

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

Monday, November 16, 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 August 18, 2015 Historic Resources Board Meeting

F. ITEM

- | | |
|---|--|
| 1. APP 15-292 (Lonergan)
Scott Lonergan
NE Cor. Dolores & 12 th
Block: 131, Lot: 14
APN: 010-154-005 | Appeal of an Administrative Decision (APP 15-292) to add an existing residence to the City's Historic Inventory |
| 2. DS 15-302 (Hitch)
Thomas Hitch
San Carlos 2 SW of 11 th
Block: 131, Lot: 3
APN: 010-154-011 | Consideration of a Design Study (DS 15-302) application for alterations to a historic residence located in the Single Family Residential (R-1) Zoning District |

G. DIRECTOR'S REPORT

1. Update on Forest Theater Landmark Designation

H. SUBCOMMITTEE REPORT

1. Update on Mid-Century Modern Subcommittee

I. DISCUSSION ITEMS

J. BOARD MEMBER ANNOUNCEMENTS

K. ADJOURNMENT

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

The next regular meeting of the Historic Resources Board is TBD.

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

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

AFFIDAVIT OF POSTING

I, Marc E. Wiener, Acting 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 November 10, 2015.

Dated this 10, day of November, 2015, at the hour of 3:00 p.m.

Marc Wiener, Acting Community Planning and Building Director

**MINUTES
CITY OF CARMEL-BY-THE-SEA
HISTORIC RESOURCES BOARD
August 17, 2015**

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

A. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Chair Erik Dyar at **3:30 p.m.**

PRESENT: Erik Dyar, Chair
Gregory Carper, Vice Chair
Elinor Laiolo
Kathryn Gualtieri
Julie Wendt

ABSENT: None

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

B. TOUR OF INSPECTION

The Board left to tour the following project sites:

DR 15-238 (Ikeda), Santa Rita St. 9 SE Ocean Ave

The Board returned to City Hall to begin the regular meeting at 4:00 p.m. Chair Dyar reconvened the meeting and called for a roll call. Board Members Dyar, Carper, Laiolo, and Gualtieri were noted as present. Board Member Wendt was absent. Chair Dyar called for roll call at **4:00 p.m.**

C. PLEDGE OF ALLEGIANCE

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

D. APPEARANCES

Planning Commissioner, Ian Martin introduced A Town of Divine Proportion: The Golden Rectangles of Carmel-By-The-Sea written by Mr. Martin. Mr. Martin's historical report

E. CONSENT AGENDA

- Consideration of the minutes of May 18, 2015 Historic Resources Board Meeting

Board Member Carper noted a correction on pg. 4 to remove Mr. Carver's name and replace with Julie Wendt.

Board Member Gualtieri moved to approve the draft minutes from the May 18, 2015 Historic Resources Board Meeting. Motion seconded by Board Member Liaolo and carried by the following roll call vote:

AYES:	COMMISSIONERS: DYAR, CARPER, LAIOLO, GUALTIERI, & WENDT
NOES:	COMMISSIONERS: NONE
ABSENT:	COMMISSIONERS: NONE
ABSTAIN:	COMMISSIONERS: NONE

F. APPLICATIONS

- | | |
|--|---|
| 1. DR 15-238 (Ikeda)
Donna Ikeda
Santa Rita St. 9 SE Ocean Ave
Block: 82, Lot: 20
APN: 010-043-009 | Consideration of a Design Study (DS 15-238)
for alterations to a historic residence located
in the Single-Family Residential (R-1) Zoning
District |
|--|---|

Marc Wiener, Acting Community Planning and Building Director presented the staff report and summarized the project. Mr. Wiener noted Applicant has been asked to inform the Planning and Building Dept. on which of the original windows to be reused.

Chair Dyar opened the public hearing at 4:07p.m.

Speaker #1: Applicants Thomas Hood clarified the proposed design concepts and modifications and confirmed three original windows will be reused.

Speaker #2: Harlan Bradley provided more clarification to the window reuse and placement options.

Seeing no other speakers, the public hearing was closed at 4:16 p.m.

Board Members held discussion regarding window placement and asked follow-up questions to Applicants.

Public hearing reopened at 4:20 p.m.

Speaker #1: Thomas Hood noted he is in favor of the window suggestions given by the Board.

Seeing no other speakers, the public hearing was closed at 4:25 p.m.

Board Members completed discussion regarding 15-238 (Ikeda).

Board Member Gualtieri moved to approve DS 15-238 (Ikeda) conditions: 1,2,4,5 and eliminate #3. Motion seconded by Board Member Liaolo and carried by the following roll call vote:

AYES:	COMMISSIONERS: CARPER, LAIOLO, GUALTIERI, DYAR & WENDT
NOES:	COMMISSIONERS: NONE
ABSENT:	COMMISSIONERS: NONE
ABSTAIN:	COMMISSIONERS: NONE

G. DIRECTOR'S REPORT

- Update from the Interim Director, Marc Wiener

H. SUBCOMMITTEE REPORT

I. DISCUSSION ITEMS

No items.

J. BOARD MEMBER ANNOUNCEMENTS

K. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 4:45 p.m.

Cortina Whitmore, Admin Coordinator rector

ATTEST:

Erik Dyar, Chair



CITY OF CARMEL-BY-THE-SEA

Historic Resources Board

November 16, 2015

To: Chair Dyar and Board Members

From: Marc Wiener, Acting Community Planning and Building Director

Submitted by: Matthew Sundt, Contract Planner

Subject: Appeal of Administrative Decision (APP 15-292) to add an existing residence located in the Single Family Residential (R-1) Zoning District to the City's Historic Resources Inventory.

Recommendation:

Staff recommends that the residence be added to the City's Inventory of Historic Resources

Application:	APP 15-292	Appellant:	Scott Lonergan
Block:	131	Lot:	14
Location:	Northeast Corner Dolores Street and 12 th Ave		
APN:	010-154-005		

Background:

The subject property is located at the northeast corner of Dolores Street and Twelfth Avenue and is developed with a 1,042-square foot vernacular-style residence that was built in 1929/1930 by one of Carmel's Designer/Builders, Mr. Frederick Bigland (1889 – 1971). Mr. Bigland is listed in the *Historic Context Statement* as one of the notable Designers and Builders of Carmel. The residence was constructed for Mr. Lloyd Miller (thus reference to the "Lloyd C. Miller Cottage" in DPR Form 523), an early Carmel gas station owner/operator. There is also an approximately 352 square foot detached garage that was also built in 1930 by Mr. Bigland.

On April 17, 2014, the property owners: David and Bonnie Wolfe, submitted an application (HR 14-07) to the City for historic review of their residence. The City contracted Historic Preservation Consultant, Kent Seavey, to review the property. Mr. Seavey prepared an analysis using Department of Parks and Recreation Form 523 (DPR Form 523 - refer to Attachment A)

and recommends that the property be added to Carmel's Historic Inventory under California Register Criterion #3, in the area of architecture, as the only identified example of a primarily vernacular residential design by the noted Carmel Designer/Builder. Mr. Seavey notes that some changes have occurred to the residence over time, including the unpermitted in-kind replacement of the shingle siding in 2009. However, Mr. Seavey concludes that the residence retains sufficient physical integrity.

On June 17, 2015, the owner of the subject cottage submitted an Appeal of Administrative Decision (APP 15-292) application to the City to reverse the nomination of the subject property's Historical Designation. The property owners have retained the services Anthony Kirk, Ph.D., Architectural Historian, to review and comment on the Seavey DPR form 523 report (Refer to Attachment B). Staff has scheduled this matter for the Historic Resources Board to review and determine whether the property should qualify as historically significant and be added to the City's Historic Inventory. Staff notes that the property was subsequently sold to Scott Lonergan, who requested that City staff continue to process the appeal rather than add the residence to the City's Historic Inventory.

Permit History

The following is a list of permits and alterations that have been made to the buildings on the property.

- Permit CBP #2195 (1929) – Construction of the existing cottage and garage by Mr. Bigland;
- Affidavit of Cost of Structure – (1930) (a post construction requirement of the city to determine property valuation; references Mr. Bigland);
- Permit CBP #4281 (1965) – Kitchen remodel (no indication in files that building dimensions were altered from original footprint of 1930). Roof indicates in permit to be “shingle” without stating to be wood or composite; and
- Permit CBP #96-84 (1996) – Re-roof
- 2009 - the previous property owner replaced the original wood shingle exterior with new. This work was conducted by previous property owner without benefit of historic study of the cottage or a permit. No permits are on file at the City for this work.

Department of Parks and Recreation Form 523

As stated by Mr. Seavey, this Lloyd Miller Cottage is a previously unknown project by Mr. Bigland and from an important period of residential design in Carmel. Mr. Bigland was an important contributor to Carmel's residential design during his residency here in the 1920's and 1930's. Seeking a better climate for health reasons he left Carmel about 1933. Very few of his house designs remain intact as constructed. As reported by Mr. Seavey, its listing in the Carmel Historic Resource Inventory will fill a gap in Mr. Bigland's known works in the City. Perhaps more importantly, the property can be seen, as noted in Carmel's Inventory, as a visual reminder of the community's earlier taste for the kind of simplicity, articulated by the use of local building materials that continues to transcend the divisions of time and architectural fashions.

Mr. Bigland, a native of Chester, England, came to the United States in the early 1920's and settled in the Santa Barbara area. He then moved to Carmel in 1925. He brought with him the design and building technique of the English Arts and Craft tradition. His early work in Carmel reflected the English Tudor Revival, with some of the story book detailing that Carmel was known for at the time. His own half-timber home on Mt. View near Santa Fe reflects this aesthetic. Mr. Bigland's design vocabulary soon expanded to incorporate the popular Spanish Eclectic Revival. Also, the North African influenced Markham house at the SW corner of 11th and Casanova is a good example of his range. However, Mr. Bigland was most noted for his Tudor Revival residences which are represented in the 2003 Carmel Historic Resources Inventory.

Staff analysis:

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

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

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

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

Staff Analysis: In his analysis, Mr. Seavey states that the subject residence is the only identified example of a primarily vernacular residential design by Mr. Bigland. As reported by Mr. Seavey, the listing of this residence in the Carmel Historic Resource Inventory will fill a gap in Mr. Bigland's known works.

The residence is a one-story, boxy, rambling, wood-framed, hip-and-gable roofed, vernacular cottage. It is irregular in plan and resting on a raised foundation faced with brick veneer in a running bond. There is interior space below the first floor on the west side elevation that appears to be at least six-feet high. The exterior wall cladding above the brick face is a staggered-butt wood shingle. In 2009, the then owners of the residence completely reshingled the residence, matching in-kind the original materials and staggered patterning. New doors were added on the east side of the building and, per Mr. Seavey, appear consistent with the character of the residence, and are reversible [i.e., are not permanent and would allow original character to be easily be reinstated if sought by future residents]. The low-pitched hip-and-gable roof system has wide, overhanging eaves with exposed rafter-tails having shaped ends. There is one exterior eave-wall brick chimney present, with two flues that are capped by arched brick spark deflectors. Roofing consists of composition shingles that were added in 1996. Fenestration is irregular with a series of paired, multi-paned steel-casement windows in a variety of sizes and shapes. Decorative planked wood shutters that once appeared on the larger windows are no longer present. The primary entry is accessed via a raised open brick patio. The patio was open at one time and was recently framed in with horizontal wood railing of various dimensions to address likely safety issues because of the vertical drop from the patio deck.

In staff's opinion, the subject residence is consistent with and representative of themes identified in Carmel's Historic Context Statement.

Criteria 2. *Shall retain substantial integrity.*

As stated in the Historic Preservation Ordinance 17.32.040:

Integrity (association, feeling, setting location, design, materials and workmanship) shall be documented by comparing the existing condition of the

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

Staff Analysis: While the structure maintains much of its original integrity, there have been several alterations to the residence over the years.

1. Wood roof shingles replaced composite shingles;
2. Wood shingle exterior replaced with in-kind new wood shingle;
3. Front door has been replaced;
4. Contemporary French doors installed on the east wall of the cottage;
5. Elevated patio at front door now has wood railing;
6. Decorative shutters that may or may not have been installed in 1930 are no longer present and likely removed during the 2009 shingle project.
7. The building footprint as shown in the Sanborn Map shown in the DPR Form 523 (page 2 of 5) conflicts with the actual building footprint as can be seen by visual inspection and as shown in a current real estate property information flyer for the property posted on site (as seen on 8/7/15)

In staff's opinion, the subject alterations have not substantially diminished the integrity of the cottage. The original character is still well defined and easily seen. The alterations have not significantly altered the appearance of the cottage and are reversible. Attachment C includes a photograph of the painted-shingle residence prior to the 2009 installation of new shingles that can be used for comparison to the current residence.

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

Staff Analysis: The cottage and garage were completed in 1930 and thereby meets the 50 year requirement.

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

- 1. Have been designed and/or constructed by an architect, designer/builder or contractor whose work has contributed to the unique sense of time and place recognized as significant in the Historic Context Statement; or**
- 2. Have been designed and/or constructed by a previously unrecognized architect, designer/builder or contractor if there is substantial, factual evidence that the architect, designer/builder or contractor contributed to one or more of the historic contexts of the City to an extent consistent with other architects, designer/builders or contractors identified within the Historic Context Statement; or**
- 3. Be a good example of an architectural style or type of construction recognized as significant in the Historic Context Statement; or**
- 4. Display a rare style or type for which special consideration should be given. Properties that display particularly rare architectural styles and vernacular/utilitarian types shall be given special consideration due to their particularly unusual qualities. Such rare examples, which contribute to diversity in the community, need not have been designed by known architects, designer/builders or contractors. Rather, rare styles and types that contribute to Carmel's unique sense of time and place shall be deemed significant.**

Staff Analysis: Subsections #1 and #2 require that the structure was designed by an architect whose work has contributed to the City. As previously noted, the structure was built by Mr. Bigland, a noted Designer / Builder.

Subsection #3 requires that it be a good example of an architectural style or type of construction recognized as significant in the Historic Context Statement. As previously noted, the subject vernacular-style residence is recognized in the Historic Context Statement as being a significant style of architecture in Carmel during the 1920s. Furthermore, as expressed by Mr. Seavey, the cottage still retains its historic context and integrity.

Subsection #4 states that *"rare architectural styles and vernacular/utilitarian types shall be given special consideration,"* as they contribute to the diversity in the community. The subject residence has been classified by Mr. Seavey as having a vernacular-style design and is the only example of Mr. Bigland's vernacular-style work in Carmel.

The City's Historic Inventory contains approximately 305 properties, of which 30 are developed with vernacular-style residences. Staff has included, as Attachment D, Phase 1 Historic Evaluations from three other historic vernacular-style residences in Carmel that were built in the 1920s. In staff's opinion, the subject residence is important given its builder, rarity, age and style, and would contribute to the preservation of the City's historic diversity.

Applicant's Comments: The applicant hired Anthony Kirk, Ph.D., to review and comment on the Seavey DPR form 523 report (Refer to Attachment A). The conclusion of this report is that the cottage should not be listed in the City's Inventory of Historic Resources. As stated by Mr. Kirk, the house should not be considered significant based on it being the only example of a particular design by an architect or builder, or master architect or builder. He states that based on Bulletin 15 of the National Park Service, *How to Apply the National Register Criteria for Evaluation*, a "property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea or them in his or her craft. It must be [...] an important example of a building, not just the work of a master.

Furthermore, Mr. Kirk conveys that the current foot print is different from what is depicted in Mr. Seavey's DPR Sketch Map (page 2 of 5 of the DPR Form 253). Review of the Sketch Map and a real estate flyer posted on the site shows that the building footprint on the east end of the house is different. A set of modern French doors on the east end of the house of a bedroom is indicative that at least one remodeling project was completed on this part of the house. Based on photos in the file, shutters were removed, a wood railing was installed at the main entry patio, composite shingles were applied thereby replacing the original wood shingles, and most significantly, the removal of the exterior cladding in 2009 and replacement with in-kind irregularly spaced wood shingles. The applicant submits that such work was not done to the standards of the Secretary of the Interior Standards for Rehabilitation, particularly Standards 2, 5, and 6, and that the cottage should be excluded from the Inventory because this work was not vetted through Federal historic renovation protocols.

In addition, Mr. Kirk states that the Historic Context Statement [Section 5.4] includes a concise description of the early vernacular houses of the village, which were built "through the first decade of the twentieth century", and which is significantly earlier than the subject cottage. He states that the subject cottage has only two of the twelve character-defining features associated with vernacular houses.

Staff Response to Applicant's Comments: Mr. Seavey identified Mr. Bigland's various projects in the City and found the subject cottage to be an unknown example of his work and is a partial basis for Mr. Seavey's conclusion that the cottage is appropriate for inclusion in the Inventory. The current footprint is different from the Sanborn Map included on page two of the DPR Form 523, but Mr. Seavey concludes that the modifications that occurred do not diminish the integrity of the structure. Other changes such as the new shingles installed in 2009, a railing around the patio, and composite roof-shingles also do not diminish the historical integrity as they are all easily reversible.

The City's *Historic Context Statement* describes the typical characteristics found in the historic Carmel cottages and Mr. Kirk lists them in a matrix in his report. Staff concurs that the subject cottage has some of but not all of the characteristics, but as the City's approach to determining whether a property should be in the Inventory is premised on a variety of architectural characteristics, as well as other factors defined in the Historic Context Statement, and does not mandate that a percentage of the characteristics be present to determine historic value, there is latitude on the part of the decision makers in determining what is appropriate to include in the Inventory.

Alternatives: The Historic Resources Board may determine that the subject residence is ineligible for placement on the City's Historic Inventory, in which case staff would issue a Determination of Historic Ineligibility.

ATTACHMENTS:

- Attachment A – DPR Form 523 A/B by Mr. Kent Seavey
- Attachment B – Property Owner Appeal Letter /Anthony Kirk, Ph.D., Letter
- Attachment C – Photos of residence prior to new shingles
- Attachment D – Phase 1 Historic Evaluations from three other Vernacular-style Residences in Carmel built in the 1920s

PRIMARY RECORD

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code 5S2
 Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 5

Resource Name or #: (Assigned by recorder) Lloyd C. Miller Cottage

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: NE Cr. 12th Ave. & Dolores St. 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)

Blk 131 Lot 14

Parcel No. 010-154-005

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

The subject property is a one-story, wood-framed Vernacular cottage, irregular in plan resting on a raised foundation faced with a brick veneer. There is interior storage space below the water table on the west side-elevation. The exterior wall cladding is a staggered-butt wood shingle above the water table, with the brick veneer below. The brick is in a running bond. The low-pitched hip-and gable roof system has wide, overhanging eaves with exposed rafter-tails having shaped ends. There is one exterior eave-wall brick chimney present, with two flues. The flues are capped by arched brick spark arresters. The chimney is located on the west side of the south facing gabled wing. All roof covering is in composition shingles, added in 1996. Fenestration is, irregular, with a series of paired, multi-paned steel-casement windows is a variety of sizes and shapes. Decorative flanked wood shutters, that once appeared on the larger windows, are no longer present. The principal entry, a newer planked wood door, is located on the east side of the south running gabled bay, at its intersection with the main building block. The eave line of the roof extends slightly over the entry to form a door hood. The entry is accessed across a raised open brick patio, which is part of the foundation. Originally open, it is now framed with a horizontal wood railing.

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

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

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



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

Looking NW at the south facing facade & e/side elev., Kent Seavey, 4/26/14

P6. Date Constructed/Age and Sources

☐ Prehistoric ☒ Historic ☐ Both

1929-30-Carmel building files

P7. Owner and Address

David & Bonnie Woile
1995 Northwood Road
Nipomo, CA 93444.

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

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

P9. Date Recorded: 6/14/2014

P10. Survey Type: (Describe)

Intensive-CEQA required review

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

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

Page 2 of 5

NRHP Status Code

582

Resource Name or #: (Assigned by recorder) *Lloyd C. Miller Cottage*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Vernacular*

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

Constructed 1929-1930 (CBP# 2195); Kitchen remodel 1965 (CBP# 42B1); New composition shingle roof 1996 (CBP# 96-B4); re-shingled, 2009, with some door changes (no permits found).

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features: *Detached two bay garage, 1930 (CBP# 2195) Wood-frame garage, square in plan. Exterior wall cladding and roof same as main house. Decorative cross-braced wood entry doors.*

B9a. Architect: *Designer-Frederick Bigland*

b. Builder: *Frederick Bigland*

B10. Significance: Theme: *Residential Architecture*

Area: *Carmel-by-the-Sea*

Period of Significance: *1929-30*

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.)

The Lloyd C. Miller Cottage is significant under California Register criterion 3, in the area of architecture, as the the only identified example of a primarily vernacular residential design by noted Carmel contractor/builder Frederick Bigland. Frederick Bigland (1889-1971) came to the United States from his native home in Chester, on the west coast of England, in the early 1920s. He first settled near Santa Barbara, but moved to Carmel just after the Santa Barbara earthquake of 1925. He brought with him the design and building techniques of the English Arts & Crafts tradition. His early work in Carmel reflected the English Tudor Revival, with some of the storybook detailing that Carmel was known for at the time. His own half-timbered home on Mtn. View near Santa Fe reflects this aesthetic. Bigland 's design vocabulary soon expanded to incorporate the popular Spanish Eclectic Revival. The North African influenced Markham House at the SW corner of 11th and Casanova is a good example of his range. However, the designer/builder was most noted for his Tudor Revival residences which are represented in the 2003 Carmel Historic Resource Inventory.

The subject property, a boxy, rambling, hip-and-gable roofed vernacular cottage, which takes advantage of views to the west and south from a raised corner lot, was designed in 1929 -1930 for Lloyd Miller, an early Carmel gas station owner/operator. The cottage is a clear reflection of that "taste for simplicity"... described in the 2008 Carmel Historic Context Statement, that "transcended the divisions of time and architectural fashion" in Carmel. It is a good exemplar of the individualism and creativity of its time, and a visible manifestation of the "whimsical combination of features associated with several styles on a single home to create a unique and eclectic whole", as described in the Carmel Historic Context Statement.

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

B12. References:

Carmel building records, Carmel Planning Dept., City Hall, Carmel.

Carmel by the Sea, Historic Context

Statement, 2008.

Monterey Peninsula Herald, 6/27/75, (Obit. Lloyd Miller).

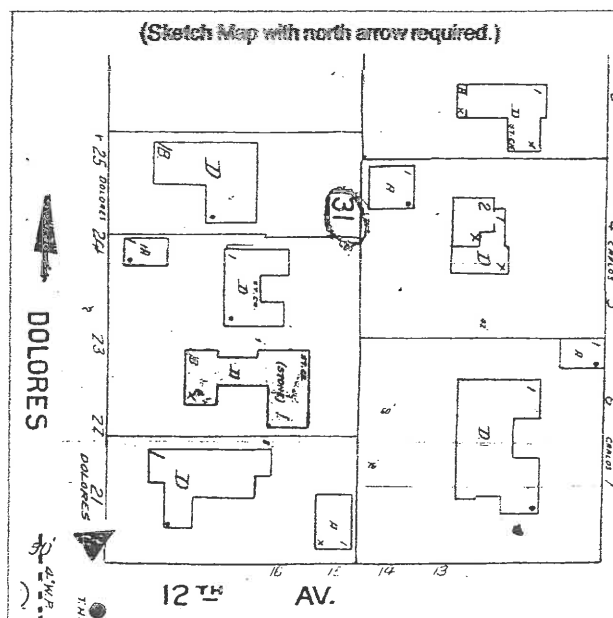
Monterey Co. Assessor's records, Mo. Co. Assessor's office, Salinas.

B13. Remarks: *Zoning-R-1*

B14. Evaluator: *Kent Seavey*

Date of Evaluation: *6/14/2014*

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 3 of 5

Resource Name or #: (Assigned by recorder) Lloyd C. Miller Cottage

Recorded by: Kent L. Seavey

Date 6/14/2014

☒ Continuation ☐ Update

P3. (Cont.) The subject property is sited on a the prominent NE corner of Dolores St., and 12th Ave, in a natural landscape setting with several mature pine trees, set back from the roadways behind a rustic grape stake wood fence. There are brick and concrete walkways on the property, with an interesting concrete entry porch, and stepped concrete walk along the south elevation, which are scored in a distinctly Art Deco pattern. At the rear of the parcel, on the NE side are two stepped, open patio spaces, both hardscaped. They are to the rear of the original, detached two-bay garage, also constructed in 1930, and consistent in design and materials to the cottage proper. The residence is located in a wooded residential neighborhood of one and two-story homes of varying ages, sizes and styles. In 2009, then owners Chris and Lynn Rudowski had the residence resingled, matching in kind the original materials and staggered patterning (see photo continuation sheets) They replaced the existing entry door, and added a new door and a set of French doors on the east side of the building envelope, a secondary elevation. The additions appear to be consistent with the design character of the residence.

B10 (cont.) The irregular building mass and form reflect s the view shed potential of the site, as does the cottage's raised foundation. The brick veneer on the foundation and wood shingle exterior wall cladding, both reflect the use of natural materials from the Arts & Crafts and Craftsman Style design vocabularies, as do the exposed and shaped rafter-tails along the roof eaves. The exterior wall cladding is in natural wood shingles, in a highly articulated and abstract staggered butt pattern. The current shingles were added in 2009, having replaced the originals, which had deteriorated and been painted over. Available photographs of the earlier wall cladding clearly show the consistency of the current shingle pattern with the original. Review of this work with the California Office of Historic Preservation found the newer wall cladding consistent with the Secretary of the Interior's Standards #6, #9 & #10 for Rehabilitation. Of interest is the abstract scoring found on the concrete entry porch and on similar concrete steps along the downhill slope on the south side of the building envelope that reflect Art Deco patterning.

The multi-paned, industrial steel casement windows are original throughout the building envelope. Three pairs of original planked wood shutters, two from the south elevation and one set from the west elevation are no longer present. The east facing principal wood entry door is of recent vintage, but consistent with the character of the building design, and reversible. A newer glazed and paneled door on the east end of the east wing is also reversible, as are glazed wooden French doors added adjacent to the NE corner of the building envelope. These newer minor features are on secondary elevations. A code required horizontal wood railing, also consistent with the design character of the cottage, has been added to the previously open porch entry.

The subject property has been well maintained over time and retains the majority of its original character-defining features, particularly its irregular plan, as shown on the 1930 Sanborn Insurance Map of Carmel; low-pitched hip-and-gable roof system; natural exterior brick and wood finishes and multi-paned industrial steel casement windows. Its missing some wood shutters, which are shown in existing photographs, and retains its original site, location and general landscape setting.

Frederick Bigland was an important contributor to Carmel's residential design during his residence here in the 1920s and 1930s. Seeking a better climate for reasons of health, he left Carmel about 1933. Very few of his known house designs remain intact as constructed. The Lloyd C. Miller Cottage is a previously unknown design by the Carmel master builder, from an important period of residential development in the village. Its listing in the Carmel Historic Resource Inventory will fill a gap in Mr. Bigland's known works. Perhaps more importantly the property can be seen, as noted in Carmel's Historic Context Statement, as a visual reminder of the communities earlier taste for the kind of simplicity, articulated by the use of local building materials, that continues to transcend the divisions of of time and architectural fashions. The LLOYD C. Miller Cottage retains its historical significance and sufficient physical integrity as the only known example of vernacular residential design by noted Carmel contractor/builder Frederick Bigland. It qualifies for listing in the Carmel Historic Resource Inventory, at the local level of significance, under the theme of Architectural Development in Carmel (1888-1965), as established in the 2008 Historical Context Statement for Carmel-By-The -Sea.

B12 (cont.)

Sanborn fire insurance maps for Carmel 1930/1924-62.

Seavey, Kent, Bio. on Frederick Bigland, (personal archives).

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 4 of 5

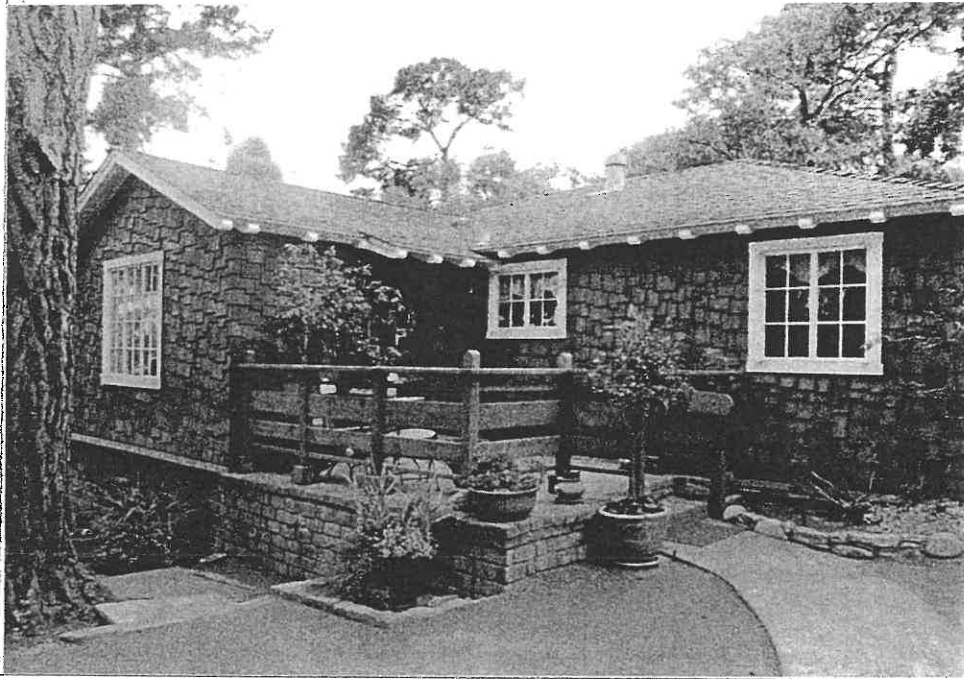
Resource Name or #: (Assigned by recorder) Lloyd C. Miller Cottage

Recorded by: Kent L. Seavey

Date 6/14/2014

☒ Continuation ☐ Update

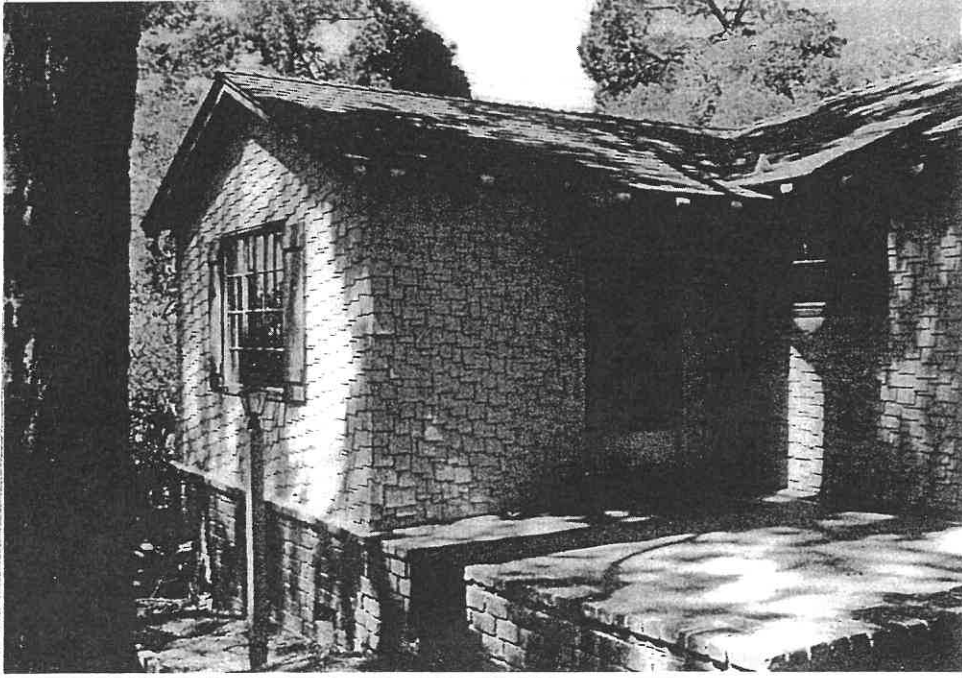
Supplemental Photograph or Drawing



Description of Photo (View, date, accession #)

Looking NW at the south facing facade,
Kent Seavey, 4/26 2014.

Supplemental Photograph or Drawing



Description of Photo (View, date, accession #)

Looking NW at the south facing facade,
photographer unknown, c. 2009.

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 5 of 5 Resource Name or #: (Assigned by recorder) Lloyd C. Miller Cottage

Recorded by: Kent L. Seavey

Date 6/14/2014

☒ Continuation ☐ Update

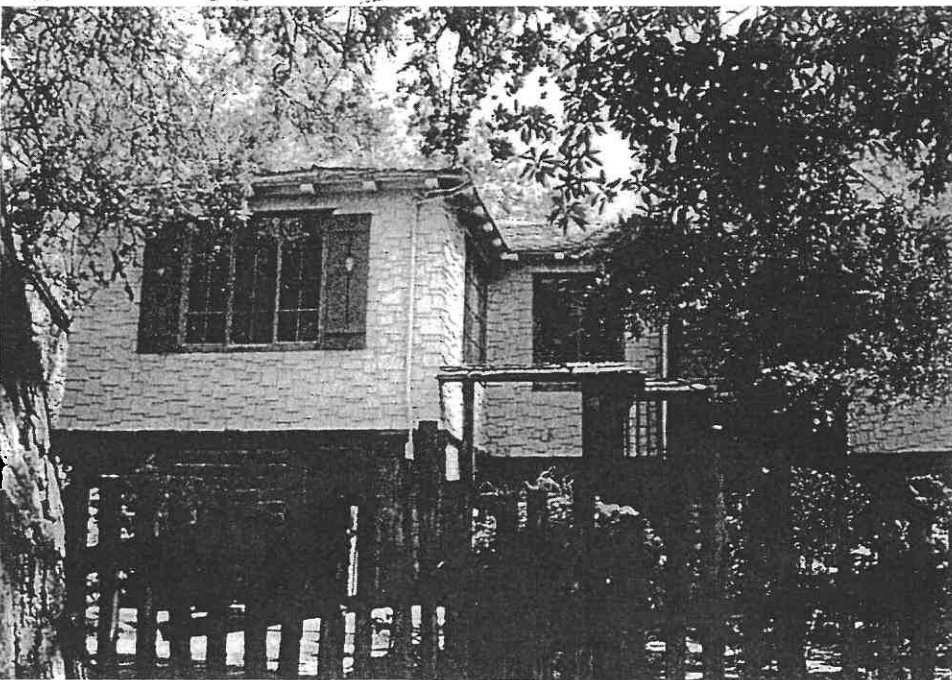
Supplemental Photograph or Drawing



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

Looking east at the west side elevation,
Kent Seavey, 6/10/2014.

Supplemental Photograph or Drawing



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

Looking east at the west side elevation,
photographer unknown, c. 2009.

APP 15-292

CITY OF CARMEL-BY-THE-SEA

APPEAL OF ADMINISTRATIVE DECISION

(FILING FEE: \$304.82*)

Appellant: WOLFE, DAVID & BONNIEMailing Address: P.O. Box 4164, Carmel, CA 93921831-233-2289 - BONNIEPhone: Day: 559-786-4726 Evening: 831-626-1160Email: dwolfe8176@aol.comDate of Administrative Decision: 6/14/2014

Appeals to the Planning Commission must be made in writing in the office of the Planning Department within 10 calendar days following the date of the Administrative Decision and paying the required filing fee as established by City Council resolution.

Physical location of property that is the subject of appeal (street location or address):

0 Dolores & 12th, NE CORNER
Carmel, Ca. 93921
Lot(s): 14 Block: 131 APN: 010-154-005
 ADMINISTRATIVE DECISION BEING APPEALED: HISTORICAL DESIGNATION
By K. SEAVEY.

If you were **NOT** the original applicant or the applicant's representative, please state why you are an aggrieved party:

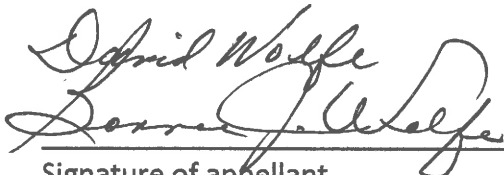
*Article 9, Section 7, of the Constitution of the State of California authorizes a city to impose fees. Also see California government Code, Section 54344.

GROUND FOR APPEAL: State the specific basis for your appeal, such as errors or omissions you believe were committed by Community Planning and Building Director in reaching his/her decision, etc. You may also submit a letter or other material to explain your appeal.

SEE ATTACHED, ANTHONY KIRK, Ph.D.

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT:

DATED THIS 12 DAY OF June, 2015
2014


Signature of appellant

Appeal fee received: (Staff Initial)

Receipt #:

IMPORTANT: If the appellant wishes to submit materials for duplication and inclusion in the City of Carmel-by-the-Sea's Planning Commission agenda packet, the materials must be submitted to the Planning Department at least two weeks in advance of the appeal date.

Revised July 2014

*Anthony Kirk, Ph.D.
1140 East Cliff Drive, No. 3
Santa Cruz, CA 95062
831-427-2289*

9 June 2015

David Wolfe
1018 Gabriel Court
Nipomo, CA 93444

Dear Mr. Wolfe:

I have reviewed the nomination of your single-family residence at the northeast corner of Dolores and 12th Streets. It was written by Kent Seavey on DPR 523 A and B forms and is dated 14 June 2014. The nomination states that the property is significant under Criterion 3 of the California Register of Historical Resources (CR) as “the only identified example of a primarily vernacular residential design by the noted Carmel contractor/builder Frederick Bigland.” Mr. Seavey believes the house and associated garage are important under the theme of Architectural Development in Carmel and should be placed in the Carmel Inventory of Historic Resources.

Based upon my research, which included a close survey of the house and a review of relevant documents, I do not concur with Mr. Seavey. In my opinion, the property is not eligible for the CR under Criterion 3 and should not be place in the Carmel Inventory of Historic Resources. Although the DPR 523 forms present useful and interesting information, it is in error on two critical matters and draws conclusions that lack adequate supporting evidence. In discussing the evaluation of your property I should like to focus on two salient issues:

1. The house is not significant, as claimed, because it is “the only identified example of a primarily vernacular residential design by the noted Carmel contractor/builder Frederick Bigland.”
2. The various alterations to the house, most notably the removal of the original shingle siding and its replacement with new shingle siding in 2009, have resulted in the loss of historic integrity.

1. The house is not significant, as claimed, because it is “the only identified example of a primarily vernacular residential design by the noted Carmel contractor/builder Frederick Bigland.” A property cannot be considered significant because it is the only example of a particular design by an architect or builder, even a master architect or builder. As stated in Bulletin 15 of the National Park Service, *How to Apply the National Register Criteria for Evaluation* ([Washington, D.C.: U.S. Government Printing Office], 1991), which is used as a guide in evaluating properties for the CR, as well as local registers, a “property

must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea or theme in his or her craft." It must, that is, be an important example of a building, not just the work of a master. Leaving aside the issues of whether or not Frederick Bigland was a master and whether or not he actually provided the design for the house, the character-defining features of the property are clearly not the same as the list of attributes associated with vernacular single-family residences described in the *Historic Context Statement: Carmel-by-the-Sea* (2008). This work includes a concise description of the early vernacular houses of the village of Carmel-by-the-Sea, which, it should be said, were built "through the first decade of the twentieth century," significantly earlier than your property. Your property was constructed in 1926, well over a decade after the period for potentially significant vernacular houses, and has but two of the twelve character-defining features associated with vernacular house (see attached table). As such, it must be concluded that it is not a good example of vernacular Carmel architecture.

It is also not a good example of the more popular Craftsman style, which was the dominant architectural mode for smaller houses throughout the country from roughly 1905 to 1930. Although Mr. Seavey makes reference to this style in his evaluation of the property, it clearly does not have the primary character-defining features associated with Craftsman residences, such as a full- or partial-width porch, wide overhanging eaves, and window bands. In my opinion, the house is not potentially eligible for the CR, under Criterion 3, or for the Carmel Inventory of Historic Resources.

2. Various alterations to the house, most notably the removal of the original shingle siding and its replacement with new shingle siding in 2009, have resulted in the loss of historic integrity. The building plan, as shown in the Sketch Map field of the Building, Structure, and Object Record section of Mr. Seavey's DPR, is from the 1930 Sanborn Map for the property. It is not the same as the current building plan. The Sanborn Map shows the building projecting farthest east along the northern edge of the property, whereas the house itself—as well as the the Residential Building Record for the property—shows a different plan, with the residence projecting farthest east at the center of the eastern wing, having a T-shape, as it were. The impossibility of gaining access to the space between the ceiling and roof makes it impossible to comment on the character of the work presumably undertaken here, but the presence of modern French doors on the east side of the master bedroom situated along the north side of the house strongly suggests that at least one remodeling project was completed on this part of the house.

Other alterations are clearly evident when the house is compared with a series of photographs taken some time before the year 2009, which are currently in the property file at the Carmel-by-the-Sea Department of Community Planning and Building. The photographs show that the house had handsome decorative shutters and a different front door than today. They show, as well, that the wood railing surrounding the small patio off the entrance to the house was not present at the time the pictures were taken. Associated documents in the property file provide evidence that the composition shingles currently on the roof were applied in 1996, replacing the original wood shingles.

The most significant alteration to the house was the removal of all the exterior cladding in 2009 by the previous property owner, Chris Radkowski, Director of Solution Management at the international software firm SAP, who replaced the original wood shingles with new wood shingles, set in much the same pattern. The house had not been identified as a potentially historic property at the time of the work, but the replacement of all the exterior shingles was contrary to the Secretary of the Interior's Standard for Rehabilitation, particularly Standards 2, 5, and 6.*

Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and special relationships that characterize a property will be avoided.

Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Standard 6: Deteriorated features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The Guidelines for a wood Building Exterior states that the following actions for exterior siding is inconsistent with the standards and is not recommended:

1. Removing or radically changing wood features which are important in defining the overall character of the building so that, as a result, the character is diminished.
2. Removing a major portion of the historic wood from a façade instead of repairing or replacing only the deteriorated wood, then reconstructing the façade with new material in order to achieve a uniform or 'improved' appearance.

According to the Monterey designer John Mandurrago, who has worked in Carmel-by-the-Sea for more than two decades, the photographs of the residence taken before the siding was replaced strongly suggest that the majority of them were not in need of replacement. According to Chris Radkowski "many of the shingles had been damaged and required repair," but he apparently made no attempt to repair them, deciding instead to replace all the shingles. According to Mr. Radkowski, the work was undertaken by himself and "several handymen." When queried as to the character of his experience as a preservation contractor or if he has relied for guidance on the Secretary of the Interior's Standards for Rehabilitation, Mr. Radkowski did not respond.

* The Standards and Guidelines for Rehabilitation are taken from Kay D. Weeks and Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties, With Guideline for Preserving, Rehabilitation, & Reconstructing Historic Buildings* (Washington D.C.: Heritage Preservation Services, 1995), 62, 71.

It would appear, as such, that no effort was made to comply with the Secretary of the Interior Standards, and that there was possibly no knowledge of them on the part of Mr. Radkowski, who, it should be said, undertook the work without obtaining a building permit. The replacement of the shingle siding and the roof shingles, together with other work on the property, has left the residence with no original material intact except the steel-sash windows and the narrow cornice, with its decorative rafter tails. In my opinion, the loss of perhaps some 90 percent of original exterior material and its replacement with modern material has led to the loss of historic integrity. Integrity is the ability of a property to convey its significance. According to National Register Bulletin 15, *How to Apply the National Register Criteria for Evaluation*, rev. ed. ([Washington, D.C.: U.S. Government Printing Office], 1991) integrity is made up of seven aspects: location, design, setting, materials, workmanship, feeling, and association. "A property must retain the key exterior materials dating from the period of its historic significance," advises Bulletin 15. "If the property has been rehabilitated, the historic materials and significant features must have been preserved."

Mr. Seavey gives the period of significance as 1929-30, the period in which the house was built. Most of the exterior materials, however, date from much later periods, the roof from 1996, the exterior siding from 2009. With the loss of original materials has come the loss of workmanship and feeling. While the location, design, and setting are much the same, the residence no longer maintains its integrity, and in my opinion, is not eligible for listing in the California Register of Historical Resources or the Carmel Inventory of Historic Resources.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "Anthony Kirk". The signature is fluid and cursive, with the first name "Anthony" written in a larger, more prominent script than the last name "Kirk".

Anthony Kirk, Ph.D.

VERNACULAR HOUSES CARMEL-BY-THE-SEA 1888 - 1910

Identifying Features	Present
Smaller one-story cottage	Yes
Hipped roof	No
Box-like proportions	No
Shingle or board-and-batten siding	Yes
Bay windows on front or side	No
Tripartite windows	No
Dutch doors	No
Porches attached to the façade or tucked into one corner	No
Double-hung or fixed-sash windows with decorative muntins in the smaller upper sash	No
Exposed rafters in the eaves	No ¹
Use of Carmel stone for chimneys, paving, garden walls, and exteriors	No ²
Detached garage, usually front gabled and sided with board-and-batten	No

Architectural Resources Group, *Historic Context Statement: Carmel-By-The-Sea*, (N.p., 2008).

-
1. What appear to be shaped rafter tails are in fact decorative tails, not connected to the rafters.
 2. Carmel stone was not used in the construction of the house, which has a raised basement with a brick veneer, a brick and concrete patio, and a brick chimney and brick and concrete paths. A small amount of stone was used to build retaining walls for the gardens in the front and back yard.



Attachment D – Phase 1 Historic Evaluations from three other Vernacular-style Residences
in Carmel built in the 1920s

PRIMARY RECORD

Trinomial

NRHP Status Code

581

Other Listings

Review Code

Reviewer

Date

Page 1 of 3

Resource Name or #: (Assigned by recorder) *Dr. Amelia Gates Cottage*

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)

3 south of 7th, w/side Camino Real (Blk N, Lot 11)

Parcel No. *010-265-004*

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

A one-story vernacular board-and-batten cottage, originally square in plan, resting on a cement foundation. The exterior wall cladding is vertical redwood board-and-batten. The side gabled, jerkin-headed roof is covered in wood shake, and originally had small wood finials at the apex of the north and south facing clipped gables. A massive exterior eave wall chimney of uncoursed rubblework is centered on the east elevation. This looks like the work of Ben Turner. The original entry, on the north end elevation is in place, but closed off from the interior. It is capped by a later shed roofed door hood. The current entry is at the SE corner of the east elevation, replacing an original six-light wood window. A matching window, north of the chimney, has also been replaced by a larger multi-paned fixed wood window. A one room board-and-batten room addition appears off the NW corner of the cottage, employing what appears to be the original east elevation windows. A small projecting bay, with window seat was added to the south elevation on the SW side. The cottage replaced an earlier and smaller cabin. All alterations and additions appear to have been made prior to 1930. The cottage sits well back on its lot behind the carriage house, with a Carmel stone patio and pond in an informal garden setting of mature trees and shrubbery.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property* *HP38 - Women's 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 west at east facing facade, 9/17/01, #9500-5

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

1922 Carmel bldg. records

P7. Owner and Address

*Eldana Eggleston
P.O. Box 977
Carmel, CA 93921*

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

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

P9. Date Recorded: *10/14/2001*

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

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

City of Carmel-by-the-Sea Survey 1989-1996

Attachments ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

je of

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) *Dr. Amelia Gates Cottage*

B1. Historic Name: *Dr. Amelia Gates Cottage*

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Vernacular cottage*

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

Constructed 2/1922 (Cbp #343); undated room addition to the NW cr. and small addition to SW cr.; undated window and door changes on east facing facade

B7. Moved? ☐ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features: *square board & batten carriage hse. at street in front (east) of cottage (suggested date of 1908 not reflected on 1910 Sanborn map).*

B9a. Architect: *designer/Dr. Amelia Gates*

b. Builder: *M.J. Murphy (?)*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel-by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *single family residence*

Applicable Criteria: *CR 2,3*

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

The Amelia Gates Cottage is significant under California Register criterion 2, for its primary association with Dr. Gates, one of a number of educated & independent women who designed buildings in Carmel during the formative years of its development. It also is significant as an example of early vernacular architecture.

Dr. Howard Gates and his pediatrician wife, Dr. Amelia Levinson Gates constructed one or two small cabins on their Camino Real parcel about 1910, for vacationing between their medical practices in San Jose and Los Angeles, and frequent trips abroad for advanced study in Europe. They had met as students at Johns Hopkins University and both had distinguished professional careers. Dr. Howard Gates died in Rome in 1913, where he was chief surgeon of a large hospital. Amelia returned to San Francisco, where she pioneered in preventative care for children, and helped establish the Florence Ward Hospital. She retired to Carmel, replacing her earlier cabin with a cottage of her own design in 1922. The jerkin-headed, or clipped gables of the cottage reflect features found on Bavarian farmhouses, with which she was familiar from her European travel. All changes to the cottage prior to 1947 are of her making. She would later (1927) design and supervise construction on a two-story commercial block at the SE corner of Ocean Ave. and Monte Verde, that drew its inspiration from the same architectural sources. Dr. Gates continued to practice pediatrics in Carmel until her death in 1947. Her home on Camino Real became a meeting place for professional and creative people, including local suffragettes, labor leaders, financiers and creative artists in many fields. She was active in community affairs, including the preservation of Devendorf Plaza for public use. A brilliant scientist, intellectual and committed community activist, Dr. Gates was also one of a number of educated, independent women who designed and constructed buildings during a productive period of her life in the formative years of the village. The Gates Cottage clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

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

HP2 - Single Family Property

HP38 - Women's property

B12. References:

*Carmel building permits, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997*

*Hale, Sharron, A Tribute to Yesterday, Valley Press: Santa Cruz,
1980 p. 15.*

Monterey Herald, Fore Obituary, 6/2/47

_____, Gates Obituary, 6/2/47

B13. Remarks: *Zoning R-1*

CHCS (AD)

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *10/14/2001*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

CONTINUATION SHEET

Primary #

HRI #

Trinomial

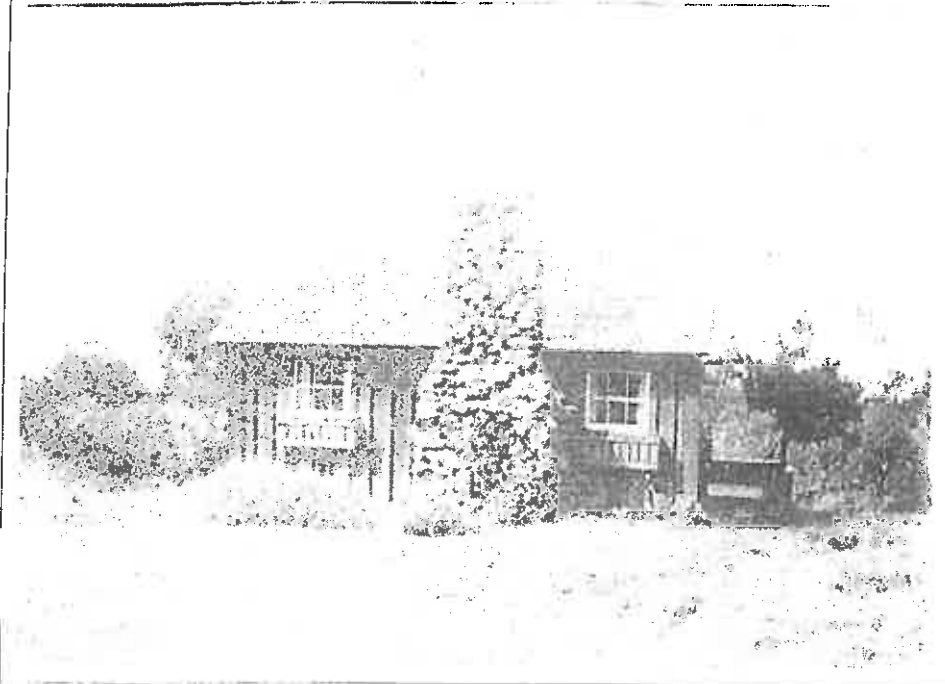
ge of Resource Name or #: (Assigned by recorder)
Recorded by: Kent L. Seavey

Dr. Amelia Gates Cottage

Date 10/14/2001

☐ Continuation ☐ Update

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
(View toward). Photo No: 843-, .

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

551

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) John Bathen House

P1. Other Identifier: _____

P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Monterey
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

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

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

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

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

Santa Lucia 2 NE of San Antonio (Blk. Z, Lots 14, 16 & pt. Blk. 149)

Parcel No. 010-287-006

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

A one-and-two-story vernacular residence, slightly ell-shaped in plan, resting on a stone foundation. The exterior wall cladding is a combination of vertical board-and-batten and Carmel stone on the one-story section, and wood shingle and Carmel stone on the two-story portion, to the north. The low-pitched cross-gabled roof system is covered in composition shingle. There is one Carmel stone interior chimney. It is located toward the east, on the north side-elevation of the two-story section of the house. An exterior wooden staircase with simple horizontal railing, recently rebuilt, rises from West to East along the North side-elevation accessing the second floor. Fenestration is irregular with a combination of fixed, plate-glass, wood casement type and sliding wood windows in varying sizes. Some of the wood casement type form a band along the West side of the one-story wing. There is a narrow, fixed stained-glass window, flanking the principal entry, which faces south on the slightly projecting two-story ell. The gable end of the one-story wing has large, multi-paned glazed sliding doors centered in the wall, which is covered in coursed ashlar Carmel stone. The North end of the detached, 1939 flat-roofed Carmel stone garage creates an interior garden wall for the property which has extensive Carmel stone patios, as well as an outdoor stone fireplace in the NW cr. of the parcel. The house is sited in an informal landscape setting of mature pines and cypress with vine-covered walls and fences and several flower beds.

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

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



P5b. Description of Photo: (View, date, accession #)
Looking NE at west side-elev., 8/20/2003, #51271-3A

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

1921/1929/1939, Carmel bldg. records

P7. Owner and Address

Richard & Stella Fenton
25 Hyde Park Gardens, Flat #10
London W22LZ, England

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

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

P9. Date Recorded: 8/21/2003

P10. Survey Type: (Describe)
Intensive/required CEQA review

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

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 3

NRHP Status Code _____

551

Resource Name or #: (Assigned by recorder) *John Bathen House*

B1. Historic Name: *John Bathen House*

B2. Common Name: *"Finestre"*

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *vernacular*

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

Constructed 1921 (CBP# 249); two story stone addition 1927 (CBP # 1934)

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

Original Location: _____

B8. Related Features: *Detached flat-roofed Carmel stone one-car garage, 1939 (CBP# 475)*

B9a. Architect: _____

b. Builder: *John Bathen (1927/1939)*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940* 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.)

The John Bathen House is significant under California Register criteria 3, under architecture, as an excellent example of Bathen's building skills as a stonemason. The property exhibits several styles of Carmel stone masonry, including patios, and may have been used as an example of the craft for potential clients. John Bathen was a native of Norway, where he had been a fisherman. He came to Carmel in the early 1920s with his English wife Lita, and purchased a portion of the Emily Bell property containing a one-story, rectangular board-and-batten servants quarters. He added a two-story wing to the north end of the existing building that year, employing Carmel stone, and some wood framing for the second floor. He built a Carmel stone garage, fronting on Santa Lucia in 1939 that is part of the historic resource. Bathen acquired a quarry in Carmel Valley and established the Santa Lucia Quarries LTD, on Dolores St. between Ocean & 7th Ave., providing "building stone for all purposes, Art Tile and Patio." He is known to have constructed several small stone houses on the West side of Mission between 4th and 5th Aves, that may be the current Stonehouse Court, as well as instructing builder Frank Lloyd in the craft of stone masonry between 1940-1942. According to a *Carmel Pine Cone* tribute, written at the time of Bathen's death in June of 1945, well known Carmelite Dora Hagemeyer noted that Bathen and his wife Lita had become an integral part of Carmel, "Everything concerning the welfare of the village or its residents concerned them. They took an active part in the preservation of the true Carmel tradition...". His wife Lita, who worked in the realty office of Elizabeth McClung White, was well known as a costume designer for the Forest Theater and for her close association with Sunset School and its activities. The John Bathen house retains its historic integrity to a high degree and clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

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

B12. References:

Carmel bldg. records, Planning Dept., City Hall, Carmel

Carmel Historic Context Statement 1997

Carmel Pine Cone, 6/15/45, 8/3/45

Hale, Sharron, *A Tribute to Yesterday*, Valley Publishers: Santa Cruz, 1980, p. 45

Harrison Memorial Library. History Files

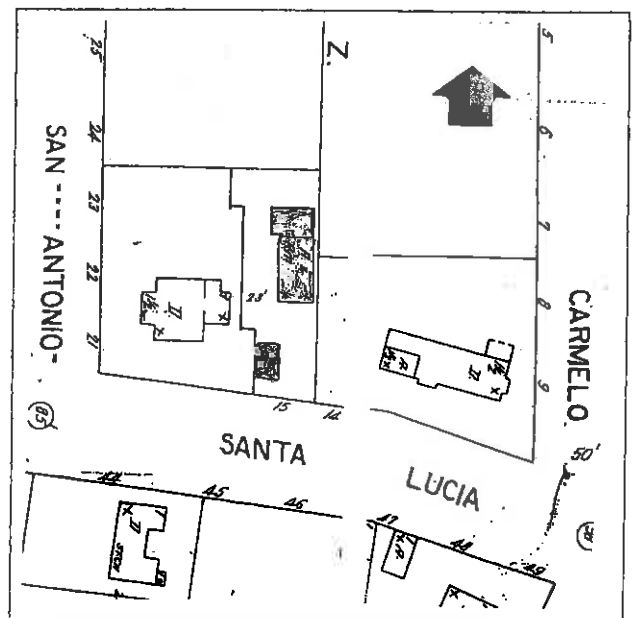
B13. Remarks: *Zoning R-1*

CHCS (AD)

B14. Evaluator: *Kent Seavey*

Date of Evaluation: *8/21/2003*

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 3 of 3

Resource Name or #: (Assigned by recorder) *John Batten House*

Recorded by: *Kent L. Seavey*

Date *8/21/2003*

☒ Continuation ☐ Update

Supplemental Photograph or Drawing



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

*Looking SE at the North (rear) elevation
and West side-elevation. 8/20/2003,
#51271-8A*

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

531

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) *Daisy F. D. Bostick Cottage.*

P1. Other Identifier: _____

P2. Location: _____

☐ Not for Publication ☒ Unrestricted a. County *Monterey*

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

b. USGS 7.5' Quad _____

Date _____

T _____

R _____

1/4 of _____

1/4 of Sec _____

B.M. _____

c. Address: _____

City *Carmel-by-the-Sea*

Zip *93921*

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

mE/ _____

mN _____

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

2 NW of 12th, w/side Lincoln (Blk 133, Lots 7, 9)

Parcel No. *010-183-004*

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

A one-story, wood-framed vernacular cottage, irregular in plan, resting on a concrete perimeter foundation. The exterior wall cladding is a combination of wide, horizontal shiplap wood siding, and vertical board-and-batten. The steeply pitched roof system is cross-gabled, with a lower stepped gable to the SW. It has slightly flared eaves w/exposed rafter tails where it overhangs the n/side elevation. There are two exterior eave-wall chimneys. One of Carmel stone, along the north side elevation, and the second, on the east side of the stepped SW wing, constructed from granitic beach rock. A rectangular banked bay window projects slightly from the gable end on the north side of the east facing facade. It is capped with a narrow shed roof w/exposed rafter tails. All roof covering is composition shingle. Fenestration is irregular, w/a combination of single, fixed multi-paned wood windows, and paired and banked multi-paned casement type wood windows, as well as multi-paned glazed wood French doors. There is a particularly nice large, fixed multi-paned focal window in the SW gable end, capped with a segmentally arched fan light. The cottage sits well back on the property, behind an ivy encrusted grape-stake fence in a natural landscape setting of mature oaks and low groundcover.

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

HP38 - Women's 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 west at east facing facade, 2/10/01

P6. Date Constructed/Age and Sources

☐ Prehistoric ☒ Historic ☐ Both

1920 Carmel bldg. records

P7. Owner and Address

*James F. Cooks III Trust
1012 Honeysuckle Dr.
San Marcos, CA 92069*

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

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

P9. Date Recorded: *4/26/2002*

P10. Survey Type: (Describe)

Carmel Historic Resource Inventory - 2001

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

None

Attachments

☐ NONE

☒ Continuation Sheet

☐ District Record

☐ Rock Art Record

☐ Other: (List)

☐ Location Map

☒ Building, Structure, and Object Record

☐ Linear Feature Record

☐ Artifact Record

☐ Sketch Map

☐ Archaeological Record

☐ Milling Station Record

☐ Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #

HRI #

Page 2 of 3

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) *Daisy F. D. Bostick Cottage.*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *vernacular cottage*

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

Constructed 1920 (Cbp # 131); addition 1921 (Cbp #319); addition to east 1925 (#Cbp #939); addition to south 1931 (Cbp #2375); remodel 1934 (Cbp #2616)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: *designer/Daisy F. D. Bostick (1920-21)*

b. Builder: *Walter B. Snook (1934)*

B10. Significance: Theme: *Arts & Culture/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 Daisy F. D. Bostick Cottage is significant under California Register criteria 2, for its association with Daisy Fox Desmond Bostick, an early resident and significant chronicler of daily life in the village. It is also significant under criteria 3, in the area of architecture as a well preserved example of vernacular cottage architecture in Carmel.

Daisy Desmond Fox Bostick was a San Jose high school teacher who first came to Carmel in 1910, living for a time with the Perry Newberry family. She was an early manager of the Pine Inn, was one of the dance directors of the Forest Theater, and sold the first advertizing for the *Pine Cone* newspaper in 1915. After a trip to Europe, she returned to Carmel in 1918 and sold real estate, while working as a writer. She purchased the garage that occupied the site of the present residence, and converted it into her first Carmel home in 1920-21. Bostick continued to purchase real estate and design or remodel residential housing units. She was one of a number of educated, independent women designers in the village. She is best remembered for her writing and publication of two works on Carmel, *Carmel at Work and Play*, w/ Dortehea Castelhun in 1925, and a reprise of the text under the title, *Carmel Today and Yesterday*, in 1945. Sharron Hale acknowledges Bostock's contributions to the community in an except from her local history, *A Tribute to Yesterday* (1980). "Carmelites owe her much, for she was either at the scene of or a part of much of what was going on, and took the time to make notes about it all."

Bostick's characterization of Carmel's residential housing in 1925, under her chapter on "The Personality of Carmel", in *Carmel at Work and Play*, could be a description of her Lincoln St. home. "...most of the houses look as if they had grown as naturally as the pines. Little low redwood cottages snuggle in among the silver trunks of oaks, they hide back of masses of wild lilac, or peep out over the tops of quaint, moss-flecked wooden palings."

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

HP2 - Single Family Property

HP38 - Women's property

B12. References:

*Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997*

Design Traditions of Carmel, The City's Design character, 1997

Hale, Sharron, A Tribute to Yesterday, Valley Publishers; Santa Cruz, 1980

Sanborn fire insurance maps of Carmel. 1924. 1930. 1930-62

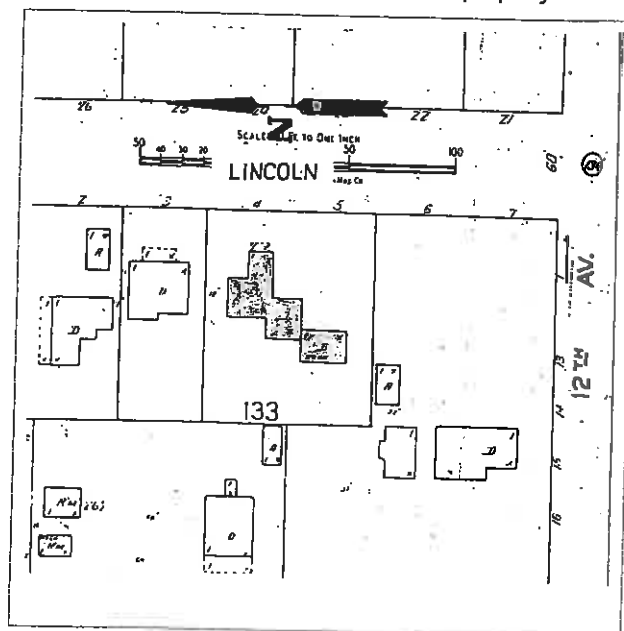
B13. Remarks: *Zoning R-1*

CHCS (AC/AD)

B14. Evaluator: *Kent Seavey*

Date of Evaluation: *4/26/2002*

(This space reserved for official comments.)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

Page 3 of 3

Resource Name or #: (Assigned by recorder) Daisy F. D. Bostick Cottage.

Recorded by: Kent L. Seavey

Date 4/26/2002

☒ Continuation ☐ Update

B10. Carmel's current Design Traditions policy also reflects the property's attributes. A simple, primary building form; variety in the composition of buildings; an understated building scale; a diversity of textures and details that provide a sense of human scale. All are apt descriptions of the Bostick cottage. Daisy purchased the 1920 garage that occupied the site, and converted it into her first Carmel home. The second owner, Hobart P. Glassell, owner of a mens clothing store on Ocean, added the east wing in 1925. A new owner, Peter Mawdsley continued the expansion with the south wing in 1931, all in keeping with the original cottage character of the building. The last alteration was a minor remodeling for Vera Bernhard by Monterey builder Walter B. Snook in 1934. Since that time no changes have been recorded, save for a carport constructed in 1963, that is no longer present. The design sources for the vernacular cottage come from American adaptations of the English Arts & Crafts tradition in the early part of the twentieth century. The building shapes, especially steep pitched roofs w/ flared eaves, tend to echo the popular Tudor and Continental medieval revivals of the era. Building materials like redwood and pine are locally derived, as is the favored Carmel stone for chimneys, retaining walls, walkways and patios, although local granitic beach rock is used as well. Fenestration favors large, multi-paned focal windows for garden views, and to bring as much light into the interior as possible. Wooden sliders and casement type windows are favored for ventilation. Banked windows with small panes, once again referencing a medieval decorative vocabulary, are common. The Bostick cottage, though enlarged by later owners, has retained most if not all of these vernacular characteristics over time. The cottage clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the themes of art and culture, and architectural development.



CITY OF CARMEL-BY-THE-SEA

Historic Resources Board

November 16, 2015

To: Chair Dyar and Board Members

From: Marc Wiener, Acting Community Planning and Building Director

Submitted by: Matthew Sundt, Contract Planner

Subject: Consideration of a Design Study (DS 15-302) 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 15-302 (Hitch)	APN:	010-154-011
Block:	131	Lots:	3
Location:	San Carlos Street, 2 SW of 11 th		
Applicant:	Claudio Ortiz	Property Owner:	Thomas Hitch

Background

The existing residence, known as the "Fonteneau House", is a Craftsman Bungalow built in 1922 by Michael J. Murphy, a noted Carmel builder. It is included in the Carmel Historic Survey of 1996, whereupon a DPR523 Form for this residence was prepared. The residence is listed in the 2003 Carmel Historic Resource Inventory and is also on the California Register of Historical Resources.

The "Fonteneau House" is significant in the area of architecture under criterion established by the California Register of Historical Resources, PRC Section 5031 (3), as an excellent and original example of a Craftsman Bungalow designed by Carmel master builder M.J. Murphy. It also meets the significance criterion established by the City of Carmel's Historic Preservation Ordinance, Chapter 17.41 of the Municipal Code. The property meets at least three of the criteria enumerated in Section 17.41.040 of the ordinance, (1) Cultural Heritage: because its architectural character has value as part of the residential development of the community; (2)

Architectural Distinction: because it embodies the distinguishing characteristics of the Craftsman Bungalow style of architecture; (5) Notable Construction: because it is a basically unaltered example of the design work of noted Master builder.

According to the City's property records and Monterey County Assessor records, in 1971 an adjoining garage and loft were lost to fire. Some of the damage was repaired. During the 1980's an open, arcaded porch was filled in by glazing, and an interior wall removed. A rear deck was also added. In 2000, the current owners remodeled part of the interior and built the present rear addition. Character defining features include a rectangular plan, wood shingle clad exterior walls, medium-pitched front-gabled roof with wood shingles, and original entry configuration on east elevation with undated multi-paned fixed wood windows.

Proposed Project

The existing residence is 1,642.9 square feet in size with a second floor. The applicant is proposing to bump out the back (west) wall of the first floor master bedroom by 121.4 square feet. This would shrink the existing deck on the west and south side. Included in the remodel is a spiral stair case to be added to the south side of the existing deck and removal of the deck's existing west landing and stairs. A new landing and stairs is proposed on the west side that will provide access to the basement/garage directly from the rear yard. The applicant is proposing to replace the exterior finish materials in-kind. One new window will be installed on the south side and will match the style of the existing bedroom doors. An existing rectangular window on the west side of the existing bedroom will be salvaged and reinstalled on the newly constructed west elevation. The residence will remain within its allowable square footage. All work shall conform to the approved plans except as conditioned by this permit.

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 and reported in the Phase II Historic Assessment, and includes an analysis of the proposed changes based on the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (Attachment C). The assessment concludes that the project, as shown on the project plans dated September 27, 2015, would be consistent with the Standards.

Secretary of the Interior's Standards

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."* Standard #10 states *"New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."*

The applicant is proposing a 121.4 square-foot addition at the rear of the circa 2000 addition to an historic residence built in 1922. The proposed addition would use the same kind of exterior siding shingle as that of the original house as well as the add-on of 2000. However, as required in Standard #9, new construction is to be differentiated from the old. This was not done for the addition of 2000. To require differentiation of the exterior associated with the current proposal would complicate matters as it would imply that the 2000 remodel is part of the original house by virtue of the original house and 2000 remodel having the exact same exterior shingles and appearance. To avoid this conflict, it would be necessary to redo the exterior of that portion of the house that was remodeled in 2000 so that it would be differentiated from the historic portion of the residence. However, it may not be practical or realistic to change the existing circa 2000 exterior. Regardless, for the proposed addition to be considered consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, the proposed shingles should be either a different size, or color, or a completely different exterior should be considered, such as board and batten. Staff has conditioned this project to include shingles that are differentiated from the original by having staggered butts.

Alternatives: The staff recommendation is to issue a determination that the application, as conditioned by staff, is consistent with the Secretary's Standards. Alternatively, there is an after-the-fact differentiation that would require the property owner to be willing to do the following work: either, (1) the Board could request that the exterior of the circa 2000 remodel be changed concurrent with the proposed project, whereby the 1922 residence is differentiated from the current proposal and the year 2000 addition simultaneously by installing shingles with staggered butts, or (2) remove a vertical section of shingles at the place where the 1922 building and the 2000 addition meet, and install a vertical piece of 1" x 6" redwood at this juncture with which the shingles would butt up to. Both the north and south elevations would require either of the above alternative forms of delineations. Also, the Board could find the application inconsistent with the Secretary's Standards, which would result in either the applicant withdrawing the project or require additional CEQA analysis to evaluate impacts on historic resources.

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

ATTACHMENTS:

- Attachment A – Conditions of Approval
- Attachment B – Phase II Historic Assessment / DPR 523 Form
- Attachment C – Secretary of the Interior Standards
- Attachment D – Project Plans

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

CONDITIONS OF APPROVAL

DS 15-302

Mr. and Mrs. Hitch

San Carlos Street, 2 SW of 11th

Block: 131, Lot: 3

APN: 010-154-011

AUTHORIZATION:

1. This Determination of Consistency (DS 15-302) authorizes alterations to an existing one-story 1,642.9-square foot residence that includes a 332.8-square foot basement/garage area, as shown on the plans dated September 27, 2015. The applicant is proposing to bump out the back (west) wall of the first floor master bedroom by 121.4 square feet. This would shrink the existing deck on the west and south side. Included in the remodel is a spiral stair case to be added to the south side of the existing deck and removal of the deck's existing west landing and stairs. A new landing and stairs is proposed on the west side that will provide access to the basement/garage directly from the rear yard. Exterior finish will be wood shingles with staggered butt. One new window will be installed on the south side that will be differentiated from the historic windows. An existing rectangular window on the west side of the existing bedroom will be salvaged and reinstalled on the newly constructed west elevation. The residence remains within its allowable square footage. All work shall conform to the approved plans except as conditioned by this permit.

SPECIAL CONDITIONS:

2. Prior to the beginning of construction, the applicant shall convene a pre-construction meeting to include the contractor and the City's Project Planner to ensure compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.
3. The new window on the south wall will be differentiated from the historic windows. The applicant shall work with staff to ensure compliance with this condition.
4. An existing rectangular window on the west elevation will be salvaged and reinstalled to the newly constructed west elevation.

5. To delineate the proposed addition from the original building shingles will be installed that have a staggered butt.

*Acknowledgement and acceptance of conditions of approval.

Property Owner Signature

Printed Name

Date

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

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

October 19, 2015

Mr. Matthew Sundt
Contract Planner
Carmel Planning & Building Department
P.O. Drawer G
Carmel by-the-Sea, CA 93921

Dear Mr. Sundt:

Thank you for the opportunity to prepare a Focused Phase II Historic Assessment of the Fonteneau House, an historic property owned by Thomas & Penelope Hitch, located on San Carlos St. 2 SW of 11th, (Blk 131 Lot 3)(APN# 010-154-011) in Carmel. The review is to establish compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, as required by the City of Carmel by-the-Sea and the California Environmental Quality Act (CEQA).

Introduction:

This focused Phase II Historic Assessment has been prepared as part of an application to extend an existing 2000 addition to a listed historic resource about seven and-a-half feet toward the west off the rear (west) elevation of the building envelope. The historic house will retain its original physical orientation, and the proposed addition will not be visible from a public right-of-way, as documented in original photographs of the property (see plans & drawings, provided).

Historical Background & Description:

The 1922 Charles Fonteneau House is significant in the area of architecture as an excellent example of a Craftsman Style Bungalow designed by Carmel Master-builder, Michael J. Murphy. It is listed in the 2003 Carmel Historic resource inventory and is also on the California Register of Historical Resources (see California DPR 523 documentation for description & significance, provided).

According to Carmel building, and Monterey Co, Assessor' records, in 1971 an adjoining garage and loft were lost to fire. Some of the damage was repaired (CBP# 71-27). During the 1980s an open, arcaded porch was in filled by glazing, and an interior wall removed. A rear deck was also added. In 2000, the current owners remodeled part of the interior and built the present rear addition, consistent with the Secretary's Standard for Rehabilitation.

Character defining features include a rectangular plan; wood shingle clad exterior walls; medium-pitched front-gabled roof w/wood shingles; original entry configuration on east elevation with undated multi-paned fixed wood windows.

Evaluation:

The proponent proposes to extend the existing 2000 rear addition seven and one-half-feet to the west to create more living space. As proposed the addition will match the existing building envelope, employ matching shingles and reuse, to the extent possible elements of the 2000 addition in the new work, The roof form will employ the same pitch on the north side-elevation, but break it slightly on the east side-elevation to differentiate the 2000 addition from the new. There will be minor deck and access changes to access the new configuration including a metal spiral staircase near the SW corner of the building envelope (see plans & drawings, provided).

Impacts of the Proposed Project:

As noted above, the proposed work on the subject property will be executed consistent with the Secretary of the Interior's Standards for Rehabilitation, with no loss of historic material, so that the remaining character-defining features of the historic resource will not be obscured, damaged or destroyed. As proposed the new work will not cause a significant change to the historic building and will not create a significant adverse effect on the environment.

Even though the proposed addition in being built off relatively new construction, the design program is being respectful of the original historic resource, consistent with the Secretary of the Interior's Rehabilitation Standards (see copy of the Secretary of the Interior's Standards for Rehabilitation provided).

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 (see supporting documentation attached). As proposed, the project will have no significant adverse affect on the historic property or its environment.

Respectfully Submitted,

Paul S. Seaven

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 4

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

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Monterey

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

*b. USGS 7.5' Quad _____ Date _____ T _____ R _____ ¼ of _____ ¼ of Sec _____ B.M.

c. Address W/San Carlos, 2nd So. of 11th St. City Carmel Zip 93921

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Monterey County Assessor's Parcel #10-154-11

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

See Continuation Sheet.

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

*P4. Resources Present: ☒ Building ☐ Structure ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #) Looking west at East facing Facade, 7/15/99 #25802

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐ Both
1922/Carmel Building Records

*P7. Owner and Address: Thomas & Penelope Hitch
6432 Charming Ln.
Cambria, CA 93428

*P8. Recorded by: (Name, affiliation, and address) Kent Seavey
Preservation Consultant
310 Lighthouse Ave.
Pacific Grove, CA 93950

*P9. Date Recorded: 7/25/99

*P10. Survey Type: (Describe)
Required CEQA Review

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Carmel Historic Survey 1996

*Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP Status Code

*Resource Name or # (Assigned by recorder) Fonteneau House

B1. Historic Name: Fonteneau House

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: Craftsman Bungalow

*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed 1922, concrete foundation added 1939, glazing of front porch added 1985, deck on rear undated.

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

*B8. Related Features:

B9a. Architect:

Designer/

b. Builder: Michael J. Murphy

*B10. Significance: Theme Residential Development

Area Carmel

Period of Significance 1900-1940

Property Type Single Family Residence

Applicable Criteria C

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

See Continuation Sheet.

B11. Additional Resource Attributes: (List attributes and codes) (HP-2) Single Family Residence

*B12. References:

See Continuation Sheet.

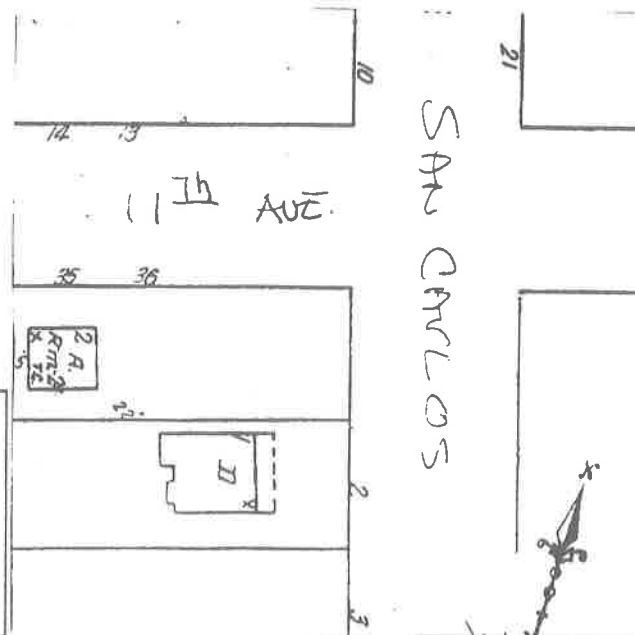
B13. Remarks:

Zoning R-1

*B14. Evaluator: Kent L. Seavey

*Date of Evaluation: 8/1/99

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

Page 3 of 4

*Resource Name or # (Assigned by recorder) Fonteneau House

*Recorded by Kent Seavey

*Date 8/5/99

☒ Continuation

☐ Update

P3a. Description:

The Fonteneau House is a one and one-half story wood framed Craftsman Bungalow, basically rectangular in plan resting on a concrete perimeter foundation. The exterior wall cladding is wood single, with a simple board and batten skirt board along the base of the building.

The medium pitch end gable roof has wide overhanging eaves with exposed rafter tails. Decorative knee bracing is found along the front (east) elevation in the apex of the gable, and supporting a narrow, full width pergola across the façade above the original porch openings. The arcaded porch openings were in filled with small multi-paned windows in 1985. Roof dormers, about midway along the building on the north and south side elevations, form cross gables. These features also have decorative knee bracing similar to that found on the façade. A brick exterior eave wall chimney is found along the south side elevation just to the rear (west) of the roof dormer. The chimney is pulling away from the building envelope. Two small shed roofed features appear along the rear (west) elevation. One covers a lean-to projection from the building on the NW side, and the other acts as a hood above a set of wooden outward opening French doors on the SW side. Both appear to be part of the original building fabric. All roof surfaces are covered in a composition shingle.

A modern open wood deck with a closed rail steps down from the rear elevation to grade.

Fenestration is irregular, with a combination of fixed multi-paned wood windows inserted into the original front porch openings in 1985, single 12/1 double hung wood sash, banded 3/1 wood casement windows and a fixed modern lunette window in the south facing roof dormer. The principal entry, on the south side of the façade, was originally a simple, but well proportioned classic portico, capped by an entablature with a denticular course, now supported on a recently constructed wood paneled enclosure.

The house sits close to the roadway behind a flush board fence, and is flanked by mature trees. It appears little altered from its 1922 date of construction by Carmel master builder M.J. Murphy.

B10. Significance:

The 1922 Fonteneau House is significant in the area of architecture under criterion established by the California Register of Historical Resources, PRC Sec. 5031. (3) as an excellent, and basically original example of a Craftsman Bungalow designed by Carmel master builder M.J. Murphy. It also meets the significance criterion established by the City of Carmel's Historic Preservation Ordinance, Chapter 17.41 of the Municipal Code. The property meets at least three of the criteria enumerated in Sec. 17.41.040 of the ordinance, (1) Cultural Heritage: because its architectural character has value as part of the residential development of the community; (2) Architectural Distinction: because it embodies the distinguishing characteristics of the Craftsman Bungalow style of architecture; (5) Notable Construction: because it is a basically unaltered example of the design work of noted Master builder Michael J. Murphy (1884-1949).

M.J. Murphy's building designs and the quality of workmanship displayed by his craftsmen defined the residential character of Carmel during its formative years from around 1906 to the mid 1920s. Trained as a carpenter and painter Murphy's first Carmel residence was designed and constructed for his mother in 1901. "Mike" Murphy settled permanently in the village in 1904 with his new bride Edna. His personal integrity and

CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

Page 4 of 4

*Resource Name or # (Assigned by recorder) Fonteneau House

*Recorded by Kent Seavey

*Date 8/5/99

☒ Continuation

☐ Update

B10. Significance (continued):

commitment to excellence in building made him a favorite of real estate developer J. Frank Devendorf, often called the father of Carmel. In 1906 Devendorf helped establish the young builder in business, to meet the needs of the rapidly expanding community. By 1914 Murphy was well established with his own contracting firm as well as a lumber and building supply business.

His own aesthetic was in keeping with the evolving San Francisco Bay Area tradition espoused by Bernard Ralph Maybeck, Ernest Coxhead and others. Quality of construction was Murphy's first consideration in all his designs. He worked with local materials, from kiln dried first growth Redwood to sand for his cement from the Carmel River. He employed stone from ocean shore as well as the beautiful buff colored native "Carmel Stone" for his chimneys and other exterior finishes. His own designs were as individual as the clients he built for. However, when noted architects from all over California began designing residences for the new Pebble Beach development in the early 1920s, their building treatments were often "borrowed" and incorporated in Murphy's housing designs.

The heyday of Craftsmen building in Carmel lasted from about 1905 into the early 1920s. This late example by Master builder M.J. Murphy incorporates eclectic elements including the arcaded front porch and the classically detailed entry portico. Individual expression has always been a hallmark of Carmel building design.

The bungalow was originally constructed for Charles and Alice Fonteneau as a vacation home. When the family eventually settled permanently in Carmel Mrs. Fonteneau, an accomplished singer, became very active in the Carmel Mission Alter Society and the PTA. Their children married locally and the home remained in the family for a long period of time.

According to Carmel building records M.J. Murphy added a concrete foundation in 1939. During the 1980s the arcaded porch openings were glazed and an interior wall was removed, without permits. The enclosure of the entry portico is undated, as is work on the rear deck. The building still retains its integrity as constructed in 1922 to a remarkable degree, along with its sense of time and place. Anyone who knew the home during an earlier era would clearly be able to recognize it today.

B12. References:

City of Carmel, Building Records.

Gladney, Rosalie, daughter of Michael J. Murphy, personal interview with Enid Sales identifying her father's buildings in Carmel, 1987.

Rasmussen, Lillian and Pavick J., M.J. Murphy, Pioneer Builder, Contractor, undated and unpublished Monograph on file with the Monterey Area Architectural Resource Inventory, Monterey Peninsula College.

Sanborn Fire Insurance Maps for Carmel, 1924, 1930, 1962.

ATTACHMENT C

SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES (Rehabilitation)

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."

Hitch Residence
Exterior Addition
Carmel-by-the-Sea
California
A.P.N. 010-154-011-000
Block:131 Lot: 3



C.O.D.G.
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CLIENT:
Mr. & Mrs. Carlos Hitch
San Carlos 2 S/w of 11th
Carmel, Ca. 93921
(805) 927-5856

EXTERIOR LIGHTING NOTES
NO EXTERIOR LIGHT CHANGES

PROJECT DATA

LOT SIZE:	4,000 S.F.
ZONING:	R-1
A.P.N.:	010-154-011
ADDRESS:	BLOCK: 131 LOTS: 3

FLOOR AREA

FAR ALLOWED	1,800.0 S.F.	45.0%
EXISTING MAIN LEVEL UPPER LEVEL GARAGE/LOWER LEVEL	1,108.0 S.F. 202.1 S.F. 332.8 S.F.	
TOTAL (E) FLOOR AREA:	1,642.9 S.F.	41.0%
PROPOSED MAIN LEVEL UPPER LEVEL GARAGE/LOWER LEVEL MAIN LEVEL NEW ADDITION	1,108.0 S.F. 202.1 S.F. 332.8 S.F. 121.4 S.F.	
TOTAL (P) GROSS FLOOR AREA:	1,764.3 S.F.	44.1%

SITE COVERAGE

LAND COVERAGE ALLOWED	396.0 S.F.	22.0% of F.A.R.
BONUS SITE COVERAGE	160.0 S.F.	4.0% of SITE
TOTAL COVERAGE ALLOWED	556.0 S.F.	13.9% of SITE
EXISTING IMPERVIOUS COVERAGE		
PORCH WEST LANDING AND STAIRS	44.0 S.F. 25.4 S.F.	
TOTAL (E) IMPERVIOUS COVERAGE	69.4 S.F.	
EXISTING PERVIOUS COVERAGE		
* DRIVEWAY FRONT WALKWAY EAST WALKWAY WEST DECK AND STAIRS	597.0 S.F. 37.0 S.F. 37.4 S.F. 30.0 S.F.	
TOTAL (E) PERVIOUS COVERAGE	701.4 S.F.	
TOTAL EXISTING COVERAGE	770.8 S.F.	18.3%
PROPOSED IMPERVIOUS COVERAGE		
PORCH WEST LANDING AND STAIRS	44.0 S.F. 10.4 S.F.	
TOTAL (P) IMPERVIOUS COVERAGE	54.4 S.F.	
PROPOSED PERVIOUS COVERAGE		
* DRIVEWAY FRONT WALKWAY EAST WALKWAY WEST DECK AND STAIRS SPIRAL STAIRS	452.0 S.F. 37.0 S.F. 0.0 S.F. 0.0 S.F. 12.0 S.F.	
TOTAL (P) PERVIOUS COVERAGE	501.0 S.F.	
TOTAL PROPOSED COVERAGE	555.4 S.F.	13.9%

SCOPE OF WORK

1. NEW ADDITION OF A 121.4 SQ.FT. STUDY AT REAR OF HOME.
2. REMOVING 215.4 SQ.FT. OF HARDSCAPE, BRINGING THE SITE COVERAGE INTO COMPLIANCE.

SHEET INDEX

1. SITE PLAN
2. EXISTING HARDSCAPE PLAN, & REMOVAL PLAN
3. EXISTING FLOOR PLAN ROOF PLAN & ELEVATIONS
4. PROPOSED FLOOR PLAN ROOF PLAN & ELEVATIONS
5. EXISTING MATERIALS

VICINITY MAP N.T.S.



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

PROJECT:
Hitch Residence
San Carlos 2 S/w of 11th
BLOCK: 131 LOT: 3
APN: 010-154-011-000
PROJECT NO.
15-07

ISSUE:
8-19-15

DRAWN BY:
A.J.ORTIZ





SITE PLAN

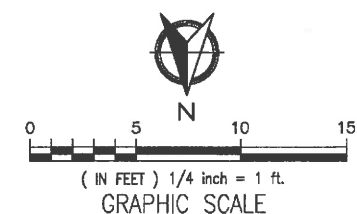
SCALE: 1" = 1/4"

A.P.N. 010-154-011-000
Block: 131 Lot: 3

San Carlos St.



-  PROPERTY LINE
 MIN. SETBACKS
 FENCE. SEE SITE PLAN FOR HEIGHTS
 HARDSCAPE AREAS TO BE REMOVED



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ON OCTOBER 2010 CALTECH ORIGINATOR

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Carmel, Ca. 93921
(805) 927-5856

PROJECT:
Hitch Residence
San Carlos 2 S/w of 11th
BLOCK: 131 LOT: 3
APN: 010-154-011-000
PROJECT NO.
15-07

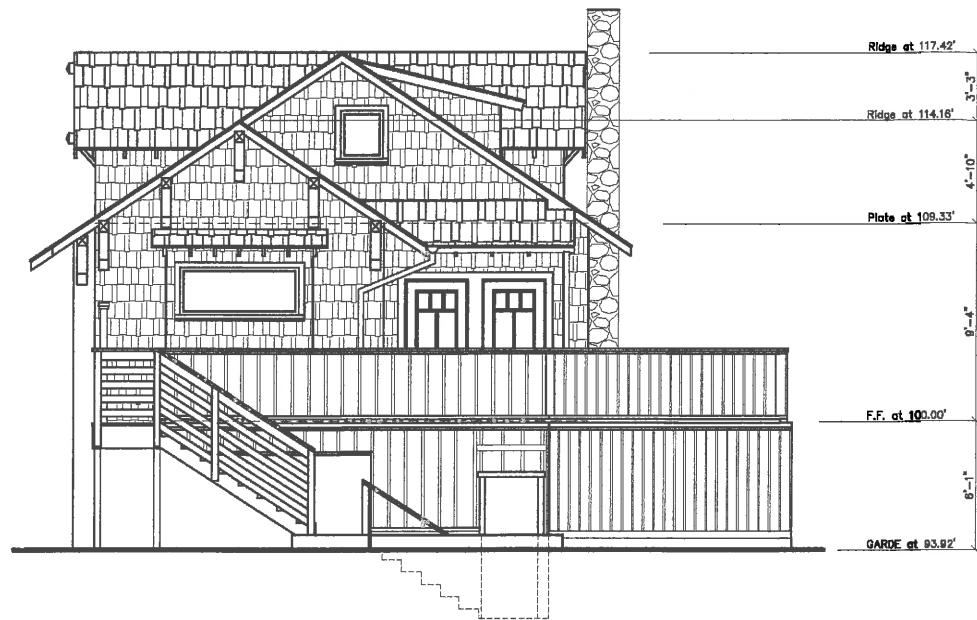
ISSUE:
8-19-15
9-27-15
10-29-15

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A.J. ORTIZ

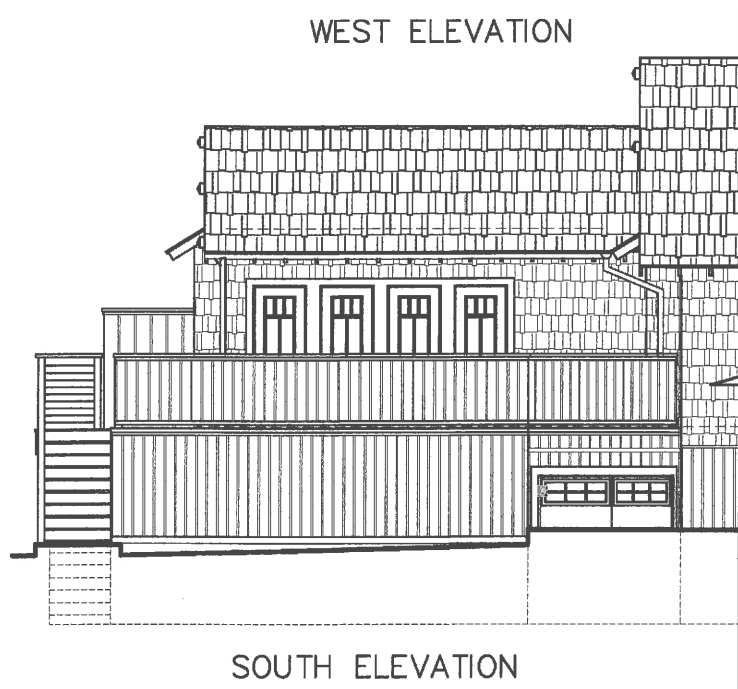
EXISTING
HARDSCAPE PLAN
& REMOVAL PLAN

SCALE: 1" = 1/4"

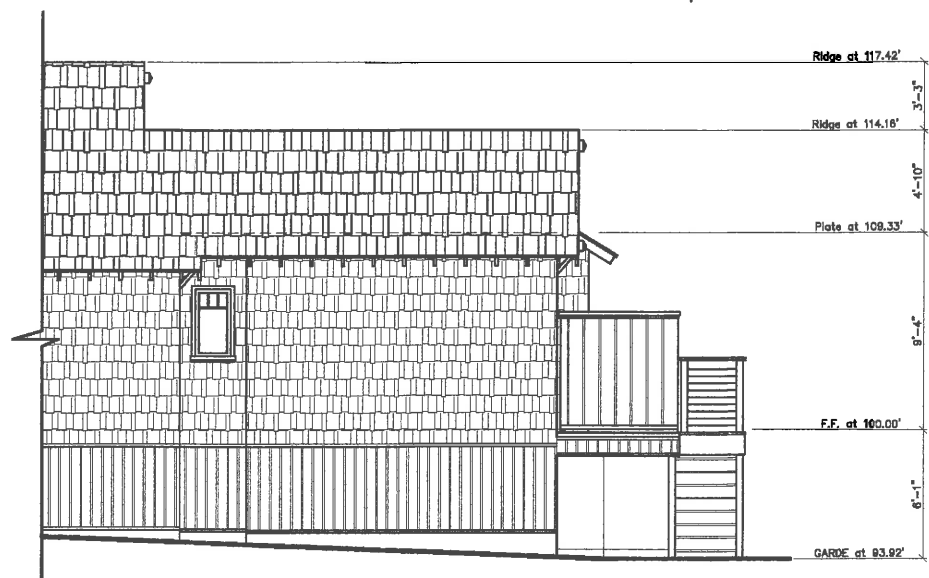
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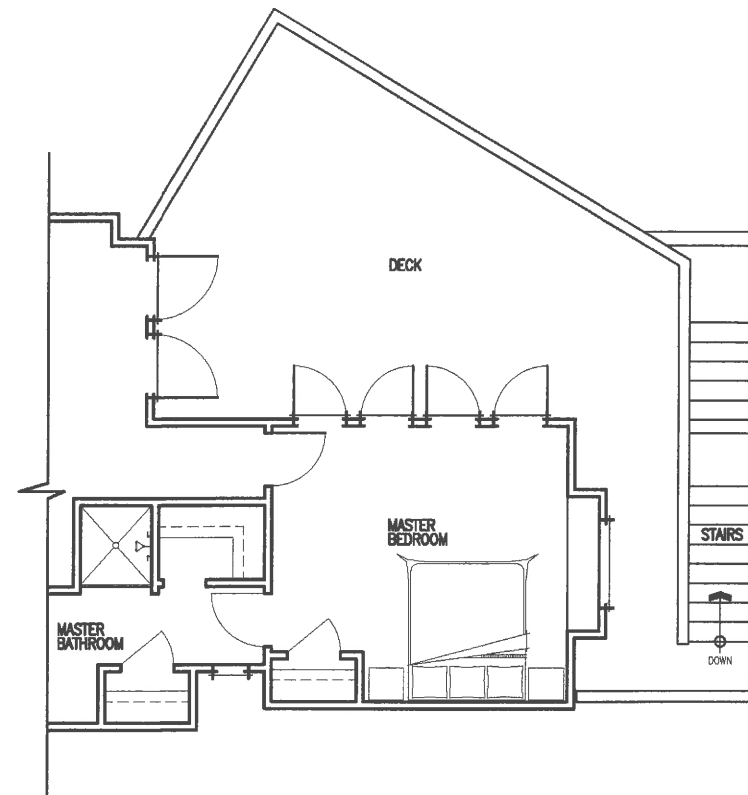
WEST ELEVATION



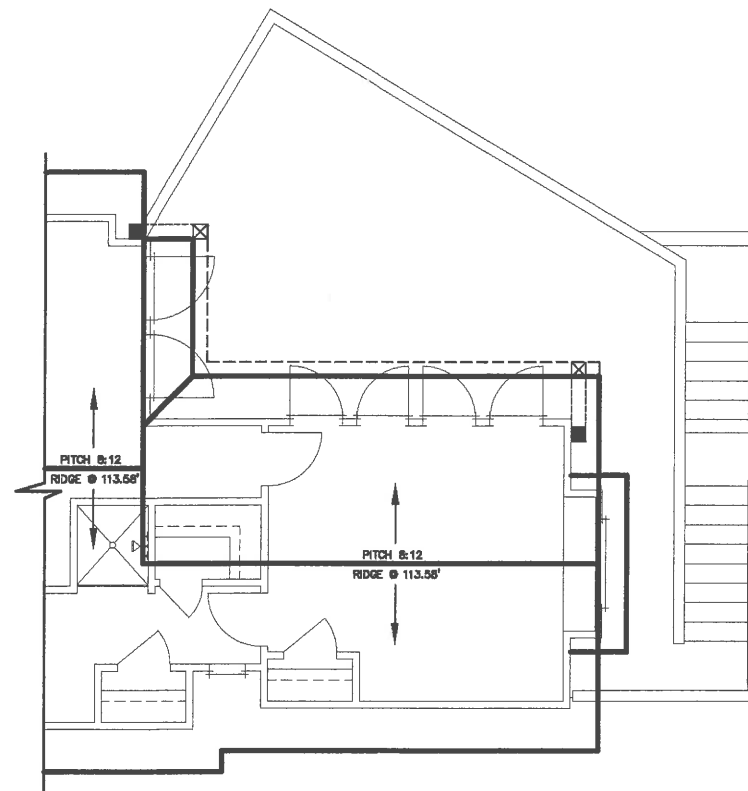
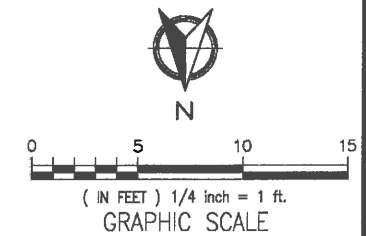
SOUTH ELEVATION



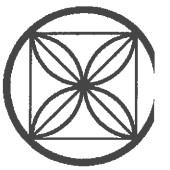
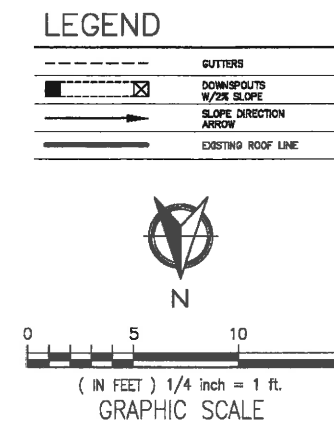
NORTH ELEVATION



EXISTING FLOOR PLAN



EXISTING ROOF PLAN



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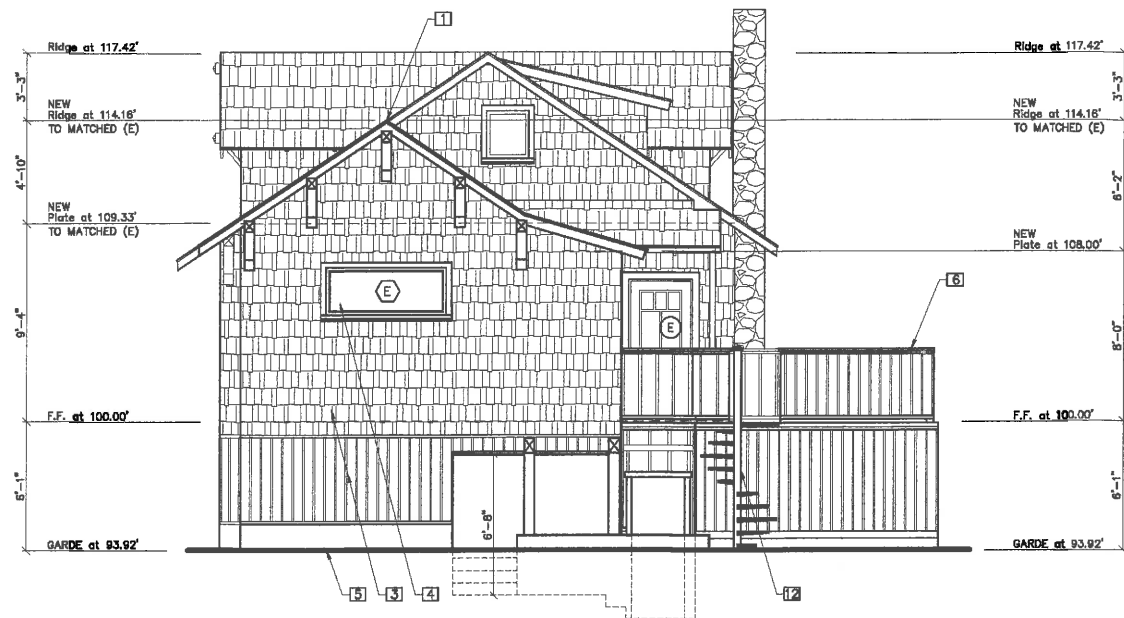
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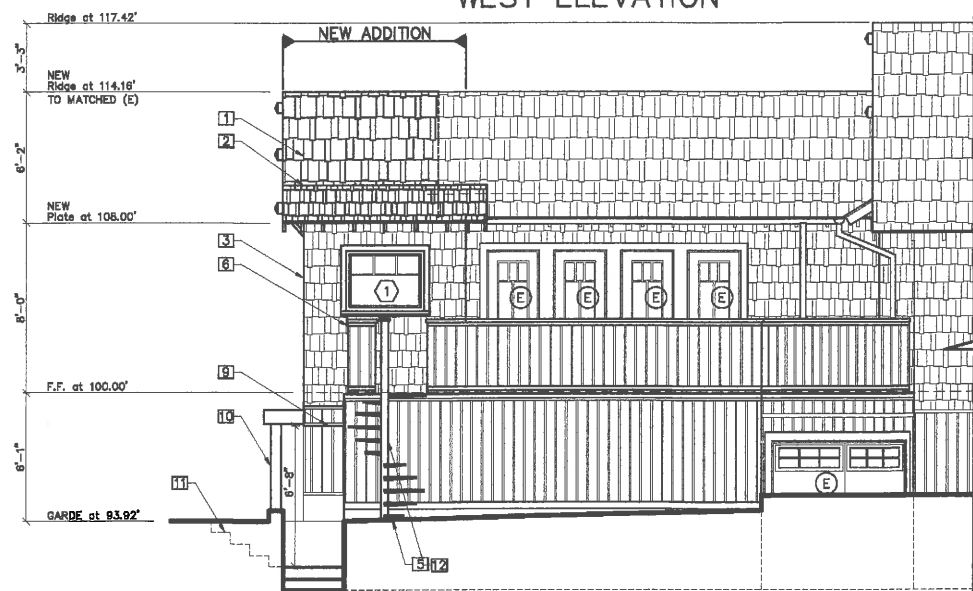
ISSUE:
8-19-15

**EXISTING
FLOOR, ROOF PLAN
& ELEVATIONS**

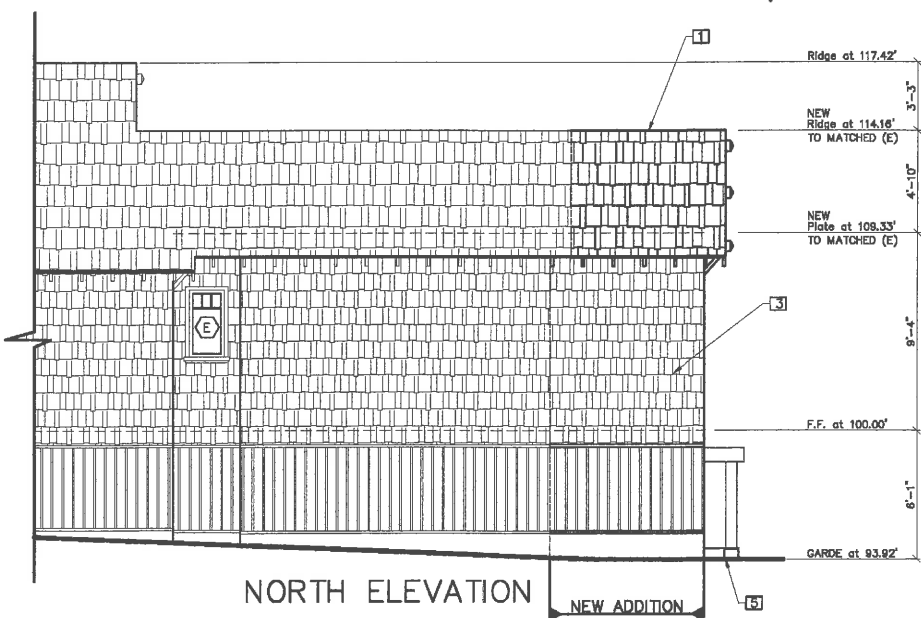
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WEST ELEVATION



SOUTH ELEVATION

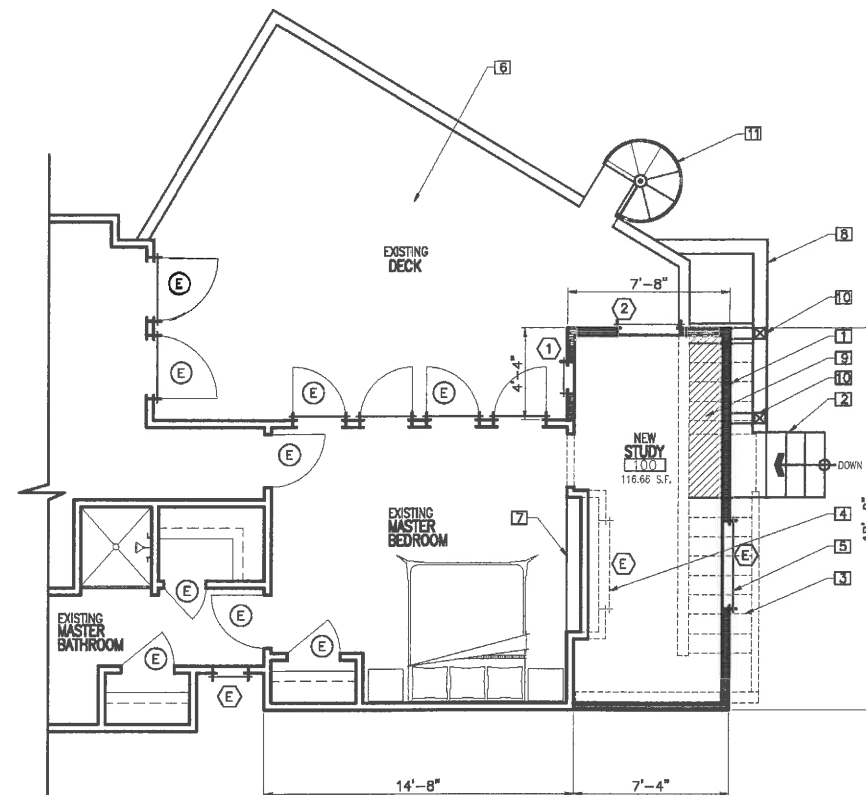


NORTH ELEVATION

KEY NOTES

1. NEW ROOF, WOOD SHAKE, PITCH 8:12 TO MATCHED EXISTING ROOF
2. NEW SHED ROOF, WOOD SHAKE, PITCH 3.5:12 TO MATCHED EXISTING ROOF
3. SIDING: WOOD SHINGLES TO MATCHED EXISTING SIDING
4. EXISTING WINDOWS TO BE RELOCATED
5. EXISTING GRADE WHERE OCCURS
6. EXISTING GUARDRAIL WALL TO REMAIN
7. CANTILEVER AREA TO LEAVE ACCESS TO GARAGE & NEW STAIRS SHOWN HATCHED
8. NEW POST & BEAM FOR CANTILEVER AREA
9. NEW STAIRS RELOCATED
10. NEW SPIRAL STAIR

- (E) DENOTES WINDOWS, EXISTING WINDOW
(E) DENOTES DOORS, EXISTING DOOR



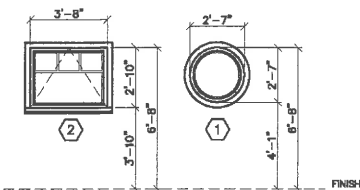
Window Schedule

PROPOSED FLOOR PLAN

Note:

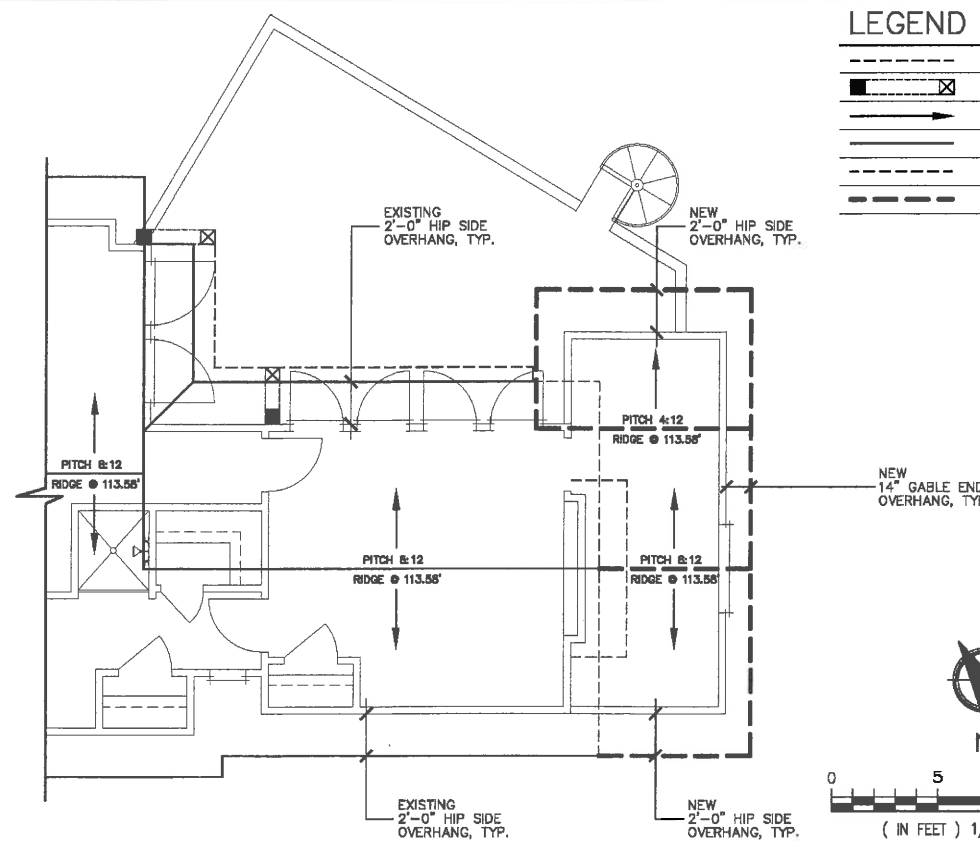
1. FOR HINGE LOCATION & OPENING SWING DIRECTION SEE ELEVATION SHEETS
2. ALL WINDOW DIMENSIONS ARE THE ROUGH OPENINGS SEE ELEVATION SHEETS
3. ALL NEW "WOOD UNCLAD WINDOWS"

WINDOW REFERENCE (E) WINDOW NUMBER

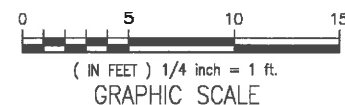


LEGEND

- GUTTERS
- DOWNSPOUTS W/2% SLOPE
- SLOPE DIRECTION ARROW
- EXISTING ROOF LINE
- EXISTING ROOF LINE TO BE REMOVED
- PROPOSED ROOF LINE



EXISTING ROOF PLAN



ROOM NOTES

MAIN LEVEL

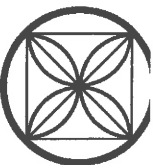
100 S.F. x 17'-4"

KEY NOTES

1. NEW WALLS
2. NEW STAIRS RELOCATED
3. EXISTING STAIRS FROM DECK TO BE REMOVED
4. EXISTING WINDOW TO BE RELOCATED
5. EXISTING WINDOW NEW LOCATION
6. EXISTING DECK PORTION TO REMAIN
7. EXISTING SHELVES TO REMAIN 42-INCHES HIGH
8. EXISTING RETAINING WALL TO REMAIN
9. CANTILEVER AREA TO LEAVE ACCESS TO GARAGE & NEW STAIRS SHOWN HATCHED
10. NEW POST & BEAM FOR CANTILEVER AREA
11. NEW SPIRAL STAIR

WALL LEGEND

- 2x ALL INTERIOR & EXTERIOR WALLS
- NEW WALLS
- (E) DENOTES WINDOWS, EXISTING WINDOW
- (E) DENOTES DOORS, EXISTING DOOR



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PROJECT:
Hitch Residence
San Carlos 2 S/W of 11th
BLOCK: 131 LOT: 3
APN: 010-154-011-000
PROJECT NO. 15-07

ISSUE:
8-19-15
DRAWN BY:
A.J.ORTIZ

PROPOSED
DEMOLITION PLAN,
FLOOR, ROOF PLAN
& ELEVATIONS

SCALE: 1" = 1/4"



Rear Fence Wall "D"

MATERIAL: WOOD
COLOR: BROWN



Rear Stairs "E"

MATERIAL: WOOD
COLOR: NATURAL



Side Fence "F"

MATERIAL: REDWOOD
COLOR: NATURAL



Driveway Pavers "A"

MATERIAL: PAVERS
COLOR: RED/DARK GREY
INSTALLATION: SET ON SAND



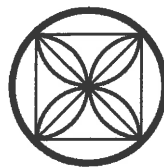
Front Fence & Gate "B"

MATERIAL: WOOD
COLOR: NATURAL



Porch & Entry Walkway "C"

MATERIAL: CARMEL STONE
COLOR: NATURAL
INSTALLATION: SET ON CONCRETS & SET ON SAND



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EXISTING MATERIALS

SCALE: 1" = 1/4"