

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

Thursday, February 26, 2015

3:00 p.m. Tour

4:00 p.m. Open Session

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

A. CALL TO ORDER AND ROLL CALL

BOARD MEMBERS:

ERIK DYAR, CHAIR
GREGORY CARPER
ELINOR LAIOLO
KATHRYN GUALTIERI
JULIE WENDT

B. TOUR OF INSPECTION

Shortly after 3:00 p.m., the Board will leave the Council Chambers for an on-site Tour of Inspection as noted on “applications” section of the agenda. The public is welcome to follow the Historic Resource Board on its tour of the subject sites. The Board will return to Council Chambers at 4:00 p.m., or as soon thereafter as possible.

C. PLEDGE OF ALLEGIANCE

D. APPEARANCES

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

E. CONSENT AGENDA

1. Consideration of the minutes of January 19, 2015 Historic Resources Board Meeting

F. APPLICATIONS

- | | |
|--|---|
| 1. DS 14-126 (Messemer)
Jim and Debbie Messemer
San Antonio 2 NW of 13 th Ave
Block: A5, Lot: 5
APN: 010-292-008 | Consideration of a Design Study (DS 14-126) application for the replacement of windows on a historic residence located in the Single Family Residential (R-1) Zoning District |
| 2. DS 14-99 (Ryan)
Michael and Mary Kay Ryan
8 th Ave. 2 parcels NW of Monte Verde
Block: B, Lots: SW pt. of Lot 15, and W pt. of 17, and 19
APN: 010-195-016 | Consideration of a Design Study (DS 14-99) application for alterations to a historic residence located in the Single-Family Residential (R-1) Zoning District |

G. DIRECTOR'S REPORT

1. Update from the Director

H. SUBCOMMITTEE REPORT

1. Report from Sub-Committees

I. DISCUSSION ITEMS

J. BOARD MEMBER ANNOUNCEMENTS

K. ADJOURNMENT

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

The next regular meeting of the Historic Resources Board is scheduled for Monday, Mar. 16, 2015.
3:15 p.m. – Tour of Inspection
4:00 p.m. – Regular Agenda

The City of Carmel-by-the-Sea does not discriminate against persons with disabilities. The City of Carmel-by-the-Sea Telecommunication's Device for the Deaf/Speech Impaired (TDD) number is 1-800-735-2929.

The City Council Chambers is equipped with a portable microphone for anyone unable to come to the podium. Assisted listening devices are available upon request to the Board Secretary. If you need assistance, please advise the Board Secretary what item you would like to comment on, and the microphone will be brought to you.

AFFIDAVIT OF POSTING

I, Robert A. Mullane, AICP, Community Planning and Building Director, for the City of Carmel-by-the-Sea, DO HEREBY CERTIFY, under penalty of perjury under the laws of the State of California, that the foregoing notice was posted at the Carmel-by-the-Sea City Hall bulletin board, posted at the Harrison Memorial Library on Ocean and Lincoln Avenues and the Carmel Post Office and distributed to members of the media on February 23, 2015.

Dated this 23rd, day of February 2015 at the hour of 4:30 p.m.

Robert A. Mullane, AICP
Community Planning and Building Director

ITEM E.1 - MINUTES FROM THE 1/19/15
HISTORIC RESOURCES BOARD MEETING

THIS ITEM WILL BE PROVIDED SEPARATELY



CITY OF CARMEL-BY-THE-SEA

Historic Resources Board

February 26, 2015

To: Chair Dyar and Board Members

From: Rob Mullane, AICP, Community Planning and Building Director RM

Submitted by: Marc Wiener, Senior Planner

Subject: Consideration of a Design Study (DS 14-126) application for the replacement of windows on a historic residence located in the Single Family Residential (R-1) Zoning District

Recommendation:

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

Application:	DS 14-126	APN:	010-292-008
Block:	5A	Lot:	5
Location:	San Antonio 2 NW of 13 th Ave		
Applicant:	Roger Jolley, agent	Property Owners:	Jim & Debbie Messemer

Background:

This project site is located on San Antonio Avenue, two parcels northwest of Thirteenth Avenue, and is developed with a Mid-Century Modern style residence that was built in 1953. The project site also fronts Scenic Road; however, the main entrance to the residence is located on San Antonio Avenue. The residence, referred to as the Proctor House, was added to the City's Historic Inventory in 2001, and is historically significant under Criterion #3 (architecture), as the only known house in Carmel that was designed by San Francisco Bay Region architect, Clarence Mayhew. The residence includes wood siding, aluminum windows and doors, and has a U-shaped footprint with an interior courtyard.

The property owners, Jim and Debbie Messemer, are proposing to replace the existing single-paned aluminum windows and sliding glass doors with new aluminum double-paned windows and sliders. The existing windows and sliders are either broken, deteriorated, or are inoperable because of corrosion.

In addition to replacing windows and sliders, the applicant is also proposing to make some minor modifications to the doors on the east and south elevations of the interior courtyard, as depicted in the plan set included as Attachment C. On the west courtyard elevation, a wood-framed door would be replaced with a new aluminum sliding glass door. On the south courtyard elevation, an aluminum sliding glass door would be replaced with new aluminum sliders. There is a wood top plate that would be removed, allowing the sliding-glass doors to extend to the ceiling. A detailed analysis of the window replacement and courtyard alterations is in the Phase II report, included as Attachment B.

Staff analysis:

Historic Evaluation Summary: The California Environmental Quality Act requires environmental review for alterations to historic resources that are not consistent with the Secretary's Standards. A Phase II Historic Evaluation was prepared for this project by the City's historic consultant, Kent Seavey. Mr. Seavey concluded that this rehabilitation project would be consistent with the Secretary of the Interior's Standards.

Window Replacement: The Secretary of the Interior (Secretary) Standard #6 recommends that: *"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."*

The applicant is proposing to replace all doors and sliders with new ones manufactured by Arcadia Glass, which is the same company that manufactured the original glazing in the Proctor House. As noted in the Phase II report, Mr. Seavey inspected the existing windows and doors and concluded that they were deteriorated and likely in need of replacement.

Staff supports the proposal to replace the windows in-kind, as recommended by the Secretary Standard #6. The design, color, and texture of the windows would match the existing. However, one difference is that the applicant is proposing that all new windows be double-pane. In the Phase II report Mr. Seavey concludes that the use of a double-paned window would not appear substantially different than a single-paned window, nor would it have an adverse effect on the historic integrity of the residence. Staff concurs with Mr. Seavey that a double-paned window on this particular residence would not appear substantially different than a single-paned window. There is one double-paned Arcadia window on the south elevation of the residence that the HRB can review during the Tour of Inspection for comparison.

Interior Courtyard Alterations: The applicant is proposing alterations to the courtyard. On the west courtyard elevation, a wood-framed door would be replaced with a new aluminum sliding glass door. On the south courtyard elevation, an aluminum sliding glass door would be replaced with new aluminum sliders. There is a wood top plate that would be removed, allowing the sliding-glass doors to extend to the ceiling. Staff and Mr. Seavey support the proposed changes, as they would be on a secondary elevation that is not visible from the public way.

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

Environmental Review: The California Environmental Quality Act (CEQA) requires environmental review for alterations to historic resources that are not consistent with the Secretary's Standards. If the alterations are consistent with the standards, potential historic resource impacts under CEQA do not require further analysis. The proposed alterations would be consistent with the Secretary of the Interior's Standards and therefore, do not require additional environmental analysis.

ATTACHMENTS:

- Attachment A – DPR 523 Form
- Attachment B – Phase II Analysis (Kent Seavey)
- Attachment C – Applicant Letter
- Attachment D – Secretary of the Interior Standards
- Attachment E – Photographs
- Attachment F – Project Plans and Window Photographs

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)

Helen I. Proctor House

P1. Other Identifier:

P2. Location:

☐ Not for Publication ☐ Unrestricteda. 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 _____

;

c. Address:

City Carmel-by-the-SeaZip 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 North of 13th on West side San Antonio, Carmel-by-the Sea 93921
(Block A-5, s part of Lot 5)

Parcel No. 10-292-08

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

A U planned split-story redwood framed house built around an open atrium-style garden courtyard with a very low pitched shed overhanging far and gravel roof. The west elevation features vertical 1" x 6" redwood shiplap siding concealing bathrooms in both the lower basement bedrooms and upstairs living room. Two sets of redwood and glass French doors lead out to a concrete slab patio concealed by extensive shrubs from Scenic Avenue. A glass wall with sliding glass doors opens from the living room which has the same window treatment leading to the central courtyard. The south elevation features vertical shiplap siding enclosing the living room and the projecting chimney mass. The courtyard has sliding glass doors leading to the kitchen-stair hall and the master bedroom is stepped up to the right with sliding ribbon windows defining the bedroom and bathroom areas. The east facade on San Antonio features the master bedroom on the south, a recessed entrance in the center, and a garage with a diagonal braced overhead door all faced with 1"x6" redwood shiplap siding on the north.

P3b. Resource Attributes: (List attributes and codes)

HP-2 Single Family Residence

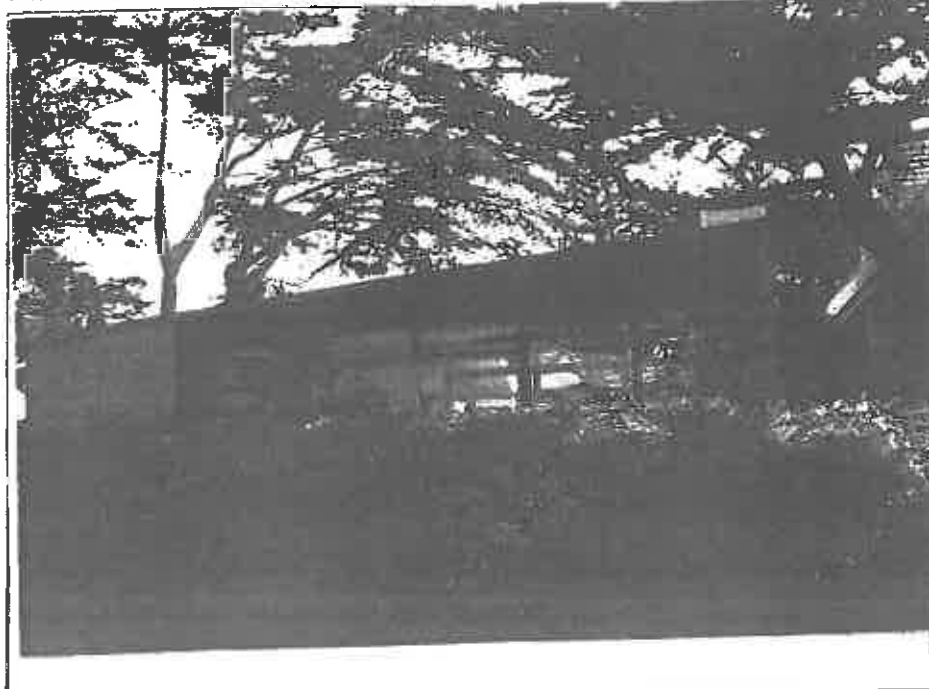
P4. Resource Present

Building

Structure

Original 3Element of District ☐ Other (isolates, etc.)

P4. Resource Present

P5b. Description of Photo: (View, date, accession #)
Looking East fm Scenic Dr. at1/4 facing elev. 2/2/01 #8687-1

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both6/29/53 Carmel Building Files

P7. Owner and Address

Elizabeth Stinson Trust
P.O. Box 5775
Carmel, CA 93921

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

Richard N. Jarick, P.O. Box 223408, Carmel, CA
93921

P9. Date Recorded: 8/29/2001

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☐ Mining 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) *Helen I. Proctor House*

B1. Historic Name: *Helen I. Proctor House*

B2. Common Name: *Same*

B3. Original Use: *Single Family Residence*

B4. Present Use: *Single Family Residence*

B5. Architectural Style: *Bay Area Tradition*

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

1. Permit #2487, June 29, 1953, Architect: Clarence Mayhew, \$22,350 Contractor: Karl Peterson Original plans and permit in file.
House intact.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: *Clarence Mayhew*

b. Builder: *Karl Peterson*

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

Area: *Carmel-by-the-Sea*

Period of Significance: *Post WWII*

Property Type: *Single Family Residence*

Applicable Criteria: *CR3*

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

This house qualifies under CPHR Criteria #3 as the only known house designed by significant Bay Area architect Clarence Mayhew in Carmel. The house is typical of synthesis of the craftsman tradition with modern architectural materials and Japanese landscape concepts that were defined in an exhibition and catalogue entitled "Domestic Architecture of the San Francisco Bay Region" held Sept. 16-Oct. 30, 1949 at the San Francisco Museum of Art, Civic Center. Clarence Mayhew wrote an article in the catalogue entitled "The Japanese Influence." Lewis Mumford, William Wurster, and Gardner Dailey also contributed to the catalogue. This house, in its original condition, is a testimony to the Bay Area Tradition which features open plans that integrate gardens and living spaces with sliding glass doors breaking down the barrier of interior and exterior. New building materials, pre-fabricated stock structural elements and low maintenance appliances were also part of the tradition. The 1949 catalogue examines in detail all of these characteristics.

(See Attached Sheets)

CLARENCE W. W. MAYHEW

He was born in 1907 and was educated at the University of California, Berkeley. He worked in the San Francisco office of Miller and Pflueger before opening his own private practice in 1934. He continued to practice architecture until his retirement in 1955. His most significant designs were accomplished between 1934 and 1942.

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

HP2 - Single Family Property

B12. References:

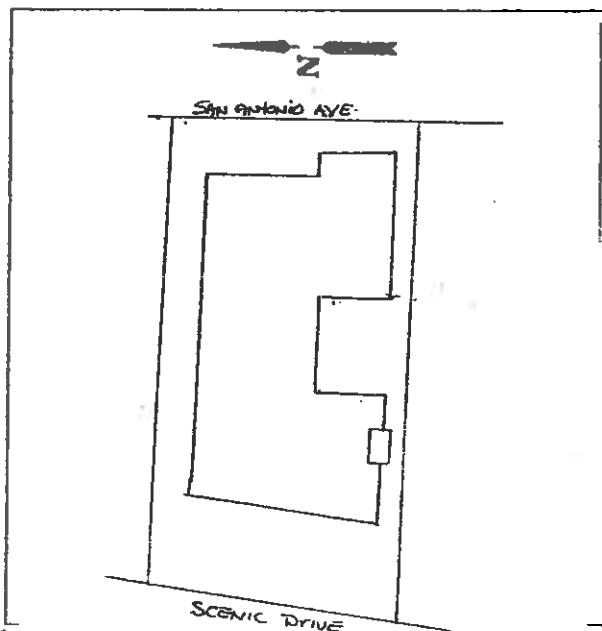
"Domestic Architecture of the San Francisco Bay Region, San Francisco Museum of Art Sept. 16-Oct. 30, 1949" (See attached sheets)

B13. Remarks: *Architecture and landscape design are integral in this house as well as modular construction units in the Japanese tradition. (Zoning R-1)*

B14. Evaluator: *Richard N. Janick*

Date of Evaluation: *8/29/2001*

(This space reserved for official comments.)



KENT L. SEAVEY

**310 LIGHTHOUSE AVENUE
PACIFIC GROVE, CALIFORNIA 93950
(831)375-8739**

February 3, 2015

RECEIVED

**Mr. Marc Weiner/Senior Planner
Carmel Planning & Building Department
City of Carmel-by-the-Sea
P.O. Drawer G
Carmel, CA 93921**

FEB 03 2015

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

Dear Mr. Weiner:

Thank you for the opportunity to prepare a Focused Phase II Historic Review for the proposed rehabilitation of the historically listed Helen Proctor House, on San Antonio Ave., 2NW of 13th. (Blk 5A, lot 5) (APN# 010-292-008), in Carmel for consistency of the proposed changes with the Secretary of the Interior's Standards for the Treatment of Historic Properties (see DPR 523 provided).

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 would be the recommended standard for treatment of the Proctor House.

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.

As stated in the 1992 National Park Service *Illustrated Guidelines for Rehabilitating Historic Buildings*, "The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility."

Character-defining features of the subject property include; "U" shaped plan; an open interior courtyard; a combination of horizontal & vertical narrow, flush-wood siding; very slightly pitched flat roof; one vertically wood-cased exterior chimney; extensive use of fixed glass and sliding aluminum windows and doors; framed by thick, mature planting on the east and west elevations.

The subject property is owned by Jim and Debbie Nessemmer who propose to replace the existing fixed and sliding aluminum windows, which are either broken, deteriorated, or are essentially inoperable because of corrosion caused by oxidization, paired with a lack of Montanans over time. In this regard, they also propose the removal of one glazed wood door, to be replaced with an aluminum sliding glass door; the replacement, in kind, of a single, inoperable original aluminum casement window, and the removal of a wood top-plate, for replacement with new ceiling height aluminum sliding doors. These features are in the interior courtyard (see photos and plans & drawings provided).

The Secretary's Standards recommend new additions be placed on secondary elevations, and where alteration has already occurred. The proposed door and top-plate replacements are both on secondary elevations off an open, interior courtyard.

As noted in my letter dated 1/2/2015 the proponents wish to employ double-paned glass for the desired window replacement, which will be discussed below. The subject property was designed in 1953 by noted San Francisco Bay Region architect Clarence Mayhew, and appears to be essentially intact as constructed, except for considerable window replacement. The original owner, Helen Proctor was from Santa Rosa. The residence was used as vacation property.

Carmel's 2008 Historic Context Statement identifies the Bay Region Style as the major expression of the modern movement in architecture in Carmel between the 1940s and 1965. Of note, is that significant examples of these and other identified modern residential properties (approximately 15), are located along Carmel's ocean front along San Antonio Ave. and Scenic Road to Carmel Point, and include such major architects as Frank Lloyd Wright, William W. Wurster, Albert Henry Hill, Marcel Zedletsky and Clarence Mayhew.

The proposed changes to the Proctor House call for the extensive replacement of the existing single-pane fixed and aluminum windows with new double-paned Arcadia Glass Co. windows that the Eichler Product Company assures the owners will match the existing fenestration, and visually read like single-paned glass. The original 1953 windows were also from the Arcadia Glass Company.

The Secretary's Rehabilitation Standards recommend, under Standard #2, that the removal of historic materials, i.e. the original windows, or alteration of features and spaces that characterize a property shall be avoided.

Standard #6 recommends that deteriorated historic features shall be repaired rather than replaced.

Where the severity of deterioration requires replacement of distinctive feature (the windows) the new feature will match the old in design, color, texture and other visual qualities, and, where possible materials (see copy of the January letter provided).

Except for one glazed wood door, an inoperable aluminum casement window and a sliding-glass door top-plate, all on secondary elevations, the proposed changes to the subject property are window replacement, matching the original features with either matching double-pane glazing, or appropriate sandwiched membrane insulated glazing. In either instance there will be minimal alteration of features and spaces that characterize the property, and the new features will match the old in design, color, texture and other visual qualities, and with materials.

This consultant had the opportunity to physically inspect the condition of the windows, and found the proponents were correct in their assessment of the deterioration. I was surprised to find that most of the sliding-glass doors had clearly been replaced over time, and could locate only two identifiable windows from the 1953 period of construction, neither in good working condition for the reasons specified above. It should be noted that most of the sliding windows I tried to move were stuck in their tracks and difficult at best to operate.

A later visit was made to the premises with city staff, the property owner and a representative of the Eichler Solutions glazing company from San Francisco. The Eichler Solutions Co. specializes in the rehabilitation of mid-century modern homes. The company product specialist stated that the material proposed for the house was Arcadia Glass, the same company that installed the original glazing in the Proctor House in 1953. We were shown a sample of an aluminum finish material that would be employed in the project and explained the rationale for the proposed changes, including one door replacement with sliding glass doors, and modification and material replacement at two other locations. These will be covered in an elevation-by-elevation review of the proposed work.

Contact was then made the Senior Restoration Architect at the California Office of Historic Preservation (OHP), to discuss the possibility of of a double-pane window approach. We reviewed the qualifications of the business firm in question, addressed the existing condition issues, and the compatibility in appearance of the proposed replacements with the original features, as well as their sustainability for purposes of energy conservation.

The OHP architect suggested that contingent upon affirmative answers to these concerns, particularly the compatibility in appearance, use of the proposed material appeared to be consistent with the intent of the Secretary's Standards, particularly for a locally significant property.

The subject property was designed in 1953 by noted San Francisco Bay Region architect Clarence Mayhew, and is essentially intact as constructed, notwithstanding the window replacements cited above. Mr. Mayhew was a graduate of the Ecole des Beaux Artes in Paris, and took his architectural degree from U.C. Berkeley in 1927. After working with the Gardner Dailey and Miller & Pfluger architectural firms, respectively, he established his own office 1934. As a San Francisco Bay area architect, Mayhew was best known as a designer of contemporary residential buildings in the 1940s and 1950s. California Architectural Historian David Gebhardt praised his ability "to wed indoors with outdoors in lyric style." It is listed in the 2003 Carmel Historic Resource Inventory, and qualifies for listing in the California Register at the local level of significance (see DPR 523 attached).

Carmel's 2008 Historic Context Statement identifies the Bay Region Style as the major expression of the modern movement in architecture in Carmel between the 1940s and 1965. Of note, is that significant examples of these and other identified modern residential properties (approximately 15), are located along Carmel's ocean front. They are found along San Antonio Ave. and Scenic Road to Carmel Point, and include such major architects as Frank Lloyd Wright, William W. Wurster, Albert Henry Hill, Marcel Zedletsky and Clarence Mayhew (see Proctor Hse. description in DPR 523 provided).

As noted above, the owners propose to replace all damaged existing fixed and sliding aluminum windows, which are either broken, deteriorated or are essentially inoperable because of corrosion caused by oxidization, paired with a lack of Montanans over time. In this regard, they also propose the removal of one glazed wood door, to be replaced with an aluminum sliding glass door; replacement in kind of an existing inoperable aluminum casement window, and the removal of a wood top plate on a second set of aluminum sliding glass doors, for replacement with new ceiling height aluminum sliding glass doors. Both features are on secondary elevations in the interior courtyard.

NOTE: The subject property is directly across from Carmel Beach and fully exposed to the effect of the prevailing maritime conditions.

The owners have proposed the following alterations and additions for contemporary usage.

FRONT (EAST) ELEVATION (primary)

No change proposed. The original flush slab door, if necessary, will be repaired, consistent with Standard #6 (see the Secretary of the Interior's Standards, attached, and photos, plans & drawings provided).

NORTH SIDE-ELEVATION (secondary, altered)

As proposed, replace existing windows with Arcadia double-paned glass windows/or appropriate sandwiched membrane insulated glazing to match existing. The new windows will match the old in design, texture and materials, consistent with the Secretary's Standard #6. The original flush slab doors, if necessary, will be repaired, also consistent with Standard #6 (see photos, plans & drawings provided).

WEST (PRIMARY) ELEVATION (altered)

As proposed, replace existing windows with Arcadia double-paned glass windows/or appropriate sandwiched membrane insulated windows to match the existing. The new features will match the old in design, texture and materials, consistent with the Secretary's Standard #6. All proposed window replacements will differentiate the old from the new, and are reversible. If removed in the future, the essential form and integrity of this portion of the historic property and its environment would be unimpaired, consistent with the Secretary's Standard #10 (see photos, plans & drawings provided).

This elevation has had the most direct contact with its maritime environment over time and bears the evidence of that contact through damage and deterioration of materials. The existing sliding doors are undated replacements.

SOUTH SIDE-ELEVATION (secondary, altered)

This elevation includes the inner walls of the open courtyard. They will be discussed individually.

The exterior of this elevation has two small sliding aluminum windows in the bedroom at the east end of the elevation. These features will remain. No other change is proposed for the exterior wall surface outside of the courtyard.

WEST SIDE COURTYARD ELEVATION (secondary)

As proposed, replace existing windows with Arcadia double-paned glass windows/or appropriate sandwiched membrane insulated windows to match the existing. The new features will match the old in design, texture and materials, consistent with the Secretary's Standard #6. All proposed window replacements will differentiate the old from the new, and are reversible. If removed in the future, the essential form and integrity of this portion of the historic property and its environment would be unimpaired, consistent with the Secretary's Standard #10.

Remove and replace, in kind, an inoperable aluminum casement window (see photos, plans & drawings provided).

NORTH SIDE COURTYARD ELEVATION (secondary)

The massive, square sliding aluminum windows in this elevation are no longer manufactured, and the top-plate holding them in place is about the height of the current owner. As proposed, the top-plate and fixed glazing above, would be removed and replaced with floor-to-ceiling Arcadia double-paned aluminum sliding glass windows/or appropriate sandwiched membrane sliding windows insulated windows. The new features will match existing fixed glass panels adjacent to the opening, on the east side of this feature. As proposed they are compatible with design, texture and materials of this elevation, and consistent with the Secretary's Standard #6. All proposed window replacements will differentiate the old from the new, and are reversible. If removed in the future, the essential form and integrity of this portion of the historic property and its environment would be unimpaired, consistent with the Secretary's Standard #10 (see photos, plans & drawings attached).

EAST SIDE COURTYARD ELEVATION (secondary)

As proposed, replace existing windows with Arcadia double-paned glass windows/or appropriate sandwiched membrane insulated windows to match the existing.

The new features will match the old in design, texture and materials, consistent with the Secretary's Standard #6.

Remove and replace, an existing glazed wood door, toward the north side of this elevation, with an aluminum sliding glass window, filling the void of the door and side-light to its north with the new sliding glass door. The existing glazed wood door will be retained and stored for possible future use. All proposed window replacements will differentiate the old from the new, and are reversible. If removed in the future, the essential form and integrity of this portion of the historic property and its environment would be unimpaired, consistent with the Secretary's Standard #10 (see photos, plans & drawings provided).

As noted above, the Standards recommend new additions be placed on secondary elevations, and where alteration has already occurred. The proposed changes to the Helen Proctor House are on secondary altered elevations.

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

CONCLUSION

The subject property clearly retains sufficient physical integrity as constructed in 1953 to evoke a strong sense of time and place and of feeling and association with the San Francisco Bay Region Style. The Bay Region Style was identified in Carmel's 2008 Historic Context Statement as the major expression of the mid century modern movement in architecture in Carmel between the 1940s and 1965. The residence was designed by noted architect Clarence Mayhew (1907-1994), a noted figure in the Bay Region movement, and is the only identified example of his work in Carmel. It qualifies for listing in the California Register at the local level of significance, and is listed in the 2003 Carmel Historic Resource Inventory.

CEQA states in CCR Section 15064.5 (2)(B) that a change which demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that account for its inclusion in a local register of historical resources may constitute a substantial adverse change in the significance of the resource.

However, CEQA also notes that the degree of potential adverse change can be considered "proportionate to the level of significance of an historic resource" based on its relative importance in history.

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 materials so that the remaining character-defining features of the historic resources will not be obscured, damaged or destroyed.

Based on the existing condition of the glazing on the subject property, which is essentially transparent throughout, from the back bedroom to the beach, appropriate new glazing will be essential for the preservation and Maintenance of the resource. The Secretary's Standards for replacement of architectural metals recommend "replacing in kind an entire metal feature that is too deteriorated to repair-if the overall form and detailing are still evident-using the physical evidence to guide the new work." Under window replacement, the same language is employed.

The end purpose of the proposed glazing is threefold. First to provide a unity of aspect, consistent with the appearance of the original 1953 fenestration. Secondly to insure effective thermal insulation to provide energy efficiency for contemporary residential use, and finally, and most importantly, the preservation of the resources character-defining features with the least possible negative impact on the building's historical character in order not to obscure, radically change, damage or destroy such character-defining features in the process of the rehabilitation.

Employing either the preferred Arcadia double-paned glass windows/or appropriate sandwiched membrane insulated windows, all proposed changes to the subject property are reversible. As proposed the new work will not create a significant change to the historic building and will not cause a significant adverse effect on the environment.

MITIGATION

The proposed project appears to be in conformance with the intent of the Secretary of the Interior's *Standards for the Treatment of Historic Properties* under the standard for Rehabilitation. No mitigation is needed for this project.

Respectfully Submitted,

Kurt S. Seovry

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

January 2, 2015

Mr. Marc Weiner / Senior Planner
Carmel Planning & Building Department
City of Carmel by-the-Sea
P.O. Drawer G
Carmel, CA 93921

Dear Mr. Weiner:

Thank you for the opportunity to review the proposed rehabilitation of the Helen Proctor House, on San Antonio Ave., 2NW of 13th. (Blk 5A, lot 5) (APN# 010-292-008), in Carmel for consistency of the proposed changes with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Based upon my initial review of the plans submitted by the owners, Jim & Debbie Nessemmer, I have some concerns regarding the proposed treatment of the windows that I would like to discuss with you prior to submission of a final report.

The subject property was designed in 1953 by noted San Francisco bay Region architect Clarence Mayhew, and is essentially intact as constructed. Carmel's 2008 Historic Context Statement identifies the Bay Region Style as the major expression of the modern movement in architecture in Carmel between the 1940s and 1965. Of note, is that significant examples of these and other identified modern residential properties (approximately 15), are located along Carmel's ocean front along San Antonio Ave. and Scenic Road to Carmel Point, and include such major architects as Frank Lloyd Wright, William W. Wurster, Albert Henry Hill, Marcel Zedletzky and Clarence Mayhew.

The proposed changes to the Proctor House essentially call for the complete replacement of the historic single-pane aluminum windows with modern double-paned bronze anodized windows. They note that the changes will "match" the existing fenestration.

The Secretary's Rehabilitation Standards recommend, under Standard #2, that the removal of historic materials, i.e. the original windows, or alteration of features and spaces that characterize a property shall be avoided.

Standard #6 states that deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature (the windows) the new feature will match the old in design, color, texture and other visual qualities, and, where possible materials.

Standard #9 notes that exterior alterations shall not destroy historic materials that characterize the property (see full text of the Rehabilitation Standards provided).

The Standards also notes that replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence, and that new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

The proponents representative has indicated that the window changes are necessary to conform to current Uniform Building Code requirements, especially tempered glass for life safety and the double-paning for environmental control. However, the California Historical Building Code clearly exempts Title 24 Energy Code requirements for listed or eligible historic resources, like the Proctor House.

The proponents have provided copies of the Milgard Company's specifications for the proposed window changes, and I am not convinced that comply can "match", in kind the existing historic fenestration.

I am convinced that through discussion of the project accommodation can be found to both protect this significant modern residence, and meet the needs of the new owners. In part, something as simple as employing a burnished aluminum finish to the window framing, and finding an appropriate tempered, single-pane insulated glass would be in order. I also think that information on some of the preservation incentives Carmel provides should be made available to the owners, i.e. use of the CHBC and the Mills Act Program

I would hope that these problems can be worked out informally before the final Standards conformance review is prepared.

Respectfully Submitted,

Kurt S. Seavy



1405 Huntington Ave., Unit A, So San Francisco, CA 94080
Phone: 877-577-3773 Email: info@eichlersolutions.com
CA Contractor License # 942969, B, C-17 Bonded Insured

February 10, 2015

Mr. Marc Weiner/Senior Planner
Carmel Planning & Building Department
City of Carmel by-the-Sea
P.O. Drawer G
Carmel, CA 93921

Dear Mr. Weiner:

Thank you for the opportunity to install our product in the historically listed home Helen Proctor on San Antonio Ave 2 NW of 13th Block 5A Lot 5 (APN# 010-292-008) in Carmel, California, to be consistent with treatment of historic properties. The homeowners, Jim and Debbie Messemer, after researching the original blue prints found that the original products used in construction by Architect Clarence Mayhew were from Arcadia Glass Company. Eichler Solutions has the exclusive agreement with Arcadia Glass Company to provide these products. Eichler Solutions is also the leader in replacing windows and doors throughout the Eichler communities. With thousands of installations for more than a decade, working on midcentury architectural style homes and servicing the homes of stringent board members and association presidents who judge the highest standards and quality; which, allows us to maintain character and defining features of all the properties we work on. We will aim to do the same for the Helen Proctor home as well. Our extensive knowledge of midcentury rehabilitation includes fixed glass and sliding aluminum windows and doors, these items are necessary to be replaced because of broken, deteriorated and/or essentially inoperable due to corrosion caused by oxidation; which, was spoken of in Kent Seavey's report.

All proposed windows and doors will be 'like-for-like'. The front elevation will remain unchanged in look and feel, returning the property to its original 1953

appearance and will remain as originally designed. Exterior trim (parting-stop) will be removed, replaced with identical size and painted. The appearance will be flawless with an allowance for dual pane. Insulated glass unit, will look original unless you look straight down on the panel to notice its dual pane. Thus, leaving it in its original appearance and allowing the home owner to install safety glass and the up-to-date energy efficiency benefits. (I will show this on the walk through, on February 17 @ 3 pm.)

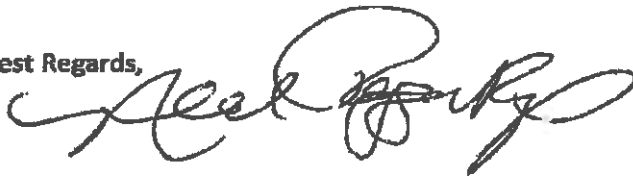
The only proposed changes are to the second (2nd) and third (3rd) elevations described by Mr. Kent L. Seavey report dated February 3, 2015. The sliding patio door height will go to the header, removing the wood top plate. And, the wood door will be removed and replaced with a sliding patio door to match the courtyard large sliding door and front elevation door. As you, Mark, and Kent approved during our walkthrough the owners have agreed to the logistics of the original burnished frames.

In summary:

Eichler Solutions, the exclusive provider of Arcadia products will meet the end purpose of proposed threefold glazing goal. Providing a unity aspect, consistent with the appearance of the 1953 fenestration, secondly to insure safety code and effective thermal insulation for efficiency for a contemporary residential use and finally and most importantly the preservation of the resources character-defining features with the least impact on the buildings historical character in order to maintain the integrity of the properties defining features in the process of this rehabilitation.

Lastly, we aspire to be in conformance with the intent of the Secretary of the Interiors *Standards for the Treatment of Historical Properties* under the standard for Rehabilitation.

Best Regards,

A handwritten signature in black ink, appearing to read 'Neal Roggenkamp', with a stylized, flowing script.

Neal Roggenkamp
Eichler Solutions
650.219.7591

cc: Kent Seavey, Jim & Debbie Messemer

**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."

Attachment E – Site Photographs

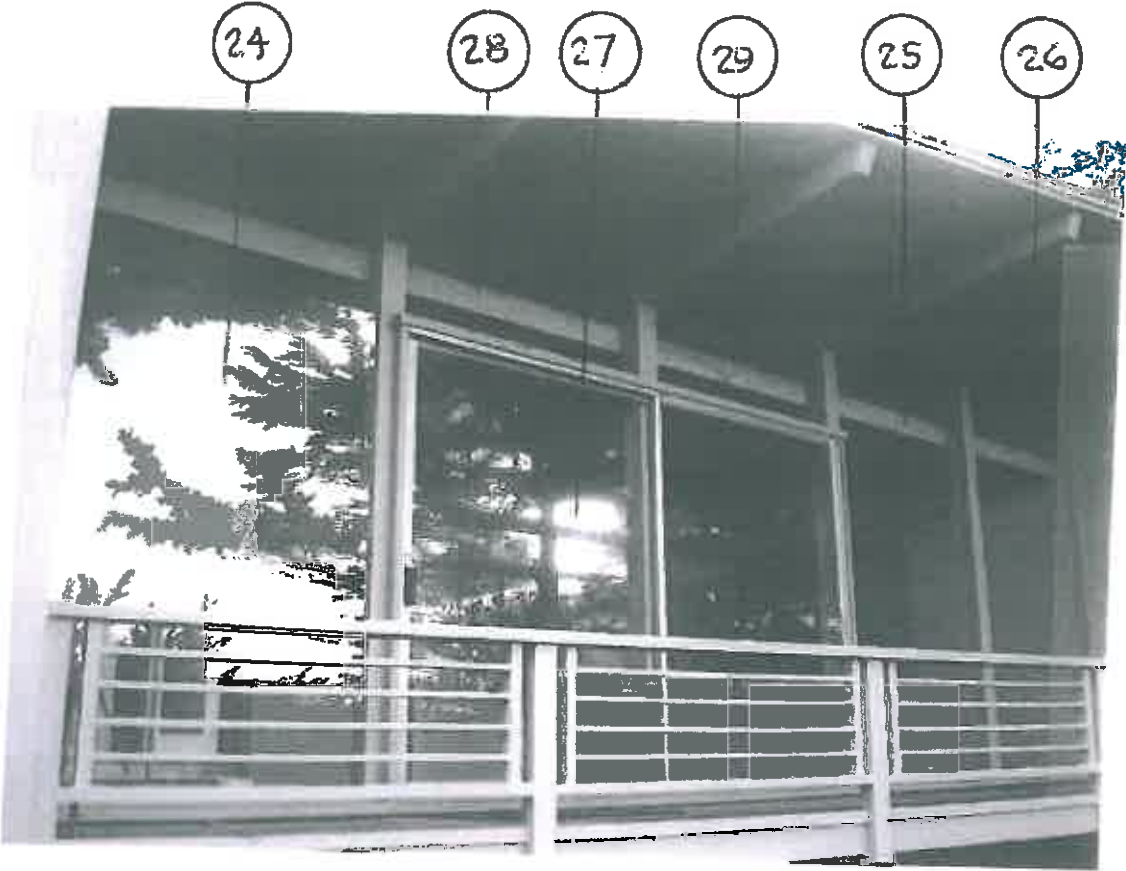


Project Site – Facing West on San Antonio Ave



Project site – Facing east on Scenic Road

Attachment F - Window Photos and Plans





1

2

3



4

5



17B



17A





10



9



31

30









1

2

3



4

5



17B



17A





10



9



31

30





7



8

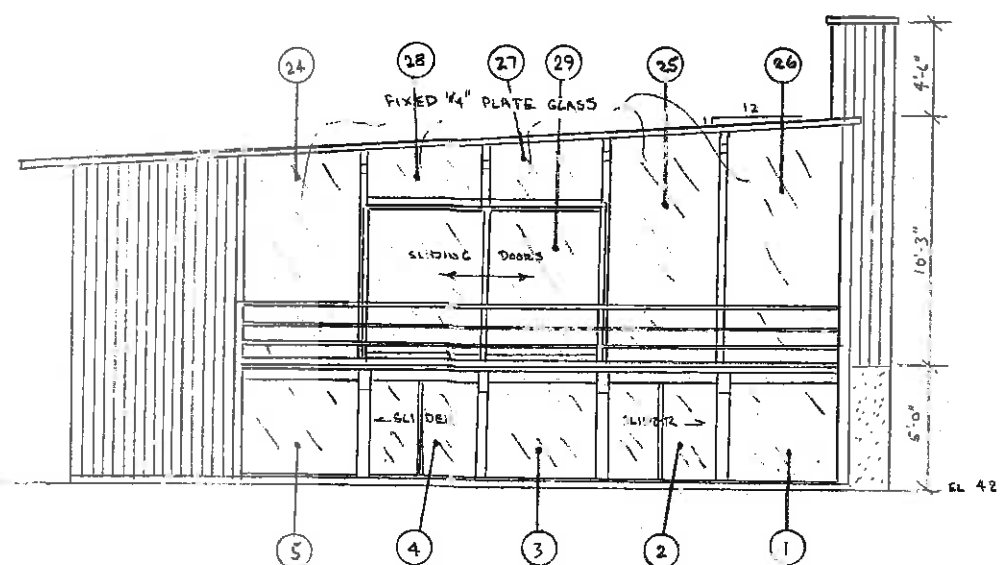


6

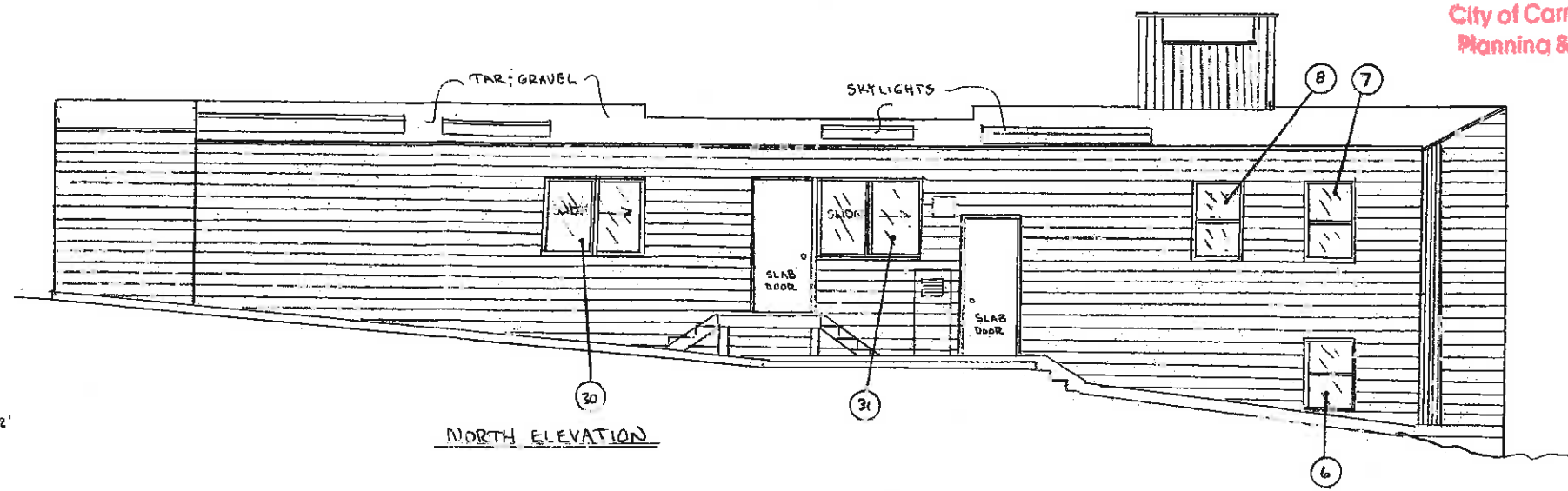
RECEIVED

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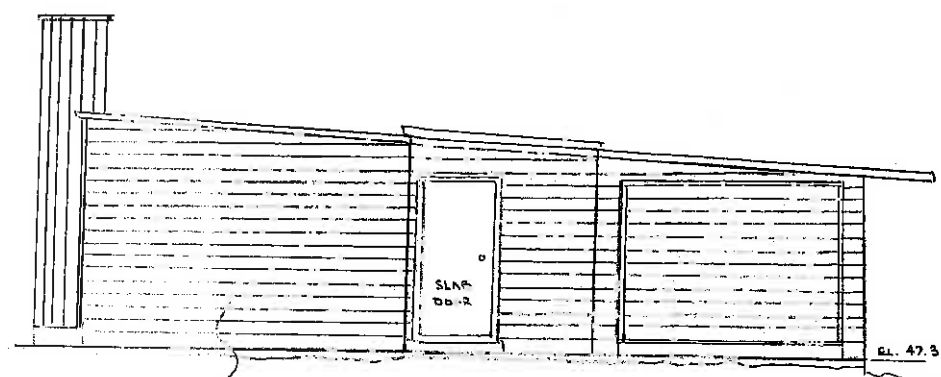
City of Carmel-by-the-Sea
Planning & Building Dept.



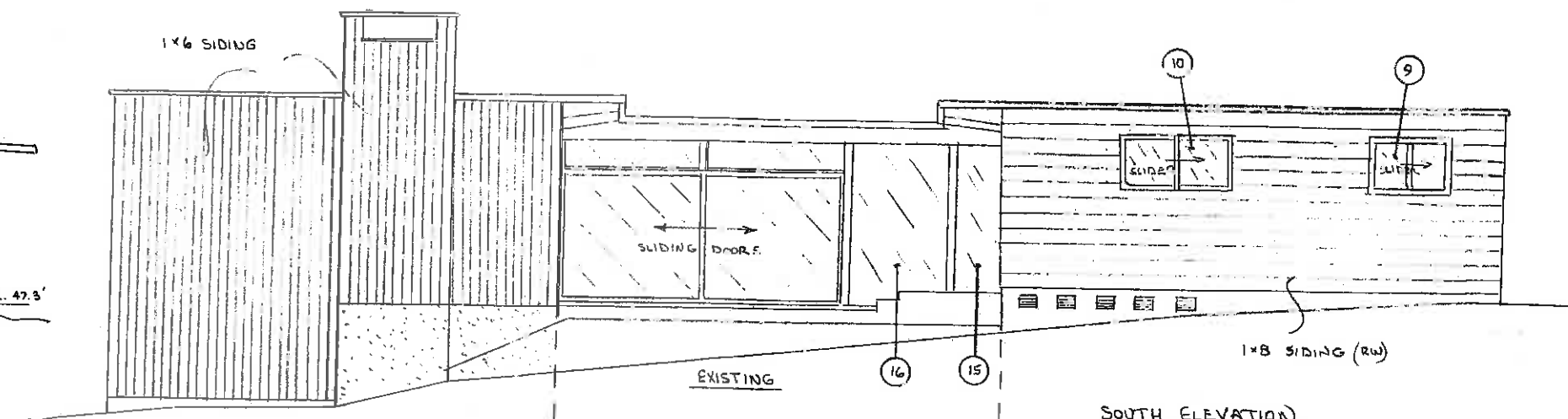
WEST ELEVATION
(SCENIC ROAD)



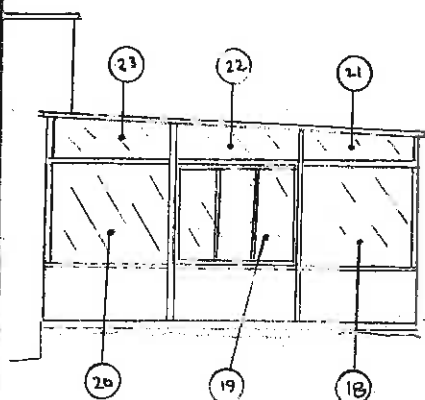
NORTH ELEVATION



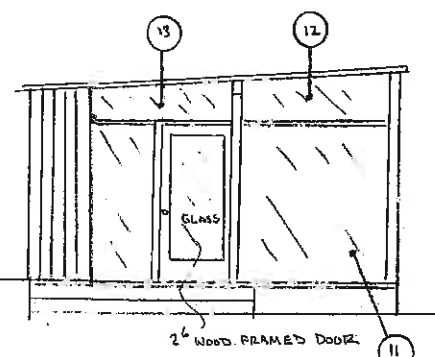
EAST ELEVATION
(SAN ANTONIO ST.)



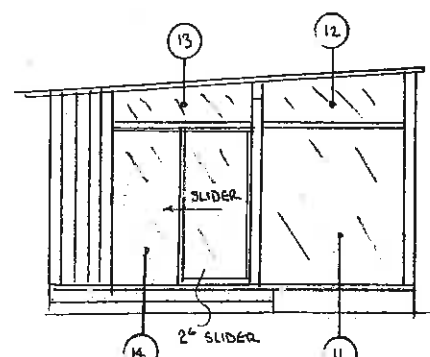
SOUTH ELEVATION



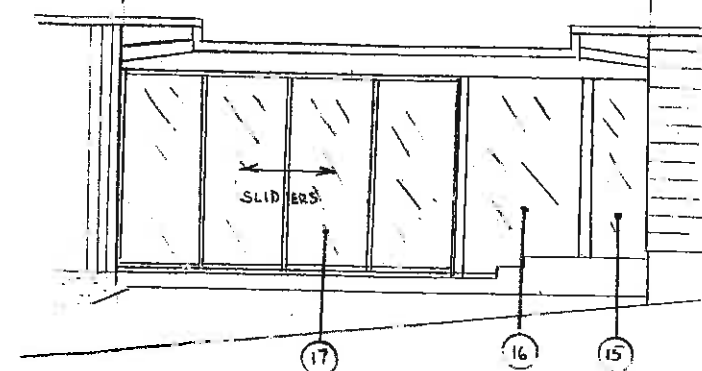
B EXISTING EAST VIEW @ COURTYARD



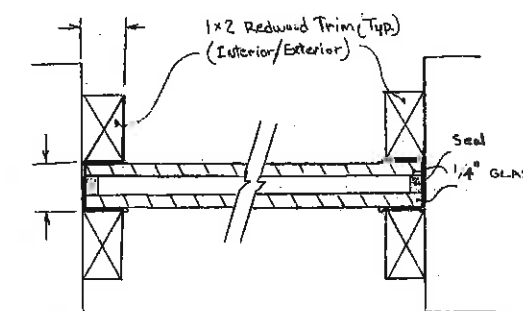
C EXISTING WEST VIEW @ COURTYARD



D PROPOSED CHANGE



A PROPOSED CHANGE @ COURTYARD



METHOD OF INSTALLATION
(To Replicate the Existing)

NOTE:

- ALL EXISTING SLIDER DOOR & WINDOW UNITS ARE ALUMINUM.
- ALL PROPOSED UNITS TO BE MATCHING ALUMINUM UNITS.

EXISTING ELEVATIONS

MESSEMER RESIDENCE

CARMEL CA. SCALE: 1/4" = 1'-0"

AP# 010-292-00B, BLK 5A, LOT 5 1 of 1



CITY OF CARMEL-BY-THE-SEA

Historic Resources Board

February 26, 2015

To: Chair Dyar and Board Members

From: Rob Mullane, AICP, Community Planning and Building Director RM

Submitted by: Christy Sabdo, Contract Planner

Subject: Consideration of a Design Study (DS 14-99) for alterations to a historic residence located in the Single-Family Residential (R-1) Zoning District

Recommendation:

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

Application:	DS 14-99 (Ryan)	APN:	010-195-016
Block:	B	Lots:	SW pt. of Lot 15, and W pt. of 17, and 19
Location:	8 th Ave. 2 parcels NW of Monte Verde		
Applicant:	Ron Marlette	Property Owners:	Michael and Mary Kay Ryan

Background:

The project site is located on 8th Ave. 2 parcels NW of Monte Verde. The existing house, known as the George Seideneck Studio Building, is a one-story, wood-framed Craftsman style residence with a raised basement. The residence was built circa 1915. The exterior cladding is a combination of staggered wood-shingle, with wide horizontal ship lap wood siding. The home was originally located next to the first library in Carmel, between Lincoln and Monte Verde, and was relocated and remodeled at the present location in February, 1921. On May 25, 2005, the Studio Building was listed on the Carmel Inventory of Historic Places as significant under the California Register Criterion 2 (persons) due to the contributions of the original owners, George Seideneck and Catherine Comstock Seideneck, to the arts and culture of Carmel; and Criterion 3 (architecture) (See Attached DPR).

There have previously been alterations and additions to the residence, as described in Mr. Kent Seavey's historic evaluation (See Attachment C), that are relevant to this application. The

applicant is proposing several alterations to this historic residence, including a main-level remodel, the addition of a new partial 318-square foot second-level, and a new 242-square foot detached garage. The wood-shingle finish on the proposed second-level would match the size and pattern of the previously altered east-wing, which was added in 1926; and would be located over the west-wing, which was added to the residence in 2005.

The proposed project includes the following components:

Interior Remodel

- Interior remodeling of the main level for an office space and storage, located below the proposed partial second-level addition

Detached Garage

- A new 242-square foot detached, wood-framed garage that includes board and batten siding.

Second-Level Addition

- A 318-square foot partial second-level addition, above the previously altered west wing, that includes a game room and bathroom
- The second-level addition includes new windows to match the previous addition
- The second-level addition includes a new shed, composition roof

North (Rear) and Courtyards Elevation

- Repair and replace existing historic windows as needed
- New French doors to provide access to the rear garden from the dining room
- New French doors for the partial, second-level addition

Staff analysis:

Historic Evaluation Summary: The California Environmental Quality Act requires environmental review for alterations to historic resources that are not consistent with the Secretary of the Interior's Standards. The proposed alterations were reviewed by the City's Historic Preservation Consultant: Kent Seavey. The Phase II historic review prepared by Mr. Seavey includes an analysis of the proposed changes. Mr. Seavey determined that the project, as shown on the project plans dated February 6, 2014, would be consistent with the Secretary's Standards for Rehabilitation.

Garage:

Secretary Standard #9 states that *"the new work will be differentiated from the old and will be compatible with the massing, size, and scale to protect the historic integrity of the property."* The proposed 242-square foot detached, one-car garage would be located southwest of the historic residence. Consistent with Secretary Standard #9, the garage would be clad with board and batten siding, which would be differentiated from the wood-shingle siding of the historic residence. The roof would be composition shingle to match the existing residence. According to Seavey, the design of the proposed garage would be compatible with the historic character of the residence and the site.

Second-Story Addition

The proposed 318-square foot partial second-level addition would be located above the previously altered west-wing and west-wing addition. Mr. Seavey noted in the historic evaluation that the elevation in question has been altered at least twice in the life of the building, and is a non-character-defining secondary elevation. The Secretary of Interior 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 proposed location of the addition is consistent with this standard.

Secretary Standard #9 states that *"the new work will be differentiated from the old and will be compatible with the massing, size, and scale to protect the historic integrity of the property."* The proposed shingles used on the second-level addition would be differentiated in size and pattern from the historic wood-shingles, but would match the size and pattern of the wood-singles of the previously altered east-wing. In addition, windows would be repaired and replaced as needed, and the existing exterior eave wall and brick chimney would be repaired and re-pointed as needed. Mr. Seavey recommends that the applicant reuse, to the extent feasible, available historic building materials, and where necessary match required replacement features in kind. Staff has drafted a special condition to address preservation of original materials.

North (Rear) Elevation and Courtyard Elevation:

Secretary Standard #6 states that, *"windows would be repaired rather than replaced, and where the severity of the deterioration requires replacement of a distinctive feature, the new feature will match the old in design, texture, and materials."* Consistent with this standard, the existing historic windows along the north elevation would be repaired and replaced as needed. Also, two new sets of wood French doors are proposed in the following locations: 1) the existing

main level (Shown on the North Elevation) to provide access to the rear garden from the dining room, and 2) the proposed second-level addition (Shown on the Courtyard Elevation).

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

ATTACHMENTS:

- Attachment A – Conditions of Approval
- Attachment B – DPR 523 Form
- Attachment C – Historic Resource Evaluation by Mr. Kent Seavey
- Attachment D – Secretary of the Interior Standards
- Attachment E – Project Plans

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

CONDITIONS OF APPROVAL

DS 14-99

Michael and Mary Kay Ryan

8th Ave. 2 parcels NW of Monte Verde

Block B, Lots SW pt. of Lot 15, and W pt. of 17 and 19

APN: 010-195-016

AUTHORIZATION:

1. This approval of Design Study (DS 14-99) authorizes alterations to an existing one-story 1,876-square foot residence with a 216-square foot basement, as shown on the approved plans. The alterations include a new 318-square foot partial second-level, a new 242-square foot detached garage, exterior alterations to the historic residence, including new French doors and repair/replacement of existing windows as needed, and interior remodeling on the main-level. The project also includes the removal of 1,223 square feet of existing non-conforming site coverage, resulting in a new site coverage total of 852 square feet. All work shall conform to the approved plans except as conditioned by this permit.

SPECIAL CONDITIONS:

2. Prior to the beginning of construction, the applicant shall convene a pre-construction meeting to include the contractor and the Project Planner to ensure compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.
3. Prior to the issuance of a building permit, the final construction documents shall include a materials list and a plan with elevation keynotes that clearly identify the methodology and extent of the proposed salvage and reuse of existing building materials including all exterior walls. This "salvage and reuse plan" shall clearly indicate that materials shall be: 1) preserved, 2) repaired when preservation is not possible, and 3) replaced in-kind only when absolutely necessary.
4. The wood-shingle siding on the new addition shall be differentiated from the existing historic siding, in pattern and dimension, and consistent with the previously altered

wings of the residence. The construction drawing submitted with the building permit application shall include a note to indicate compliance with this condition.

5. All new windows shall be differentiated from the historic windows. The applicant shall work with staff to ensure compliance with this condition.
6. All repaired and replaced windows shall to the extent feasible be replaced with available historic building materials, and where necessary match the material and design of the existing historic windows.

*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 #

HPI #

Triennial

NRHP Status Code

Other Listings

Review Code

Reviewer

Date

Page 1 of 3

Resource Name or #: (Assigned by recorder) George Seidenack Studio Building

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)

2W of Monte Verde Nside 8th (Blk B Lot SWpt 15)

Parcel No. 010-195-016

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

A one-story, wood-framed Craftsman style residence with raised basement, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a combination of staggered-butt wood shingle, with wide, horizontal ship lap wood siding below the raised water table. The medium-pitch hipped roof is flared at the eaves, with exposed rafter-tails, covered by metal (?) rain gutters. There is one brick interior chimney, centered in the south side-elevation to the rear of a projecting bay. A small skylight is also present, added in 1997 high in the roof-plane at the SW or of the south facing side-elevation, the roof is covered in composition shingle. Small bays project from under the eave line on the south side-elevation, and about midway along the west side-elevation. Fenestration is irregular, with varied types of paired, multi-paned Craftsman style wood casement windows. The principal entry faces SW at the inside corner of the south projecting main building block and its East wing. The vertically planked entry door has a narrow, rectangular window at its top. The house sits back from the street behind a tall, flush natural wood fence, screened by mature oaks, with well maintained lawns and flower beds crossed by Carmel stone walkways. It is located in a wooded mixed-use neighborhood, with one and two-story residences and visitor-serving facilities of varying ages and styles.

3b. Resource Attributes: (List attributes and codes) HP? - Single Family Property

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

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



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

Looking NW at the SE facing facade, 5/24/04, #07239-5

P6. Date Constructed/Age and Sources

☐ Prehistoric ☒ Historic ☐ Both

ca 1915, Sanborn Insurance maps

P7. Owner and Address

Thomas McArdle
P.O. Box 223658
Carmel, CA 93922

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

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

P9. Date Recorded: 5/25/2004

P10. Survey Type: (Describe)

Intensive Carmel Historic resource inventory ongoing

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

no

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☐ Mining Station Record☐ Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 3

NRHP Status Code

552

Resource Name or #: (Assigned by recorder) *George Seideneck Studio Building*

B1. Historic Name: *George Seideneck Studio Building*

B2. Common Name:

B3. Original Use: *residence/studio*

B4. Present Use: *residence*

B5. Architectural Style: *Craftsman*

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

Constructed ca. 1915; Add to NE cr. 1928 (CBP#2033); add studio space at SE cr 1930 (CBP#2312); Interior remodel 1958 (CBP# 3286); bay window Sside-elev extended slightly 1977 (CBP# 77-198); small window bay added at SW cr 1997 (CBP# 97-183); reroof 1997 (CBP# 97-183)

B7. Moved? ☒ No ☒ Yes ☐ Unknown Date: *1921*

Original Location: *Nside 6th bet. Lincoln & Monte Verde*

B8. Related Features: *Detached garage off NE cr. relocated to adjacent lot 1979; second detached garage off SW cr demolished at unknown date*

B9a. Architect: *designer/George Seideneck*

b. Builder:

B10. Significance: Theme: *Architectural Development*

Area: *Carmel-by-the-Sea*

Period of Significance: *1903-1940* Property Type: *single family residence*

Applicable Criteria: *CR 2,3*

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

The George Seideneck Studio Building is significant under California Register criterion 2 for the contributions to the arts and culture of Carmel by both George Seideneck and his wife, Catherine Comstock Seideneck. It may also be significant under criterion 3, in the area of architecture as an example of the Craftsman style design work of George Seideneck.

George Seideneck (1885-1972) was born in Chicago, into a family of architects. He studied art at the Chicago Art Institute. From 1911 to 1913 Seideneck traveled and studied in Europe, returning to a teaching post in portraiture at the Fine Arts Academy in Chicago, and the Academy of Design. In 1918 he visited Carmel, where he remained for the rest of his life. He met Catherine Comstock who taught jewelry making, leather work and sculpture at the Arts and Crafts Club. In 1920 the couple were married. The young couple continued their art work, and restored several older homes, raising enough money to move to Italy in 1925, where they spent 2 1/2 years before returning to Carmel.

Catherine Seideneck (1886-1967) was also a native of Illinois, and received her early art training through Elbert Hubbard's Roycroft Shop in New York. Further art training followed at the Chicago Art Institute. Catherine came to Santa Rosa, California with her family in 1915. That year she entered her leather work in the Panama Pacific International Exposition in San Francisco, where she won a gold medal. She also taught at U.C. Berkeley and at the Oakland College of Arts and Crafts. The family spent their summers in Carmel, where she taught at the School of Arts and Crafts. Her Mother was a patron of the Carmel Art Association, and her brother, Hugh Comstock, became one of the leading designer/builders in the community. The Seideneck Studio building was originally located next to the first library in Carmel, on the Nside of 6th between Lincoln and Monte Verde. It was moved to its present location in February of 1921, where George and Catherine remodeled it.

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

Carmel Art Assoc., Botke-McComas-Seideneck, exhibition catalog, 1988

Carmel Pine Cone, 2/10/21; Obit. George Seideneck 3/9/72

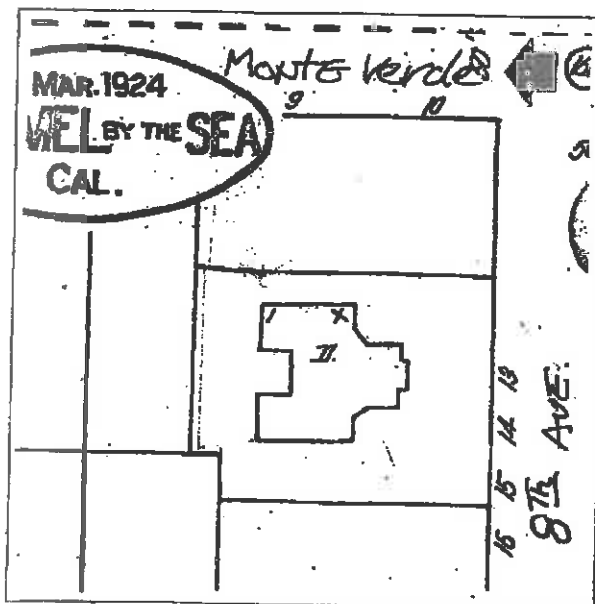
B13. Remarks: *Zoning R-1*

CHCS (AD, AC, GCSI)

B14. Evaluator: *Kent Seavey*

Date of Evaluation: *5/5/2004*

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 3 of 3

Resource Name or #: (Assigned by recorder) *George Seideneck Studio Building*

Recorded by: *Kent L. Seavey*

Date *5/25/2004*

☒ Continuation ☐ Update

B10. The Irregular building plan forms a kind of truncated "Y", with the stem of the "Y" pointing south. The Seidenecks placed their entry door on the east side of the residence where the stem of the "Y" meets the east wing, facing into the afternoon light from the SE, and employing the two building elevations to reflect the collected light onto the garden, creating a sunny exterior enclave. The Shingled exterior, flared eaves of the roof and copious paired multi-paned wood casement windows are character-defining qualities of this Craftsman style residence. In 1979 a detached wooden garage NE of the residence, and an attached 1930s studio at the SE cr. were moved to the east in a lot split. A second, attached wood garage at the SW cr. of the house was demolished. These removals returned the building to its basic 1921 appearance, less minor window changes over time.

The Craftsman style of design has been popular in Carmel since the early days of its development, after 1903. Craftsman homes are characterized by horizontality of proportions, seen in the spreading lines of their low-pitched, overhanging roofs and informal building plans; reliance on the honest use of materials such as wood, brick and stone, local redwood and Carmel stone in this instance, referencing their popular acceptance and appropriateness to Carmel's vernacular and eclectic character. The architectural style emphasized enjoyment of the natural setting through porches and outdoor spaces. The style's aesthetic characteristics, and its philosophic underpinnings which linked it to progressive political, social and artistic movements in the early twentieth century, made it popular with Carmel's academic, literary and creative residents, like the Seidenecks. The house, although moved from its original lot, is sited in almost the same location, with the same orientation in the block as its initial setting.

The Seidenecks were very active in the early village life of Carmel. The house was George's first studio and in 1920 became the couple's first home. During their occupancy both were working artists, and actively involved with the Forest Theater and Arts and Crafts Club, later on they would be instrumental in establishing the Carmel Art Association and the Carmel Music Society. George would help found the first camera club in Carmel. Much of the shape of present day Carmel shows George Seideneck's influence. The cypress trees along Scenic Drive were planted following his suggested layout. He designed the walks and corners of Devendorf Park in the early 1930s, and superintended the placing of cobblestone curbs in Carmel.

Of note, Eugene A. H. Watson, who purchased the home from the Seidenecks, was the president of the Carmel Press, Inc., which printed the Carmel *Pine Cone*, and the *Cymbal*, and served as a local art press. Watson and his wife Doris were also deeply involved with village activities, including the Forest Theater and Edward Kuster's Golden Bough Players. Doris Watson, a former librarian at Columbia University, was a leader in the League of Women Voters locally, and president of both the Sunset School Board and the newly established Carmel unified School District, where she led the fight for a new high school. Their collective contributions to the civic and social institutions of Carmel may qualify their productive time in the Seideneck Studio Building as significant under California Register criterion 2 as well.

The George Seideneck Studio building clearly reflects the findings of and is consistent with the 1997 Carmel Historic Context Statement under the themes of architectural development, the development of arts and culture, and the development of government, civic and social institutions. It retains a high degree of physical integrity and continues to evoke a strong sense of time and place, and of feeling and association.

B12.

Carmel Pine Cone, Obit. Doris Watson, 1/5/40

Monterey Peninsula Herald, Obit. Eugene A.H. Watson 11/18/68

Sanborn Insurance maps of Carmel, 1924, 1930-62

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

November 18, 2014

Mr. Marc Weiner / Senior Planner
Carmel Planning & Building Department
City of Carmel by-the-Sea
P.O. Drawer G
Carmel, CA 93921

Dear Mr. Weiner:

Thank you for the opportunity to review the proposed alterations and additions to the George Seideneck Studio Bldg. on N/S 8th bet. Monte Verde and Casanova (Blk. B SWpt Lot 15)(APN# 010-195-016), in Carmel for consistency of the proposed changes with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

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 would be the recommended standard for treatment of the Seideneck Studio Building.

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.

As stated in the 1992 National Park Service *Illustrated Guidelines for Rehabilitating Historic Buildings*, "The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility." Character-defining features of the subject property include:

- Wood shingle exterior wall cladding.
- Medium-pitched hipped roof, flared at eaves.

- Wide, overhanging eaves with exposed rafter-tails.
- Multi-paned Craftsman style casement windows.

The subject property is owned by Michael & Mary Kay Ryan, who propose to make the following additions to the moved, and altered historic property, including the addition of a detached one-car garage, off the west side of the subject property, and a small, second floor office above the existing altered west side-elevation (see photos and plans & drawings attached).

As noted above, the Standards recommend new additions be placed on secondary elevations, and where alteration has already occurred. The proposed changes to the subject property are on, or adjacent to an altered secondary elevation.

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

The subject property was listed on the Carmel Inventory of Historic Resources on 25 May 2005 (see copy of Resolution attached), and qualifies for listing in the California Register at the local level of significance for its association with George Seideneck (1886-1972), and his wife Catherine Comstock Seideneck, for their contributions to the arts and culture of Carmel (see DPR 523 attached).

The George Seideneck Studio Bldg. is a one-story, wood-framed Craftsman style residence with raised basement, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a combination of staggered-butt wood shingle, with wide, horizontal ship lap wood siding below the raised water table.

The medium-pitch hipped roof is flared at the eaves, with exposed rafter-tails, covered with rain-gutters. There is one brick interior chimney, centered in the south side-elevation to the rear of a projecting bay. A small skylight is also present, added in 1997 high in the roof-plane at the SW cr of the south facing side-elevation. the roof is covered in composition shingle.

Small bays project from under the eave line on the south side-elevation, and about midway along the west side-elevation.

Fenestration is irregular, with varied types of paired, multi-paned Craftsman style wood casement windows. The principal entry faces SW at the inside corner of the south projecting main building block and its East wing. The vertically planked entry door has a narrow, rectangular window at its top.

The house sits back from the street behind a tall, flush natural wood fence, screened by mature oaks, with well maintained lawns and flower beds crossed by Carmel stone walkways. It is located in a wooded mixed-use neighborhood, with one and two-story residences and visitor-serving facilities of varying ages and styles.

The Seideneck Studio building was originally located next to the first library in Carmel, on the NS of 6th between Lincoln and Monte Verde. It was moved to its present location in February of 1921, where George and Catherine remodeled it. The Irregular building plan forms a kind of truncated "Y", with the stem of the "Y" pointing south. The shingled exterior, flared eaves of the roof and copious paired multi-paned wood casement windows are character-defining qualities of this Craftsman style residence. Based on Mo. Co. Assessor's records, sometime between 1961 and 1979 a detached wooden garage NE of the subject property, and an attached 1930s studio at the SE cr. were moved to the east in a lot split. A second attached wood garage, constructed sometime after 1981 at the SW cr. of the house, was demolished. these removals returned the building to its general 1921 appearance.

The subject property is a moved building, with a number of additions and alterations over time. In 1926, during the ownership of Eugene Watson, president of the Carmel Press, a small addition was made to the rear (north) elevation of the east wing. In 1930 Watson had a large studio added off the east side of the stem of the "Y" (CBP# 2312). The Watson studio addition was removed by 1962, and a deck was added off the SW corner (CBP #79-186) by then owner Ron Kenzy. In 1997, a new owner, Susan Prindle added the raised bay window toward the south, on the west side-elevation (CBP# 97-38). A new owner, Thomas H. McArdle expanded the rear (north) elevation of the of the west wing to its current configuration in 2005-06.

Between the time of their marriage in 1920, George and Catherine Seideneck restored several older homes, raising enough money to move to Italy in 1925 where they spent 2 1/2 years before returning to Carmel.

A second Seideneck residence of Craftsman design, built in 1923, located on the N/side of 8th between Junipero and Torres, is also listed in the Carmel Historic Resource Inventory.

The owners have proposed the following alterations and additions for contemporary usage.

FRONT (SOUTH) ELEVATION (primary)

As proposed, add a detached, wood-framed, one-car garage SW of the residence in the location of a previous garage. the new design will be compatible with the historic character of the residence and the site, retaining the historic relationship between buildings, landscape features and open space, as recommended in the *Secretary's Standards for Rehabilitation of Building Sites* (see plans and drawings provided).

WEST SIDE-ELEVATION (secondary, altered)

As proposed, add a second story loft space above the altered west wing for office space, and repair/replace existing windows as needed. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature will match the old in design, texture and materials, consistent with the Secretary's Standard #6. Repair/repoint existing exterior eave wall brick chimney as needed.

This feature is necessary to provide code compliant access to the upper floor. A shed roof on the west side-elevation of the new feature will reduce the profile of the proposed addition, which will also be screened by both the new garage and existing landscaping along 8th Street (see plans and drawings provided).

NOTE: This would be a partial-width second-story addition to a one-story residence. The elevation in question has been altered at least twice in the life of the moved building, and is non-character-defining and an altered secondary elevation. As noted above, 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. As proposed, the new feature would be visually screened from 8th Ave. by the new garage and existing screen of mature trees.

NORTH (REAR) ELEVATION (secondary, altered)

As proposed, repair /replace existing historic windows as needed. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature will match the old in design, texture and materials, consistent with the Secretary's Standard #6.

The west wing of this elevation has been considerably modified over time, by a large addition to the north in 2005-2006, and by changes to the original fenestration. As proposed, the 2005-2006 the NW corner of the addition would be extended further north approx. three feet to accommodate adequate bathroom space.

A new set of wooden French doors is proposed for the north side of this elevation, to provide access to the rear garden from the dining room. A second set of French doors is proposed for the second story, with a small metal-railed balcony. The French doors are reversible, i.e. the proposed features will be constructed in such a manner that, if removed in the future, the essential form and integrity of this portion of the historic property and its environment would be unimpaired, consistent with the Secretary's Standard #10.

The proposed changes to the already altered portions of this elevation will employ a smaller type of wood shingles, to clearly differentiate the old portion of the building from the new, consistent with the Secretary's Standard #9 (see photo #3, and plans & drawings attached).

EAST SIDE-ELEVATION (secondary, altered)

The east side-elevation was expanded north several feet in 1926. New artist owners Eugen A. and Doris Watson added a large, rectangular studio/press room off the east side of the front (south) elevation for their art space, and production of the Carmel Press in 1930. By 1962 this addition had been removed and the front portion of the building envelope had been returned to its 1921 appearance. No changes are proposed for the east side-elevation.

As noted above, the Standards recommend new additions be placed on secondary elevations, and where alteration has already occurred. The proposed changes to the Seideneck House are primarily on secondary altered elevations.

As proposed, the work shall reuse, to the extent feasible, available historic building materials, and where necessary match required replacement features in kind.

New work along the altered north (rear) and west side-elevations, are clearly differentiated from the old, but compatible with the size, scale, proportions and massing to protect the integrity of the subject property and its environment. If removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.

CONCLUSION

The subject property retains a sufficient degree of physical integrity as moved and remodeled in 1921 to evoke a sense of time and place and of feeling and association with the early residential development of Carmel-by-the-Sea in the first decade of the twentieth century. It is particularly significant for its association with George and Cathertine Seideneck, fine artists, residential designers and community activists. It qualifies for listing in the California Register at the local level of significance, and is listed in the 2003 Carmel Historic Resource Inventory.

CEQA states in CCR Section 15064.5 (2)(B) that a change which demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that account for its inclusion in a local register of historical resources may constitute a substantial adverse change in the significance of the resource. However, CEQA also notes that the degree of potential adverse change can be considered "proportionate to the level of significance of an historic resource" based on its relative importance in history.

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 materials so that the remaining character-defining features of the historic resources will not be obscured, damaged or destroyed. All proposed changes are reversible. As proposed the new work will not create a significant change to the historic building and will not cause a significant adverse effect on the environment.

MITIGATION

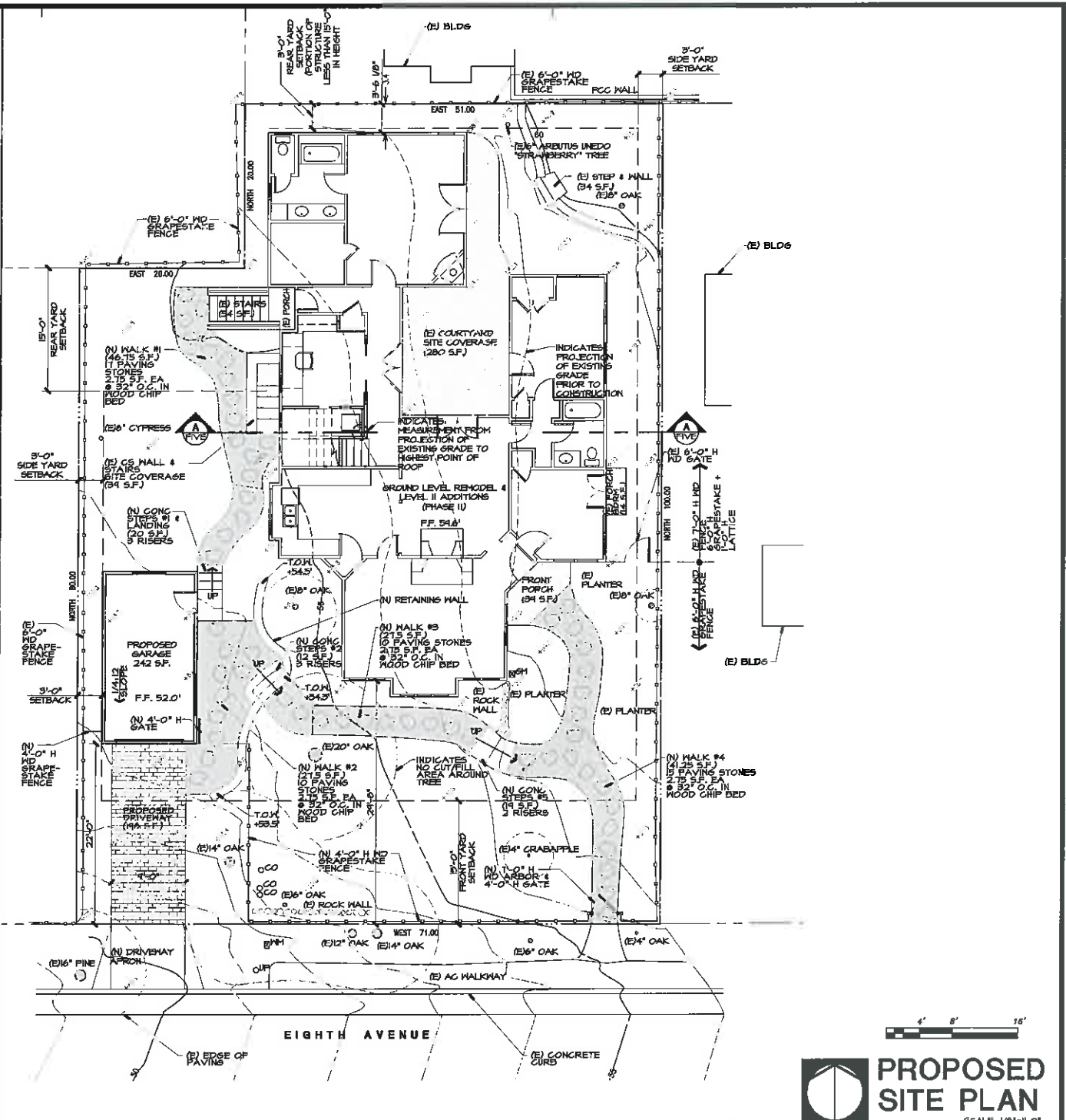
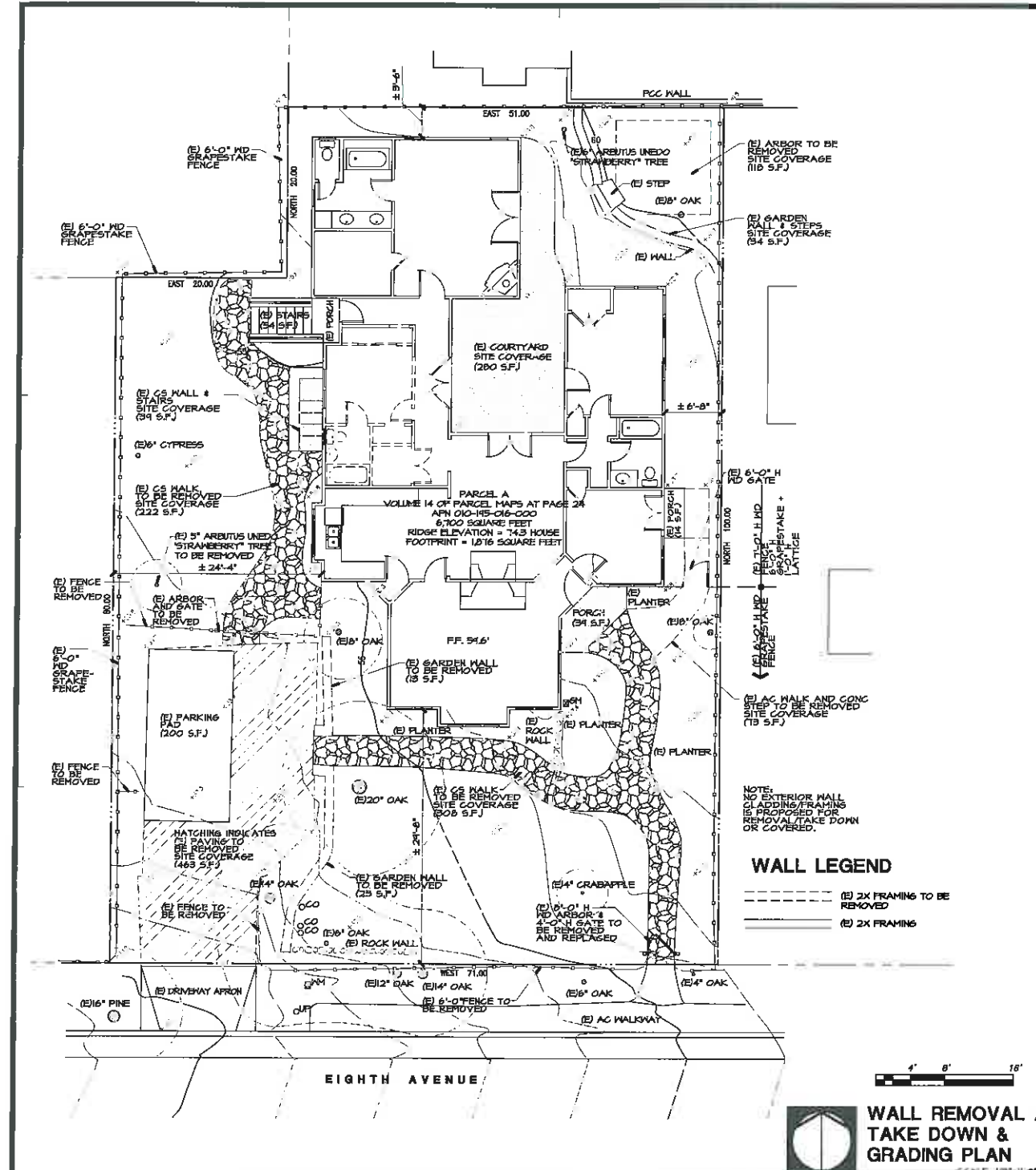
The proposed project is in conformance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties* under the standard for Rehabilitation. No mitigation is needed for this project.

Respectfully Submitted,

Kent S. Seavey

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.**
- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.**
- 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.**
- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.**
- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.**
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.**
- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.**
- 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.**
- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**
- 10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**



SITE DATA:

AVG GRADE: (RESIDENCE)		+56.7
EXT WALL REMOVED:		
RESIDENCE	0%	
FLOOR AREA: ALLOWABLE: 2,653 SQ. FT.		
EXISTING		
BASEMENT	216 SQ. FT.	
LEVEL I	1,876 SQ. FT.	
PARKING (PAD)	200 SQ. FT.	
TOTAL	2,292 SQ. FT.	
PROPOSED		
BASEMENT	216 SQ. FT.	
LEVEL I	1,876 SQ. FT.	
LEVEL II	318 SQ. FT.	
GARAGE	242 SQ. FT.	
TOTAL	2,652 SQ. FT.	360 SQ. FT. ADDED FLR AREA
BUILDING COVERAGE:		
BUILDING	1,876 SQ. FT.	
GARAGE	242 SQ. FT.	
TOTAL	2,118 SQ. FT.	

SITE COVERAGE:		
ALLOWABLE SITE COVERAGE	852	
EXISTING		
A.C. PAVING (LESS PARKING PAD)	483 SQ. FT.	
WALKWAYS, STAIRS, GARDEN		
WALLS, COURTYARD, ETC.	1,102 SQ. FT.	
ARBOR	118 SQ. FT.	
TOTAL	1,683 SQ. FT.	
REMOVED	<1,223 SQ. FT.>	
IMPERMEABLE		
EXISTING: (CARMEL STONE)		
STAIRS/PORCH	54 S.F.	
WALL/STAIRS	39 S.F.	
FRONT PORCH	39 S.F.	
PORCH (BDRM)	14 S.F.	
COURTYARD	280 S.F.	
STEPS/GARDEN WALL	34 S.F.	
(E) TOTAL:	460 S.F.	

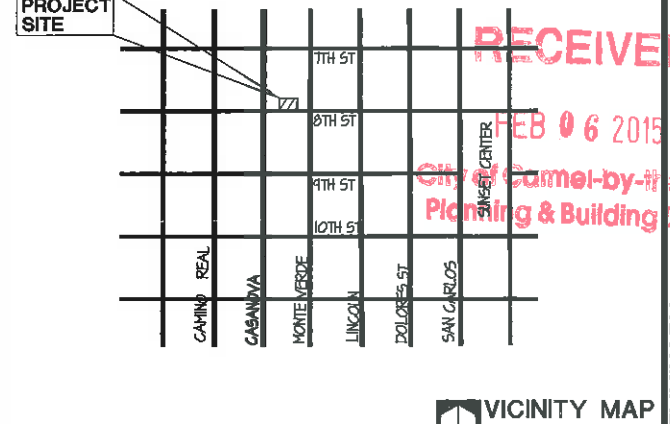
IMPERMEABLE		
NEW: (CONC. U.N.O.)		
STEP #1	20 S.F.	
STEP #2	12 S.F.	
STEP #3	19 S.F.	
(N) TOTAL:	51 S.F.	
(E) TOTAL:	460 S.F.	
OVERALL TOTAL: (IMPERMEABLE)	511 S.F.	

PERMEABLE/SEMI-PERMEABLE		
NEW: (CARMEL STONE, SET IN WOOD CHIP BED (U.N.O.))		
WALK #1	46.75 S.F.	
WALK #2	27.50 S.F.	
WALK #3	27.50 S.F.	
WALK #4	41.25 S.F.	
DRIVEWAY ("CALSTONE", SAND-SET QUARRY STONE-RUSTIC YELLOW)	188.00 S.F.	
OVERALL TOTAL:	341 S.F.	
PERMEABLE/SEMI-PERMEABLE:	341 S.F.	
IMPERMEABLE:	511 S.F.	
OVERALL TOTAL:	852 S.F.	

PROJECT DATA:

PROJECT:	RESIDENCE
SITE ADDRESS:	8TH AVENUE BETWEEN MONTE VERDE & CASANOVA
APN:	010-195-018
ZONE:	R-1
LAND USE:	RESIDENTIAL
LOT SIZE:	6,700 S.F. / ± 15 ACRES
OWNER:	MICHAEL & MARY KAY RYAN P.O. BOX 2686 CARMEL, CA 93921-2686 TEL: (831) 283-8850
ARCHITECT:	MARLETTE ASSOCIATES 451 OLIVE AVENUE, SUITE #125 CLOVIS, CALIFORNIA 93812 TEL: (559) 322-8883

PROJECT SITE



WALL LEGEND
--- (E) 2X FRAMING TO BE REMOVED
--- (E) 2X FRAMING



PRELIMINARY

CO 15706

Ronald Gene Marlette
Principal
MARLETTE ASSOCIATES
ARCHITECTURE
451 OLIVE AVENUE, SUITE 125
CLOVIS, CALIFORNIA 93812
TEL: (559) 322-8883

project

REMODEL

8TH AVE. BTWN MONTE VERDE & CASANOVA
CARMEL, CALIFORNIA

PRELIMINARY

REVISION	DATE	PRINTS ISSUED FOR	TRACT TWO APPLICATION	TRACT TWO APPLICATION RESUBMISSION
1	11-05-14			
2	12-19-14			
3				
4				
5				
6				

RECEIVED
CITY OF CARMEL
Planning & Building Dept.
FEB 06 2015

LICENSED ARCHITECT
RONALD G. MARLETTE
NO. C15786
STATE OF CALIFORNIA

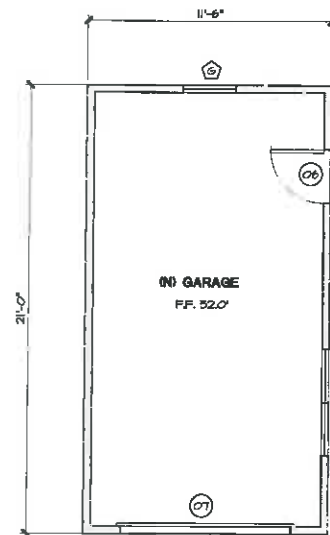
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TWO
OF

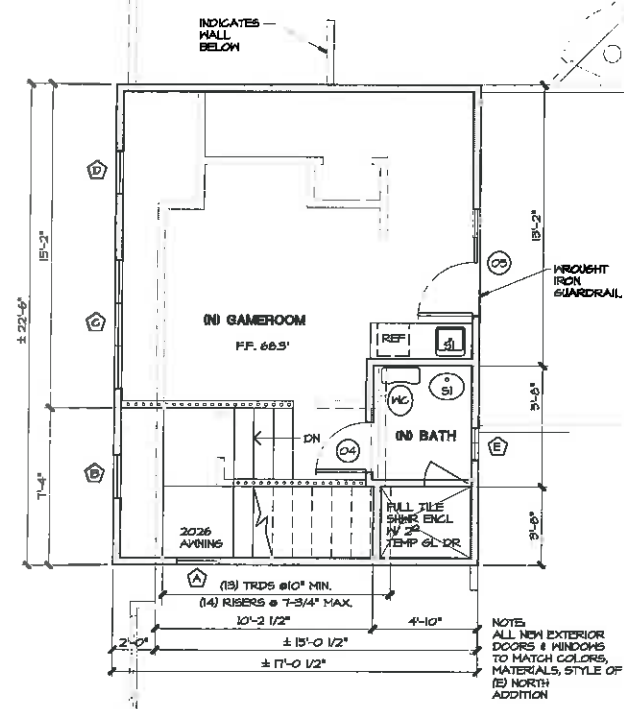
DOOR SCHEDULE

NO.	SIZE	TYPE	MATL	JAMB	CASING	MANUF	MODEL	FINISH	REMARKS
01	2468	-	WOOD	WOOD	WOOD	JELD-WEN	CUSTOM	SEE NOTE #1	
02	PR 3068	FRENCH PKT	WOOD	WOOD	WOOD	JELD-WEN	CUSTOM	SEE NOTE #1	TEMP GLASS
03	2868	-	WOOD	WOOD	WOOD	JELD-WEN	CUSTOM	SEE NOTE #1	
04	2468	-	WOOD	WOOD	WOOD	JELD-WEN	CUSTOM	SEE NOTE #1	
05	PR 2668	FRENCH PKT	WOOD	WOOD	WOOD	JELD-WEN	CUSTOM	SEE NOTE #1	TEMP GLASS
06	2668	SG	WOOD	WOOD	WOOD	JELD-WEN	CUSTOM	SEE NOTE #1	2 VISION PANELS
07	8' x 7'	GARAGE	WOOD	WOOD	WOOD	TBD	TBD	TBD	SECTIONAL WOOD CARRIAGE

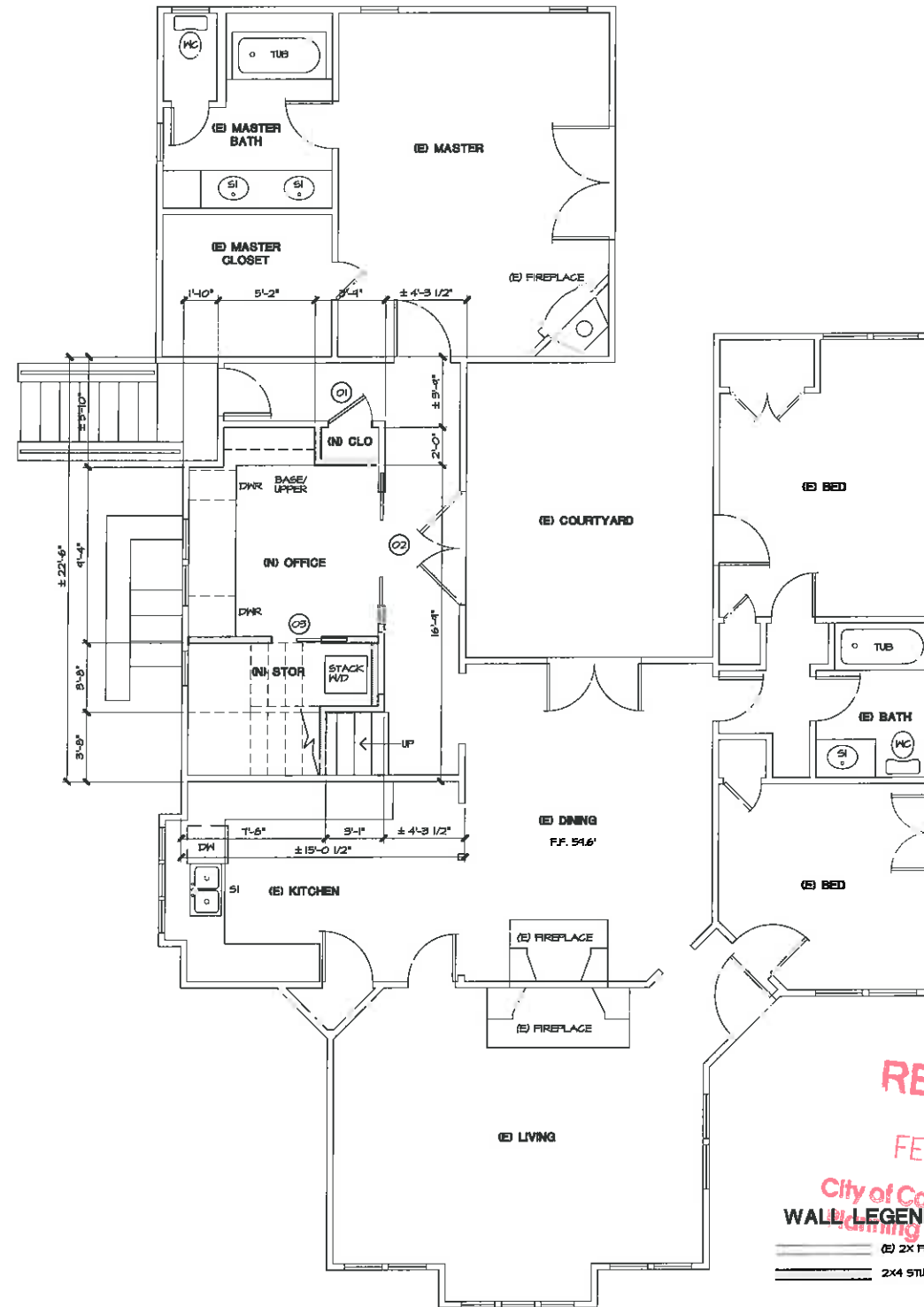
- DOOR NOTES:
- SELF-CLOSING AND SELF-LATCHING 1 3/8" MIN THICK SOLID CORE WOOD DOOR.
 - HARDWARE SPECIFIED FOR GENERAL FUNCTION AND QUALITY REVISIONS MAY BE REQUESTED AT TIME OF SHOP DRAWING SUBMITTAL.
 - NO THUMB LATCHES OR KEYPED CYLINDER DEAD BOLTS ALLOWED ON ANY DOORS UNLESS OPERATED BY A SINGLE ACTION WITH A LEVER FROM THE INSIDE OF THE AREA SERVED.
 - REGARDLESS OF THE OCCUPANT LOAD SERVED, ENTRY AND EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
 - NOT USED.
 - ALL EXTERIOR DOORS & WINDOWS TO BE FULLY WEATHER STRIPPED INCLUDING ANY DOOR OPENING FROM THE DWELLING TO AN ATTACHED GARAGE AND DOORS TO ATTIC SPACES OR GROUND SPACES. PROVIDE THRESHOLDS AT ALL EXTERIOR DOORS AND DOORS FROM DWELLING TO ATTACHED GARAGE.
 - ALL EXTERIOR DOORS PAINTED EXTERIOR SIDE STAINED INTERIOR SIDE. INTERIOR DOORS STAINED BOTH SIDES, UNO.



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



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



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

WINDOW SCHEDULE

NO.	SIZE	EGRESS	TYPE	TEMPERED	MATL	CASING	MANUF	MODEL	FINISH
A	2026	NO	CSMT	NO	WOOD	WOOD	JELD-WEN	CUSTOM	PAINTED-EXT/ STAINED-INT
B	2026	NO	CSMT	NO	WOOD	WOOD	JELD-WEN	CUSTOM	PAINTED-EXT/ STAINED-INT
C	8050 (RPG)	NO	CSMT	NO	WOOD	WOOD	JELD-WEN	CUSTOM	PAINTED-EXT/ STAINED-INT
D	2026	NO	CSMT	NO	WOOD	WOOD	JELD-WEN	CUSTOM	PAINTED-EXT/ STAINED-INT
E	1616	NO	CSMT	NO	WOOD	WOOD	JELD-WEN	CUSTOM	PAINTED-EXT/ STAINED-INT
F	3030 (RPG)	NO	CSMT	NO	WOOD	WOOD	JELD-WEN	CUSTOM	PAINTED-EXT/ STAINED-INT
G	2830	NO	CSMT	NO	WOOD	WOOD	JELD-WEN	CUSTOM	PAINTED-EXT/ STAINED-INT

- WINDOW NOTES:
- HARDWARE SPECIFIED FOR GENERAL FUNCTION AND QUALITY REVISIONS MAY BE REQUESTED AT TIME OF SHOP DRAWING SUBMITTAL.
 - ALL WINDOWS TO HAVE DUAL PANE LOW-E GLAZING WITH ARGON GAS BETWEEN THE PANES.
 - VERIFY WINDOW ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.

C 0 1 5 7 8 6

Principal
REYNOLD CORNE MARLETTE
MARLETTE ASSOCIATES
ARCHITECTURE
451 Ocas Avenue, Suite 125
Carmel, CA 93921
Tel: 831.922.6615

project
REMODEL
8TH AVE. BTWN MONTE VERDE & CASANOVA
CARMEL, CALIFORNIA

PRELIMINARY

REVISION

DATE

PRINTS ISSUED FOR

TRACT TWO APPLICATION

TRACT TWO APPLICATION

RESUBMISSION

DATE

PROJECT NUMBER: 14-012 RYANCARMEL

PRELIMINARY

SHEET NUMBER

THREE

OF

RECEIVED

FEB 06 2015

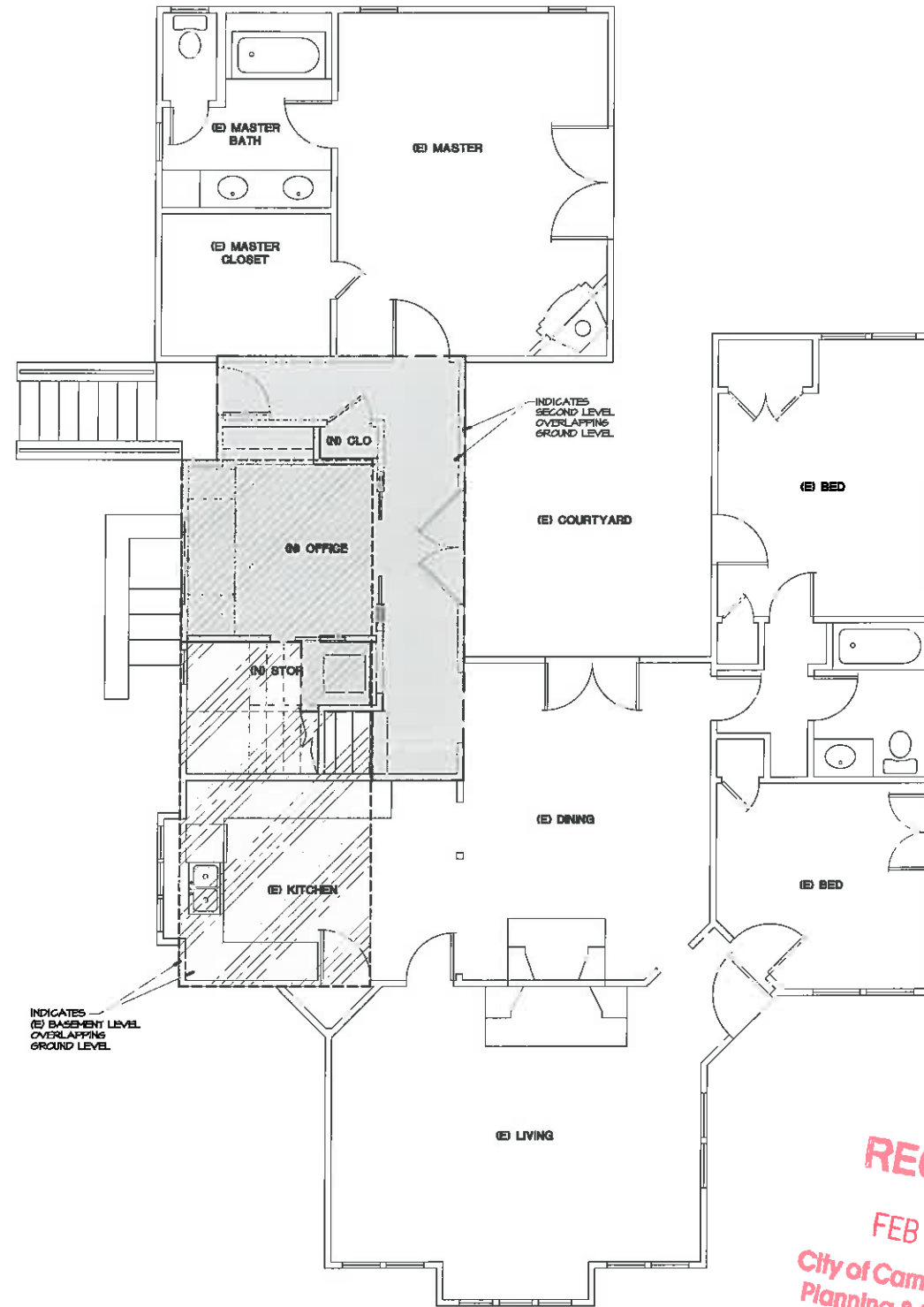
City of Carmel-by-the-Sea
Planning & Building Dept.

WALL LEGEND

(E) 2X FRAMING

2X4 STUDS @ 16" O.C.





FLOOR OVERLAP AREA:
NON-OVERLAP 1,437 SQ. FT.
TOTAL OVERLAP 439 SQ. FT.

FLOOR LEVEL MAP

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

PRELIMINARY

PROJECT

REMODEL

8TH AVE. BTWN MONTE VERDE & CASANOVA
CARMEL, CALIFORNIA

NO. C15786

STATE OF CALIFORNIA

DATE

11-05-14

12-19-14

PRINTS ISSUED FOR

TRACT TWO APPLICATION

TRACT TWO APPLICATION RESUBMISSION

REVISION

A

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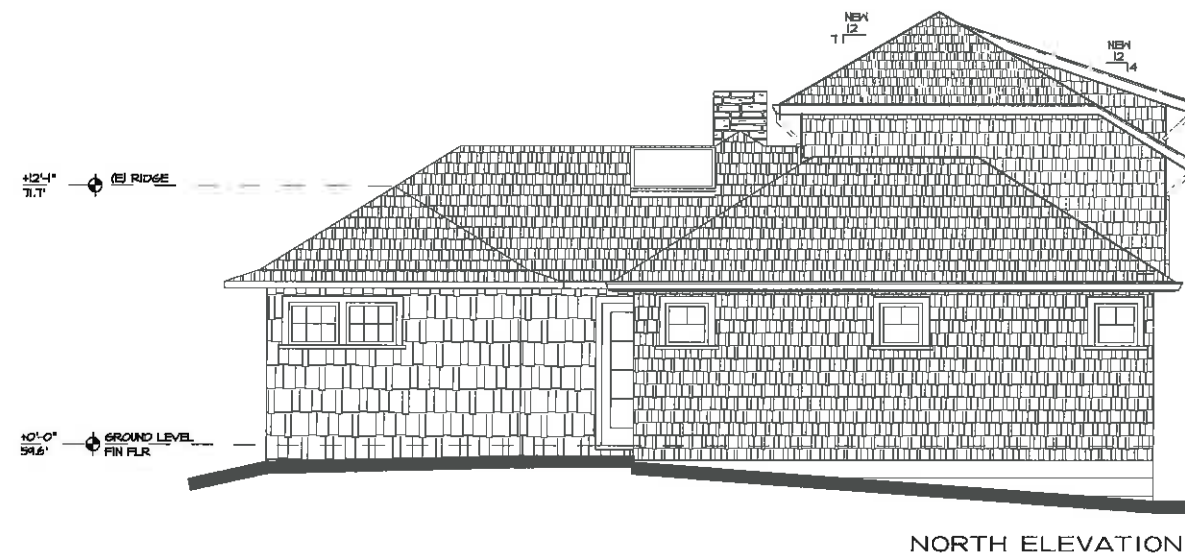
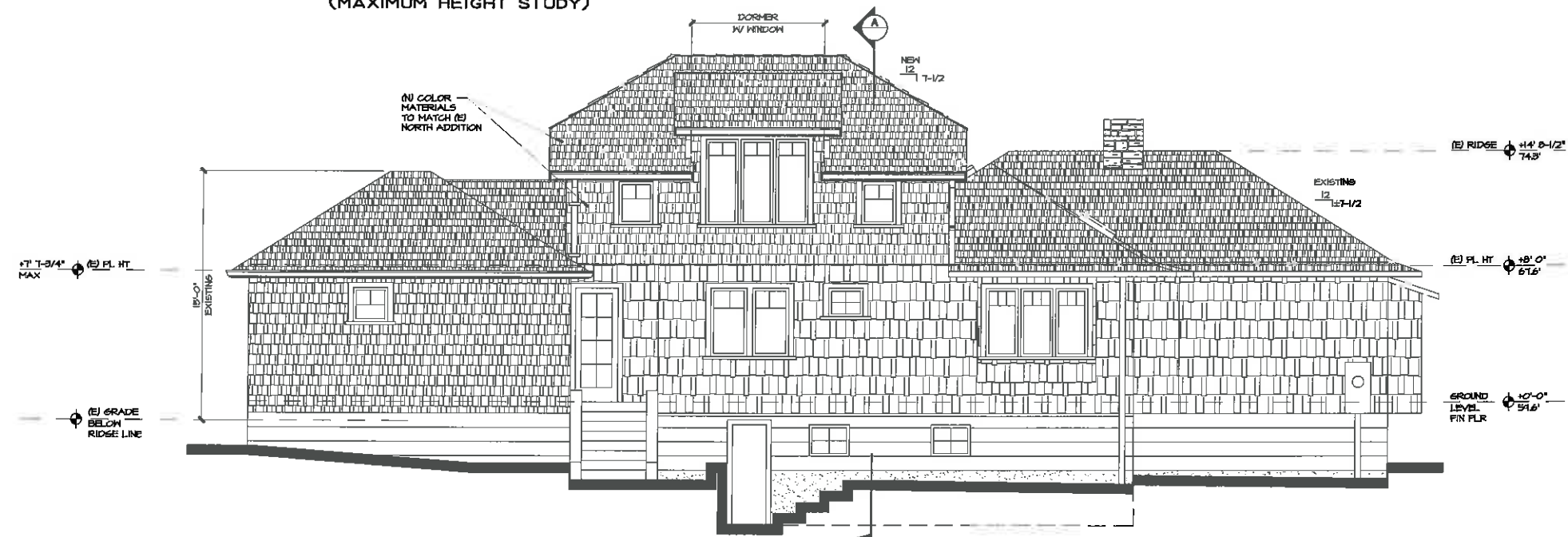
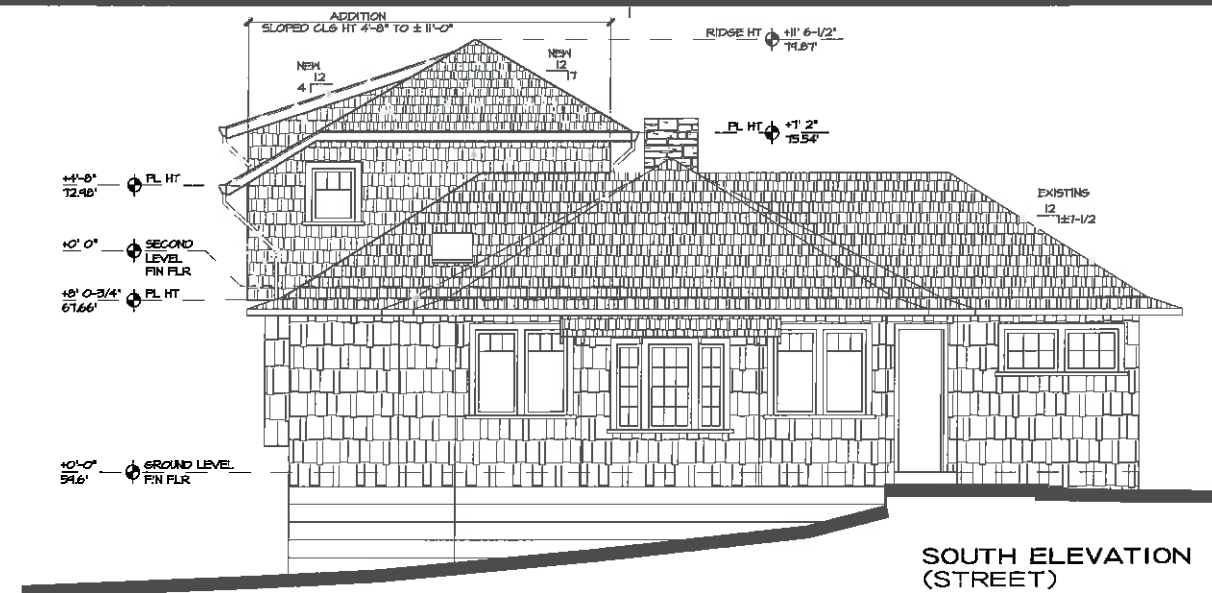
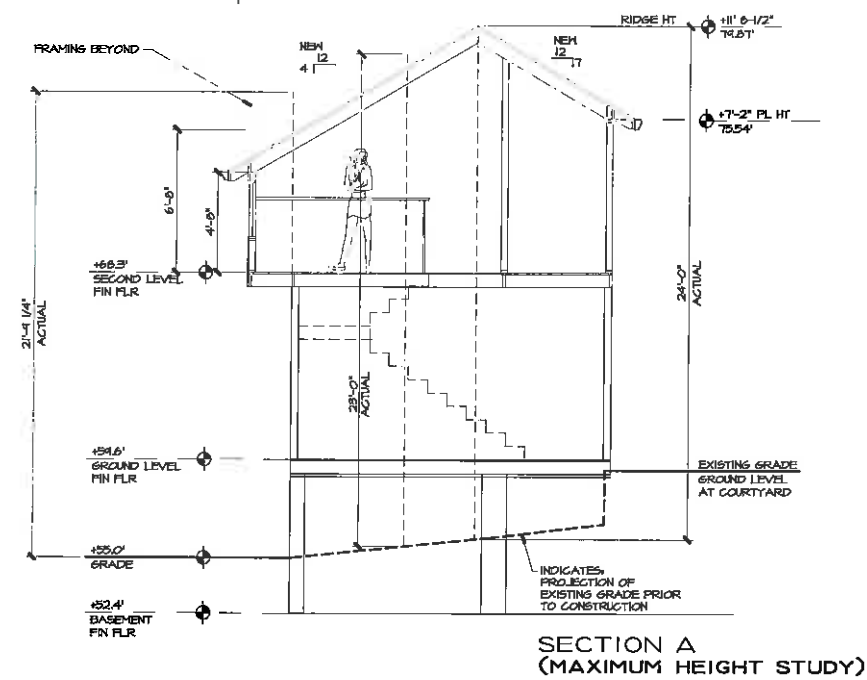
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PROJ. NUMBER: 14-012 RYANCARMEL

SHEET NUMBER

FOUR

OF



AVE GRADE

SEE SHEET 'TWO'



**NEW
EXTERIOR ELEVATIONS**
SCALE: 1/4"=1'-0"

PRELIMINARY

C 0 1 5 7 8 6

Ronald Gene Marlette
Principal

MARLETTE ASSOCIATES
ARCHITECTURE

451 Coits Avenue, Suite 128
Clovis, California 93612
PH 559/322-1368 Fax 559/322-1335

PRELIMINARY

project

project REMODEL

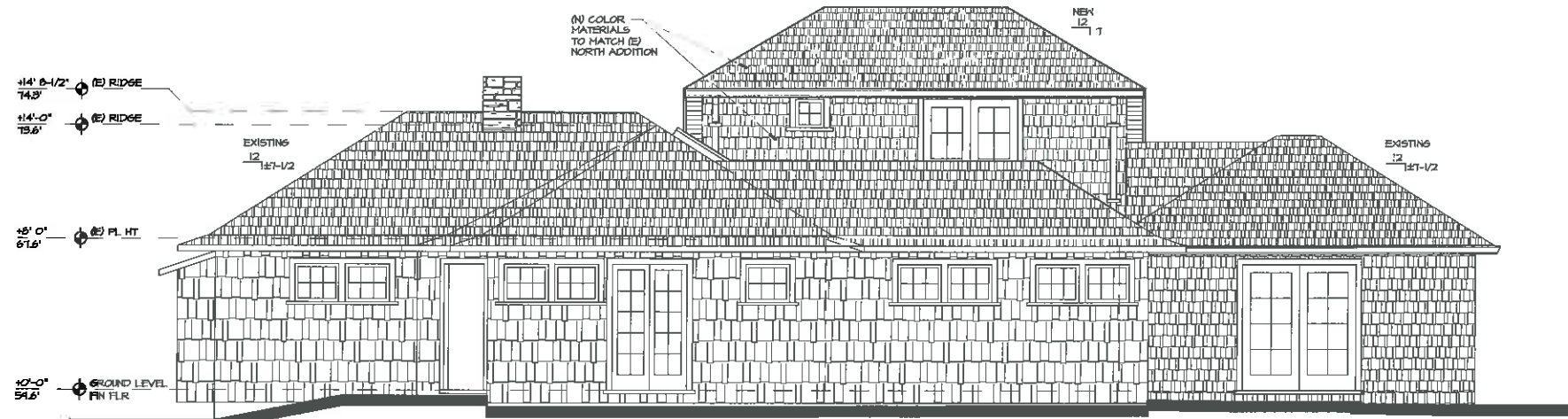
project
REMODEL
8TH AVE. BTWN MONTE VERDE & CASANOVA
CARMEL, CALIFORNIA

DATE	PRINTS ISSUED FOR	DATE	REVISION
11-05-14	TRACT TWO APPLICATION		1
12-19-14	TRACT TWO APPLICATION RESUBMISSION		2
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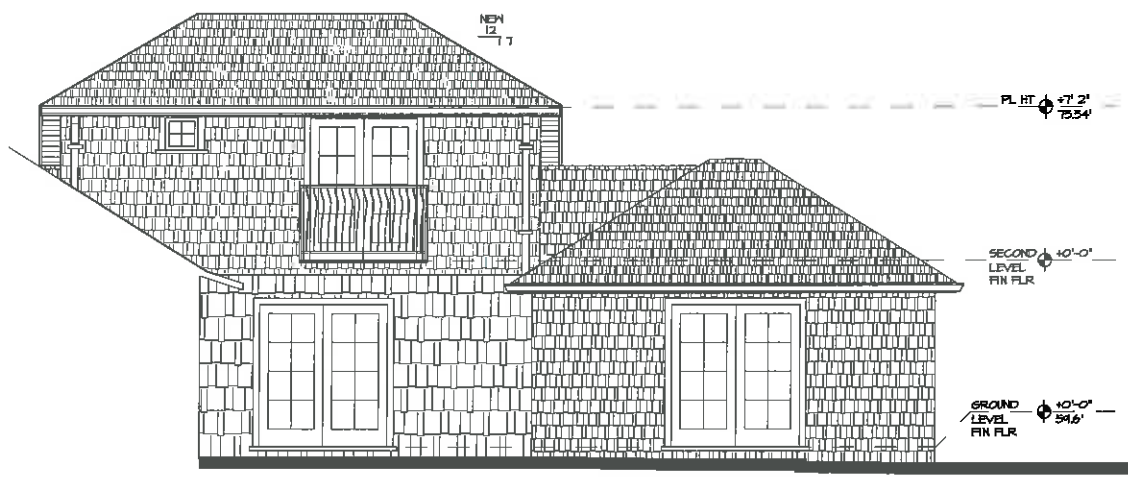


ROJ. NUMBER: 14-D12 RYANCARMEL

SHEET NUMBER
FIVE
OF

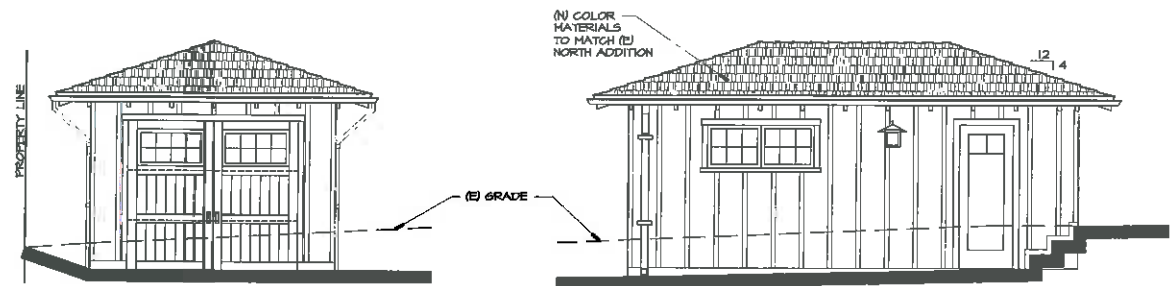


EAST ELEVATION



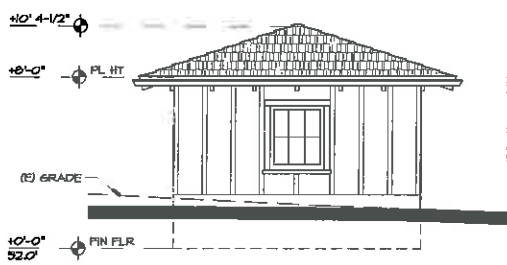
COURTYARD ELEVATION

- NOTES:
1. ALL NEW EXTERIOR DOORS & WINDOWS TO MATCH COLORS, MATERIALS, STYLE OF (E) NORTH ADDITION.
 2. SEE SITE PLAN FOR EXTERIOR FENCE INFORMATION AND LOCATIONS.

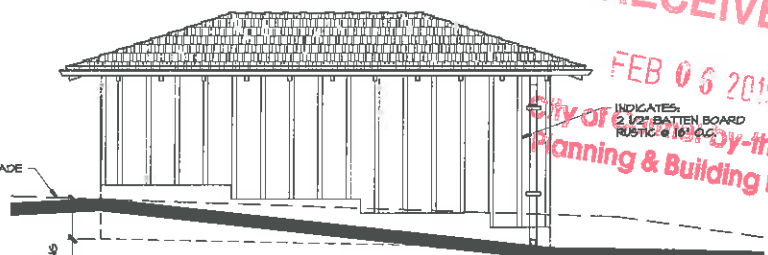


SOUTH ELEVATION

EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

AVE GRADE: SEE SHEET TWO



NEW
EXTERIOR ELEVATIONS

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

PRELIMINARY

C 0 1 5 7 8 6

Principal
MARLETTE ASSOCIATES
ARCHITECTURE
451 COWAN AVENUE, SUITE 125
CARMEL, CALIFORNIA 95008
TEL: 831.927.1800 FAX: 831.927.1815

PRELIMINARY

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REMODEL

**8TH AVE. BTWN MONTE VERDE & CASANOVA
CARMEL, CALIFORNIA**

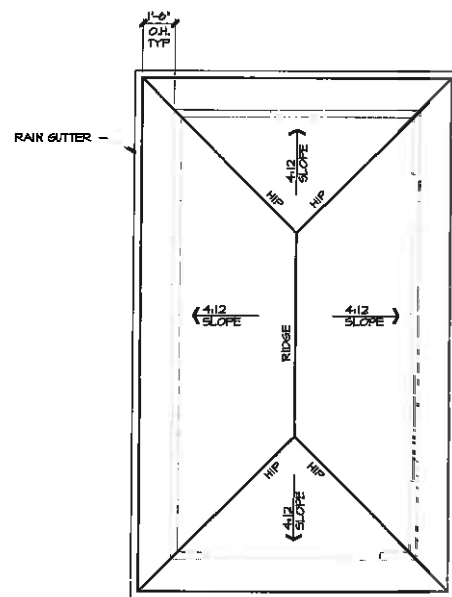
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2		TRACT TWO APPLICATION RESUBMISSION
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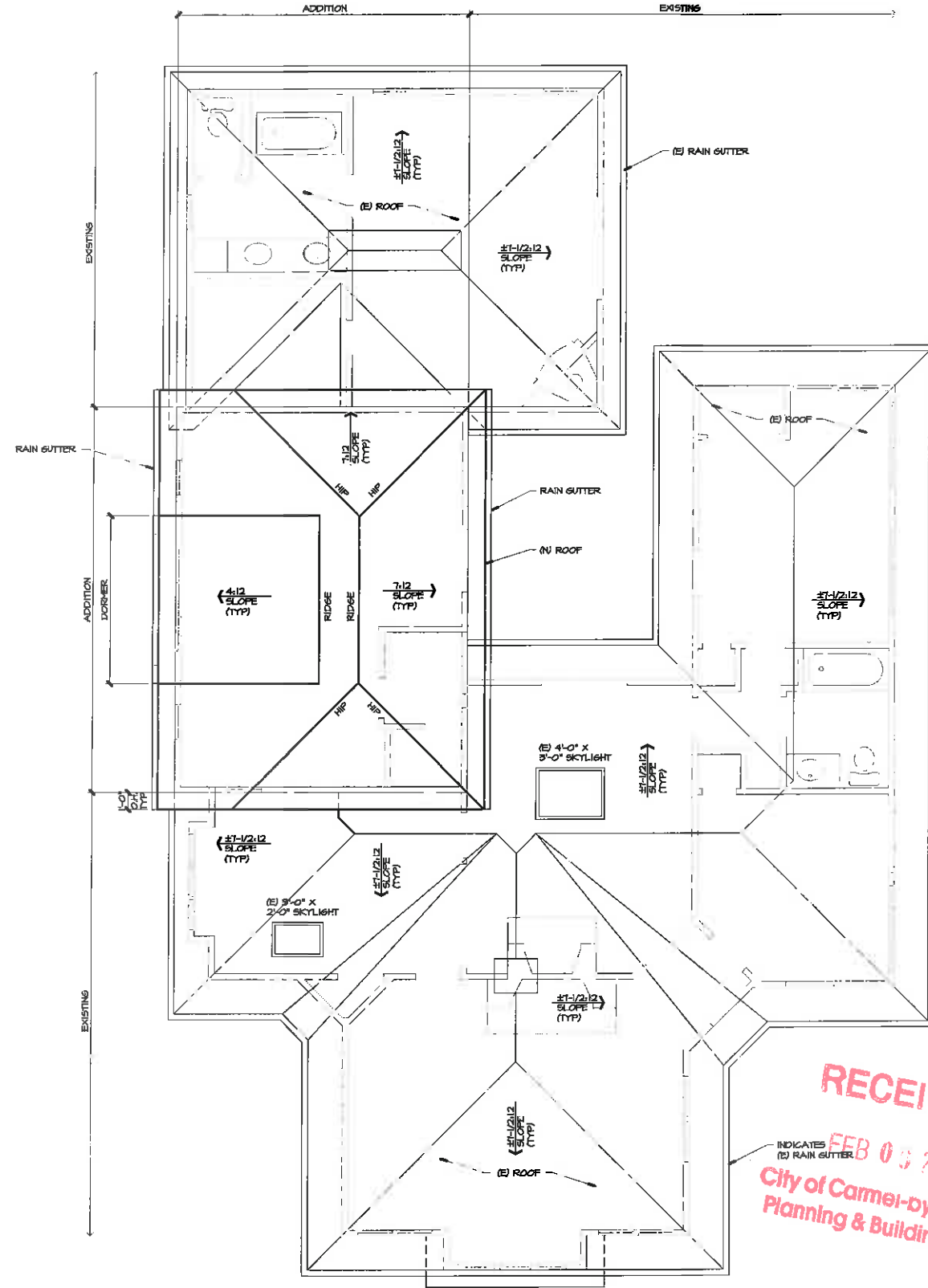
PROJ. NUMBER: 14-012 RYANCARMEL

DRAFTSMAN	SHEET NUMBER
mb	SIX
	OF

PRELIMINARY



 **GARAGE ROOF PLAN**
SCALE: 1/4"=1'-0"



 **HOUSE ROOF PLAN**
SCALE: 1/4"=1'-0"

PRELIMINARY

CO 15786
Principal
MARLETTE ASSOCIATES
ARCHITECTURE
451 Oak Avenue, Suite 125
Carmel, CA 93913
TEL: 831.922.2861 FAX: 831.922.2815

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CARMEL, CALIFORNIA

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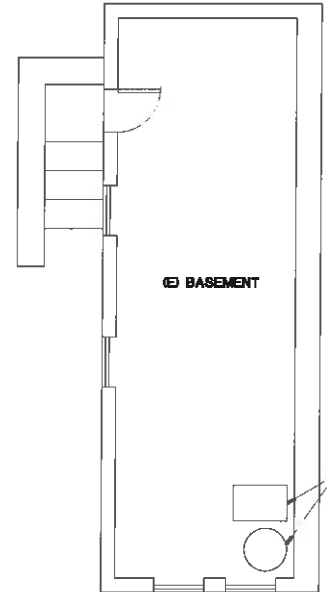
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12-19-14	TRACT TWO APPLICATION RESUBMISSION	B
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PROJ. NUMBER: 14-012 RYANCARMEL

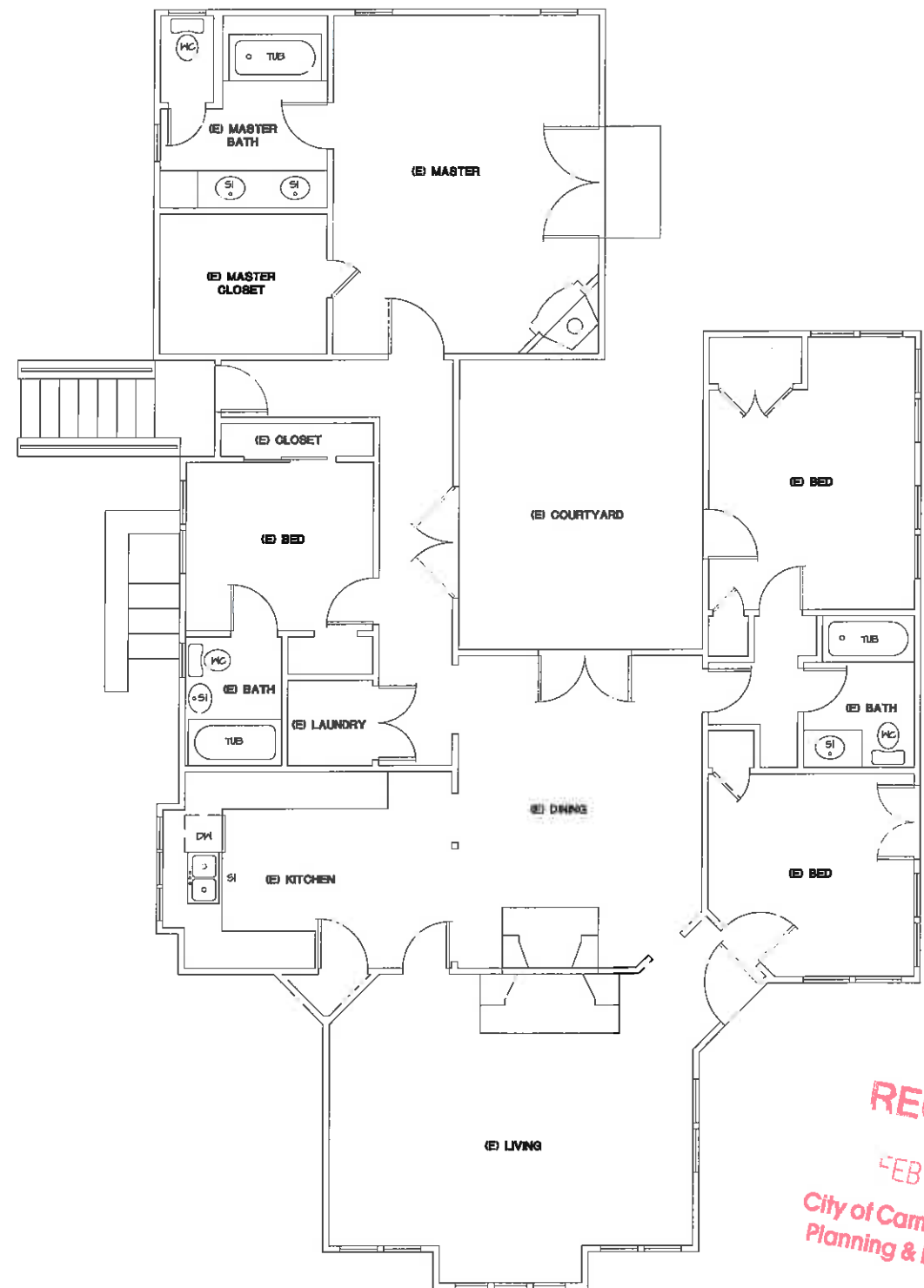
PRELIMINARY

DRAWN BY	SHEET NUMBER
meb	SEVEN
	OF



**EXISTING BASEMENT
FLOOR PLAN**

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



**EXISTING GROUND
LEVEL FLOOR PLAN**

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

PRELIMINARY

C 0 1 5 7 0 6
 Ronald Gene Marlette
 Principal
**MARLETTE ASSOCIATES
 ARCHITECTURE**
 451 Oaks Avenue, Suite 125
 Carmel, CA 93921
 Tel: 831.923.8801 Fax: 831.923.8805

PRELIMINARY

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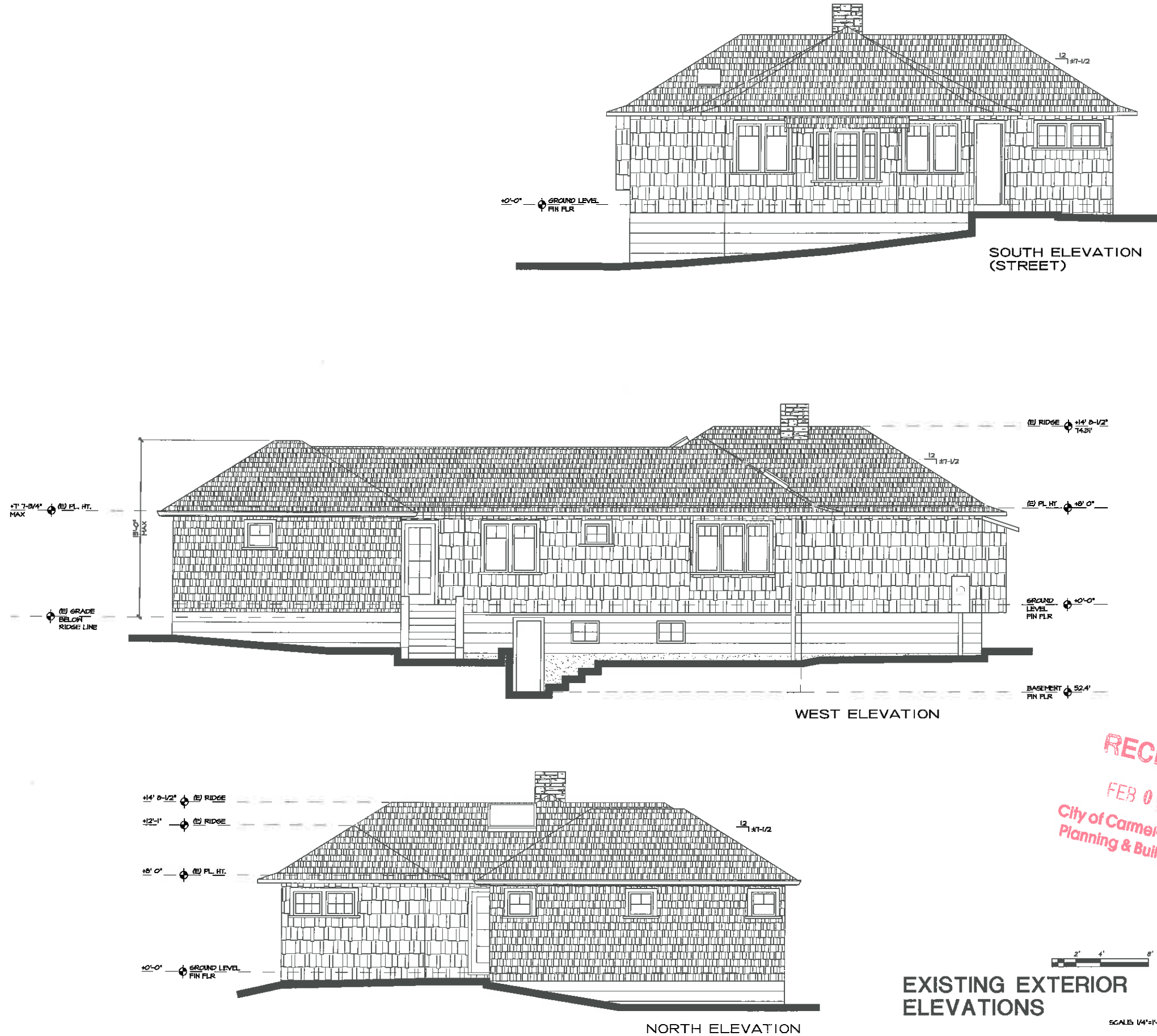


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 FEB 03 2015
 City of Carmel
 Planning & Building Dept.



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CARMEL, CALIFORNIA

PRELIMINARY

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FEB 03 2015

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

LICENSED ARCHITECT
MARLETT ASSOCIATES
NO. C15788
STATE OF CALIFORNIA

PROJ. NUMBER: 14-012 RYANCARMEL

SHEET NUMBER

ELEVEN

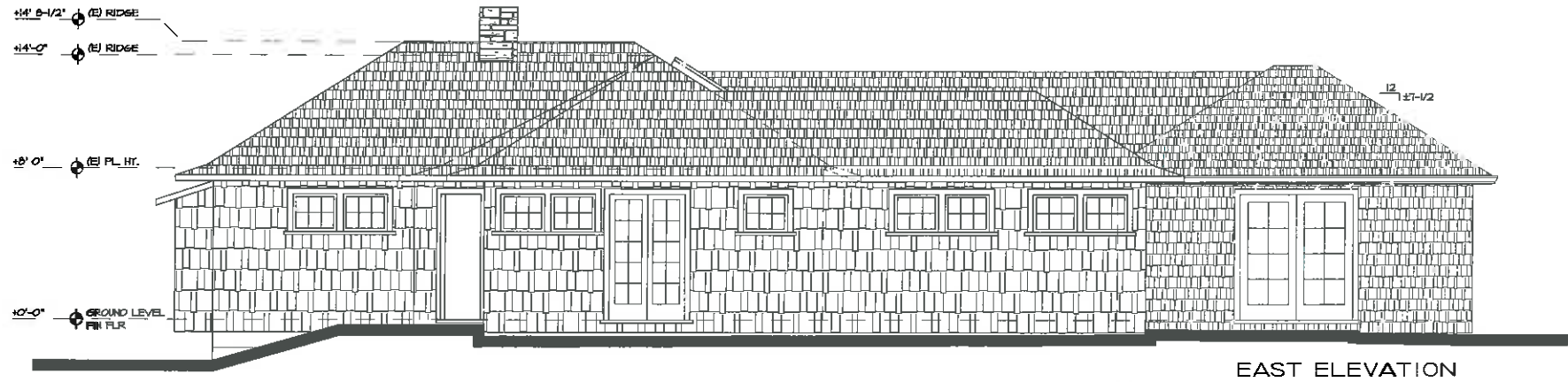
OF

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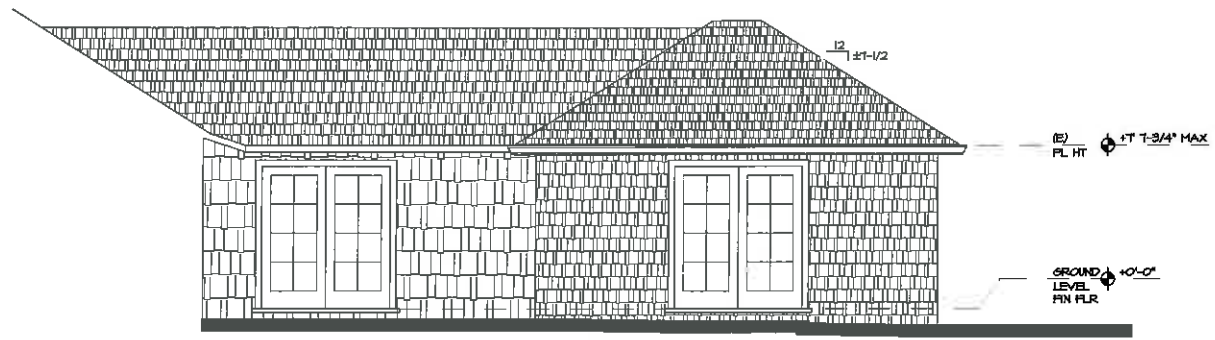
Marlette
Principal

MARLETTE ASSOCIATES
ARCHITECTURE

451 Oak Avenue, Suite 125
Carmel, CA 95006
Tel: 831.923.2100 Fax: 831.923.2635



EAST ELEVATION



COURTYARD ELEVATION

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FEB 06 2015
City of Carmel-by-the-Sea
Planning & Building Dept.



EXISTING EXTERIOR
ELEVATIONS

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

PRELIMINARY

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PRELIMINARY

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CARMEL, CALIFORNIA

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PROJ. NUMBER: 14-012 RYANCARMEL

SHEET NUMBER
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OF

DRAFTSMAN
JCH CAPTAIN
PROJECT REVIEW
mlb