



NOTICE OF APPROVAL

The Department of Community Planning & Building of the City of Carmel-by-the-Sea has approved a Project pursuant to the City's Municipal Code. Persons interested in the project may review additional materials available at the Department of Community Planning & Building located at City Hall on Monte Verde Street between Ocean and 7th Avenues, phone number 831-620-2010.

The decision to approve this project may be appealed within 10 days from the date of this by filing a written appeal with the Department of Community Planning & Building.

Planning Case #: Design Study 23255

Owner Name: CHRISTENSEN DOUGLAS L TR ET AL

Case Planner: Evan Kort, Associate Planner

Date Posted: _____

Date Approved: 02/20/2024

Project Location: Torres 3 SE of 1st Avenue

APN #: 010101017000 **BLOCK/LOT:** 14/ALL LOT 6

Applicant: Samuel Pitnick

Project Description: Approval of Design Study, DS 23-255 (Christensen), authorizes an amendment to a previously approved Design Study, DS 20-082, for the replacement of seven (7) existing wood framed windows and replacement of one (1) window with a new sliding glass door on the historic "Harry Turner Jr. House". The project maintains an active building permit (BP 20-336) and is located at on Torres 3 southeast of 1st Avenue in the Single Family (R-1) Zone District and shall be constructed consistent with the application materials dated prepared by Samuel Pitnick dated approved by the Community Planning and Building Department on February 20, 2024 as well as the Phase II Historic Evaluation prepared by Margret Clovis dated February 2, 2024, on file in the Community Planning & Building Department, unless modified by the conditions of approval .

Can this project be appealed to the Coastal Commission? Yes ☐ No ☒

Upon completion of the 10 calendar-day appeal period, please return this form, along with the Affidavit of Posting, to the case planner noted above.

DS 23-255 (Christensen)

Conditions of Approval

February 20, 2024

Page 1 of 2

CONDITIONS OF APPROVAL	
No.	Standard Conditions
1.	Authorization. Approval of Design Study, DS 23-255 (Christensen), authorizes an amendment to a previously approved Design Study, DS 20-082, for the replacement of seven (7) existing wood framed windows and replacement of one (1) window with a new sliding glass door on the historic “Harry Turner Jr. House”. The project maintains an active building permit (BP 20-336) and is located at on Torres 3 southeast of 1st Avenue in the Single Family (R-1) Zone District and shall be constructed consistent with the application materials dated prepared by Samuel Pitnick dated approved by the Community Planning and Building Department on February 20, 2024 as well as the Phase II Historic Evaluation prepared by Margret Clovis dated February 2, 2024, on file in the Community Planning & Building Department, unless modified by the conditions of approval contained herein.
2.	Codes and Ordinances. The project shall be constructed in conformance with all requirements of the Single Family (R-1) Zone District, Beach and Riparian (BR) Overlay, and Park (P) Overlay. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	Permit Validity. This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.
4.	Modifications. The applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the applicant changes the project without first obtaining City approval, the applicant will be required to submit the change in writing, with revised plans, within 2 weeks of the City being notified. A cease work order may be issued any time at the discretion of the Director of Community Planning and Building until: a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.
5.	Tree Removal. Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission, as appropriate; all remaining trees shall be protected during construction by methods approved by the City Forester.
6.	Indemnification. The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the

DS 23-255 (Christensen)
 Conditions of Approval
 February 20, 2024
 Page 2 of 2

	defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.
7.	Conditions of Approval. All conditions of approval for this planning permit (DS 23-255), as well as all prior conditions of approval from prior planning approvals (DS 20-082; DS 21-057; DS 22-189), shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.
SPECIAL CONDITIONS	
8.	Building Permit Revision & Prior Conditions of Approval. A revision to building permit BP 20-336 (H&R Investment Group LLC/Christensen) shall be applied for and obtained prior to commencement of work. All Conditions of Approval associated with prior Planning Approvals for the associated Building Permit (DS 20-082; DS 21-057; DS 22-189) are hereby incorporated into these Conditions of Approval by reference.
9.	Consistency with Secretary's Standards. <ol style="list-style-type: none"> 1) Required: Prior to Building Permit issuance, the applicant shall revise the project plans to include the cut sheet(s) for the sliding glass door so that their suitability can be confirmed (refer to associated Phase II Evaluation; Standard #9). 2) Recommended: It is recommended the width of the landing adjacent to the new sliding door be widened to the full width of the new door. If widened, a commensurate amount of (permeable or impermeable, as appropriate) site coverage shall be elsewhere on the site. The location of the removed site coverage shall be clearly identified on the site plan and the project data table revised accordingly (refer to associated Phase II Evaluation; Standard #9).

Acknowledgement and acceptance of conditions of approval:

 Property Owner Signature

 Printed Name

 Date

 Applicant Signature

 Printed Name

 Date

Once signed, please email to ekort@cbts.us

Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY SURVEY AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.
- CONTRACTOR SHALL PROTECT EXISTING TREES AND ROOT SYSTEM. ALL EXCAVATION AROUND EXISTING TREES SHALL BE MADE BY HAND.
- CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES NOTIFICATION: "STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT THE CITY OF CARMEL AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED".
- SMOKE DETECTORS IN THE MAIN DWELLING SHALL BE INSTALLED AND FIELD VERIFIED IN EACH BEDROOM, IN THE HALLWAY LEADING TO THE BEDROOMS AND ON EACH FLOOR PER CRC R314.2. CARBON MONOXIDE ALARMS SHLL BE INSTALLED AND FIELD VERIFIED ON EACH FLOOR PER CRC R315.2.
- THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THE CODES ADOPTED BY THE CITY, RELEVANT LAWS, ORDINANCES, RULES AND/OR REGULATIONS
- CONTRACTOR TO OBTAIN AN 8-1-1/DIG ALERT TICKET PRIOR TO PERMIT ISSUANCE AND TO MAINTAIN THE TICKET IN ACTIVE STATUS AND ON SITE FOR INSPECTION THROUGHOUT THE PROJECT.
- THE ELECTRICAL SERVICE LATERAL SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH CARMEL MUNICIPAL CODE 15.36.020. NOTE: PG&E REPORTS DELAYS OF UP TO 1 YEAR ON THE DESIGN AND INSTALLATION OF UNDERGROUND LATERALS IN CARMEL. CONTRACTOR SHALL APPLY EARLY. A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL PERMANENT POWER IS INSTALLED AND APPROVED

PROPOSED MATERIALS



NEW ALUMINUM FRAMED WINDOWS TO MATCH (E)



NEW ALUMINUM CLAD SLIDING GLASS DOOR TO MATCH (E)

EXISTING SITE PHOTOS



STREET VIEW OF HOUSE, LOOKING EAST



FRONT OF HOUSE, LOOKING SOUTHEAST



SOUTH SIDYARD OF HOUSE, LOOKING EAST



NORTH SIDYARD OF HOUSE, LOOKING EAST

SHEET INDEX

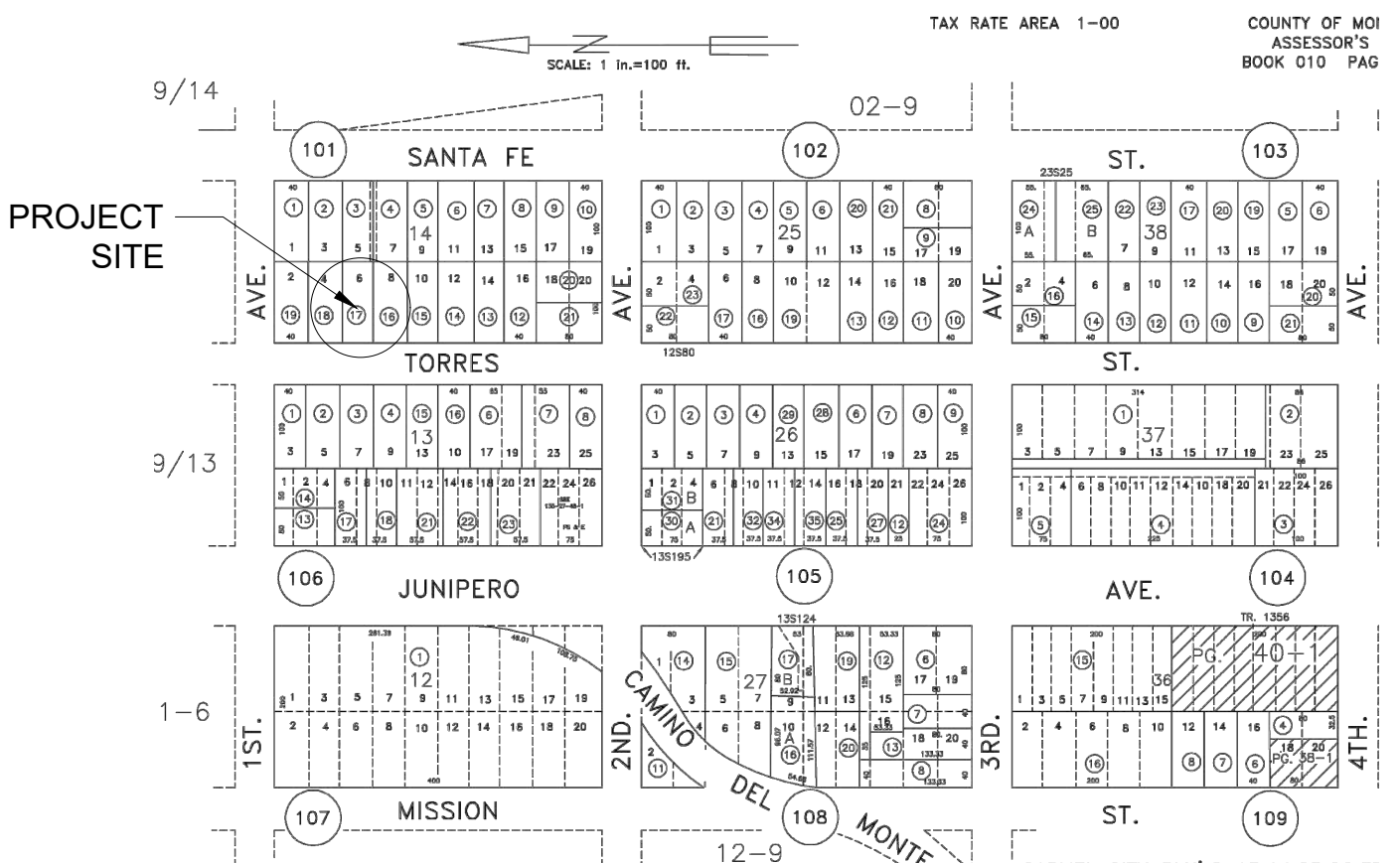
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|------|--------------------------------|
| G1.0 | PROJECT INFORMATION |
| A1.0 | EXISTING & PROPOSED SITE PLANS |
| A2.0 | EXISTING FLOOR PLAN |
| A2.1 | PROPOSED FLOOR PLAN |
| A3.0 | BUILDING ELEVATIONS |
| A3.1 | BUILDING ELEVATIONS |
| A3.2 | BUILDING ELEVATIONS |
| A4.0 | PRODUCT CUT SHEETS |

SCOPE OF WORK

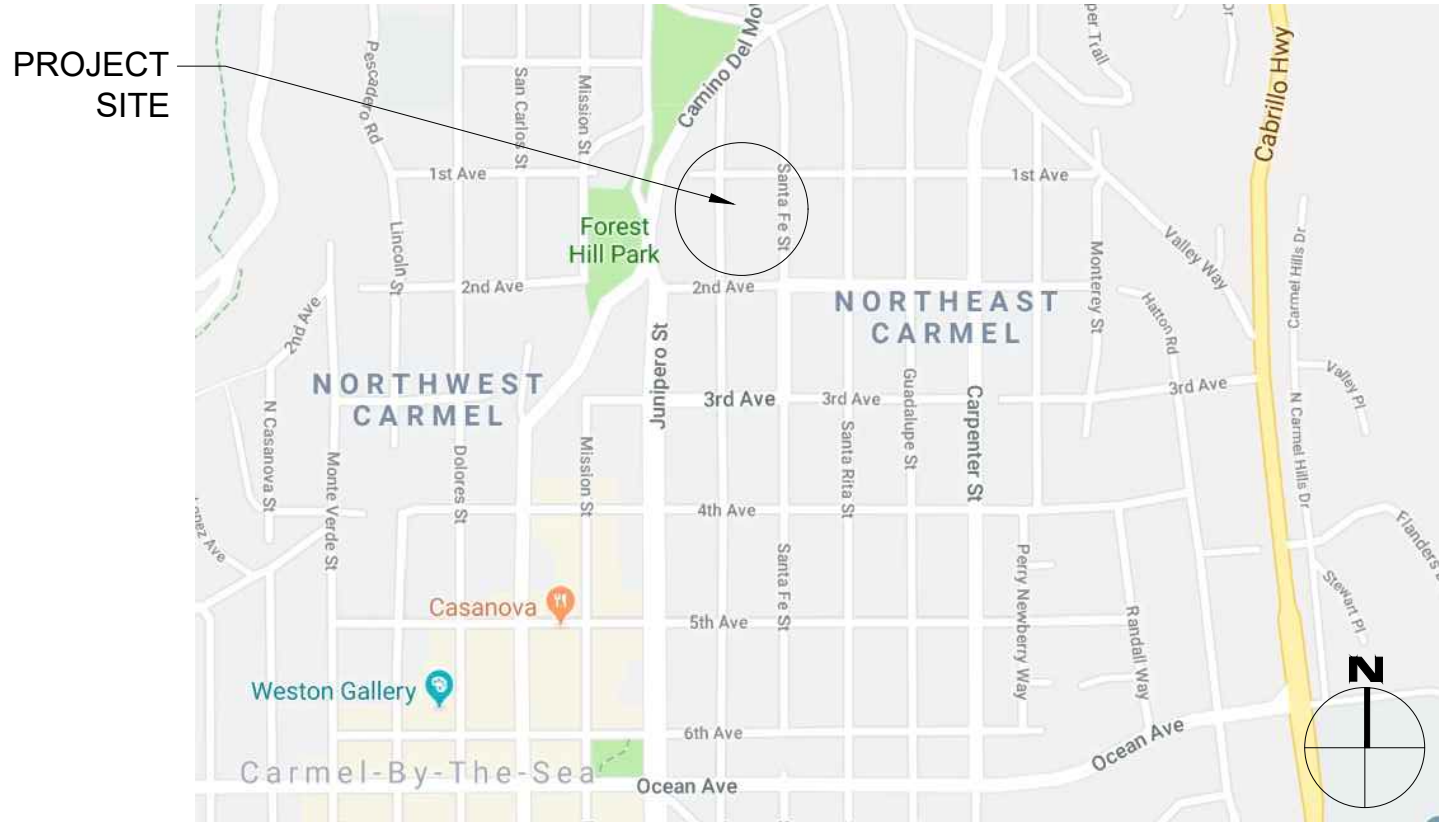
MINOR REMODEL OF AN EXISTING SINGLE FAMILY HOUSE. REPLACE (7) EXISTING WINDOWS, LIKE FOR LIKE. REPLACE (1) EXISTING WINDOW WITH NEW SLIDING GLASS DOOR. NEW WINDOWS TO BE AN ALL ALUMINUM PRODUCT FROM 'ALL WEATHER'. NEW SLIDING GLASS DOOR TO BE ALUMINUM CLAD PRODUCT FROM 'KOLBE'. INSTALL A 3'Wx1'D BRICK STEP AT THE NEW SLIDING GLASS DOOR. REMOVE 3 SF FROM EXISTING BRICK PATIO AT BACK OF HOUSE TO OFFSET ADDED LOT COVERAGE. INSTALL (1) NEW EXTERIOR DOWNLIGHT AT SLIDING GLASS DOOR.

THE EXISTING WINDOWS ARE ALL SINGLE PANE WHICH CREATES SIGNIFICANT HEAT LOSS IN THE HOME AS WELL AS CONDENSATION ISSUES LEADING TO WATER INTRUSION IN THE HOME. THE EXISTING WINDOWS ARE NON-TEMPERED AND DO NOT COMPLY WITH THE BEDROOM EGRESS REQUIREMENTS RESULTING IN UNSAFE CONDITIONS.

PARCEL MAP



VICINITY MAP



PROJECT TEAM

- | | |
|---------------------|---|
| OWNER | DOUG & VALERI CHRISTENSEN
TORRES 3 S.E. OF 1ST AVENUE
CARMEL-BY-THE-SEA, CA 93921 |
| ARCHITECT | SAMUEL PITNICK ARCHITECTS, INC.
LICENSE # C-34362
PO BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-1895
SAMUEL@PITNICK.COM |
| STRUCTURAL ENGINEER | JRT ENGINEERING, INC.
P.O. BOX 51697
PACIFIC GROVE, CA 93950
PHONE: (831) 372-5890 |
| SURVEYOR | RASMUSSEN LAND SURVEYING, INC.
2150 GARDEN ROAD, SUITE A-3,
MONTEREY, CA 93942
PHONE: (831) 375-7240 |
| CONTRACTOR | T.B.D. |

PROJECT INFORMATION

- | | |
|----------------------|--|
| PROPERTY ADDRESS | TORRES 3 S.E. OF 1ST AVENUE
CARMEL-BY-THE-SEA, CA 93921
BLOCK: 14 LOT: 6 |
| APN | 010-101-017 |
| ZONING | R-1 (SINGLE FAMILY RESIDENTIAL) |
| TYPE OF CONSTRUCTION | TYPE V-B |
| OCCUPANCY GROUP | R-3 / SINGLE FAMILY RESIDENCE
U / CARPORT |
| YEAR BUILT | 1948 (REMODELED 2021) |

BUILDING INFORMATION & LOT COVERAGE

- | | |
|--|--------------------------------|
| LOT SIZE | 4,000 SF |
| ALLOWABLE FLOOR AREA | 1,800 SF |
| (E) FLOOR AREA | 1,663 SF (NO CHANGES PROPOSED) |
| ALLOWABLE LOT COVERAGE | 396 SF (556 SF WITH BONUS) |
| (E) LOT COVERAGE | 546.25 SF (60.7% PERMEABLE) |
| (P) LOT COVERAGE | 546.25 SF (60.7% PERMEABLE) |
| *SEE SITE PLANS FOR MORE INFORMATION ON LOT COVERAGE | |

APPROVED
02/20/2024

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

MISCELLANEOUS

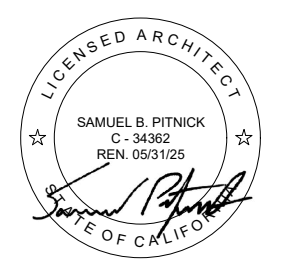
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|--------------------------|-------------------|
| WATER SOURCE | CAL AM |
| WASTE DISPOSAL SYSTEM | SEWER - C.A.W.D. |
| TREES TO BE REMOVED | NONE |
| GRADING ESTIMATES | NONE |
| (E) PARKING | 1 SPACE (COVERED) |
| (E) BUILDING SPRINKLERED | YES |

BUILDING CODE INFO

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:

- 2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
ALL MATERIALS & CONSTRUCTION TO COMPLY WITH CHAPTER 7A OF THE 2022 CBC, AND CHAPTER 3, SECTION 337R OF THE 2022 CRC.

TORRES
RESIDENCE
TORRES 3 S.E. OF 1ST
AVENUE
CARMEL, CA 93921



SAMUEL PITNICK
ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-1895
EMAIL: SAMUEL@PITNICK.COM

REVISIONS	DATE

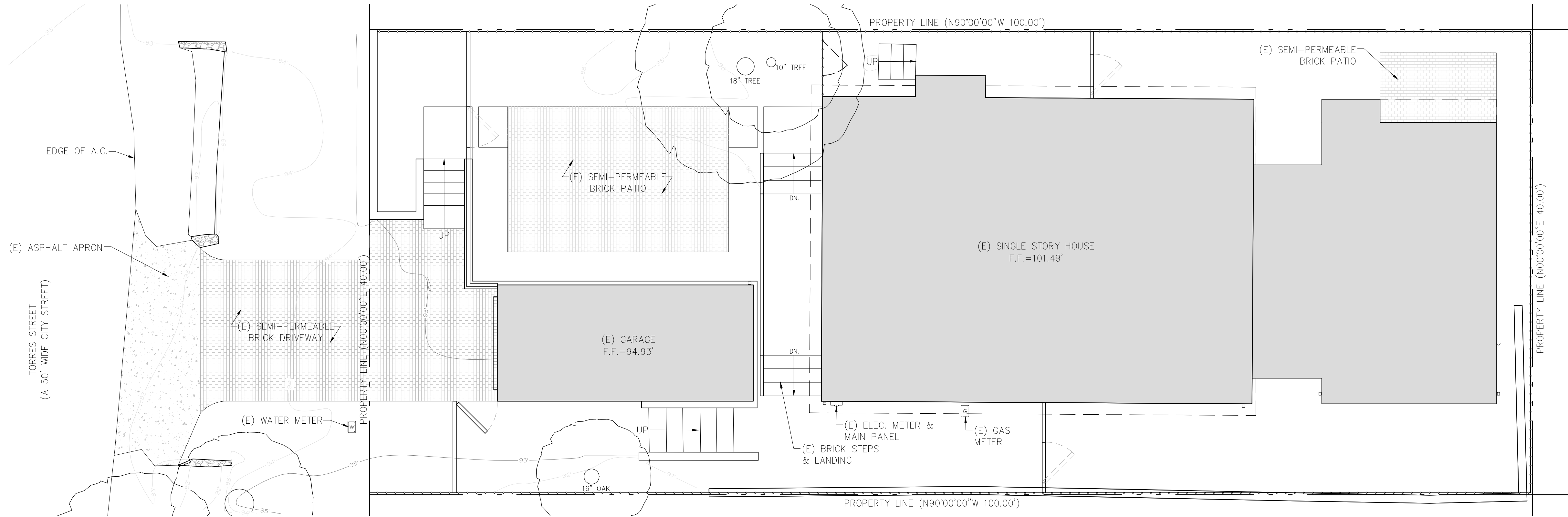
ARCHITECTURAL
PROJECT
INFORMATION

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Drawn By: SBP
Job: -

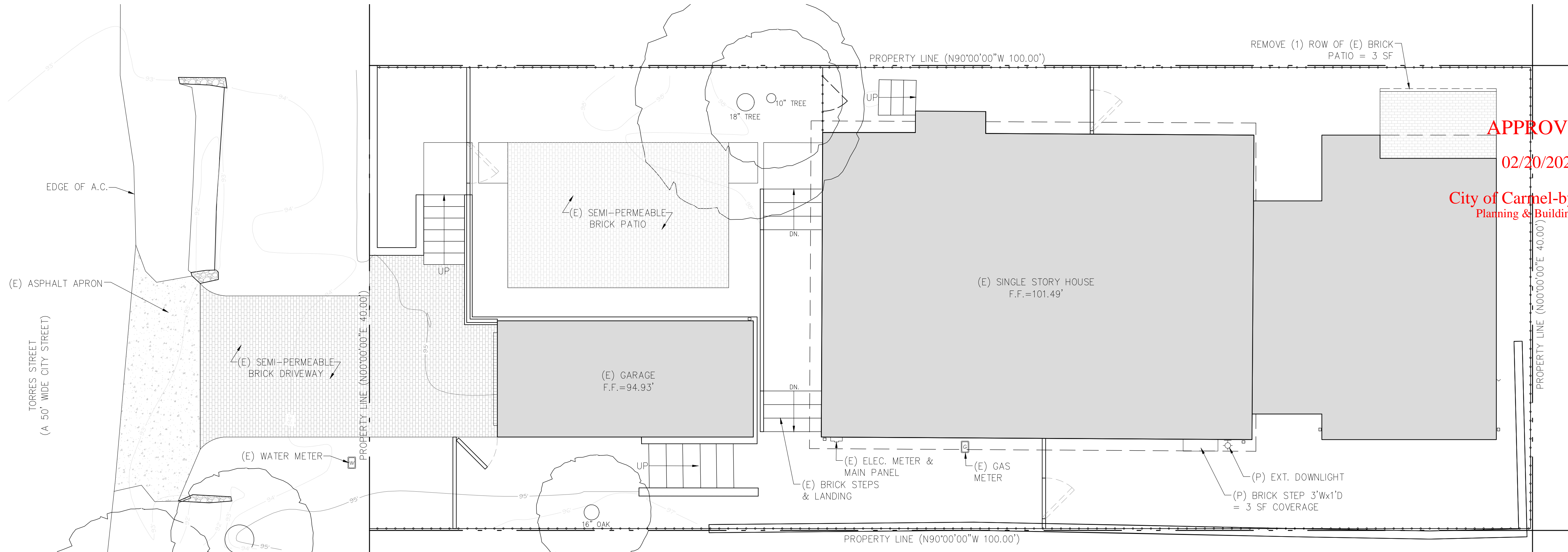
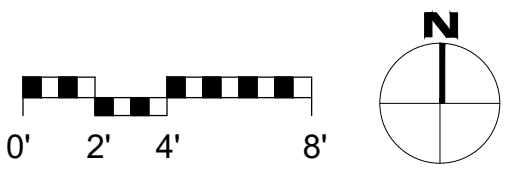
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08/11/2023

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1 EXISTING SITE PLAN
SCALE: 3/16"=1'-0"



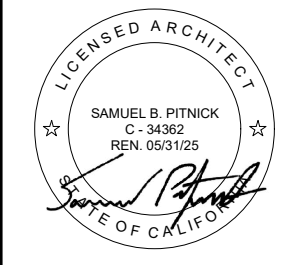
2 PROPOSED SITE PLAN
SCALE: 3/16"=1'-0"



SITE PLAN LEGEND

(P) EXTERIOR LED DOWNLIGHT - 'CYLINDER WALL SCONCE' BY KICHLER

TORRES RESIDENCE
TORRES 3 S.E. OF 1ST AVENUE
CARMEL, CA 93921



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APPROVED
02/20/2024

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

REVISIONS	DATE

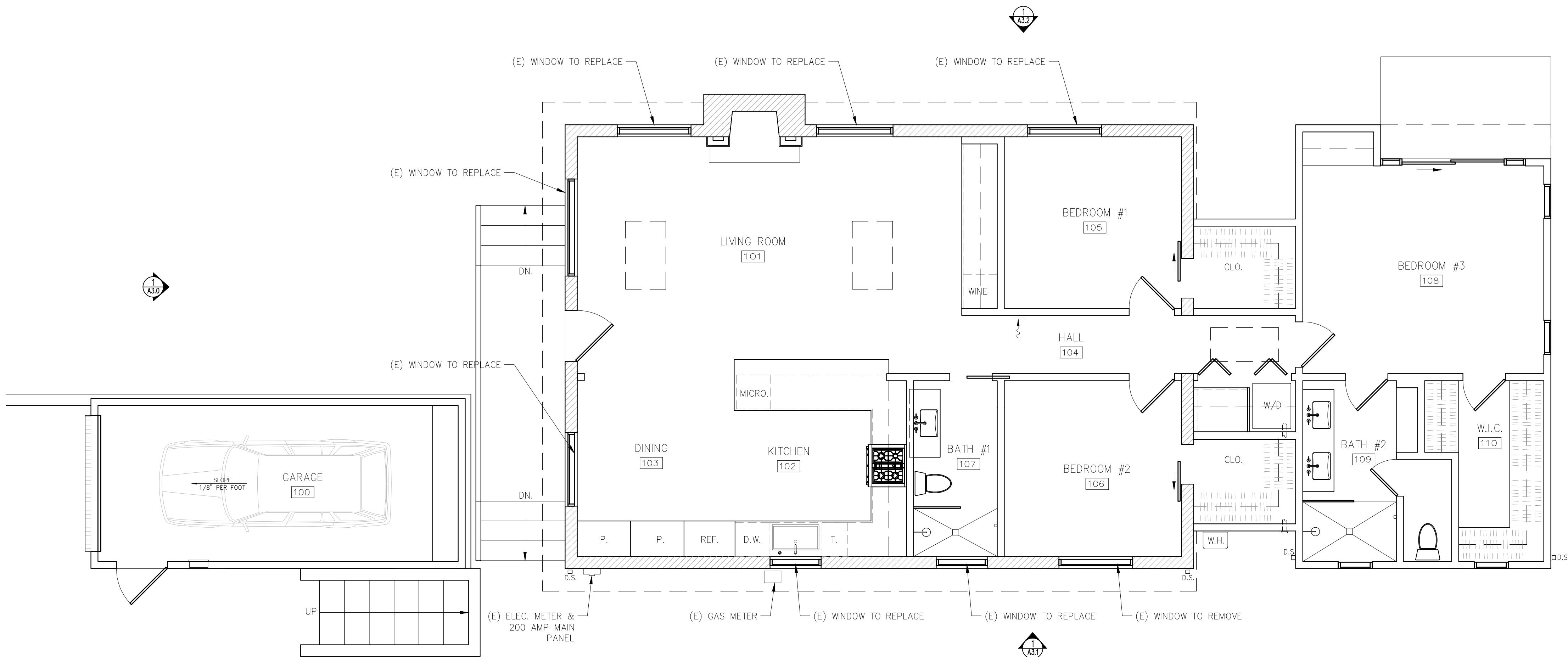
ARCHITECTURAL
EXISTING & PROPOSED
SITE PLANS

Scale: SEE DWG.
Drawn By: SBP
Job: -

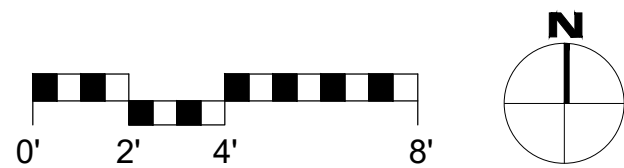
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08/11/2023

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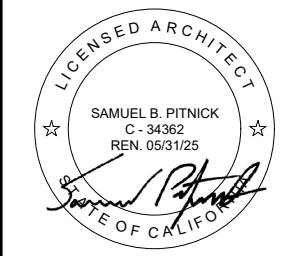
1 EXISTING FLOOR PLAN
SCALE: 1/4"=1'-0"



DEMOLITION NOTES

1. MATERIAL SALVAGE: COORDINATE WITH OWNER PRIOR TO DEMOLITION. REMOVE, PROTECT AND STORE MATERIAL SCHEDULED FOR REUSE AND SALVAGE.
2. SEE STRUCTURAL DRAWINGS FOR DEMOLITION SPECIFIC TO ANY NEW STRUCTURAL WORK.
3. THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE RESPONSIBLE FOR ANY ASBESTOS OR OTHER HAZARDOUS MATERIALS ON THE JOB SITE. IF ASBESTOS OR OTHER HAZARDOUS MATERIALS ARE DISCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL ISOLATE THE AFFECTED AREA AND CONTACT THE ARCHITECT FOR FURTHER INSTRUCTIONS BEFORE PROCEEDING.
4. REPAIR ALL DEMOLITION PERFORMED, IN EXCESS OF THAT REQUIRED, AT NO ADDITIONAL COST TO THE OWNER.
5. REMOVE FROM SITE AND LEGALLY DISPOSE OF DAILY ALL REFUSE, DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. BURNING OF DEBRIS ON SITE SHALL NOT BE PERMITTED.
6. REMOVE TOOLS AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE CONTRACT AREAS AND SITE CLEAN, ORDERLY AND IN A CONDITION ACCEPTABLE FOR NEW OR OTHER CONSTRUCTION.

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REVISIONS	DATE

ARCHITECTURAL
EXISTING
FLOOR PLAN
Scale: SEE DWG.
Drawn By: SBP
Job: -

A2.0
08/11/2023

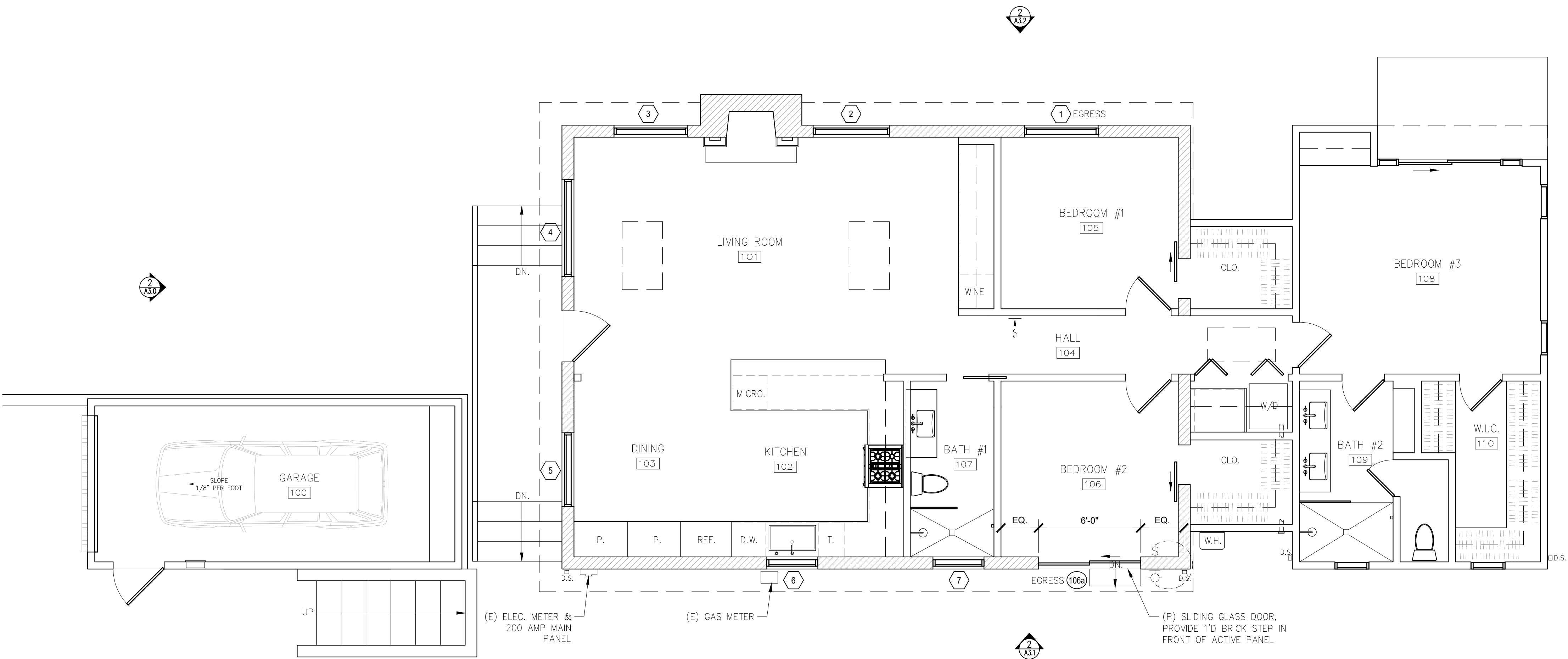
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WINDOW & EXTERIOR DOOR NOTES

- PROPOSED WINDOWS ARE BY 'ALL WEATHER' TO MATCH EXISTING GLAZING: DUAL GLAZING, ARGON GAS, LOWE2
MTL: ALUM. EXT. - DARK RED TO MATCH (E)
ALUM. INT. - DARK GRAY TO MATCH (E)
- PROPOSED EXTERIOR DOOR BY 'KOLBE - VISTALUX'
GLAZING: DUAL GLAZING, ARGON GAS, LOWE2
MTL: ALUM. CLAD - DARK GRAY TO MATCH (E)
PAINT GRADE INTERIOR TO MATCH (E)
- CONTRACTOR TO VERIFY ROUGH OPENING DIMENSIONS WITH ON SITE FIELD CONDITIONS PRIOR TO ORDERING WINDOWS & DOORS.
- ALL DIMENSIONS ARE GIVEN FOR OVERALL FRAME SIZE
- ALL HEAD HEIGHTS TO ALIGN WHERE POSSIBLE
- ALL OPERABLE WINDOWS TO BE PROVIDED WITH SCREENS.
- REQUIRED SAFETY GLAZING SHALL CONFIRM TO THE HUMAN IMPACT LOADS PER CRC SECTIONS R308.3 & R308.4.
- GLAZING SHALL BE TEMPERED IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
(A) THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET ; AND
(B) THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR; AND
(C) THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR; AND
(D) ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE GLAZING; AND
(E) GLAZING IN ENCLOSURES FOR, OR WALLS FACING BATHTUBS & SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
(F) FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BI-FOLD DOOR ASSEMBLIES.
- GLAZING SHALL BE TEMPERED IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
- CONTRACTOR TO PROVIDE SHOP DRAWING TO ARCHITECT FOR REVIEW PRIOR TO ORDERING DOORS AND WINDOWS.
- ALL WINDOWS TO BE DUAL GLAZED - ARGON FILLED WITH THERMAL SPACER
- MIN. U-VALUE & SGHC = SEE TITLE 24 REPORT
- EXTERIOR WINDOWS AND EXTERIOR GLAZED DOORS SHALL BE MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE, GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2. [§R327.8.2.1]
- EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITIONRESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1- 1/4 INCHES THICK, SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR MEET THE REQUIREMENTS OF SFM-7A-1. [§R327.8.3]

DOOR SCHEDULE						
TAG	WIDTH	HEIGHT	THICK	DOOR MTL.	FRAME MTL.	COMMENTS
106a	6'-0"	6'-8"	-	ALUM. CLAD/ GLASS	ALUM. CLAD	SLIDING TEMPERED GLAZING, EGRESS

WINDOW SCHEDULE						
TAG	WIDTH	HEIGHT	THICK	WINDOW MTL.	FRAME MTL.	COMMENTS
1	4'-4"	4'-2"		GLASS	ALUM.	X-O-X TEMPERED GLAZING, EGRESS
2	4'-4"	4'-2"		GLASS	ALUM.	X-O-X TEMPERED GLAZING
3	4'-4"	4'-2"		GLASS	ALUM.	X-O-X TEMPERED GLAZING
4	5'-8"	4'-2"		GLASS	ALUM.	X-O-X TEMPERED GLAZING
5	4'-4"	4'-2"		GLASS	ALUM.	X-O-X TEMPERED GLAZING
6	3'-0"	3'-0"		GLASS	ALUM.	CASEMENT TEMPERED GLAZING
7	3'-0"	3'-0"		GLASS	ALUM.	CASEMENT TEMPERED GLAZING, FROSTED



1 PROPOSED FLOOR PLAN
SCALE: 1/4\"=1'-0"

SYMBOLS LEGEND

- (P) EXTERIOR LED DOWNLIGHT - 'CYLINDER WALL SCONCE' BY KICHLER
- (P) SINGLE SWITCH, WITH DIMMER U.N.O.

11250 LED Outdoor Wall Sconce
By Kichler

Product Options

Finish: Textured Architectural Bronze, Textured Black

Details

- Designed in 2015
- Material: Metal
- Dark Sky compliant, Title 24 compliant
- ETL Listed Wet
- Made in China

Dimensions

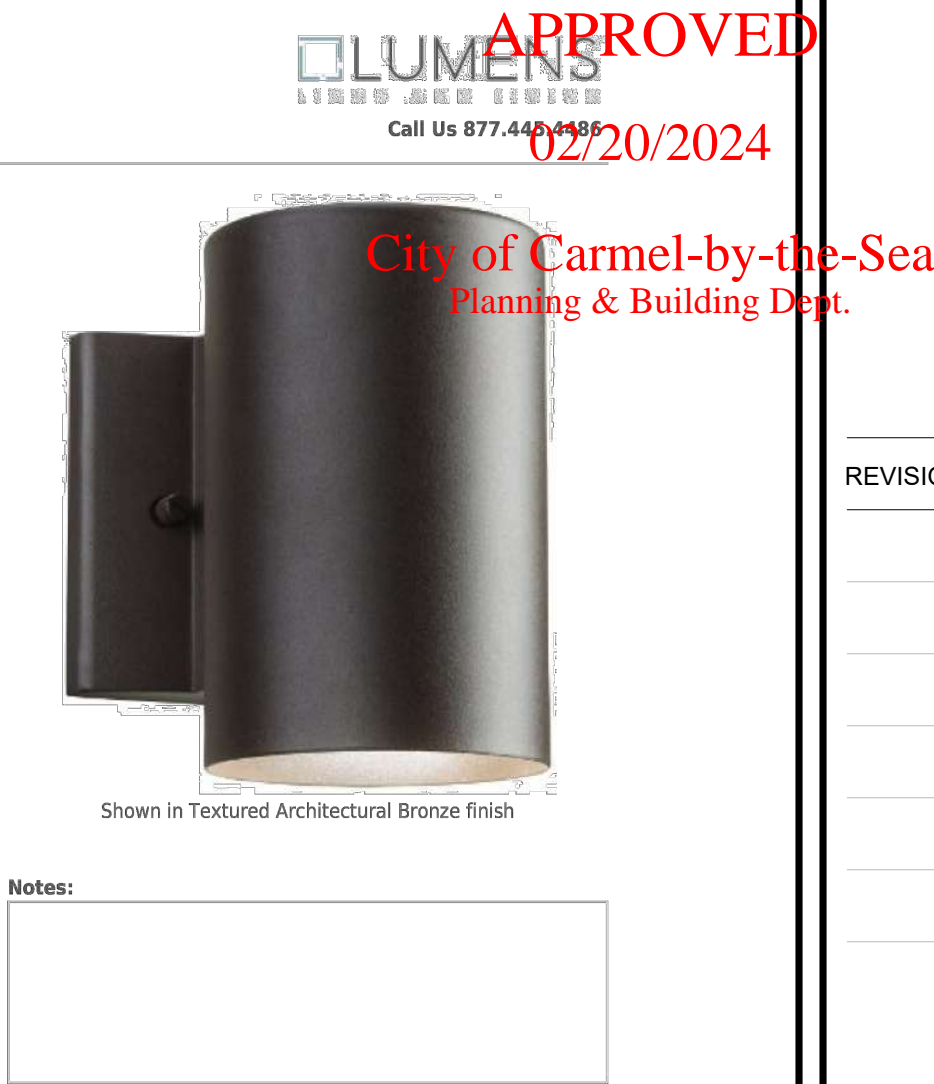
Fixture: Width 5", Height 7", Depth 6.5", Weight 2.29Lbs

Lighting

- 11 Watt (374 Lumens) 120 Volt/277 Volt Integrated LED; CRI: 90 Color Temp: 3000K Lifespan: 40000 hours

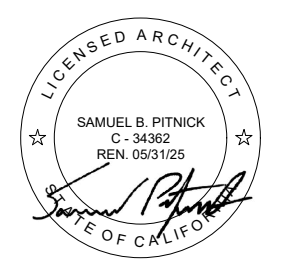
Additional Details

Product URL: <https://www.lumens.com/11250-led-outdoor-wall-sconce-by-kichler-uu530320.html>
Rating: ETL Listed Wet



2 PROPOSED EXTERIOR DOWNLIGHT
SCALE: N.T.S.

TORRES
RESIDENCE
TORRES 3 S.E. OF 1ST
AVENUE
CARMEL, CA 93921



SAMUEL PITNICK
ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-1895
EMAIL: SAMUEL@PITNICK.COM

REVISIONS	DATE

ARCHITECTURAL

PROPOSED
FLOOR PLAN

Scale: SEE DWG.

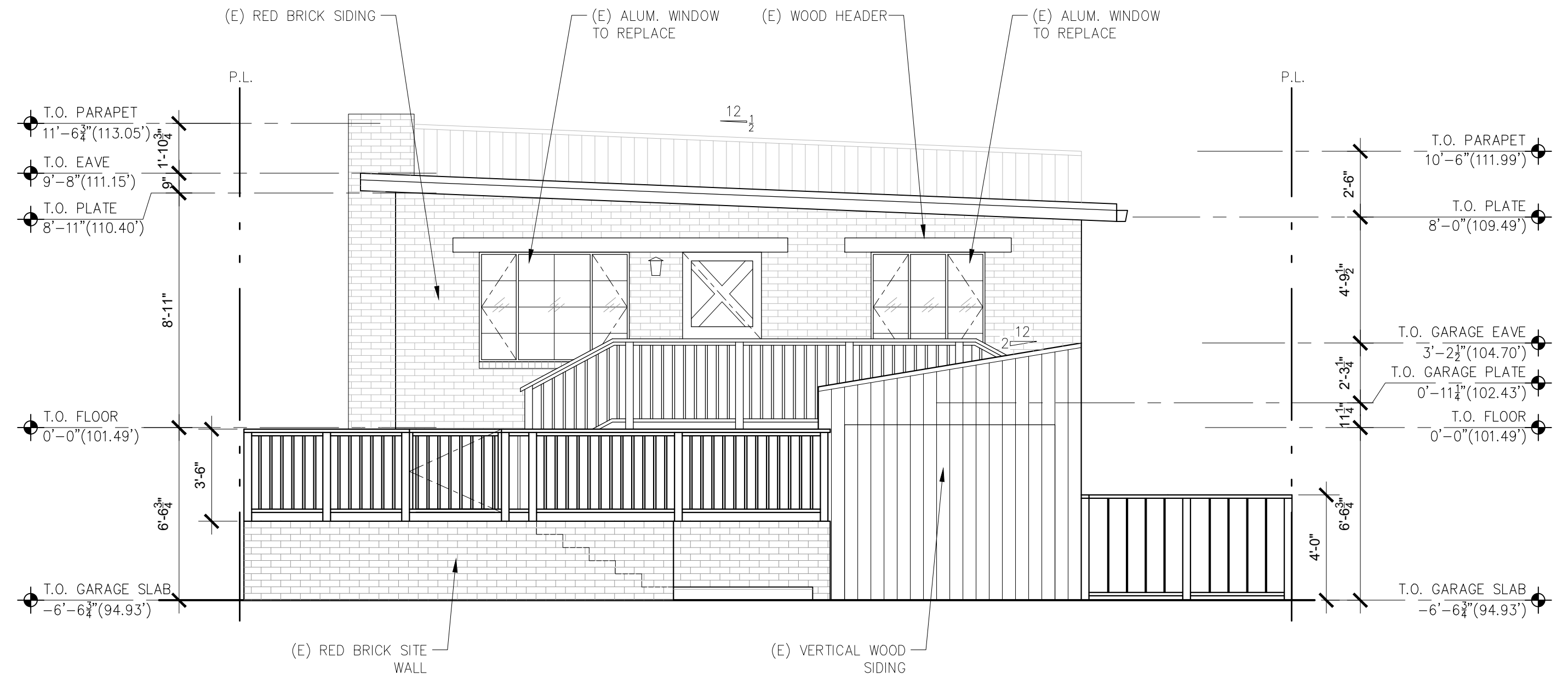
Drawn By: SBP

Job: -

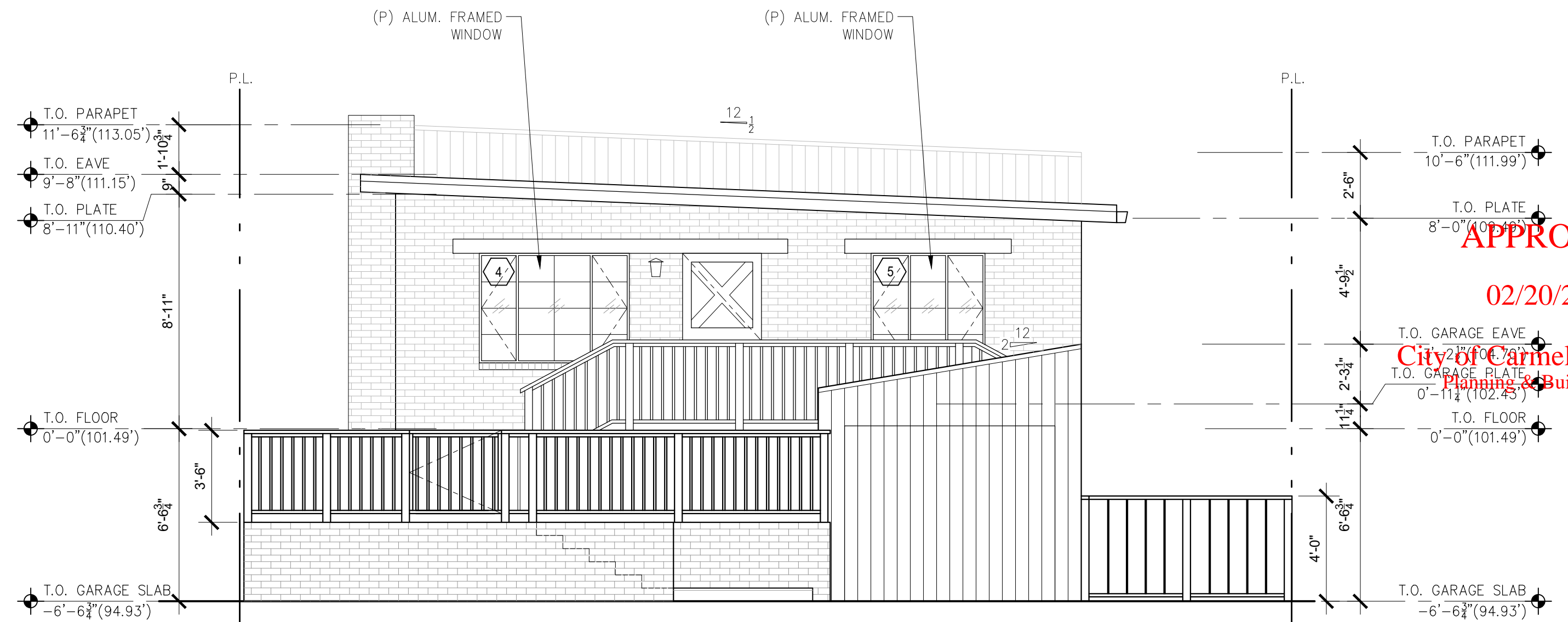
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08/11/2023

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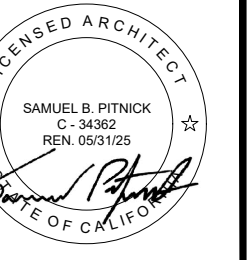


1 EXISTING WEST ELEVATION (STREET VIEW)
SCALE: 1/4"=1'-0"



2 PROPOSED WEST ELEVATION (STREET VIEW)
SCALE: 1/4"=1'-0"

TORRES
RESIDENCE
TORRES 3 S.E. OF 1ST
AVENUE
CARMEL, CA 93921



SAMUEL PITNICK
ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-1895
EMAIL: SAMUEL.PITNICK@GMAIL.COM

APPROVED

02/20/2024

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

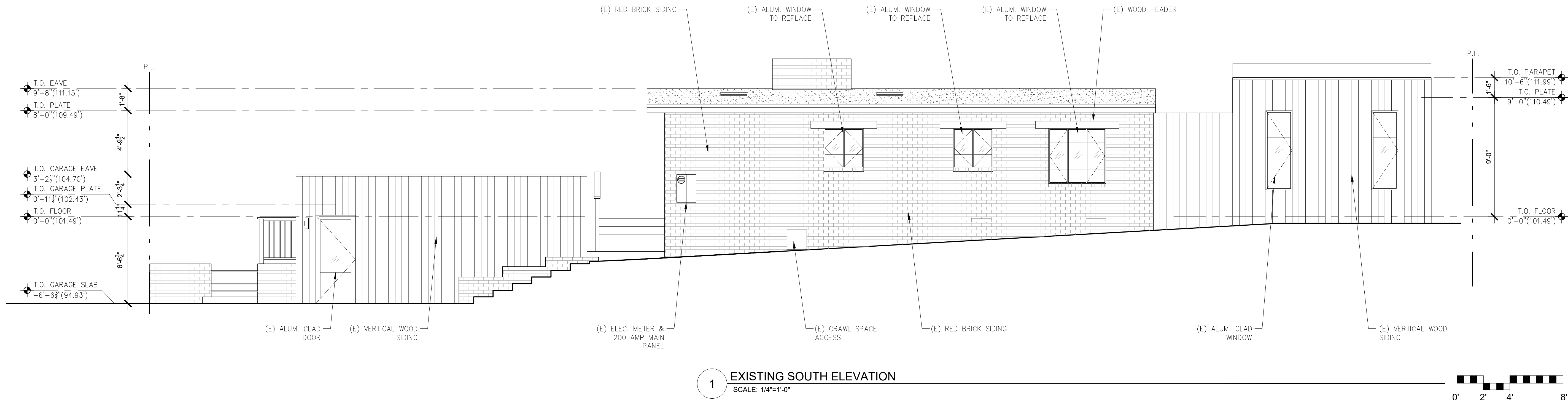
REVISIONS	DATE

ARCHITECTURAL
BUILDING
ELEVATIONS

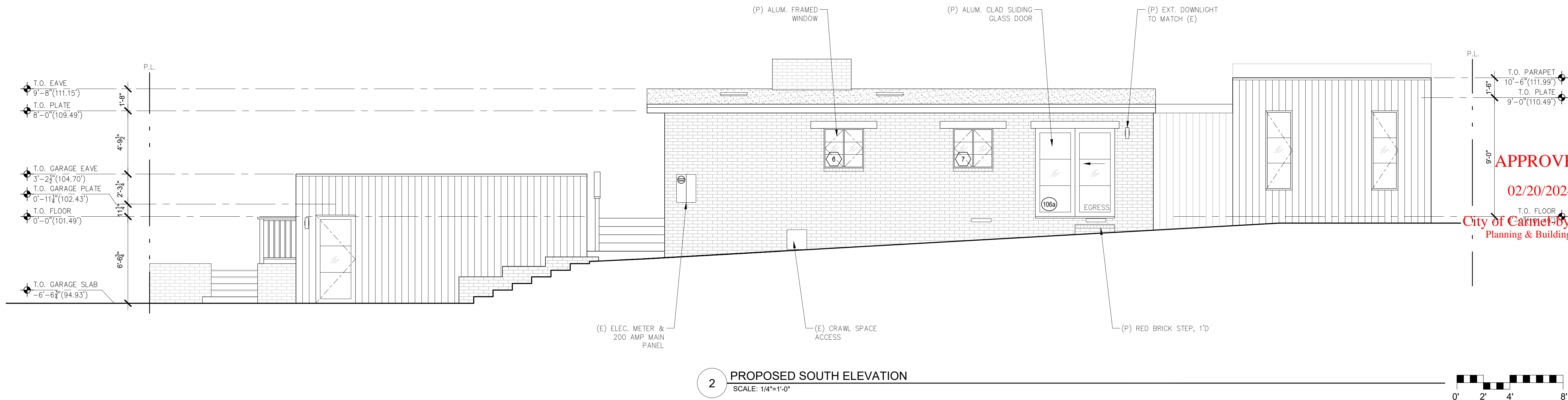
Scale: SEE DWG.
Drawn By: SBP
Job: -

A3.0
08/11/2023

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1 EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"



2 PROPOSED SOUTH ELEVATION
SCALE: 1/4"=1'-0"

APPROVED
02/20/2024

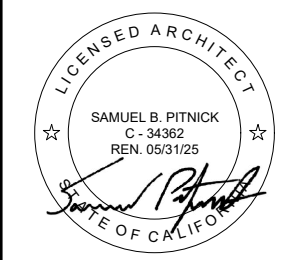
City of Carmel-by-the-Sea
Planning & Building Dept.

REVISIONS	DATE

ARCHITECTURAL
BUILDING
ELEVATIONS

Scale: SEE DWG.
Drawn By: SBP
Job: -

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TORRES 3 S.E. OF 1ST
AVENUE
CARMEL, CA 93921



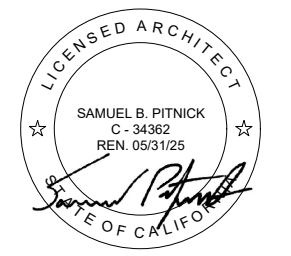
SAMUEL PITNICK ARCHITECTS
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A3.1

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ARCHITECTURAL

BUILDING
ELEVATIONS

Scale: SEE DWG.
Drawn By: SBP
Job: -

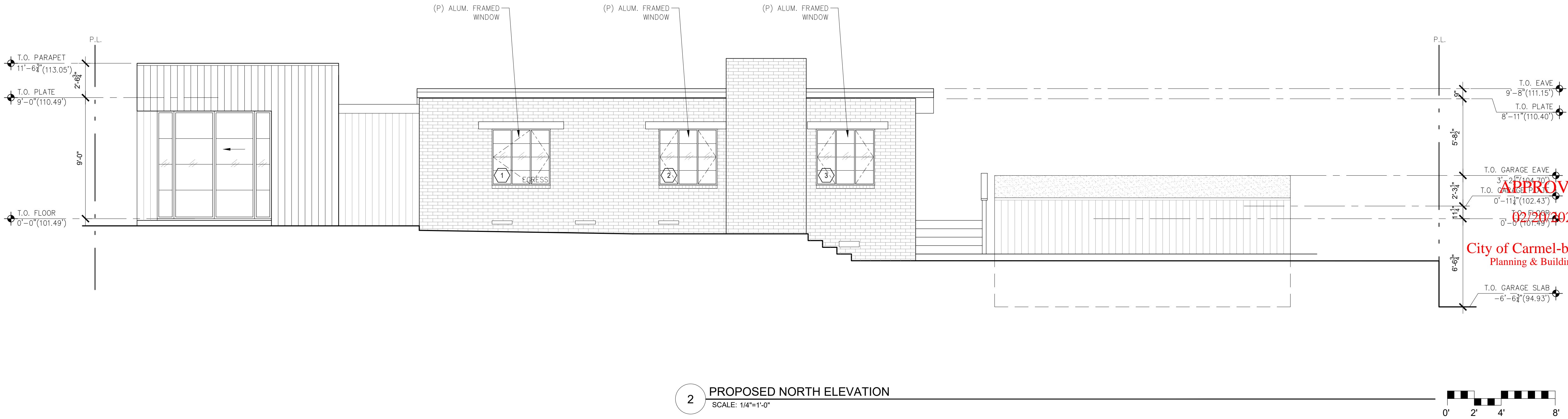
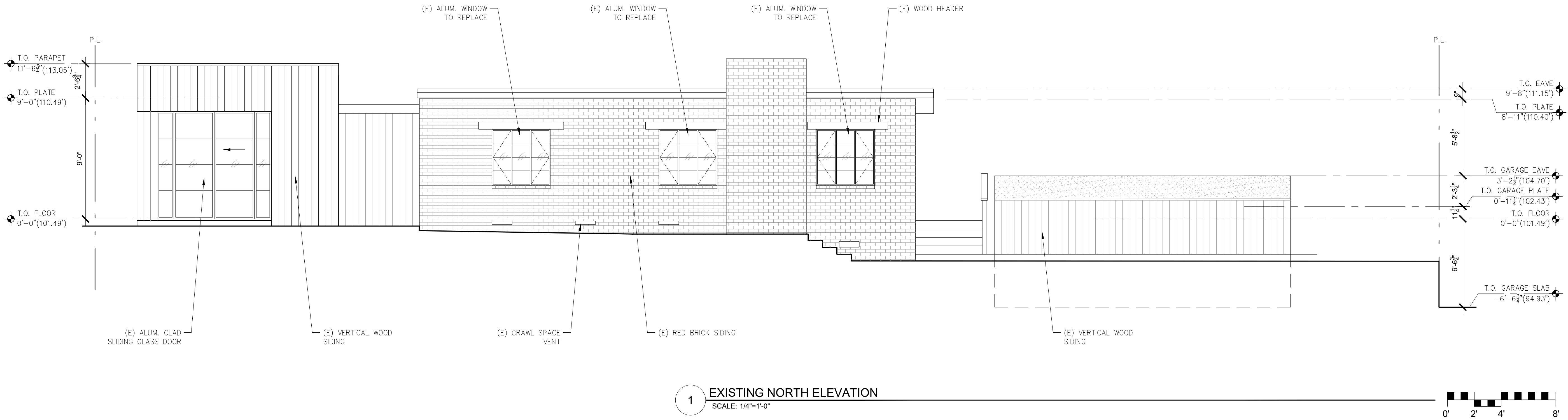
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08/11/2023

REVISIONS	DATE

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02/28/2024

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SERIES 5000
2 1/4" WINDOW SYSTEM

The Series 5000 Window System is All Weather's most popular and cost effective thermally broken window design. Utilizing a pour & debridge thermal break, the Series 5000 offers energy efficiency without sacrificing performance or aesthetics.

Utilizing extruded, age hardened aluminum that boasts a T-6 rating for strength and durability, the Series 5000 window is built to last with a wall thickness that meets or exceeds commercial window standards. Economical, durable and beautiful, the Series 5000 is the ideal projected custom window solution for residential and multi-family applications.

FEATURES

- 2 1/4" Frame with mitered corners
- Fixed, casement, awning, hopper & combination configurations
- Max casement size of 36" x 60"
- Max fixed lite size 50 square feet
- Exterior Glazed
- Thermally broken frame – Pour & Debridge system

FRAME OPTIONS

- Standard Nail On
- Panning Nail On
- Equal Leg / Comp Channel
- Equal Leg / F-Clip
- Z-Bar

GLAZING OPTIONS

- 1" OA insulated units
- 1" Simulated Divided Lite (SDL) – Flat or beveled bar
- 2 1/4" True Divided Lite (TDL) – Square or beveled bead

HARDWARE OPTIONS

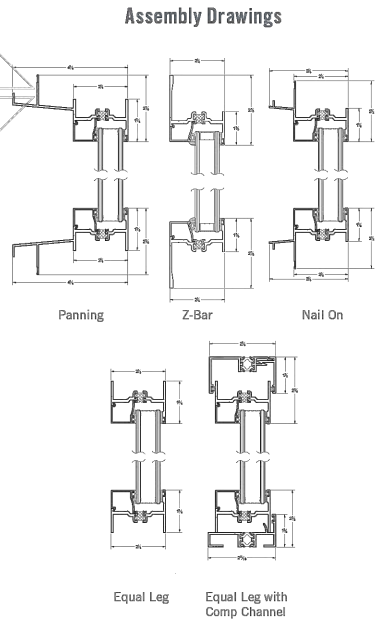
- Roto operator with butt hinges
- Cam handle with friction hinge
- Multi-point lock with roto operator

FINISH OPTIONS

- Clear Anodized, Class I (standard)
- Bronze Anodized, Class I (standard)
- Kynar Paint (color matching available)
- Custom Anodized (available)

RATINGS & CERTIFICATION

- NFRC Certified Product
- Commercial Rating C50
- Acoustically Rated



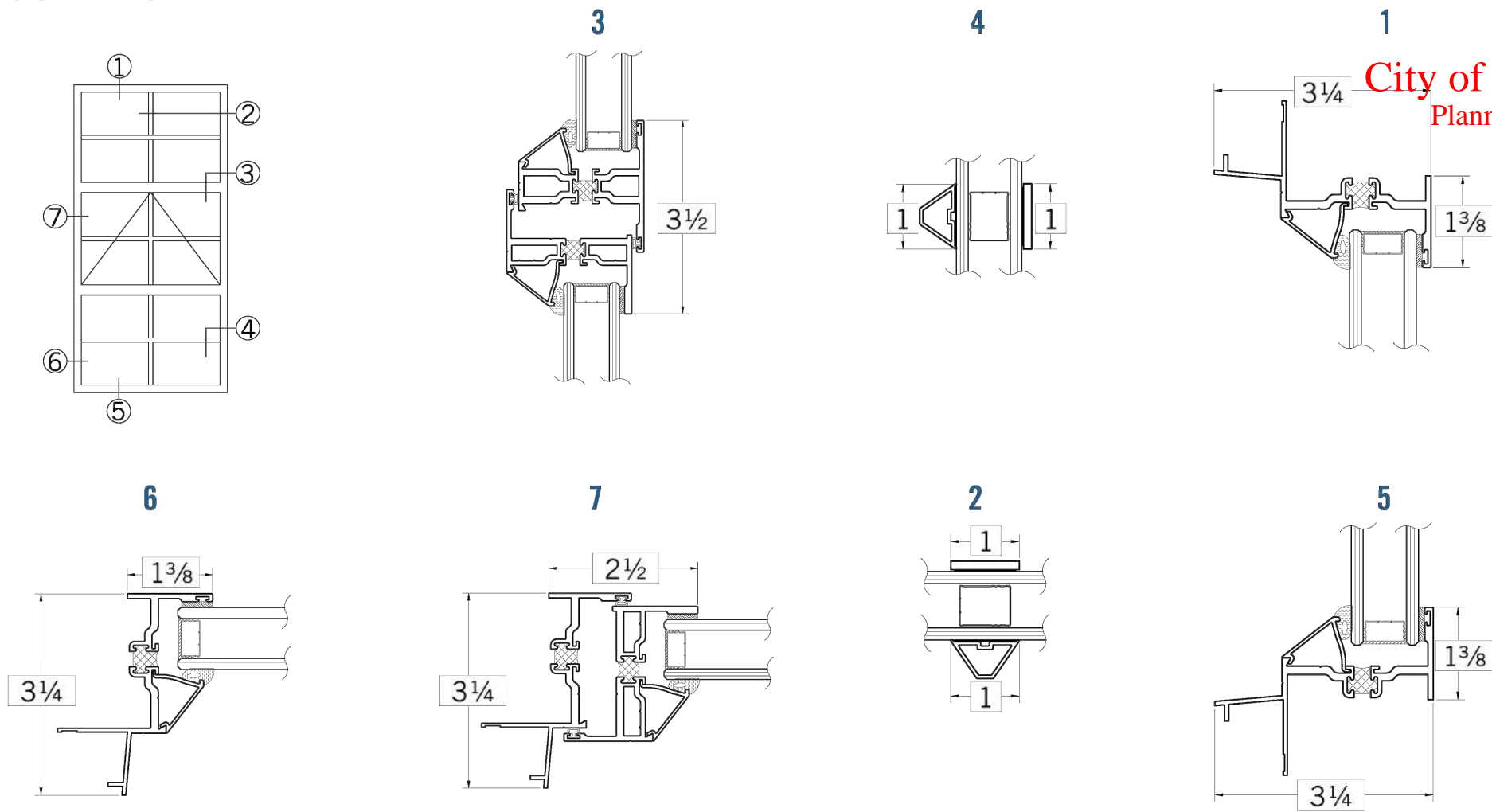
Contour Crank Handle Crank Handle



SERIES 5000 CONFIGURATIONS
ASSEMBLY DRAWINGS

NAIL ON

FIXED / AWNING / FIXED
SDL PICTURE AWNING



777 Aldridge Road | Vacaville, CA 95688 | P: 707.452.1600 | www.allweatheraa.com

27

1 PROPOSED WINDOW CUT SHEETS
SCALE: N.T.S.

APPROVED

02/20/2024

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

REVISIONS DATE

ARCHITECTURAL

PRODUCT
CUT SHEETS

Scale: SEE DWG.

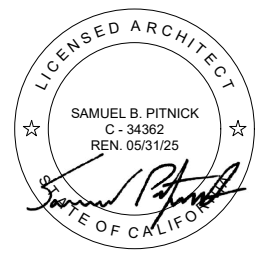
Drawn By: SBP

Job: -

A4.0

08/11/2023

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City of Carmel-by-the-Sea
Community Planning & Building Department
Re: DS 23-255 (Christensen)

December 11, 2023

Dear Mr. Kort,

The following is an evaluation of the existing windows, at the Christensen Residence, in response to your completeness review letter dated 9/20/2023. The window and door numbers listed below correspond to those numbers shown on the drawings dated 8/11/2023 and originally submitted to the City as part of our application.

Window #1:

a. Window location – Bedroom #1, north elevation.

b. Photo of each window





c. Condition of paint/finish – Paint is starting to peel/chip off due to underlying rust issues.
d. Condition of the frame and sill – Frame is warped preventing window from opening. Rust is visible and causing paint to peel.

- e. Condition of the sash (frame, rails, and stiles) - Sash is warped preventing window from opening. Rust is visible and causing paint to peel.
- f. Glazing problems – Single pane glass is not tempered creating safety issues. Condensation accumulates inside of glazing which ultimately will lead to damaged sills and jambs. Home experiences major heat loss due to single pane glass.
- g. Condition and inventory of hardware – Window crank is stripped and does not work. Exterior hinges show signs of rust making operation difficult.
- h. The overall condition of the window - Poor. Contractor recommends replacement. The current window creates a major safety concern as egress from the bedroom is not possible.

Window #2:

- a. Window location – Living room, north elevation.
- b. Photo of each window

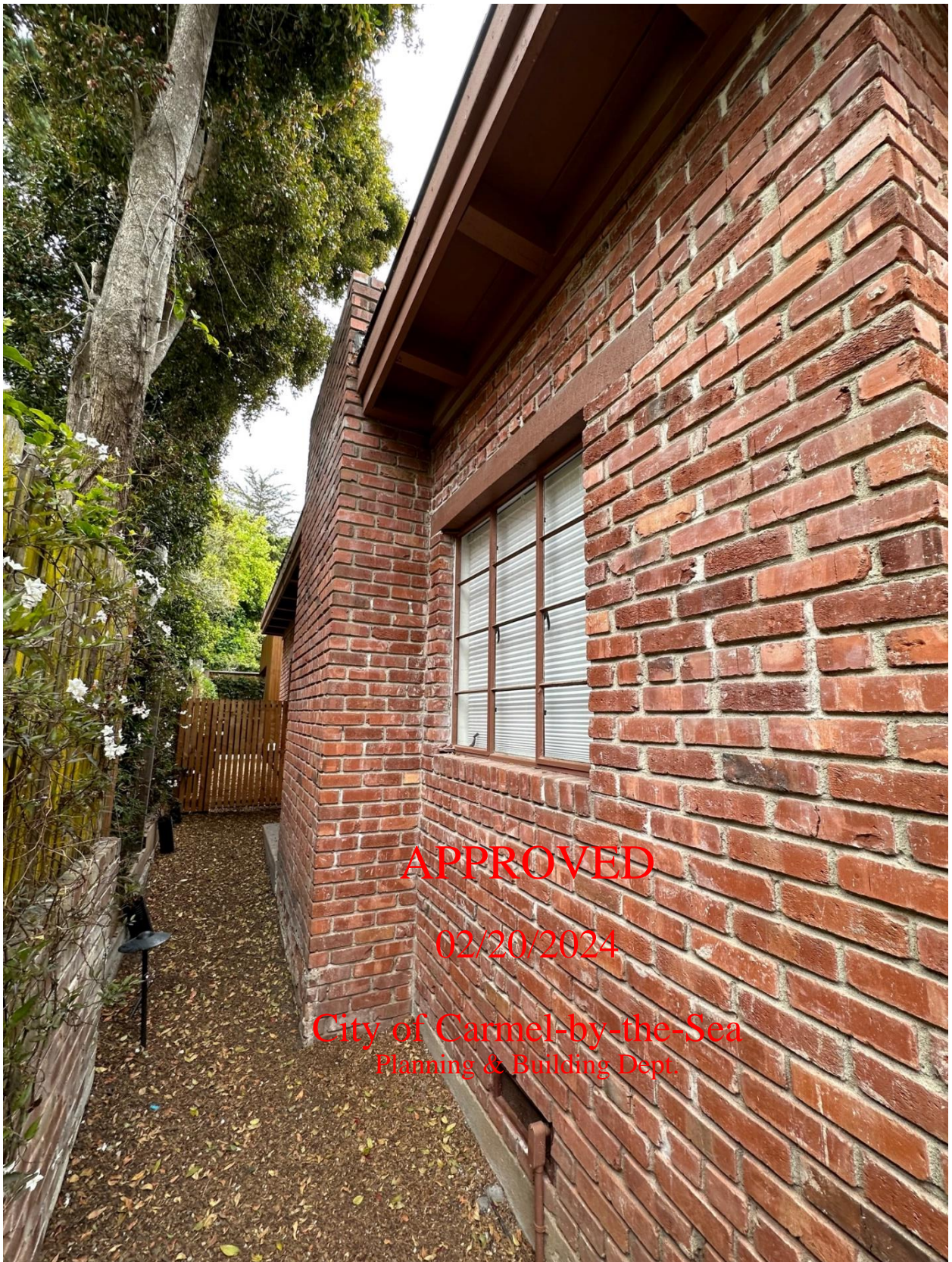


- c. Condition of paint/finish - Paint is starting to peel/chip off due to underlying rust issues.
- d. Condition of the frame and sill - Rust is visible and causing paint to peel.
- e. Condition of the sash (frame, rails, and stiles) - Rust is visible and causing paint to peel.
- f. Glazing problems - Single pane glass is not tempered creating safety issues. Condensation accumulates inside of glazing which ultimately will lead to damaged sills and jambs. Home experiences major heat loss due to single pane glass.
- g. Condition and inventory of hardware - Windows are difficult to open due to rust issues.
- h. The overall condition of the window - Poor. Contractor recommends replacement.

Window #3:

- a. Window location – Living room, north elevation.

b.Photo of each window



c.Condition of paint/finish - Paint is starting to peel/chip off due to underlying rust issues.

- d. Condition of the frame and sill - Frame is warped preventing window from opening. Rust is visible and causing paint to peel.
- e. Condition of the sash (frame, rails, and stiles) - Sash is warped preventing window from opening. Rust is visible and causing paint to peel.
- f. Glazing problems - Single pane glass is not tempered creating safety issues. Condensation accumulates inside of glazing which ultimately will lead to damaged sills and jambs. Home experiences major heat loss due to single pane glass.
- g. Condition and inventory of hardware – Hardware is not able to open window due to issues mentioned above.
- h. The overall condition of the window - Poor. Contractor recommends replacement.

Window #4:

- a. Window location – Living room, west elevation.
- b. Photo of each window



- c. Condition of paint/finish - Paint is starting to peel/chip off due to underlying rust issues.
- d. Condition of the frame and sill - Rust is visible and causing paint to peel.
- e. Condition of the sash (frame, rails, and stiles) - Rust is visible and causing paint to peel.
- f. Glazing problems - Single pane glass is not tempered creating safety issues. Condensation accumulates inside of glazing which ultimately will lead to damaged sills and jambs. Home experiences major heat loss due to single pane glass.
- g. Condition and inventory of hardware - Windows are difficult to open due to rust issues.
- h. The overall condition of the window - Poor. Contractor recommends replacement.

Window #5:

- a.Window location – Dining room, west elevation.
- b.Photo of each window



- c.Condition of paint/finish - Paint is starting to peel/chip off due to underlying rust issues.
- d.Condition of the frame and sill - Rust is visible and causing paint to peel.
- e.Condition of the sash (frame, rails, and stiles) - Rust is visible and causing paint to peel.
- f.Glazing problems - Single pane glass is not tempered creating safety issues. Condensation accumulates inside of glazing which ultimately will lead to damaged sills and jambs. Home experiences major heat loss due to single pane glass.
- g.Condition and inventory of hardware – Windows are difficult to open due to rust issues.
- h.The overall condition of the window - Poor. Contractor recommends replacement.

Window #6:

- a.Window location – Kitchen, south elevation.
- b.Photo of each window

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



APPROVED

02/20/2024

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

- c. Condition of paint/finish - Paint is starting to peel/chip off due to underlying rust issues.
- d. Condition of the frame and sill - Rust is visible and causing paint to peel.
- e. Condition of the sash (frame, rails, and stiles) - Rust is visible and causing paint to peel.

- f. Glazing problems - Single pane glass is not tempered creating safety issues. Condensation accumulates inside of glazing which ultimately will lead to damaged sills and jambs. Home experiences major heat loss due to single pane glass.
- g. Condition and inventory of hardware – Window is seized and unable to open.
- h. The overall condition of the window - Poor. Contractor recommends replacement.

Window #7:

- a. Window location – Bathroom #1, south elevation.
- b. Photo of each window





- c. Condition of paint/finish - Paint is starting to peel/chip off due to underlying rust issues.
- d. Condition of the frame and sill - Rust is visible and causing paint to peel.
- e. Condition of the sash (frame, rails, and stiles) - Rust is visible and causing paint to peel.
- f. Glazing problems - Condensation accumulates inside of glazing which ultimately will lead to damaged sills and jambs. Home experiences major heat loss due to single pane glass.
- g. Condition and inventory of hardware - Window is seized and unable to open.
- h. The overall condition of the window - **APPROVED** Peer Contractor recommends replacement.

Window #8 (Proposed door 106a):

- a. Window location – Bedroom #2, south elevation.
- b. Photo of each window

02/20/2024

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



c. Condition of paint/finish - Paint is starting to peel/chip off due to underlying rust issues.

d. Condition of the frame and sill - Rust is visible and causing paint to peel.

e. Condition of the sash (frame, rails, and stiles) - Rust is visible and causing paint to peel.

f. Glazing problems - Single pane glass is not tempered creating safety issues.

Condensation accumulates inside of glazing which ultimately will lead to damaged sills and jambs. Home experiences major heat loss due to single pane glass.

g. Condition and inventory of hardware - Window is seized and unable to open.

h. The overall condition of the window – Poor. Contractor recommends replacement. The current window creates a major safety concern as egress from the bedroom is not possible.

APPROVED

02/20/2024

The contractor has also prepared an additional evaluation of the existing window conditions and the proposed costs to repair each. See next sheet. Each window unit would cost between \$8,500 and \$9,000 to repair and replace glass making it cost prohibitive. To install new thermally broken aluminum windows with the proper safety dual pane glass would be significantly cheaper. Approximately \$1,500 to \$2,000 per unit.

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

Lastly, the existing windows were repaired, bonded, and repainted as recently as 2021 when the house underwent a remodel. The rust has already come back through the new paint and the hardware and window frames are starting to seize up again as a result. No amount of bonding and painting will ultimately prevent future rusting and repairs.

For these reasons we ask that the City support our application to replace the existing windows.

Sincerely,

A handwritten signature in black ink, appearing to read "Samuel Pitnick".

Samuel Pitnick
Samuel Pitnick Architects, Inc.
Phone: (831) 241-1895
Email: samuelpitnick@gmail.com

APPROVED

02/20/2024

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

SJ Ferrante Builders, Inc.

PO Box 52, Monterey, CA 93942

License # 848507

Phone 831-655-1636 Fax 831-655-1644

Cell 831-212-6962

DATE: DECEMBER 1, 2023

TO:

Mr. Doug Christensen

Torres 3 SE of 1st

cc. Samuel Pitnick

FOR: TORRES 3 SE OF 1ST

APN#: 010101017000

Window Report

DESCRIPTION	AMOUNT
1. Front Left Window of front door evidence of rust in all bottom corners. To repair this window you would have extensive amount of welding, all glass has to be removed and all work would have to be completed in shop. 40 hours of labor, \$2,200.00 in materials, painting and install	Window #4 8,500.00
2. Front Right Window of front door evidence of rust in all bottom corners. To repair this window you would have extensive amount of welding, all glass has to be removed and all work would have to be completed in shop. 40 hours of labor, \$2,200.00 in materials, painting and install	Window #5 8,500.00
3. Left side of house window #1 extensive damaged does not open and close, window is warped.	Window #1 9,000.00
4. Front side of house window #2, evidence of rust in all bottom corners. To repair this window you would have extensive amount of welding, all glass has to be removed and all work would have to be completed in shop. 40 hours of labor, \$2,200.00 in materials, painting and install, window also needs all new panes	Window #2 9,000.00
5. Left side window #3 is completely seized and cannot operate. \$ 9,000.00 for repairs	Window #3 9,000.00
6. Right side of house window # (kitchen). Rust all areas and window appears to be seized and is in bad condition	Window #6 8,500.00
7. Right side (bathroom window) Rust in all areas and windows appears to be seized and in in bad condition.	Window #7 8,500.00
8. Window #4, Right side of house. It is damage and seized.	Door 106a 9,000.00
APPROVED	
NOTES – These windows have been repaired and bonded over the years. They have also been painted repeatedly. Heavy rust appears where it makes it impossible to weld to existing window. All windows need to be built new. This can be done matching the original historical windows.	
The above report has been completed by Sal Ferrante, SJ Ferrante Builders, Inc. & American Metal Works, Blake Flores.	
02/20/2024	
City of Carmel-by-the-Sea	
Planning & Building Dept.	

February 2, 2024

Phase Two Report for the Harry Turner House (APN 010-101-017) Carmel-by-the-Sea, CA.

Executive Summary

Built in 1948, the Harry Turner House is located on Torres Street 3 SE of First Avenue. In 2019 the property was evaluated for historical significance using the California Register for Historic Resources criteria and found eligible for listing under Criterion Three (Architecture) within the historic context theme of Architectural Development. Harry Turner used brick for his Minimal Traditional style house, a deviation from the usual wood, but a choice that reflects Carmel's pronounced taste for individualism. The three generations of Turners that contributed to the development of Carmel's building stock are not listed as significant craftsmen in the Historic Context Statement, however it is clear that their skill contributed to the unique masonry elements that have distinguished Carmel's residential and commercial architecture for decades. The Harry Turner House exhibits his fine craftsmanship and is an example of the Village's transition into post World War II residential trends. The Harry Turner House was listed on the Carmel Inventory of Historic Resources on March 3, 2020.

Very few changes were made to the house prior to 2022. In 2022 a 481 square foot, single-story addition was added to the rear elevation. The non-historic carport was removed and replaced with a 220 square foot garage. A Phase II report dated May 20, 2020, found the proposed work consistent with the Secretary of the Interior's Standards for Rehabilitation.

Character-Defining Features

A character-defining feature is an aspect of a building's design, construction, or detail that is representative of the building's function, type, or architectural style. Generally, character-defining features include specific building systems, architectural ornament, construction details, massing, materials, craftsmanship, site characteristics and landscaping within the period of significance. The period of significance for the Harry Turner House is 1948 (the date of construction).

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

- Minimal decoration
- Brick siding
- Small scale plan
- Multi-paned fenestration
- Simple, flat roofline

Proposed Project Description

The project includes the replacement of seven aluminum windows in three locations as follows:

- a) Two windows on the front elevation

- b) Three windows on the north elevation
- c) Two windows on the south elevation

The project also includes the removal of the bedroom window on the south elevation. The opening will be expanded to accommodate a sliding glass door to provide required egress. The windows in the Harry Turner House are considered character-defining features.



Figure 1: View of Harry Turner House, front elevation.

The Secretary of the Interior's Standards for Rehabilitation

Compliance Evaluation

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

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

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

Standard One

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

The Harry Turner House has been a single-family residence since it was constructed in 1948. The proposed project does not change the historic use of the house. The proposed work is consistent with Standard One.

Standard Two

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

In order to retain and preserve the historic character of the property, the physical condition of the windows proposed for replacement was assessed (see Standard Six) and it was determined that replacement windows are necessary. In addition, a window will be removed and replaced with a sliding glass door on the south elevation. ITS Bulletin 22¹ advises:

“Generally, to meet the Standards, a new entrance should be simple in design; it should not appear historic; it should blend in with the historic façade; and it should be unobtrusive and modestly scaled. Adding a new entry on a secondary elevation of a building should not give that elevation excessive prominence, nor should it ‘reorient’ the building or detract from the historic entrance. In other words, the historic front of the building should still read clearly as the primary entrance.”

The proposed sliding glass door will be located on a secondary elevation towards the rear of the house. It will not “reorient” the house and the front entrance will still take precedence. No features, spaces, or spatial relationships will be impacted by either project. The proposed work is consistent with Standard Two.

Standard Three

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

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

Standard Four

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

No changes to the property have acquired historical significance in their own right. This Standard is not applicable.

¹ ITS Bulletin 22. Interpreting the Secretary of the Interior’s Standards for Rehabilitation. *Adding New Entrances to Historic Buildings*. October 2001.

Standard Five

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

The installation of the sliding glass door will remove some of the brick siding, but the amount will be minimal. It is recommended that the removed siding be saved and stored in case future repairs to the siding are needed. The proposed work is consistent with Standard Five.



Figure 3: View of Harry Turner House from Torres Street.

Standard Six

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

The following windows will be replaced as part of this project:

- a) Two windows on the front (west) elevation
- b) Three windows on the north elevation
- c) Two windows on the south elevation

A conditions survey was conducted by the project architect, Samuel Pitnick, dated December 11, 2023. This survey determined that the listed windows are beyond repair. Specifically, he stated that condensation has led to the warping and rusting of the window sash and frames. Condensation is also damaging the sills and jambs. The Secretary of the Interior's Standards and Guidelines for Rehabilitation

recommends, “Replacing windows that are too deteriorated to repair using the same sash and pane configuration.” The conditions survey states that the windows will be replaced in kind, using the same materials, design, color, texture, and dimensions². A second window assessment report, dated December 1, 2023, was prepared by contractor Sal Ferrante and Blake Flores from American Metal Works. They reported that the windows were repaired, bonded, and repainted for the 2021 remodel. However, rust is already coming through the new paint and the windows are once again beginning to fail. Their report came to the same conclusions, and they recommended replacing the windows in kind. The proposed work for the windows is consistent with Standard Six.

Standard Seven

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

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

Standard Eight

Archeological resources will be protected and preserved in place.

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

Standard Nine

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

The proposed sliding glass door will be an aluminum clad door from Kolbe. Per Plan Sheet A3.1, it appears that the new sliding glass door on the south elevation will be simple in design, unobtrusive, and it will not appear historic, per the recommendations found in ITS Bulletin 22. However, a cut sheet for the sliding glass door should be included in the plans in order to confirm its suitability for the project. In addition, rather than having a single brick step to the door it is recommended to enlarge the step so it will be the width of the window (see plan sheet A3.1). If the cut sheet confirms that the proposed sliding glass door is appropriate, then the proposed work will be consistent with Standard Nine.

Standard Ten

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

This project does not include new additions or related new construction. This Standard is not applicable.

² The new windows will be aluminum and manufactured by “All Weather” windows.

Conclusion

The proposed project meets Standards One, Two, Five and Six of the Secretary of the Interior's Standards and Guidelines for Rehabilitation. Standards Three, Four, Seven, Eight, and Ten are not applicable. The proposed project will be consistent with Standard Nine if the cut sheet for the sliding glass door is included in the plans and their suitability can be confirmed.

Respectfully Submitted,

Margaret Clovis