

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

Monday, May 15, 2017
3:15 p.m. Tour of Inspection
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 3:15 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. ELECTION OF VICE CHAIR

E. 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.

F. CONSENT AGENDA

1. Consideration of the minutes of February 21, 2017 Historic Resources Board Meeting
2. Consideration of the minutes of April 17, 2017 Historic Resources Board Meeting

G. ITEM

- | | |
|--|---|
| 1. DS 17-033 (Giordano)
John Mandurrigo, Project Designer
6th Avenue, 2 SW of Santa Rita Street
Block: 66; Lots: Parcel D
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. Determine if proposed project is consistent with the Secretary of Interior Standards. |
| 2. DS 17-107 (Slingerlend-Speers)
Erik Dyar, Project Architect
NW Corner of Santa Lucia at San Carlos
Block: 143; Lot: 29
APN: 010-165-027 | Determination of Historic Ineligibility for a structure located in the Single-Family Residential (R-1) Zoning District. |
| 3. City of Carmel-by-the-Sea | Appoint a subcommittee to assist with the update of the City's Historic Context Statement. |

H. DIRECTOR'S REPORT

I. DISCUSSION ITEMS

J. BOARD MEMBER ANNOUNCEMENTS

K. ADJOURNMENT

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

The next regular meeting of the Historic Resources Board: June 19, 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, May 12, 2017.

Dated this 12th day of May, 2017, at the hour of 4:00 p.m.

Marc Wiener, AICP, Community Planning and Building Director

**MINUTES
CITY OF CARMEL-BY-THE-SEA
HISTORIC RESOURCES BOARD
February 27, 2017**

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

A. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Chair Erik Dyar at 4:04 p.m.

PRESENT: Erik Dyar, Chair
Kathryn Gualtieri
Alex Heisinger
Lynn Momboisse

ABSENT: Thomas Hood

STAFF PRESENT: Marc Wiener, Community Planning Director
Matthew Sundt, Contract Planner
Cortina Whitmore, Historic Resources Board Secretary

B. TOUR OF INSPECTION

N/A

C. PLEDGE OF ALLEGIANCE

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

D. APPEARANCES

N/A

E. CONSENT AGENDA

1. Consideration of the minutes of the December 19, 2016 Historic Resources Board Meeting.

Board Member Gualtieri moved to approve the December 19, 2016 minutes with the date correction. Motion seconded by Board Member Heisinger. The motion passed with the following vote: 4-0-0-1.

AYES: COMMISSIONERS: GUALTIERI, MOMBOISSE, HEISINGER & DYAR
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS HOOD

ABSTAIN:

COMMISSIONERS: NONE

F. ITEM

1. City of Carmel-by-the-Sea

Review of the Certified Local Government Annual Report.

Matthew Sundt, Contract Planner summarized Annual Report. Mr. Sundt informed the Board the next step in the process is to revise and present to the Board for final review prior to sending the report to the State.

Marc Wiener highlighted the Historic Resources Boards 2016 Mills Act accomplishments.

Chair Dyar opened the public hearing seeing no speakers the public hearing was closed.

The Board held discussion. Chair Dyar provided recommendations.

2. City of Carmel-by-the-Sea

Consideration of amendments to the Carmel Municipal code section 17.32.090-Historic Preservation.

Matthew Sundt, Contract Planner summarized staff report. Mr. Sundt provided the Board with recommendations.

Chair Dyar opened the public hearing seeing no speakers the public hearing was closed.

The Board held discussion and provided staff directions and requested the item is returned to the Board for consideration.

G. DIRECTOR'S REPORT

Mr. Wiener informed the Board Planning Commission Project Plans are now available to review on the City website.

H. SUBCOMMITTEE REPORT

N/A

I. DISCUSSION ITEMS

Board Member Gualtieri provided the Board with an article from *The Journal of The American Institute of Architects*: "How to Reinvent Historic Preservation" for review.

J. BOARD MEMBER ANNOUNCEMENTS

N/A

K. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 5:38 p.m.

Cortina Whitmore, Historic Resources Board Secretary

ATTEST:

Erik Dyar, Chair

**MINUTES
CITY OF CARMEL-BY-THE-SEA
HISTORIC RESOURCES BOARD
April 17, 2017**

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

A. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Chair Erik Dyar at 4:00 p.m.

PRESENT: Erik Dyar, Chair
Kathryn Gualtieri
Alex Heisinger
Thomas Hood
Lynn Momboisse

ABSENT: NONE

STAFF PRESENT: Matthew Sundt, Contract Planner
Stuart Poulter, Contract Planner
Cortina Whitmore, Historic Resources Board Secretary

B. TOUR OF INSPECTION

Tour of Inspections convened at 3:00 p.m.

C. PLEDGE OF ALLEGIANCE

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

D. APPEARANCES

N/A

E. CONSENT AGENDA

N/A

F. ITEM

1. DS 17-033 (Giordano)
John Manduraggo, Project Designer
6th Ave., 2 SW of Santa Rita St.
Block: 66; Lots: Parcel D
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.

Board Member Momboisse recused from DS 17-033 (Giordano)

Stuart Poulter, Contract Planner provided property history and summarized the staff report. Mr. Poulter answered questions from the Board.

Speaker #1: Mr. Mandurrago provided further design details, clarified roof design and answered questions from the Board.

Chair Dyar opened the public hearing seeing no other speakers the public hearing was closed.

The Board held discussion. Board Member Gualtieri spoke in opposition of the overall design. Mr. Hood noted the challenges of the addition and suggested a reduction of the scale of the addition. Chair Dyar spoke in regards to the size of the proposed structure and view from the street. Board Member Heisinger recommended a smaller addition not visible from the street.

Board Member Heisinger moved to continue DS 17-33 (Giordano) to allow the applicant an opportunity to redesign the addition. Motion seconded by Board Member Hood and carried by the following roll call vote: 4-0-0-1.

AYES:	COMMISSIONERS: HOOD, HEISINGER, GUALTIERI & DYAR
NOES:	COMMISSIONERS: NONE
ABSENT:	COMMISSIONERS: NONE
ABSTAIN:	COMMISSIONERS: MOMBOISSE

2. DS 17-107 (Slingerland-Speers) Erik Dyar, Project Architect NW corner of Santa Lucia at Block: 66; Lots: Parcel D APN: 010-154-011	Consideration of a Design Study (DS 17-107) to demolish a guesthouse, carport and apartment/garage alterations to site coverage, and alterations to a historic residence located in the Single-Family Residential (R-1) Zoning District.
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Erik Dyar recused from DS 17-107 (Slingerland/Speers).

Matthew Sundt, Contract Planner presented staff report. Mr. Sundt summarized proposed design alterations and noted City Historic Consultant; Kent Seavey concluded the proposed revision is consistent with the Secretary of Interior Standards. Mr. Sundt answered questions from the Historic Resources Board.

Speaker #1: Applicant/Owner Ms. Speers clarified proposed garage placement.

Vice Chair Gualtieri opened the public hearing, seeing no speakers the Vice Chair closed the public hearing.

The Board held discussion. The Board discussed the existing garage.

Board Member Momboisse moved to issue a Determination of Consistency for DS 17-107 for the demolition of a guesthouse, carport and apartment/garage building, alterations to a historic residence and to reduce the allowable parking spaces from three to two and continue any action on the parcel with the original garage. Motion seconded by Board Member Hood and carried by the following roll call vote: 4-0-0-1.

AYES:	COMMISSIONERS: HOOD, HEISINGER, MOMBOISSE & GUALTIERI
NOES:	COMMISSIONERS: NONE
ABSENT:	COMMISSIONERS: NONE
ABSTAIN:	COMMISSIONERS: DYAR

- | | |
|------------------------------|--|
| 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. |
|------------------------------|--|

Marc Wiener, Community Planning Director provided summary of the staff report.

Board Member Gualtieri commended Mr. Wiener for his work on the Historic Resources Board Annual Report.

Board Member Gualtieri moved to accept Certified Local Government Annual Report. Motion seconded by Board Member Momboisse and carried by the following roll call vote: 5-0-0-0.

AYES:	COMMISSIONERS: HOOD, HEISINGER, GUALTIERI, MOMBOISSE & DYAR
NOES:	COMMISSIONERS: NONE
ABSENT:	COMMISSIONERS: NONE
ABSTAIN:	COMMISSIONERS: NONE

G. DIRECTOR'S REPORT

Mr. Wiener announced he will provide an update of the Historic Preservation Ordinance at the May 15, 2017 Historic Resources Board meeting.

I. DISCUSSION ITEMS

1. Discussion on Historic Context Subcommittee

Mr. Wiener noted the Historic Resources Board requested a Historic Context Subcommittee.

J. BOARD MEMBER ANNOUNCEMENTS

Board Member Gualtieri provided the Board with an article regarding the Historic District of Los Gatos, CA.

K. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 5:30 p.m.

Cortina Whitmore, Historic Resources Board Secretary

ATTEST:

Erik Dyar, Chair



CITY OF CARMEL-BY-THE-SEA

Historic Resources Board

May 15, 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

Application: DS 17-033 (Giordano) **APN:** 010-039-003

Block: 66 **Lots:** Parcel D

Location: 6th Avenue, 2 SW of Santa Rita Street

Applicant: John Mandurrago **Property Owner:** John Giordano

Executive Summary: The property owner proposes to add a 271 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. The Historic Resource Board (HRB) previously reviewed this application and voted unanimously to continue this item from the board's April 17, 2017 meeting agenda to allow the applicant to revise their proposal based on several recommendations.

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.

Originally Proposed Project:

The applicant had originally proposed (per the original project plans received on February 22, 2017) to add a 284-square foot, 16-foot high, bedroom and bathroom addition off the rear (south) elevation of the existing residence to provide for contemporary usage. The proposed addition necessitated the removal of the rear wall of the historic residence and also modifications of the roof framing connecting the new addition to the main residence. While the proposed addition was located near the rear of the residence, it would still be visible to the street.

Previous Historic Resources Board Meeting:

The HRB reviewed this project on April 17, 2017, and unanimously voted to continue the application so that the applicant could revise the design of the addition. The HRB recommended that the scale of the addition be reduced and that it be designed to be subordinate to the historic residence. The following is an overview of how the applicant has revised the design to address these concerns:

1. The applicant has reduced the overall height by approximately 3 feet (16 feet to 13 feet) of the proposed addition and has reduced the roof pitch from 12:12 to 8:12. This was accomplished through the conversion of the roof style of the addition from gable to hip roofing. This decreases the overall scale of the addition and makes it slightly less visible from the public right-of-way. It also provides a better visual distinction between the original cottage and the proposed addition.
2. The revised plans show a reduction of 13 SF of floor area (from 284 SF to 271 SF). The applicant has added an additional 8" to the east (rear) elevation of the proposed addition and reduced the west elevation addition by approximately 7". The east elevation of the addition is still largely hidden from view from the public right-of-way while the west elevation has been reduced in scale and is also less visible. However, the HRB could request an additional reduction in the scale of the bathroom addition by eliminating one of the proposed bathroom sinks. This would also reduce the overall square footage of the addition and still provide for a functional bathroom addition.

Alternatives: Staff's recommendation, based on the revised plans resubmitted by the applicant, is to issue a determination that the application 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 a) the applicant withdrawing the project, b) require additional CEQA analysis to evaluate impacts on historic resources, or c) allow the applicant to appeal the board's decision to the City Council pursuant to CMC Sections 17.54.010(B) and 17.54.040(C).

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 and revised alterations would still be consistent with the Secretary of the Interior's Standards and therefore, do not require additional environmental analysis.

ATTACHMENTS:

- Attachment A – Revised Conditions of Approval
- Attachment B – Original Elevations
- Attachment C – Revised Project Plans (received May 3, 2017)

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

AUTHORIZATION:

1. This Determination of Consistency (DS 17-033) authorizes alterations to an existing historic single-family residence including: 1) a 271 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.

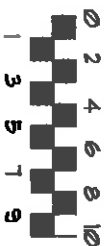
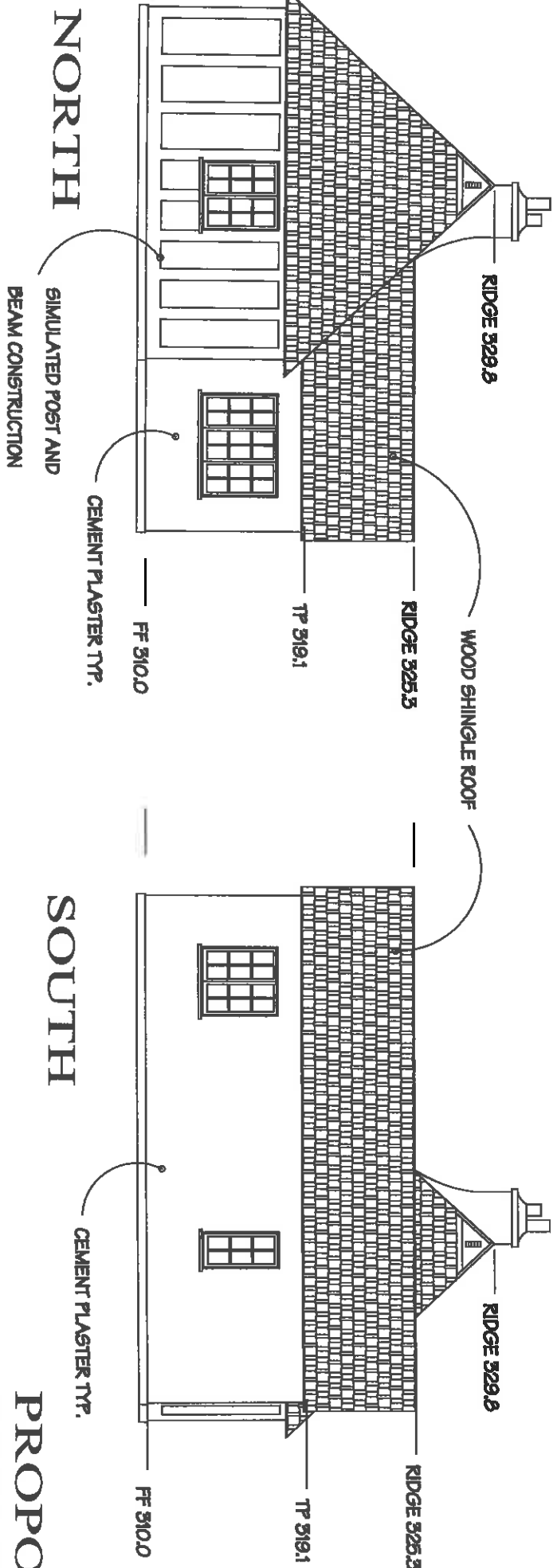
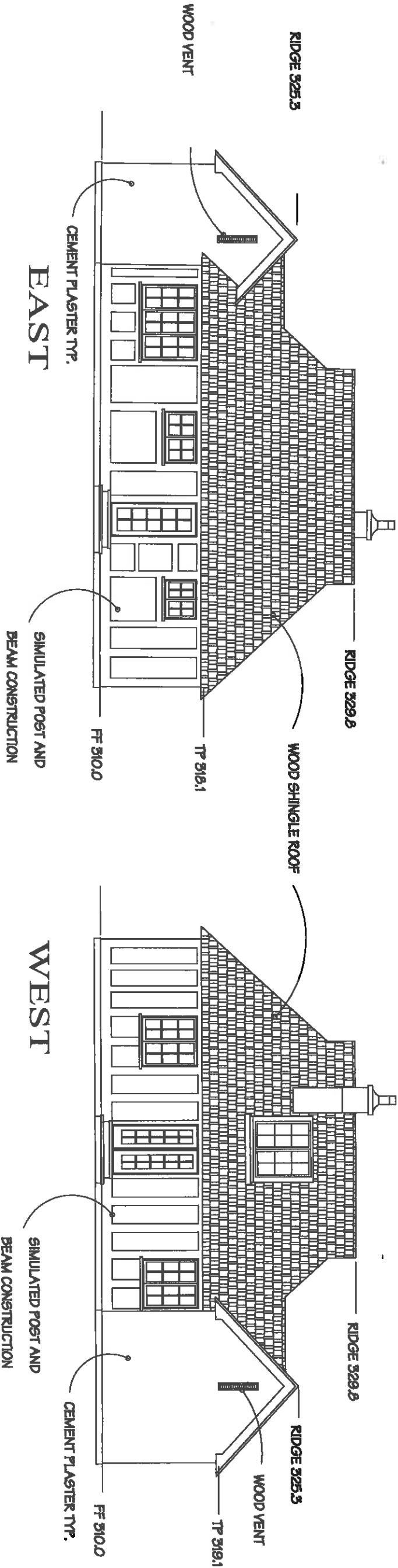
*Acknowledgement and acceptance of conditions of approval.

Property Owner Signature

Printed Name

Date

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



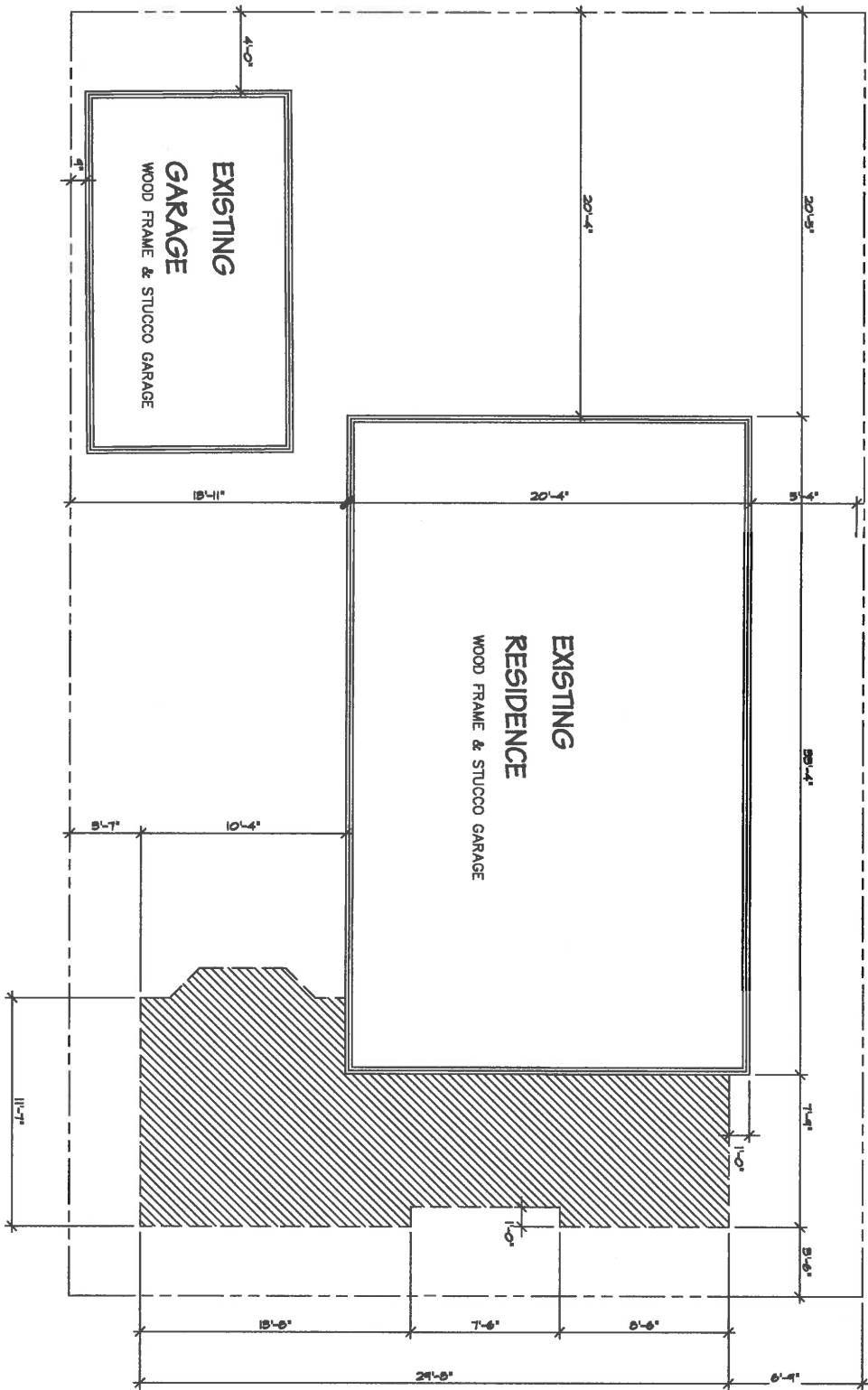
PROPOSED
EXTERIOR
ELEVATIONS

GIORDANO RESIDENCE
645 STREET 2 SW OF SANTA RITA AVENUE
CARMEL BY THE SEA, CALIFORNIA
A.P.N. 010-039-008

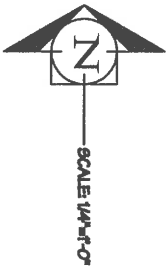
JOHN LANDRUGO
Design Studios
P.O. BOX 77, CARMEL, BY THE SEA, CA. 93921 831-425-1533

02-01-17
1702
D6

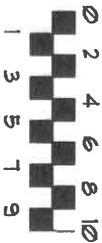
6th STREET



284 SF ADDITION



PROPOSED
SITE PLAN



GIORDANO RESIDENCE
6th STREET 2 SW OF SANTA RITA AVENUE
CARMEL BY THE SEA, CALIFORNIA
A.P.N. 010-039-003

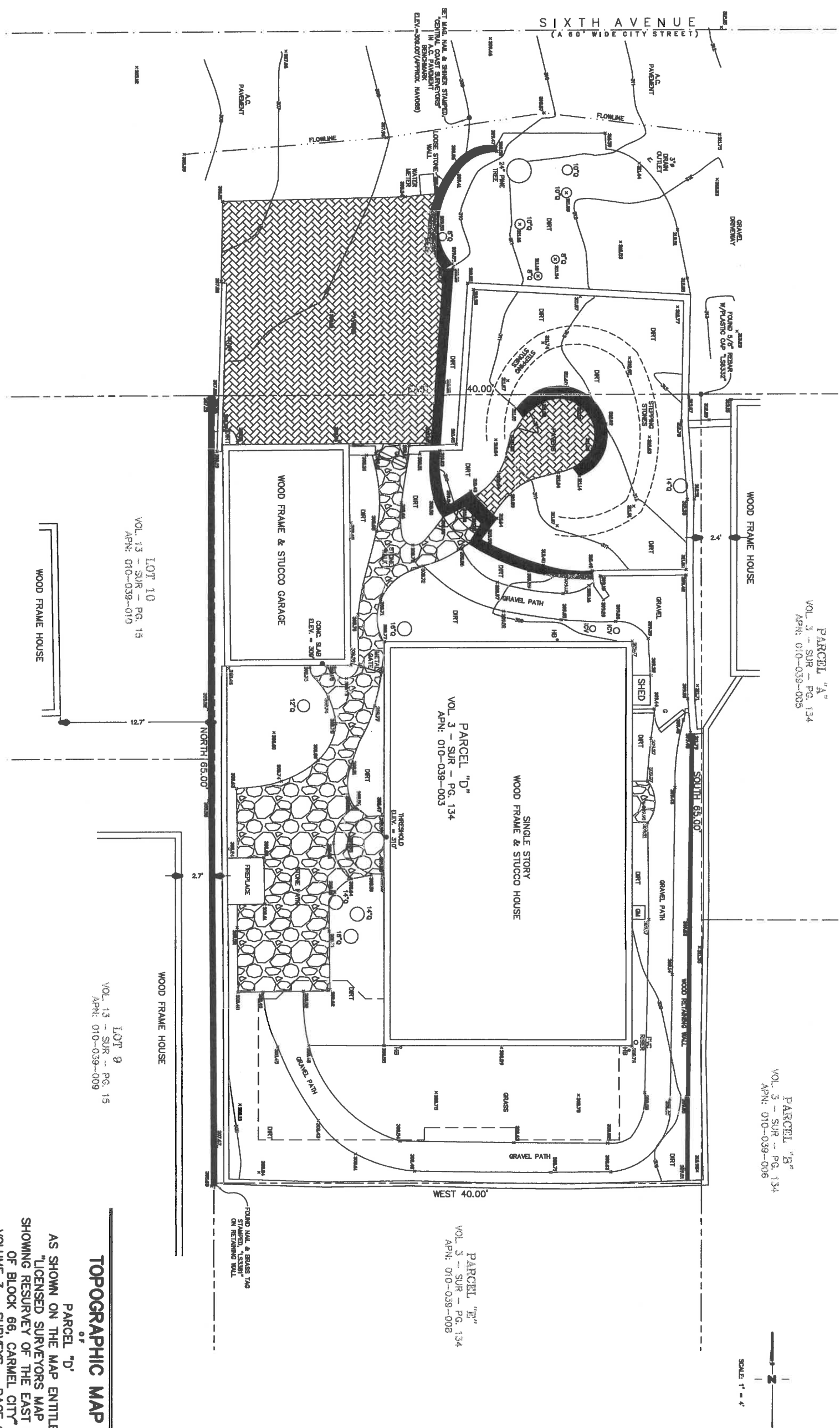
04-26-17
06-08-17

1702

D2

JOHN MANDURAGO
Design Studios



P.O. BOX 77, CARMEL BY THE SEA, CA 93921 831-425-1153



NOTES:

1. ALL DISTANCES SHOWN HEREIN 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 RECONSTRUCTED SURVEY.
 3. ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM THAT APPROXIMATELY THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83). PROJECT BENCHMARK IS AT THE EAST END OF THE ROAD, 100 FEET SOUTH OF THE CENTRAL CROWN SURVEYED ELEVATION = 386.00 FEET (APPROX. MANNED).
 4. CONTOUR INTERVAL = ONE FOOT.
- THE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES.

LEGEND:

- | | |
|---|--|
| Q | GATE |
| QA | GAS LETTER |
| HB | HOSERS |
| ICV | IRRIGATION CONTROL VALVE |
| ----- | DENOTES A STEP |
| ----- | DENOTES A WOOD FENCE |
|  | DENOTES A STORE OR CONCRETE RETAINING WALL |
|  | DENOTES A 12" DIA. OAK TREE (TYP.) |



PREPARED FOR
John Giordano

CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940

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

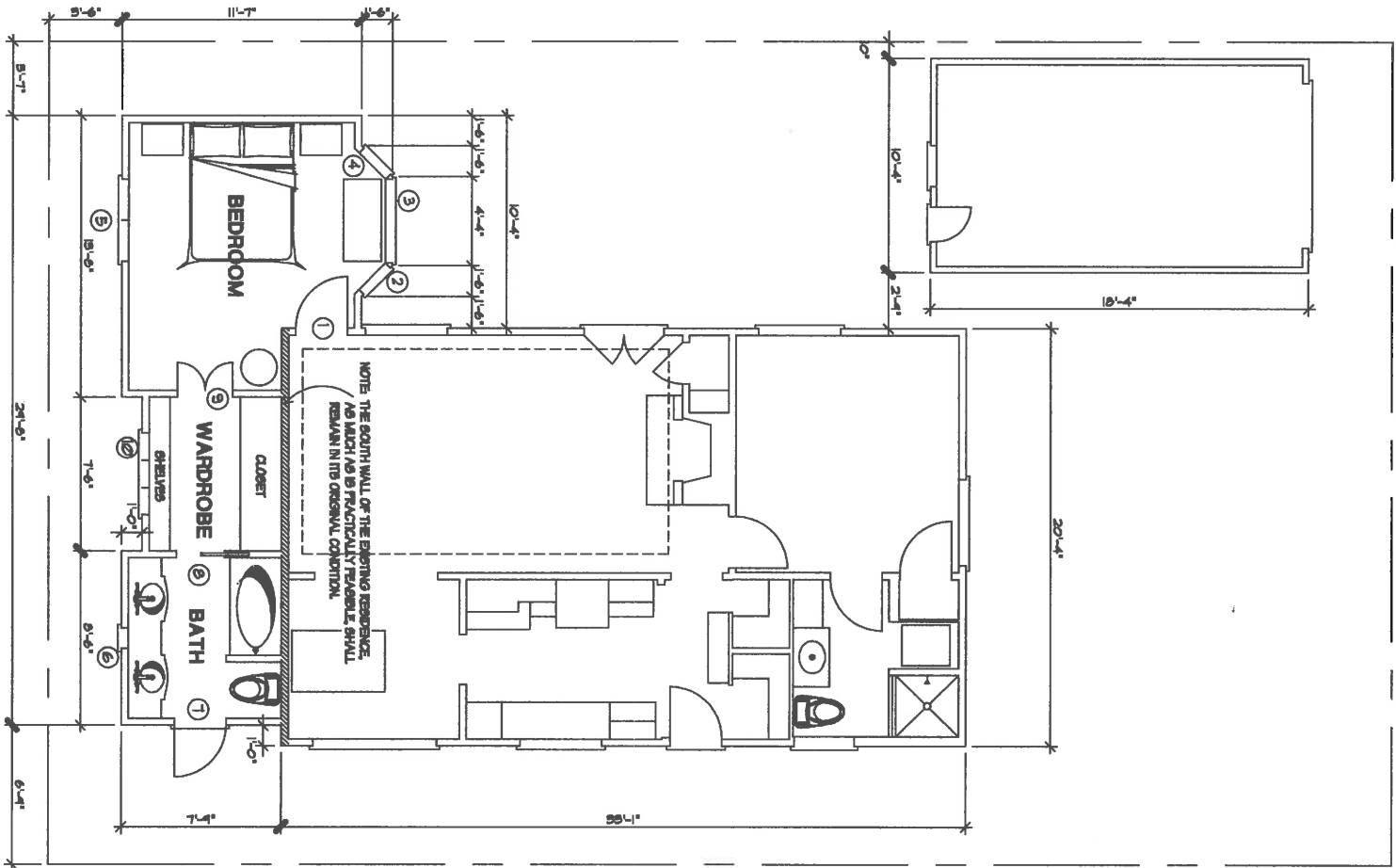
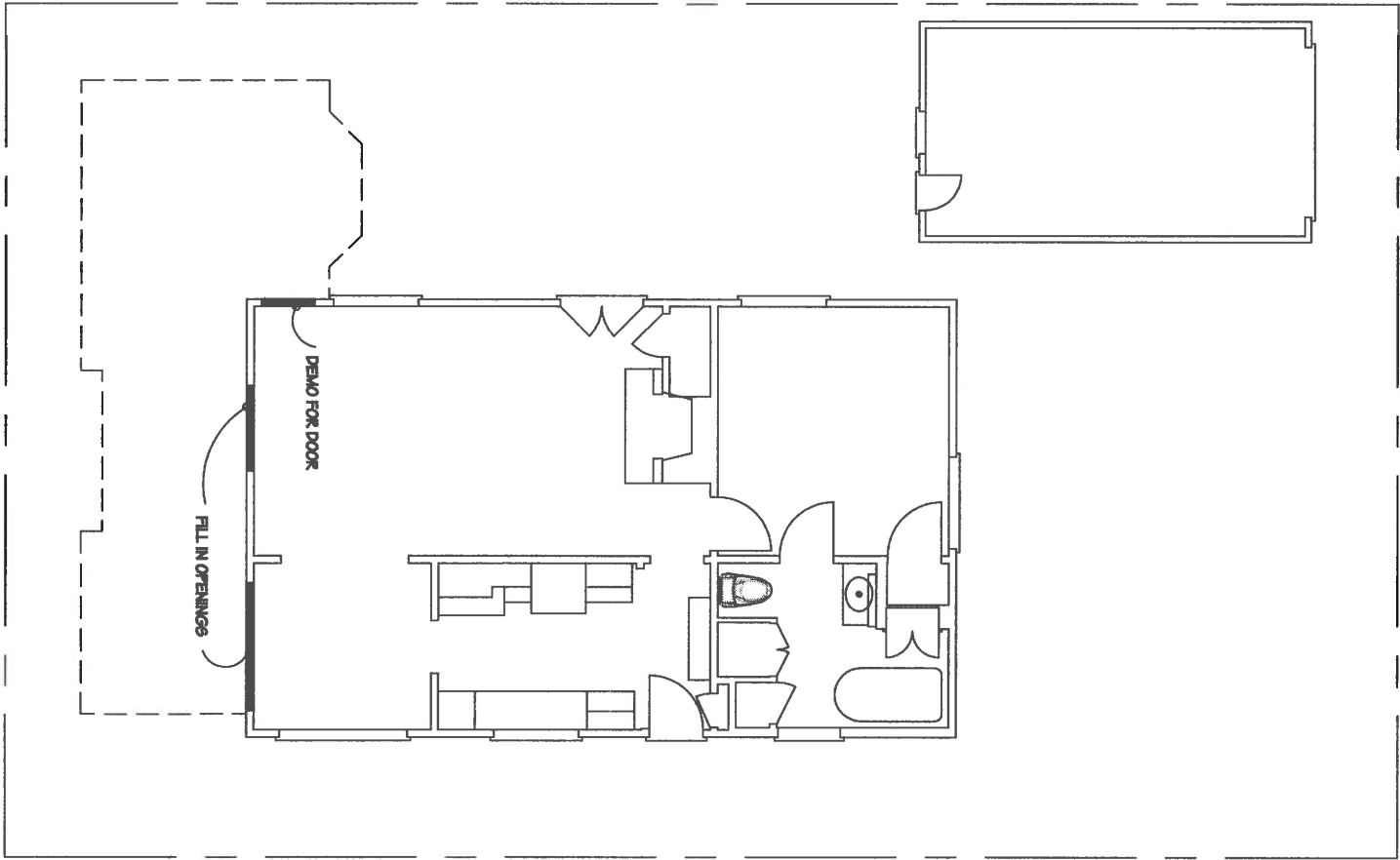
APN 010-039-003

TOPOGRAPHIC MAP

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

WINDOW & DOOR SCHEDULE

KOLBE & KOLBE WOOD WINDOWS AND DOORS ARE DUAL GLAZED TO PAINT			
ID	SIZE	STYLE	LOCATION
1	2668	SINGLE PANEL	MASTER BEDROOM
2	1940	CASEMENT	MASTER BEDROOM
3	4040	FIXED	MASTER BEDROOM
4	1940	CASEMENT	MASTER BEDROOM
5	4016	FIXED	MASTER BEDROOM
6	1030	CASEMENT	MASTER BATH
7	2668	FRENCH DOOR	MASTER BATH
8	2468	POCKET DOOR	MASTER BATH
9	1468	PAIR OF LOUVERED DOORS	WARDROBE
10	4016	FIXED	WARDROBE



FLOOR PLANS

GIORDANO RESIDENCE
6th STREET 2 SW OF SANTA RITA AVENUE
CARMEL BY THE SEA, CALIFORNIA
A.P.N. 010-039-003

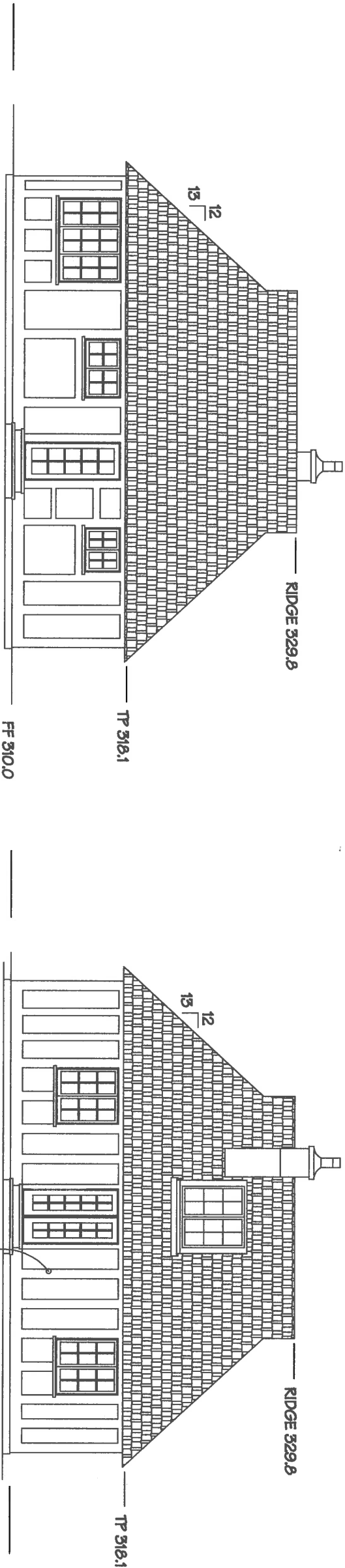
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1702

JOHN MANDURAGO
Design Studios

D4

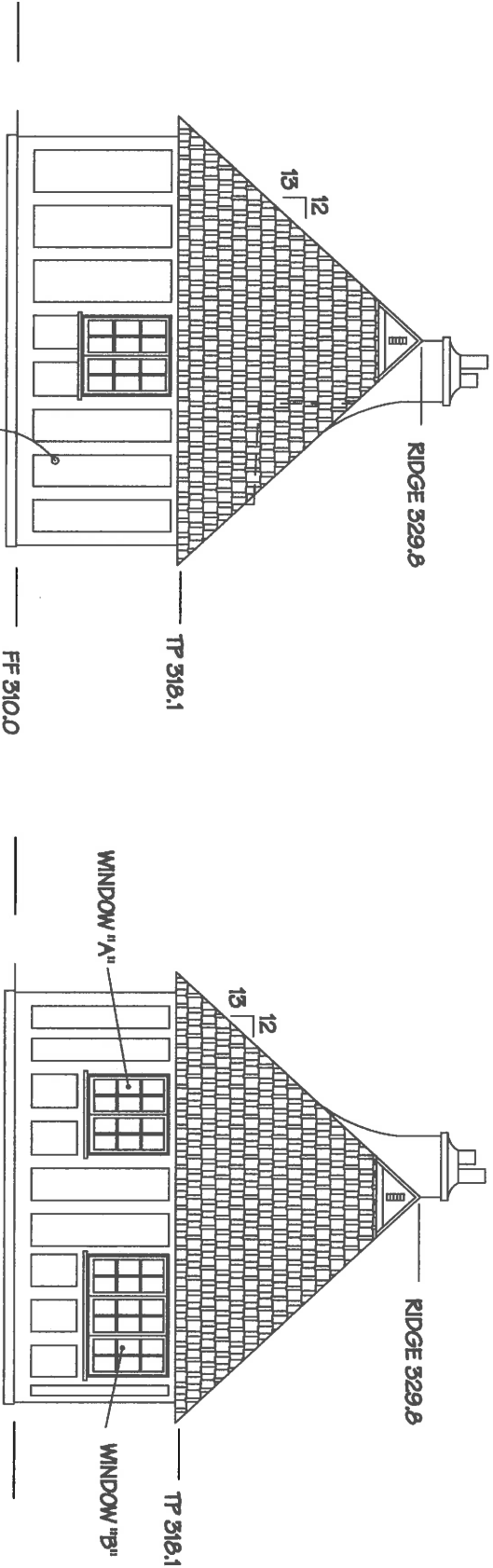
P. O. BOX 77, CARMEL, BY-THE-SEA, CA. 93921 831-425-1353



EAST

WEST

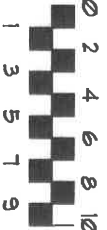
SIMULATED POST AND
BEAM CONSTRUCTION



NORTH

SOUTH

SIMULATED POST AND
BEAM CONSTRUCTION



SCALE 1/4"=1'-0"

EXISTING
EXTERIOR
ELEVATIONS

GIORDANO RESIDENCE
6th STREET 2 SW OF SANTA RITA AVENUE
CARMEL BY THE SEA, CALIFORNIA
A.P.N. 010-039-003

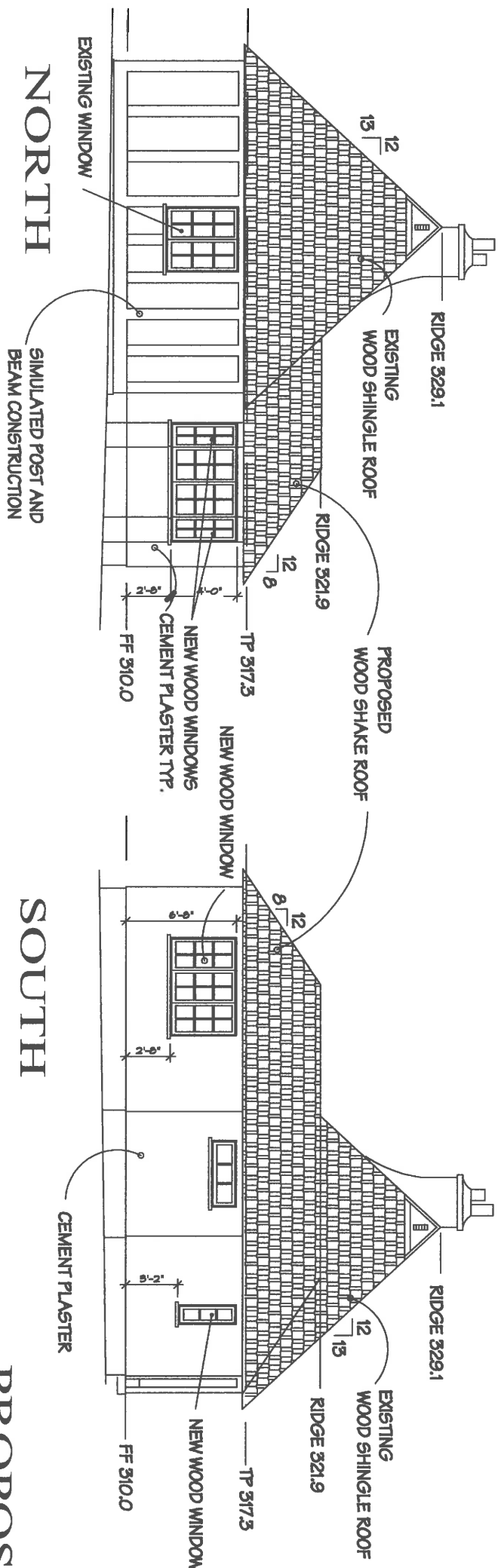
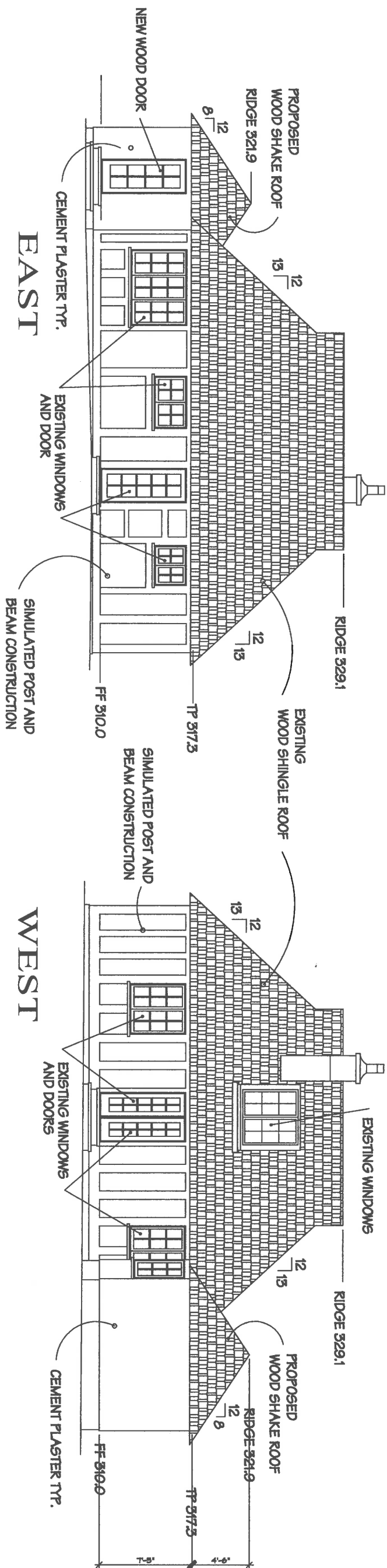
02-01-17
06-03-17

1702

JOHN MANDURKAGO
Design Studios

P. O. BOX 76, CARMEL BY THE SEA, CA 93921 831-625-1553

D5



PROPOSED EXTERIOR ELEVATIONS

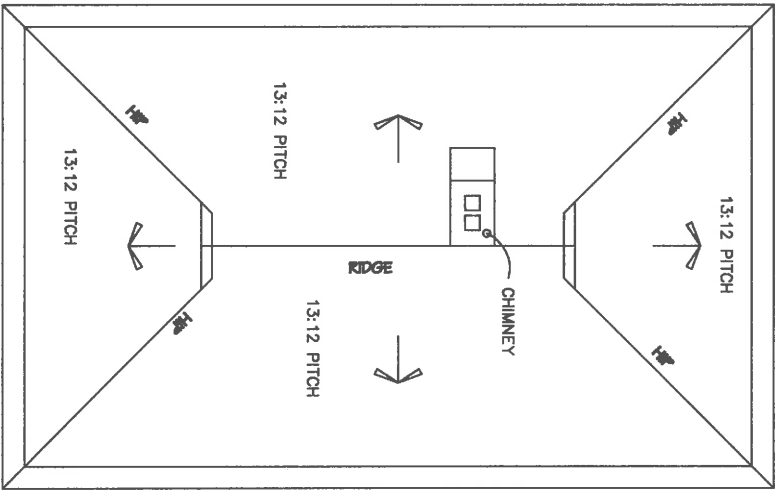
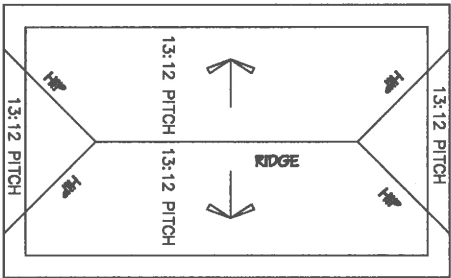
SCALE 1/4"=1'-0"

JOHN MANDURAGO
Design Studios

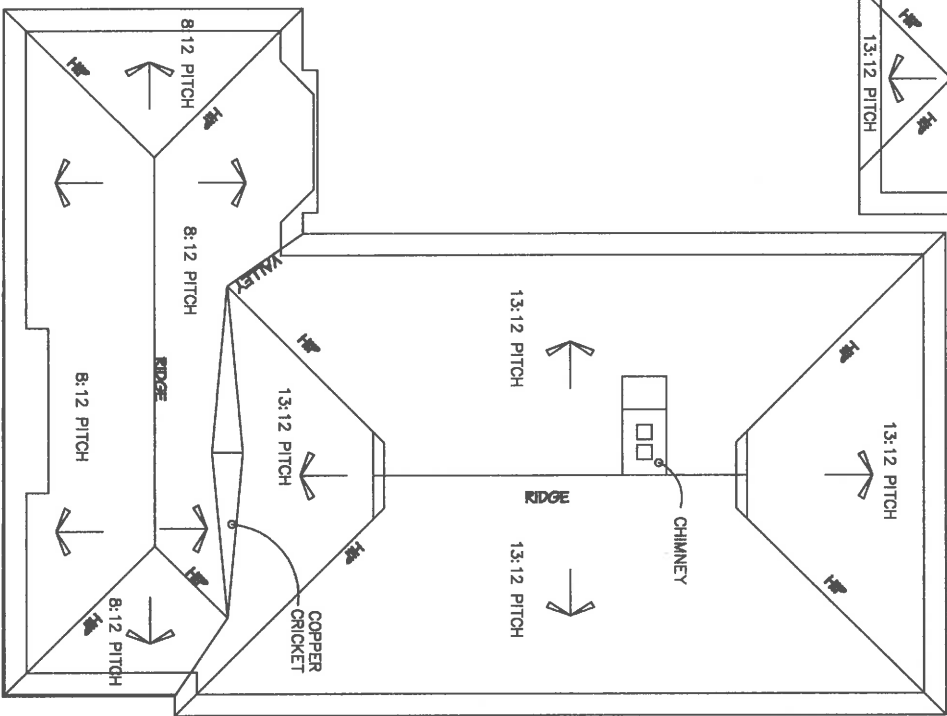
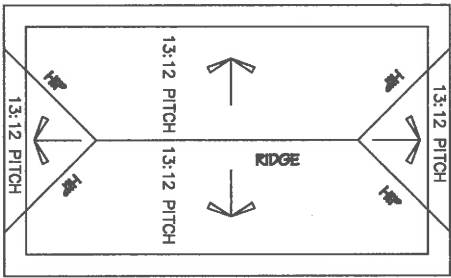
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06-03-17

1702

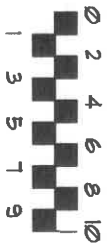
GIORDANO RESIDENCE
6th STREET 2 SW OF SANTA RITA AVENUE
CARMEL BY THE SEA, CALIFORNIA
A.P.N. 010-039-003



EXISTING



PROPOSED



ROOF PLANS



GIORDANO RESIDENCE
6th STREET 2 SW OF SANTA RITA AVENUE
CARMEL BY THE SEA, CALIFORNIA
A.P.N. 010-059-003

JONAS MANDURAGO
Design Studios
P. O. BOX 76, CARMEL BY THE SEA, CA 93921 831-426-1583

D7

04-25-17
05-03-17
1702



CITY OF CARMEL-BY-THE-SEA

Historic Resources Board

May 15, 2017

To: Chair Dyar and Board Members

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

Submitted by: Matthew Sundt, Contract Planner

Subject: Determination of Historic Ineligibility for a structure located in the Single-Family Residential (R-1) Zoning District.

Application: DS 17-107 (Slingerlend-Speers) **APN:** 010-165-027

Block: 143 **Lots:** 29

Location: NW Corner of Santa Lucia at San Carlos Street

Applicant: Erik Dyar, Architect **Property Owner:** Brad Slingerlend and Anna Speers

Recommendation: Issue a Determination of Historic Ineligibility.

Background:

The property owner is proposing to demolish a two-story garage/apartment that was originally designed and built by M.J. Murphy in 1928 as part of the Las Abuelas property. The northern lot that contains the garage/apartment was split from the main Las Abuelas lot in 1957. A Determination of Historic Ineligibility is necessary in order to demolish the structure. The HRB reviewed this matter at its April 17, 2017 meeting and continued the historic eligibility review of the subject structure.

Staff Analysis:

Phase I Historic Assessment – Historic Eligibility Study: The City's Historic Preservation Consultant, Kent Seavey, prepared a Phase I Historic Assessment for the proposed demolition of the garage/apartment. The building is an altered 1928, two-story, wood-framed Spanish Eclectic Style garage. 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, 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).

Since the building was first constructed there have been several alterations, thus compromising the original Murphy design. The building has also been allowed to deteriorate through deferred maintenance and may not be suitable for habitation. Furthermore, the 1957 subdivision of the property has also impacted the integrity of the site. If sufficiently great, loss of integrity will overwhelm the historic significance a resource may possess and render it ineligible for historic listing.

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.

Making Determinations of Eligibility

CMC Section 17.32.040 states that the Director and the Historic Resources Board, based on recommendations of qualified professionals, shall use certain criteria in making determinations of eligibility of properties for the City's Historic Inventory. Below is a summary of four eligibility criteria that are evaluated in determining whether the property would qualify as historically significant followed with an analysis by staff.

Criteria 1. Should be representative of at least one theme included in the Historic Context Statement.

Per Section 1.4 of the Carmel Historic Context Statement, the development of Carmel can be organized into five broad themes: Prehistory and Hispanic Settlement (1542-1846); Economic

Development (1846-1965); Government, Civic and 5 Social Institutions (1903-1965); Architectural Development (1903-1965); and the Development of Arts and Culture (1904-1965). The discussion herein is relevant to the theme of Architectural Development (1903-1965).

Staff Analysis: In his analysis, Mr. Seavey states that the subject building was originally designed and constructed by Carmel master builder Michael J. Murphy as part of the “Las Abuelas” residence, and altered substantially over the years.

In staff’s opinion, the subject building is consistent with and representative of themes identified in Carmel’s Historic Context Statement as it relates to Architectural Development (1903-1965).

Criteria 2. *Shall retain substantial integrity.*

As stated in the Historic Preservation Ordinance 17.32.040:

Integrity (association, feeling, setting location, design, materials and workmanship) shall be documented by comparing the existing condition of the resource with the original building plans or early records and photographs, or other substantial evidence (e.g., literature review, Sanborn maps, architectural files, land records) and/or by physical inspection by a qualified professional. Integrity shall be assessed by (1) defining the physical features that must be present for a property to represent its significance, (2) determining whether these features are still visible enough to convey significance, (3) determining whether the property needs to be compared to other similar properties to understand its significance, and (4) determining which aspects of integrity are vital if the property is to qualify as a resource

Staff Analysis: While the structure maintains its original size, stucco and parapets, there have been several alterations to the subject building over the years to include the following:

1. The original multi-paned wood casement type windows are no longer present.
2. The placement of fenestration along the south facing facade has been reconfigured and re-glazed with aluminum sliders.
3. 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.

4. The second floor access is via an exterior stair case, not via an interior staircase as the 1928 plans show. As reported by the Mr. Seavey, the door to the second floor habitation appears to be original to the building as it has the wide wood lintel above the opening. However, the original plans (1928) show a wood lintel above a multi-paned wood window casement thus the door may have replaced the window but the lintel was retained for structural integrity to accommodate the door.
5. The northern lot was subdivided from the primary lot in 1957.

Per Mr. Seavey, the only remaining components of the applied decoration on the building that appears related to the “Las Abuelas” main house are the wooden shutters.

Based on the Phase I Historic Assessment, it is staff’s opinion that the alterations have substantially diminished the integrity of the cottage.

Criteria 3. *Should be a minimum of 50 years of age.*

Staff Analysis: The garage structure was completed in 1928 and thereby meets the 50 year requirement.

Criteria 4. *To qualify for the Carmel Inventory, a historic resource eligible under California Register Criteria No. 3 (subsection (C)(3) of this section) only, should:*

1. *Have been designed and/or constructed by an architect, designer/builder or contractor whose work has contributed to the unique sense of time and place recognized as significant in the Historic Context Statement; or*

2. *Have been designed and/or constructed by a previously unrecognized architect, designer/builder or contractor if there is substantial, factual evidence that the architect, designer/builder or contractor contributed to one or more of the historic contexts of the City to an extent consistent with other architects, designer/builders or contractors identified within the Historic Context Statement; or*

3. *Be a good example of an architectural style or type of construction recognized as significant in the Historic Context Statement; or*

4. *Display a rare style or type for which special consideration should be given. Properties that display particularly rare architectural styles and vernacular/utilitarian types*

shall be given special consideration due to their particularly unusual qualities. Such rare examples, which contribute to diversity in the community, need not have been designed by known architects, designer/builders or contractors. Rather, rare styles and types that contribute to Carmel's unique sense of time and place shall be deemed significant.

Staff Analysis: Subsection #1 requires that the structure be designed by an architect whose work has contributed to the City. As previously noted, the structure was built by M.J. Murphy, a noted Designer / Builder.

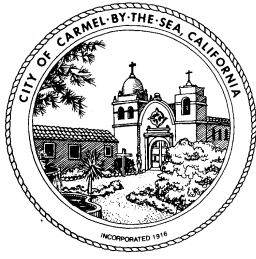
Subsection #3 requires that it be a good example of an architectural style or type of construction recognized as significant in the Historic Context Statement. Based on the Phase I Historic Assessment, the building was designed as a functional box to hold two vehicles and accommodate two servants (as indicated in the 1928 plans), but cannot be considered "a good example of an architectural style or type recognized as significant in the Historic Context Statement".

Subsection #4 states that *"rare architectural styles and vernacular/utilitarian types shall be given special consideration,"* as they contribute to the diversity in the community. The subject residence has been classified by Mr. Seavey as a "functional box" design but it is not a rare vernacular/utilitarian type.

Alternatives: The staff recommendation is to issue a Determination of Historic Ineligibility for this structure. Alternatively, the Board could determine that the structure is eligible for the historic inventory, in which case a DPR523 Form and Phase II Assessment would have to be completed before the property owner could modify the structure.

ATTACHMENTS:

- Attachment A – Determination of Ineligibility
- Attachment B – Phase I Historic Assessment
- Attachment C – Original Elevations (To be provided at meeting)



CARMEL-BY-THE-SEA

DETERMINATION OF HISTORIC INELIGIBILITY

For The Carmel Historic Resources Inventory

On May 15, 2017 the Department of Planning and Building determined that the property identified below does not constitute an historic resource.

Assessors Parcel Number: 010-165-027

Current Owner: Brad Slingerland and Anna Speers

Block: 143; Lot: 29

Street Location: San Carlos Street 2 NW of Santa Lucia

The basis for this determination is:

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

This determination shall remain valid for a period of five (5) years and shall expire on May 14, 2022.

Matthew Sundt, City Planner

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 Slingerland & 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.

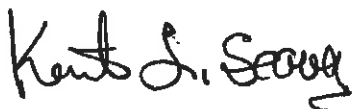
As originally constructed in 1928, the subject property was designed as a functional box, to hold two automobiles and probably the family driver. The only remaining components of the applied decoration that appears related to the "Las Abuelas" main house are the wooden shutters. The shed-roofed garage 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, reading "Kent L. Seoug". The signature is written in a cursive, flowing style with a large initial "K".

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.

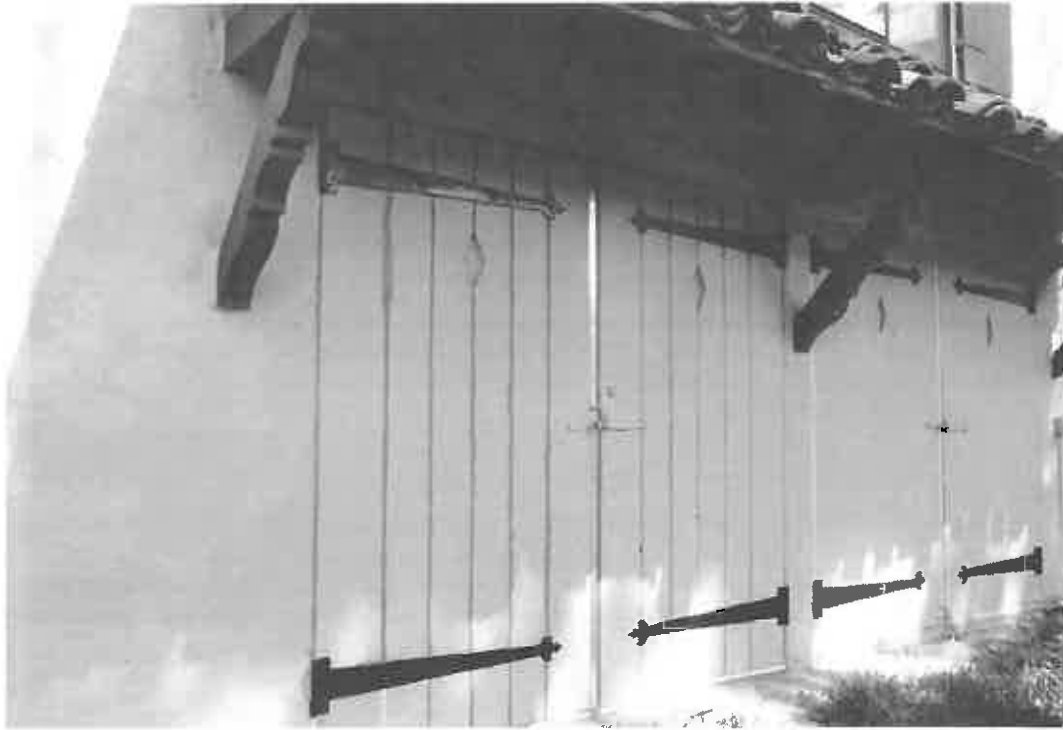


Photo #3. Looking at the south facing garage doors that are backed with plywood, & painted to appear as vertically planked wood, Kent Seavey, 4/3/2017.



CITY OF CARMEL-BY-THE-SEA

Historic Resources Board

May 15, 2017

To: Chair Dyar and Board Members

From: Marc Wiener, Community Planning and Building Director

Subject: Appoint a subcommittee to assist with the update of the City's Historic Context Statement.

Recommendation: Appoint a two-member Historic Resources Board Subcommittee

Background:

The City's Historic Context Statement is an important tool in evaluating which properties potentially qualify for the City's Historic Inventory. The Historic Context Statement was last updated in 2008 and is required to be updated every five years. Staff intends to initiate the Historic Context update in 2017.

Over the past year the Historic Resources Board (HRB) has been discussing the update, and among other things, has requested that the City enhance the Context Statement sections on mid-century and minimalist traditional architecture. Staff intends to retain the services of a historic preservation professional to draft the update. The HRB has previously requested that a subcommittee consisting of two board members be appointed to assist with the update, and as such, staff is recommending that the HRB appoint said subcommittee. It should be noted that the City Council authorized the formation of this subcommittee at its May 2, 2017 meeting.