

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

Monday, August 22, 2016
3:00 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
JULIE WENDT
LYNN MOMBOISSE
THOMAS HOOD

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.

C. PLEDGE OF ALLEGIANCE

D. APPEARANCES

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

E. CONSENT AGENDA

1. Minutes from the July 18, 2016 Historic Resources Board Meeting

F. ITEM

1. MA 16-269 and DS 276 (Holtkamp)
Ken and Sharon Holtkamp
SW corner of San Carlos St./12th
Block: 143, Lot: 31, 33, 35
APN: 010-164-001

Consideration of a recommendation to the City Council to adopt a Resolution to add a Historic Resource to the Carmel Register for purposes of approving a Mills Act Contract (MA 16-269) and Consideration of a Design Study (DS 16-276) for alterations to a historic residence located in the Single-Family Residential (R-1) Zoning District.

2. DR 16-293 (Spaits)
Jason Spaits
NE Corner Ocean Ave. and Dolores St.
Block: 71; Lots: 8 and 9
APN: 010-134-009

Consideration of a Design Review (DS 16-293) application for alterations to a historic building (Carmel Bank building) located in the Central Commercial (CC) Zoning District.

3. DR 14-10 (Doyle)
Carmel-by-the-Sea – Scout House
NE Corner of Mission and 8th Ave
Block: 89; Lot: 20
APN: 010-087-005

Consideration of a Design Review (DR 14-10) application for minor modifications to the east elevation of the Scout House for accessibility improvements

4. Mills Act Policy
Carmel-by-the-Sea

Discussion of the City's Mills Act Policy for the purpose of making recommendations to the City Council.

G. DIRECTOR'S REPORT

H. SUBCOMMITTEE 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 is TBD.

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, August 19th, 2016.

Dated this 19th day of August, 2016, at the hour of 4:00 p.m.

Marc Wiener, Community Planning and Building Director

**MINUTES
CITY OF CARMEL-BY-THE-SEA
HISTORIC RESOURCES BOARD
July 18, 2016**

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
Julie Wendt
Lynn Momboisse
Kathryn Gualtieri
Thomas Hood

ABSENT: N/A

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

B. TOUR OF INSPECTION

The Commission convened at 2:30 p.m. and then toured the following sites:

- MA 16-203 (Lonergan), NEC of Dolores & 12th; Blk:131, Lot: 14
- MA 16-264 (Slingerlend/Speers), NWC of Santa Lucia Ave. & San Carlos St.; Blk: 143
Lots: 31,33 & 35
- MA 16-269(Holtkamp), SWC of San Carlos & 12 Ave.; Blk: 137, Lot: 1
- MA 16-246(Rheaume), Vista Ave., 2 NW of Mission Ave.; Blk: 4 ½ Lots: W half of
17 & 19
- DR 16-229 (La Playa), SWC of Camino Real & 8th Ave.; Blk: O, Lots: 1-12

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 May 18, 2016 Historic Resources Board Meeting.

Board Member Wendt moved to approve the May 18, 2016 Historic Resources Board Meeting minutes. Motion seconded by Board Member Momboisse and carried by the following roll call vote: 5-0-0-0.

AYES: COMMISSIONERS: HOOD, WENDT, MOMBOISSE, GUALTIERI & DYAR

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

F. ITEM

Chair, Eric Dyar recused from Items #1-#4.

1. Mills Act Memo Discussion of Mills Act Contract Policy and ranking the 4 applications

Marc Wiener, Interim Planning Director informed the Board the City will need to review the Mills Act policy and noted the Board will review 4 Mills Act applications due to an absence of submitted Mills Act applications between 2010-2016. Mr. Wiener noted the Board will provide recommendations to the City Council to adopt Resolutions to add Historic Resources to the Carmel Register.

2. MA 16-203 (Lonergan) Consideration of a recommendation to the City Council to adopt a Resolution to add a Historic Resource to the Carmel Register for purposes of approving a Mills Act (MA 16-203) Contract for an existing historic residence located in the Single Family Residential (R-1) Zoning District
- Scott and Robin Lonergan
NE corner of Dolores St. & 12th Ave.
Block: 131, Lot: 14
APN: 010-154-005

Matthew Sundt, Contract Planner provided staff report and summarized the proposed maintenance plan. Mr. Sundt answered questions from the Board.

Speaker #1: Owner, Scott Lonergan expressed his support of the Board's suggestion to front-load maintenance.

Board Member Gualtieri opened the public hearing, seeing no speakers the public hearing was closed.

Board Members held brief discussion.

Board Member Wendt moved to recommend MA 16-203 (Loneragan) to the City Council to adopt a Resolution to add a Historic Resource to the Carmel Register for the purposes of approving a Mills Act application. Motion seconded by Board Member Hood and carried by the following roll call vote: 4-0-0-1.

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

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| 3. MA 16-264 (Slingerlend/Speers)
Brad Slingerlend and Anna Speers
NWC of Santa Lucia Ave. & San Carlos
Block: 137, Lots: 31,33 & 35
APN: 010-165-015 | Consideration of a recommendation to the City Council to adopt a Resolution to add a Historic Resource to the Carmel Register for purposes of approving a Mills Act (MA 16-264) Contract for an existing historic residence located in the Single Family Residential (R-1) Zoning District |
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Matthew Sundt, Contract Planner provided staff report and summarized property history. Mr. Sundt answered questions from the Board.

Speaker #1: The Project Contractor answered questions from the Commission.

Speaker #2: City Historian, Kent Seavy noted support of the application.

Speaker 3: The Applicants/Owners noted drainage concerns on the property and desire to start improvements as soon as possible to mitigate any further damage.

Board Member Gualtieri opened the public hearing, seeing no speakers the public hearing was closed.

Board Members held brief discussion.

Board Member Wendt moved to recommend MA 16-264 (Slingerlend/Speers) to the City Council to adopt a Resolution to add a Historic Resource to the Carmel Register for the purposes of approving a Mills Act application. Motion seconded by Board Member Momboisse and carried by the following roll call vote: 4-0-0-1.

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

4. MA 16-269 (Holtkamp) Consideration of a recommendation to the
Ken and Sharon Holtkamp City Council to adopt a Resolution to add a
NWC of San Carlos and 12th Ave. Historic Resource to the Carmel Register for
Block: 137, Lots: 1 purposes of approving a Mills Ace (MA 16-
APN: 010-164-001 269) Contract for an existing historic
residence located in the Single Family
Residential (R-1) Zoning District

Matthew Sundt, Contract Planner provided staff report and maintenance plan. Mr. Sundt answered questions from the Board.

Speaker #1: Kent Seavy, the City's Historic Consultant noted interior improvements made to the residence in the 1970's.

Speaker #2: Jeff DiBenedetto, Contractor provided brief summary of project.

Board Member Gualtieri opened the public hearing, seeing no speakers the public hearing was closed.

Board Members held brief discussion. Board Member Hood provided maintenance recommendations to the Applicant.

Board Member Wendt moved to continue MA 16-269 (Holtkamp) to allow the applicant the opportunity to return to the Historic Resources Board with alterations to the entry, exterior front door, stairs and wall. Motion seconded by Board Member Hood and carried by the following roll call vote: 4-0-0-1.

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

5. MA 16-246 (Rheaume) Consideration of a recommendation to the
Ken Rheaume City Council to adopt a Resolution to add a
Vista Ave., 2 NW of Mission Ave. Historic Resource to the Carmel Register for
Block: 4 ½, Lots: West ½ of 17 & 19 purposes of approving a Mills Ace (MA 16-
APN: 010-115-006 246) Contract for an existing historic

residence located in the Single Family Residential (R-1) Zoning District

Matthew Sundt, Contract Planner provided staff report.

Speaker #1: Kent Seavy, the City's Historic Consultant noted the residence as a M.J. Murphy House and the need to preserve the historic resource.

Board Member Gualtieri opened the public hearing, seeing no speakers the public hearing was closed.

Board Members held brief discussion.

Board Member Wendt moved to recommend MA 16-246 (Rheaume) to the City Council to adopt a Resolution to add a Historic Resource to the Carmel Register for the purposes of approving a Mills Act application. Motion seconded by Board Member Momboisse and carried by the following roll call vote: 4-0-0-1.

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

Kent Seavy and the Historic Resources Board members provided individual rankings for the Mills Act applications.

- Seavy: 1) Holtkamp, 2)Rheaume, 3) Lonergan and 4)Slingerlend/Speers
- Momboisse: 1)Rheaume, 2)Lonergan, 3) Slingerlend/Speers and 4) Holtkamp
- Wendt: 1) Slingerlend/Speers, 2) Rheaume, 3) Holtkamp 4) Lonergan
- Gualtieri: 1) Holtkamp 2) Slingerlend/Speers 3)Rheaume 4) Lonergan
- Hood: Voiced his support for Mr. Seavy's rankings and recommendations.

Chair Dyar returned to the Historic Resources Board meeting.

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| 6. DR 16-229 (La Playa Hotel)
Carmel Hotel Properties
SWC of Camino Real and 8th Ave.
Block: O, Lots: 1-12
APN: 010-264-007 | Consideration of a roof-mounted sound wall and visual barrier (DR 16-229) for an existing historic hotel located in the Multi-Family Residential (R-4) Zoning District. |
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Matthew Sundt, Contract Planner provided staff report and answered questions from the Board.

Speaker #1: Applicant, Jennifer Scudder from Scudder Roofing noted her support of staff recommendations and answered questions from the Board.

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

The Board Members held brief discussion. Chair Dyar noted the Applicant will need to texture the stucco to differentiate new from existing.

Board Member Hood moved to accept DR 16-229 (La Playa Hotel) with staff conditions #1-#7 with exception to conditions #4 and #6 and to differentiate stucco texture and match color. Motion seconded by Board Member Hood and carried by the following roll call vote: 5-0-0-0.

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

7. SI 16-284 (Golden Bough) Review of a Sign Application (SI 16-284) for
Dennis Levett the installation of a new interpretative panel
SEC of Monte Verde and Ocean at the Golden Bough Courtyard.
Block: 74 , Lots: 5 & 6
APN: 010-210-009

Marc Wiener presented staff report and noted staff supports application. Mr. Wiener answered questions from the Board.

Speaker #1: Kent Seavy, City Historic Consultant noted support of the proposed location and answered questions from the Board.

Chair Dyar opened the public hearing.

Speaker #2: Applicant, Dennis Levett thanked the City for the opportunity to install the sign.

The Historic Resource Board thanked Mr. Levett for his contribution to the City and noted support for the sign.

G. DIRECTOR'S REPORT

1. Monthly Activity Report

Marc Wiener, Interim Planning Director welcomed new Board Member Thomas Hood. Mr. Wiener informed the Board the Planning Department will receive over 500 planning applications by the end of the year and noted the 2016-2017 fiscal year began in July.

H. SUBCOMMITTEE REPORT

Board Member Gualtieri announced her resignation from the Modern Sub-committee and encouraged Board Member Thomas Hood to join the sub-committee. Ms. Gualtieri also announced an upcoming Carmel Modernism exhibit at the Cherry Center. Chair Dyar announced he will provide a lecture celebrating the work of John Thodos at the Sunset Center October 5, 2016.

I. DISCUSSION ITEMS

N/A

J. BOARD MEMBER ANNOUNCEMENTS

Board Member Momboisse announced the publication of her new book, Historic Homes and Inns of Carmel-by-the-Sea co-authored with Alissandra Dramov.

K. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 6:10 p.m.

Cortina Whitmore, Historic Resources Board Secretary

ATTEST:

Erik Dyar, Chair



CITY OF CARMEL-BY-THE-SEA

Historic Resources Board

August 22, 2016

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 recommendation to the City Council to adopt a Resolution to add a Historic Resource to the Carmel Register for purposes of approving a Mills Act Contract (MA 16-269) and Consideration of a Design Study (DS 16-276) for alterations to a historic residence located in the Single-Family Residential (R-1) Zoning District

Recommendation:

- (1) MA 16-269 - Recommend that the City Council adopt a Resolution to add a Historic Resource to the Carmel Register for purposes of approving a Mills Act contract; and
- (2) DS 16-276 - Issue a Determination of Consistency with the Secretary of the Interior's Standards.

Application: MA 16-269 and DS 16-276 **APN:** 010-164-001
Block: 137 **Lot:** 1
Location: Southwest Corner of San Carlos Street and 12th Avenue
Property Owner: The Sharon B. Holtkamp and Kenneth W. Holtkamp AB Living Trust

Mills Act Application (MA 16-269)

A Mills Act contract for the subject residence was considered by the Historic Resources Board and that July 18, 2016 meeting. At that meeting the applicant had also indicated that intent to make some modifications to the residence, including the front door portico area. The HRB requested that this Mills Act Contract be brought back for consideration along with a proposal for the modifications. The applicant has returned with plans for the modifications and is seeking a recommendation of approval for the Mills Act Contract and a Determination of Consistency for the modifications. The applicant has withdrawn the proposal to modify the front entry, but is proposing a large dormer window on the north elevation.

Design Study Application (DS 16-276)

The existing residence is 1,371 square feet in size with a second floor loft. The applicant is proposing to bump out the back (southwest) corner walls of the first floor master bedroom to allow 37 square feet additional area. The floor area will remain within its allowable square footage (2,266 sf is allowed on a 5,360 sf lot). In addition, a dormer window will be installed as shown in the north elevation building plans. This is to accommodate a new interior code compliant staircase and a relocated loft bathroom. In addition, a new staircase to the basement will be constructed, the kitchen and downstairs bathroom remodeled, and the front portico concrete flat-work repaired.

Staff Analysis

The proposed alterations to the Bonham house were reviewed by the City's Historic Preservation Consultant, Mr. Kent L. Seavey, and reported in the Phase II Historic Assessment dated July 21, 2016, that includes an analysis of the proposed changes based on the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (Attachment D).

East (front) Elevation - This is a primary elevation. The concrete front steps will be repaired/replaced, matching the existing feature, and some hardscape adjacent to the foundation will be removed to provide appropriate drainage. The treatment is consistent with those recommended in the Secretary's Standards for Rehabilitation to assure that the character-defining features of the historic building are not radically changed, and that the new construction is compatible with the site, preserving the historic relationship between building, landscape features and open space.

North Side-Elevation (primary, altered) - The proposed new roof- dormer will match, in design and scale, the other roof dormers on the building envelope. Glazing will be differentiated from the historic dormers by using banded single lights of either awning or casement types. If the proposed addition is removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired, consistent with Rehabilitation Standard #10. Note: The work will require the removal of a single, small kitchen chimney stack, identified in the photos and plans provided. The loss will not significantly affect the historic resource.

West (rear) Elevation (altered) - The proposed bedroom extension on the southwest corner of the main floor will reuse paired windows, now found near the west end of the south side-elevation. In accordance with the Rehabilitation Standards recommendations for new additions, the proposed bedroom extension will be kept small in scale (37 square feet), so as not to obscure or radically change the historic appearance of the building envelope.

South Side-Elevation (secondary, altered) - This is part of the 37 square-foot bedroom expansion. The only change on this elevation will be the slight extension of the bedroom space toward the west, and the removal of one set of paired windows that will be reused on the west (rear) elevation.

There are two project components subject to the Secretary of the Interior Standards - the proposed 37 square-foot addition on the main floor at the rear of the residence and the new dormer window. Interior modifications to the residence are not subject to the Secretary's Standards. Per Kent Seavey, all work will be undertaken in conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, under the *Standard of Rehabilitation*.

ATTACHMENTS:

- Attachment A – Restoration/Maintenance Plan (10 years) **REVISED 8/16/16**
- Attachment B – Photos
- Attachment C – Phase 2 Historic Assessment/DPR 523/Secretary Standards
- Attachment D – Conditions of Approval
- Attachment E – Project Plans

SCHEDULED WORK	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
7. Electrical	\$8,000									
a. Upgrade to 100 Amp Service										
b. Replace existing circuit breaker panels, fuse boxes, wiring, outlets and switches with code compliant devices										
c. Replace fixtures with period appropriate fixtures										
8. Plumbing	\$30,000									
a. Replace cast iron waste infrastructure with new code compliant waste infrastructure										
b. Replace interior pipes with code compliant pipes										
c. Replace fixtures with period appropriate fixtures										
d. Re-enamel vintage tub										
e. Replace water heater with tankless unit										
9. HVAC	\$5,000									
a. Replace furnace with high efficiency unit										
b. Upgrade duct system										
10. Floors	\$4,000									
a. Refinish/repair/expose existing hardwood floors										
b. Replace kitchen floor - Structural only										
c. Replace bathroom floor - Structural only										
11. Stairway	\$12,000									
a. Replace interior stairway with code compliant stairway										
12. Fireplace	\$6,000									
a. Refinish to expose original Carmel stone										
b. Fix chimney flu to eliminate fire hazard.										
c. Add gas fireplace insert.										
13. Roof										\$35,000
a. Replace composition roof with shake shingle roof										
b. Roof Inspection										

SCHEDULED WORK	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
14. Landscaping		\$40,000								
a. Redo flatwork										
b. Replace sprinkler system										
c. Add drought resistant plants										
d. Replace fence										
e. Repair and paint perimeter wall										
f. Landscape maintenance			\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500
15. Replace Front Porch										
a. Replace Repair cracked concrete front porch with new porch of same style	\$5,000									
16. Termite Inspection										
a. Conduct periodic termite inspection			\$300		\$300		\$300		\$300	
17. Kitchen										
a. Redo kitchen in similar period style.										
18. Bathrooms										
a. Redo downstairs Bathroom in similar period style										
b. Refinish period tub if possible										
c. Redo upstairs bathroom in period style										
19. Doors and door hardware										
a. Replace/refinish doors throughout house to match period style.	\$3,000									
b. Refurbish/replace door hardware throughout house consistent with period.	\$1,500									
20. Interior Paint and plaster										
a. Refinish interior paint and plaster repair consistent with period style.	\$35,000									
21. Exterior Paint and Plaster										
a. Repair and touch up exterior paint and plaster.	\$2,000									
b. Repaint exterior						\$25,000				

SCHEDULED WORK	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
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22. Earthquake											
a. Add seismic retrofit fittings and straps in crawl space.	\$6,000										
23. Insulation	\$2,000										
a. Add insulation in crawl space, walls and attic where possible.											
TOTAL	\$152,000	\$40,000	\$800	\$500	\$800	\$25,500	\$800	\$500	\$800	\$35,500	

Contractor:
 JL DiBenedetto Construction
 CA License 888685
 831-277-0052

Reviewed and Approved by:
 Kent L. Seavy, Architectural
 831-375-8739
 #####

EXHIBIT C

EXTERIOR PHOTOS SW CORNER SAN CARLOS & 12TH







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

July 21, 2016

Mr. Marc Weiner
Acting 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 Ken and Sharon Holtkamap as part of an application for additions and alterations to a one-and-one-half-story single family residence, listed as an historic building. The subject property is located at the SW cr. Of San Carlos and 12th Ave. (APN# 010-164-001), in Carmel (see photos, plans & drawings provided).

Historical Background & Description

The subject property is an altered 1926 one-and-one-half-story, wood-framed Tudor Style residence (CBP#1114). Carmel building records show there was a second floor bathroom and rear deck in 1973 (CBP# 73-28). in 2004 other minor changes were made (CBP# 04-2362). All additions were consistent with *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, under the Standards for Rehabilitation

The property is listed at the local level of significance, under California Register criteria 2, for its association with early civic leader, Ross E. Bonham, Carmel's Mayor from 1928 to 1932, and criteria 3, as a good example of Tudor 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.1926 to 1940 (see California DPR 523 documentation provided).

Character-defining features of the property include its one-and-one-half--story height; irregular plan; stucco and false half-timbered exterior wall-cladding; steep-pitched & flared intersecting gabled roof system with roof-dormers; an arched main entry porch; multi-paned, single, paired, and banked wood, fixed & casement type windows, and its low, stucco-clad perimeter wall.

Evaluation:

The owners propose to, (1) add an interior staircase, and new roof dormer to provide for code compliant living space in the upper half-story, including the relocation of an existing bathroom to that space. (2) Slightly expanding the master bedroom on the secondary and altered SW corner of the building envelope. (3) Adding a new interior staircase, accessing the basement for a laundry and water closet. (4) Repairing/replacing the concrete entry steps on the east facing façade, with some further hardscape removal to provide proper drainage. 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 rehab work is mostly on altered secondary elevations, where character-defining features of the historic building will not be radically changed. The proposed additions are generally on inconspicuous areas of the historic building envelope, and limited in size and scale in relationship to the historic building.

The new additions are designed and will be constructed so that the character-defining features of the historic building are not radically changed. As proposed some existing windows will be reused, and window muntin changes will be introduced in the new dormer fenestration. A small, kitchen chimney on the north side-elevation scheduled for removal. 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 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.

Impacts of the Proposed Project:

The owners have proposed the following additions for contemporary usage.

EAST (FRONT) ELEVATION (primary)

This is a primary elevation. The concrete front steps will be repaired/replaced, matching the existing feature (see photos, plans and drawings provided), and some modern hardscape adjacent to the foundation will be removed to provide appropriate drainage. The treatment is consistent with those recommended in the Secretary's Standards for Rehabilitation to assure that the character-defining features of the historic building are not radically changed, and that the new construction is compatible with the site, preserving the historic relationship between building, landscape features and open space (see photos, and plans & drawings provided).

NORTH SIDE-ELEVATION (primary, altered)

The proposed new roof- dormer will match, in design and scale, the other roof dormers on the building envelope. Glazing will be differentiated from the historic dormers by using banded single lights of either awning or casement types. 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 Standard #10 (see copy of Rehabilitation Standards provided). **Note:** The work will require the removal of a single, small kitchen chimney stack, identified in the photos and plans provided. The loss will not significantly affect the historic resource.

WEST (REAR) ELEVATION (altered)

The proposed bedroom extension on the SW cr. will reuse paired windows, now found near the west end of the south side-elevation. In accordance with the Rehabilitation Standards recommendations for new additions, the proposed bedroom extension will be kept small in scale, so as not to obscure or radically change the historic appearance of the building envelope (see photos, and plans & drawings provided).

SOUTH SIDE-ELEVATION (secondary, altered)

The only change on this elevation will be the slight extension of the bedroom space toward the west, and the removal of one set of paired windows that will be reused on the west (rear) elevation (see photos, and plans & drawings provided).

The Ross Bonham House was officially listed May 25, 2005 on the Carmel Inventory of Historic Resources at the local level of significance for its association with an important figure in Carmel's history, and as a good example of the Tudor Style, by George Mark Whitcomb.

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.

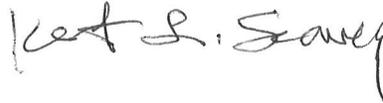
Conclusion:

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,



SW Corner of San Carlos & 12th St. --- Carmel



Photo #1. Looking west at the East facing façade, Kent Seavey, 7/14/16.



Photo #2. Looking SW at the arched entry porch, Kent Seavey, 7/14/16.



Photo #3. Looking SW at the east facing façade, and a portion of the north side-elevation, Kent Seavey, 7/14/16.

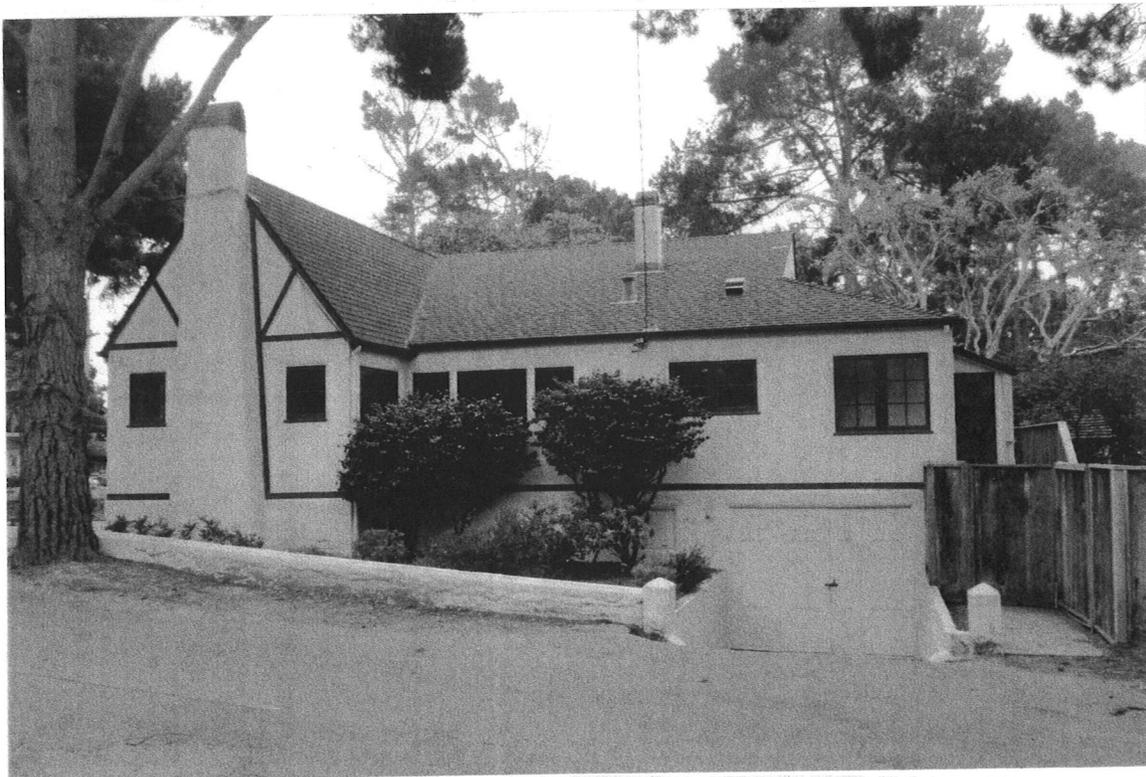


Photo #4. Looking south at the north side-elev. The small chimney to the right, to be replaced w/new dormer, Kent Seavey, 7/14/16.



Photo #5. Looking east at the rear elevation, note 1973 alterations.
including French doors, Kent Seavey, 7/14/16.



Photo #6. Looking NE at rear & south side-elev. area of 1973 additions,
Kent Seavey, 7/14/16.

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

Other Listings Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) *Ross E. Bonham Hse.*

P1. Other Identifier:

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

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

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address: _____ City *Carmel by-the-Sea* Zip *93921*

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

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

SW Cr. San Carlos & 12th (Blk 137, Lot 1)

Parcel No. *010-164-001*

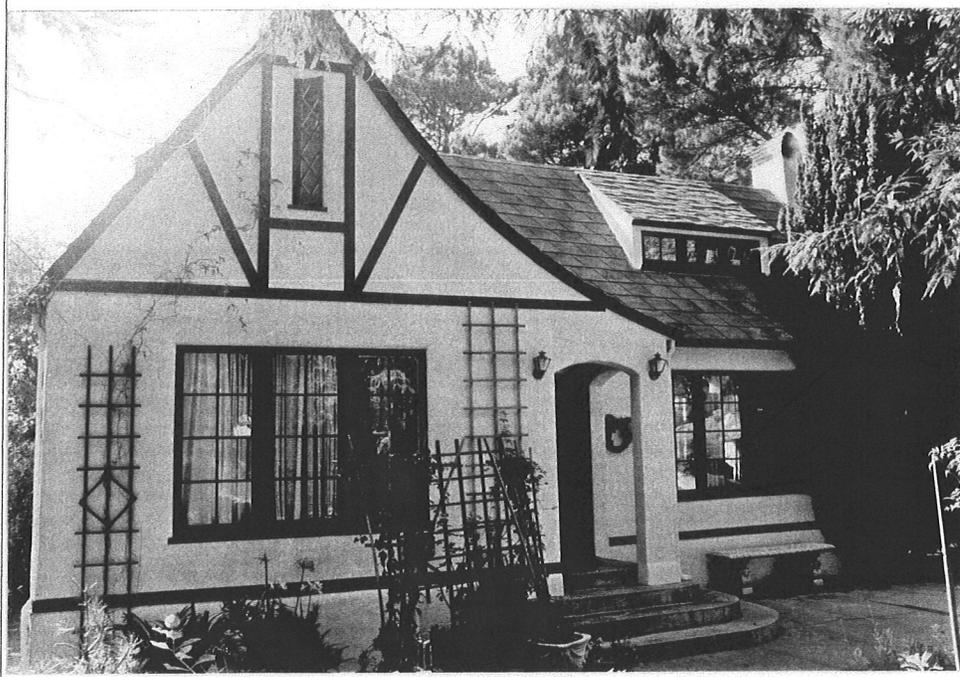
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-and-one-half-story, wood-framed Tudor Revival style residence, irregular in plan, resting on a concrete foundation w/full basement. The exterior wall cladding is a textured cement stucco w/false half-timbering the gable-and-hip roof is covered in a composition shingle The roof-plane on the north side of the projecting front gable flares over an enclosed entry, w/stuccoed segmented arches on two elevations. The entry rests on a set of raised concrete steps, and there are two wooden entry doors, one on the projecting bay side, and one on the east facing facade. There are two stucco-clad chimneys w/brick caps. An exterior end gable type is found centered on the a bay at the NE cr. of the building. it is visually framed in some imaginative false half-timbering. An interior chimney projects from high in the roof-plane of the main building block on the north side-elevation, near the hipped portion of the roof at its rear (west). There are several small, shed-roofed dormers high in the roof-planes of the east (front) and south side-elevation. these have either small, single or banded multi-paned wood casement type windows. There is a tall, narrow window in the gable apex of the east facing bay. Fenestration is otherwise irregular, w/a combination of single, paired and banded multi-paned wood casement type windows, in a variety of sizes. There is a modern wood deck at the SW cr. of the residence, added in a 1973 minor remodel. A full garage is found below grade at the NW cr. of the building.

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

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

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



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

Looking NW at east facing facade, 10/9/01, #9183-23A

P6. Date Constructed/Age and Sources

Prehistoric Historic Both

1926 Carmel bldg. records

P7. Owner and Address

*Andree & Marie Stevens
150 East Road, Apt 11B
Delray Beach, FL 33483*

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

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

P9. Date Recorded: *10/5/2002*

P10. Survey Type: (Describe)

Carmel Historic Resource inventory - 2001

P11. 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

Resource Name or #: (Assigned by recorder) *Ross E. Bonham Hse.*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Tudor Revival*

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

Constructed 1926 (Cbp# 1114); second floor bathroom add., & wood deck to the rear 1973 (Cbp# 73-28)

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features:

B9a. Architect: *designer/George Mark Whitcomb*

b. Builder: *George Mark Whitcomb*

B10. Significance: Theme: *Arch. Devlel / Govt., Civic, Soc. Instit.*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *single family residence*

Applicable Criteria: *CR 2,3*

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

The Ross E. Bonham Hse. is significant under California Register Criteria 2, for the contributions Ross Bonham made to the community as citizen and mayor. It is also significant under criteria 3, in the area of architecture as a basically unaltered example of Tudor Revival design by noted Carmel contractor George Mark Whitcomb.

Ross E. Bonham was president of Bonham's hardware on Ocean Ave., and one of the founding members of the Carmel Masonic Lodge in 1924. He was elected mayor in 1928, serving until 1932. During his tenure in office the City voted to sell the old bathhouse on Carmel Beach. Perhaps the most important legislation of his term in office was the passage of Zoning Ordinance No. 96, which reduced the existing zoning in Carmel from four categories to two, residential and commercial. Other actions of his city council saw homes limited to one kitchen per single family dwelling, the city's right to limit the number of "paying guests" in guest houses or rental homes, and defining building height and lot coverage, issues still vexing Carmel city government today. Bonham's Tudor residence by George Mark Whitcomb is an excellent example of the popular period style. It has the steep-pitched side gable roof, dominated by one prominent gable w/flared eave lines. Decorative half-timbering present. Tall, narrow windows are found individually or in multiple groupings, and the large, stucco-clad chimneys are capped w/decorative brick trim. Of interest is the existence of a full concrete basement w/garage, an unusual feature in Carmel for the time. Bonham insisted on it, although contractor Whitcomb tried to dissuade him because of the awkward slope on which the below grade garage was to be sited. While the owner had his way, the record suggests that no car was ever parked in the almost inaccessible bay. Except for a minor remodel to the rear of the building, in 1973, the Bonham Hse. appears much as it did at its time of construction in 1926, and would be easily recognized today by anyone who knew it then.

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

B12. References:

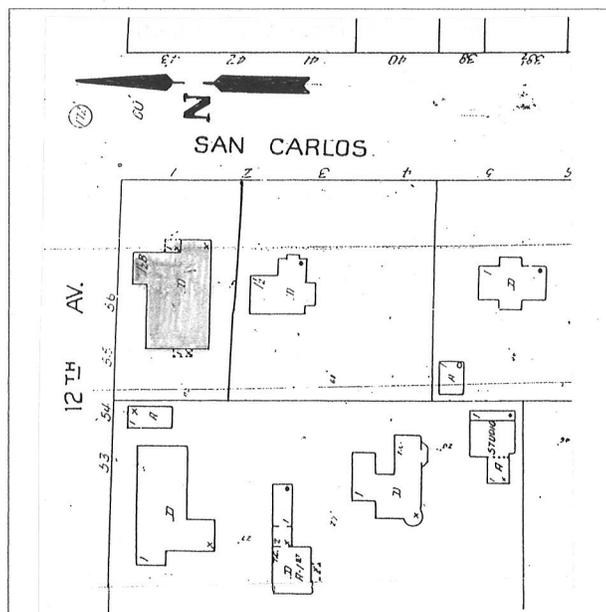
- Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
- Carmel Historic Context Statement 1997 Hale, Sharron, *A Tribute to Yesterday*, Valley Publishers: Santa Cruz, 1980
- Metz, David, Interview w/George M. Whitcomb, 1978
- Sanborn fire insurance maps for Carmel, 1930, 1930-62

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

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *10/5/2002*

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 3 Resource Name or #: (Assigned by recorder) *Ross E. Bonham Hse.*

Recorded by: *Kent L. Seavey*

Date *10/5/2002*

Continuation Update

P3. The house sits on a corner lot, surrounded by a variety of mature trees, including several redwoods along San Carlos, w/pines, oaks and an Italian cypress on the 12th Ave. side. There is a low stucco wall around the perimeter w/pointed bollards, and the informal landscaping includes low shrubbery and flower beds around a grassed lawn.

B10. Whitcomb was a native of Minnesota, who had come to Carmel in 1919, after Navy service in WWI as a carpenters mate. Much of his work was residential, however, he was involved in the construction of the kindergarten at Sunset School. He worked independantly and with a partner, Miles Bain, who was his job estimator in the late 1920s. Whitcomb was a popular builder because of the high quality of his craftsmanship, and willingness to address the needs of his clients. He designed and built a number of small cottages around Mtn. View and 8th Ave. that exhibit his familiarity with the "Storybook" substyle of the Tudor Revival. The Ross Bonham Hse. clearly reflects the findings of, and is consistant with the 1997 Carmel Historic Context Statement under the themes of architectural development, and government, civic & social institutions.

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.**

Attachment D – Conditions of Approval

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

CONDITIONS OF APPROVAL

DS 16-276 (Holtkamp)
Southwest Corner of San Carlos Street and 12th Avenue
Block: 137, Lot: 1
APN: 010-164-001

AUTHORIZATION:

1. This Determination of Consistency (DS 16-276) authorizes alterations to an existing one-story 1,371 square-foot residence as shown on the plans dated August 16, 2016. The applicant is proposing to bump out the back (southwest) corner walls of the first floor master bedroom to allow 37 square feet additional area. The floor area will remain within its allowable square footage (2,266 sf is allowed on a 5,360 sf lot). In addition, a dormer window will be installed as shown in the north elevation building plans. This is to accommodate a new interior code compliant staircase and a relocated loft bathroom. In addition, a new staircase to the basement will be constructed, the kitchen and downstairs bathroom remodeled, and the front portico concrete flat-work repaired. All work shall conform to the approved plans except as conditioned by this permit.

SPECIAL CONDITIONS:

2. Prior to the beginning of construction, the applicant shall convene a pre-construction meeting to include the contractor and the City's Project Planner to ensure compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

*Acknowledgement and acceptance of conditions of approval.

Property Owner Signature

Printed Name

Date

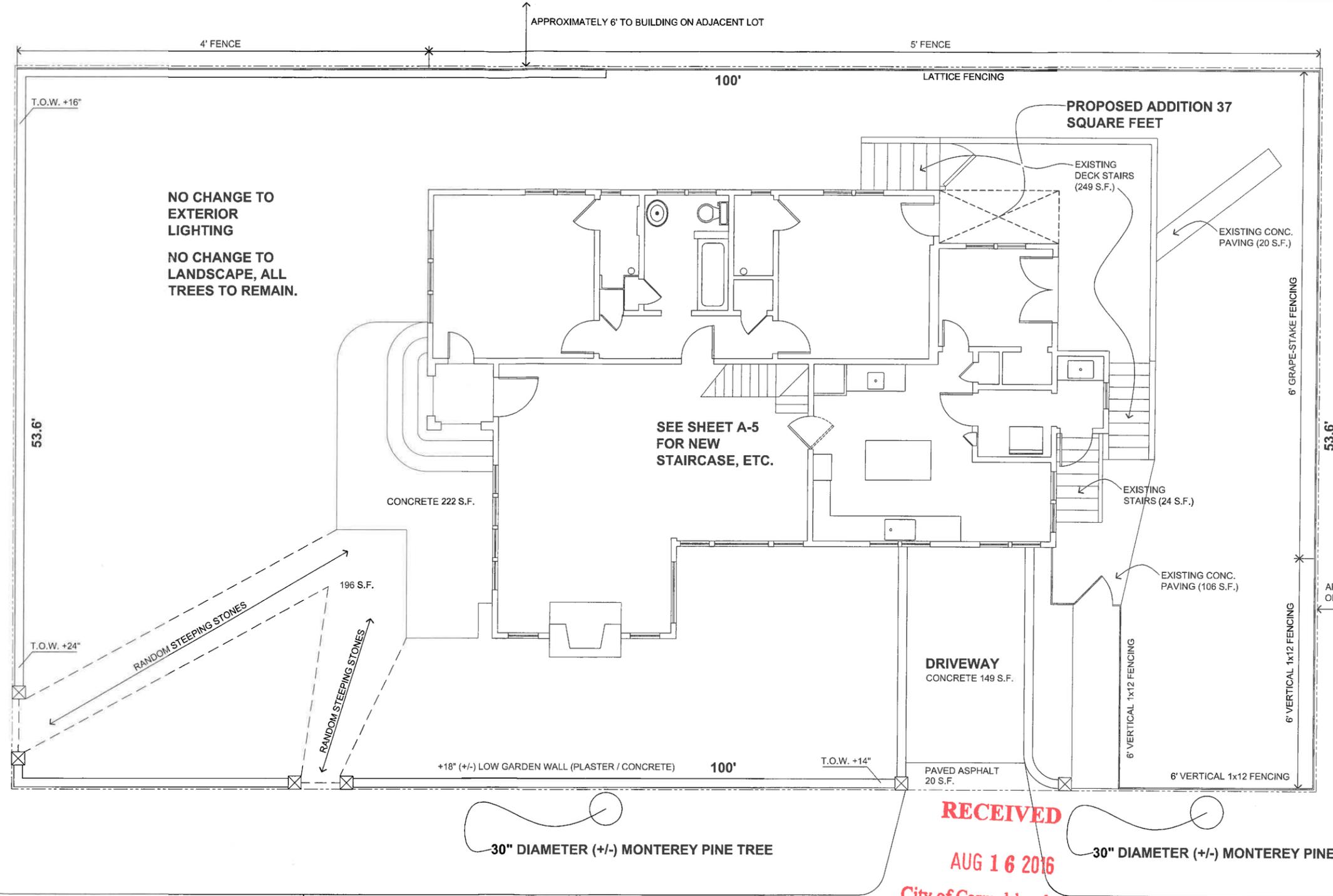
Once signed, please return to the Community Planning and Building Department.

The use of these plans and specifications shall be restricted to the original site (San Carlos Street SW of 12th Ave., Carmel, California, (APN 010-164-001)) for which they were prepared and publication thereof is expressly limited to such use. Reuse, reproduction, or publication by any method, in whole or in part is prohibited. Title to the plans and specifications remains with the designer. Rod Mesquit. Without prejudice, visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

5-12-16
8-16-16

SAN CARLOS STREET

EDGE OF STREET
(4) 30" DIAMETER (+/-) REDWOOD TREES



HOLTkamp RESIDENCE
San Carlos Street SW of 12th Ave.,
Carmel By The Sea, California

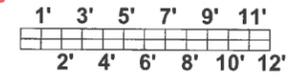
Drawn by: ROD MESQUIT
P.O. BOX 3464, Carmel By The Sea, CA 93921-3464
831-624-7272

RECEIVED
AUG 16 2016
City of Carmel-by-the-Sea
Planning & Building Dept.

PROJECT INFORMATION

PROPERTY OWNER: KEN AND SHARON HOLTkamp
SITE LOCATION: SAN CARLOS STREET SW OF 12th AVE.
BLOCK 137 LOT 1
ASSESSOR'S PARCEL NUMBER: 010-164-001
MAILING ADDRESS: 10824 SUNDIAL RIM ROAD, HIGHLANDS RANCH, CO 80126
TELEPHONE: 571-346-0350 (C) 720-708-2411 (H)
STORIES: TWO AND BASEMENT
LOT SIZE: 5,360 S.F.

PROJECT DESCRIPTION: ADDING STAIRCASE TO MEET CODE WITH A NEW DORMER.
RELOCATING A BATHROOM WITH THE NEW DORMER.
ADDING A STAIRCASE TO THE BASEMENT
RELOCATING THE LAUNDRY TO THE BASEMENT
ADDING A WATER CLOSET TO THE BASEMENT
ENLARGING THE MASTER BEDROOM WITH THE 37 S.F. EXTENSION.
REMODELING BATHROOM AND KITCHEN.



EXISTING SITE PLAN

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

SHEET INDEX

- SHEET A-1 PROJECT DATA, SITE PLAN
- SHEET A-1.1 NEW SITE PLAN
- SHEET A-2 STREET ELEVATIONS
- SHEET A-3 SOUTH AND EAST ELEVATIONS
- SHEET A-4 EXISTING FLOOR PLANS
- SHEET A-5 NEW FLOOR PLANS AND BUILDING SECTIONS

EXISTING FLOOR AREA

MAIN FLOOR: 1325 S.F.
UPPER FLOOR: 417 S.F.
BASEMENT: 284 S.F.
TOTAL: 2026 S.F.
ALLOWABLE: 2266 S.F.

EXISTING SITE COVERAGE

CONCRETE: 497 S.F.
ASPHALT: 20 S.F.
STEPPING STONES: 196 S.F.
TOTAL: 986 S.F.
ALLOWED: 498 S.F.

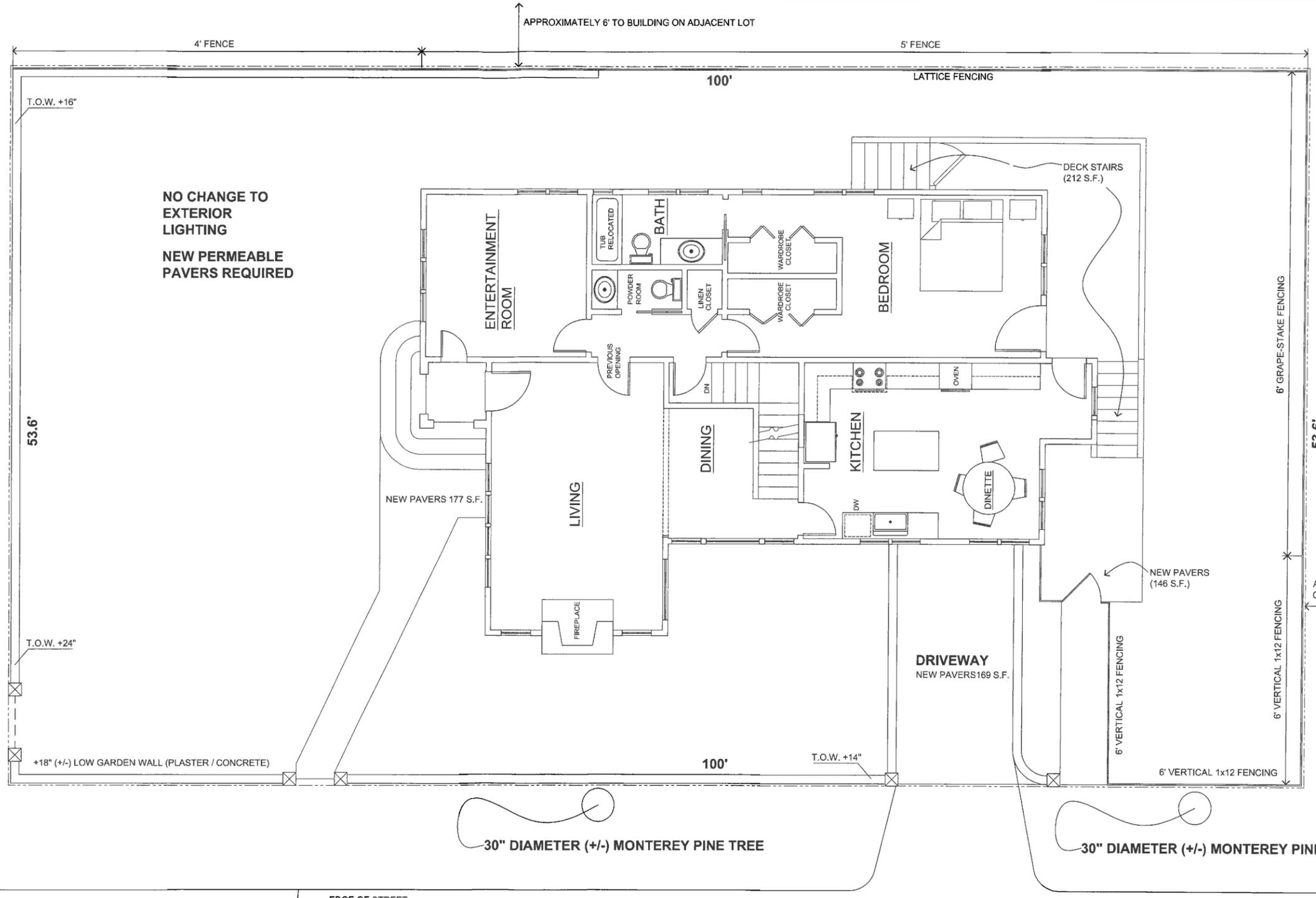
SHEET A-1

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SAN CARLOS STREET

EDGE OF STREET

(4) 30" DIAMETER (+/-) REDWOOD TREES



NO CHANGE TO EXTERIOR LIGHTING
NEW PERMEABLE PAVERS REQUIRED

NEW PAVERS 177 S.F.

DRIVEWAY
NEW PAVERS 169 S.F.

NEW PAVERS (146 S.F.)

30" DIAMETER (+/-) MONTEREY PINE TREE

30" DIAMETER (+/-) MONTEREY PINE TREE

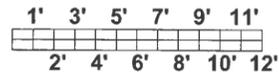
12th AVENUE

EDGE OF STREET

5-12-16
8-16-16

HOLTkamp RESIDENCE
San Carlos Street SW of 12th Ave.,
Carmel By The Sea, California

Drawn by: ROD MESQUIT
P.O. BOX 3464, Carmel By The Sea, CA 93921-3464
831-624-7272



NEW SITE PLAN

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

<p>EXISTING FLOOR AREA</p> <p>MAIN FLOOR; 1325 S.F. UPPER FLOOR; 417 S.F. BASEMENT; 284 S.F. TOTAL; 2026 S.F. ALLOWABLE; 2266 S.F.</p>	<p>EXISTING SITE COVERAGE</p> <p>CONCRETE; 497 S.F. ASPHALT; 20 S.F. STEPPING STONES; 196 S.F. TOTAL; 986 S.F. ALLOWED; 498 S.F.</p>
<p>PROPOSED FLOOR AREA</p> <p>MAIN FLOOR WITH ADDED BEDROOM EXTENSION; 1362 S.F. UPPER FLOOR WITH ADDED BATH; 471 S.F. BASEMENT; 284 S.F. TOTAL; 2117 S.F. ALLOWABLE; 2266 S.F.</p>	<p>PROPOSED SITE COVERAGE</p> <p>DECK & STAIRS; 212 S.F. NEW PAVERS; 492 S.F. TOTAL; 704 S.F. ALLOWED; 713 S.F.</p>

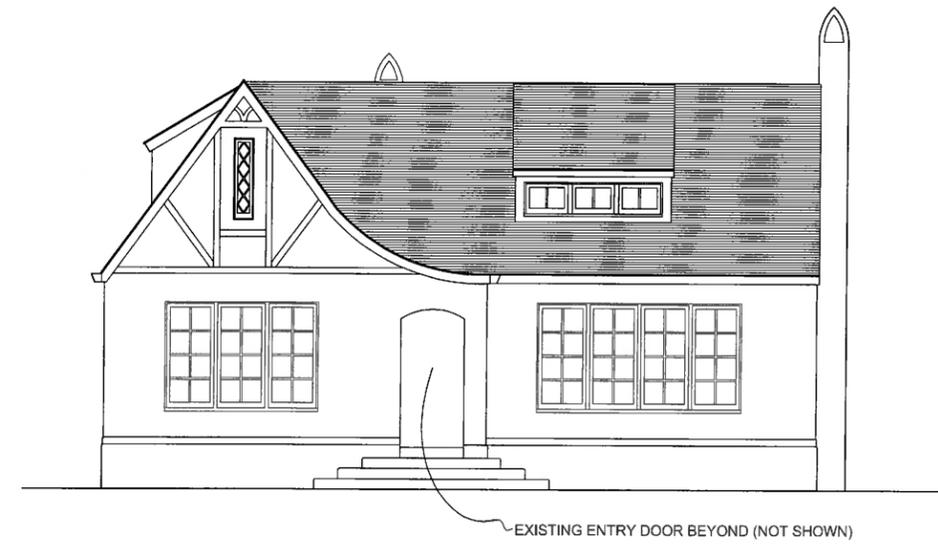
SHEET A-1.1

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EXISTING 12th STREET ELEVATION (NORTH)

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

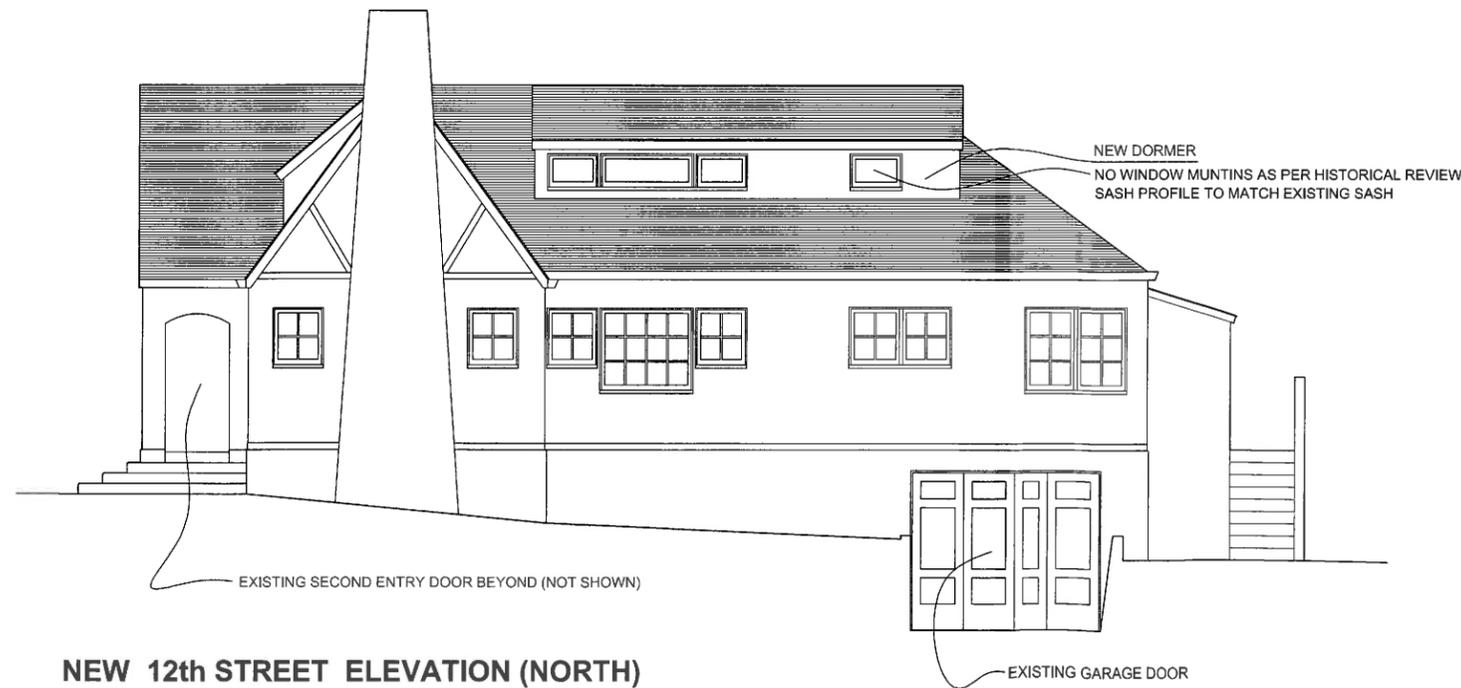


EXISTING SAN CARLOS ELEVATION (EAST)

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

HOLT KAMP RESIDENCE
San Carlos Street SW of 12th Ave.,
Carmel By The Sea, California

BIK 137, Lot 1
APN: 010-164-001



NEW 12th STREET ELEVATION (NORTH)

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



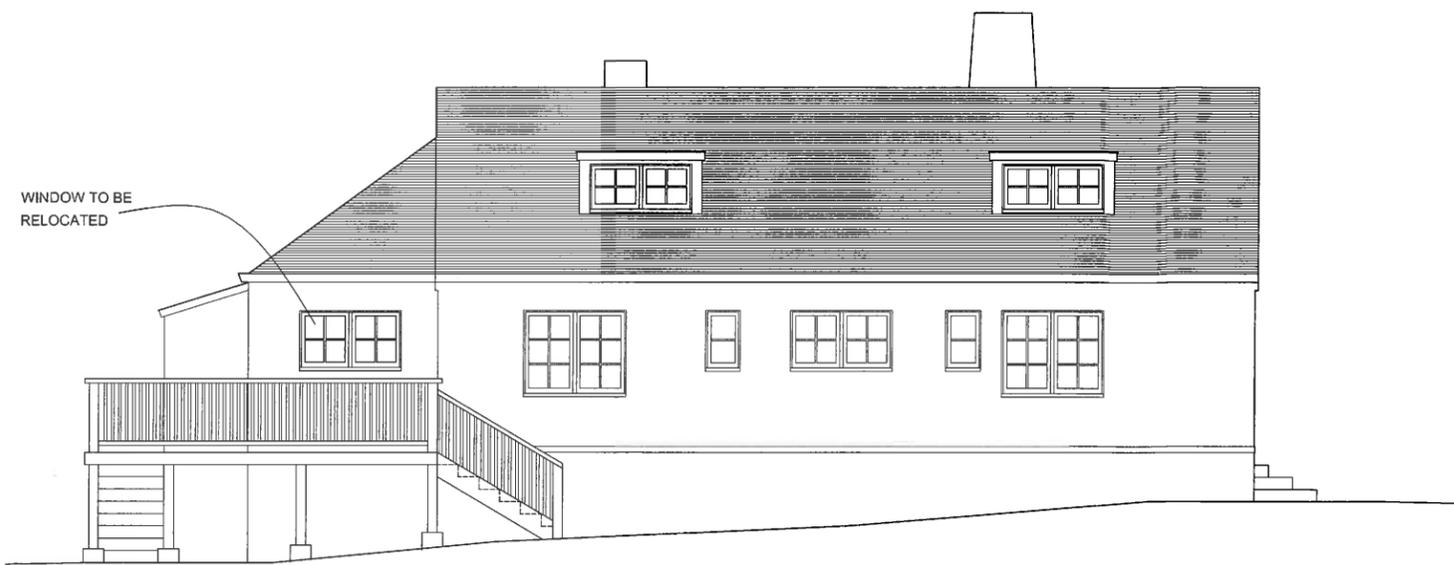
NEW SAN CARLOS ELEVATION (EAST)

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

Drawn by: ROD MESQUIT
P.O. BOX 3464, Carmel By The Sea, CA 93921-3464
831-624-7272

**SHEET
A-2**

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EXISTING SOUTH ELEVATION

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

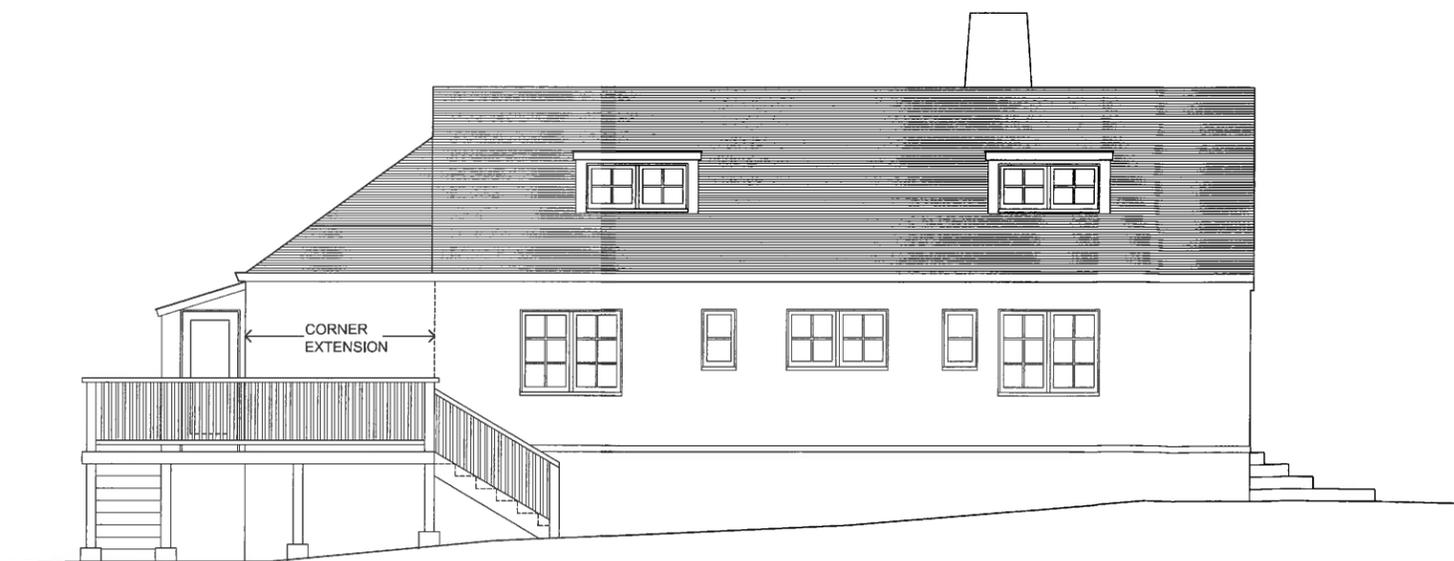


EXISTING WEST ELEVATION

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

HOLT KAMP RESIDENCE
San Carlos Street SW of 12th Ave.,
Carmel By The Sea, California

Bk 137, Lot 1
APN: 010-164-001



NEW SOUTH ELEVATION

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



NEW WEST ELEVATION

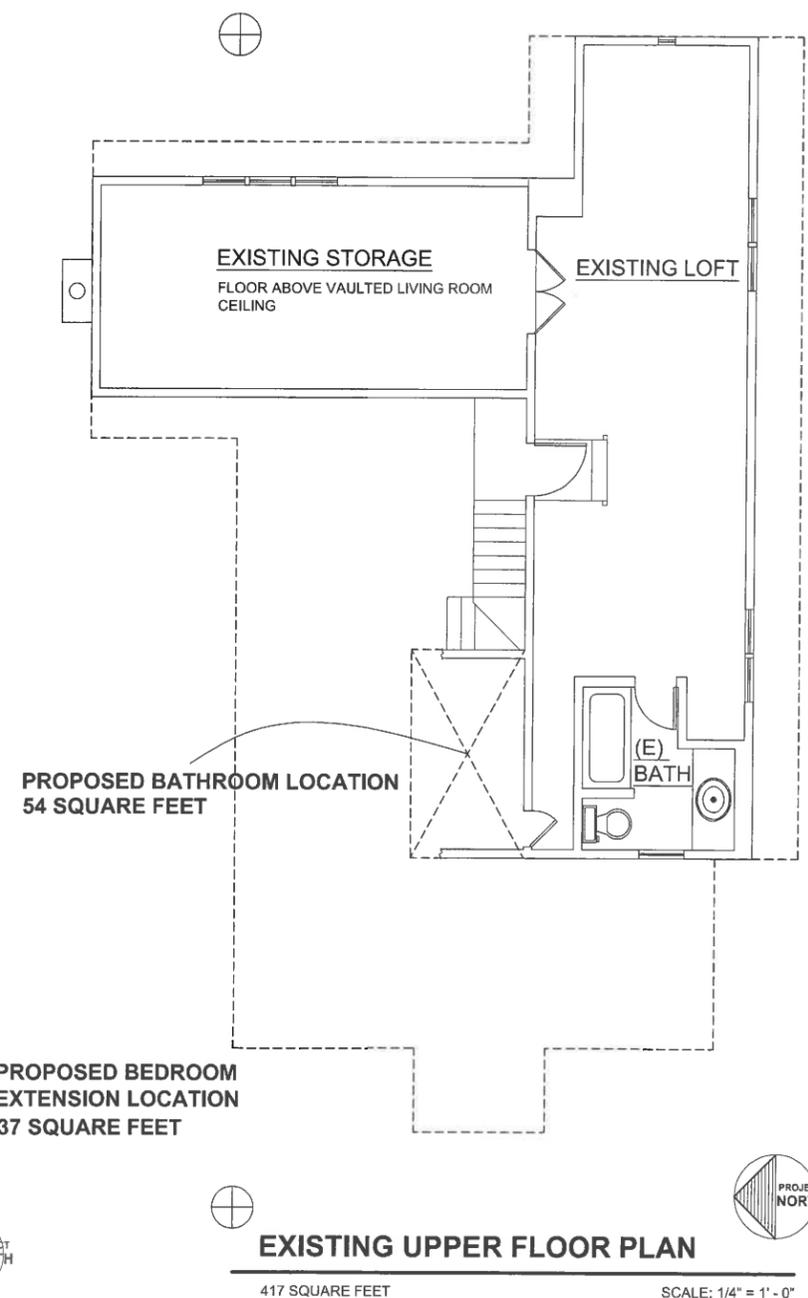
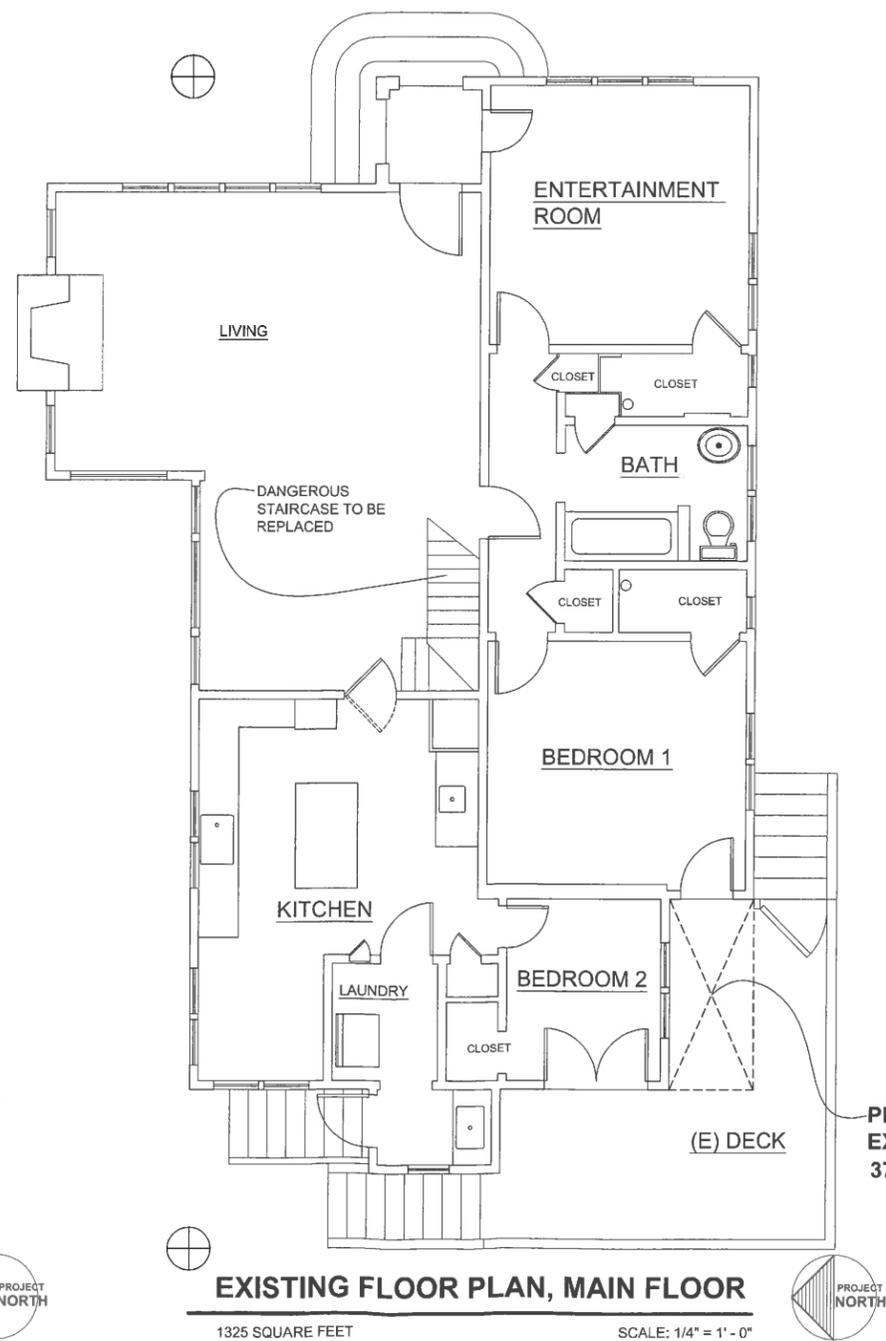
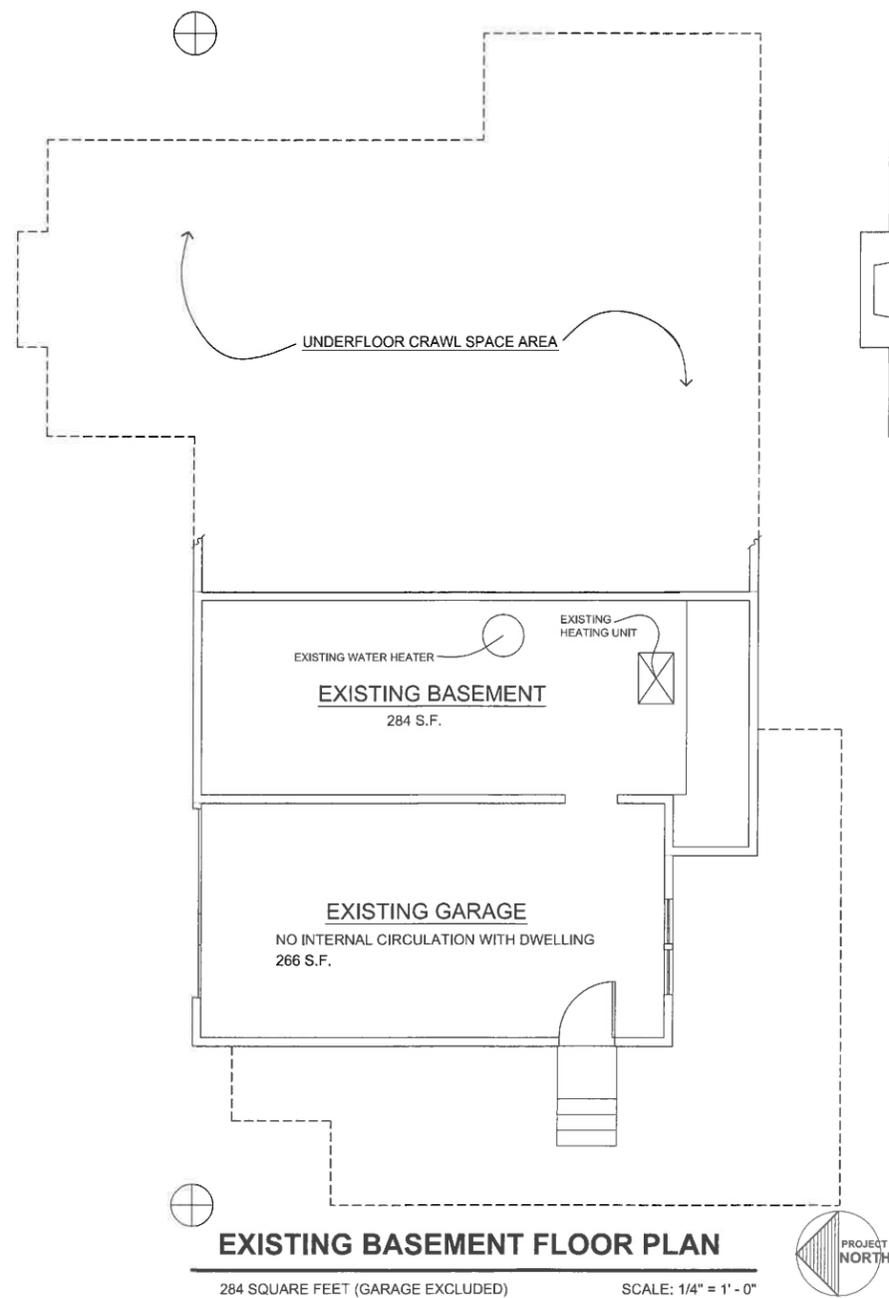
SCALE: 1/4" = 1' - 0"

Drawn by: ROD MESQUIT

P.O. BOX 3464, Carmel By The Sea, CA 93921-3464
831-624-7272

**SHEET
A-3**

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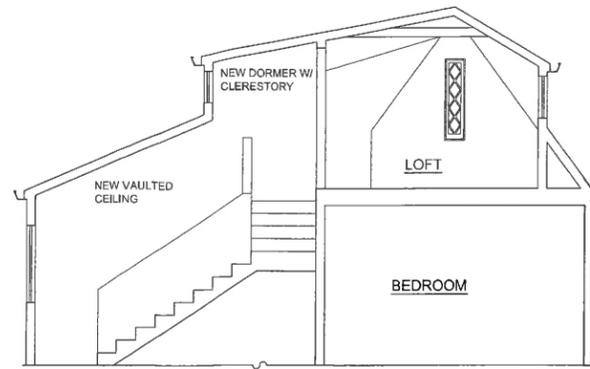


HOLTKAMP RESIDENCE
San Carlos Street SW of 12th Ave.,
Carmel By The Sea, California

Blk 137, Lot 1
APN: 010-164-001

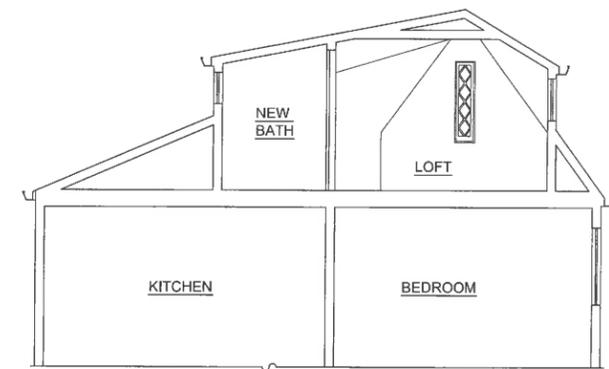
Drawn by: ROD MESQUIT
P.O. BOX 3464, Carmel By The Sea, CA 93921-3464
831-624-7272

**SHEET
A-4**



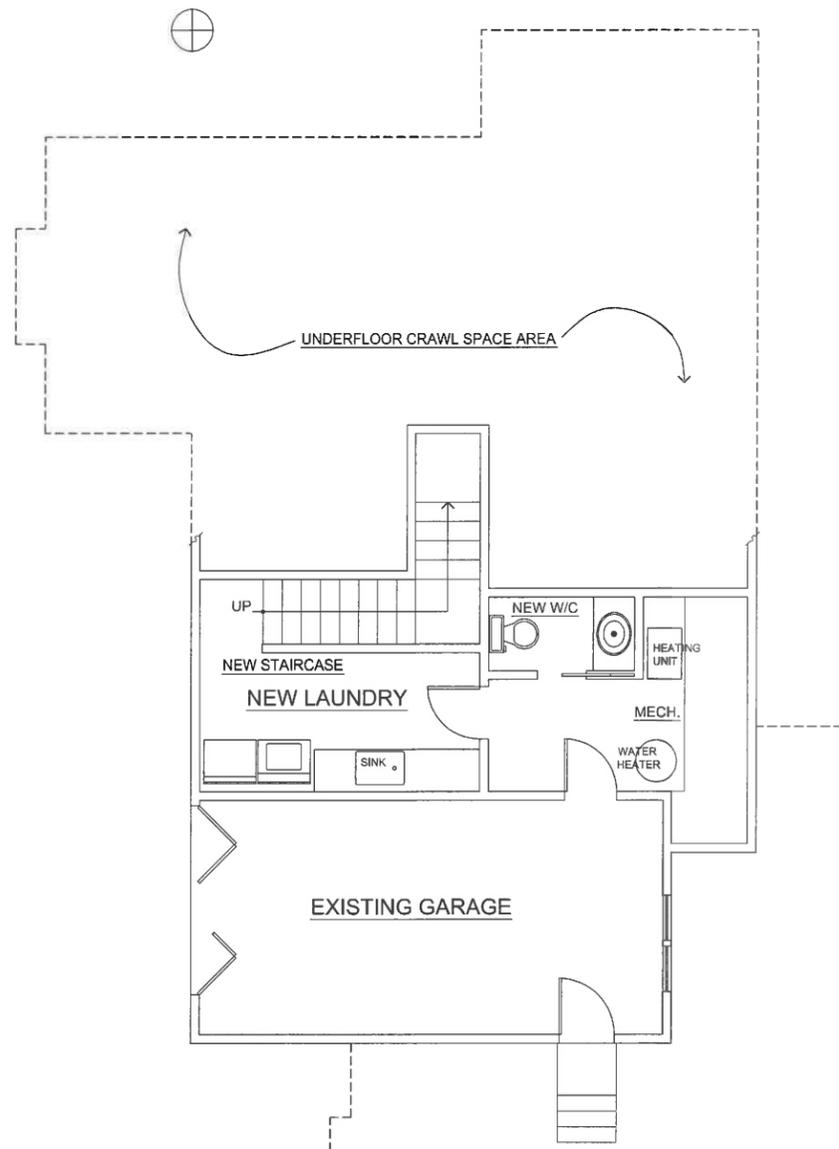
SECTION AT NEW STAIRS & DORMER

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



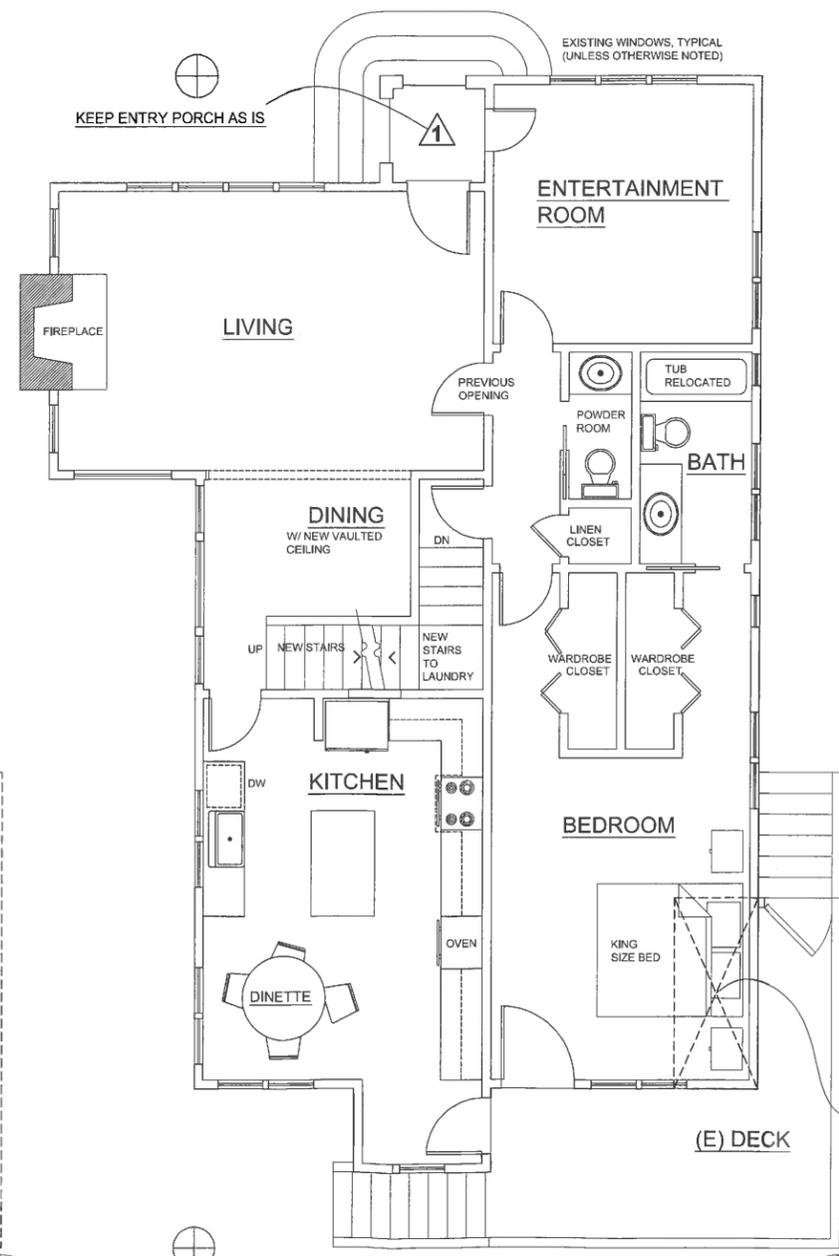
SECTION AT NEW BATHROOM

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



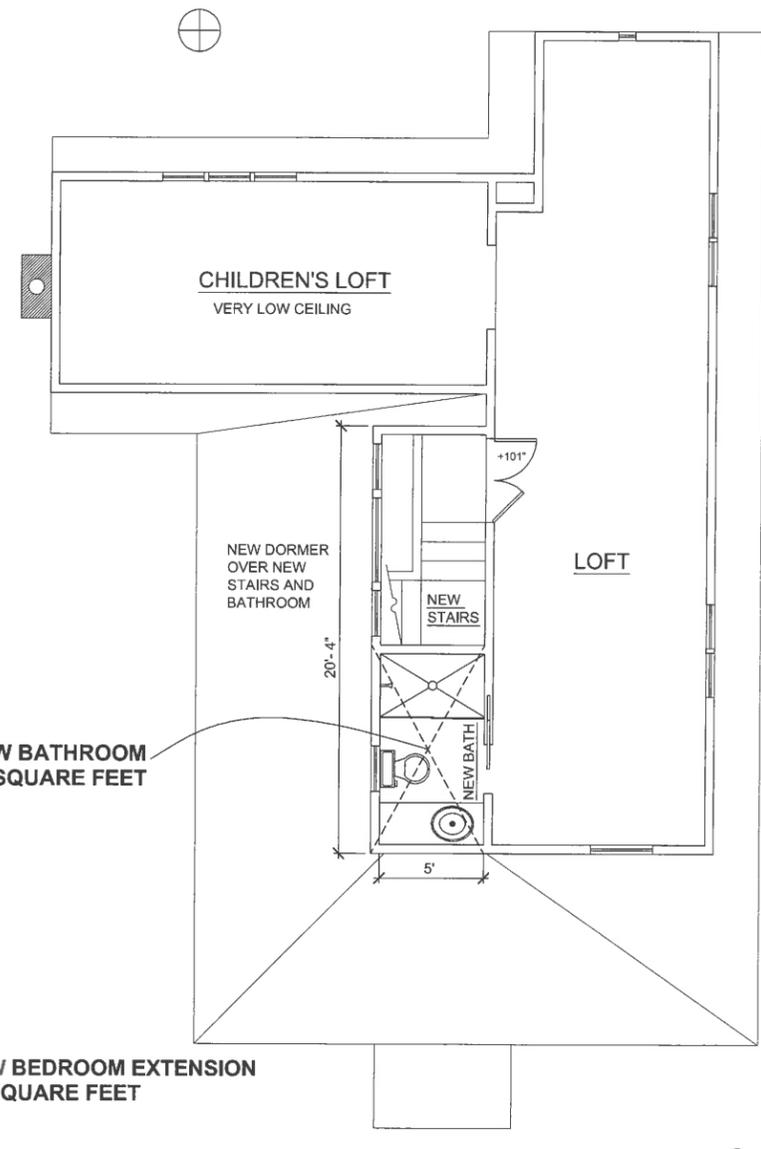
NEW BASEMENT FLOOR PLAN

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



NEW FLOOR PLAN, MAIN FLOOR

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



NEW UPPER FLOOR PLAN

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



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HOLTKAMP RESIDENCE
San Carlos Street SW of 12th Ave.,
Carmel By The Sea, California

Bk 137, Lot 1
APN: 010-164-001

Drawn by: ROD MESQUIT
P.O. BOX 3464, Carmel By The Sea, CA 93921-3464
831-624-7272

**SHEET
A-5**



CITY OF CARMEL-BY-THE-SEA

Historic Resources Board

August 22, 2016

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 Review (DR 16-293) for alterations to an historic building (Bank of Carmel / Paradise Building) located in the Central Commercial (CC) Zoning District.

Recommendation:

Determine that the project is inconsistent with the Secretary of the Interior's Standards.

Application: DR 16-293 (Spaits) **APN:** 010-134-009
Block: 71 **Lots:** 8 and 9
Location: NE corner of Ocean Avenue and Dolores Street
Applicant: Jason Spaits – property owner
 Christopher Barlow/WR&D Architects
Property Owner: Jason Spaits **Business Name:** Enlightenment Zone

Background

The subject building was constructed in 1938 as a bank and remained a bank until 1972 whereupon it became a commercial retail building. Per the DPR 523 form prepared by Richard Janick in 2002, the Bank of Carmel building qualifies under Criteria #3 of the California Register as significant because, (1) it is the only 1930s Art Deco style building in Carmel, (2) it was designed by C.J. Ryland, who also designed the original Sunset School auditorium, and (3) the two bas reliefs by artist Paul Whitman are still intact.

Subsequently, changes to the building exterior have occurred. First in 1982, when the curved concrete walls at the main entrance on Ocean Avenue were replaced with display windows, and then in 1986 with the installation of two doors to replace two of four existing display windows on the west elevation on Dolores Street. Additional wooden display windows were installed on

the south elevation flanking the main entrance in 2004. It is relevant to note that although the ground level Art Deco elements of the building have been altered, the upper elevation elements of the building remain.

Proposed Project

The applicant is proposing to modify three existing small stained-glass windows on the west elevation of the historic Bank of Carmel building that are character defining and are part of the historic fabric of the building. These windows are located above the wood-framed newsstand. The modifications are proposed in order to install mannequins in the windows behind new tempered glazing with metal framing. The proposed mannequins would show t-shirts and would sit on interior window sill and behind new glass glazing set in new metal framing to be anchored to the exterior wall.

The existing metal casement windows are proposed to be left in an open position but could be closed. The existing stained glass windows would remain in their casements. In addition, vinyl lettering is proposed to be fixed to each of the new glazing advertising the Enlightenment Zone business. It is relevant to note that with the metal casements in an open position and the narrowness of the windows the visibility of the mannequins is significantly constrained. To see the mannequins you will have to be very close and, or directly opposite the windows. The mannequins will be illuminated from the inside and above the mannequins.

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. To determine if a project will be consistent will require defining what the building's character defining features are. The character defining features of this Art Deco style building include the two bas reliefs on the building's front façade (south elevation) by noted resident artist Paul Whitman, recessed metal casement windows, beveled window sills, vertical columns on the west elevation with rounded tops and beveled edges where flanking the clerestory¹ glass block windows, beveled corners at the building edges, and the continuous horizontal parapet.

Alterations: Alterations to historic buildings must be evaluated for conformance with the Secretary of the Interior's Standards. Staff has reviewed the Standards to determine which are relevant in this case and they include the following:

¹ In architecture, a clerestory is a high section of wall that contains windows above eye level. The purpose is to admit light, fresh air, or both.

#2. "The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided."

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

Each of the above Standards addresses the proposed project's potential impact relative to the alterations of features that characterize the property, preserving distinctive features, exterior alterations that may affect historic materials, and the reversal of construction.

The proposed project was reviewed by the City's Historic Preservation Consultant: Kent Seavey (via phone call and email dated August 15, 2016). Mr. Seavey's assessment of the proposal is that the project would not be consistent with the Standards because with the metal casement windows in the opened position there would be increased exposure to moisture of the metal casement windows thereby hastening their deterioration. If it is the case the metal casements are closed at the end of the business day there would also be moisture (sodium chloride laden marine air) caught between the closed metal casement and the new glazing, thereby also hastening the casement window deterioration. In conclusion, the project would be inconsistent with the four aforementioned Standards.

Signage Issues: CMC Section 17.70.020 defines a sign as *"any object, structure, symbol, banner, streamer, letter, number, emblem, logo, color, display, or light, or any combination thereof which is intended to or does identify, attract attention to, advertise, announce, or communicate information of any kind to the public."* Based on this definition, the window modifications are being proposed in order to install signage.

CMC section 17.40.010 allows only one sign per business and any additional signed required Planning Commission approved. This code section also references a number of the General Plan policies to include P1-56, which *"limits the use of unnecessary or unsightly design elements such as excessive number of signs, nonfunctional awnings, exterior displays, interior displays [e.g., mannequins] and architectural contrivances used primarily as advertising or notice-attracting features visible from the public right-of-way"*, and Policy P1-55, which *"encourages the location of signs near the entrance to the businesses they serve."*

In addition, when opened, the steel-casement windows would extend beyond the exterior wall surface by approximately 12".² When fully opened these windows will be approximately 70" ± above the sidewalk level. Note that Carmel Municipal Code section 17.40.030.C states that hanging signs shall maintain a 7' (84") clearance from the sidewalk surface for pedestrians. Although the metal casement windows are not signs, they are less than the 7' vertical from the sidewalk and could potentially be harmful to pedestrians if the newsstand were ever removed.

While it is not within the HRB's purview to the review consistency with the City's signage regulations, it should be noted that staff does not support this signage proposal. In staff's opinion, the proposed new signage is inconsistent with the allowance for only business sign, does meet the sign design criteria, and would create a potential hazard if the windows are consistently left open.

Alternatives: The staff recommendation is to determine that the application is not consistent with the Secretary of the Interior's Standards. This would result in the withdrawal of the project by the applicant, or the requirement that the project undergo CEQA analysis to evaluate impacts on historic resources. The applicant has the option to appeal the decision of the HRB to the Planning Commission. Alternatively, the Board could find the application consistent with the Secretary of the Interior's Standards. This would allow the applicant to proceed with the mannequin project but without the additional signage.

Environmental Review: The application qualifies for a Class 11 Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15311 of the State CEQA Guidelines. Class 11 consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to: (a) On-premise signs.

ATTACHMENTS:

- Attachment A – Photos
- Attachment C – DPR 523 Form
- Attachment D – Project Plans

² Each window opening (inclusive of the beveled area) is approximate 4' x 1'-8". However, the metal casement set within this window opening is 3'-4" by 1' - 2". As measured from the exterior surface of building, the depth of each window is 4". Each casement has a hinge at the top and bottom that extends out approximately 2".

Google Maps Ocean Ave



Image capture: Jul 2016 © 2016 Google

Carmel-By-The-Sea, California

Street View - Jul 2016

Google Maps Dolores St



Image capture: May 2015 © 2016 Google

Carmel-By-The-Sea, California

Street View - May 2015

Google Maps Dolores St



Image capture: May 2015 © 2016 Google

Carmel-By-The-Sea, California

Street View - May 2015



08/05/2016 12:31



08/16/2016 08:22

08/05/2016 12:33





08/16/2016 08:23

HELP WANTED! REQUIRE INSURE

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CARNIVAL

FREE SHIPS



08/16/2016 08:23

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

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code 5D1

Other Listings Review Code _____ Reviewer _____ Date _____

Page 1 of 4

Resource Name or #: (Assigned by recorder) Bank of Carmel

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)
 a. County Monterey
 b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; E _____
 c. Address: _____ City Carmel-by-the-Sea Zip 93921
 d. UTM: (Give more than one for large and/linear resources) _____ ; _____ mE _____ mN
 e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
NE Corner Ocean and Dolores
(Block 71 - South pts. 8 & 9) Parcel No. 10-134-9

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

A two-story concrete rectangular building with projecting rectangular corner tower-like piers that frame the south and west elevations. The south elevation features a recessed doorway with the side show windows. The original doorway had side inset curved concrete walls topped with glass bricks that framed twin stainless steel doors and transoms windows above. Two incised bas relief art deco sculptures by Paul Whitman frame the door on the upper wall of the south facade. Originally, an Art Deco styled clock and the Bank of Carmel sign were centered over the doorway. The upper west elevation has the original high glass brick clerestory windows set in five evenly spaced rectangles of 30, breaking six across in five vertical bands. The corner towers have twin rows of five vertical bands. The lower elevation was altered in the early 70's with inset show windows leading to commercial shops, some with sliding glass doors. The roof is a low gabled truss system that is hidden from view by a continuous horizontal parapet. The essential Art Deco elements remain on the upper elevations.

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

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

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



P5b. Description of Photo: (View, date, accession #)
Looking NE at W side elev., 12/18/02, #37967-1

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

1938 Carmel Building Files

P7. Owner and Address

Paul & Irving Laub Trust
P.O. Box W
Carmel, CA 93921

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

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

P9. Date Recorded: 11/30/2002

P10. Survey Type: (Describe)

HRI Carmel 2001-02

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

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

Primary #

HRI #

NRHP Status Code

5D1

Resource Name or #: (Assigned by recorder)

Bank of Carmel

B1. Historic Name: Bank of Carmel

B2. Common Name: Paradise Building

B3. Original Use: Commercial

B4. Present Use: Commercial

B5. Architectural Style: Art Deco - Moderne

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

1. Permit #425 (Aug. 24, 1938) Reinforced concrete foundation and basement. Owner: Bank of Carmel; Contractor: W. P. Sweeney (Cost: \$6185)

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features:

B9a. Architect: C. J. Ryland

b. Builder: W. A. Sweeney

B10. Significance: Theme: Architectural Development in Carmel

Area: Carmel-by-the-Sea

Period of Significance: 1880-1945 Property Type: C-1

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 Bank of Carmel qualifies under Criteria #3 of the California Register as significant because: 1. It is the only 1930s Art Deco Style building in Carmel-by-the-Sea; 2. It was designed by C. J. Ryland, who also designed the original Sunset Auditorium; 3. The bas relief carvings depicting Junipero Serra by artist Paul Whitman are still intact. The building served as a commercial bank from 1938 until 1972 when it was converted into a series of commercial shops. The original south facing entrance and west elevation have been altered, but could be restored to their original appearance. The original bank was founded by Barnet Siegel, prominent financier and philanthropist, and T. A. Work.

C. J. Ryland was born in 1893 in Stockton, CA. He was a resident of Carmel for almost 50 years. His office was in Monterey where he built the City Hall and Library. He was both an architect and engineer whose work extended to Santa Cruz, San Jose and Oakland.

Paul Whitman was an accomplished and versatile artist who played an active role in the arts community of the Monterey Peninsula for 24 years. A founding member of the Carmel Art Association, Whitman worked in a wide variety of media that included etching, charcoal drawing, watercolor, oil, lithography, and sculpture. Whitman was born in Denver, CO in 1897, although his family later settled in St. Louis, MO. At a young age Whitman became interested in art and took up drawing in his teens. He attended an East Coast preparatory school, intending to continue his education at Yale University. However, with the entry of the United States into World War I, he set aside his plans in order to join the armed forces in Europe. Upon his return to civilian life in 1921, Whitman joined his stepfather's insurance business in St. Louis. Later that year he married Anita (See Continuation Sheet)

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

B12. References:

1. Carmel Building Records, Planning Department, City Hall
2. Carmel Historic Context Statement (1997)
3. "Then and Now," Monterey Peninsula Herald, March 15, 1998, "The Bank of Carmel"

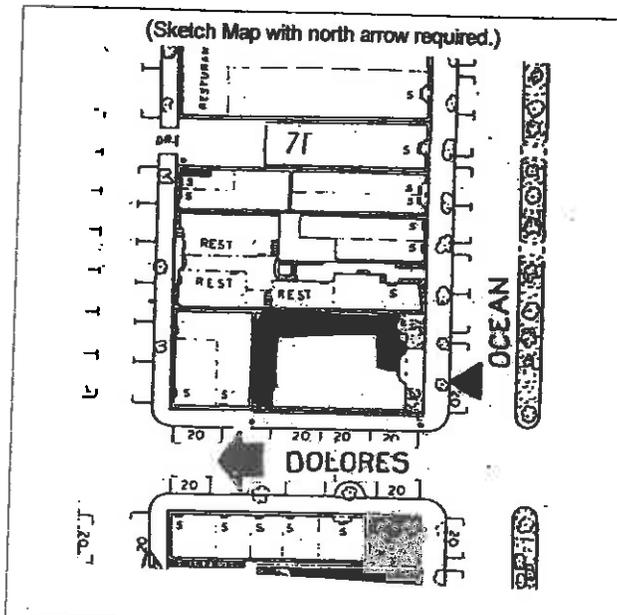
(See Continuation Sheet)

B13. Remarks: Zoning: C-1 CHCS AD/FD

B14. Evaluator: Richard N. Janick

Date of Evaluation: 11/30/2002

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 4 Resource Name or #: (Assigned by recorder)

Bank of Carmel

Recorded by: Richard N. Janick

Date 11/30/2002

Continuation Update

B 6. Construction History (Continued from Page 2)

2. Permit #435 (Sept. 20, 1938) Build two-story (concrete) bank building. Architect: C. J. Ryland; Contractor: W. P. Sweeney (Cost: \$28,815) Incised sculptural decoration: Paul Whitman. Original plans in file.
3. Permit #3526 (1960s) - Remodel interior partitions. Owner: Crocker-Anglo National Bank Architect: W. E. Ricker; Contractor: Joseph Frantessa (\$33,000)
4. Permit #70-33 (Feb. 18, 1970) - New flooring, windows, cases, roofing, lighting, painting (\$60,000) Contractor: Comstock & Assoc.; Owner: Crocker Citizens Bank
5. Permit #72-131 (July 10, 1972) - Remodel Bank into shops and retail outlets (\$50,000) Owner: Laub Overseas Corp.; Contractor: Ral Curran
6. Permit #73-7 (Jan. 9, 1973) - Remodel Basement (\$6,000); Permit #73-112 (July 26, 1973) - Sprinkler system (\$5,000) Owner: Paul Laub; Contractor: T. Swenton
7. Permit #74-193 (Nov. 1, 1974) - Install balcony to connect front and rear mezzanines (\$2,000) Owner: Contractor: Paul Laub
8. Permit #82-111 (July 19, 1982) - Cut concrete to make new entrance doorway (\$6,000) Contractor: Monterey Bay Concrete
9. Permit #83-63 (May 16, 1983) - Install skylight (\$5,000) Owner: Paul Laub; Contractor: Evans Construction
10. Permit #86-128 (June 17, 1986) - Remodel interior staircase (\$2,000) Owner: Contractor: Paul Laub
11. Permit #96-41 (March 6, 1996) - Interior remodels (\$40,000) Owner: Paul Laub; Contractor: Ausonio Construction

B. 12. References (Continued from Page 2)

4. "Paul Whitman Artist," by Mary Murray
5. "What's Doing," Monterey Daily Herald (1930s)
6. "C. J. Ryland" Obituary, Contra Costa Times, January 1980

B. 10. Significance (Continued from Page 2)

Moll, and by 1928 their three children, Colden, Ann and Paul had been born. While several sketchbooks survive from Whitman's army days, during his twenties he had little time to devote to art. Despite this, his interest in being an artist persisted.

In 1926 Whitman made a major change in his life when, at the age of 29, he moved to Carmel to pursue his dream of becoming an artist. By the time Whitman arrived, the Monterey Peninsula was home to an unprecedented number of talent artists, including William Ritschel, E. Charlton Fortune, Armin Hansen, Gottardo Piazzoni, August Gay, Paul Dougherty, Francis McComas, Mary DeNeale Morgan, Charles Rollo Peters, and Percy Gray. Life on the Central Coast was relatively cheap, the climate mild, and its inhabitants tolerant toward artists. Monterey also offered the presence of the Hotel Del Monte, a noted venue for art exhibitions, where artists could sell works to the hotel's wealthy clientele. And most importantly, the area was famous for its breathtaking scenery, which drew visitors from around the world.

Shortly after his arrival in Carmel, Whitman began to study etching with Armin Hansen (1886-1957), a native San Franciscan who relocated to Monterey in 1918. Primarily a painter of maritime scenes, Hansen had taken up etching in 1910 during his studies in Europe. By 1926, he was widely recognized for his mastery of this art, winning medals in competitions of national and international scope. Hansen was a patient and highly regarded teacher known to encourage and inspire his many students without imposing rigid formulas.

Like Hansen, Whitman frequently depicted waterfront life in his etchings, as in *Monterey Waterfront* from 1928. However, this detailed depiction of rickety shacks perched unsteadily over the bay seems unlikely to have appealed to Hansen. While Hansen tended to focus on the human activity of the waterfront, Whitman gravitated toward intricate scenes of piers and wharves that challenged his considerable drawing skills. His images depict the wharf's buildings, their wooden pilings echoed in the water below, or skiffs hanging suspended from ropes and pulleys, poised above the waters of the bay. Unlike his teacher, whose etchings capture the bustle of wharf activity, Whitman's etchings evoke a mood of quiet reflection.

By 1928, Whitman was beginning to gain notice in the art world. He exhibited as a member of the California Society of Etchers and received prize from the International Society of Etchers for his piece *Linemen*. Whitman also began to work in watercolor, and in 1929 the Smithsonian Institution hosted an exhibition of his work that included both etchings and watercolors.

While a number of regional artists depicted the realities of urbanization that were a major factor of American life in the 1930s, others, like Whitman, concentrated on the rural landscape. No matter the subject, his watercolors have in common a lyrical stillness, as horses graze timeless landscapes, cypresses stand silent watch along the coast, and figures pause in contemplation. Again and again, Whitman found inspiration in three-shaded barns and scenes of farm life such as hay making and fieldwork

(See 2nd Continuation Sheet)

CONTINUATION SHEET

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

Bank of Carmel

Recorded by: Richard N. Janick

Date 11/30/2002

Continuation Update

B. 10. Significance (Continued from Page 3)

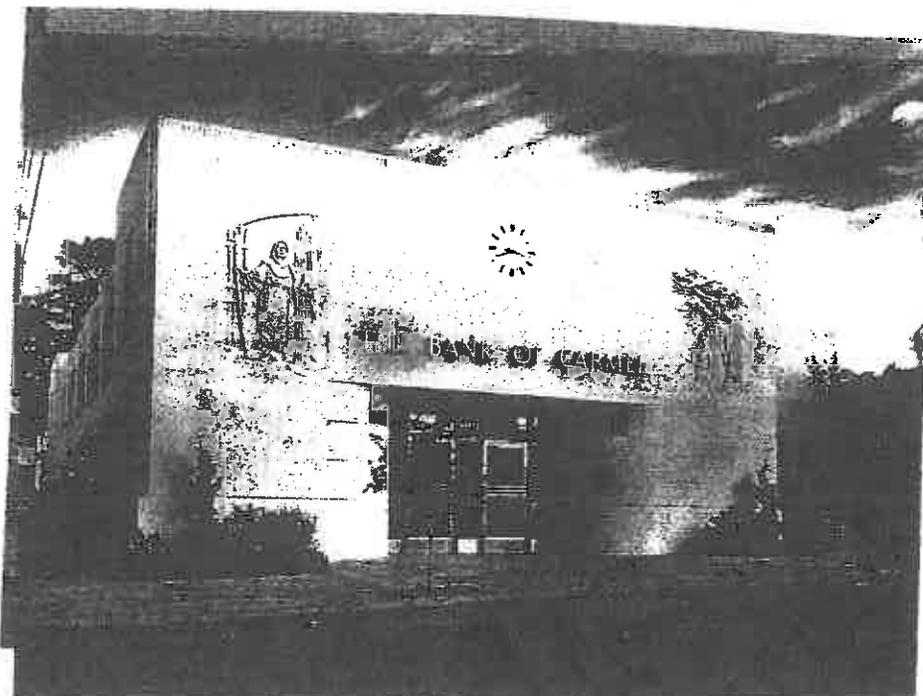
Late in 1937, Whitman traveled to Guatemala. There, influenced by the glowing colors and bright sunlight, he created some of his strongest watercolors. His simple scenes of people going about their daily lives - getting a haircut, going to church, selling their wares - are vibrant and dynamic. In *Selling Hats, Guatemala, 1938*, a street seller holds a straw hat toward two men, a sea of similar hats lying at their feet. The hats and the men's white cotton trousers glow against the shadowed street beyond. Through Whitman's eyes, an ordinary street scene is transformed into an image of timeless beauty.

Prior to his Guatemalan trip, Whitman had collaborated with his friend Armin Hansen on a series of murals for the Hotel Del Monte. Painted on canvas, these murals were removed from the former hotel and are now in the collection of the Monterey Museum of Art. Whitman's interest in exploring new media also led him to work on a number of wooden sculptures, most of which now belong to members of his family. One public work consists of a pair of bas reliefs created for the imposing facade of the new Bank of Carmel building in the 1930s. Although now partially hidden by trees, the reliefs can still be seen on the front of the building located in Carmel at the corner of Ocean and Dolores.

Whitman's career, like that of many of his compatriots, was disrupted during the war years. From 1942 to 1945 Whitman served with the U.S. Army Corps of Engineers in San Francisco using his talents as an artist to help create effective camouflage. During this period, his work sometimes took him north to the rural area around Santa Rosa where he kept his hand in by painting some of the barns that dotted the countryside.

After the war Whitman returned thankfully to his art. It was during this later period that Whitman painted his finest watercolor, *Coast and Cypress, 1946*, an enormous and beautifully executed painting of cypresses, their twisted limbs framing a view of sea and sky. In the last years of his life, Whitman worked as a consultant to the State Department of Education and created a large oil painting for Abercrombie and Fitch. He also received commissions to illustrate two books, one by Pulitzer Prize winning author and fellow Pebble Beach resident, Martin Flavin. Whitman was working on the illustrations for another book when he died suddenly at the age of fifty-three.

The closely-knit arts community mourned Whitman's untimely death in 1950 and publicly memorialized him as an unselfconsciously endearing man with great heart and a strong interest in helping others. Whitman's paintings are held in many private collections, and, thanks to the interest of his family, his prints are included in the permanent collections of the Monterey Museum of Art, and the Fine Arts Museums of San Francisco. Additional works are held in the collections of Stanford University and the California State Library, Sacramento. Whitman and Hansen's murals were the focus of a 1974 exhibitions at Monterey Museum of Art, and, more recently, Whitman's prints were featured in a 1997 exhibition at the Carmel Art Association.



Looking North at South elevation,
original entrance (1939)

OLD CARMEL BANK BUILDING DISPLAY

NE CORNER OCEAN AVENUE + DOLORES STREET
CARMEL, CA 93921



PROJECT INFORMATION

PROJECT: OLD CARMEL BANK BUILDING - DISPLAY

LOCATION: NE CORNER OCEAN AVENUE & DOLORES STREET CARMEL, CA 93921

APN: 010134009000

BUILDING AREA: APPROX. 7,120 S.F. / TWO(2) STORIES

PROJECT DESCRIPTION:
NEW INTERIOR DISPLAY AT THREE (3) EXISTING EXTERIOR WINDOWS

SHEET INDEX

SHT. #	SHEET TITLE
A001	COVER SHEET
A201	OVERALL FLOOR PLAN, ENLARGED FLOOR PLAN & EXISTING EXTERIOR ELEVATION
A401	EXTERIOR ELEVATION & WINDOW SECTION

PROJECT TEAM

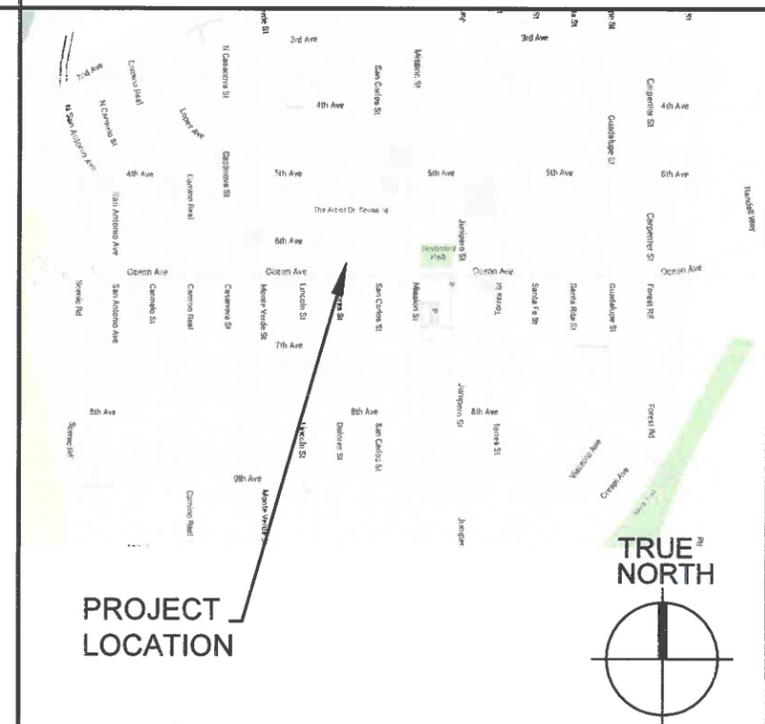
OWNER

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Email: JSPAITS@ME.COM
Contact: JASON SPAITS

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Email: CHRISTOPHERB@WRDARCH.COM
Contact: CHRISTOPHER BARLOW

VICINITY MAP



PROJECT:

OLD CARMEL BANK BUILDING

NE CORNER OCEAN AVENUE + DOLORES STREET
CARMEL, CA 93921

SHEET TITLE: COVER SHEET

SHEET NO.

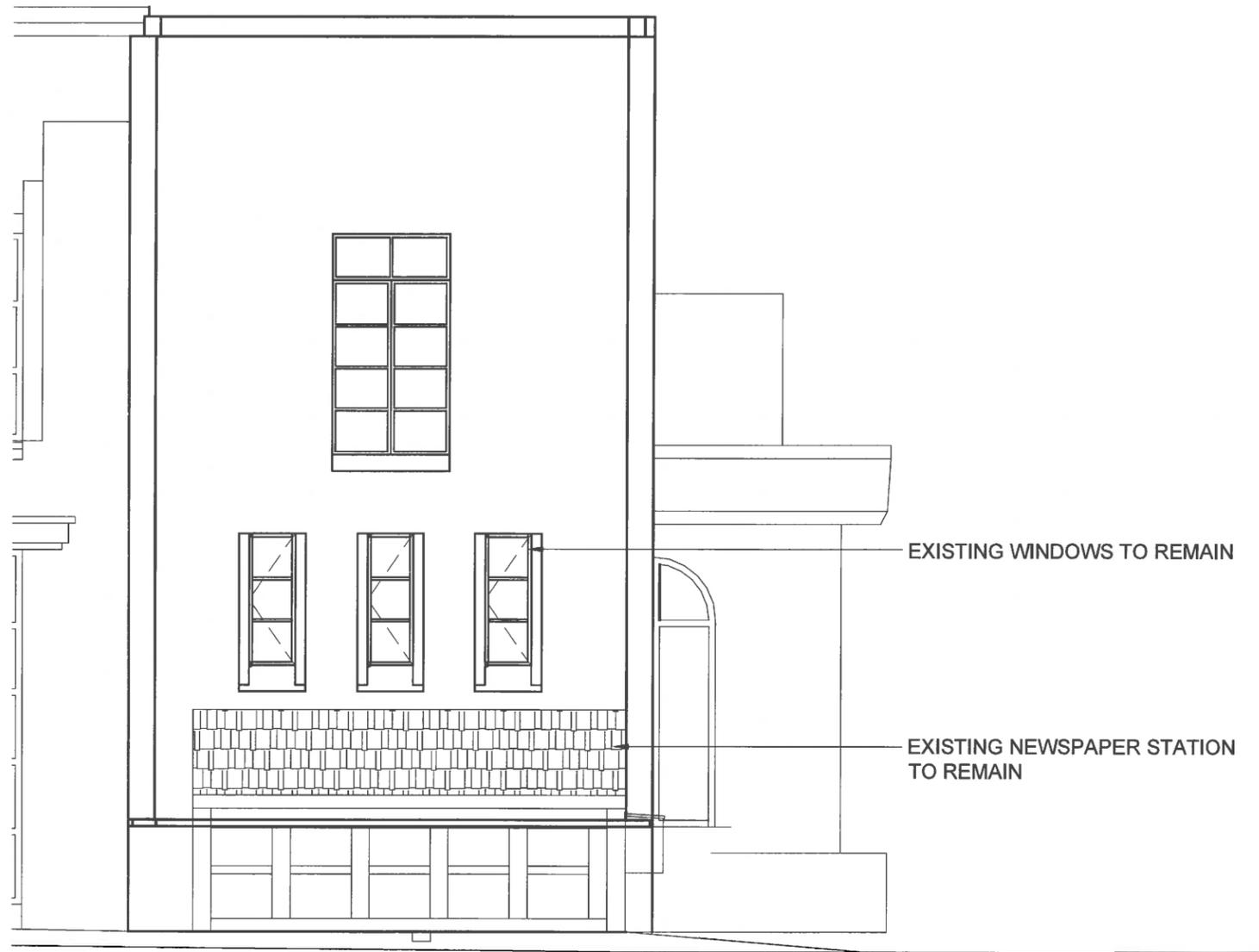
A001

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JUL 14 2016
City of Carmel-by-the-Sea
Planning & Building Dept.

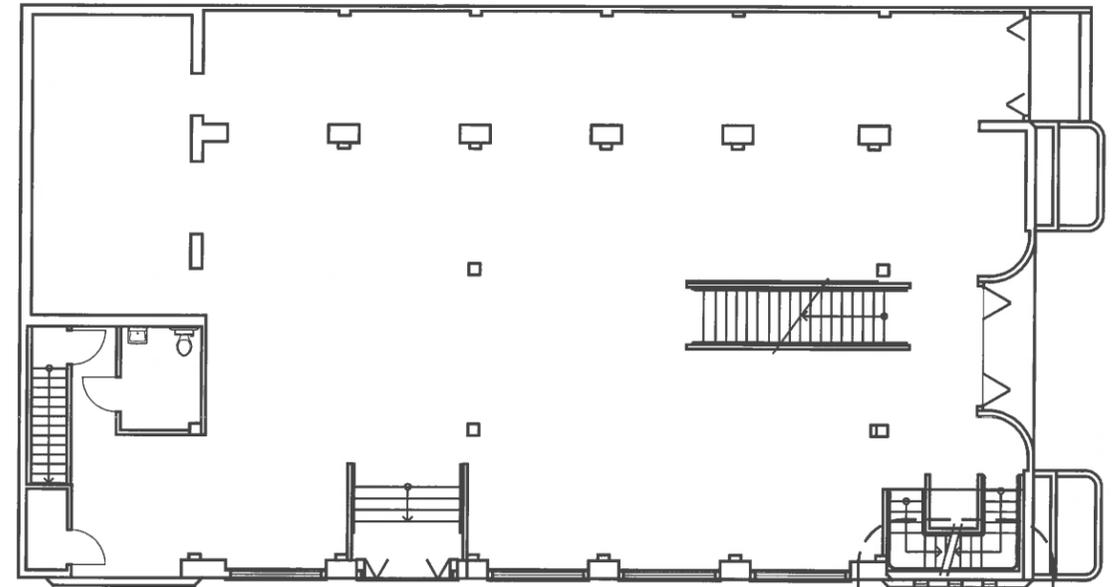
DATE: 7.7.2016 PROJECT NUMBER: 15096



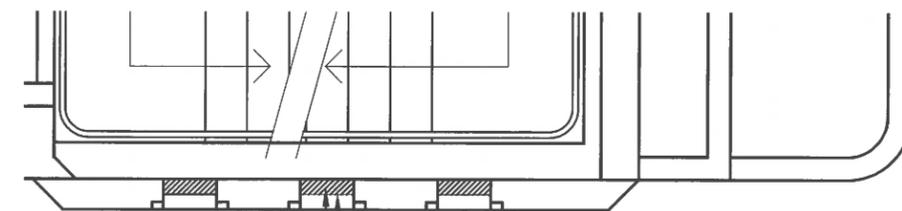
WALD RUHNKE & DOST
ARCHITECTS LLP



3 EXISTING EXTERIOR ELEVATION WITH WINDOW CLOSED POSITION
SCALE: 1/4"=1'-0"



1 OVERALL FIRST FLOOR PLAN
SCALE: 1/16"=1'-0"



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



PROJECT:

OLD CARMEL BANK BUILDING

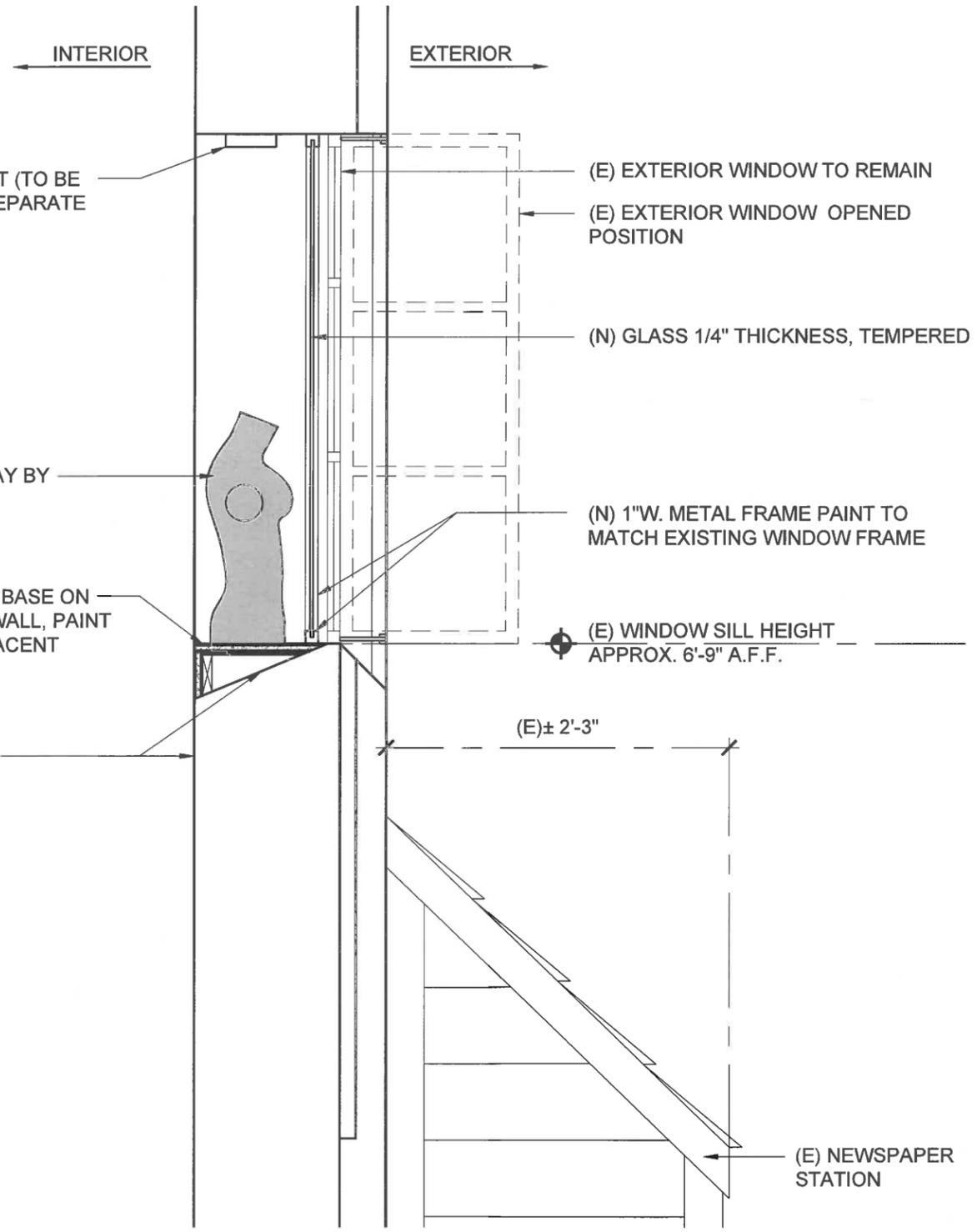
NE CORNER OCEAN AVENUE + DOLORES STREET
CARMEL, CA 93921

SHEET TITLE: OVERALL FLOOR PLAN, ENLARGED FLOOR PLAN, EXISTING EXTERIOR ELEVATION

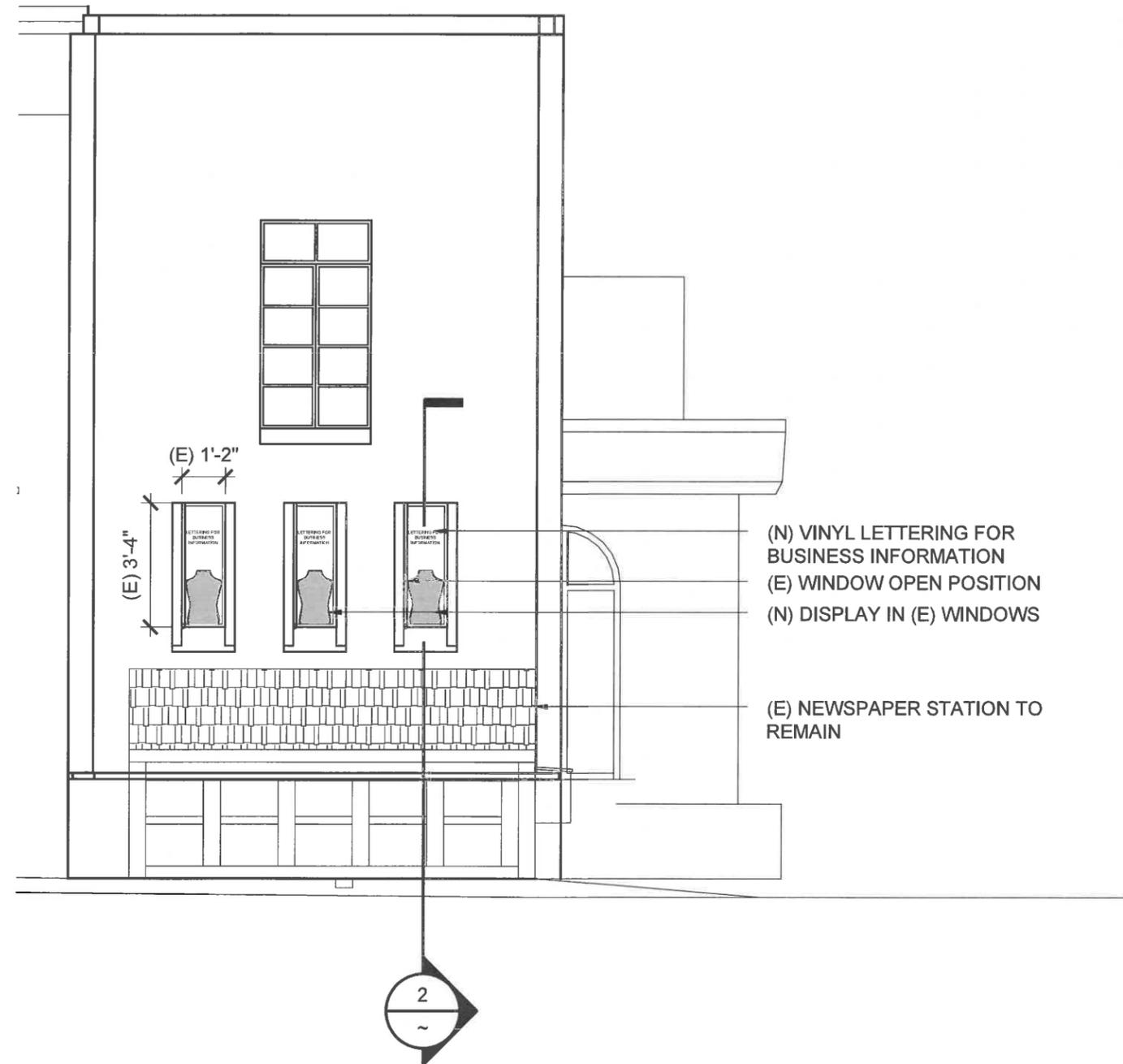
SHEET NO.

A201

DATE: 7.7.2016 PROJECT NUMBER: 15096



2 (N) INTERIOR DISPLAY AT (E) EXTERIOR WINDOW SECTION
SCALE: 1"=1'-0"



1 EXTERIOR ELEVATION WITH WINDOW OPEN POSITION (SHOWN DISPLAY)
SCALE: 1/4"=1'-0"



PROJECT:
OLD CARMEL BANK BUILDING

NE CORNER OCEAN AVENUE + DOLORES STREET
CARMEL, CA 93921

SHEET TITLE: EXTERIOR ELEVATION & WINDOW SECTION

SHEET NO.

A401

DATE: 7.7.2016 PROJECT NUMBER: 15096

In 2015, the City approved an ADA improvement project submitted by Michael Doyle, who is affiliated with the Boy Scout Troop 127. The project included alterations to the driveway on the east side of the property in order to improve an accessibility to the site. The project was completed approximately 6 months ago and was honored by the City Council at a public meeting.

Mr. Doyle is now proposing a second phase to the project, which includes modifying the east elevation of the building to include an ADA accessible entry door and modifications to the interior that include two new ADA accessible bathrooms. Staff notes the City's Building Official reviewed and approved the plans in 2015, but the project has not yet received authorization from the City or planning approval. On September 6, 2016, the City Council will be considering Mr. Doyle's request to modify the Scout House. Prior to the Council meeting, staff is requesting that the HRB review this project in order to determine whether it is consistent with the Secretary's Standards and to make recommendations to the City Council.

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. In staff's opinion, the proposed modifications do not significantly impact the integrity of the resources and are consistent with the Secretary's Standards.

The applicant is proposing to modify the entry door and to patch in the windows on the east elevation. This is a non-primary elevation and the proposed modifications will not significantly impact the integrity of the building. Furthermore, the Scout House is historic for the civic and social (Criteria 1) contributions that it has made to the City and not for its architecture. There is some additional leeway to make modifications to sites that are historically significant under Criteria 1. Staff supports the project proposal and recommends that the HRB determine that it is consistent with the Secretary of the Interior's Standards.

City Council Review: This application will be reviewed for acceptance by the City Council at the September 6, 2016. In making its decision, the Council will rely on recommendations made by the HRB. If the City Council requires design revisions, staff may refer this application back to the HRB if the revisions are substantial or potentially inconsistent with the Secretary's Standards.

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

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 – DPR 523 Form
- Attachment B – Site Photographs
- Attachment C – Project Plans (photocopied from plan set)

PRIMARY RECORD

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code _____ 5S1
 Review Code _____ Reviewer _____ Date _____

Page 1 of 2

Other Listings

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

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County *Monterey*
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)
 b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
 c. Address: _____ City *Carmel-by-the-Sea* Zip *93921*
 d. UTM: (Give more than one for large and/linear resources) _____ ; _____ mE/ _____ mN
 e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
NE cr. Mission & 8th (Blk 89 Lot 20)

Parcel No. *010-087-005*

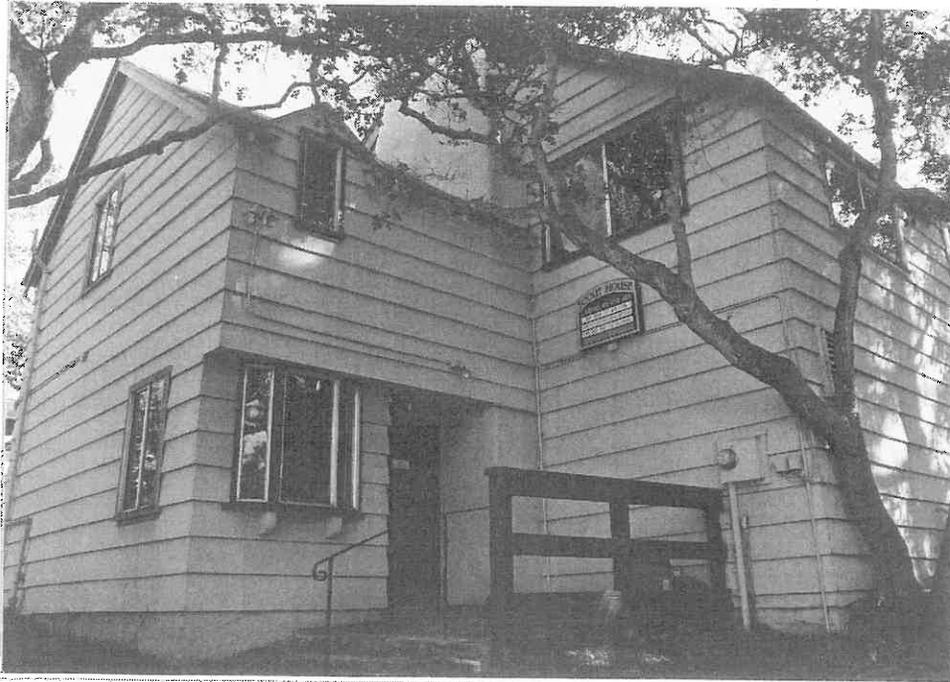
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A two-story wood-framed community hall w/raised basement, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a combination of wide, horizontal shiplap wood siding, and textured cement stucco. The medium-pitched, side-gabled roof is covered in a composition shingle. There are two Carmel stone chimneys present, an exterior gable-end type on the west side-elevation, now encased in cement stucco, and a second gable-end type on the east side-elevation. A two-story, wood-frame addition, maintaining the form and mass of the original structure, was added to the east side-elevation in 1941. Fenestration is irregular w/a combination of single, paired and banked modern aluminum sliders & casement type, which replaced the original multi-paned single, paired and banked steel casement windows. The Scout House is sited at the NE cr. of Mission & 8th on steeply rising ground above the street level. It is reached by a set of open Carmel stone stairs. There is a short, wood rail fence opposite the recessed entry, which faces south. The property is surrounded by mature oaks in a natural landscape setting, above a Carmel stone retaining wall.

P3b. Resource Attributes: (List attributes and codes) *HP13 - Community center/social hall*

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 NE at s/facing facade and entry, 2/10/01, #6095-15

P6. Date Constructed/Age and Sources
 Prehistoric Historic Both

1931 Carmel bldg. records

P7. Owner and Address

*City of Carmel-by-the-Sea
 City Hall
 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: *5/28/2002*

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

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

Significant Bldg. Survey of Carmel 1979, Carmel-by-the-Sea Survey 1989-1998

- 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

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

B1. Historic Name: *Scout House*

B2. Common Name:

B3. Original Use: *community building*

B4. Present Use: *community building*

B5. Architectural Style: *Craftsman*

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

Constructed 1931 (Cbp#2406); addition to rear 1941 (Cbp#859); interior remodel 1955 (City Resolution #239) repair & reroof bldg. 1993 (Cbp#93-211)

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features:

B9a. Architect: *Allan C. Collins (1931)*

b. Builder: *M.J. Murphy (1931-1941)*

B10. Significance: Theme: *Govt., Civic & Soc. Institutions*

Area: *Carmel-by-the-Sea*

Period of Significance: *1903-1940* Property Type: *community building* Applicable Criteria: *CR 1*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Carmel Scout House is significant under California Register criteria 1 in the area of history, as an important component of the civic and social fabric of the community. From its inception the residents of Carmel were active in the civic, educational and social life of the community. The Carmel Scout House continues to reflect this aspect of Carmel's community character. The Boy Scouts in Carmel began with a visit to the area by the founder of the organization, Sir Robert Baden-Powell in 1910. Baden-Powell bivouacked at the Presidio of Monterey with a group, including some members of the Boys Club of Carmel. All the boys, and their leader, John Neikirk, became official Boy Scouts, and through the sponsorship of Carmel American Legion Post #512, and the help of Douglas H. Greeley, Sr. and Fred Leidig, were chartered in 1925 as Troop #86, Boy Scouts of America. The current building site was donated to the Carmel Boy Scouts by Dr. Amelia Gates, and the Troop, with assistance from Louis Levinson and F.L. Veatch, and support of the *Carmel Pine Cone*, raised the necessary funds for construction. The clubhouse was built by Carmel master-builder M.J. Murphy, from plans drawn, and still on file at City Hall, by architect Allan C. Collins. The Carmel Scout House clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of government, civic and social institutions.

B11. Additional Resource Attributes: (List attributes and codes) *HP13 - Community center/social*

B12. References:

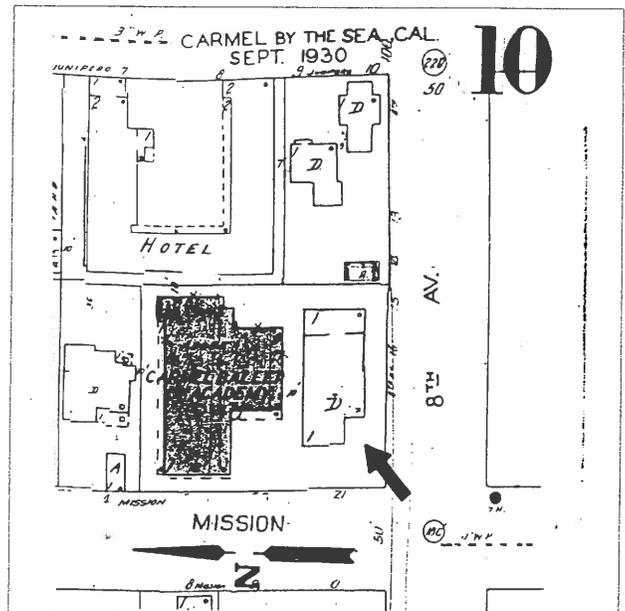
- Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
- Carmel Pine Cone*, 11/19/47, 12/5/47
- Hale, Sharron, *A Tribute to Yesterday*, Valley Publishers: Santa Cruz, 1980
- Sanborn fire insurance map of Carmel, 1930-62

B13. Remarks: *Zoning R-C
CHCS (GCSI)*

B14. Evaluator: *Kent Seavey*

Date of Evaluation: *5/28/2002*

(This space reserved for official comments.)



Attachment B – Site Photographs



Scout House - West Elevation



Scout House – East Elevation

Attachment B – Site Photographs



East Elevation



New Driveway on East Side of Property

Attachment B – Site Photographs



WEST 100.00

PER CBC 1109A.8.8

NEW 4" ABS WASTE IN TRENCH

GCO

WASTE THRU CONC. WALL BELOW GRADE

EXISTING BUILDING FIN FLR 117.0 (VERIFY)

NEW 3'-0" x 6'-8" SOLID CORE WD. DOOR & FRAME (MAX 1/4" THRESHOLD)

NEW AC. PAVING (2% MAX SLOPE IN ANY DIRECTION)

6" TREE

2" TREE

GROUP OF SMALL TREES

22'-0" MAX. 2% SLOPE 1/4" PER FOOT

3'-0" x 6'-8" SC WD. DR.

NEW ACCESSIBLE RESTROOM

18" MIN

60" MIN

17" MIN 18" MAX

2" VTR

2" W

WC

3'-0" x 6'-8" SC WD. DR.

NEW ACCESSIBLE RESTROOM

18" MIN

60" DIA

1 1/2" V

2" W

WC

NEW CONC. RETAINING CURB

117

116

CONFORM (APPROX.)

12" CLR MIN. OR AS CONDITIONS DICTATE

Limits of work

EXIST STAIRS & LANDING

CONC.

RET. WALL

TWO PRONG OAK (8"-8")

MULTI PRONG OAK (2"-4")

SCALE	REV	DATE	DESCRIPTION
1/4" = 1'-0"			
DATE	1	01 JUN 2015	PLAN CHECK REC
DRAWN		16 JUL 15	ADJUST RETAINIT
		30 JUL 15	

J. CORBETT
CT AIA
 TECHNICAL PA 05076

100.00

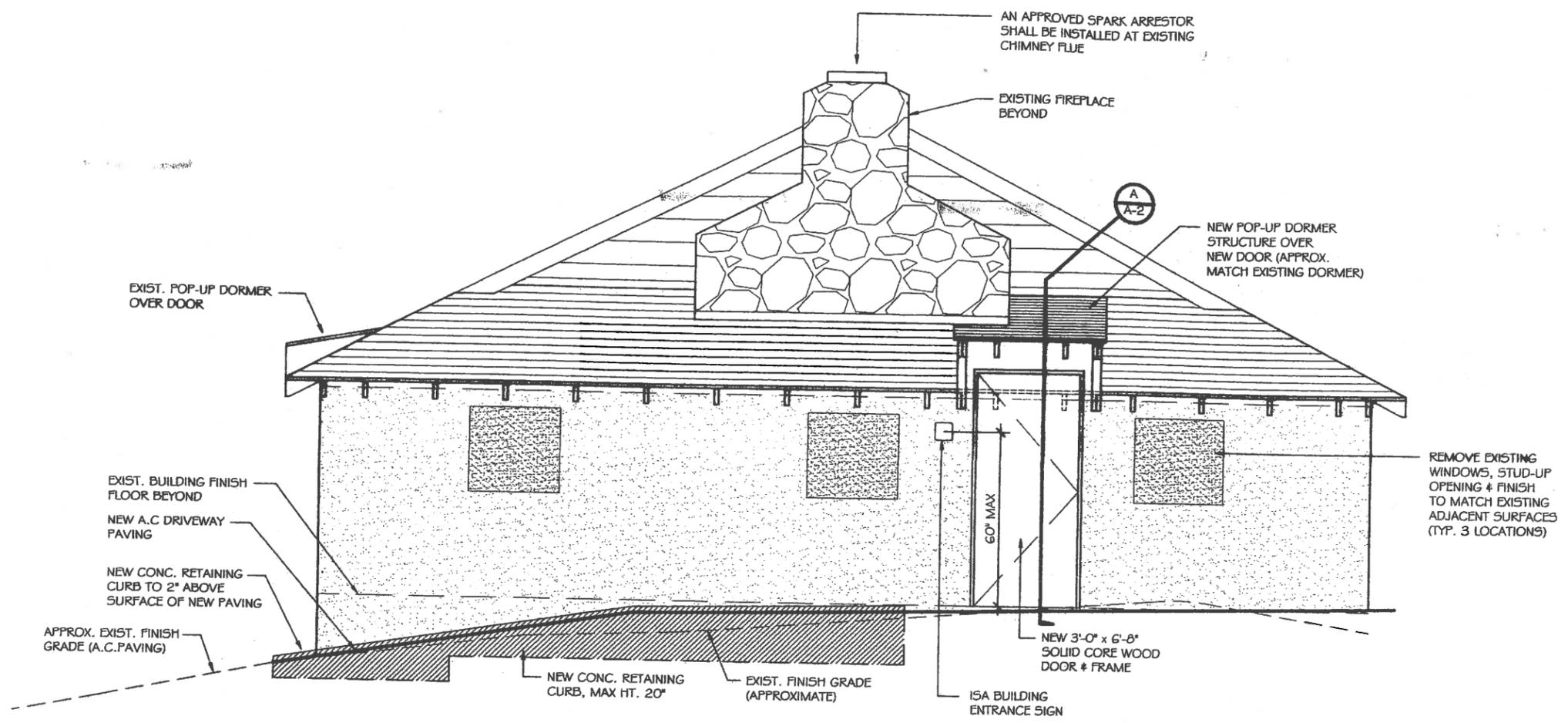
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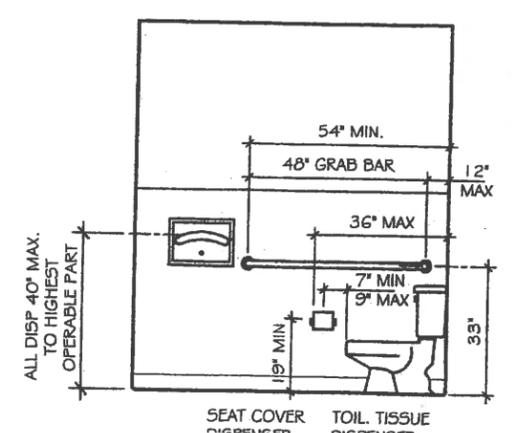
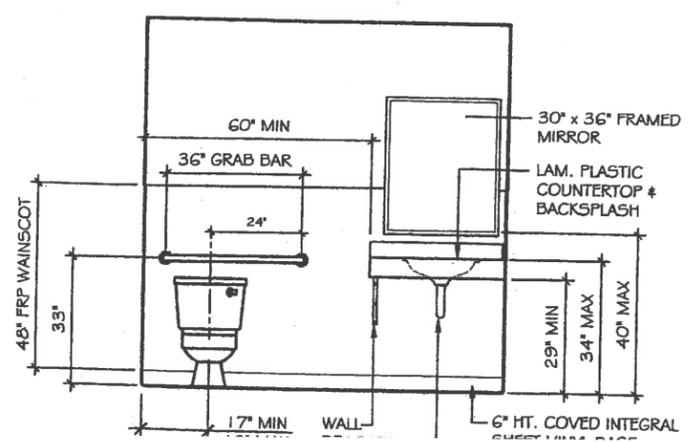
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EAST ELEVATION

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



SCALE | REV | DATE | DESCRIPTION



**COMMUNITY PLANNING & BUILDING DEPARTMENT
CITY OF CARMEL-BY-THE-SEA**

August 22, 2016

TO: Chair Dyar and Board Members

FROM: Marc Wiener, Community Planning & Building Director

SUBJECT: Mills Act Program

Board Members,

On September 6, 2016, the City Council will be reviewing the City's Mills Act Policy, in particular, how many contracts should be allowed per year. The current policy allows a maximum of three contracts per year. Staff is requesting that the HRB provide recommendations to the City Council on the Mills Act Policy. The current Mills Act Policy and Municipal Code regulations are included.

CITY OF CARMEL-BY-THE-SEA

CITY COUNCIL

RESOLUTION NO. 2010-

CONSIDERATION OF A RESOLUTION ESTABLISHING A LIMIT ON THE NUMBER OF MILLS ACT CONTRACTS THAT CAN BE APPROVED FOR RESIDENTIAL PROPERTIES TO THREE DURING ANY CALENDER YEAR AND REQUIRING THE CITY COUNCIL TO EVALUATE THE PROGRAM AFTER FIVE YEARS

WHEREAS, The City of Carmel-by-the-Sea is a unique community that prides itself in its historic character; and

WHEREAS, the City has adopted a General Plan and Municipal Code that strive to protect the village character through clear policies and regulations that guide historic preservation; and

WHEREAS, the Mills Act was adopted by the State of California in 1972; and

WHEREAS, jurisdictions are not required to implement the Mills Act; and

WHEREAS, participating jurisdictions may establish specific application requirements to suit local needs; and

WHEREAS, the City adopted the Mills Act as a potential benefit to property owners of historic resources as part of the Local Coastal Program; and

WHEREAS, the City Council recognizes the potential benefits of the program but also the potential fiscal impacts that could result from the unlimited approval of Mills Act Contracts; and

WHEREAS, establishing a limit on the number of contracts that can be approved during any calendar year will allow the City to implement the Mills Act Program without significantly impacting a revenue source that is vital to the City's operating budget; and

WHEREAS, the City Council shall review the Mills Act Program in five years to determine the effectiveness of the program, evaluate its fiscal impact and to determine whether Contracts shall continue to be offered in the future.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA does hereby:

1. Limit the number of Mills Act Contracts that can be approved for residential properties during any calendar year to three (3).

2. Require the City Council to review the Mills Act Program in five (5) years to determine whether to continue offering Mills Act Contracts.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF
CARMEL-BY-THE-SEA this ____ day of _____ 2008 by the following roll call vote:

AYES: COUNCIL MEMBERS
NOES: COUNCIL MEMBERS
ABSENT: COUNCIL MEMBERS

SIGNED,

SUE McCLOUD, MAYOR

ATTEST:

Heidi Burch, Assistant City Administrator

B. Mills Act Historical Property Contracts.

1. Purpose. A Mills Act contract under State law is an agreement between the City of Carmel and a property owner of an historic building listed on the Carmel Register. The property owner benefits from a reduction in property taxes, and the City is assured that the historic building is rehabilitated, maintained and preserved. All Mills Act contracts shall be established, processed and approved in conformance with California law. The primary purpose for offering Mills Act contracts in the City of Carmel-by-the-Sea is to assist in the rehabilitation or restoration and long-term maintenance of historic resources.

2. Applicability. All properties listed on the City's Historic Register in all districts that have been, and will be, preserved in their historic size, form and design without significant alterations or additions are eligible for Mills Act contracts.

3. Term of Contract. All Mills Act contracts shall have a term of 10 years and one year shall be added to this term annually upon each anniversary date of the contract unless one or both parties have taken action to terminate the contract. The City Administrator shall be authorized to initiate contract termination on behalf of the City based on recommendations of the Department. The contract rights and obligations are binding upon all successive owners of the property during the life of the contract. The property retains the lower Mills Act tax rate when the property is sold. To end a contract, either party may submit a notice of nonrenewal to the other party. Such notices shall cause the contract to terminate at the end of the then-current 10-year contract period. Cancellation of a contract by the City due to noncompliance requires a public hearing and, if cancelled, results in the immediate termination of the contract and a penalty equal to 12.5 percent of the assessed market value of the property.

4. Contract Requirements. The contract will require that the historic elements of the property are maintained in good condition. This will include a plan for rehabilitation and maintenance and may include a program to restore deteriorated elements. All recipients of Mills Act contracts are required to implement a rehabilitation/restoration and maintenance plan prepared by a qualified professional and to submit an annual report to the Department specifying all work that has been done to maintain and preserve the historic resource over the year in compliance with the approved rehabilitation/restoration and maintenance plan. All rehabilitation/restoration and maintenance work shall be completed in conformance with the Secretary of Interior's Standards for Rehabilitation. All Mills Act contracts shall specify that the rehabilitation/restoration and maintenance plan shall be updated at least every 10 years by a qualified professional and approved by both parties.

5. Applications.

a. Staff shall make available appropriate Mills Act application materials. Applications for contracts that will commence in the following calendar year shall be submitted no later than June 30th of each year. This annual schedule provides sufficient time from receipt of application materials for a recommendation by the Historic Resources Board (HRB), the City Council to approve and the City Clerk to cause to be recorded with the Monterey County Recorder approved contracts within the calendar year in which application materials are received. The contract term would begin January 1st of the year following the application.

b. The following materials are required for a complete application:

i. A completed application form and all filing fees as established by resolution of the City Council.

ii. A full legal description of the property attached and labeled "Exhibit A."

iii. A rehabilitation/restoration and maintenance plan for the historic resource prepared or reviewed by a qualified professional together with a cost estimate of the work to be done attached and labeled as "Exhibit B."

iv. Photos of the exterior of the property attached to assist in the rehabilitation/restoration and maintenance of the property attached as "Exhibit D."

6. Review Process.

a. Upon submittal of a complete application, staff will prepare a staff report for review by the HRB. The HRB shall consider each application for a Mills Act contract and make recommendations to the City Council to approve, approve with conditions or deny the application.

b. The City Council shall, in a public hearing, consider recommendations from the HRB and resolve to approve, approve with conditions, or deny the proposed contract with sufficient time for action by the City Clerk so that recordation of approved contracts occurs prior to December 31st of the year in which the application is received.

c. To grant approval of a Mills Act contract, the HRB and City Council shall make all of the following findings:

i. The building is designated as an historic resource by the City and is listed on the Carmel Register.

ii. The proposed rehabilitation/restoration and maintenance plan is appropriate in scope and sufficient in detail to guide long-term rehabilitation/restoration and maintenance. Required maintenance and rehabilitation should be more significant than just routine maintenance that would be expected for any property.

iii. Alterations to the historic resource have been in the past, and will continue to be in the future, limited to interior work and to exterior rehabilitation and alterations that:

(A) Comply with the Secretary's Standards (future additions only); and

(B) Do not significantly alter, damage or diminish any primary elevation or character-defining feature; and

(C) Do not increase floor area on the property by more than 15 percent beyond the amount established in the documented original or historic design of the resource; and

(D) Do not result in any second-story addition to a single-story historic resource.

iv. The Mills Act contract will aid in offsetting the costs of rehabilitating and maintaining the historic resource.

v. Approval of the Mills Act contract will represent an equitable balance of public and private interests and will not result in substantial adverse financial impact on the City.

d. Upon approval of a contract by the City Council, the City Clerk shall transmit the contract, with the appropriate fee, to the County Recorder's Office. The property owner is responsible for all filing fees. After recordation, the recorded contract shall be transmitted to the County Assessor. The Assessor calculates the exact tax savings. Property owners are required to report to the State Office of Historic Preservation that a Mills Act contract has been completed.

e. The City Council may establish by resolution a limit on the number of contracts that can be approved during any calendar year.