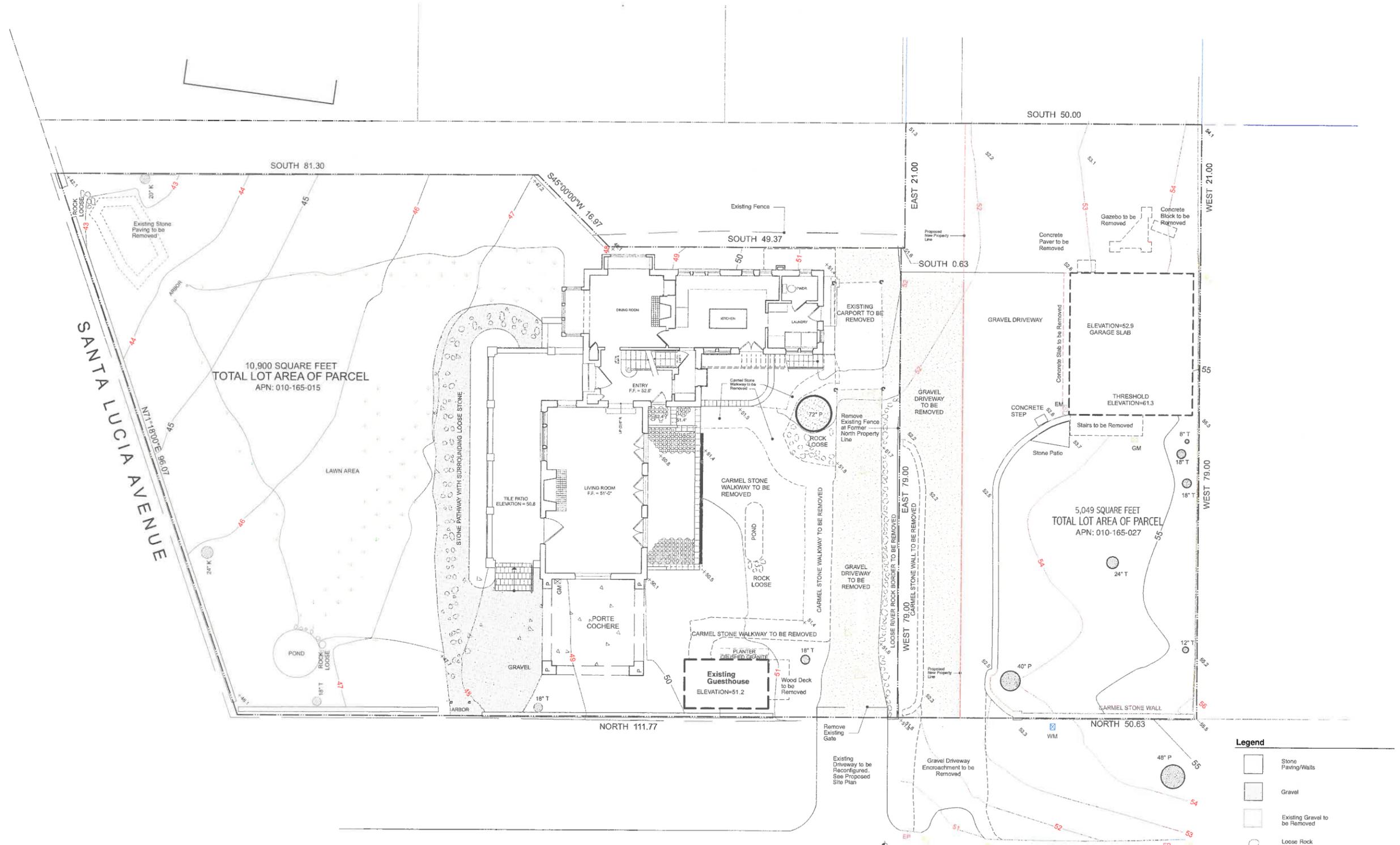
Date:  
March 20, 2017

**Existing Site  
Plan/Site  
Takedown Plan**

1/8" = 1'-0"

RELEASED ARCHITECT  
ERIK D. DYAR  
No. 28518  
Expires  
February 2019  
STATE OF CALIFORNIA

Sheet No.  
**2**  
55



**Existing Site Coverage**

South Patio Terrace	= 418 sq. ft.
Courtyard Patio	= 275 sq. ft.
Kitchen Patio/Steps	= 127 sq. ft.
Carport	= 158 sq. ft.
Gravel Driveway and Apron	= 380 sq. ft.
Stone Courtyard Walkway	= 306 sq. ft.
Stone/Gravel Path Area	= 677 sq. ft.
Stone Wall at SW Corner	= 116 sq. ft.
Stone Perimeter Walls	= 114 sq. ft.
South Yard Pond	= 51 sq. ft.
Courtyard Pond	= 28 sq. ft.
Loose Stone/Rock	= 26 sq. ft.
Wood Deck	= 25 sq. ft.
Gravel at NW Corner	= 112 sq. ft.
New Steps to South Terrace	= 26 sq. ft.
<b>Total Existing Site Coverage on Existing Lot</b>	<b>= 2,839 sq. ft.</b>

**Existing Site Coverage on Added Lot Area**

Stone Wall	= 48 sq. ft.
Gravel Driveway	= 604 sq. ft.
<b>Total Existing Site Coverage on Proposed Added Lot Area</b>	<b>= 652 sq. ft.</b>
<b>Total Existing Site Coverage on New Lot</b>	<b>= 3,491 sq. ft.</b>

**Existing Floor Area**

Main House	= 2,897 sq. ft.
Main Level = 1,283 sf Lower Level = 1,614 sf	
Guesthouse	= 116 sq. ft.
<b>Total Floor Area</b>	<b>= 3,013 sq. ft.</b>

**Existing Lot Areas**

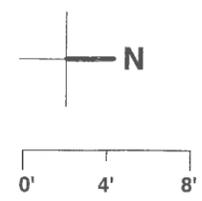
Lot 010-165-015	= 10,900 sq. ft.
Lot 010-165-027	= 5,049 sq. ft.

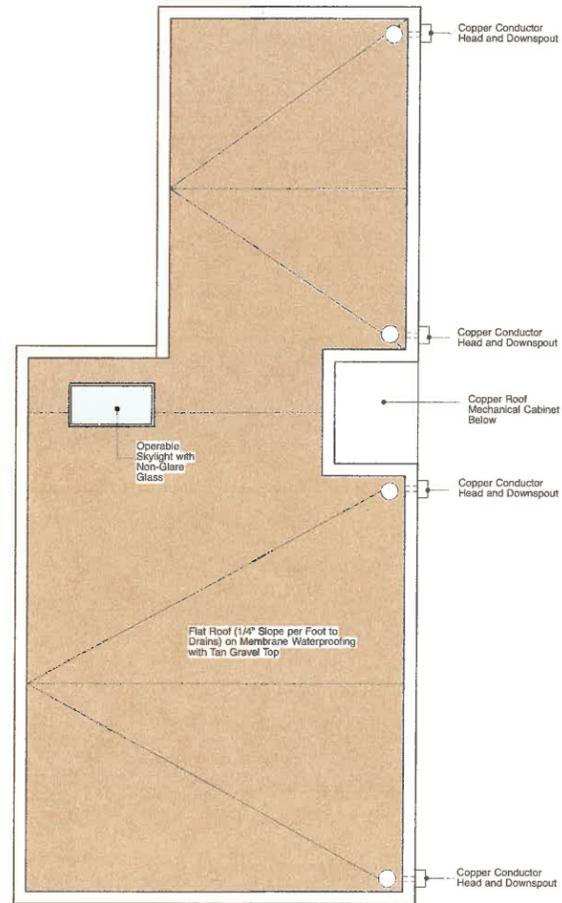
ELEV=50.0  
MAG NAIL & DISC  
PROJECT BENCHMARK

**SAN CARLOS STREET**  
(A 60 FOOT WIDE CITY STREET)

**Legend**

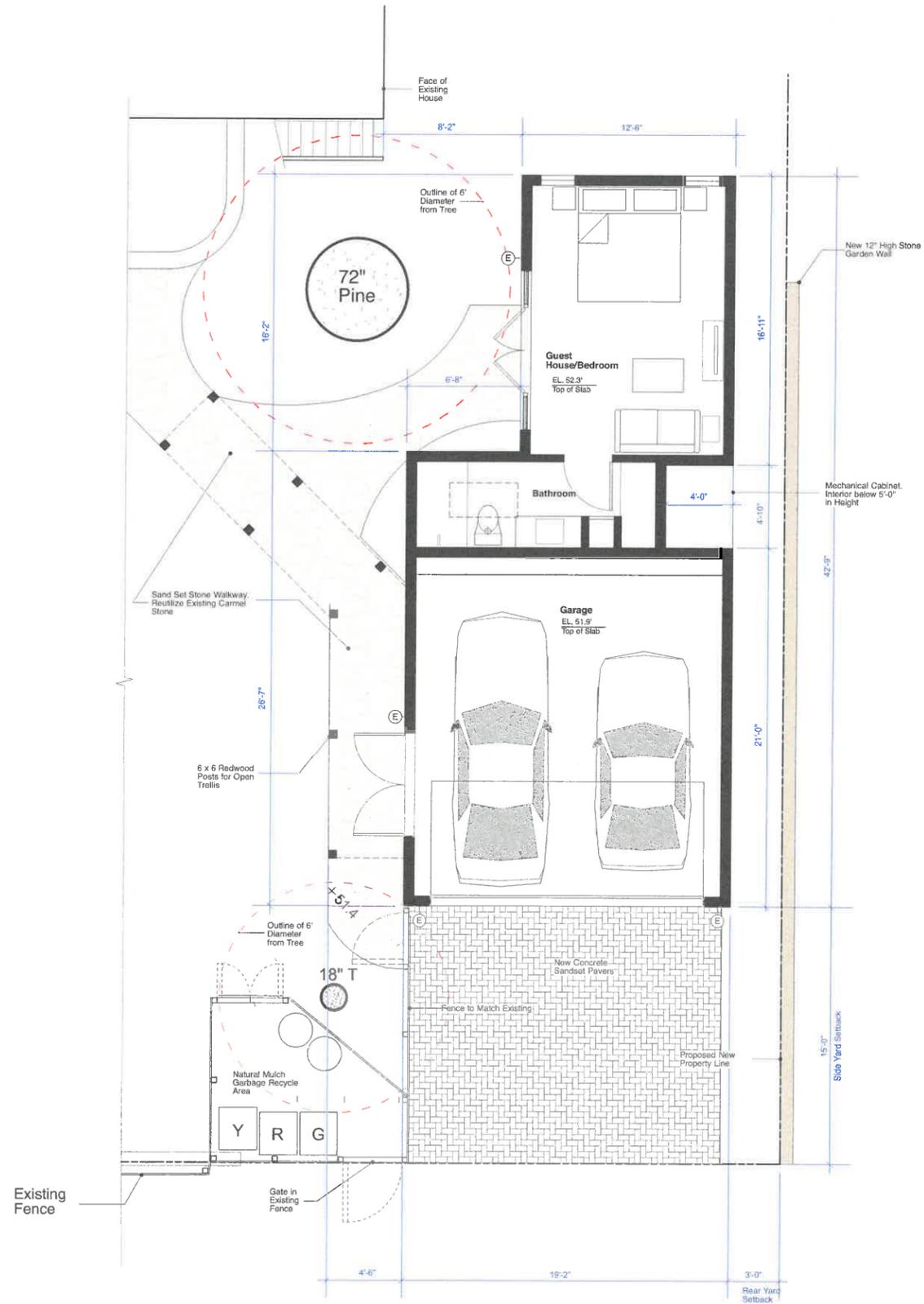
- Stone Paving/Walls
- Gravel
- Existing Gravel to be Removed
- Loose Rock
- Site Coverage Element to be Removed or Restored





**Proposed Garage/Guest House Roof Plan**

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



**Proposed Garage/Guest House Floor Plan**

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

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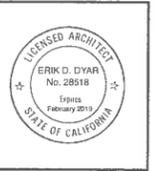
**Slingerland-Speers Residence  
Garage Guest House**  
Southwest Corner of Santa Lucia and San Carlos  
Carmel, CA 93921  
APN: 010-166-015, 010-166-027

Job No.  
**16-07**

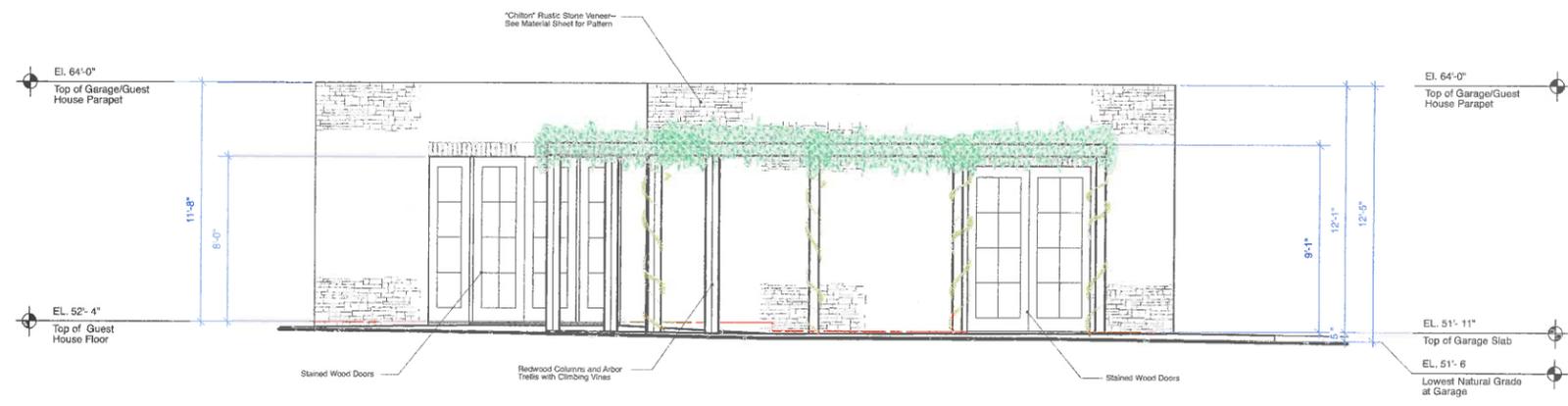
Date:  
March 20, 2017

**Proposed Elevations**

1/4" = 1'-0"



Sheet No.  
**4**  
57



**Proposed South Elevation - Garage**

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



**Proposed East Elevation**

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

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**Slingerland-Speers Residence**  
**Garage Guest House**  
Southwest Corner of Santa Lucia and San Carlos  
Carmel-by-the-Sea, California  
APN: 010-165-015, 010-165-027

Job No.  
**16-07**

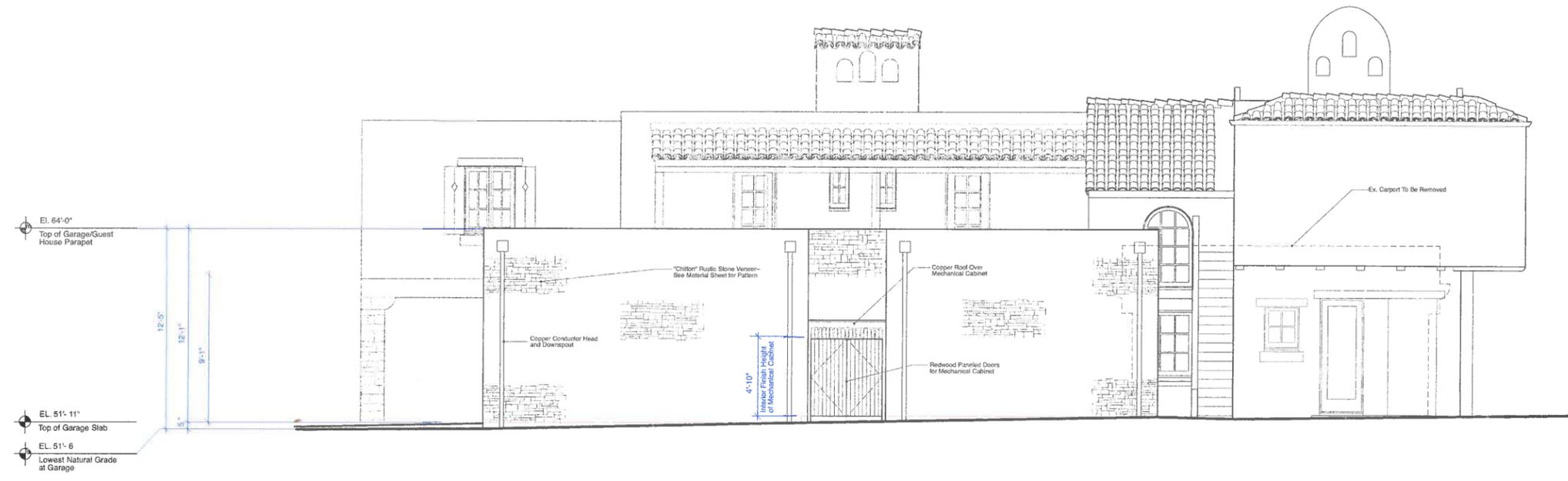
Date:  
March 20, 2017

**Proposed Elevations**

1/4" = 1'-0"



Sheet No.  
**5**  
58



**Proposed North Elevation**

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



**Proposed West Elevation**

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



**Proposed South Elevation Main House**

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



**DYAR**  
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f 831.928.9299  
Email: info@dyararchitecture.com

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**Slingerland-Speers Residence  
Garage Guest House**

Southwest Corner of Santa Lucia and San Carlos  
Carmel, CA 93921  
APN: 010-165-015, 010-165-027

Job No. **16-07**

Date:  
March 20, 2017

**Proposed  
Elevations**

1/4" = 1'-0"



Sheet No.

**6**  
59



**Existing South Elevation**

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



**Existing East Elevation**

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

**D  
A**

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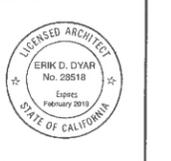
**Slingerland-Speers  
Residence Remodel II**  
Northwest Corner of Santa Lucia and San Carlos  
Carmel, CA 93921  
APN: 101-165-015

Job No.  
**16-07**

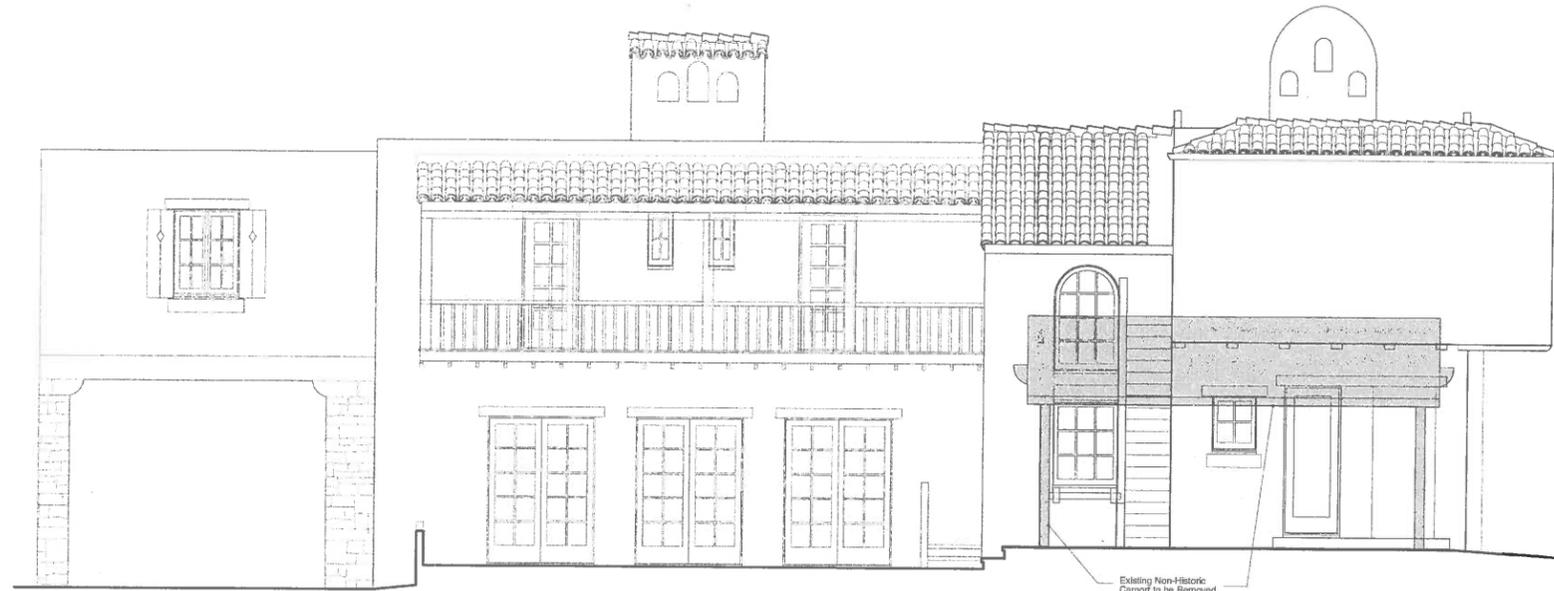
Date:  
March 20, 2017

**Existing  
Elevations**

1/4" = 1'-0"



Sheet No.  
**7**  
60



**Existing North Elevation**

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



**Existing West Elevation**

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

**D  
A**

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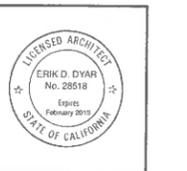
Northwest Corner of Santa Lucia and San Carlos  
Carmel, CA 93921  
APN: 101-165-015

Job No. **16-07**

Date:  
March 20, 2017

**Existing  
Elevations**

1/4" = 1'-0"



Sheet No.  
**8**

D  
A

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303-570-5108

**Slingerland-Speers Residence  
Garage Guest House**

Southwest Corner of Santa Lucia and San Carlos  
Carmel, CA 93921  
APN: 010-185-015, 010-185-027

Job No. 16-07

Date: March 20, 2017

Street Elevations

1/8" = 1'-0"



Sheet No. 9  
62



Existing San Carlos Street Elevation  
Scale: 1/4"=1'-0"



Proposed San Carlos Street Elevation  
Scale: 1/4"=1'-0"



"Chilton" Rustic Veneer Stone and Lay Pattern



"Pavestone" Concrete Driveway Pavers (Sierra Blend, Non-Tumbled)



Exterior Lighting Fixture (E)

LED (975 Lumen Max.)



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**Slingerland-Speers Residence  
Garage Guest House**

Southwest Corner of Santa Lucia and San Carlos  
Carmel-by-the-Sea, California  
APN: 010-185-015, 010-185-027

Job No.  
**16-07**

Date:  
March 20, 2017

**Material Sheet**



Sheet No.

**10**  
63



CITY OF CARMEL-BY-THE-SEA

Historic Resources Board

April 17, 2017

**To:** Chair Dyar and Board Members

**From:** Marc Wiener, AICP, Community Planning and Building Director

**Subject:** Review of the Certified Local Government Annual Reports to be submitted to the California Office of Historic Preservation

---

**Recommendation:**

Review and provide any input on the CLG Annual Reports

**Background:**

The Certified Local Government (CLG) Historic Preservation Program is a partnership among local governments, the California Office of Historic Preservation (OHP), and the National Park Service (NPS), which is responsible for administering the National Historic Preservation Program. Local governments that have been certified are recognized for having established historic preservation programs that are consistent with Federal and State standards. Local governments must meet the following criteria in order to become a CLG:

- Enforce appropriate State and local laws and regulations for the designation and protection of historic properties;
- Establish a historic preservation review commission by local ordinance;
- Maintain a system for the survey and inventory of historic properties;
- Provide for public participation in the local preservation program; and
- Satisfactorily perform responsibilities delegated to it by the State.

On December 17, 2012, the City of Carmel-by-the-Sea received CLG status from the California Office of Historic Preservation (OHP). To maintain status as a CLG, the City is required to submit an annual report to the OHP covering the period from October 1 to September 30 of each federal fiscal year. Staff has drafted a report for the period of 2015-2016. The CLG Annual report is included as Attachment A, for the Historic Resources Board to review and provide any comments prior to submitting to the OHP.

On February 27, 2017, the HRB reviewed the CLG report and made several comments and recommendations. Staff has revised the report accordingly. The revised CLG report is included as Attachment A and the original is included as Attachment B for comparison.

**ATTACHMENTS:**

- Attachment A – CLG Annual Report 2015-2016
- Attachment B – CLG Annual Report 2015-2016

# Certified Local Government Program -- 2016 Annual Report

(Reporting period is from October 1, 2015 through September 30, 2016)

**INSTRUCTIONS:** This is an interactive form with expanding text fields and check boxes. It will probably open as Read-Only. Save it to your computer before you begin entering data. This form can be saved and reopened.

Because this is a WORD form, it will behave generally like a regular Word document except that the font, size, and color are set by the text field.

- Start typing where indicated to provide the requested information.
- Click on the check box to mark either yes or no.
- To enter more than one item in a particular text box, just insert an extra line (Enter) between the items.

Save completed form and email as an attachment to [Lucinda.Woodward@parks.ca.gov](mailto:Lucinda.Woodward@parks.ca.gov). You can also convert it to a PDF and send as an email attachment. Use the Acrobat tab in WORD and select Create and Attach to Email. You can then attach the required documents to that email. If the attachments are too large (greater than 10mb total), you will need to send them in a second or third email.

**Name of CLG: Carmel-by-the-Sea**

**Report Prepared by: Marc Wiener, Planning Director**

**Date of commission/board review: April 17, 2017**

## Minimum Requirements for Certification

### I. Enforce Appropriate State or Local Legislation for the Designation and Protection of Historic Properties.

#### **A. Preservation Laws**

1. What amendments or revisions, if any, are you considering to the certified ordinance? Please forward drafts or proposals. **REMINDER: Pursuant to the CLG Agreement, OHP must have the opportunity to review and comment on ordinance changes prior to adoption. Changes that do not meet the CLG requirements could affect certification status.**

**Carmel-by-the-Sea has the following two classifications of historic designation: 1) Historic Inventory, and 2) Historic Register. A property that is found to be historically significant is placed on the City's Historic Inventory. At the property owner's request, a property on the City's Historic Inventory can also be added to the City's Historic Register. City Municipal Code 17.32 (Historic Preservation) identifies that properties on the Historic Register are entitled to certain benefits not available to those on the**

## Certified Local Government Program -- 2016 Annual Report

(Reporting period is from October 1, 2015 through September 30, 2016)

Historic Inventory, such as a Mills Act Contract and certain waivers from zoning standards. Other than identifying these benefits, the Municipal Code does not clearly indicate the difference between the Historic Inventory and the Historic Register. In applying the Municipal Code, City staff has determined that the Register is intended for properties of greater historical significance and/or for properties which the property owner agrees to limit future alterations to the historic building. The City is in the process of amending Chapter 17.32 of the Municipal Code to provide a clearer distinction between the Historic Inventory and Historic Register. Proposed new language has been drafted and submitted to the City's Historic Resources Board for consideration.

2. Provide an electronic link to your ordinance or appropriate section(s) of the municipal/zoning code. <http://www.codepublishing.com/CA/carmel.html> ... and then open section 17.32.

### B. New Local Landmark Designations (Comprehensive list of properties/districts designated under local ordinance, HPOZ, etc.)

1. During the current reporting period what properties/districts have been locally designated?

Property Name/Address	Date Designated	If a district, number of contributors	Date Recorded by County Recorder
NA	NA	5 (4 Mills Act properties and the Frank Lloyd Wright house – ‘Cabin on the Rocks’)	4 Mills Act recorded 11/16/16

**REMINDER:** Pursuant to California Government Code § 27288.2, “the county recorder shall record a certified resolution establishing an historical resources designation issued by the State Historical Resources Commission or a local agency, or unit thereof.”

2. What properties/districts have been de-designated this past year? For districts, include the total number of resource contributors.

Property Name/Address	Date Removed
NA	NA

# Certified Local Government Program -- 2016 Annual Report

(Reporting period is from October 1, 2015 through September 30, 2016)

## C. Historic Preservation Element/Plan

1. Do you address historic preservation in your general plan?  No

Yes, in a separate historic preservation element.  Yes, it is included in another element. (Land Use Element)

Provide an electronic link to the historic preservation section(s) of the General Plan.

[http://ci.carmel.ca.us/tasks/sites/carmel/assets/File/general\\_plan/Land\\_Use.pdf](http://ci.carmel.ca.us/tasks/sites/carmel/assets/File/general_plan/Land_Use.pdf)

2. Have you made any updates to your historic preservation plan or historic preservation element in your community's general plan?  Yes  No If you have, provide an electronic link. **NA**

3. When will your next General Plan update occur? **Likely 2018 to 2020**

## D. Review Responsibilities

1. Who takes responsibility for design review or Certificates of Appropriateness?

All projects subject to design review go to the Historic Resources Board.

Some projects are reviewed at the staff level without Board review. What is the threshold between staff-only review and full-Board review? **The majority of the projects are reviewed by the City's Historic Resources Board (HRB). However, staff has the authority to approve minor alterations and repairs to historic buildings, as set forth in Municipal Code Section 17.32.150.**

2. California Environmental Quality Act

- What is the role of the staff and commission in providing input to CEQA documents prepared for or by the local government? **The City's HRB provides staff with input on the associated CEQA document or determination when there are such opportunities. For example, the most recent opportunity was**

## Certified Local Government Program -- 2016 Annual Report

(Reporting period is from October 1, 2015 through September 30, 2016)

when the City prepared an EIR for the potential sale of a portion of parkland that included the historic Flanders's mansion. The HRB reviewed several drafts of the EIR and provided input and analysis that were incorporated in the development of the CEQA document. There were no CEQA review opportunities in 2016.

What is the role of the staff and commission in reviewing CEQA documents for projects that are proposed within the jurisdiction of the local government? **The HRB is advisory to the Planning Commission and/or City Council on the adequacy of CEQA documents that pertain to historic preservation. Staff functions in a supportive role by providing the environmental document to the HRB with an environmental review analysis and summary included in a staff report.**

### 3. Section 106 of the National Historic Preservation Act

- What is the role of the staff and commission in providing input to Section 106 documents prepared for or by the local government? **The Carmel Mission Basilica is located within the City's boundaries and is listed on the National Register of Historic Places. Any project requiring the preparation of Section 106 documents would require input from staff, the HRB, and the Planning Commission if necessary.**
- What is the role of the staff and commission in reviewing Section 106 documents for projects that are proposed within the jurisdiction of the local government? **The Carmel Mission Basilica is located within the City's boundaries and is listed on the National Register of Historic Places. In 2010 a Basilica seismic retrofit project was approved by the City. As part of the permit process the HRB Board and Planning Commission were provided a copy of the Section 106 documents for review and input.**

## II. Establish an Adequate and Qualified Historic Preservation Review Commission by State or Local Legislation.

### A. Commission Membership

Name	Professional Discipline	Date Appointed	Date Term Ends	Email Address
Erik Dyar	Architect	January 2006	October 2017	<a href="mailto:erik@dyararchitecture.com">erik@dyararchitecture.com</a>
Lynn Momboisse	Historian/Author of book on Historic Resources	April 2016	April 2018	<a href="mailto:lynnmomboisse@gmail.com">lynnmomboisse@gmail.com</a>

# Certified Local Government Program -- 2016 Annual Report

(Reporting period is from October 1, 2015 through September 30, 2016)

Kathryn Gualtieri	Historian/Author	October 2013	October 2019	<a href="mailto:kccarmel@yahoo.com">kccarmel@yahoo.com</a>
Thomas Hood	Architect	July 2016	July, 2018	<a href="mailto:tom@t-hood.com">tom@t-hood.com</a>
Alex Heisinger	Real Estate Sales	December 2016	December 2018	<a href="mailto:alexforcarmel@gmail.com">alexforcarmel@gmail.com</a>

Attach resumes and Statement of Qualifications forms for all members.

1. If you do not have two qualified professionals on your commission, why have the professional qualifications not been met and how is professional expertise being provided? **The HRB currently has three qualified professionals including a professional historian and two licensed architects, one real estate salesperson, and one interested member of the community active in historic preservation.**
2. If all positions are not currently filled, why is there a vacancy, and when will the position will be filled? **Albeit there were two resignations in 2016, the positions were promptly filled. There are no vacancies.**

## B. Staff to the Commission/CLG staff

1. Is the staff to your commission the same as your CLG coordinator?  Yes       No
2. If the position(s) is not currently filled, why is there a vacancy? **N/A**

Attach resumes and Statement of Qualifications forms for staff.

Name/Title	Discipline	Dept. Affiliation	Email Address
Marc Wiener, Director	City Planning	Community Planning and Building	<a href="mailto:mwiener@ci.carmel.ca.us">mwiener@ci.carmel.ca.us</a>

## Certified Local Government Program -- 2016 Annual Report

(Reporting period is from October 1, 2015 through September 30, 2016)

### C. Attendance Record

Please complete attendance chart for each commissioner and staff member. Commissions are required to meet four times a year, at a minimum.

Commissioner/Staff	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Erik Dyar	<input type="checkbox"/>	X	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>	X	X	<input type="checkbox"/>	X	X	<input type="checkbox"/>
Julie Wendt	<input type="checkbox"/>	X	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>	X	X	<input type="checkbox"/>
Kathryn Gualtieri	<input type="checkbox"/>	X	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>	X	X	<input type="checkbox"/>	X	X	<input type="checkbox"/>
Elinor Laiolo <sup>1</sup> / Lynn Momboisse	<input type="checkbox"/>	X	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>	X	X	<input type="checkbox"/>	X	X	<input type="checkbox"/>
Gregory Carper <sup>2</sup> / Thomas Hood	<input type="checkbox"/>	X	<input type="checkbox"/>	X	X	<input type="checkbox"/>						

### D. Training Received

Indicate what training each commissioner and staff member has received. A CLG requirement is that all commissioners and staff to the commission attend at least one training program relevant to your commission each year. It is up to the CLG to determine the relevancy of the training.

Commissioner/Staff Name	Training Title & Description	Duration of Training	Training Provider	Date
Erik Dyar	N/A	N/A	N/A	N/A
Kathryn Gualtieri	N/A	N/A	N/A	N/A
Lynn Momboisse	N/A	N/A	N/A	N/A
Alex Heisinger	N/A	N/A	N/A	N/A
Thomas Hood	N/A	N/A	N/A	N/A

<sup>1</sup> Replaced by Lynn Momboisse

<sup>2</sup> Replaced by Thomas Hood

# Certified Local Government Program -- 2016 Annual Report

(Reporting period is from October 1, 2015 through September 30, 2016)

### **III. Maintain a System for the Survey and Inventory of Properties that Furthers the Purposes of the National Historic Preservation Act**

#### **A. Historical Contexts:** initiated, researched, or developed in the reporting year

**NOTE:** California CLG procedures require CLGs to submit survey results including historic contexts to OHP. If you have not done so, submit a copy (PDF or link if available online) with this report.

<b>Context Name</b>	<b>Description</b>	<b>How it is Being Used</b>	<b>Date Submitted to OHP</b>
Carmel Historic Context Statement	Document includes a summary of Carmel's development history, people of local significance, and a description of historic architectural themes.	The Context Statement provides guidance for making determinations of historic eligibility. The document will eventually be used to assist the City with creating historic districts.	September 2012

#### **B. New Surveys or Survey Updates (excluding those funded by OHP)**

**NOTE:** The evaluation of a single property is not a survey. Also, material changes to a property that is included in a survey, is not a change to the survey and should not be reported here.

California CLG procedures require CLGs to submit survey results including historic contexts, to OHP. If you have not done so, submit a copy (electronic format preferred) with this report.

<b>Survey Area</b>	<b>Context Based-yes/no</b>	<b>Level: Reconnaissance or Intensive</b>	<b>Acreage</b>	<b># of Properties Surveyed</b>	<b>Date Completed</b>	<b>Date Submitted to OHP</b>
No survey update	N/A	N/A	N/A	N/A	N/A	N/A

How are you using the survey data? **N/A**

# Certified Local Government Program -- 2016 Annual Report

(Reporting period is from October 1, 2015 through September 30, 2016)

## C. Corrections or changes to Historic Property Inventory

Property Name/Address	Additions/Deletions to Inventory	Status Code Change From - To	Reason	Date of Change
Lonegan Residence APN: 010-154-005	Addition	N/A	N/A	November 2015
Frank Lloyd Wright 'Cabin on the Rocks'	Addition	N/A	N/A	2016

## IV. Provide for Adequate Public Participation in the Local Historic Preservation Program

### A. Public Education

What public outreach, training, or publications programs has the CLG undertaken? Please provide copy of (or an electronic link) to all publications or other products not previously provided to OHP.

Item or Event	Description	Date
<ol style="list-style-type: none"> <li>1. Modernism architecture of Carmel exhibit</li> <li>2. Joint Committee on Modernism</li> <li>3. 'John Thodos Architect presentation</li> <li>4. Two news articles on Carmel historic properties</li> </ol>	<p>Joint committee reviewed various structures to hold up as an example of modernism. John Thodos presentation by Eric Dyar Two news articles by ex-HRB member Julie Wendt</p>	2016

## V. Additional Information for National Park Service Annual Products Report for CLGs (certified before October 1, 2013).

**NOTE:** OHP will forward this information to NPS on your behalf. Please read "Guidance for completing the Annual Products Report for CLGs" located [http://www.nps.gov/history/hpg/local/2013CLG\\_GPRA/FY2013\\_Annual\\_Instructions2014.doc](http://www.nps.gov/history/hpg/local/2013CLG_GPRA/FY2013_Annual_Instructions2014.doc).

# Certified Local Government Program -- 2016 Annual Report

(Reporting period is from October 1, 2015 through September 30, 2016)

## A. CLG Inventory Program

During the reporting period how many historic properties did your local government **add** to the CLG inventory? This is the total number of historic properties and contributors to districts (or your best estimate of the number) added to your inventory **from all programs**, local, state, and Federal, during the reporting year. These might include National Register, California Register, California Historic Landmarks, locally funded surveys, CLG surveys, and local designations.

Program area	Number of Properties added
City of Carmel-by-the-Sea	1 property was added to the City's historic inventory; 4 properties were added to the local register (same as Mills Act properties added in 2016). 1 property (Frank Lloyd Wright – 'Cabin on the Rocks' was added to the National Register.

## B. Local Register (i.e., Local Landmarks and Historic Districts) Program

- During the reporting period did you have a local register program to create local landmarks and/or local districts (or a similar list of designations) created by local law?       Yes       No
- If the answer is yes, then how many properties have been added to your register or designated since October 1, 2015?      **4**

## C. Local Tax Incentives Program

- During the current reporting period did you have a Local Tax Incentives Program, such as the Mills Act?       Yes       No
- If the answer is yes, how many properties have been added to this program since October 1, 2014?      **0**

Name of Program	Number of Properties Added During Current Reporting Period	Total Number of Properties Benefiting From Program
Mills Act	4	8

## D. Local "bricks and mortar" grants/loan program

# Certified Local Government Program -- 2016 Annual Report

(Reporting period is from October 1, 2015 through September 30, 2016)

1. During the reporting period did you have a local government historic preservation grant and/or loan program for rehabilitating/restoring historic properties?      Yes    No
2. If the answer is yes, then how many properties have been assisted under the program(s) after October 1, 2013?   **N/A**

Name of Program	Number of Properties that have Benefited
N/A	N/A

## E. Design Review/Local Regulatory Program

1. During the reporting period did your local government have a historic preservation regulatory law(s) (e.g., an ordinance requiring Commission and/or staff review of, 1) local government undertakings and/or, 2) changes to, or impacts on historic properties?    Yes      No
2. If the answer is yes then, since October 1, 2015, how many historic properties did your local government review for compliance with your local government's historic preservation regulatory law(s)?   **15**

## F. Local Property Acquisition Program

1. During the reporting period did your local program acquire (or help to acquire) historic properties in whole or in part through purchase, donation, or other means?    Yes    No
2. If the answer is yes, then how many properties have been assisted under the program(s) during this reporting period?   **N/A**

Name of Program	Number of Properties that have Benefited
N/A	N/A

# Certified Local Government Program -- 2016 Annual Report

(Reporting period is from October 1, 2015 through September 30, 2016)

## VI. In addition to the minimum CLG requirements, OHP is interested in a Summary of Local Preservation Programs

- A. What are the most critical preservation planning issues? **1) Educating property owners and real estate agents on the goals and objectives of Carmel's historic preservation program, 2) Challenges associated with the rehabilitation and alteration of historic properties, and 3) Promoting benefits that go along with having a historic property, such as the Mills Act Contract.**
- B. What is the single accomplishment of your local government this year that has done the most to further preservation in your community? **The City Council approved four additional Mills Act contracts passed a resolution that allows more Mills Act contract (15 contracts over three calendar years) than previously allowed. There is a provision that the Council review the Mills Act Program in three years, which would be at the end of 2018. At that time the Council will have the opportunity to once again review the Mills Act Program and make revisions if necessary.**
- C. What recognition are you providing for successful preservation projects or programs? **For a short while the City had a program referred to as the "Historic Home of the Month". As part of this program photographs and background information for selected historic properties were submitted to the local newspaper for weekly publication.**
- D. How did you meet or not meet the goals identified in your annual report for last year? **An objective was to advance community awareness of the importance of historic Mid-Century Modern architecture. The subcommittee with a mid-century modernist exhibit that was stationed in the City.**
- E. What are your local historic preservation goals for 2017? **1) Update the City's Historic Context Statement, and 2) Initiate the process of amending the Municipal Code to distinguish between the Historic Inventory and Register, 3) update Context Statement to incorporate 'Modernism', and 4) conduct Mills Act outreach with focus on commercial properties.**
- F. So that we may better serve you in the future, are there specific areas and/or issues with which you could use technical assistance from OHP? **Provide notifications of upcoming grants and training opportunities**

## Certified Local Government Program -- 2016 Annual Report

(Reporting period is from October 1, 2015 through September 30, 2016)

G. In what subject areas would you like to see training provided by the OHP? How you like would to see the training delivered (workshops, online, technical assistance bulletins, etc.)?

Training Needed or Desired	Desired Delivery Format
How to apply for State Historic Preservation Grants	Workshop or webinar
Information on how to create a historic district	Work with City staff and speak to Historic Resources Board at a public meeting
How to designate a historic property as a State Landmark	Work with City staff and speak to Historic Resources Board at a public meeting

H. Would you be willing to host a training working workshop in cooperation with OHP? **X** Yes  No

### VII Attachments

- Resumes and Statement of Qualifications forms for **all** commission members/alternatives and staff
- Minutes from commission meetings
- Drafts of proposed changes to the ordinance
- Drafts of proposed changes to the General Plan
- Public outreach publications

## **Certified Local Government Program -- 2016 Annual Report**

(Reporting period is from October 1, 2015 through September 30, 2016)

Email to [Lucinda.Woodward@parks.ca.gov](mailto:Lucinda.Woodward@parks.ca.gov)

# Certified Local Government Program -- 2016 Annual Report

(Reporting period is from October 1, 2015 through September 30, 2016)

**INSTRUCTIONS:** This is an interactive form with expanding text fields and check boxes. It will probably open as Read-Only. Save it to your computer before you begin entering data. This form can be saved and reopened.

Because this is a WORD form, it will behave generally like a regular Word document except that the font, size, and color are set by the text field.

- Start typing where indicated to provide the requested information.
- Click on the check box to mark either yes or no.
- To enter more than one item in a particular text box, just insert an extra line (Enter) between the items.

Save completed form and email as an attachment to [Lucinda.Woodward@parks.ca.gov](mailto:Lucinda.Woodward@parks.ca.gov). You can also convert it to a PDF and send as an email attachment. Use the Acrobat tab in WORD and select Create and Attach to Email. You can then attach the required documents to that email. If the attachments are too large (greater than 10mb total), you will need to send them in a second or third email.

**Name of CLG: Carmel-by-the-Sea**

**Report Prepared by: Marc Wiener, Planning Director**

**Date of commission/board review: February 21, 2017**

## Minimum Requirements for Certification

### I. Enforce Appropriate State or Local Legislation for the Designation and Protection of Historic Properties.

#### **A. Preservation Laws**

1. What amendments or revisions, if any, are you considering to the certified ordinance? Please forward drafts or proposals. **REMINDER: Pursuant to the CLG Agreement, OHP must have the opportunity to review and comment on ordinance changes prior to adoption. Changes that do not meet the CLG requirements could affect certification status.**

Carmel-by-the-Sea has the following two classifications of historic designation: 1) Historic Inventory, and 2) Historic Register. A property that is found to be historically significant is placed on the City's Historic Inventory. At the property owner's request, a property on the City's Historic Inventory can also be added to the City's Historic Register. City Municipal Code 17.32 (Historic Preservation) identifies that properties on the Historic Register are entitled to certain benefits not available to those on the

# Certified Local Government Program -- 2016 Annual Report

(Reporting period is from October 1, 2015 through September 30, 2016)

Historic Inventory, such as a Mills Act Contract and certain waivers from zoning standards. Other than identifying these benefits, the Municipal Code does not clearly indicate the difference between the Historic Inventory and the Historic Register. In applying the Municipal Code, City staff has determined that the Register is intended for properties of greater historical significance and/or for properties which the property owner agrees to limit future alterations to the historic building. The City is in the process of amending Chapter 17.32 of the Municipal Code to provide a clearer distinction between the Historic Inventory and Historic Register. Proposed new language has been drafted and submitted to the City's Historic Resources Board for consideration.

2. Provide an electronic link to your ordinance or appropriate section(s) of the municipal/zoning code. <http://www.codepublishing.com/CA/carmel.html> ... and then open section 17.32.
- B. New Local Landmark Designations (Comprehensive list of properties/districts designated under local ordinance, HPOZ, etc.)**

1. During the current reporting period what properties/districts have been locally designated?

Property Name/Address	Date Designated	If a district, number of contributors	Date Recorded by County Recorder
NA	NA	NA	NA

**REMINDER:** Pursuant to California Government Code § 27288.2, "the county recorder shall record a certified resolution establishing an historical resources designation issued by the State Historical Resources Commission or a local agency, or unit thereof."

2. What properties/districts have been de-designated this past year? For districts, include the total number of resource contributors.

Property Name/Address	Date Removed
NA	NA

# Certified Local Government Program -- 2016 Annual Report

(Reporting period is from October 1, 2015 through September 30, 2016)

## C. Historic Preservation Element/Plan

1. Do you address historic preservation in your general plan?  No

Yes, in a separate historic preservation element.  Yes, it is included in another element. (Land Use Element)

Provide an electronic link to the historic preservation section(s) of the General Plan.

[http://ci.carmel.ca.us/tasks/sites/carmel/assets/File/general\\_plan/Land\\_Use.pdf](http://ci.carmel.ca.us/tasks/sites/carmel/assets/File/general_plan/Land_Use.pdf)

2. Have you made any updates to your historic preservation plan or historic preservation element in your community's general plan?  Yes  No If you have, provide an electronic link. *NA*

3. When will your next General Plan update occur? **Likely 2018 to 2020**

## D. Review Responsibilities

1. Who takes responsibility for design review or Certificates of Appropriateness?

All projects subject to design review go to the Historic Resources Board.

Some projects are reviewed at the staff level without Board review. What is the threshold between staff-only review and full-Board review? **The majority of the projects are reviewed by the City's Historic Resources Board (HRB). However, staff has the authority to approve minor alterations and repairs to historic buildings, as set forth in Municipal Code Section 17.32.150.**

2. California Environmental Quality Act

- What is the role of the staff and commission in *providing input* to CEQA documents prepared for or by the local government? **The City's HRB provides staff with input on the associated CEQA document or determination when there are such opportunities. For example, the most recent opportunity was when the City prepared an EIR for the potential sale of a portion of parkland that included the historic Flanders's mansion. The HRB reviewed several drafts of the EIR and provided input and**

# Certified Local Government Program -- 2016 Annual Report

(Reporting period is from October 1, 2015 through September 30, 2016)

analysis that were incorporated in the development of the CEQA document. There were no CEQA review opportunities in 2016.

What is the role of the staff and commission in reviewing CEQA documents for projects that are proposed within the jurisdiction of the local government? The HRB is advisory to the Planning Commission and/or City Council on the adequacy of CEQA documents that pertain to historic preservation. Staff functions in a supportive role by providing the environmental document to the HRB with an environmental review analysis and summary included in a staff report.

### 3. Section 106 of the National Historic Preservation Act

- What is the role of the staff and commission in providing input to Section 106 documents prepared for or by the local government? The Carmel Mission Basilica is located within the City's boundaries and is listed on the National Register of Historic Places. Any project requiring the preparation of Section 106 documents would require input from staff, the HRB, and the Planning Commission if necessary.
- What is the role of the staff and commission in reviewing Section 106 documents for projects that are proposed within the jurisdiction of the local government? The Carmel Mission Basilica is located within the City's boundaries and is listed on the National Register of Historic Places. In 2010 a Basilica seismic retrofit project was approved by the City. As part of the permit process the HRB Board and Planning Commission were provided a copy of the Section 106 documents for review and input.

## II. Establish an Adequate and Qualified Historic Preservation Review Commission by State or Local Legislation.

### A. Commission Membership

Name	Professional Discipline	Date Appointed	Date Term Ends	Email Address
Erik Dyar	Architect	January 2006	October 2017	<a href="mailto:edyar@aol.com">edyar@aol.com</a>
Lynn Mombousse	Retired/Author of book on Historic Resources	April 2016	April 2018	<a href="mailto:Lynnombousse@gmail.com">Lynnombousse@gmail.com</a>
Kathryn Gualtieri	Historian/Author	October 2013	October 2017	<a href="mailto:kycarmel@yahoo.com">kycarmel@yahoo.com</a>

# Certified Local Government Program -- 2016 Annual Report

(Reporting period is from October 1, 2015 through September 30, 2016)

Thomas Hood	Architect	July 2016	July, 2018	<a href="mailto:tom@t-hood.com">tom@t-hood.com</a>
Alex Heisinger	Real Estate Sales	December 2016	December 2018	<a href="mailto:aheisinger@gmail.com">aheisinger@gmail.com</a>

Attach resumes and Statement of Qualifications forms for all members.

1. If you do not have two qualified professionals on your commission, why have the professional qualifications not been met and how is professional expertise being provided? **The HRB currently has three qualified professionals including a professional historian and two licensed architects, one real estate salesperson, and one interested member of the community active in historic preservation.**
2. If all positions are not currently filled, why is there a vacancy, and when will the position will be filled? **Albeit there were two resignations in 2016, the positions were promptly filled. There are no vacancies.**

**B. Staff to the Commission/CLG staff**

1. Is the staff to your commission the same as your CLG coordinator?  Yes       No
2. If the position(s) is not currently filled, why is there a vacancy? **N/A**

Attach resumes and Statement of Qualifications forms for staff.

Name/Title	Discipline	Dept. Affiliation	Email Address
Marc Wiener, Director	City Planning	Community Planning and Building	<a href="mailto:mwiener@ci.carmel.ca.us">mwiener@ci.carmel.ca.us</a>

## Certified Local Government Program -- 2016 Annual Report

(Reporting period is from October 1, 2015 through September 30, 2016)

### C. Attendance Record

Please complete attendance chart for each commissioner and staff member. Commissions are required to meet four times a year, at a minimum.

Commissioner/Staff	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Erik Dyar	<input type="checkbox"/>	X	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>	X	X	<input type="checkbox"/>	X	X	<input type="checkbox"/>
Julie Wendt	<input type="checkbox"/>	X	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>	X	X	<input type="checkbox"/>
Kathryn Gualtieri	<input type="checkbox"/>	X	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>	X	X	<input type="checkbox"/>	X	X	<input type="checkbox"/>
Elinor Laiolo <sup>1</sup> / Lynn Mombosse	<input type="checkbox"/>	X	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>	X	X	<input type="checkbox"/>	X	X	<input type="checkbox"/>
Gregory Carper <sup>2</sup> / Thomas Hood	<input type="checkbox"/>	X	<input type="checkbox"/>	X	X	<input type="checkbox"/>						

### D. Training Received

Indicate what training each commissioner and staff member has received. A CLG requirement is that all commissioners and staff to the commission attend at least one training program relevant to your commission each year. It is up to the CLG to determine the relevancy of the training.

Commissioner/Staff Name	Training Title & Description	Duration of Training	Training Provider	Date
Erik Dyar	N/A	N/A	N/A	N/A
Kathryn Gualtieri	N/A	N/A	N/A	N/A
Lynn Mombosse	N/A	N/A	N/A	N/A
Alex Heisinger	N/A	N/A	N/A	N/A
Thomas Hood	N/A	N/A	N/A	N/A

<sup>1</sup> Replaced by Lynn Mombosse

<sup>2</sup> Replaced by Thomas Hood

# Certified Local Government Program -- 2016 Annual Report

(Reporting period is from October 1, 2015 through September 30, 2016)

### III. Maintain a System for the Survey and Inventory of Properties that Furthers the Purposes of the National Historic Preservation Act

**A. Historical Contexts:** initiated, researched, or developed in the reporting year

**NOTE:** California CLG procedures require CLGs to submit survey results including historic contexts to OHP. If you have not done so, submit a copy (PDF or link if available online) with this report.

Context Name	Description	How it is Being Used	Date Submitted to OHP
Carmel Historic Context Statement	Document includes a summary of Carmel's development history, people of local significance, and a description of historic architectural themes.	The Context Statement provides guidance for making determinations of historic eligibility. The document will eventually be used to assist the City with creating historic districts.	September 2012

**B. New Surveys or Survey Updates (excluding those funded by OHP)**

**NOTE:** The evaluation of a single property is not a survey. Also, material changes to a property that is included in a survey, is not a change to the survey and should not be reported here.

California CLG procedures require CLGs to submit survey results including historic contexts, to OHP. If you have not done so, submit a copy (electronic format preferred) with this report.

Survey Area	Context Based-yes/no	Level: Reconnaissance or Intensive	Acres	# of Properties Surveyed	Date Completed	Date Submitted to OHP
No survey update	N/A	N/A	N/A	N/A	N/A	N/A

How are you using the survey data? N/A

# Certified Local Government Program -- 2016 Annual Report

(Reporting period is from October 1, 2015 through September 30, 2016)

### C. Corrections or changes to Historic Property Inventory

Property Name/Address	Additions/Deletions to Inventory	Status Code Change From - To	Reason	Date of Change
Loneragan Residence APN: 010-154-005	Addition	N/A	N/A	November 2015

### IV. Provide for Adequate Public Participation in the Local Historic Preservation Program

#### A. Public Education

What public outreach, training, or publications programs has the CLG undertaken? Please provide copy of (or an electronic link) to all publications or other products not previously provided to OHP.

Item or Event	Description	Date
N/A	N/A	N/A

### V. Additional Information for National Park Service Annual Products Report for CLGs (certified before October 1, 2013).

**NOTE:** OHP will forward this information to NPS on your behalf. Please read "Guidance for completing the Annual Products Report for CLGs" located [http://www.nps.gov/history/hpq/local/2013CLG\\_GPPRA/FY2013\\_Annual\\_Instructions2014.doc](http://www.nps.gov/history/hpq/local/2013CLG_GPPRA/FY2013_Annual_Instructions2014.doc).

#### A. CLG Inventory Program

During the reporting period how many historic properties did your local government add to the CLG inventory? This is the total number of historic properties and contributors to districts (or your best estimate of the number) added to your inventory from all programs, local, state, and Federal, during the reporting year. These might include National Register, California Register, California Historic Landmarks, locally funded surveys, CLG surveys, and local designations.

# Certified Local Government Program -- 2016 Annual Report

(Reporting period is from October 1, 2015 through September 30, 2016)

Program area	Number of Properties added
Carmel Register	4 (same as Mills Act properties added in 2016) and the Frank Lloyd House

**B. Local Register (i.e., Local Landmarks and Historic Districts) Program**

1. During the reporting period did you have a local register program to create local landmarks and/or local districts (or a similar list of designations) created by local law?      Yes      No
2. If the answer is yes, then how many properties have been added to your register or designated since October 1, 2015? 0

**C. Local Tax Incentives Program**

1. During the current reporting period did you have a Local Tax Incentives Program, such as the Mills Act?    Yes      No
2. If the answer is yes, how many properties have been added to this program since October 1, 2014? 0

Name of Program	Number of Properties Added During Current Reporting Period	Total Number of Properties Benefiting From Program
Mills Act	4	8

**D. Local "bricks and mortar" grants/loan program**

1. During the reporting period did you have a local government historic preservation grant and/or loan program for rehabilitating/restoring historic properties?      Yes    No
2. If the answer is yes, then how many properties have been assisted under the program(s) after October 1, 2013? N/A

Name of Program	Number of Properties that have Benefited
N/A	N/A

# Certified Local Government Program -- 2016 Annual Report

(Reporting period is from October 1, 2015 through September 30, 2016)

## E. Design Review/Local Regulatory Program

1. During the reporting period did your local government have a historic preservation regulatory law(s) (e.g., an ordinance requiring Commission and/or staff review of, 1) local government undertakings and/or, 2) changes to, or impacts on historic properties?  Yes  No
2. If the answer is yes then, since October 1, 2014, how many historic properties did your local government review for compliance with your local government's historic preservation regulatory law(s)? **9**

## F. Local Property Acquisition Program

1. During the reporting period did your local program acquire (or help to acquire) historic properties in whole or in part through purchase, donation, or other means?  Yes  No
2. If the answer is yes, then how many properties have been assisted under the program(s) during this reporting period?  
N/A

Name of Program	Number of Properties that have Benefitted
N/A	N/A

## VI. In addition to the minimum CLG requirements, OHP is interested in a Summary of Local Preservation Programs

- A. What are the most critical preservation planning issues? **1) Educating property owners and real estate agents on the goals and objectives of Carmel's historic preservation program, 2) Challenges associated with the rehabilitation and alteration of historic properties, and 3) Promoting benefits that go along with having a historic property, such as the Mills Act Contract.**
- B. What is the single accomplishment of your local government this year that has done the most to further preservation in your community? **The City Council approved four additional Mills Act contracts passed a resolution that, allows**

# Certified Local Government Program -- 2016 Annual Report

(Reporting period is from October 1, 2015 through September 30, 2016)

15 contracts over three calendar years with a provision that the Council review the Mills Act Program in three years, which would be at the end of 2018. At that time the Council will have the opportunity to once again review the Mills Act Program and make revisions if necessary.

- C. What recognition are you providing for successful preservation projects or programs? N/A during the current reporting period.
- D. How did you meet or not meet the goals identified in your annual report for last year? In the previous CLG report, it was noted that the City intended to designate the Forest Theater as a state historic landmark. Per the City of Carmel's Historic Preservation Consultant (Mr. Kent Seavey), this did not come to occur because the Forest Theater was determined to be compromised in its historic integrity. Another objective was to advance community awareness of the importance of historic Mid-Century Modern architecture. A subcommittee was established to study this topic but progress ceased mid-year.
- E. What are your local historic preservation goals for 2017? 1) Update the City's Historic Context Statement, and 2) Initiate the process of amending the Municipal Code to distinguish between the Historic Inventory and Register.
- F. So that we may better serve you in the future, are there specific areas and/or issues with which you could use technical assistance from OHP? Provide notifications of upcoming grants and training opportunities
- G. In what subject areas would you like to see training provided by the OHP? How you like would to see the training delivered (workshops, online, technical assistance bulletins, etc.)?

Training Needed or Desired	Desired Delivery Format
How to apply for State Historic Preservation Grants	Workshop or webinar

# Certified Local Government Program -- 2016 Annual Report

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Information on how to create a historic district	Work with City staff and speak to Historic Resources Board at a public meeting
How to designate a historic property as a State Landmark	Work with City staff and speak to Historic Resources Board at a public meeting

H. Would you be willing to host a training working workshop in cooperation with OHP?     Yes     No

**VII Attachments**

- Resumes and Statement of Qualifications forms for all commission members/alternatives and staff
- Minutes from commission meetings
- Drafts of proposed changes to the ordinance
- Drafts of proposed changes to the General Plan
- Public outreach publications

Email to [Lucinda.Woodward@parks.ca.gov](mailto:Lucinda.Woodward@parks.ca.gov)