

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

Monday, February 26, 2018
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, VICE CHAIR
LYNN MOMBOISSE
THOMAS HOOD
ALEX HEISINGER

B. TOUR OF INSPECTION

Shortly after 3:00 p.m., the Board will leave City Hall 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 City Hall at 4:00 p.m., or as soon thereafter as possible.

C. PLEDGE OF ALLEGIANCE

D. APPEARANCES

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

E. CONSENT AGENDA

1. Consideration of the minutes of December 11, 2017 Historic Resources Board Meeting – Special Meeting.

F. ITEM

- | | |
|--|---|
| <ol style="list-style-type: none">1. DS 17-459
Mohammad Rezai, Property owner
NE Corner of Forest Road and 8th Avenue
Block: 3; Lot: 11
APN: 009-202-015 | <p>Consideration of a Design Study (DS 17-459) for alterations to a historic residence located in the Single-Family Residential (R-1) Zoning District</p> |
|--|---|

2. DS 17-174 (Munro)
Scott and Karen Munro, Property owners
Carmelo St., 2 NW of 7th Ave.
Block: S; Lots: 13 and 15
APN: 010-267-004

Consideration of a Design Study (DS 17-174)
for an addition to a historic residence located in
the Single-Family Residential (R-1) Zoning
District

G. DIRECTOR'S REPORT

H. BOARD MEMBER ANNOUNCEMENTS

I. 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: Monday, March 19, 2018

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 Sunset Center 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 and posted at the Harrison Memorial Library on Ocean and Lincoln, February 22, 2018.

Dated this 22nd day of February 2018, at the hour of 10:00 a.m.

Marc Wiener, Community Planning and Building Director

**MINUTES
CITY OF CARMEL-BY-THE-SEA
HISTORIC RESOURCES BOARD
December 11, 2017**

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

A. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Chair Erik Dyar at 4:05 p.m.

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

ABSENT: NONE

STAFF PRESENT: Marc Wiener, Planning Director
Marnie Waffle, Senior Planner
Cortina Whitmore, Historic Resources Board Secretary

B. TOUR OF INSPECTION

Tour of Inspection convened at 3:20 p.m.

C. PLEDGE OF ALLEGIANCE

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

D. APPEARANCES

N/A

E. CONSENT AGENDA

1. Consideration of the minutes of the October 16, 2017 Historic Resources Board Meeting.

Board Member Hood moved to approve the minutes of the October 16, 2017 Historic Resources Meeting with correction. Motion seconded by Board Member Gualtieri and carried the following vote: 4-0-0-1.

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

ABSENT: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: GUALTIERI

G. ITEM

1. DS 17-289 (Ratcliffe)	Consideration of a Design Study (DS 17-289)
Chris & Stacey Ratcliffe, Owners	for alterations to a historic residence located
Casanova St. 3 SW of 4 th Ave.	in the Single Family Residential (R-1) Zoning
Block: FF; Lot: 29	District.
APN: 010-251-024	

Marnie Waffle, Senior Planner presented the staff report.

Chair Dyar opened the public hearing.

Speaker #1: Rod Mesquit, Project Designer was available to answer questions from the Board.

Speaker #2: Mr. Ratcliffe provided street elevation and retaining wall clarification.

Chair Dyar closed the public hearing.

The Board held discussion. Vice Chair Gualtieri stated the proposed alterations will improve the residence and noted the existing windows should not be reused. Board Member Momboisse expressed the same concern with the proposed plan to reuse the windows. Board Member Hood asked for square footage clarification.

Marc Wiener, Planning Director answered square footage question and stated the project is under the allowable square footage.

Board Member Gualtieri moved to Issue a Determination of Consistency for DS 17-289 with special conditions as presented and provided direction to eliminate condition #3, differentiate new windows on the west elevation and not to reuse the exiting windows. Motion seconded by Board Member Momboisse and carried by the following roll call vote: 5-0-0-0.

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

2. HE 17-422 (Carmel Properties, LLC)
Carmel Properties, LLC, Owner
Dolores St. 2 SW of 5th Ave.
Block: 55; Lot(s): 5 & 7
APN: 010-138-003

Historic Evaluation (HE 17-422) of a property
located in the Service Commercial (SC) Zoning
District.

Chair Dyar recused from Item #2 HE 17-422 (Carmel Properties, LLC).

Marc Wiener, Planning Director presented staff report and summarized property history.

Speaker #1: Anthony Kurt noted multiple design changes throughout the years.

Vice Chair Gualtieri opened the public hearing.

Speaker #2: Bob Leidig, Property Owner provided clarification of the intent of the proposed project and provided addition design elements.

Vice Chair Gualtieri closed the public hearing.

The Board held discussion. Board Member Momboisse noted a loss of integrity from the front elevation. Board Member Gualtieri questioned the historical significance of the property. Board Members Hood and Heisinger both noted the courtyard has lost significance.

Board Member Momboisse moved to Issue a Determination of Ineligibility. The motion was seconded by Board Member Heisinger and carried by the following roll call vote: 4-0-0-1.

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

G. DIRECTOR'S REPORT

Marc Wiener announced a workshop scheduled for January 2018 to discuss the Context Statement.

H. DISCUSSION ITEMS

N/A

I. BOARD MEMBER ANNOUNCEMENTS

Chair Dyar informed the Board of a fire at the Harmony House.

J. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 5:05 p.m.

Cortina Whitmore, Historic Resources Board Secretary

ATTEST:

Erik Dyar, Chair



CITY OF CARMEL-BY-THE-SEA

Historic Resources Board

February 26, 2018

To: Chair Dyar and Board Members

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

Submitted by: Matthew Sundt, Contract Planner

Subject: Consideration of a Design Study (DS 17-459) for alterations to a historic residence located in the Single-Family Residential (R-1) Zoning District

Application: DS 17-459 (Rezai) **APN:** 009-202-015

Block: 3 **Lots:** 11

Location: Northeast Corner of Forest Road and 8th Avenue

Applicant: John Mandurrango **Property Owner:** Mohammad Rezai

EXECUTIVE SUMMARY

The property owner proposes to add a 929 square-foot addition to the existing 1,511 square-foot historic residence built in 1949 by designer and builder Robert Anderson Stephenson. This residence was listed on the Carmel Historic Resources Inventory in 2003.

RECOMMENDATION

Staff recommends that the Historic Resources Board continue this application for additional review.

BACKGROUND

The existing residence was built in 1949 and is classified in the DPR form as having an architectural style called *San Francisco Bay Area Regional Style*. It is on the City's Historic Inventory under California Register Criteria 2 as an architectural design by Carmel architect and former city councilman Robert Stephenson, and under California Register Criteria 3, as an excellent and intact example of the *Bay Area Regional Style*. 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 1949.

Character-defining features of the property include its rectangular plan with split-level and low-pitched roof. The lower floor is 415 square feet and the upper floor is 1,096 square feet. Four fixed wood framed glass ribbon windows with fixed transoms are situated on the south elevation on the upper floor. The house is sheathed in 1" x 6" horizontal redwood siding. The sloped roof extends at least 2 feet beyond the exterior walls and is supported by cantilevered projecting beams supporting the whole roof. Casement windows articulate the narrow upper east elevation with exposed diagonal frame bracing below denoting the original garage. Robert Stephenson's home is a noteworthy expression of the *San Francisco Bay Area Regional Style* adopted to the "distinctive but modest" Carmel design aesthetic. The residence retains its physical integrity, as constructed in 1949, evoking a strong sense of time and place and of feeling and association. Regardless, in recent years the residence has not been maintained and is showing significant deterioration.

PROJECT DESCRIPTION

The applicant proposes a 929 square foot, two-story addition that includes a garage on the first floor and two bedrooms and a bathroom on the second floor and will be located to the west of the existing residence. The applicant is proposing to connect the new addition to the existing residence via a one-story glass enclosed foyer (hyphen) with a low-pitched flat roof is proposed.

The proposed addition includes clerestory windows at the top of the wall on the north elevation, a sloped roof that slopes in the opposite direction of the existing residence's sloped roof (both existing and proposed roofs have a 1.5:12 pitch). Proposed siding materials on the new addition include a combination of stuccos and stone veneer. Roof material for both the existing residence and the proposed addition will include a "built-up" roof (a.k.a., "tar and gravel") that includes a membrane, tar (or equivalent) and gravel.

STAFF ANALYSIS

Phase II Historic Assessment – Alteration to Historic Property: A *Phase II Historic Assessment* was prepared by the Historic Preservation Consultant, Mr. Kent Seavey, and dated January 15, 2018 (Attachment D), where he concludes that the proposed project will be executed consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, and with the least possible loss of historic material so that the remaining character-defining features of the historic resource will not be obscured, damaged or destroyed, and the proposed new construction reversible.

As stated in this *Assessment*, the *Secretary of the Interior's Standards for the Treatment of Historic Properties* identify four primary treatment approaches to historic buildings. They are Restoration, Preservation, Reconstruction and Rehabilitation. Rehabilitation is the recommended 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 of features which convey its historical, cultural, or architectural values. The applicant is proposing rehabilitate the residence.

The Secretary's Standards encourage "*placing a new addition on a non-character-defining elevation*" and locating alterations to historic properties in areas where previous alterations already exist. There are no previous alterations to the existing structure; however, because this is a corner lot there are two elevations that face a street and therefore two potential primary elevations. In Staff's and the Consultant's opinion, the west elevation is secondary since it is not highly visible from the street due to the slope of the property and low profile of the structure. The east elevation, facing 8th Avenue, should be considered the primary elevation because of its visibility and prominence. For this reason staff can support addition on the west elevation.

Standard #9 states that "*the new work will be differentiated from the old and will be compatible with the massing, size, and scale to protect the historic integrity of the property.*" In staff's opinion, the proposed stucco and stone siding on the new addition are differentiated, but not compatible with the horizontal wood siding on the historic residence. The proposed finish materials make the addition appear more prominent and massive. Staff recommends a more subtle differentiation in finish materials, such as vertical wood siding or board and batten wood siding.

With regard to compatibility of the massing, the new addition will be five feet higher than the existing residence and is not subordinate in size. The applicant has worked with staff to address this issue by lowering the height and revising the roof design from a gable to a sloped roof. As an alternative the addition could be limited to one story, however, there are limited options to place a one-story addition of this floor area without impacting the south elevation. The use of wood siding should help reduce the prominent appearance of the new addition. Staff recommends continuance of the application so that the applicant can address the finish materials. As an alternative, the Historic Resources Board can accept the application as proposed or approve with conditions.

Maintenance and Rehabilitation: The existing residence is showing signs of deterioration and disrepair. Staff recommends that the applicant return with a rehabilitation plan for the existing residence as a condition for approving the new addition.

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. A conclusion by staff as to whether proposed project is Categorically Exempt from CEQA requirements will depend on the decision of the Historic Resources Board during this meeting or during a subsequent meeting. If it is the case the Historic Resources Board makes changes to the building at this meeting that are consistent with the Secretary of the Interior's Standards, the proposed project, as amended, would be Categorically Exempt from CEQA requirements, pursuant to Section 15331 – *Historic Resources Restoration/Rehabilitation*.

ATTACHMENTS:

- Attachment A – Photos
- Attachment B – Conditions of Approval
- Attachment C – DPR 523
- Attachment D – Phase II Historic Assessment
- Attachment E – Secretary Standards
- Attachment F – Project Plans

Attachment A - Site Photos



WEST ELEVATION – Secondary elevation – Forest Road



SOUTH ELEVATION – Primary elevation – 8th Avenue



VIEW AS SEEN FROM FOREST ROAD AT EIGHTH AVENUE INTERSECT



EAST AND NORTH ELEVATIONS



WEST ELEVATION WHERE GLASS ENCLOSED ENTRY FOYER TO BE LOCATED

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

CONDITIONS OF APPROVAL

DS 17-459

Northeast Corner of Forest Road and 8th Avenue

Block: 3, Lot: 11

APN: 009-202-015

AUTHORIZATION:

1. This Determination of Consistency (DS 17-459) authorizes a two-story addition that includes a garage on the first floor and two bedrooms on the second floor and would extend to the west of the existing residence, a one-story glass enclosed foyer with a low-pitched flat roof is proposed to connect the old building with the new building. The exterior wall of the west elevation consists of horizontal 1" x 6" shiplap siding and kitchen window that will be removed to allow an open floor plan incorporating the new addition and glass enclosed foyer. The two-story structure includes an internal stairway to the upstairs with clerestory windows at the top of the wall on the north elevation, a sloped roof that slopes in the opposite direction of the existing sloped roof (both existing and proposed roofs have a 1.5:12 pitch), and a stone exterior veneer on the first floor exterior up to the first floor top plate with the north elevation having a stone veneer extended vertically to the bottom of the proposed clerestory windows. The second floor exterior surface will be colored plaster, and the west and south porches will have the 1" x 6" redwood horizontal boards that reflect and acknowledge the horizontal shiplap boards of the existing residence. Roof material for both the existing residence and the proposed addition will include a "built-up" roof (a.k.a., "tar and gravel") that includes a membrane, tar (or equivalent) and gravel. All work shall conform to the approved plans except as conditioned by this permit.

SPECIAL CONDITIONS:

2. The applicant shall rehabilitate and repair the historic residence as a condition of approval. A rehabilitation/maintenance plan shall be submitted to and approved by the Community Planning and Building Department prior to the issuance of a building permit.

3. 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.
4. The new windows in the two story structure will be differentiated from the windows in the historic residence. The applicant shall work with staff to ensure compliance with this condition.
5. Stone veneer on the new structure will be reviewed and approved by the City Planner and Historic Preservation Consultant.

*Acknowledgement and acceptance of conditions of approval.

Property Owner Signature

Printed Name

Date

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

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

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

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

Resource Name or #: (Assigned by recorder) Robert A. Stephenson 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 ; 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)
N.E. Corner 8th and Forest
(Block PP 3 Lot 11) (PP= Paradise Park) Parcel No. 9-202-15

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

A split level low-pitched shed roofed house on a sloping 40x100-foot lot set on a west to east axis. The south elevation features 4 (3'x6') single fixed pane glass french doors leading to an outside deck on the west side, and a parallel staircase leading down to the original garage and driveway on the east side. Four (4'x4') fixed frame glass ribbon windows with 1-1/2'x4' fixed transoms are situated above the garage and illuminate the master bedroom. The original garage has been glassed-in, with two corner 6'x6' fixed frame glass picture windows and a 6'x3' 3-pane french door, creating a downstairs apartment.

The whole house is sheathed in 1x6" horizontal natural redwood shiplap siding set off by the painted trim work of the doors and windows. The shed roof extends 2 feet beyond the walls and is supported by cantilevered projecting beams supporting the whole roof. 2'x4' and 3'x2' casement windows articulate the narrow upper east elevation with exposed diagonal frame bracing below denoting the original downstairs garage. A projecting stepped brick fireplace denotes the north elevation along with four small regularly spaced 2'x4' and 2'x2' fixed frame windows.

P3b. Resource Attributes: (List attributes and codes) HP-2 Single Family Residence

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 at southeast elevation, (View toward north). Photo No: 1857-21, 8/14/2001

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

1949 - Carmel Building Files

P7. Owner and Address

Patricia Stephenson
P.O. Box 2591
Carmel, CA 93921

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

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

P9. Date Recorded: 11/28/2001

P10. Survey Type: (Describe)
HRI - Carmel 2001

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

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 #

Page 2 of 2

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder)

Robert A. Stephenson House

B1. Historic Name: *Robert A. Stephenson House*

B2. Common Name:

B3. Original Use: *Single Family Residence*

B4. Present Use: *Single Family Residence*

B5. Architectural Style: *American-International Second Bay Region Style*

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

1. Permit #1876 (November 7, 1949) Original plans and specifications in files. Designed by Robert Stephenson (\$10,500)

2. Permit 90-36 (June 13, 1990) Contractor: Walton Plumbing - Gas Lines No Other Permits - House Intact

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: *Robert Stephenson*

b. Builder: *Gunnar Swanson*

B10. Significance: Theme: *Architectural Development in Carmel*

Area: *Carmel-by-the-Sea*

Period of Significance: *Post WWII* Property Type: *R-1*

Applicable Criteria: *CR3/*

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

This house qualifies under Criteria #3 as being designed by local architect Robert A. Stephenson in the American-International Second Bay Region Style that was developed during and after World War II by architects William Wurster, Clarence Mayhew, and Gardner Dailey in the San Francisco Bay Area as well as Jon Konigshofer, Tom Elston, and William Cranston locally in the Carmel area. Robert A. Stephenson also qualifies under Criteria #2 as being very active in the city of Carmel on the Planning Commission and the City Council, and other civic duties.

Robert A. Stephenson's home is a noteworthy expression of the San Francisco Bay Area regionalist style adapted to the "distinctive but modest" Carmel design aesthetic. The small residence is beautifully sited in the farthest corner of its naturally landscaped parcel, mostly set back behind a steeply rising slope. Unlike so many of the local modernist dwellings of the period, the house has never been painted, allowing the natural rewood siding to become part of the landscape setting. Designer Robert A. Stephenson was an active participant in community life, serving for a period of time on both the Carmel Planning Commission and the City Council. The residence retains its physical integrity, as constructed in 1949 to a high degree, evoking a strong sense of time and place and of feeling and association.

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

HP-2 Single Family Residence

B12. References:

1. "Modern Style in Carmel Brought Cries of Anguish," by Dorothy Stephenson, Monterey Peninsula Herald, Sept. 9, 1950
2. William Wilson Wurster, San Francisco Museum of Modern Art Catalog -1996

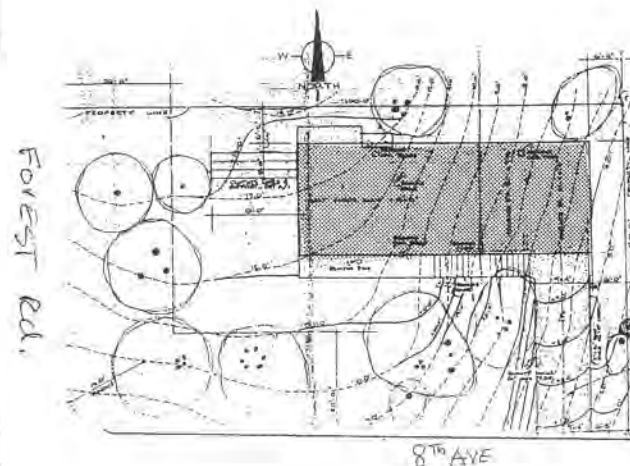
B13. Remarks: *Zoning R-1*

B14. Evaluator: *Richard N. Janick*

Date of Evaluation: *11/28/2001*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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

January 15, 2018

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

Dear Mr. Weiner:

Introduction:

This Focused Track II Historic Assessment has been prepared on behalf of Muhammad Rezai as part of an application for a code required garage addition, for off street parking, to a two-story single family residence, on a listed historic residence. The subject property is located on the NE cr. of Forest Rd. & 8th (APN# 009-202-015), in Carmel (see photos, plans & drawings provided).

Historical Background & Description:

The subject property is a modern, wood-framed, shed-roofed split-level example of the Second San Francisco Bay Regionalist Style. Carmel building records show that it was constructed in 1949 (CBP# 1876). The small residence is beautifully sited in a corner of its naturally landscaped parcel, running east to west along a steep slope with the lower floor stepping down off on the east.

The property is listed in the 2003 Carmel Historic Resource Inventory at the local level of significance, under California Register criteria 2 (CR2), as an architectural design by Carmel architect and former city councilman Robert Stephenson, and under (CR3) as an excellent and intact example of SF Bay Regionalist 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 1949 (see California DPR 523 documentation provided).

Character-defining features of the property include its rectangular plan; horizontal natural redwood wall-cladding; split-level height; low-pitched shed roof; banded full-height wood and metal-framed single light fixed and awning type windows. It is beautifully sited well back on its naturally landscaped corner lot, riding the brow of a ridge then dropping off its eastern slope for a below grade entry, becoming one with its setting.

Evaluation:

The owners propose to add a code required garage, facing Forest Rd., for off street parking. It will be partially cut into the west side of the sloped parcel with some living space above. The living area will have a shed roof rising toward the north, to differentiate the new construction from the historic residence. As proposed, the living space will be joined to the original house through a simple glazed hyphen coming off the west side-elevation of the historic building. The new construction will be clad in a combination of earth-toned stucco, with some stone veneer.

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."

As noted above, the Standards recommend new additions be placed on secondary elevations, and where alteration has already occurred. In this instance the proposed addition is off a currently fenced secondary elevation. The new garage addition is designed and will be constructed so that the character-defining features of the historic building are not radically changed.

As noted above, the proposed addition is off an inconspicuous secondary elevation on the historic building envelope, and limited in size and scale in relationship to the historic building.

The proposed new work will be differentiated from the old in a manner that makes clear what is historic and what is new. The garage will be one story, partially cut into the hillside with a small, one story of living space above. The stucco wall-cladding will be tinted to blend into the landscape. The new elements will reflect the existing historic building fabric for continuity of design. The work will be compatible with its 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.

SOUTH (FRONT) ELEVATION (primary)

This is a primary elevation that steps down the steep-sloped parcel toward the east. The historic facade will remain basically intact, separated from the proposed new garage by a glazed hyphen off the west side elevation of the historic property.

The exterior wall-cladding of the proposed garage at the upper level will be in a smooth, earth-toned cement stucco, in contrast to the natural horizontal redwood siding of the historic main building block. The garage itself will employ some stone veneer reflecting the natural materials adjacent. Fenestration will be essentially paired casement type. (see photos and plans & drawings provided).

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. If preserving the historic relationship between building, landscape features and open space. If the proposed garage 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).

In accordance with the Rehabilitation Standards recommendations for new additions, the proposed garage will be kept small in scale, and stepped slightly up from the historic roof line of the original building, so as not to obscure or radically change the historic appearance of the building envelope.

WEST SIDE-ELEVATION (secondary)

The proposed ground floor garage addition will be partially screened from the adjacent property to the north by an existing fence. The shed-roof on the upper living space will rise to the north with a band of clearstory windows at the roof-wall junction. The historic character of the subject property will be preserved by a very limited alteration of features, spaces and spatial relationships that characterize the property, consistent with Rehabilitation Standard #2

NORTH (REAR) ELEVATION (secondary)

No change is proposed for this elevation.

EAST SIDE-ELEVATION (primary).

No change is proposed for this elevation.

The proposed work will be in adherence to the Secretary of the Interior's edict encouraging the placing of new additions on non-character-defining elevations and locating alterations and additions to the historic property in areas where previous changes already exist.

As proposed, the work will clearly differentiate the old from the new, but will be 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:

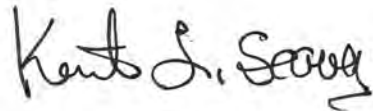
The proposed work on the subject property will be executed consistent with the *Secretary's Standards for Rehabilitation*, with the least possible loss of historic material so that the remaining character-defining features of the historic resource will not be obscured, damaged or destroyed. The proposed 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 appears to be in conformance with the *Secretary of The Interiors Standards for the Treatment of Historic Properties* under the *Standard for Rehabilitation*. (see documentation, photos and plans & drawings provided). No mitigation is needed for this project.

Respectfully Submitted,

A handwritten signature in black ink, reading "Kent L. Seavey". The signature is written in a cursive, flowing style.

NE Corner of Forest Road & 8th Street-Carmel



Photo #1. Looking NE at the south facing facade & west side-elevation of the historic residence, Kent Seavey, January, 2018.



Photo #2. Looking NE at the proposed location for the garage, in the center Of the photo, note bridge to left, Kent Seavey January, 2018



Photo #3. Looking east at the proposed site for the garage, in the center of the photo, note bridge to right, Kent Seavey, 2018.

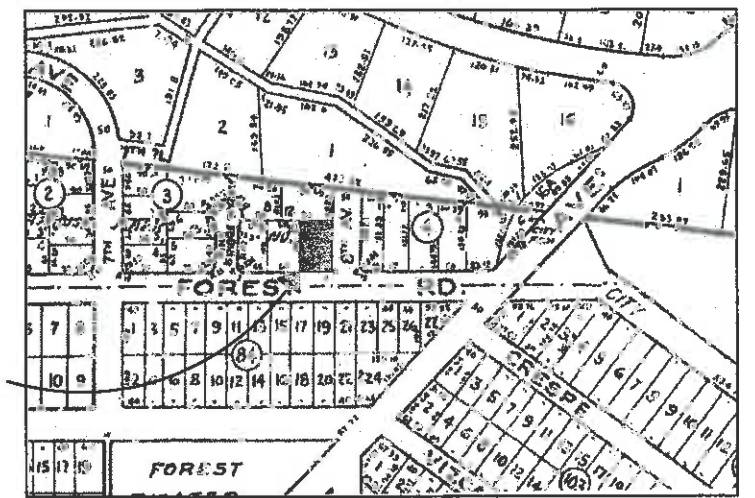
**SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF
HISTORIC PROPERTIES**

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

FOREST RESIDENCE

N/E COR FOREST ROAD & 8TH
CARMEL BY THE SEA, CA.
APN 009-202-015-000

PROJECT



VICINITY MAP

NO SCALE

RECEIVED

FEB 16 2018

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

SHEET INDEX:

- D-1 TITLE SHEET
- D-2 PROPOSED SITE PLAN
- D-3 SITE SURVEY
- D-4 PROPOSED FLOOR PLANS - OPENING SCHED.
- D-5 PROPOSED FLOOR PLANS - DIMENSIONED
- D-6 PROPOSED EXTERIOR ELEVATIONS
- D-7 PROPOSED EXTERIOR ELEVATIONS
- D-8 PROPOSED & EXISTING ROOF PLAN
- D-9 STREETSCAPE

PROJECT INFORMATION

N/E COR FOREST ROAD & 8TH
CARMEL BY THE SEA, CA 93921

LOT 11, BLOCK 3
PARADISE PARK NO 4
VOLUME 4, C&T PAGE 55
APN 009-202-015-000

SITE AREA: 5,952 S.F. 0.1399 ACRES

PROPOSED TREE REMOVAL (2) OAKS
NUMBERS 6 & 7 ON THE SITE ASSESSMENT
PROPOSED TREE PLANTING (0)

PROPOSED GRADING: 31 CY CUT
AT WEST DRIVEWAY 31 CY FILL
62 CY GRADING

ZONING: R-1
MAXIMUM BUILDING HEIGHT = 24'

OWNER INFORMATION

MOHAMMAD REZAI & JAYESH DESAI
25520 VIA MARGARITA
CARMEL, CA 93923

FLOOR AREA

ALLOWED FLOOR AREA 2,440 SF

EXISTING RESIDENCE	1,096 SF
EXISTING LOWER AREA	415 SF
PROPOSED ADDITION	929 SF
	2,440 SF

SCOPE OF WORK

1. ADDITION OF TWO CAR GARAGE
2. NEW DRIVEWAY
3. THE ADDITION OF SECOND FLOOR ABOVE PROPOSED GARAGE CONSISTING OF TWO BEDROOMS AND ONE BATH

LOT COVERAGE

ALLOWED = 22% OF FLOOR AREA = 537 S.F.
50% PERVIOUS BONUS = 236 S.F.
TIB S.F.

PROPOSED STEPPING PADS	28 S.F.
WEST DRIVEWAY	234 S.F. SET IN SAND ONLY
FRONT WALK	212 S.F.
FRONT PATIO	133 S.F.
FRONT STAIRS	168 S.F.
	TIB S.F.

TITLE SHEET

JOHN MANDURRAGO
Design Studios

P. O. BOX "R", CARMEL BY-THE-SEA, CA. 93921 831-625-1653

FOREST ROAD RESIDENCE
N/E COR FOREST ROAD & 8TH
CARMEL BY THE SEA, CA.
APN 009-202-015-000

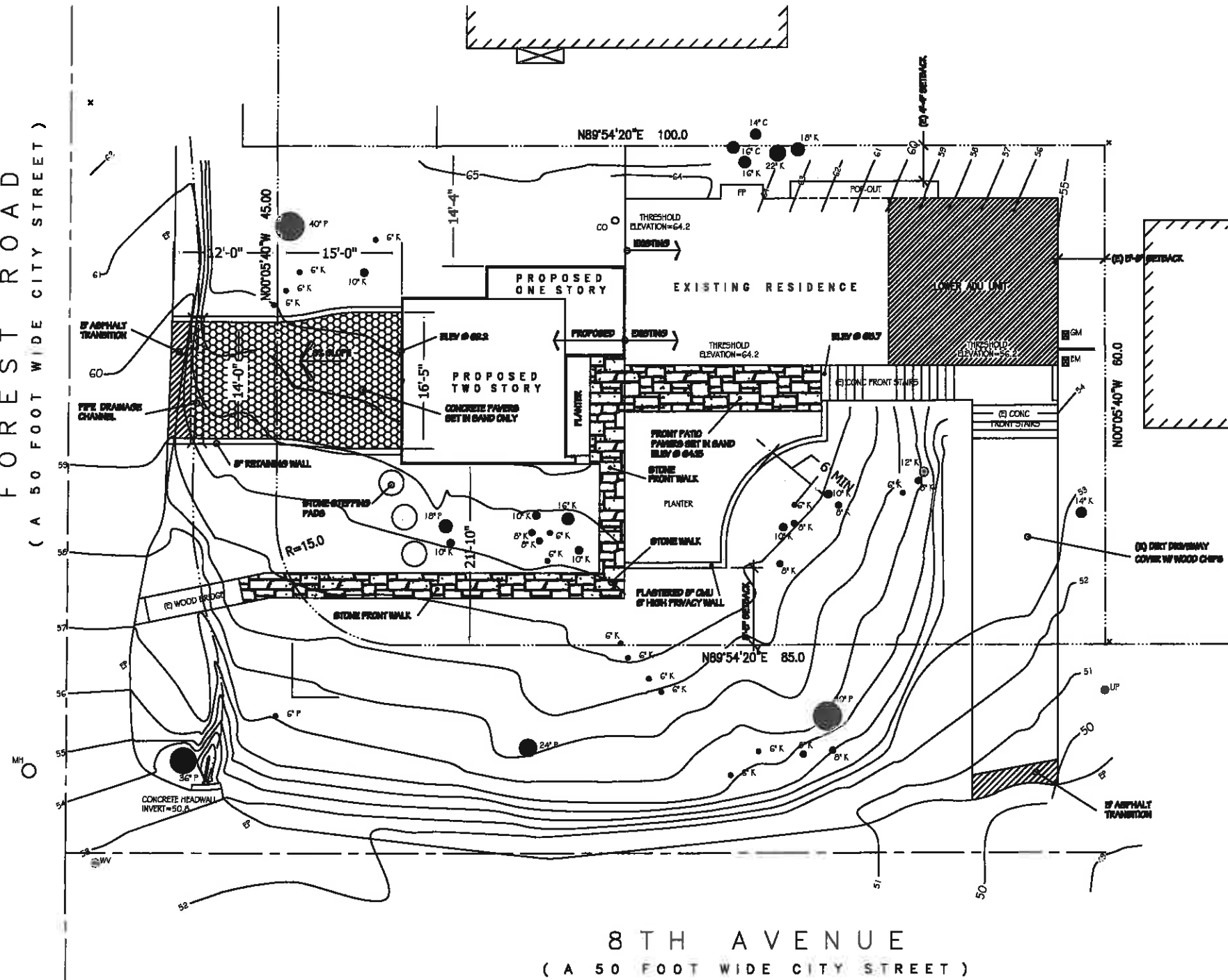
11-27-17

12-21-17

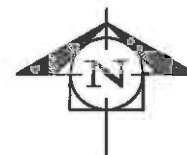
1709

D-1

FOREST ROAD
(A 50 FOOT WIDE CITY STREET)



8TH AVENUE
(A 50 FOOT WIDE CITY STREET)



SITE PLAN

JOHN MANDURRAGO
Design Studios

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

11-27-17

12-21-17

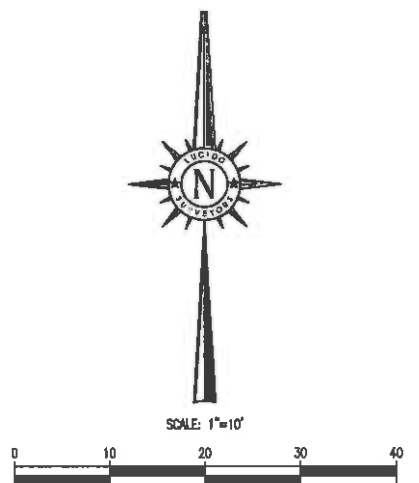
01.15.18

FOREST ROAD RESIDENCE
NE COR FOREST ROAD & 8TH
CARMEL BY THE SEA, CA.
APN 004-202-015-000

1709

D-2

	WOOD FENCE
	WIRE FENCE
	CHAIN LINK FENCE
	STREET SIGN
	SIGN POST
	MAIL BOX
	BOLLARD
	PILLAR
	BLOCK RETAINING WALL
	ROCK RETAINING WALL
	STACKED BLOCK WALL
	CARMEL STONE
	DISABLED PARKING
	STANDARD PARKING STALL
AC	ASPHALT CONCRETE
CS	CARMEL STONE
CMP	CORRUGATED METAL PIPE
CP	CONCRETE PAD
DG	DECOMPOSED GRANITE
XA	EXPOSED AGGREGATE
HDPE	HIGH DENSITY POLY ETHYLENE
PC	PORTLAND CEMENT CONCRETE
PS	PAVER STONE
PVC	POLY VINYL CHLORIDE
RCF	REINFORCED CONCRETE PIPE
TE	TRASH ENCLOSURE
	EDGE OF FOLIAGE
C12T	TREE WITH SIZE AND TYPE
A	ACACIA
C	CYPRESS
O	OAK
M	PALM
P	PINE
R	REDWOOD
T	TREE
SPOT	SPOT ELEVATION



ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM. AN ELEVATION OF 50.0 HAS BEEN ASSIGNED TO A MAG NAIL & DISC SET IN THE PAVEMENT NEAR THE SOUTHEASTERLY CORNER OF THE SUBJECT PROPERTY AS SHOWN HEREON.

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS, AND IS SHOWN APPROXIMATE ONLY - NOT FOR CONSTRUCTION. THIS IS NOT A BOUNDARY SURVEY.
2. ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
3. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES (IF ANY) ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST PROVIDED BY OTHERS, PER AGREEMENT WITH THE SURVEYOR. TREES SMALLER THAN 6" IN DIAMETER MAY NOT BE NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
6. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC. SQUARE FOOTAGE OF BUILDINGS (IF ANY) IS SHOWN APPROXIMATE ONLY, AND SUBJECT TO REVISION AT ANY TIME.
7. NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN. NO WATER METER WAS VISIBLE AT THE TIME OF THIS SURVEY.
8. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN JUNE OF 2017.

OF

VOLUME 4 OF CITIES AND TOWNS AT PAGE 55

Records of Monterey County

PREPARED FOR

BY

Boundary and Construction Surveys • Topographic and Planimetric Mapping
ALTA Surveys and GIS Database Management • Land Planning and Consulting

2 Saucito Avenue
DEL REY OAKS, CALIFORNIA 93940

info@lucidosurveyors.com
(831) 620-5032

JUNE 2017

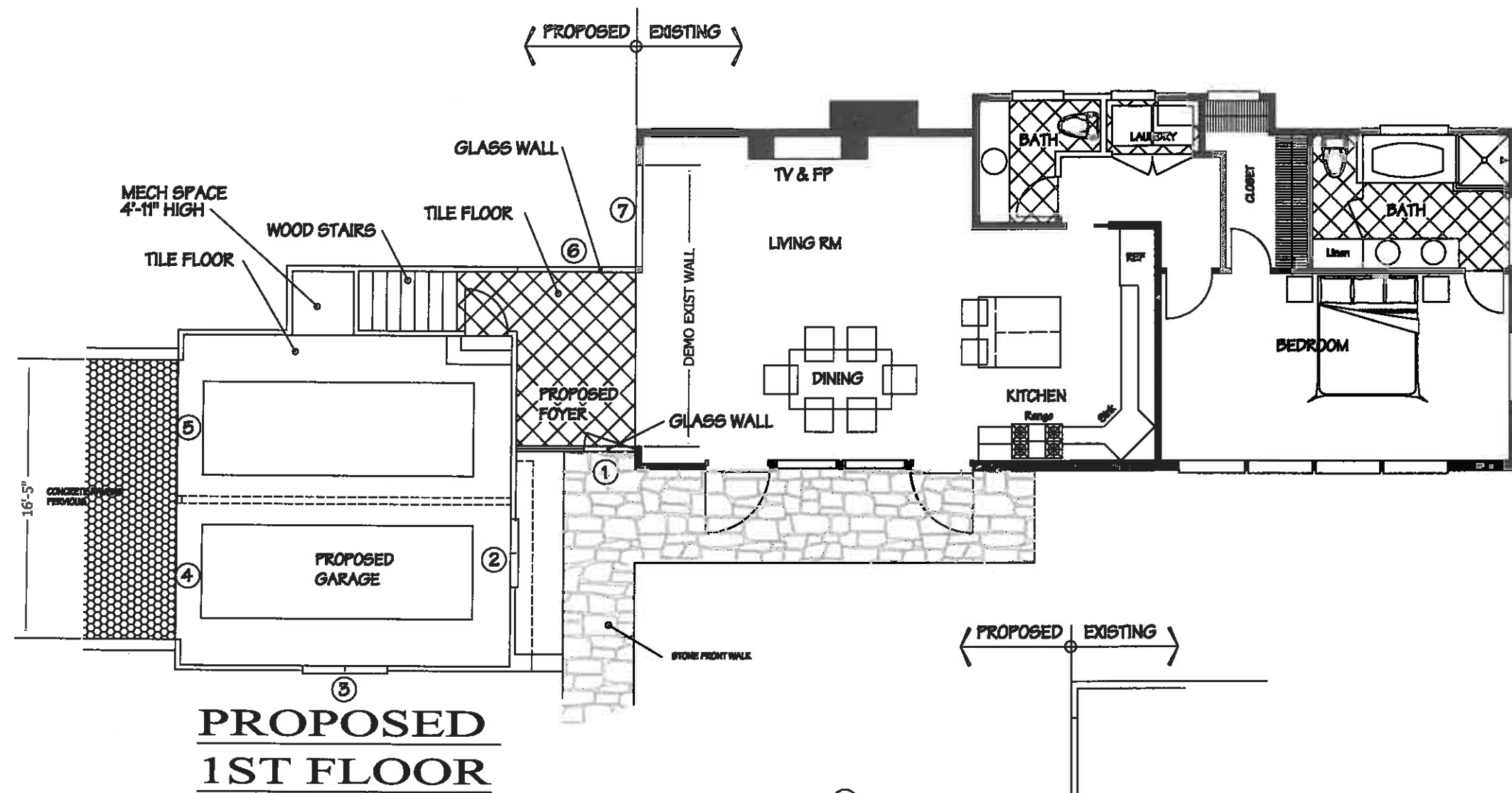
STATE OF CALIFORNIA

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CARMEL, COUNTY OF MONTEREY, STATE OF CALIFORNIA
AND IS DESCRIBED AS FOLLOWS:

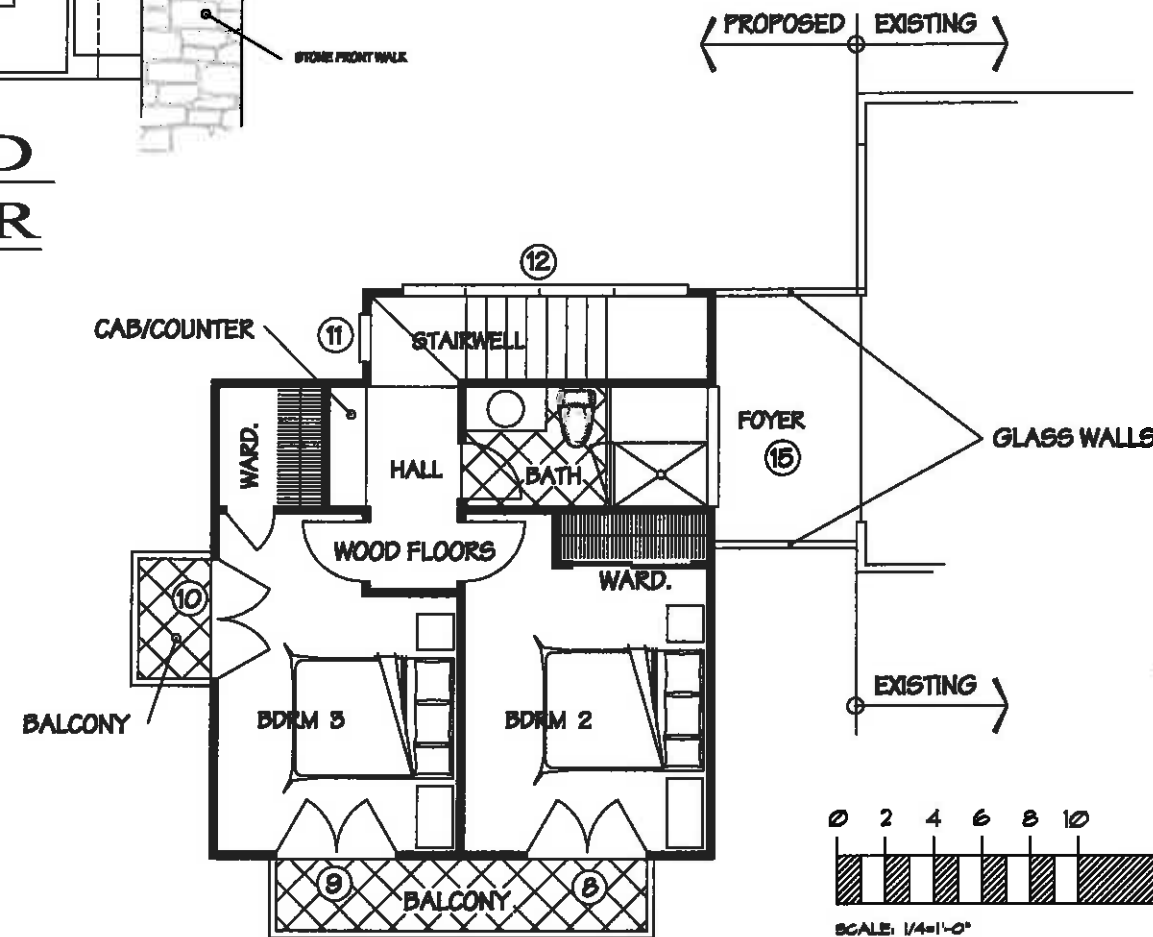
Lot 11, in Block 3, as shown on that certain Map entitled, "Paradise Park Tract No. 4", filed March 18, 1941 in Map Book 4, Maps of "Cities and Towns", at Page 55, in the Office of the County Recorder of Monterey County, California.

APN 009-202-015-000





OPENING SCHEDULE				
WINDOWS AND DOORS ARE KOLBE DUAL GLAZED ANODIZED ALUMINIUM - VISTALUX				
"T" DENOTES TEMPERED SAFETY GLASS				
"E" DENOTES EMERGENCY EGRESS WINDOW OR DOOR AS PER 2016 CRC SEC R310.				
ID	SIZE	STYLE	LOCATION	FINISH
1	3080	Glass Door & Side Lite	T Foyer	black frame
2	4040	Double Casement	GARAGE	black frame
3	5040	Double Casement	GARAGE	black frame
4	8070	Glass Panel Roll-up	T GARAGE	black frame
5	8070	Glass Panel Roll-up	T GARAGE	black frame
6	7080	Fixed Glass Panel	T Foyer	black frame
7	6080	Sliding Glass Door	T LIVING ROOM	black frame
8	(2) 2668	French Doors	T BEDROOM 2	black frame
9	(2) 2668	French Doors	T BEDROOM 3	black frame
10	(2) 2668	French Doors	T BEDROOM 3	black frame
11	2040	Fixed Glass Panel	STAIRWELL	black frame
12	(4) 3026	Fixed Glass Panel	STAIRWELL	black frame
13		not assigned		
14		not assigned		
15	5020	Awning Glass Panel	T BATH	black frame



PROPOSED FLOOR PLANS

JOHN MANDURRAGO
Design Studios

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

1709
D-4

FOREST ROAD RESIDENCE
NE COR FOREST ROAD & 8TH
CARMEL BY THE SEA, CA
APN 004-202-015-000

Architectural floor plan showing a proposed first floor addition (hatched area) and existing building structure. The plan includes dimensions for various sections and a north arrow.

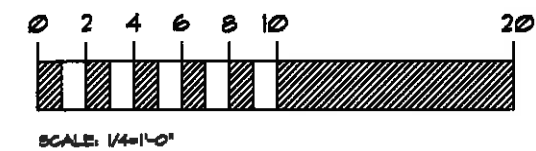
Dimensions:

- Top horizontal dimensions: 6'-4", 20'-8", 11'-6", 79'-3", 5'-2", 3'-3", 17'-11", 14'-6"
- Left vertical dimensions: 8'-2", 3'-10", 20'-0", 20'-0"
- Bottom horizontal dimensions: 20'-0", 12'-11", 10'-10", 1'-8", 2'-0", 2'-0"
- Right vertical dimensions: 20'-1", 2'-0"

Labels:

- PROPOSED FIRST FLOOR ADDITION SHOWN HATCHED
- EXISTING

Floor plan of the second floor of a building. The plan shows a central rectangular area with a staircase on the right side. There are two balconies: one on the left side labeled "BALCONY" and one at the bottom labeled "BALCONY". The dimensions of the building and its various sections are provided in feet and inches. The overall width is 27'-0" and the overall depth is 20'-0". The staircase is 6'-4" wide. The left balcony is 3'-10" deep. The bottom balcony is 21'-0" wide. The central area is 20'-8" wide. The right side of the plan shows a continuation of the building with a width of 10'-10" and a depth of 12'-11".



PROPOSED FLOOR PLANS DIMENSIONED

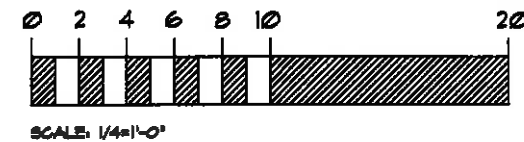
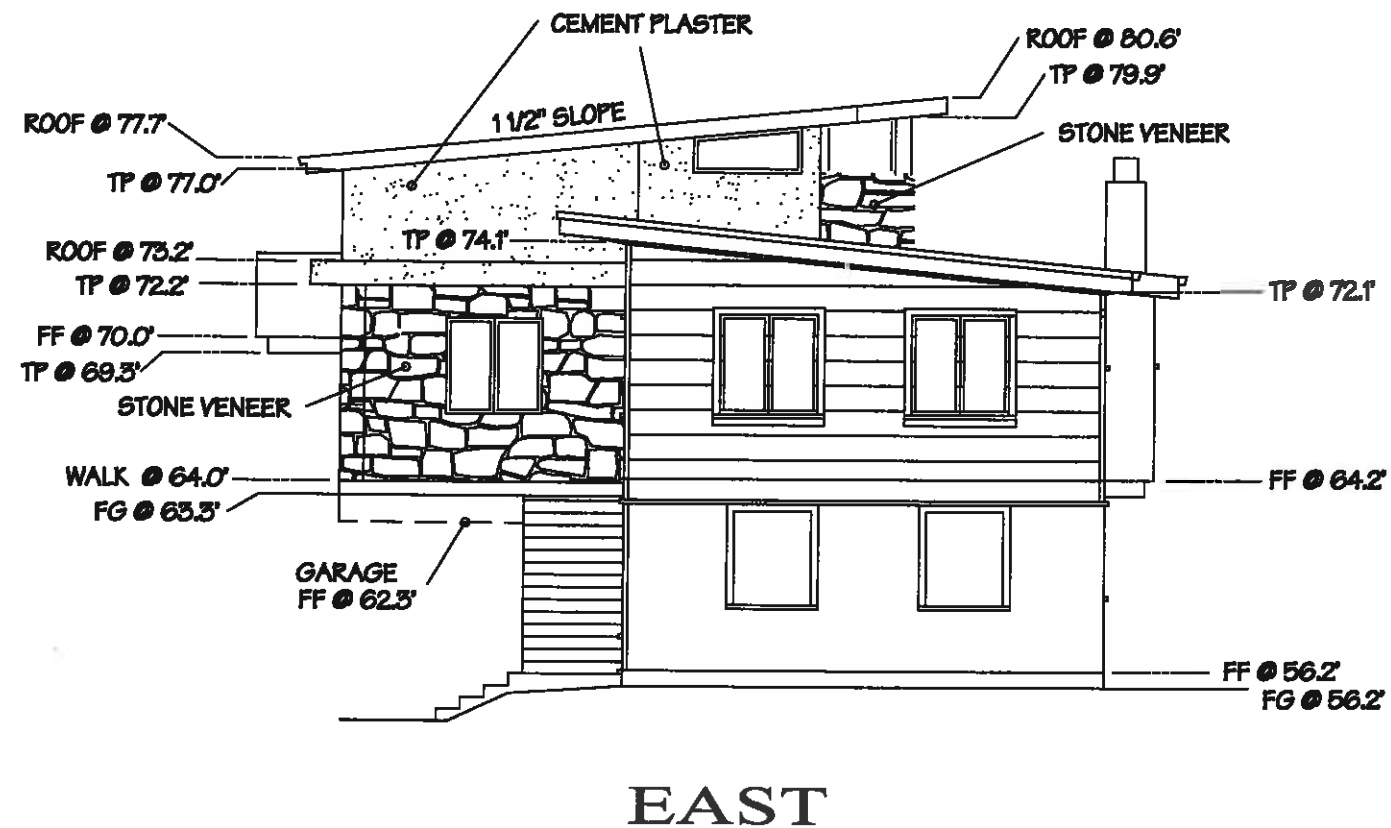
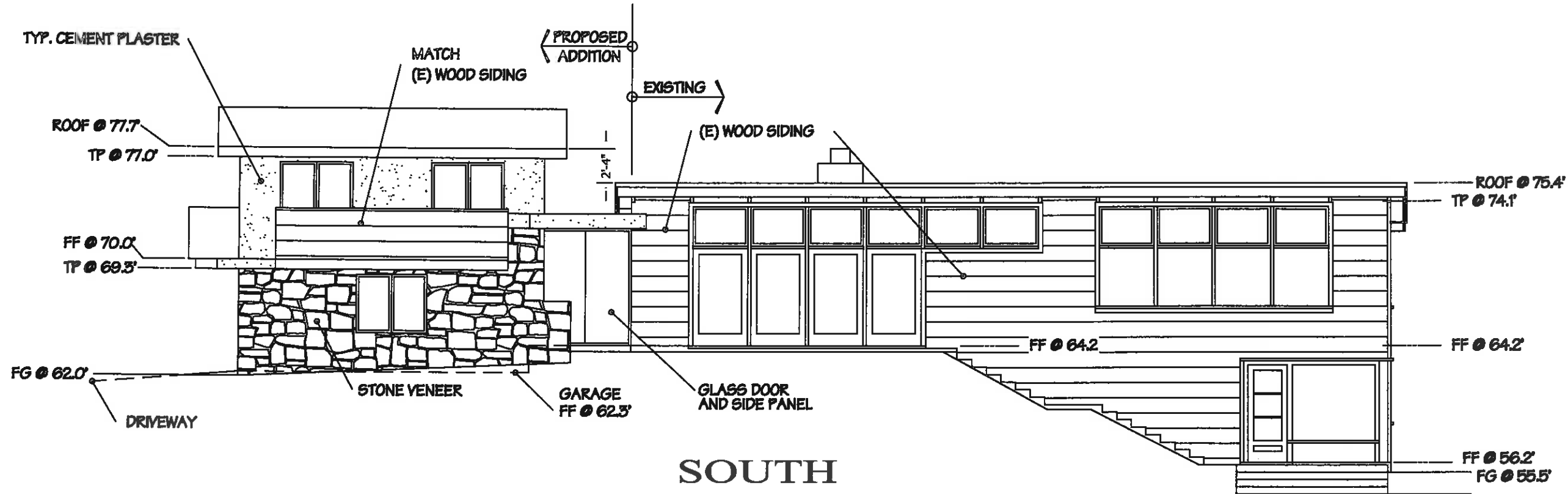
JOHN MANDURRAGO
Design Studios

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

11-27-17
12-21-17
01.15.18

FOREST ROAD RESIDENCE
NE COR FOREST ROAD & 8TH
CARMEL BY THE SEA, CA.
APN 004-202-015-000

709
0-5



EXTERIOR ELEVATIONS

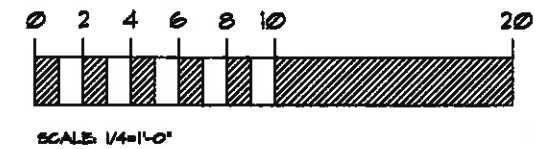
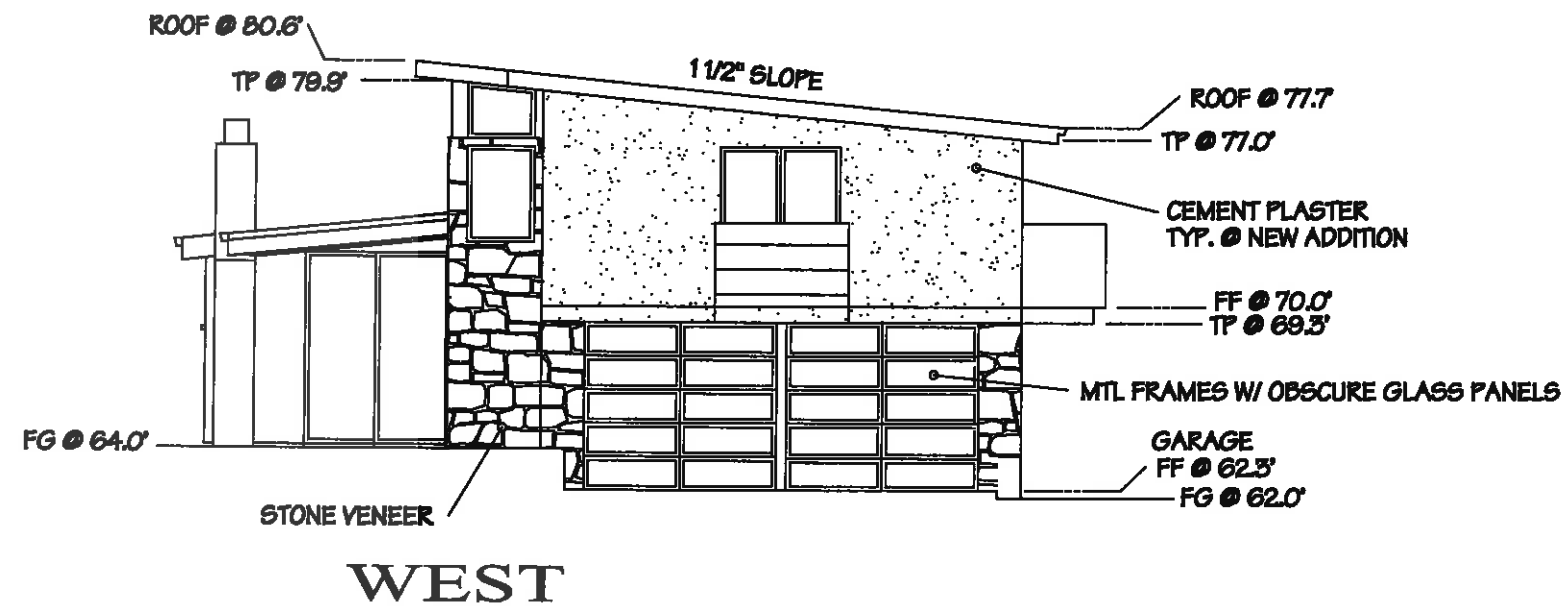
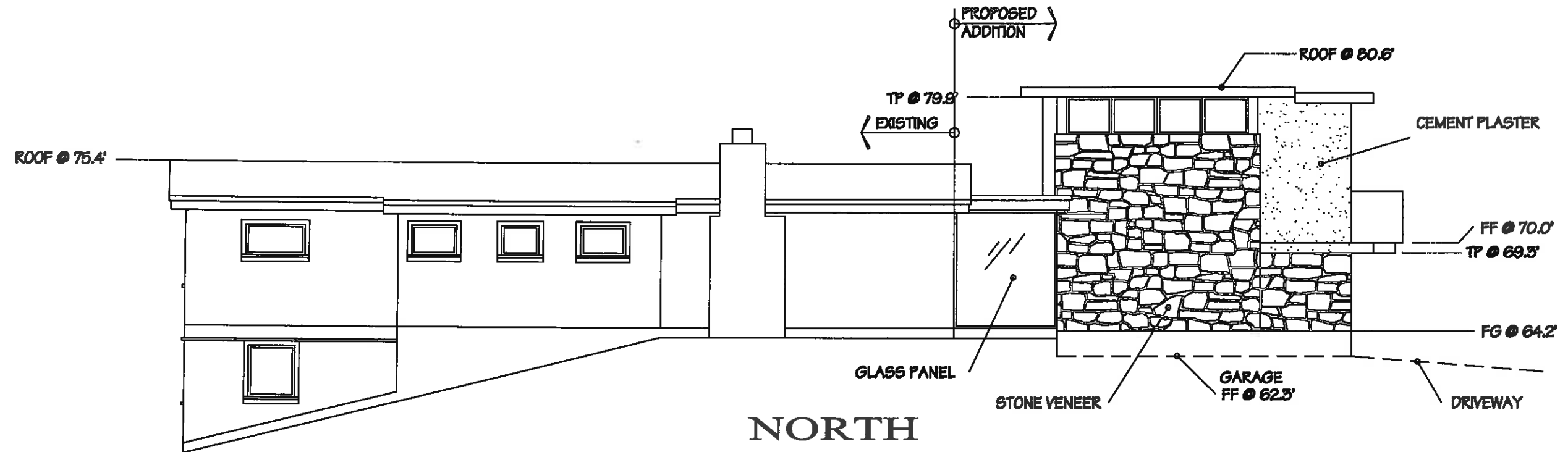
JOHN MANDURRAGO
DESIGN STUDIOS
P. O. BOX 77, CARMEL BY THE SEA, CA 93921 831-828-1883

11-27-17
12-21-17

JOB NUMBER 1709
SHEET NUMBER D-6
31

FOREST ROAD RESIDENCE
NE COR FOREST ROAD & 8TH
CARMEL BY THE SEA, CA.
APN 004-202-015-000

REV.:
REV.:
REV.:



EXTERIOR ELEVATIONS

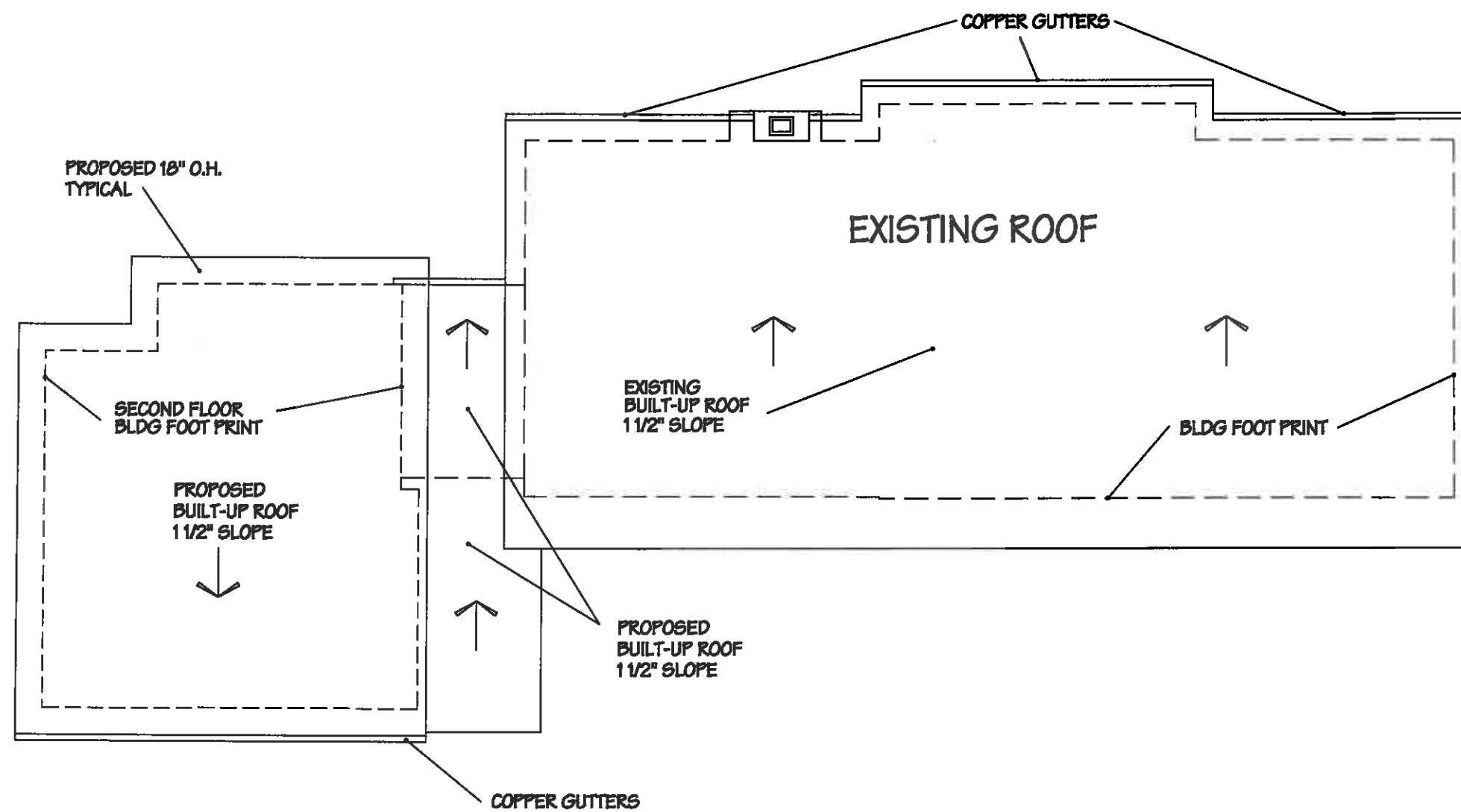
JOHN MANDURRAGO
DESIGN STUDIOS

P. O. BOX 77, CARMEL BY THE SEA, CA. 93921 831-825-1883

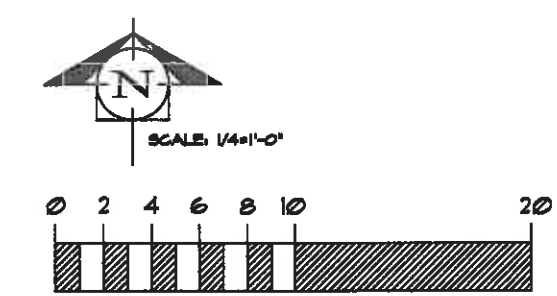
11-27-17
12-21-17

JOB NUMBER
1709
SHEET NUMBER
D-7

FOREST ROAD RESIDENCE
NE COR FOREST ROAD & 8TH
CARMEL BY THE SEA, CA.
APN 009-202-015-000



PROPOSED ROOFS

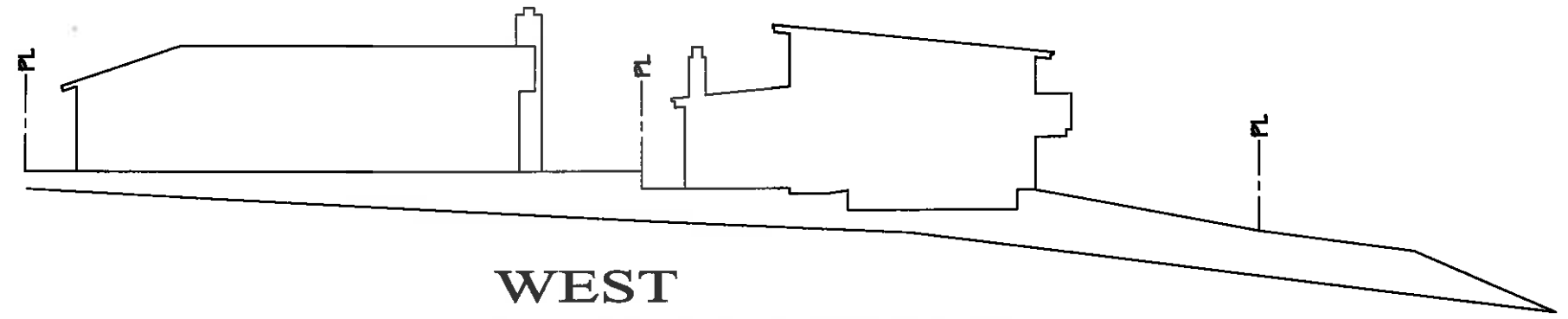


PROPOSED /EXIST ROOF PLANS

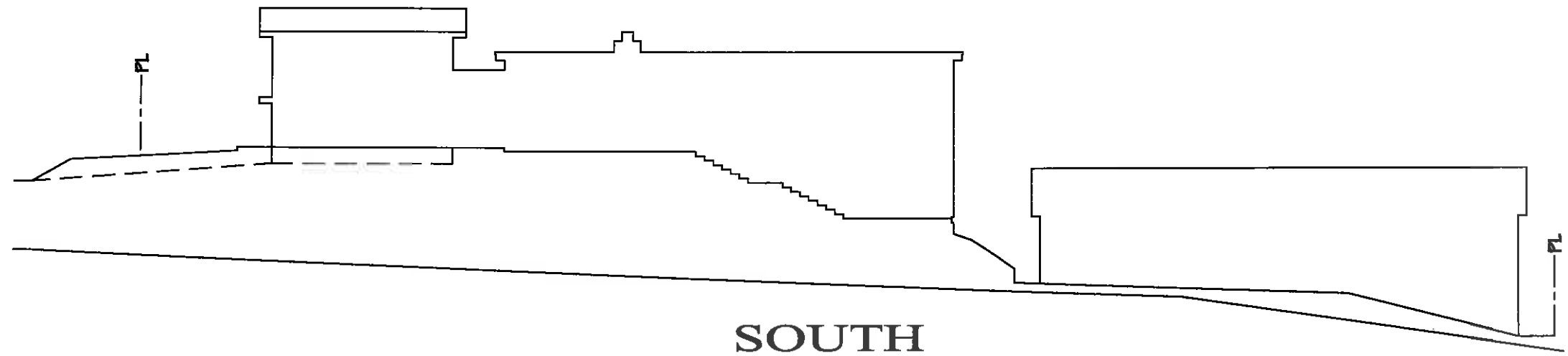
11-27-17	JOHN MANDURRAGO DESIGN STUDIOS <small>P. O. BOX "K", CARMEL BY-THE-SEA, CA. 93021 831-825-1853</small>	JOB NUMBER 1709
12-21-17		SHEET NUMBER D-8
01.15.18		

FOREST ROAD RESIDENCE
 NE COR FOREST ROAD & 8TH
 CARMEL BY THE SEA, CA.
 APN 004-202-015-000

REV.:	
REV.:	
REV.:	



WEST
FOREST STREET



SOUTH
8TH AVENUE



STREET SCAPE

SCALE: 1/8"=1'-0"

JOHN MANDURRAGO
DESIGN STUDIOS

P. O. BOX 74, CARMEL BY THE SEA, CA. 93921 831-925-1883

11-27-17

12-21-17

01.15.18

JOB
NUMBER 1709

SHEET
NUMBER
D-9

REV.:
REV.:
REV.:
FOREST ROAD RESIDENCE
N/E COR FOREST ROAD & 8TH
CARMEL BY THE SEA, CA.
APN 004-202-015-000



CITY OF CARMEL-BY-THE-SEA

Historic Resources Board

February 26, 2018

To: Chair Dyar and Historic Resource Board Members

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

Submitted by: Catherine Tarone, Assistant Planner

Subject: Consideration of a Design Study (DS 17-174) for an addition to a historic residence located in the Single-Family Residential (R-1) Zoning District

Application: DS 17-174

APN: 010-267-004

Location: Carmelo St., 2 NW of 7th Ave.

Block: S

Lot: 13 & 15

Applicant: Karen Munro

Property Owner: Scott and Karen Munro

EXECUTIVE SUMMARY

The applicant is proposing to construct a 740-square-foot single-story addition consisting of a 400-square-foot garage and a 340-square-foot new bedroom and bathroom. On the second floor, a 740-square-foot open rooftop deck and gas fire pit will be constructed above the footprint of the new addition. All exterior modifications are proposed on the rear (west) elevation.

RECOMMENDATION

Staff recommends that the Historic Resources Board issue a Determination of Consistency with the Secretary of the Interior's Standards.

BACKGROUND

The existing residence is a one-and-two story, wood-framed, Spanish Eclectic style residence, constructed in 1928, and known as the 'John B. Adams House.' The property is listed at the local level of significance, under California Register Criteria 3, in the area of architecture, as an excellent and basically intact example of the Spanish Eclectic style of residential design. It is also significant as an original design by Carmel master-builder Michael J. Murphy. The resource is representative of the theme of Architectural Development in Carmel (1888-1965) as set forth in the 2008 Carmel Historic Context Statement. A State of California DPR 523A form was prepared for the 'John B. Adams' house in 2002 by Historic Preservation Consultant Kent L. Seavey (Attachment D). According to the City's Historic Consultant, character-defining features of the residence include the following:

"It's one-and-two story height; irregular plan; cement stucco exterior wall-cladding; eclectic mixture of... hipped, gabled and flat roof and terrace surfaces, some clad with Mission tiles; eclectic mix of decorative elements within the Spanish Eclectic design vocabulary including references to Monterey Colonial formality as well as Spanish hill town informality; irregular multi-paned fenestration with single, paired and banked fixed, double-hung and banked windows, as well as examples of Spanish Eclectic Style decorative trim."

According to the residence's DPR form, the existing one-and-two-story residence is irregular in plan and rests on a concrete foundation. The exterior wall cladding is smooth cement stucco. The roof system has a low-pitched hipped roof on the main two-story building block, a flat roof on the single-story east wing, and a low-pitched hip-and-gable roof on the west wing. The pitched roofs are composition shingle and have slightly overhanging eaves with exposed rafter tails, as depicted in the original plans, while the flat roof is tar-and-gravel. The residence's stucco chimney rises out of the east side of the west wing onto the west wall of the main building, south of the ridge line. The roofs of the main building and the west wing overhang recessed open balconies which is characteristic of the Monterey Colonial style. Fenestration is irregular with a wood sash, multiple panes and steel cladding.

The residence is built on a 10,000-square-foot lot that slopes downward to the west by 11 feet. The original attached garage on the northwest elevation immediately adjacent to the proposed addition was removed and there is no existing covered parking. According to the project plans, the upper level of the residence is 542 square feet, the main level is 1,494 square feet, and the lower level is 593 square feet. The total existing square footage is 2,559 square feet while the maximum allowed for a 10,000 square-foot lot is 3,300 square feet.

PROJECT DESCRIPTION

The applicant is proposing to construct a 740-square-foot addition to the rear (west) elevation consisting of a 400-square-foot garage and a 340-square-foot new bedroom and bathroom. The construction of the addition will require the removal of a large single light window and a door on the lower-floor of the rear west elevation. This single pane window does not appear to be original to the residence as the original building plans show a divided light window in this location (see Attachment A for photographs and the original building plans). The applicant is proposing to dispose of this single-pane window. On the roof of the addition, the applicant is proposing to construct a 740-square-foot open rooftop deck and gas fire pit. The new deck will be accessible from an existing small covered deck off of the dining room. The existing spaced wood railing on the west elevation of the small covered deck will be removed to provide access to the new open deck. Staff notes that while the plans show a spaced railing around the west and south elevations of the proposed deck, the applicant has decided to make the railing around the deck a solid, 42-inch-high stucco wall. All exterior modifications to the historic fabric of the building are proposed on the rear (west) elevation.

STAFF ANALYSIS

Historic Evaluation Summary: 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. The proposed alterations were reviewed by the City's Historic Preservation Consultant and a Phase II Historic Assessment was prepared. The Assessment includes an analysis of the proposed changes based on the Secretary of the Interior's Standards for the Treatment of Historic Properties (Attachments D and E). The Assessment concludes that the project, as shown on the project plans stamped received on December 26, 2017, would not cause a significant change to the listed historic resource and would not cause a significant adverse impact on the environment. Therefore, the project would be consistent with the Secretary of the Interior's Standards.

Secretary of the Interior's Standards: The *Secretary of the Interior's Standards for the Treatment of Historic Properties* identify four primary treatment approaches to historic buildings: Restoration, Preservation, Reconstruction and Rehabilitation. Rehabilitation is the recommended standard of treatment for this project. Rehabilitation is defined as the act or process of making a compatible use for a property through repair, alterations and additions while preserving those portions of features which convey it's historical, cultural, or architectural values. Based on the Phase II Historic Assessment prepared by Historic Preservation Consultant Mr. Kent Seavey, the project is consistent with the Secretary's Standards for Rehabilitation. The proposed addition and exterior modifications will be at the rear of the residence and will not impact the primary elevation.

Standard #9 states, *"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 addition will be constructed on a secondary elevation at the rear of the property which, according to Mr. Seavey, was previously altered, as garage was located under the gabled upper-story portion of the residence on the north elevation (See original building plans in Attachment A).

The new work will be differentiated from the original residence. The stucco wall cladding on the addition and the parapet wall of the rooftop deck will be smooth rather than textured like the historic wall cladding.

Since historic fenestration is irregular on this property, divided light historic windows vary in dimension. The proposed French doors and side lights on the south elevation will be differentiated from original windows and doors since they will be modern in appearance and will incorporate a wood panel at the bottom portion of the door which is not present in the historic portion of the residence. The final French door design is depicted on the product information on sheet A3.2 of the plans pictured below the south elevation, while the French

doors shown on the south elevation are not the correct design. Staff notes that these new French doors on the south elevation will replace an oriel window that was not original to the residence.

The entrance to the single-story garage and the stucco parapet wall of the rooftop deck will be visible on the north primary side elevation; however, the garage and deck will be stepped down from the historic roofline of the original in order to not to obscure or radically change the historic appearance of the building envelope. The roofing material for the addition is proposed to be asphalt shingle to match the existing residence; however, staff notes that the original building plans state that the roofing was originally a split shake roof. As previously mentioned, the railing around the deck is proposed to be a 42-inch-high stucco wall on all sides of the deck. The construction of the deck will require the removal of a large tree limb. The Forestry Department has reviewed the plans and does not see an issue with removing the large tree limb in order to install the deck.

Mr. Seavey is not recommending any mitigation for this project as he feels that the project, as proposed, is consistent with the Secretary of the Interior's Standards for Rehabilitation.

Planning Commission Review: If the Historic Resources Board is able to issue a Determination of Consistency with the Secretary of the Interior's Standards for the proposed addition, this project will next be reviewed by the Planning Commission for compliance with the City's Residential Design Guidelines for privacy, views, mass and building forms. One potential issue is that the Planning Commission may feel that the proposed 740 square-foot rooftop deck may constitute a privacy concern since it overlooks the neighboring properties to the west, south and north. While evaluation of privacy impacts is not within the purview of the Historic Resources Board, the Planning Commission may require design changes to the design of the rooftop deck intended to mitigate potential privacy impacts. Mitigation required by the Planning Commission may include moving the stucco parapet wall back from the wall line of the addition or installing an additional railing to reduce the size of the deck. If changes to the addition or rooftop deck will significantly impact the compatibility of the addition or rooftop deck with the historic residence, the application will be referred back to the Historic Resources Board for consideration.

Alternatives: The staff recommendation is to issue a determination that the application is consistent with the Secretary's Standards. Alternatively, the Board could require modifications to the plans intended to make the exterior modifications more compatible with the historic residence, in which case the application could be continued. Also, the Board could find the application inconsistent with the Secretary's Standards, which would result in either the applicant withdrawing the project, or require additional CEQA analysis to evaluate impacts on historic resources.

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

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

ATTACHMENTS:

- Attachment A – Site Photographs
- Attachment B – Conditions of Approval
- Attachment C – DPR 523A Form for 'John B. Adams House'
- Attachment D – Phase II Historic Assessment
- Attachment E – Secretary of the Interior's Standards
- Attachment F – Project Plans

Munro Residence Site Photographs



East Front Elevation (No Changes Proposed to Front)



North Side Elevation



North Side Elevation



North Side Elevation and Deck Staking and Flagging



Rear West Elevation and Area of Addition



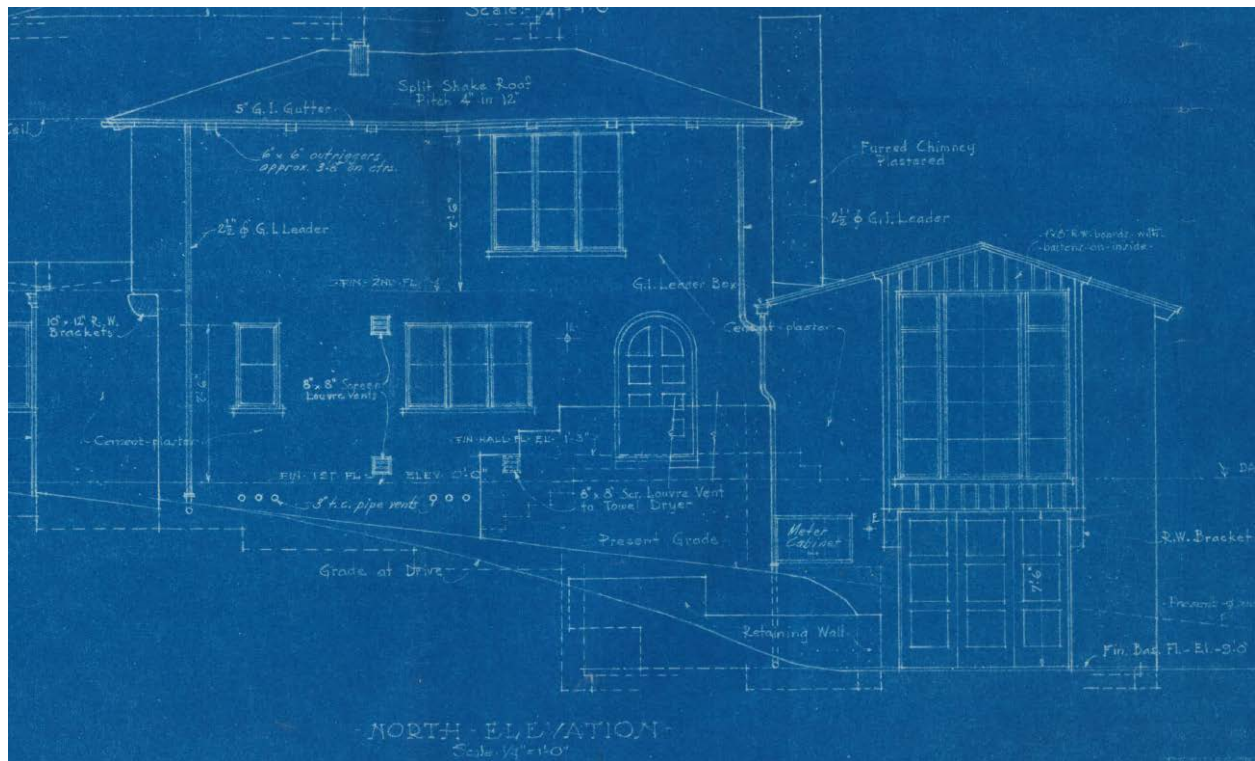
Rear West Elevation and Area of Addition



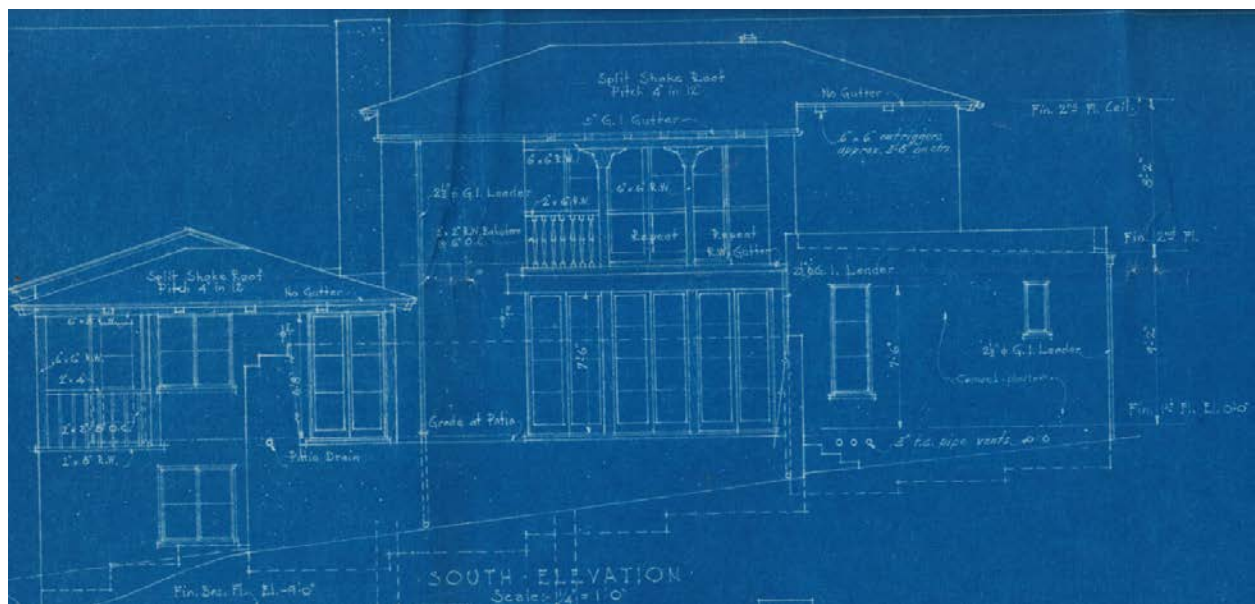
Rear West Elevation and Area of Addition



Side South Elevation and Area of Addition



Original Blueprints of the North Elevation drawn by M.J. Murphy in 1928



Original Blueprints of the South Elevation drawn by M.J. Murphy in 1928

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

CONDITIONS OF APPROVAL

DS 17-174 (Munro)
Carmelo Street, 2 NW of 7th Avenue
Block: S; Lots: 13 & 15
APN: 010-267-004

AUTHORIZATION:

1. This Determination of Consistency for DS 17-174 (Munro) authorizes the construction of a 740-square-foot single-story addition consisting of a 400-square-foot garage and a 340-square-foot new bedroom and bathroom. On the second floor, a 740-square-foot open rooftop deck and gas fire pit will be constructed above the footprint of the new addition. The railing around the upper-story deck will be a 42-inch-high solid stucco wall. All work shall conform to the plans dated received December 26, 2017 except as modified by the special conditions below and shall conform to the Secretary of the Interior's Standards for Rehabilitation.

SPECIAL CONDITIONS:

2. Prior to the beginning of construction, the applicant shall convene a pre-construction meeting to include the contractor and the City's Project Planner to ensure compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. A Building Permit will not be issued until this meeting has occurred.
3. The applicant shall submit a limb removal permit for the removal of the tree limb at the deck.
4. Trees shall be protected during construction by methods approved by the City Forester. All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Twelve inches (12") of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit.

*Acknowledgement and acceptance of conditions of approval.

Property Owner Signature

Printed Name

Date

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

Attachment C - DPR

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

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Looking SW at the north facing facade &

Other Listings

Review Code _____

Reviewer _____

Date _____

Page 1 of

Resource Name or #: (Assigned by recorder)

John B. Adams 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)

2 NW of 7th, W/side Carmelo (Blk S, Lots 13 & 15)

Parcel No. 010-267-004

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

A one-and-two-story, wood-framed Spanish Eclectic style residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a smooth cement stucco. The roof system consists of a low-pitched hipped roof on the main two-story building block, a flat roof on the one story wing on the east, and a low-pitched hip-and-gable roof on the west wing. The two pitched roofs have slightly overhanging eaves with exposed rafter tails, or outriggers, as specified in the original plans, and are covered in a composition shingle, while the flat roof is capped with tar & gravel. There is one chimney present. It is covered in cement stucco. It combines elements of both the interior and exterior eave wall type, as it rises out of the east side of the west wing onto the west wall of the main building block, just south of the ridge line. The roofs of the main building block and the west wing overhang recessed open balconies, in the Monterey Colonial style. The balcony roofs are supported by wood posts, plain on the cutaway SW cr. of the west wing, but corbeled on the partial-width porch on the second floor of the main building block, which also has fancy turned wood balusters. A slight room overhang at the NE cr. of the main building block is carried on exposed shaped wood joists. A large, multi-paned studio window, found centered in the north elevation of the west wing, above the attached garage, is faced with board-and-batten detailing.

b. Resource Attributes: (List attributes and codes)

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 #)
(View toward). Photo No: 5050- .

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☐ Historic ☐ Both

1928 Carmel bldg. records

P7. Owner and Address

Patricia Faul
P.O. Box 4365
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: 9/7/2004

P10. Survey Type: (Describe)

Intensive-Carmel Historic Resource
Inventory-ongoing

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

one

Attachments

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Continuation Sheet

☐ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

☐ Other: (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

2 of

NRHP Status Code

Resource Name or #: (Assigned by recorder) John B. Adams House

B1. Historic Name:

B2. Common Name:

B3. Original Use: residence

B4. Present Use: residence

B5. Architectural Style: Spanish Eclectic

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

Constructed 1928 (CBP# 2042); kitchen remodel 1971 (CBP# 71-55) reroof 1992 (CBP# 92-142)

B7. Moved? ☐ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features:

B9a. Architect: designer/Michael J. Murphy

b. Builder: Michael J. Murphy

B10. Significance: Theme: Architectural Development

Area: Carmel by-the-Sea

Period of Significance: 1903-1940 Property Type: single family residence Applicable Criteria: CR 3

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

The John B. Adams House is significant under California Register criterion 3, in the area of architecture, as an excellent and basically intact example of an original Spanish Eclectic design by Carmel master-builder Michael J. Murphy.

The house presents a fairly simple and straight forward parapeted flat roofed Southwestern wing to Carmelo on the east, with decorative details like round tile vents. The two-story main building block is much more in the Monterey Colonial mode, with its handsome second story wood balconies overlooking the rear patio and gardens SW toward the bay. Murphy's asymmetrical plan and eclectic mix of decorative elements within the Spanish Eclectic design vocabulary have created an unusual, but successful composition that combines Spanish hill town informality with its varied wing heights and irregular fenestration, with a decidedly formal treatment of the rear patio area where it transitions into the main building block. The partial framing of the space by the flanking wings emphasizes the importance of the two-story Monterey Colonial composition. Murphy was clearly no copyist. this is a most interesting and singular design.

Michael J. Murphy (1885-1949) came to Carmel in 1902 and built a home for his mother. Two years later Franklin Devendorf hired him to be the builder for the Carmel Development Company. Murphy went on to become the most prolific designer-builder in Carmel's history, with as many as 350 structures to his credit. In 1914 Murphy established his own contracting firm, and in 1924 he opened M.J. Murphy Inc., which sold building supplies, did rock crushing and concrete work and operated a lumber mill and cabinet shop. Murphy was the most active designer-builder in the area between 1902 and 1940, and did as much to give Carmel its basic architectural character as any other single person. The Adams House clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development. No information on the original owner, John B. Adams has been found.

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

Sanborn fire insurance map of Carmel 1930, 1930-62

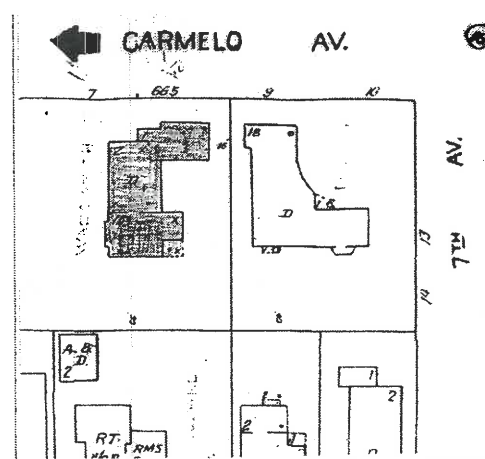
B13. Remarks: Zoning R-1
CHCS (AD)

B14. Evaluator: Kent L. Seavey

Date of Evaluation: 9/7/2004

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

Page 3 of

Resource Name or #: (Assigned by recorder)

John B. Adams House

Recorded by:

Kent L. Seavey

Date 9/7/2004

☒ Continuation ☐ Update

P3. Fenestration is irregular, with a combination of single and banked fixed and double-hung wood sash, multi-paned industrial steel casement type windows and banked wooden French doors. The arched, wood-panel entry door is found toward the west on the north (front) elevation of the main building block. It is reached by an open brick side approach staircase with closed rail. The house is sited on a steep slope, falling away to the SW. It has a bricked patio on the south, accessed by the banked French doors mentioned above, which are centered on the south (rear) elevation of the main building block. There are fairly formal gardens all around the house and low, well maintained boxed hedges. The residence is located in a wooded neighborhood of one and two story residences of varying ages and styles.

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

January 15, 2018

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

Dear Mr. Weiner:

Introduction:

This Focused Track II Historic Assessment has been prepared on behalf of Karen Munro as part of an application for a code required garage addition, for off street parking, to a two-story single family residence, on a listed historic residence. The subject property is located 2NW of 7th St. on Carmelo (APN# 010-267-004), in Carmel (see photos, plans & drawings provided).

Historical Background & Description:

The subject property is a one-and-two story, wood-framed Spanish Eclectic Style residence. Carmel building records show that it was constructed in 1928 (CBP# 2042); and had a kitchen remodel in 1971 (CBP# 71-55) as well as a reroofing in 1992 (CBP# 92-142). 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 in the 2003 Carmel Historic Resource Inventory at the local level of significance, under California Register criteria 2 (CR2), as an architectural design by Carmel Master builder Michael J. Murphy, and under (CR3) as an excellent example of Spanish Eclectic Style residential design. It falls under the theme of Architectural Development in Carmel (1888-1965), established in the 2008 Carmel Historic Context Statement. Its period of significance is 1928 (see California DPR 523 documentation provided).

Character-defining features of the property include its one-and-two-story height; irregular plan; cement stucco exterior wall-cladding; eclectic mixture of a mix of hipped, gabled and flat roof and terrace surfaces, some clad with Mission tiles; eclectic mix of decorative elements within the Spanish Eclectic design vocabulary including references to Monterey Colonial formality as well as Spanish hill town informality; irregular multi-paned fenestration with single, paired and banked fixed, double-hung and banked windows, as well as examples of Spanish Eclectic Style decorative trim.

Evaluation:

The owners propose to add a one-story flat-roofed garage, with some living space, and a parapeted open roof deck, off the west side-elevation of the existing building envelope, which is a secondary elevation. The garage will have a north facing paneled overhead door with a narrow wood pergola above. An elongated pop-out window and single flush wood door will characterize its west side elevation. French doors fronted by a wood trellis, on the rear (south) elevation, will access the garden. 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."

As noted above, the Standards recommend new additions be placed on secondary elevations, and where alteration has already occurred. In this instance the proposed addition is off an altered secondary elevation. The new addition is designed and will be constructed so that the character-defining features of the historic building are not radically changed. As noted above, the proposed addition is off an inconspicuous secondary elevation on the historic building envelope, and limited in size and scale in relationship to the historic building.

The proposed new work will be differentiated from the old in a manner that makes clear what is historic and what is new. The garage will be one story, with a flat roof. The stucco wall-cladding will be smooth, not textured like the historic building envelope. 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.

NORTH (FRONT) ELEVATION (primary, altered)

This is a primary elevation that steps down the steep-sloped parcel toward the west. The front-gabled portion of the building envelope once had a garage on the ground level. The proposed new garage will abut the west side of this two-story feature. The exterior wall-cladding will be a smooth, cement stucco, in contrast to the textured stucco coating on the main building block. By its location and scale it should not be visible from the roadway above (see photos and plans & drawings provided).

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. If preserving the historic relationship between building, landscape features and open space. the proposed garage 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).

In accordance with the Rehabilitation Standards recommendations for new additions, the proposed garage will be kept small in scale, and stepped down from the historic roof line of the original second floor, so as not to obscure or radically change the historic appearance of the building envelope.

WEST SIDE-ELEVATION (secondary, altered)

The proposed ground floor garage addition will be partially screened from the adjacent property to the west by an existing fence. There will be no height increase on the historic building envelope. The proposed parapet railing on the roof deck will be enclosed and extended to meet an open metal railing running along the rear (south) elevation.

The historic character of the residence will be preserved by a very limited alteration of features, spaces and spatial relationships that characterize the property, consistent with Rehabilitation Standard #2

SOUTH (REAR) ELEVATION (secondary)

As proposed, the new garage will be set back, towards the north, where it abuts the west wall of the original historic building envelope. It will not be visible from a public right-of-way. As noted above, there will be a ground level set of French doors framed by a wood trellis, accessing the side yard gardens.

EAST SIDE-ELEVATION (primary).

No change is proposed for this elevation.

The proposed work will be in adherence to the Secretary of the Interior's edict encouraging the placing of new additions on non-character-defining elevations and locating alterations and additions to the historic property in areas where previous changes already exist.

As proposed, the work will clearly differentiate the old from the new, but will be 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 historic 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 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,



2NW of 7th Street on Carmelo-Carmel



Photo #1. Looking SW at the north facing facade of the historic residence from Carmelo, note screening elements for proposed garage, Kent Seavey, January, 2018.

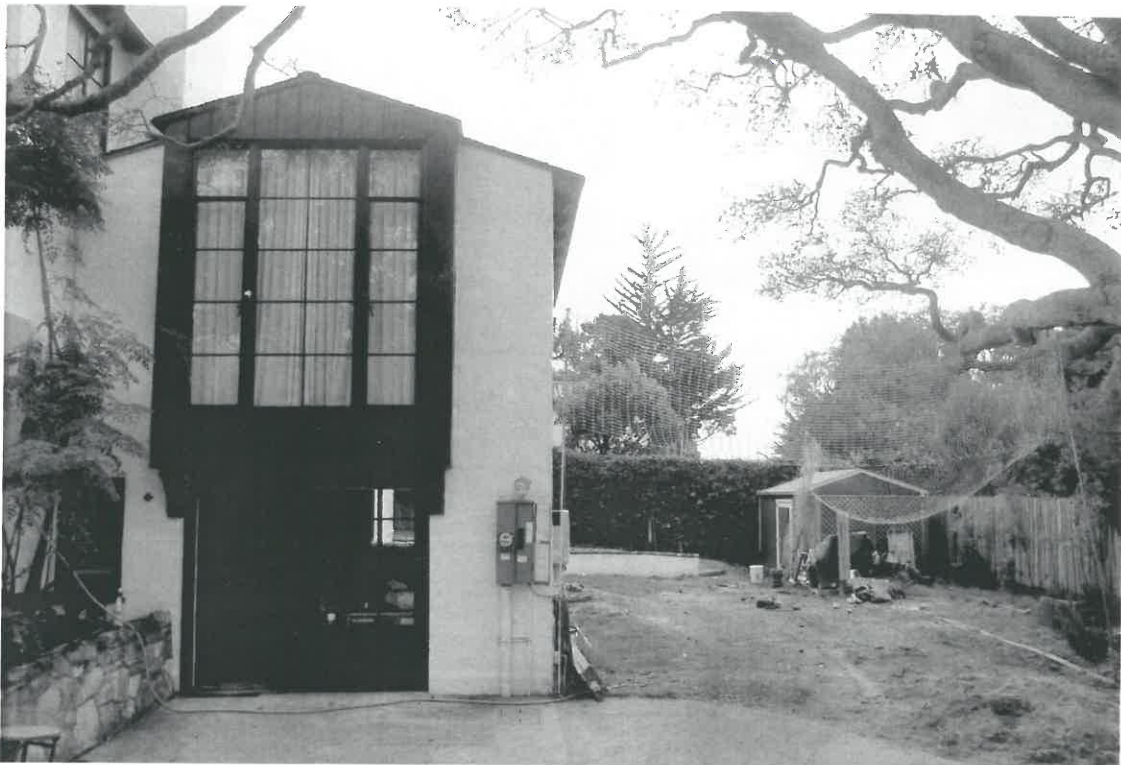


Photo #2. Looking south at the gabled wing adjacent to the site for the proposed Garage addition, January, 2018

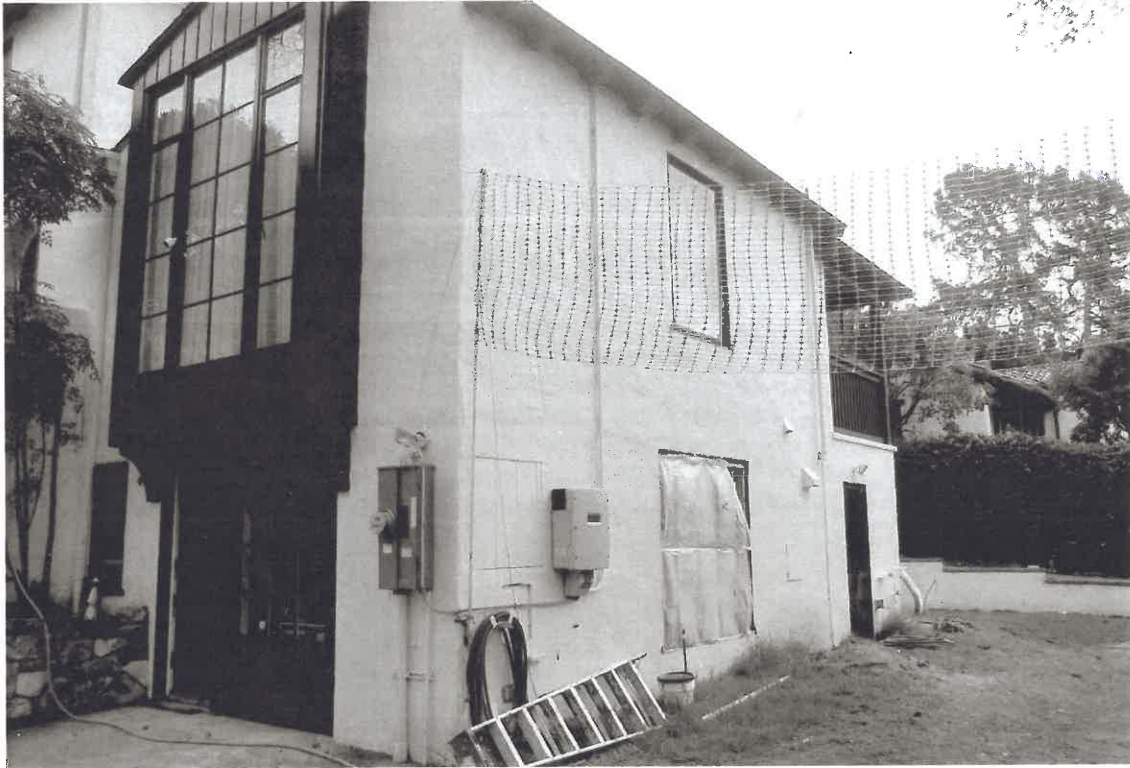
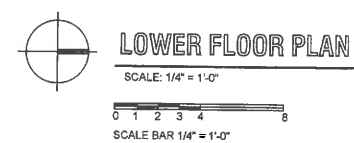
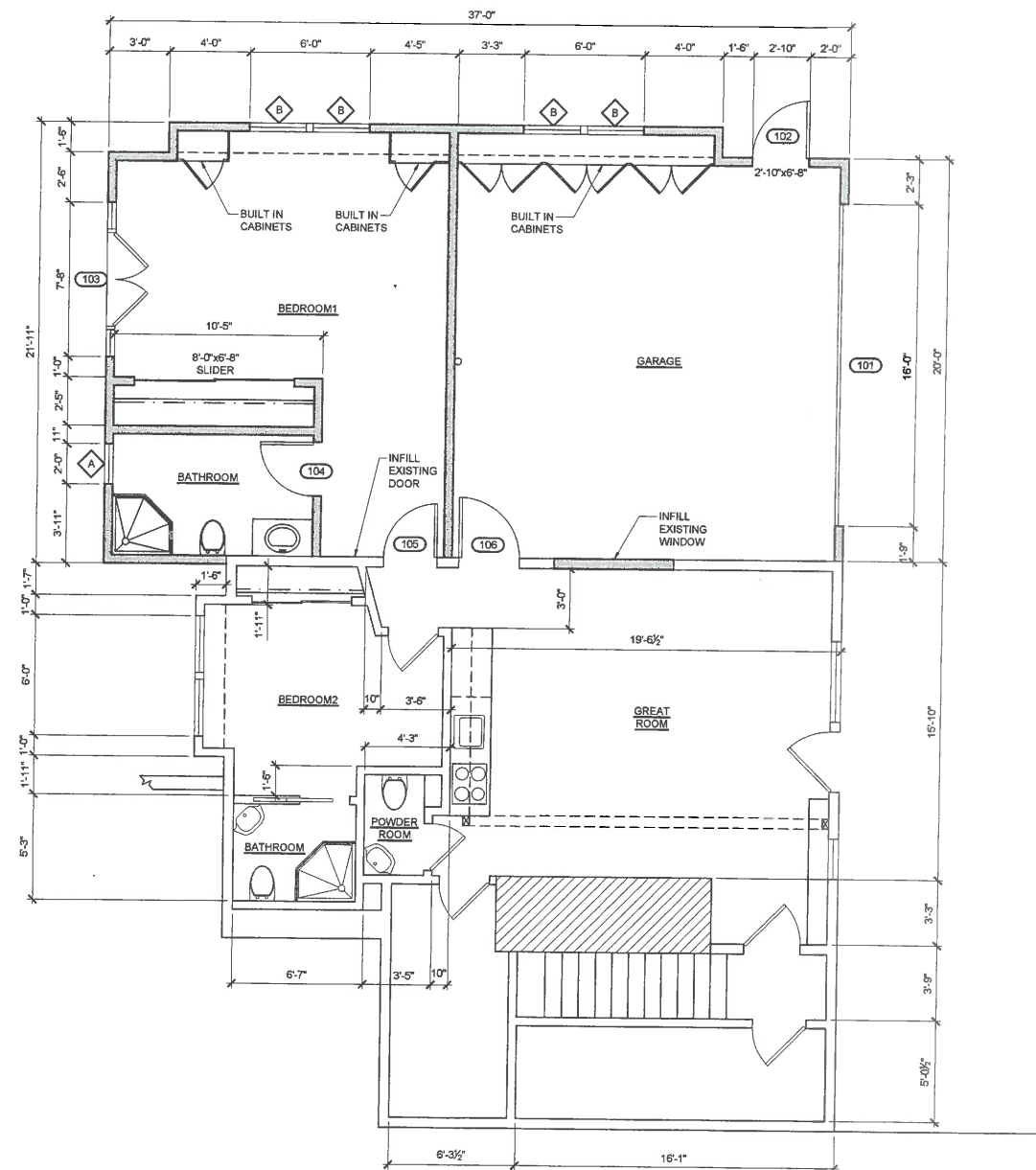
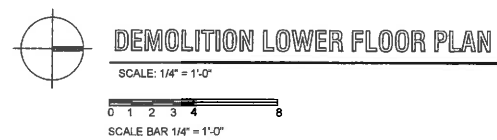
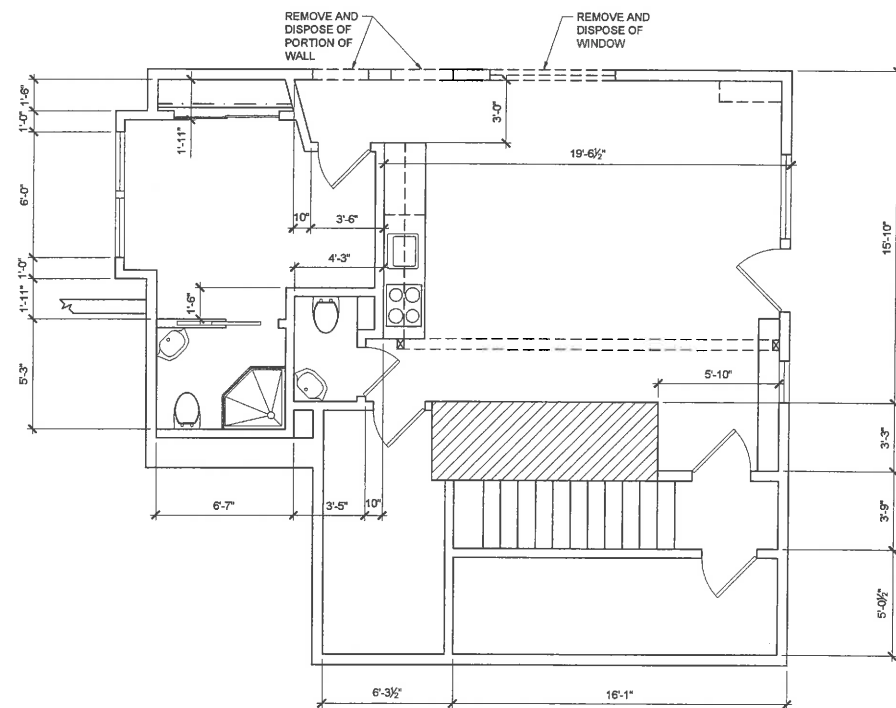


Photo #3. Looking SE at the west-side elevation to abut the proposed garage addition, Kent Seavey, 2018.

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

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

[illegible]

DECK & PATIO - CIRCLE

3011

WAC


LANDSCAPE LIGHTING

Fixture Type:

Catalog Number:

Project:

Location:



PRODUCT DESCRIPTION

Deck and patio light with superb forward throw light distribution

FEATURES

- IP68 rated, protected against powerful water jets
- 0' lead wire included
- Translucent lens provides for uniform diffused light output
- Solid diecast brass or corrosion resistant aluminum alloy
- ADA compliant
- Maintains constant lumen output against voltage drop
- UL 1838 Listed

ORDERING NUMBER

	Color Temp	Finish
3011	Circle	27 2700K
		30 3000K

3011-

Example: 3011-30BZ

SPECIFICATIONS

Input: 9-15VAC (transformer is required)

Power: 2.8W / 4.8VA

Brightness: 60 lm

CRI: 90+

Rated Life: 50,000 hours

EXTERIOR LIGHTING LIMITED TO NO MORE THAN 25 WATTS (INCANDESCENT EQUIVALENT, i.e. APPROXIMATELY 225 LUMENS)

wacighting.com

Phone (800) 526-2588

Fax (800) 526-2585

Headquarters/Eastern Distribution Center

44 Harbor Park Drive

Port Washington, NY 11050

Central Distribution Center

1600 Distribution Ct

Lithia Springs, GA 30122

Western Distribution Center

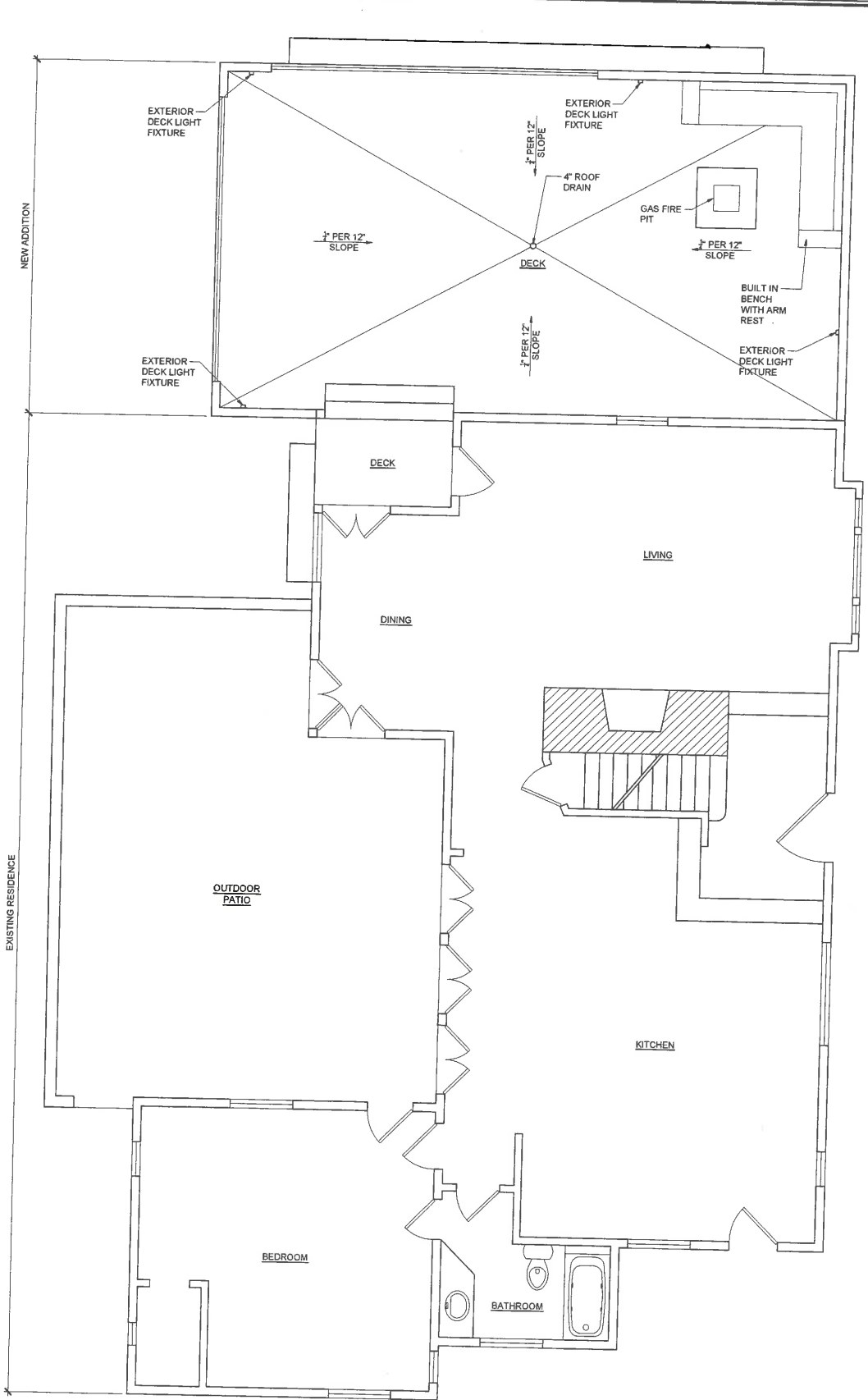
1750 Archibald Avenue

Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. JUN 2017



DECK FINISH



MAIN FLOOR PLAN

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

0 1 2 3 4 8

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

REVISIONS

PLANNING RESUBMITTAL 12/21/17

DATE: 12-21-17

SCALE: AS SHOWN

DRAWN: CAD

JOB:

APN:

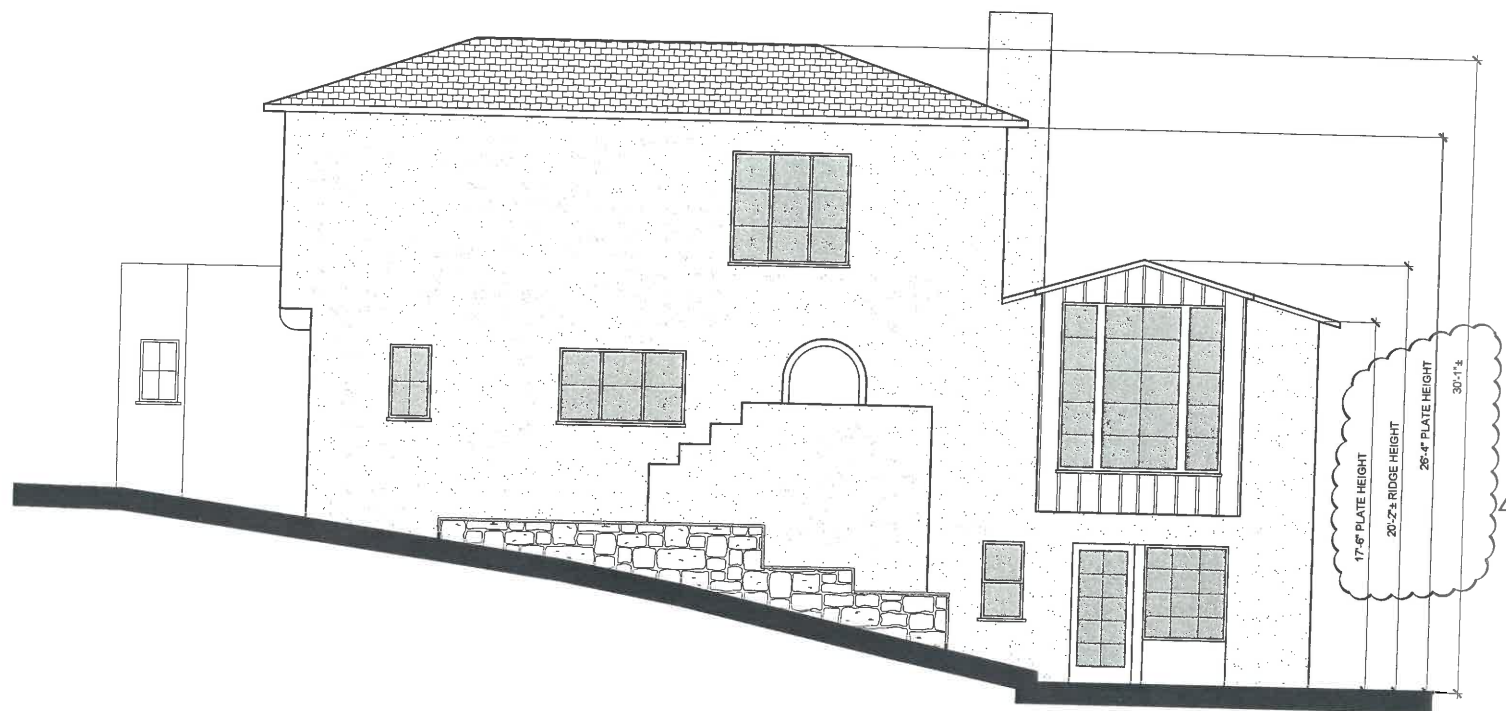
SHEET 22 OF 22 SHEETS

MAIN FLOOR PLAN

MUNRO RESIDENCE

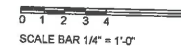
2 NW OF 7TH ON CARMELO

CARMEL, CALIFORNIA 93921



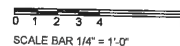
EXISTING NORTH ELEVATION

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



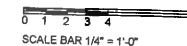
EXISTING WEST ELEVATION

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



EXISTING SOUTH ELEVATION

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



EXISTING EXTERIOR ELEVATIONS

MUNRO RESIDENCE
2 NW OF 7TH ON CARMELO
CARMEL, CALIFORNIA 93921

DATE: 12-21-17
SCALE: AS SHOWN
DRAWN: CAD
JOB:

APN:
SHEET
3.0
OF
SHEETS

REVISIONS	
1	PLANNING RESUBMITTAL 12/21/17

Justice Design Group
Architectural and Decorative Lighting

Job Name: Munro Residence
Fixture Type: exterior

SMALL CYLINDER - CLOSED TOP - OUTDOOR

Base Part Number:
CER-0640W

DESCRIPTION: Small Cylinder - Closed Top -
Outdoor
UL LISTING: Suitable for Wet Locations

LAMPING:

- Incandescent: (1) 100W A-19 Max
- Optional Fluorescent: (1) 28W GU24 Self Ballast CFL Max
- Optional LED: 13W 1,000 Initial Lumens
- Optional GU24 LED: (1) 10W GU24 Self Ballast LED

SIZE: 9.5" H x 5.75" W x 4.5" Proj.

MOUNTING CENTER: 4.75"

OUTDOOR: Yes

ADA: No

PRIMARY SHADE MATERIAL: Ceramic

FINISH GROUPS: Bisque, 1, 2, 4

OPTIONS AND NOTES:

- Made in the USA
- This item is available in up to 30 hand-painted finishes, as well as unfinished ceramic bisque (BIS) which is paintable

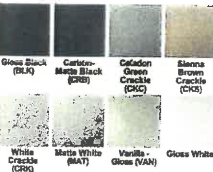
Item Shown: CER-0640W-BIS

Alt Images:

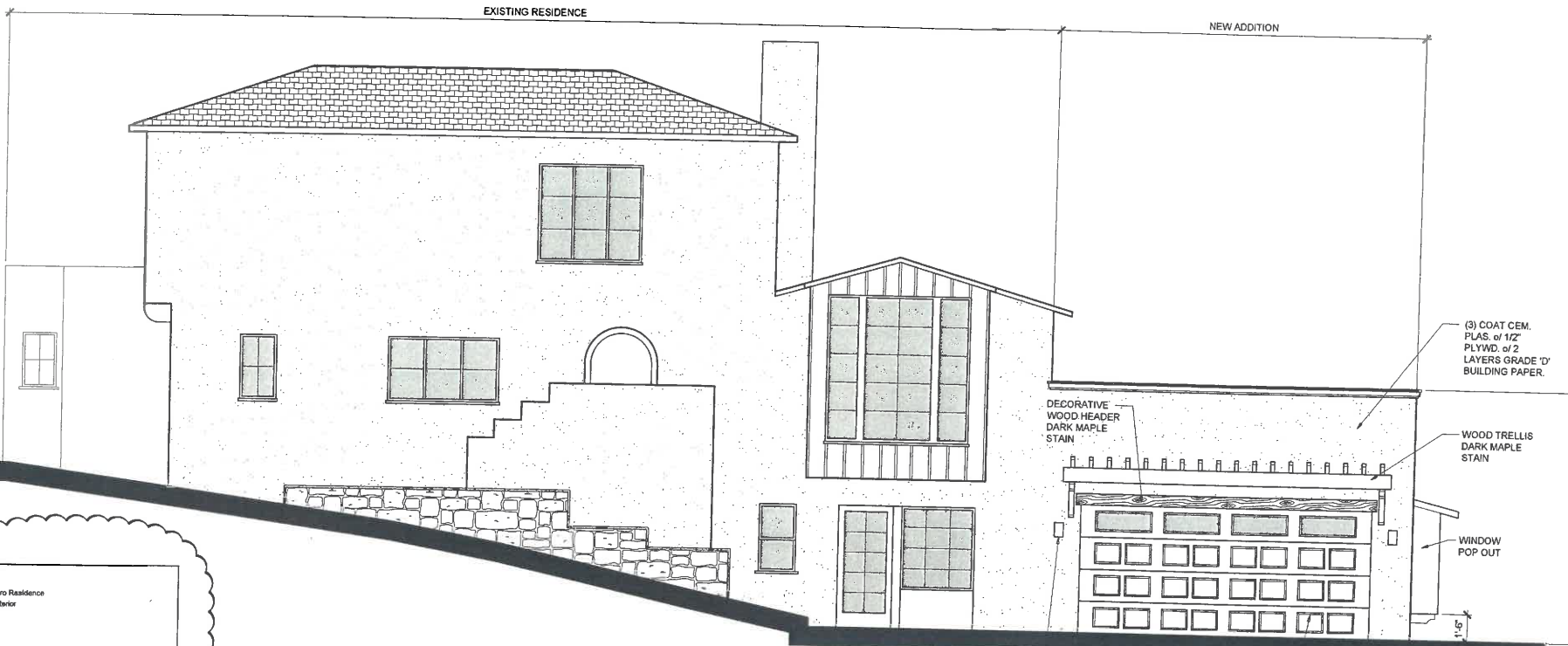
Shade Finish Options:
BISQUE



GLAZE FINISHES (GROUP 1)

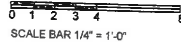


EXTERIOR LIGHTING LIMITED TO NO MORE
THAN 25 WATTS (INCANDESCENT EQUIVALENT;
i.e. APPROXIMATELY 225 LUMENS



NORTH ELEVATION

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

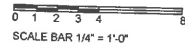


SCALE BAR 1/4" = 1'-0"



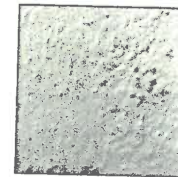
WEST ELEVATION

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



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

*full Shuco in place
of decorative
railing*



CEMENT PLASTER FINISH



ASPHALT SINGLE ROOF FINISH

EXTERIOR ELEVATIONS

MUNRO RESIDENCE
2 NW OF 7TH ON CARMELO
CARMEL, CALIFORNIA 93921

DATE: 12-21-17

SCALE: AS SHOWN

DRAWN: CAD

JOB:

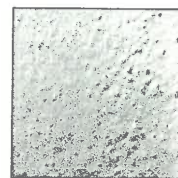
APN:

SHEET

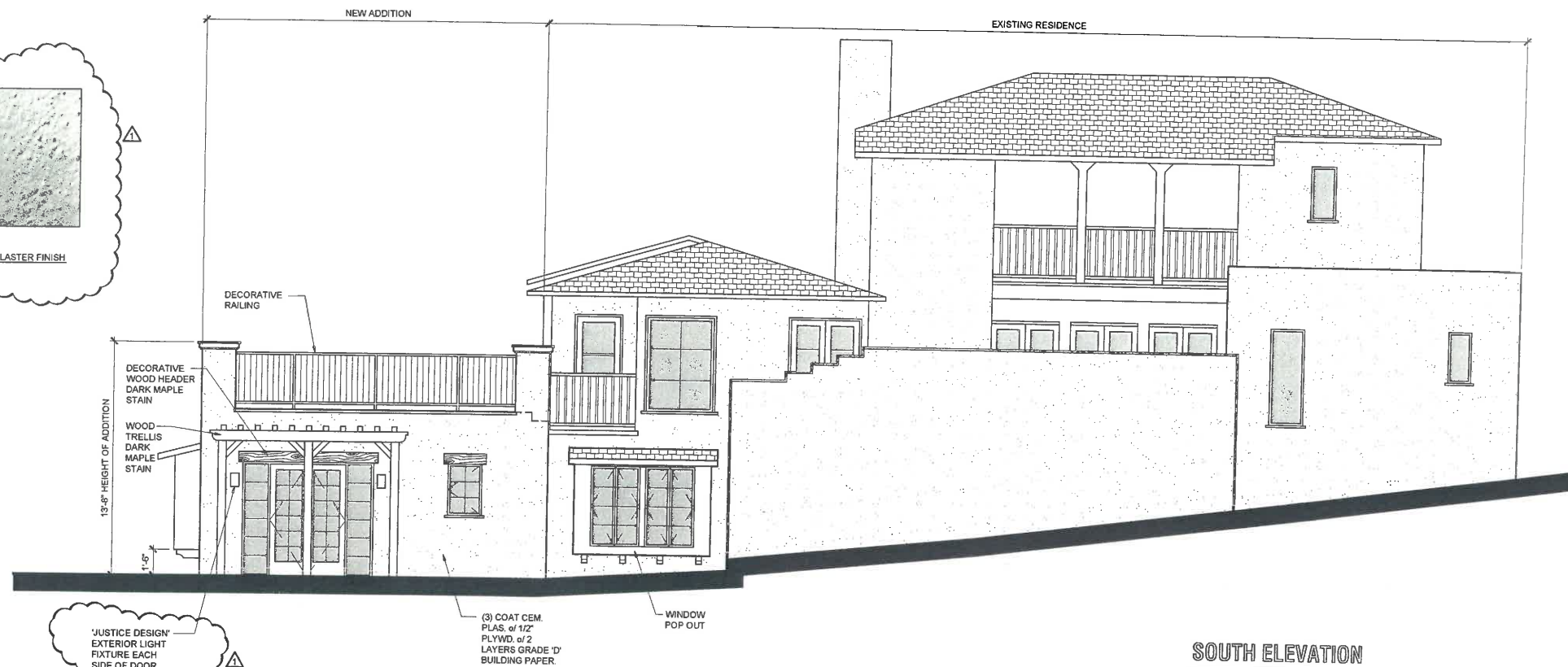
A3.1
OF SHEETS



ASPHALT SINGLE ROOF FINISH



CEMENT PLASTER FINISH

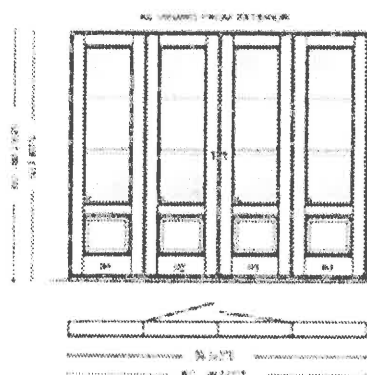


SOUTH ELEVATION

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



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



Scaled to Fit

Rough Opening:
99-27/32" X 83-7/32"

Frame Size:
99-11/32" X 82-23/32"

Unit Dimension:
99-11/32" X 82-23/32"

WINDOW SCHEDULE							DOOR SCHEDULE						
WINDOW		SIZE		GLASS TYPE	MANUFACTURER		DOOR		SIZE		GLASS TYPE	MANUFACTURER	
NUMBER	TYPE	GLAZING	WIDTH	HEIGHT			FINISH	FACTORY	WIDTH	HEIGHT	THK.		
1	A	●	2'-0"	3'-0"	6'-8"	KOLBE HERITAGE SERIES CASEMENT WINDOW PAINT BLACK	101	●	16'-0"	7'-0"	-	WD.	OVERHEAD DOOR SIGNATURE CARRIAGE CUSTOM WOOD DOOR
2	B	●	2'-10"	4'-8"	6'-8"	KOLBE HERITAGE SERIES CASEMENT WINDOW PAINT BLACK	102	●	2'-10"	6'-8"	1-3/4"	WD.	KOLBE HERITAGE SERIES PAINT BLACK
							103	●	PAIR OF 2'-4"	6'-8"	1-3/4"	WD.	KOLBE HERITAGE SERIES PAINT BLACK w/ 1" BEDELITE EACH SIDE
							104	●	2'-8"	6'-8"	1-3/4"	WD.	KOLBE HERITAGE SERIES
							105	●	2'-8"	6'-8"	1-3/4"	WD.	KOLBE HERITAGE SERIES
							106	●	3'-0"	6'-8"	1-3/4"	WD.	KOLBE HERITAGE SERIES

EXTERIOR ELEVATIONS

MUNRO RESIDENCE
2 NW OF 7TH ON CARMELO
CARMEL, CALIFORNIA 93921

DATE: 12-21-17

SCALE: AS SHOWN

DRAWN: CAD

JOB:

APN:

SHEET

A3.2
OF SHEETS