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

Monday, October 17, 2016
2:45 p.m. Tour of Inspection
4:00 p.m. Open Session

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

A. CALL TO ORDER AND ROLL CALL

BOARD MEMBERS: ERIK DYAR, CHAIR
KATHRYN GUALTIERI
LYNN MOMBOISSE
THOMAS HOOD

B. TOUR OF INSPECTION

Shortly after 2:45 p.m., the Board will leave the Council Chambers for an on-site Tour of Inspection. The public is welcome to follow the Historic Resources Board on its tour of the subject sites. The Board will return to the Council Chambers at 4:00 p.m., or as soon thereafter as possible.

C. PLEDGE OF ALLEGIANCE

D. APPEARANCES

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

E. CONSENT AGENDA

1. Minutes from the August 22, 2016 Historic Resources Board Meeting

F. ITEM

1. MP 16-002 (City War Memorial)
   American Legion Post 512
   Ocean and San Carlos

   Consideration of the bracket design for the replacement of the War Memorial Bell on the Ocean Avenue median, at the intersection of Ocean Avenue and San Carlos Street.

2. DS 16-308 (Henderson)
   Chuck Henderson
   NW Cor. Scenic and Martin Way
   Block: B-18, Lots: 1 & 2
   APN: 009-423-001

   Consideration of a Design Study (DS 16-308) application for the repair of a historic residence located in the Single-Family Residential (R-1) and Beach and Riparian Overlay (BR) Zoning Districts

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

   Consideration of a Design Study (DS 16-276) for alterations to a historic residence located in the Single-Family Residential (R-1) Zoning District.

4. DS 16-377 (Ayres)
   Janet Ayers
   Carmelo Street, 2 SW of 13th
   Block: 2, Lots: 7 & 9
   APN: 010-287-002

   Consideration of a Design Study (DS 16-377) for alterations to a historic residence located in the Single-Family Residential (R-1) Zoning District.

5. DS 16-306 (Garren)
   Ron and Donna Garren
   Santa Rita Street, 3 NE of 6th Avenue
   Block: 62, Lots: 14
   APN: 010-035-013

   Consideration of a Design Study (DS 16-306) for alterations to a historic residence located in the Single-Family Residential (R-1) Zoning District.

G. DIRECTOR'S REPORT

H. SUBCOMMITTEE REPORT

I. DISCUSSION ITEMS

J. BOARD MEMBER ANNOUNCEMENTS

K. ADJOURNMENT

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

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

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

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

AFFIDAVIT OF POSTING

I, Marc E. Wiener, Community Planning and Building Director, for the City of Carmel-by-the-Sea, DO HEREBY CERTIFY, under penalty of perjury under the laws of the State of California, that the foregoing notice was posted at the Carmel-by-the-Sea City Hall bulletin board, posted at the Harrison Memorial Library on Ocean and Lincoln, October 13th, 2016.

Dated this 13th day of October, 2016, at the hour of 4:00 p.m.

_____

Marc Wiener, Community Planning and Building Director

MINUTES
CITY OF CARMEL-BY-THE-SEA
HISTORIC RESOURCES BOARD
August 22, 2016

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

A. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Chair Erik Dyar at 4:00 p.m.

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

ABSENT: Julie Wendt

STAFF PRESENT: Marc Wiener, Acting Community Planning and Building Director
Matthew Sundt, Contract Planner
Catherine Tarone, Assistant Planner acting as meeting Secretary

B. TOUR OF INSPECTION

The Commission convened at 3:00 p.m. and then toured the following sites:

- MA 16-269/ DS 16-276 (Holtkamp), SW corner of San Carlos & 12 Ave.; Blk: 143, Lots: 31,33,35
- DR 16-293 (Spaits), NE corner of Ocean Ave. & Dolores St.; Blk: 71, Lot: 8 & 9
- DR 14-10 (Doyle), NE corner of Mission and 8th Ave.; Blk: 89, Lot: 20

C. PLEDGE OF ALLEGIANCE

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

D. APPEARANCES

N/A

E. CONSENT AGENDA

1. Consideration of the minutes of the July 18, 2016 Historic Resources Board Meeting.

Board Member Gualtieri moved to approve the July 18, 2016 minutes with corrections. Motion seconded by Board Member Momboisse and carried by the following roll call vote: 4-0-1-0.

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

F. ITEM

1a. DS 16-276 (Holtkamp) Ken and Sharon Holtkamp SW corner of San Carlos St./12th Block: 143, Lot: 31,33,35 APN: 010-164-001	Consideration of a recommendation to the City Council to adopt a Resolution to add a Historic Resource to the Carmel Register for purposes of approving a Mills Act Contract (MA 16-269) and Consideration of a Design Study (DS 16-276) for alterations to a historic residence located in the Single-Family Residential (R-1) Zoning District

Matthew Sundt, Contract Planner provided staff report. Mr. Sundt summarized the design revisions.

Chair Dyar opened the public hearing. Seeing no speakers Chair Dyar closed the public hearing.

The Board held brief discussion.

Chair Dyar reopened the public hearing.

Speaker #1: Jeff Di Bendetto, Applicant answered questions from the Historic Resources Board and provided clarity on proposed design.

Chair Dyar closed the public hearing.

The Board continued discussion.

Board Member Hood moved to continue the DS 16-276 (Holtkamp). Motion seconded by Board Member Momboisse and carried by the following roll call vote: 4-0-1-0.

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

ABSTAIN: COMMISSIONERS: NONE

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

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

Chair Dyar opened public hearing.

Speaker #1: Jeff Di Bendetto requested clarification to the Historic Resources Board directive pertaining to the stairway.

Chair Dyar closed the public hearing.

The Historic Resources Board held discussion and addressed Mr. Di Bendetto's inquiry.

Board Member Momboisse moved to add MA 16-269 (Holtkamp) to the Carmel register for the purposes of approving the Mills Act contract and to recommend the City Council adopt a resolution to approve the Mills Act contract with the condition to remove item #11, the stairway, from the rehabilitation and maintenance plan. Motion seconded by Board Member Hood and carried by the following roll call vote: 4-0-1-0.

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

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

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

Matthew Sundt, Contract Planner presented staff report. Mr. Sundt noted more research is needed to determine if the stained glass window is part of the historic fabric of the building. Mr. Sundt answered questions from the Board.

Chair Dyar opened the public hearing.

Speaker #1: Applicant/Architect, Chris Barlow summarized the proposed design details.

Seeing no speakers the public hearing was closed.

Board Members held brief discussion and provided direction for the applicant to research the historicity of the stained glass window and provide evidence that the window is not part of the historic fabric.

Board Member Hood moved to continue the DR 16-293 (Spaits). Motion seconded by Board Member Momboisse and carried by the following roll call vote: 4-0-1-0.

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

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

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

Marc Wiener, Planning Director summarized staff report. Mr. Wiener answered questions from the Commission.

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

Board Member Momboisse motioned to issue a determination of consistency with the Secretary of the Interior's Standards for DR 14-10 (Doyle/Scout House.) Motion seconded by Board Member Hood and carried by the following roll call vote: 4-0-1-0.

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

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

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

Marc Wiener, Planning Director provided a brief summary of the financial aspects of the Mills Act contracts. Mr. Wiener answered questions from the Commission.

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

Board Members held discussion.

Board Member Dyar moved to alter the appropriate section of the city Ordinance to limit the number of Mills Acts contracts to be approved from three per year to nine Mills Act contract every three years. Motion seconded by Board Member Hood and carried by the following roll call vote: 4-0-1-0.

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

G. DIRECTOR'S REPORT

N/A

H. SUBCOMMITTEE REPORT

Chair Dyar appointed Historic Resources Board Member, Thomas Hood to the Midcentury Modern Subcommittee. Board Member Hood accepted his appointment.

I. DISCUSSION ITEMS

N/A

J. BOARD MEMBER ANNOUNCEMENTS

Chair Dyar announced upcoming events at the Cherry Center.

K. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 6:00 p.m.

Cortina Whitmore, Historic Resources Board Secretary

ATTEST:

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Erik Dyar, Chair

CITY OF CARMEL-BY-THE-SEA

Historic Resources Board

October 17, 2016

To: Chair Dyar and Board Members

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

Subject: Consideration of the bracket design for the replacement of the War Memorial Bell on the Ocean Avenue median, at the intersection of Ocean Avenue and San Carlos Street.

Recommendation:

Issue a Determination of Consistency with the Secretary of the Interior's Standards for the proposed bracket design

Application: MP 16-002 **APN:** City Right of Way
Block: n/a **Lot:** n/a
Location: World War I Memorial Arch in the Ocean Avenue median, on the east side of the intersection of Ocean Avenue and San Carlos Street.
Applicant: American Legion Post 512 **Property Owner:** City of Carmel-by-the-Sea

Background:

The World War I memorial arch was constructed in 1922 under the design and supervision of Charles Sumner Greene, who is one of the founders of the Arts and Crafts Movement. The arch design included a bell, however, sufficient funds were not available at the time of the original construction to cast the bell hence it was not hung in the arch. The arch stood empty until the City's 50th birthday in 1966 when a bell was gifted from Sir Harry Downie, a master restorer of the Carmel Mission. The gifted bell was likely constructed in 1692 and is historic in its own right, however, it did not match the original Charles Sumner Green design. This past year the 1692 bell was removed by the City and is being stored in the history section of the Children's Library.

On May 16, 2016, the Historic Resources Board (HRB) issued a Determination of Consistency with the Secretary's Standards for the installation of a new bell within the arch of the World War I Memorial. The design of the bell closely resembled the original Charles Sumner Green

design. Staff notes that the mounting bracket had not yet been designed at the time that the bell design was reviewed and the HRB requested to review the bracket design once completed. The applicant has returned with a mounting bracket design.

Staff analysis:

Bracket Design: The original bell was mounted by chains, which according to the applicant kept the bell from swinging. The applicant is proposing to fasten the new bell to the wood beam at the top of the arch with interlinked hooked bands, held in place with wedge-shaped pins. The bracket would be fabricated from bronze and the assembly and design is show in Figures 3-7, included in Attachment A. In staff's opinion, the proposed bracket is compatible with the World War I Memorial, as recommended by the Secretary of the Interior.

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 Standard's for historic resources. 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.

Alternatives: The staff recommendation is to issue a Determination of Consistency with the Secretary's Standards. Alternatively, the Board could direct additional changes to the plan to achieve consistency with the Secretary's Standards, in which case, the Board may need to continue the item to allow the applicant to return with further-revised plans.

ATTACHMENTS:

- Attachment A – Bracket Design

Carmel Centennial Bell Project: Mounting Bracket

How to mount the new Centennial Bell to the crossbeam is an interesting challenge. The mounting needs to hold the bell securely in place; keep it from moving; be resistant to malfeasance; try to be faithful to Mr. Greene's design; and last 100 years or more.

The old bell was held tightly in place by two iron-link chains (Fig. 1), not a recommended method. However, those chains did keep it from swinging, something the new mounting system must also do. Figure 2 is a scale mockup of what the new bell will look like if suspended from chain.


Figure 1


Figure 2

Figures 3, 4, & 5 are photos of Greene & Greene metal work possibly inspired by the brothers' interest in pegged mortise-and-tenon Japanese architecture. Interlinked hooked bands held in place with wedge-shaped pins. This is the bracket design we have chosen for the Centennial Bell.


Fig. 3


Fig. 4


Fig. 5

Figure 6 is the Thorsen House bracket set vertically and precisely what we wish to replicate. The only difference is to size the elements properly for our bell and our wooden beam.

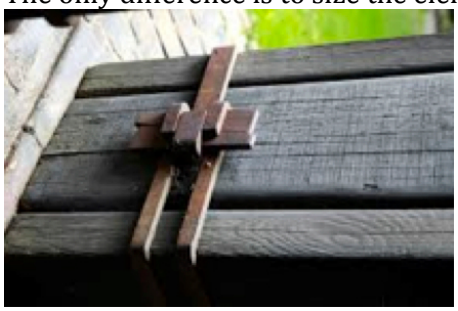
Figure 6

Figure 7 is a shop drawing for the bell crown, which, if you zoom in, will see is designed to take rectangular bronze straps like those in the photos above. Specifically, it is designed to

take two ¾” wide pieces of ½” sheet bronze as the under brackets, and one piece of 2” wide by ½” sheet bronze as the bracket over the top of the beam. Four triangular wedges made from the same ½“ material complete the kit.

The beam is 8” tall by 5-11/16” wide. Where the 180º bends are placed and to what extent the straps overlap will determine how long the straight pieces need to be. By my estimate we should start with 30” bars, just to be safe. The 4 wedges may need to be as much as 6” wide and 3” deep, and can be cut from one piece of ½” plate 6” x 6”. We may be able to order these pieces pre-cut from a metal supply house.

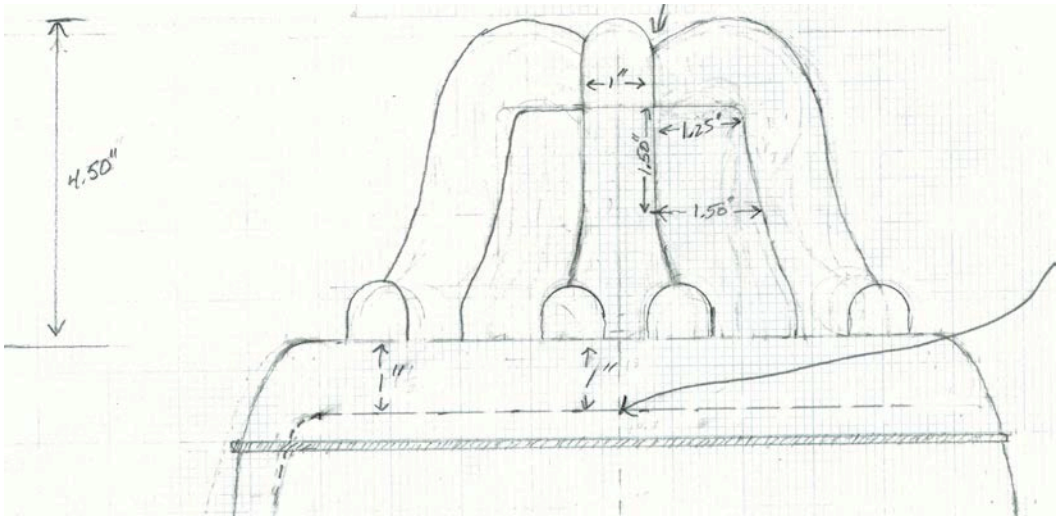

Fig. 7

Figure 8 is a colorful and accurate scale rendition of the bracket. One essential element that will have to be worked out by the fabricator is precisely where to place the 180-degree bends, how much overlap there’ll be, and how big and what shape the wedges need to be.

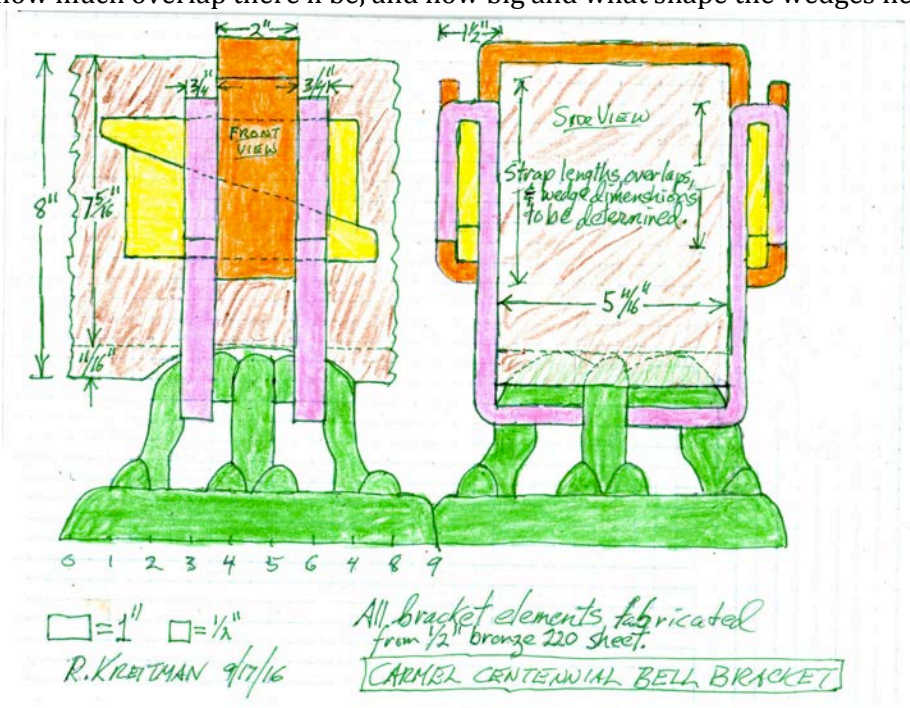

Figure 8

CITY OF CARMEL-BY-THE-SEA

Historic Resources Board

October 17, 2016

To: Chair Dyar and Board Members

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

Subject: Consideration of a Design Study (DS 16-308) for alterations to a historic residence located in the Single-Family Residential (R-1) Zoning District

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Recommendation:

Issue a Determination of Consistency with the Secretary of the Interior's Standards subject to the attached conditions.

Application:	DS 15-158 (Henderson)	**APN:**	009-423-001 and 009-423-002
Block:	B-18	**Lots**:	1 & 2
Location:	NW Corner of Scenic and Martin Way		
Applicant:	Gail Hatter-Crawford	**Property Owner:**	Wellington S. Henderson Jr.

Background

The existing residence, known as the "Cabin on the Rocks", is a low one-story concrete and Carmel Stone house that projects out on a granite outcropping over the Carmel Bay. The house was designed by Architect Frank Lloyd Wright in 1948 and construction was completed in 1952. This property was listed on the Carmel Historic Survey in 2001 as the only house designed and constructed by Frank Lloyd Wright in Carmel that relates directly to its seaside location and environment. The residence was also recently placed on the National Register of Historic Places.

According to the City's property records and Monterey County Assessor records, the construction period of the residence lasted from April 1951 to November 1952. At some point after construction, "Desert Masonry" stone siding was changed to the existing "Carmel Stone" siding, and multiple interior changes were made. In 1961, a master bedroom addition was constructed and between 1999 and 2000, the owners rebuilt the existing fences surrounding the property.

Proposed Project

The applicant is proposing to stabilize the concrete walls at the front of the residence (the ship's prow) and to replace the stone veneer as needed. The project includes the following components: (1) demolishing a portion of the patio surface for the installation of new rebar supports ties to provide structural support, (2) installation of epoxied rebar to support the stone veneer, and (3) remove and in-kind replacement of stone as needed. The applicant is proposing to match the existing appearance of the wall to the maximum extent feasible. 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 (Standards). The proposed alterations were reviewed by the City's Historic Preservation Consultant: Kent Seavey. The Historic Assessment prepared by Mr. Seavey includes an analysis of the proposed changes based on the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (Attachment E). The assessment concludes that the project would be consistent with the Standards

The applicant has submitted a report from the Monterey Bay Engineering (Attachment C) explaining why the proposed work is necessary. The report explains that the wall is constructed with tie rods, which are necessary for structural support. Excavation into the wall had revealed that the tie rods have rusted to the point of not being functional. The engineer is proposing to replace this system with three tension beams, each consisting of three stainless steel rods encased in concrete. The engineer has also observed that the stone veneer is separating from the underlying concrete. The the installation of fiberglass coated rebar tie-ins ("epoxy anchors") throughout the wall are proposed in order to stabilize the stone veneer.

In order to complete the above noted work, the applicant is proposing to remove the stone veneer from the wall. The project description provided by the applicant (Attachment D) indicates that the existing stone will be retained and reused to the maximum extent feasible. However, in several areas the stone is eroded and the applicant intends to replace this with Santa Maria stone, which is similar in color and texture to the original. The applicant has indicated that they will use photographs as a guide to ensure that the new veneer has a consistent look to the existing veneer, which entails mimicking the horizontal arrangement of

the stones, the orientation within the stone, and the variety of sizes and placement of the stone. A sample of the proposed stone will be available at the meeting.

The City's Historic Preservation Consultant, Kent Seavey, has made recommendations regarding the stone replacement. The following is a staff summary of those recommendations, which have also been included as project conditions:

1. That the applicant analyze the original mortal composition and match.
2. Prior to any construction activity, the applicant shall photograph immediate areas on the wall at the proposed anchor locations to create a matrix for the Carmel Stone replacement. The stone shall be replaced/repaired to match the photos.
3. The applicant shall make a measure cross-section drawing of the wall structure from the coring holes and note the build-up of the stone, mortar and concrete within the wall to use as a reference for futures repair to the stone work.
4. The proposed stone shall be reviewed and approved by City Staff and the City's Historic Consultant for color, texture and suitability prior to installation.
5. The stone placement, alignment, and configurations (horizontal and vertical) shall match the existing to the fullest extent possible.

Mr. Seavey is currently working with the property owner on the project has will be involved throughout the process to ensure compliance with the above noted conditions and that the stone be replaced in kind.

The Coastal Commission has been apprised of the project and the City is working with their staff to ensure that all of the necessary documentation is in place for the issuance of a Coastal Development Permit (CDP). The Planning Commission is responsible for issuing the CDP for this project, however, the CDP is appealable to the Coastal Commission.

Archaeological Analysis: The subject residence and surrounding lands are located within the City of Carmel Archaeological Significance Overlay zone. The standard conditions of approval for projects located within the Archaeological Zone are included in the recommended Conditions of Approval (Attachment A).

Alternatives: The staff recommendation is to issue a determination that the application, as conditioned, is consistent with the Secretary's Standards. Alternatively, the Board could find the application inconsistent with the Secretary's Standards, which would result in either the

withdrawal of the project by the applicant, or the requirement that the project undergo CEQA analysis to evaluate impacts on historic resources.

Environmental Review: The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15301 (Class 1) – Existing Facilities. The project includes the repair of an existing shoreline residential wall, and therefore qualifies for a Class 1 exemption. The proposed work will not develop or disturb surrounding areas and does not present any unusual circumstances that would result in a potentially significant environmental impact.

ATTACHMENTS:

- Attachment A – Conditions of Approval
- Attachment B – DPR 523 Form
- Attachment C – Engineer Justification Report
- Attachment D – Description of Work
- Attachment E – Phase II Report (Kent Seavey)
- Attachment F – Project Plans

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

CONDITIONS OF APPROVAL

DS 16-308
Wellington Henderson Jr.
NW Corner of Scenic and Martin
Block: B-18, Lot: 1 & 2
APN: 009-423-001 and 009-423-002

AUTHORIZATION:

This Determination of Consistency (DS 16-308) authorizes repairs to the existing terrace and patio by: (1) replacing deteriorated structural supports, (2) demolishing a portion of the patio surface for the installation of new rebar supports ties to the structure and terrace walls, and (3) remove and replace facing stones as needed.

SPECIAL CONDITIONS:

1. That the applicant analyze the original mortal composition and match.

2. Prior to any construction activity, the applicant shall photograph immediate areas on the wall at the proposed anchor locations to create a matrix for the Carmel Stone replacement. The stone shall be replaced/repaired to match the photos.

3. The applicant shall make a measure cross-section drawing of the wall structure from the coring holes and note the build-up of the stone, mortar and concrete within the wall to use as a reference for futures repair to the stone work.

4. The proposed stone shall be reviewed and approved by City Staff and the City's Historic Consultant for color, texture and suitability prior to installation.

5. The stone placement, alignment, and configurations (horizontal and vertical) shall match the existing to the fullest extent possible.

6. 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.

7. All work should be physically and visually compatible, identifiable upon close inspection and documented for further research.

8. All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notified the Community Planning and Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.

Acknowledgement and acceptance of conditions of approval.

_____

Property Owner Name

_____ _____

Property Owner Signature Date

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

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

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

Page 1 of 5 *Resource Name or #: (Assigned by recorder) Mrs. Clinton Walker House

P1. Other Identifier: Cabin on the Rocks

*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 N.S.Santa Lucia bet. Martin Way & Bay City Carmel By The Sea Zip 93921

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

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

Monterey County Assessor's Parcel #9-423-1 (Block B, Lot 18)

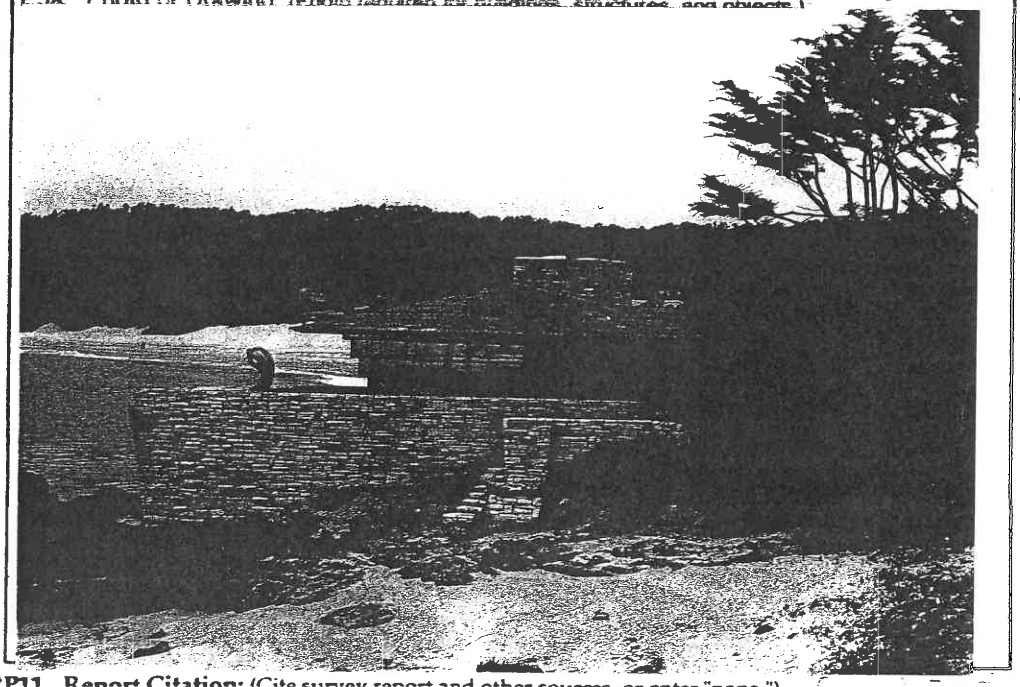
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

See Continuation Sheet.

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

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

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



P5b. Description of Photo: (View, date, accession #) West Facade 8/14/01 #1857-18

*P6. Date Constructed/Age and Sources: ■Historic ☐Prehistoric ☐Both
1951-52 "The Cabin on the Rocks" (1994)

*P7. Owner and Address:
Henderson Family Trust
77 New Place Road
Hillsborough, CA 94010

*P8. Recorded by: (Name, affiliation, and address)
Richard N. Janick
MARI

*P9. Date Recorded: 7/20/01

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

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Carmel By-The-Sea Survey 1989-1996

*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) _____

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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) Mrs. Clinton Walker House

B1. Historic Name: Mrs. Clinton Walker House

B2. Common Name:

B3. Original Use: Single Family Residence B4. Present Use: Vacation House

*B5. Architectural Style: Frank Lloyd Wright - Organic Architecture

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

See Continuation Sheet.

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

*B8. Related Features:

1. The stone work was done by the DeMaria Bros. and was Mrs. Walker's contribution to the design when the"Desert Masonry" proved ineffective. 2. A kitchen door was also fabricated by Mrs. Walker's insistance against Wright's plan.

B9a. Architect: Frank Lloyd Wright b. Builder: Miles Bain (Local) and Walter Olds (Bay Area)

*B10. Significance: Theme "Organic Architecture" Area

Period of Significance Post WW II Property Type S.F.R. Applicable Criteria CR3

(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.

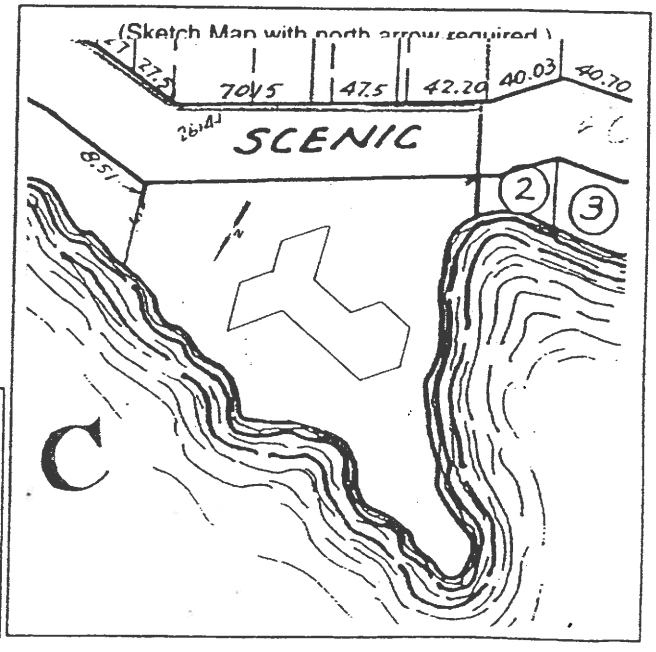
B13. Remarks:

Zoning R-1

*B14. Evaluator: Richard N. Janick, MARI

*Date of Evaluation: Carmel HRI, Summer 2001

(This space reserved for official comments.)



P3a. Description:

A low one-story concrete and "Carmel Stone" house that projects out on a granite outcropping into Carmel Bay. The plan features a hexagonal living room covered by a hexagonal low hipped roof sheathed in weathered copper. The gabled roof bedroom wing extends into a hipped roof carport that features an open window to a Thomas Church-landscaped garden and the ocean. The waves of Carmel Bay break against a triangular ship-like prow of concrete and "Carmel Stone" forming a terrace beyond the panoramic glazed living room. Inverse stepped windows framed in Cherokee-red painted steel enclose and surround the living room. The bedroom wing features a loggia of redwood French doors that open out into the garden and diagonal redwood screens that shield the wind. The master bedroom, the studio addition of 1960–61, features a fireplace and extends at an angle opposite the carport giving the plan a footprint of a "fish" form when seen from above. The stepped in window treatment is used in the master bedroom and two smaller guest bedrooms. A glass and steel screen shields a private patio off the master bedroom accessible through redwood and glass French doors. A long redwood fence and overgrown cypress trees shield the property from Scenic Road and a trapezoidal shaped redwood gate extends from the fence to a concrete and "Carmel Stone" triangular support post that originally contained a circular planter filled with blue-green tinted glass spheres illuminated by recessed lighting. The house sits on a concrete slab foundation and red-tinted concrete floor inscribed by hexagonal patterns and containing copper tubes for radiant heating. From the west, the terrace and living room form a distinct ship cutting through the waves. From the east, the terrace disappears and the long-low roof line and ribboned windows of the guest bedrooms form a natural extension of the rock outcrop that anchors the house to the site.

B6. Construction History:

1. First Rendering and Plans – 1948 – Carport facing southwest copper roof.
2. Revised Rendering and Plans – 1949 – Carport facing southeast copper roof.
3. Working Drawings – Specifications – 1950 – Based on Revised 1949 Plan.
4. Monterey County Zoning Permit Application #C-46, 4/24/50. Architect: Frank Lloyd Wright. Contractor: Miles Bain. Building 2,000 sq. ft. – 9,170 sq. ft. lot. Initial Projected Cost: $35,000.
5. Construction Period (April 1951 to November 1952):

a. "Desert Masonry" changed to "Carmel Stone." Supervising Architects: Aaron Green and Walter Olds.

b. Concrete floor instead of "Green Slate."

c. "Kitchen door" added – against Wright's scheme.

d. Fireplace in bedroom – main fireplace problems (Pole wood).

e. Loggia doors and screens on west versus east.

f. Copper roof changed to "Ludowichi-Celadon" roof. Triangular ceramic glazed interlocking metal panels in blue-green color pattern. Architectural porcelain construction – Oakland – Roos Roofing Co. Final cost $55,000.

g. Tommy Church Landscape.

B6. Construction History (Continued):

h. Roof leaks (May 1956). Replaced with copper panels of original design – P.M.C. Roofing Co., Pacheco, California

i. Studio Addition design to bedroom – November 1956 – later carried out in 1960–61 by Sandy Walker, A.I.A., nephew of Mrs. Walker (Wright died in April 1959. Became Master Bedroom.

j. Mermaid Sculpture on deck – Mrs. Walker acquisition.

k. Permit #97-102 – May 1997 – new copper roof by P.M.C. Roofing, Pacheco, California - $50,000 – original contractors in 1956.

l. New Gate – 1999 – Built to original specifications.

m. Permit # R.E. 00-41 – New fence built to exact specifications of old fence – October 2000 (completed 2001) (horizontal redwood board and batten – 5 ft. high).

6. 1996 – "Frank Lloyd Wright Conservancy" – detailed "as-is" analysis of the house, identifying future maintenance.

B10. Significance:

This house qualifies as both a State Historical Resource and National Historic Resource under Criteria #3 as the only house designed and constructed by Frank Lloyd Wright in Carmel that also relates directly to its seaside location and environment. It has been internationally photographed and published and was even featured in the 1960 motion picture "A Summer Place." The house, originally designed as a vacation home, has been willed to the Henderson Family Trust (Harriet Henderson is Mrs. Clinton Walker's daughter), and continues to be utilized with its original intent. Wright also designed three other houses on coastal sites in the Carmel-Pebble Beach area

1. The John Nesbitt House – "Sea Garden" 1941 – Pebble Beach.
2. The Stuart Haldorn House – "The Wave" 1945 – Carmel Point.
3. The George Clark House – "Sunbonnet" 1952 – Carmel Beach.

that were not built.

The Clark House was adapted to the Arizona Desert for Georgine Boomer in 1955–1956. The Nesbitt and the Haldorn Houses were featured in a color portfolio of Wright's renderings published in the 1960s.

The Walker House fully embodies Wright's concept of "organic" architecture. The *hexagonal plan* derives from the Paul Hanna House. At Stanford University (1937) and the stepped recessed window pattern is seen in the Haldorn House of 1945 and was also utilized at "Kentuck-Nob," S.W. Pennsylvania in the mid-1950s. The walls of native "Carmel Stone" and the natural redwood and Douglas fir trim speak to Wright's use of "natural" materials. Radiant heating and the steel-framed inverse pyramid windows express Wright's innovative use of new technology. The unique siting, it's the only house in complete public view within Carmel City limits on the ocean side, is a masterpiece, as each façade emphasizes its harmony with nature. This house is one of the trademarks within Wright's vast architectural spectrum and universally recognized throughout the world.

B10. Significance (Continued):

THOMAS D. CHURCH
Church was born in 1902 and graduated from the University of California, Berkeley, in 1921. In 1925, he received the degree of Master of Arts in Landscape Architecture from Harvard University. Since 1928, he has practiced in the San Francisco Bay Area and has made a major contribution to the field of modern landscape design, principally in the decades 1930–1960.

The Walker family are descended from the Walker Art Center in Minneapolis, Minnesota, and the Henderson Family Trust also owns houses designed by William Wilson Wurster in Hillsborough, California, and Joseph Frederick in Lake Tahoe, California.

B12. References:

"The Cabin on the Rocks," Chronology of Mrs. Clinton Walker's House, correspondence from Tahesin Archives, compiled by Richard N. Janick, Carmel, California, 1994.

Homes Illustrated: Carmel By The Sea, Home for Mrs. Clinton Walker. Photography by George Seidenech. List of Contractors.

Monterey Bay Engineers, Inc.
Civil Engineering • Land Surveying

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October 3, 2016

Mr. Mark Wiener, Senior Planner
City of Carmel-by-the-Sea
P.O. Box CC
Carmel, CA 93921

Re: Henderson Residence, 26336 Scenic Road, Carmel, CA

Dear Mark:

As a result of your meeting with Chuck Henderson, we have been asked to summarize why the repairs to the walls facing the ocean at this property are necessary. As you know, we have prepared plans and structural details for this proposed work. The existing walls are constructed of reinforced concrete with a shale stone facing.

We have had an opportunity of review the original plans for the subject walls, and we are of the opinion that the structural design done during 1950s would not comply with the requirements of current building codes. The existing wall footings are two (2) feet in width, and by themselves would not provide resistance to overturning forces exerted by the soil backfill. To compensate for the narrow wall footings, and the intentional outward lean of the walls, steel tie rods were originally installed to resist the resultant overturning forces. Excavation behind the wall has disclosed these tie rods have rusted to the point where they are not functional. Our plan is to replace this system with three tension beams, each consisting of three stainless steel rods encased in concrete. Two tie points are necessary on the northerly-facing wall, and three tie points will be used on the longer southerly-facing wall. This will give the wall the structural stability it will need in the event of hydrostatic loading or earthquakes.

We have also observed that the stone facing is in the process of separating from the underlying concrete. This is evidenced by a longitudinal cracking along portions of the top cap on the southerly-facing wall. There is also noticeable erosion of the mortar between the shale stones, and erosion of the shale stone itself in several locations, most notably near the westerly end of the southerly-facing wall.

Because of these two major reasons, the repairs to these walls are urgent, and very necessary. Structural problems, once they become apparent, become a viscous cycle, and require immediate attention. It would be highly undesirable if the existing deterioration to the wall facing would be allowed to continue. That deterioration could result in an unsightly failure of a part of the wall facing. Worse yet, should a major seismic event occur, a collapse could

occur unless these walls are reinforced as called for in our plans. It is in the best interest of public safety and the restoration of this historic site that this work proceeds as soon as possible.

This is to also approve the construction management plan that was prepared by Runnoe Construction, who will be supervising and managing this work.

Sincerely yours,

Steve C. Wilson

cc: Chuck Henderson
Runnoe Construction

FOOTING OF SEA WALL @ SW TERRACE MAR 2006

EXCAVATION @ SW SEA WALL MAR 2006

EA WALL @ SW TERRACE MAR 2006

REBAR TIES @ SEA WALL - SW TERRACE MAR 2006

Description of the proposed repair of the Ship's Prow at the Walker House

The intention of the proposed repair project is to replace the eroded stone veneer on the ocean side of the house and to replace the interior structural components holding the walls together. The original carbon steel rods that tied the walls to the house foundation have rusted out, and much of the stone veneer has been comprised by erosion.

On the south side of the Ship's Prow, the stones are severely eroded and, in some locations, missing. In addition, there is separation of the stone veneer from the wall foundation, compromising the integrity of the wall. On the northwesterly and northern sides of the wall, the erosion is less severe, but it too has cracks showing separation from the foundation. These can let water in and hasten the instability.

It is our desire to replace the stone veneer on all sides of the wall. At a bare minimum, we must replace the south side urgently. However this option is less desirable, as it may result in an uneven look on this most visible and photographed of structures. Furthermore it is evident that other sides will need to be repaired eventually, and doing all sides together will give us more flexibility to reuse existing stone material.

The replacement of the structural components and the stone veneer is a necessary repair. The stone masonry on the wall will be made stronger through the use of fiberglass coated rebar 'tie in's. These will be drilled into the wall and epoxied in place. They will be invisible to the exterior but will provide a stronger adhesion between the veneer surface and the wall foundation. In order to ensure stability of the wall, both in the long term and during the repair process, we need to replace the interior structural components holding the walls together. As noted above, the original carbon steel rods that tied the walls to the house foundation have rusted out. We propose a set of submerged grade beams formed of epoxy coated stainless steel rods surrounded by concrete. These will tie the exterior walls together as well as to the house foundation.

Santa Maria stone will be sourced to replace the eroded stone. The quarry where the existing stone was obtained is no longer available. Santa Maria stone has similar characteristics (color, texture) to the existing stone, but it is harder. Once the stone is removed from the wall, we will examine, repair and ultimately reuse as much of the existing stone as possible. This will be done in a way to provide both a consistent look to the wall as well as the best long term stability.

We will use photographs as a guide to ensure that the new veneer has a consistent look to the existing, and original veneer. This entails mimicking the horizontal arrangement of the stones, the orientation of the 'grain' within the stone and the variety of sizes and placements of the stone. The interlocking nature of the stones in the angled points of the wall is also a consideration. We will also use the services of the Historical Consultant to provide some oversight to the process in order to ensure consistency with Carmel, California and Federal standards for Historic Preservation. We will make available photographic records to help guide this process.

We will replicate the color, texture and application of the original grout (such as the "V" shape in the finished application), incorporating modern formulations in order to ensure long term erosion resistance. Finally, once the repair project has been completed, we will use a sealant to provide

additional protection. This will be applied regularly, as we do with the rest of the stone surfaces of the dwelling.

All work proposed in this project is a repair consistent with the City of Carmel-by-the-Sea's Historic Preservation Ordinance, including Section 17.32.210 Maintenance and Upkeep.

Description of the proposed repair of the Ship's Prow at the Walker House

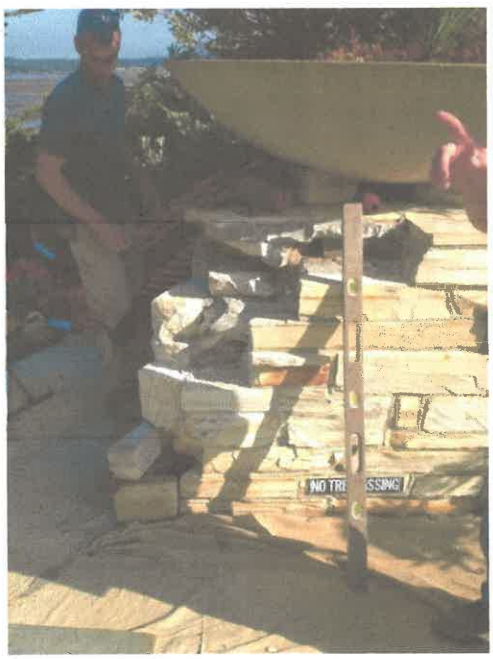
Foundation of the wall

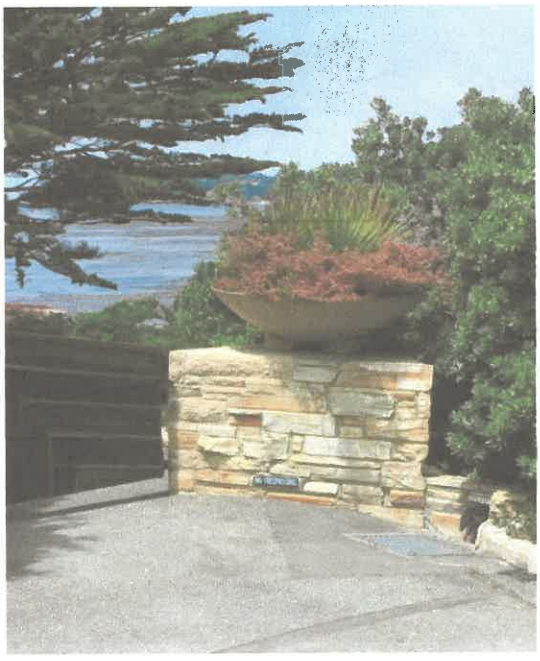
interlocking stone veneer at edge

Pattern of stone veneer on south face.

Description of the proposed repair of the Ship's Prow at the Walker House

Pattern of stone veneer on northwest face.





Previous stone repair work on the front gate pillar.

RUNNOE
CONSTRUCTION
CA LIC. #450809

Henderson Residence
NE Corner of Scenic and Martin
Carmel By The Sea, CA.

Walker House Ship's Prow Repair Plan

Purpose:

The purpose of this project is to repair the failing veneer stone on the 'Ships Prow' of the Walker House and to repair and strengthen the structural integrity of the underlying wall. In the end, it is the intention of the owner to return the structure and appearance of the 'Ships Prow' to the original condition when his Great Grandmother had it built.

Requirements:

All work for this repair project will be conducted in consultation with and oversight by the project Historian to insure consistency with the Secretary of Interior Standards for repairs to a historic structure. The objective is to ensure that the stone façade pattern, materials, and colors mimics the original.

Repair work as defined is estimated to take from six to eight weeks.

All of the repair work noted here will be performed after consultation with tidal charts and weather patterns to insure work can proceed without interruption due to inclement weather or higher tides.

All material and construction equipment will be stored in the paved driveway area in the front of the property. No heavy equipment is required for the project. No material or construction activity will occur on the beach or the rock outcroppings beyond the temporary 'Work Corridor'.

Netting will be installed around the 'Work Corridor' to insure that no materials or debris is allowed to enter the ocean, rock, or beach areas. The site and 'Work Corridor' will be secured when work is not being performed.

At all times, a representative of the Owner/Runnoe Construction will be on site to supervise work to monitor safety and compliance issues. We realize the sensitivity of a site and will insure that all work complies with this plan, and any conditions of a repair permit.

Scope of Work:

The walls, which were built in 1952, consist of a below grade concrete wall with a Carmel Stone facing, minimally attached at best. Fasteners below the surface used to connect the stones to the wall have failed. The Carmel Stone facing is in danger of disconnecting entirely from the underlying concrete wall and falling onto the rocks, beach, and ocean. Structural cracks are evident, and are growing larger. In addition to the rock facing, the underlying concrete wall was originally attached to the foundation of the home with galvanized rods in six locations. These rods have completely rusted away. Therefore the entire wall is no longer attached to the house foundation and is in danger of failing unless secured soon.

The repair project consists of two parts:

1. Replacement of the rusted steel rods with new stainless steel rods and turnbuckles: These structural repair components will be encased in a below ground concrete beam to stabilize the existing concrete wall to insure its long term viability.
2. Removal and replacement of the existing rock facing: The existing stone will be retained and reused to the maximum extent possible. Damaged and broken stone will be replaced "in kind" with stone of consistent coloring. The repair of this facing includes anchoring the stone to the concrete sub wall using epoxy anchors to insure stability. This new anchoring system will be utilized to resolve the ongoing failure and loss of the stone veneer. The "battered" design of the wall (meaning the design in which the walls lean outward from their base as they rise, to mimic the bow of a ship) is a major contributor to the stone veneer failure at this time.

Construction will occur in Phases as follows:

<u>First Phase – Site prep and excavation:</u>

Existing pea gravel ground cover that is (currently atop the entire area between both South and North sides of the wall to be repaired) gravel will be moved to a secure, on- site location, covered, and saved for replacement when the reinforcing is complete. The areas requiring reinforcement will be excavated to the required width and depth. That excavated material will also be moved to an on-site location, covered and stored for back filling at the completion of the project. The minor excavation necessary does not require the use of heavy equipment. Therefore all excavation and movement of material is to be done by hand, with shovels and wheelbarrows. Where required for the installation of the reinforcing, stone will be removed from the facing and stored on site for the third phase.

<u>Second Phase - Reinforcing:</u>

Installation of the stainless steel tie-rods and turnbuckles will then occur at the locations identified in the repair plans. Installation will include tying them into the existing concrete wall with epoxy and oversized nuts and washers. After installation, the stainless rods and turnbuckles will then be covered with poured concrete, and previous excavated soils will

returned as backfill and will be re-compacted. Finally, the stored gravel will be used to cover the area, returning the area to its original state.

All of this work can and will be performed from the area inside the "Ships Prow" walls. This work will not be conducted on the "ocean-side of the walls, from the beach, or from rocks below.

Third Phase – Re-facing:

Removal of the damaged and failing existing stone facing, and reinstallation will occur in this phase. None of the repair work in this phase will require any heavy equipment at any time.

First, debris nets will be installed in order to prevent debris from falling into the ocean or on to the rocks or beach adjacent to the repair project. Five foot wide scaffolding with non-marring foot pads will be installed on the exterior side of the existing wall. No activity will occur outside the five foot 'Work Corridor' after installation of the scaffolding. Debris nets will be installed on the exterior side of the scaffolding to further insure no debris exits the work envelope. This is similar to scaffolding in an urban setting, where it is set up to make sure no debris, material, tools, etc. are able to fall on pedestrians. In this case, it is to insure no material can exit the work envelope. If at any time tidal action or weather threatens the scaffolding, we will remove it and replace it once conditions allow.

After site preparation is complete, the exterior stone veneer will be temporarily removed, using extreme care to preserve as much original stone as possible. Stone will be removed by hand. Undamaged stone will then be transported back to the construction yard of the stone mason. This stone will be cleaned, mortar removed, sorted, and stored off-site. The stone mason will exercise care in handling and storing of the original stone for reuse in the reconstructed facing. Repairs to the underlying, existing concrete walls are not anticipated at this time, as it appears that the concrete wall are in sound condition. If after excavation, other necessary repairs, those repairs will be undertaken at this time.

After insuring that the concrete wall is sound, the stone veneer will be reinstalled. Existing undamaged stone will be returned to the site, cleaned and ready for installation. Damaged and broken stone will be replaced "in-kind" with 'like kind' stone, as reviewed by and accepted by the consulting Historian. As the site where the original stone was quarried, is unavailable, Santa Maria stone has been identified as a close of match as possible. This stone was used to patch the stone columns in the front of the home, no discernible difference found. The re-facing will proceed by hand, using all care to replace the stone in a manner that mimics the original design. The stone facing will be anchored to the concrete sub wall using epoxy anchors. Grout will mimic the original color and texture, and will utilize the 'V" pattern found in the existing wall. The "battered" design will be returned to/with the same angle. The same installation pattern will be used, and will be verified by the consulting Historian.

Upon completion of this repair project, the new underlying structural components will restore the integrity of the structure and will insure its long term viability. The failing rock facing will have been fastened securely to its underpinning. The stone veneer surface will be restored to its original appearance, pattern, and color.

Cleanup:

After the wall repair is complete, all scaffolding, construction material and debris will be removed and the site will be restored to its original condition.

Conclusion: This construction management plan was prepared to insure that Best Management Practices will be utilized at all times on the site and in the repair work areas, to insure consistency with the Secretary of Interior Standards for Historic Preservation, and to insure that the Owners desires and City's requirements are met.

KENT L. SEAVEY

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

Attachment E - Phase II

Proposed procedures for Carmel Stone Ship's Prow Repair and Maintenance: FLW Wright Walker House, Carmel, CA

The purpose of the proposed prow repair is to stabilize the existing concrete walls that create theship's prow terrace. The stabilization of the wall will be used to investigate the methods of construction used to construct the walls, adhere the natural stone to these walls, and determine a repair/replacement of the natural stones and mortar in a manner consistent with the Secretary of Interior Standards for preservation.

Following are the proposed items necessary to meet the objectives of the repair to ensure compliance with the Secretary of Interior Standards.

1. Analysis of the original mortar composition. There are at least three layers of differing mortar mixes on the walls currently.
2. Photograph (color), immediate areas on the wall at the proposed anchor locations to create a matrix for Carmel stone replacement. Creative patterns for stone replacement will eliminate horizontal or vertical lines that will be easily visible as a repaired area.
3. Establish random pattern for stone removal and use photo for stone replacement upon installation of the tie connecters. are in place. Save and reuse any good stones for site-specific replacement.
4. Make a measured cross-section drawing of the wall structure from coring holes. The build-up of the stone, mortar and concrete wall can be determined for future repairs to the stone work.

See plans provided for proposed stone veneer attachment or an appropriate alternative based on the results of the investigation during tie-rod installation.

The intent of the proposed fascade work is to ensure stone repair and/or replacement will match to the extent feasible the appearance of the original stone work on the wall. This is a mandatory requirement to ensure compliance with the Secretary of Interior Standards.

Any new stone to be installed along the wall must be pre-approved for color, texture and suitability by the Historic Preservationist. The stone placement, alignment and configurations (horizontal or vertical layer positioning) shall match the existing to the fullest extent possible.

Employing an appropriate mortar mix, tuck point the new facing shall match the type and configuration of the existing tuck pointing found on the carport wall, particularly incorporating the vertical "V" shape between stones.

Investigation of and to potentially employ a suitable clear, non-staining sealant to protect the stone surface. Care should be undertaken to ensure suitable bonding of the sealant to the natural stone to eliminate any threat of washing off into the surrounding watershed.

The Secretary of the Interior's Standards for Preservation

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.

2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

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

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

6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.

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

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

After identifying those materials and features that are important and must be retained in the Process of **Preservation** work, then **protecting and maintaining** them are addressed. Protection generally involves the least degree of intervention and is preparatory to other work. Protection generally involves the maintenance of historic materials through appropriate treatments. Although a historic building will usually require more extensive work, an overall evaluation of its physical condition should always begin at this level.

Repairing by stabilizing, consolidating, and conserving is recommended when the physical condition of character-defining materials and features requires additional work. ***Preservation*** strives to retain existing materials and features while employing as little new material as possible. Consequently, guidance for repairing a historic material, such as masonry, again begins with the least degree of intervention possible such as strengthening fragile materials through consolidation, when appropriate, and repointing with mortar of an appropriate strength. Repairing masonry may also include patching, or otherwise reinforcing the material using recognized preservation method. Similarly, within the treatment **Preservation,** portions of a historic structural system could be reinforced by using contemporary materials such as steel rods. All work should be physically and visually compatible, identifiable upon close inspection and documented for further research.

MONTEREY BAY ENGINEERS, INC.
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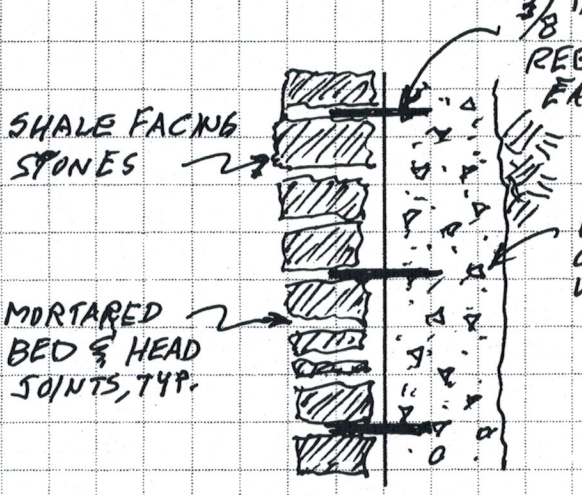
(831) 899-7899 Fax (831) 899-7879
mbayengr@mbay.net

JOB #13-052, HENDERSON
SHEET NO. 1 OF
CALCULATED BY S. C. WILSON DATE 6/20/2014
CHECKED BY DATE
SCALE NONE

STONE VENEER ATTACHMENT DETAIL

FOR: HENDERSON RESIDENCE
26336 SCENIC ROAD
CARMEL, CA 93923
APN 009-423-001

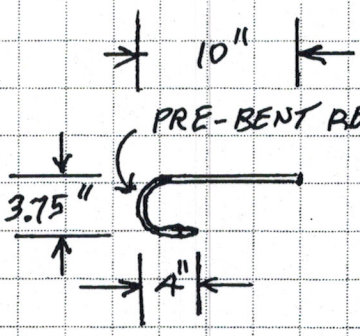
REGISTERED PROFESSIONAL ENGINEER
STEVEN C. WILSON
No. 25,136
CIVIL
STATE OF CALIFORNIA
7/15/2016

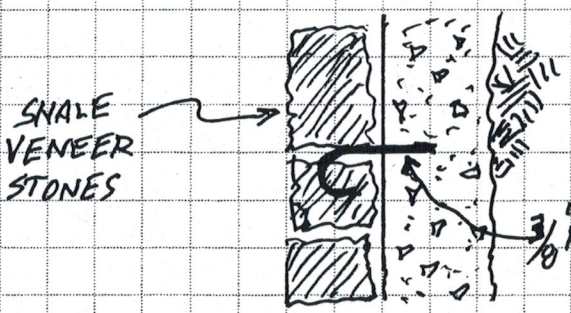


CROSS SECTION

EPOXY: SIMPSON "SET" APPLY IN ACCORDANCE WITH MFGR. SPECS.

REBAR: V-ROD STD-FIBERGLASS REBAR CONCRETE PROTECTION PRODUCTS (OR EQUAL)





PLAN VIEW

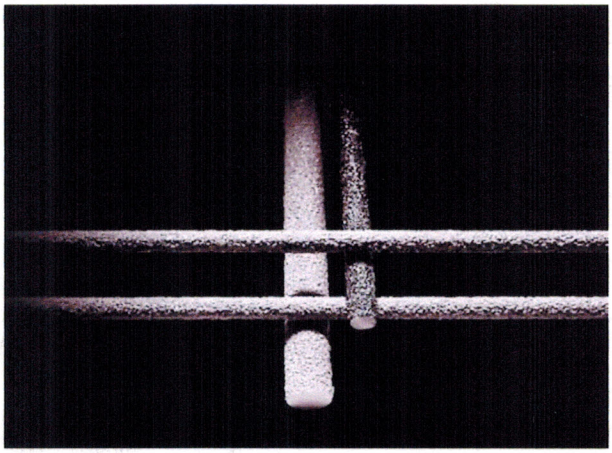
NOTE:
ALL ROCK WALL FACING SHALL BE REPLACED IN KIND.

DRILL 1/2" DIA. HOLE 4" MIN. INTO CONCRETE
EPOXY 3/8" FIBERGLASS REBARS IN CONCRETE
BRUSH & BLOW DUST FROM HOLES PRIOR TO SETTING EPOXY AND REBAR

STD-Fiberglass Rebar

Product Data Sheet

Concrete Protection Products, Inc.



An innovative product for reinforcing concrete where the following benefits are required:

- **Non-Corroding**
- **Electromagnetically Neutral**
- **Weight Reduction**
- **Thermal / Electrical Insulating**

(also known as glass fiber reinforced polymer, or GFRP rebar)

Product Availability

Bar Diameter: Stock - #2 (1/4") through #8 (1.0") in 1/8 inch increments.
(inches) Available - #10 (1.25"), #12 (1.5"), #14 (1.75")

Bar Lengths: Stock - 20-00 lengths
(feet) Available - 1-00 to 60-00 in 1/4 inch increments

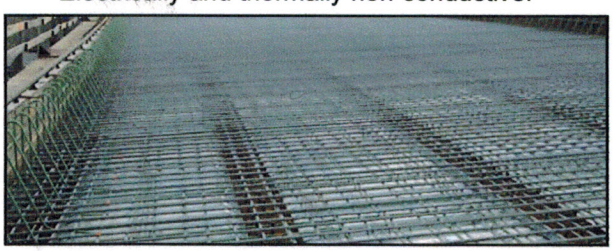
Bends / Shapes: Stock - 90° right angle bends in bar sizes #3 - #6
Available - Most shapes available in steel are also available in fiberglass, although complicated bends, multiple plane shapes, and long length bends may require the use of multiple pieces with lap splices. Contact us for details.
Minimum Bend Radius / Diameter - 4 times bar diameter / 8 times bar diameter

Product Composition

A composite of highly corrosion resistant vinyl ester resin and glass fiber reinforcement formed into a rod shape, and coated with a coarse quartz sand to provide bond adhesion to concrete.

Product Features

- Impervious to attack by chloride ions (salt) and most common chemical agents.
- Tensile strength almost double that of normal steel rebar.
- Transparent to electromagnetic fields and radio frequencies.
- Weighs approximately 1/4 of the weight of an equivalent size steel rebar.
- Electrically and thermally non-conductive.



For information, contact:

Concrete Protection Products, Inc.
627-C Graves Street
Kernersville, NC 27284
Phone: 336/993-2461 Fax: 336/996-2732
Email: sales@fiberglassrebar.com
Website: www.fiberglassrebar.com

Design Considerations

The general design recommendations for flexural and shear concrete elements reinforced with FRP reinforcing bars are presented in **ACI 440.1R-06 (2006), Guide for the Design and Construction of Structural Concrete Reinforced with FRP Bars**, as reported by the American Concrete Institute (ACI) committee 440. Generally, the design methodology for FRP-reinforced concrete members follows that of steel reinforcing, but takes into account the linear elastic or non-ductile nature of the material by using an FRP material reduction factor, and controlling the stress and strain at the serviceability limit state.

The design philosophy adopted for FRP bars allows consideration to be given to either 1) FRP rupture or 2) concrete crushing as the mechanism that controls failure. It is based on limit states design principles. An FRP reinforced concrete member is designed based on its required strength, and then checked for serviceability criteria. In most cases, serviceability criteria limits will control the design.

Design engineers should consider the appropriateness of reinforcing concrete with FRP rebars keeping in mind the following basic points in their designs:

- The stress-strain relationship for FRP is linear up to failure.
- Direct substitution of FRP rebar in a concrete member designed with steel rebar is not possible in most cases.
- Strain compatibility should be used to calculate the factored resistance of a member.
- Glass FRP rebar should be limited to a maximum sustained stress of 25% of the guaranteed design tensile strength, at the serviceability limit state.

Physical / Mechanical Properties - V•ROD STANDARD Fiberglass Rebar

Bar	Diameter	Guaranteed Tensile Strength		Tensile Modulus of Elasticity	
#2 (6mm)	0.25 inch (6.4mm)	990 MPa	143 ksi	52.5 GPa	7609 ksi
#3 (9mm)	0.375 inch (9.5mm)	1100 MPa	159 ksi	53.4 GPa	7739 ksi
#4 (13mm)	0.5 inch (12.7mm)	1140 MPa	165 ksi	53.6 GPa	7768 ksi
#5 (16mm)	0.625 inch (15.9mm)	1130 MPa	164ksi	55.4 GPa	8029 ksi
#6 (19mm)	0.75 inch (19.0mm)	1110 MPa	161ksi	56.6 GPa	8203 ksi
#7 (22mm)	0.875 inch (22.2mm)	1100 Mpa	159 ksi	53.5 GPa	7754 ksi
#8 (25mm)	1.0 inch (25.4mm)	800 MPa	116 ksi	52.9 GPa	7667 ksi

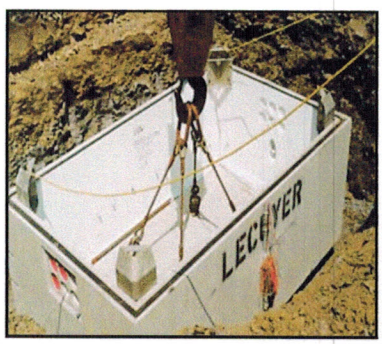
Additional Information

For additional information on Prices, Handling, Storage, Placement, and Assembly, please visit our website at www.fiberglassrebar.com, or contact us directly at the phone / email indicated below.

For Information, contact:

Concrete Protection Products, Inc.

627-C Graves Street
Kernersville, NC 27284
Phone: 336/993-2461 Fax: 336/996-2732
Email: sales@fiberglassrebar.com
Website: www.fiberglassrebar.com



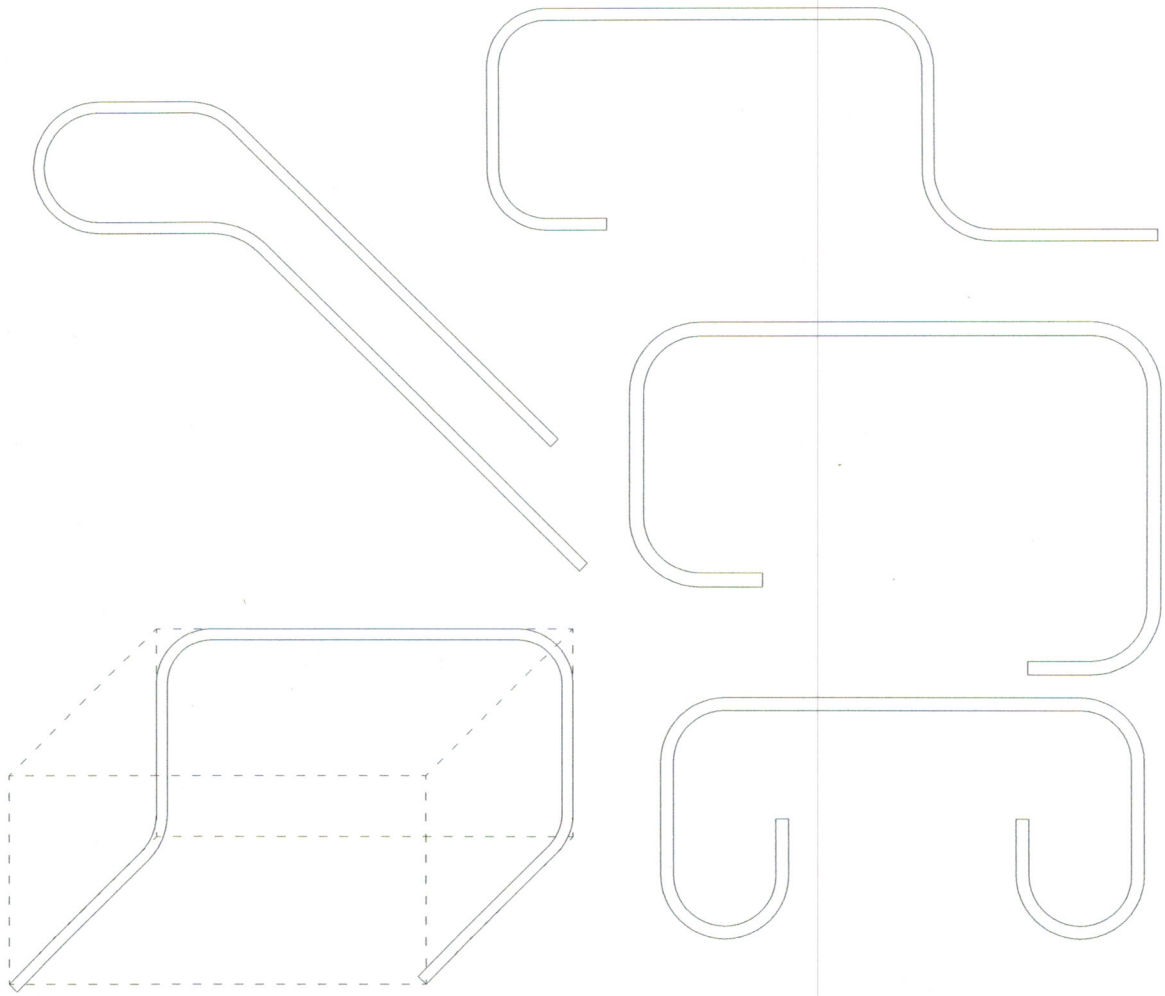
V-ROD Bend Guidelines

This document has been prepared to serve as a general reference guide when detailing/designing a reinforced concrete structure that is destined to use GFRP and/or CFRP as reinforcements (rebar). The following pages exhibit some examples of simple shapes (and their dimensions limitations) that we invite you to use freely.

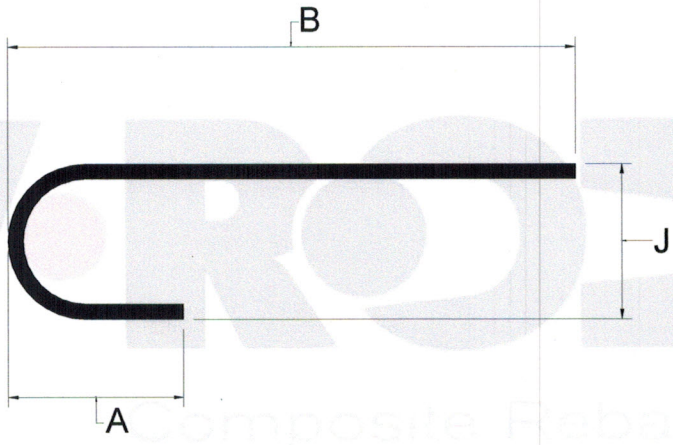
Some general limitations inherent to the technology itself are applicable to the fabrication of bent products and these are:

- **Parts must always keep the same direction (clockwise to counter-clockwise is impossible).**
- **3D parts are impossible to fabricate.**

It is important to note that, in the above mentioned cases, parts can be made by « splicing » two or more independent pieces to one another.
To illustrate the described limitations, here are a few images of bends that can't be made in a single piece.



Guideline for V-Rod Bends
- 1 -



Type 03 AB

		A		B		J
#	mm (in)	Min	Max	Min	Max	mm (in)
		mm (in)	mm (in)	mm (in)	mm (in)	mm (in)
#3	10mm (3/8)	100 (4.0)	1880 (74.0)	100 (4.0)	1880 (74.0)	95.25 (3.75)
#4	12mm (½)	115 (4.5)	1895 (74.5)	115 (4.5)	1895 (74.5)	127 (5.0)
#5	15mm (5/8)	135 (5.5)	1910 (75.0)	135 (5.5)	1910 (75.0)	158.75 (6.25)
#6	20mm (¾)	150 (6.0)	1930 (75.75)	150 (6.0)	1930 (75.75)	190.5 (7.5)
#7	22mm (7/8)	N/A	N/A	N/A	N/A	222.25 (9.0)
#8	25mm (1)	180 (7.0)	1960 (77.0)	180 (7.0)	1960 (77.0)	254 (10.0)

www.fiberglassrebar.com

If unsure if the desired bend can be fabricated, please inquire by sending us a sketch of the desired bend shape along with dimensions and quantities.

Ph.: 336-993-2461 sales@fiberglassrebar.com Fax: 336-996-2732

NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
2. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. CONTOUR INTERVAL = 1 FOOT.
4. ELEVATIONS SHOWN ARE BASED ON NAVD-88 DATUM. THE BENCHMARK IS A "DISK MARKED U 703 RESET 1974" ALONG CARMEL VALLEY ROAD. ELEV = 96.19.
5. PROPERTY OWNERSHIP FOR PARCELS 1 & 2 EXTEND TO THE MEAN HIGH WATER LINE. MEAN HIGH WATER IS ELEVATION 4.77 FEET NAVD-88, DISPLAYED BY THE 4.77' CONTOUR LINE AS MEASURED ON MAY 20, 2014.
6. ● DENOTES NAIL & TAG STAMPED "LS 4247"

LEGEND:

—x—x—	FENCE LINE
AC	ASPHALTIC CONCRETE
CATV.	CABLE TV VAULT
CYP	CYPRESS
DI	DROP INLET
(E)	EXISTING
E	ELEVATION
FT	FEET
GM	GAS METER
HB	HOSE BIB
(P)	PROPOSED
SD	STORM DRAIN
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
WM	WATER METER
WP	WOOD POST

ENLARGEMENT ON SHEET C-2

PROPERTY BOUNDARY (MEAN HIGH WATER EL.)

PROPERTY BOUNDARY IS MEAN HIGH WATER ELEVATION 4.77'

ROCKY AREA
ALL ROCKS
NOT COMPLETELY DEFINED

ROCK

EXISTING WALKER RESIDENCE

(E) SLAB

HB

STAIRS

24"CYP

18"CYP

34"CYP

(E) WALL

PATH

(E) SLAB

BORING B-1

EXPOSED TOPSOIL

15' BUILDING SETBACK

PROPERTY BOUNDARY

S 21°00' E 79.06'

8.57'

BLOCK B-18
PARCEL 1

22+20+10+6"CYP

24+18+12"CYP

STAGING/STOCKPILE AREA

SSCO

SS VAULT

DI

AC DRIVEWAY

(E) ROCK WALL (SEE PHOTO 6)

GM

SSCO

16"CYP

8"CYP

16+16"CYP

18"CYP

22"CYP

CATV

(E) GATE

(E) ROCK CURB

(E) ROCK WALL

30"CYP

(E) AC CURB

WM

(E) EDGE OF PAVEMENT

PATH

PARCEL 2

CITY OF CARMEL-BY-THE-SEA
COUNTY OF MONTEREY

N 17°49'00" W

N 17°49'00" W

15' BUILDING SETBACK

EXPOSED TOPSOIL

S 66°47'00" W 173.82'

(E) AC CURB

(E) EDGE OF PAVEMENT

N 66°47'0" E 1.50'

(E) SHED

S 73°15'00" W 34.63'

N 82°14'00" E 3.95'

(E) MAILBOXES

"NO PARKING" SIGN

WP

(E) EDGE OF PAVEMENT

(E) SSMH

SCENIC ROAD

(A 40' WIDE CITY STREET)

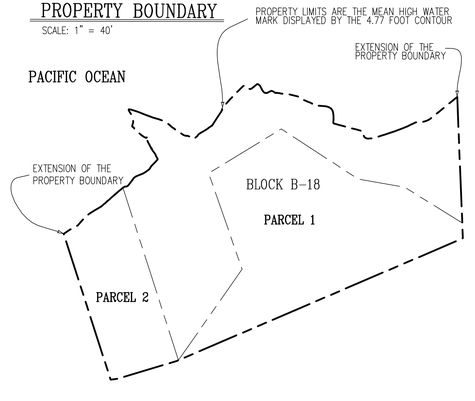
LOT 12

SCALE: 1" = 10'

PDF IMAGE PROVIDED
FOR CONVENIENCE ONLY.
SIGNED HARD COPY IS
FINAL WORK PRODUCT.

PROPERTY BOUNDARY

SCALE: 1" = 40'



REGISTERED PROFESSIONAL ENGINEER
STEVEN C. WILSON
No. 25,136
CIVIL
STATE OF CALIFORNIA

REVISIONS	
DATE	BY
12-18-13	SPH
10-1-15	JMS
11-24-15	SCW
4-26-16	SCW

JOB No. 13-052

PROPOSED RETAINING WALL REPAIRS

REPLACEMENT OF DETERIORATED TIE RODS

PARCELS 1 & 2, BLOCK B-18
VOLUME 24, RECORD OF SURVEYS, PAGE 47
APN: 009-423-001 & 002

CITY OF CARMEL COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR

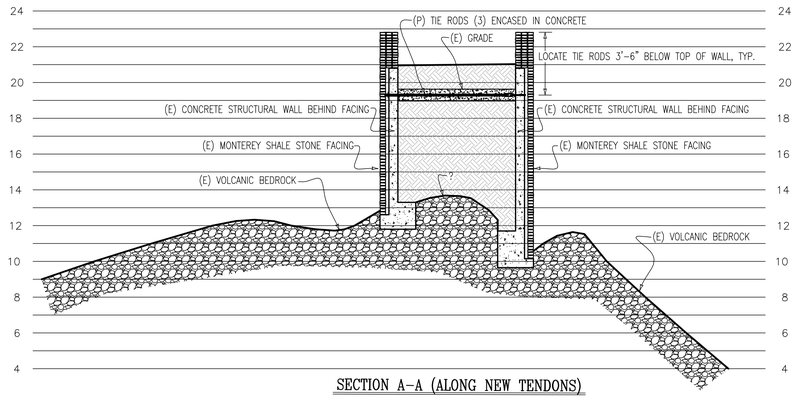
WELLINGTON HENDERSON

BY

MONTEREY BAY ENGINEERS, INC.

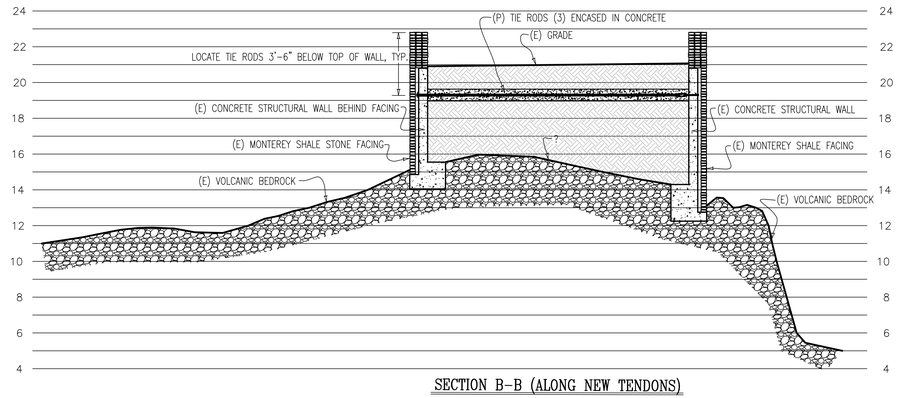
607 CHARLES AVE SUITE B (831) 899-7899 SEASIDE, CALIFORNIA 93955

SCALE	DATE	DRAWN BY	SHEET
1" = 10'	OCTOBER, 2015	JMS & SCW	C1 OF TWO



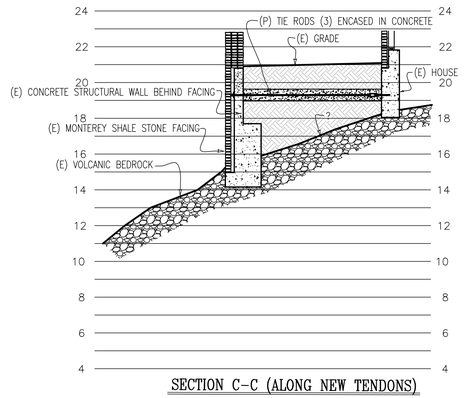
SECTION A–A (ALONG NEW TENDONS)

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



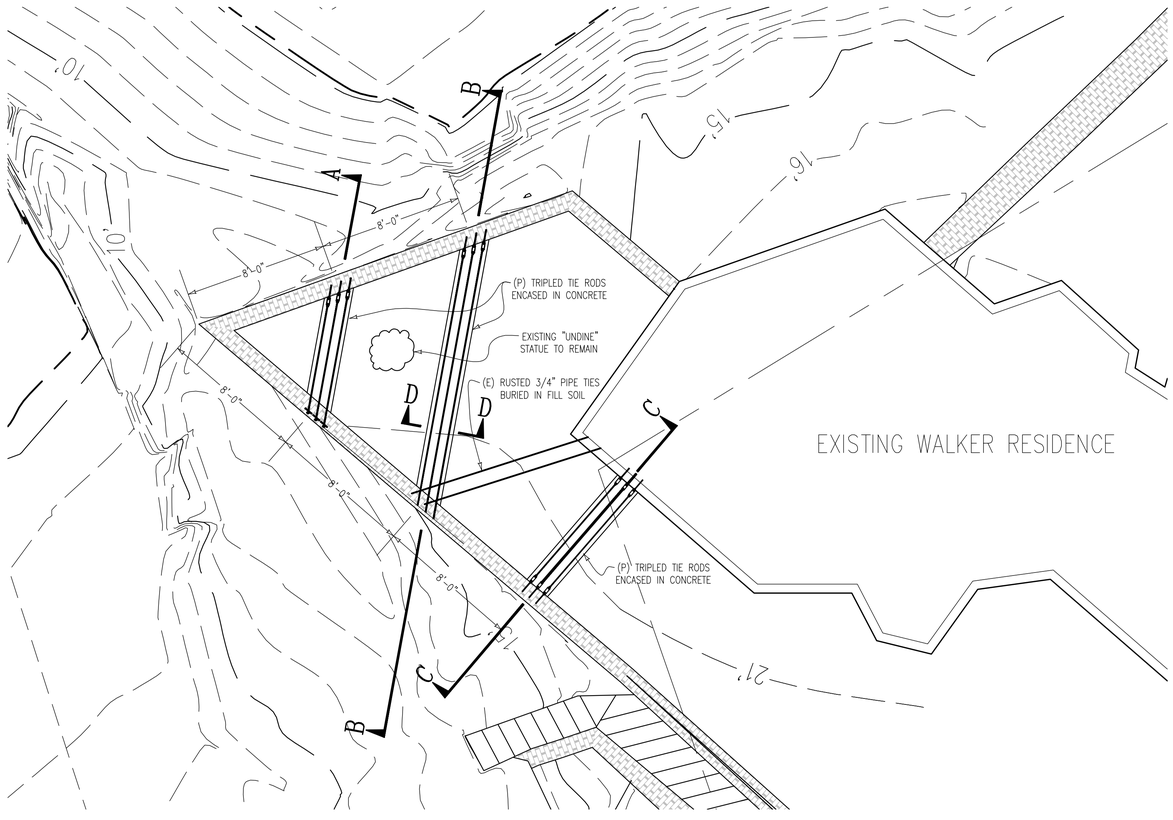
SECTION B–B (ALONG NEW TENDONS)

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



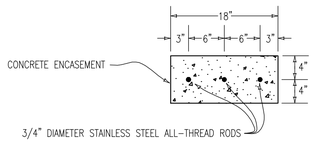
SECTION C–C (ALONG NEW TENDONS)

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



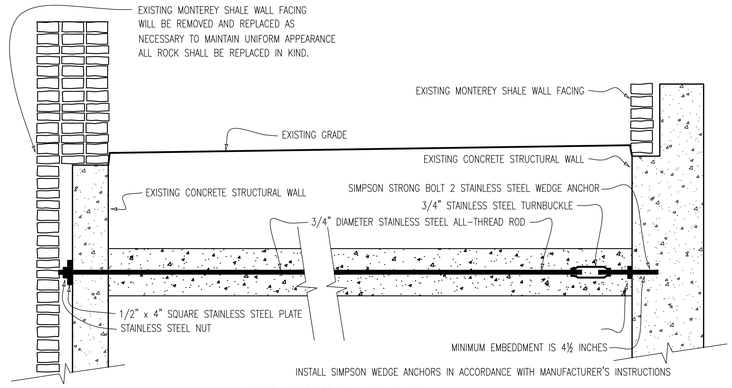
ENLARGED PORTION OF SITE PLAN

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



SECTION D–D

SCALE: 1" = 1'-0"



END ANCHORAGE DETAILS

SCALE: 1" = 1'-0"

NOTES

HARDSCAPE AREA

EXISTING HARDSCAPE = 4935.00 SQ. FT.
NO CHANGES TO HARDSCAPE ARE PROPOSED

CUT / FILL

EXISTING FILL SOIL TO BE EXCAVATED AND RECOMPACTED IN PLACE.
18 CUBIC FEET OF SOIL, DISPLACED BY THE NEW CONCRETE ENCASEMENT SHALL BE SPREAD ONSITE AS DIRECTED BY OWNERS.
ALL CONCRETE RUBBLE AND OTHER DELETERIOUS MATERIALS FOUND DURING CONSTRUCTION SHALL BE PROPERLY DISPOSED OFFSITE BY TRUCKING TO THE MARINA LANDFILL.

CONSTRUCTION METHODS / TOOLS

VARIOUS HANDTOOLS (SHOVELS, PICKS, SAWS, HAMMERS, DRILLS, EXCETERA), AND REQUIRED SAFETY EQUIPMENT. ALL WORK WILL BE DONE FROM WITHIN THE AREA ENCLOSED BY THE EXISTING RETAINING WALLS. NO WORK WILL TAKE PLACE ON THE BEACH. THE WORK AREA IS WELL LANDWARD OF THE MEAN HIGH TIDE LINE AND FAR ABOVE THE MEAN HIGH WATER ELEVATION.

PRE–LOADING OF TENSION RODS

PRIOR TO PLACING CONCRETE FOR THE TIE ROD ENCASEMENT, EACH TIE ROD SHALL BE PRE–LOADED TO COMPENSATE FOR ELONGATION DUE TO NORMAL SOIL LOADS.

TIE RODS IN SECTION "A", TIGHTEN TO 43 FOOT–POUNDS
TIE RODS IN SECTION "B", TIGHTEN TO 32 FOOT–POUNDS
TIE RODS IN SECTION "C", TIGHTEN TO 21 FOOT–POUNDS

REGISTERED PROFESSIONAL ENGINEER
STEPHEN C. WILSON
No. 25,136
CIVIL
STATE OF CALIFORNIA

PDF IMAGE PROVIDED FOR CONVENIENCE ONLY. SIGNED HARD COPY IS FINAL WORK PRODUCT.

REVISIONS	
DATE	BY
12–18–13	SPH
10–1–15	JMS
11–24–15	SCW
4–26–16	SCW
7–15–16	SCW

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WELLINGTON HENDERSON

BY
MONTEREY BAY ENGINEERS, INC.
607 CHARLES AVE SUITE B (831) 899–7899 SEASIDE, CALIFORNIA 93955

SCALE	DATE	DRAWN BY	SHEET
1" = 10'	OCTOBER, 2015	SCW	C2 OF TWO

CITY OF CARMEL-BY-THE-SEA

Historic Resources Board

October 17, 2016

To: Chair Dyar and Board Members

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

Submitted by: Matthew Sundt, Contract Planner

Subject: Consideration of a Final Design Study (DS 16-276) 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 16-276 **APN:** 010-164-001
Block: 137 **Lot**: 1
Location: Southwest Corner of San Carlos Street and 12th Avenue
Property Owner: The Sharon B. Holtkamp and Kenneth W. Holtkamp AB Living Trust

Background and Project Description
This Design Study was reviewed by the HRB at their August 22, 2016 meeting, whereupon the HRB directed the applicant to reduce the size of a proposed dormer window on the north roof slope intended to accommodate head room for the rebuilt stairwell and second-floor bathroom. The HRB also indicated support for splitting the larger dormer into two separate dormers.

In the current plans, the applicant proposes to shift the existing bathroom to the north side of the second floor, as originally proposed, thereby necessitating two dormers on the north roof slope, one for the stairwell and one for the relocated bathroom. At the last meeting the HRB discussed relocating the bathroom to the east end of the second floor rather than the north, however, the applicant has determined that relocating the bathroom east would require significant interior modifications to floors and walls to accommodate fresh water and sewer and drainage pipes. There is currently no plumbing ('wet wall') on the east side of the house so

creating a new 'wet wall' is a significant issue. The least disruptive design would have the existing bathroom remain in the same area of the second floor.

The proposed dormers on the north roof slope are each 7.5 feet wide with matching slopes and separated from each other by approximately 2.5 feet and the most westerly dormer is set back from the edge of roof by approximately 2.5 feet. In staff's opinion, the revised dormer design is a significant improvement over the original proposal, which is depicted in the north elevation included as Attachment B.

In addition, as discussed at the August 22 meeting, the applicant is proposing to bump out the back (southwest) corner walls of the first floor master bedroom to allow 37 square feet additional area, construct a new staircase to the basement, remodel the kitchen and first floor bathroom, and the front portico concrete flat-work repaired. The floor area of the residence will remain within its allowable square footage (2,266 sf is allowed on a 5,360 sf lot).

Staff Analysis

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

ATTACHMENTS:

- Attachment A – Conditions of Approval
- Attachment B – Original North Elevation
- Attachment C – Project Plans

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

CONDITIONS OF APPROVAL

DS 16-276
Mr. and Mrs. Holtkamp
Southwest Corner of San Carlos Street and 12th Avenue
Block: 137; Lot: 1
APN: 010-164-001

AUTHORIZATION:

1. This Determination of Consistency (DS 16-276) authorizes alterations to an existing one-story 1,371-square foot residence. The applicant is proposing to bump out the back (southwest) corner walls of the first floor master bedroom to allow 37 square feet additional area. The floor area will remain within its allowable square footage (2,266 sf is allowed on a 5,360 sf lot). In addition, two dormer windows will be installed on the north roof slope as shown in the approved project plans dated September 12, 2016. In addition, a new staircase to the basement will be constructed, the kitchen and downstairs bathroom remodeled, and the front portico concrete flat-work repaired. All work shall conform to the approved plans except as conditioned by this permit.

SPECIAL CONDITIONS:

2. Prior to the beginning of construction, the applicant shall convene a pre-construction meeting to include the contractor and the City's Project Planner to ensure compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.
3. All trees shall be protected during construction by methods approved by the City Forester. All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Twelve inches (12") of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit.

*Acknowledgement and acceptance of conditions of approval.

_____	_____	_____
Property Owner Signature	Printed Name	Date

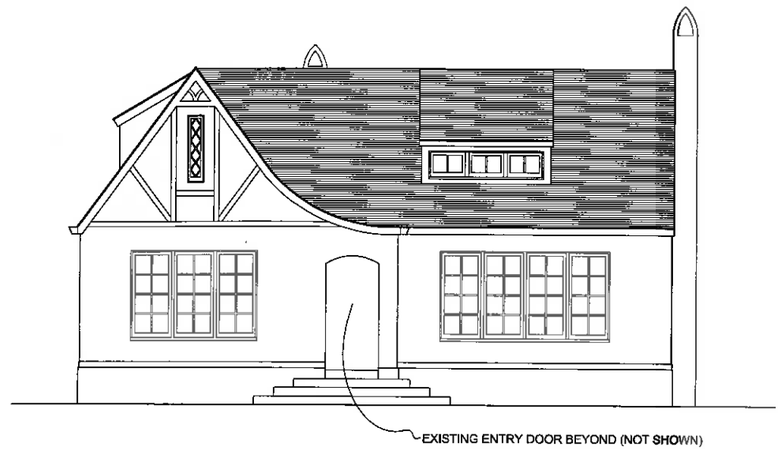
Once signed, please return to the Community Planning and Building Department.

Attachment B - Original Elevations

5-12-16
8-16-16

EXISTING 12th STREET ELEVATION (NORTH)

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



EXISTING SAN CARLOS ELEVATION (EAST)

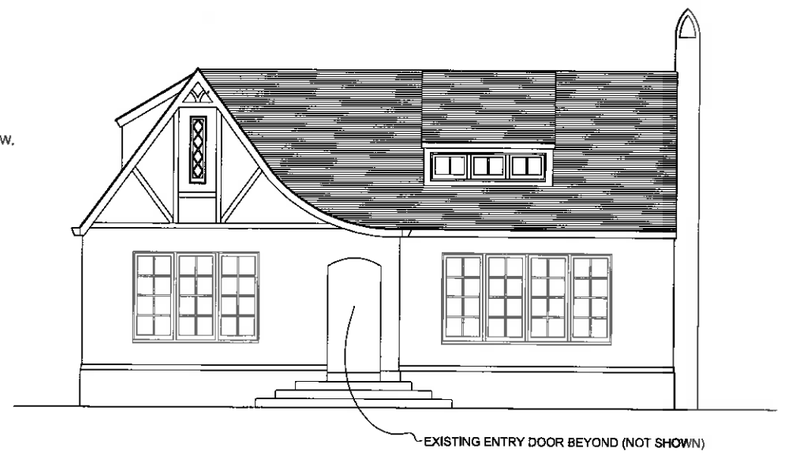
SCALE: 1/4" = 1' - 0"

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

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

NEW 12th STREET ELEVATION (NORTH)

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



NEW SAN CARLOS ELEVATION (EAST)

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

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

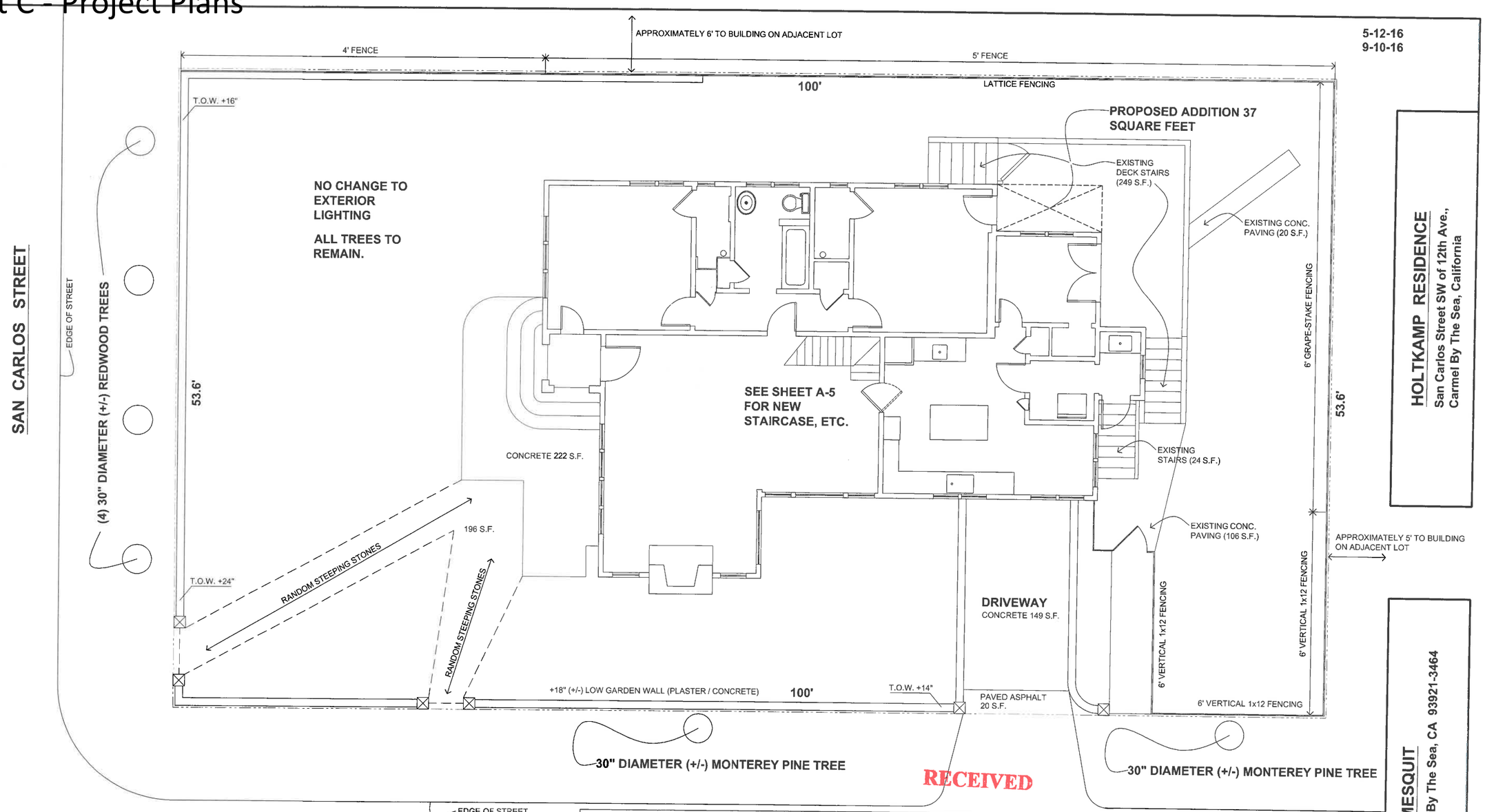
SHEET
A-2

Attachment C - Project Plans

5-12-16
9-10-16

HOLTKAMP RESIDENCE

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



RECEIVED
SEP 12 2016
City of Carmel-by-the-Sea
Planning & Building Dept.

EXISTING FLOOR AREA

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

EXISTING SITE COVERAGE

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

PROJECT INFORMATION

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

PROJECT DESCRITION:
ADDING STAIRCASE TO MEET CODE WITH A NEW DORMER.
RELOCATING A BATHROOM WITH THE NEW DORMER, 44 S.F..
ADDING A STAIRCASE TO THE BASEMENT
RELOCATING THE LAUNDRY TO THE BASEMENT
ADDING A WATER CLOSET TO THE BASEMENT
ENLARGING THE MASTER BEDROOM WITH THE 37 S.F. EXTENSION.
REMODELING BATHROOM AND KITCHEN.

1' 3' 5' 7' 9' 11'
2' 4' 6' 8' 10' 12'

PROJECT NORTH

EXISTING SITE PLAN

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

SHEET INDEX

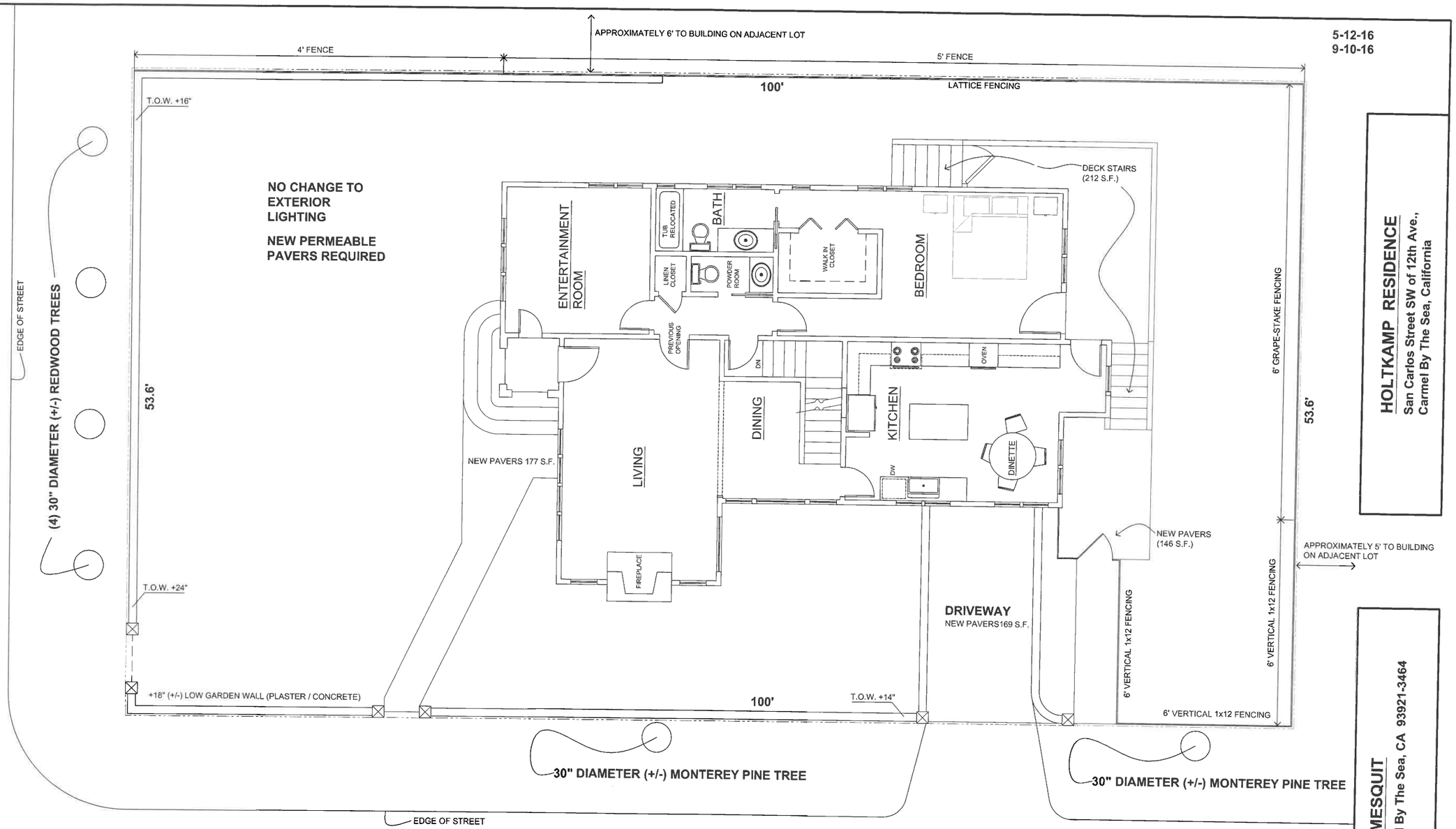
Drawn by: ROD MESQUIT
P.O. BOX 3464, Carmel By The Sea, CA 93921-3464
831-624-7272

SHEET
A-1 53

5-12-16
9-10-16

HOLTKAMP RESIDENCE

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



1' 3' 5' 7' 9' 11'
2' 4' 6' 8' 10' 12'

PROJECT NORTH

NEW SITE PLAN

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

EXISTING FLOOR AREA

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

PROPOSED FLOOR AREA

MAIN FLOOR WITH ADDED BEDROOM EXTENSION; 1362 S.F.
UPPER FLOOR WITH ADDED BATH; 457 S.F.
BASEMENT; 284 S.F.
TOTAL; 2103 S.F.
ALLOWABLE; 2266 S.F.

EXISTING SITE COVERAGE

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

PROPOSED SITE COVERAGE

DECK & STAIRS; 212 S.F.
NEW PAVERS; 492 S.F.
TOTAL; 704 S.F.
ALLOWED; 713 S.F.

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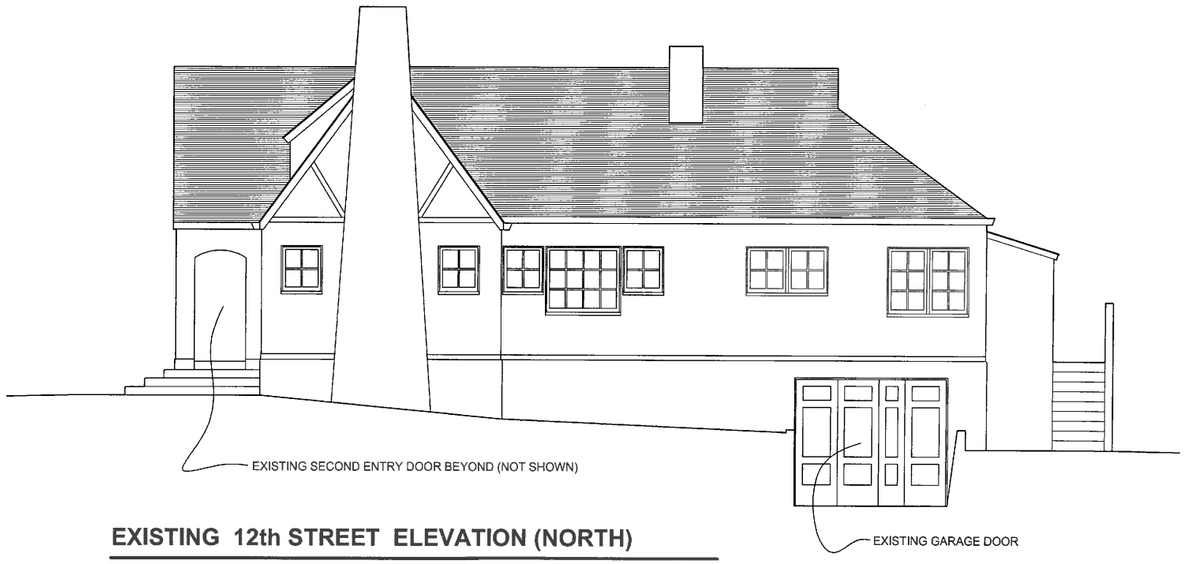
831-624-7272

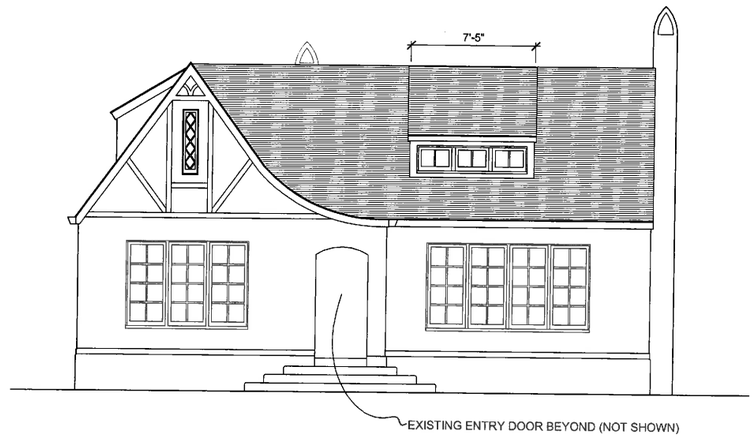
SHEET
A-1.1

5-12-16
9-10-16



EXISTING 12th STREET ELEVATION (NORTH)

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

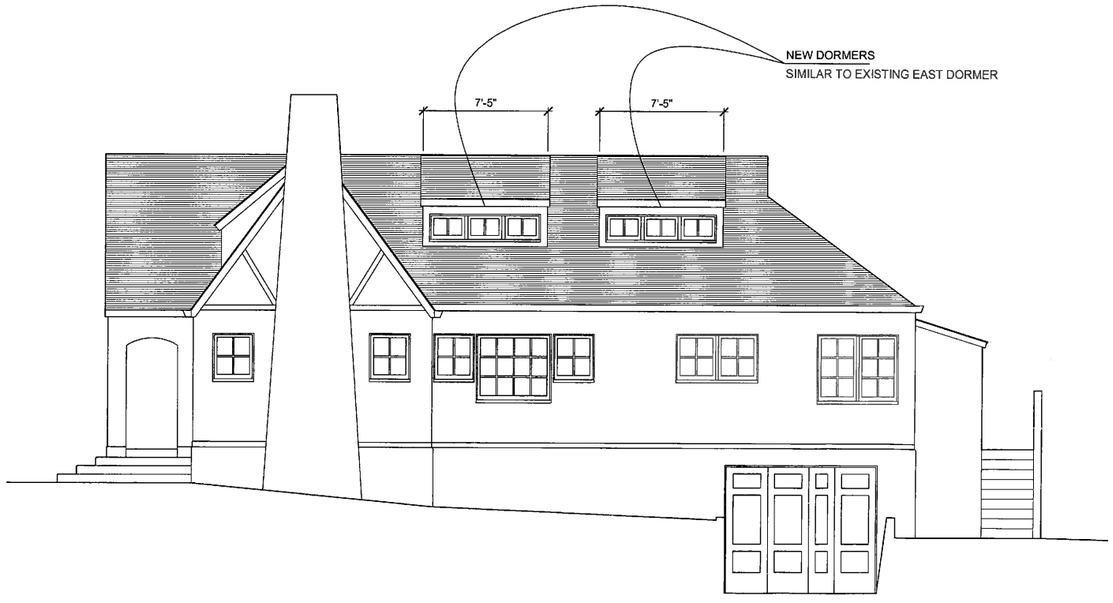


EXISTING SAN CARLOS ELEVATION (EAST)

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

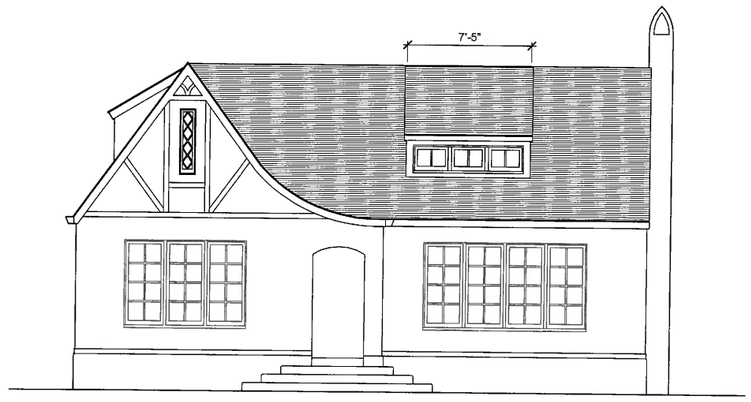
HOLTKAMP RESIDENCE
San Carlos Street SW of 12th Ave.,
Carmel By The Sea, California

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



NEW 12th STREET ELEVATION (NORTH)

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



NEW SAN CARLOS ELEVATION (EAST)

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

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

SHEET
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9-10-16

EXISTING SOUTH ELEVATION

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

EXISTING WEST ELEVATION

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

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

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

NEW SOUTH ELEVATION

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

NEW WEST ELEVATION

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

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

SHEET
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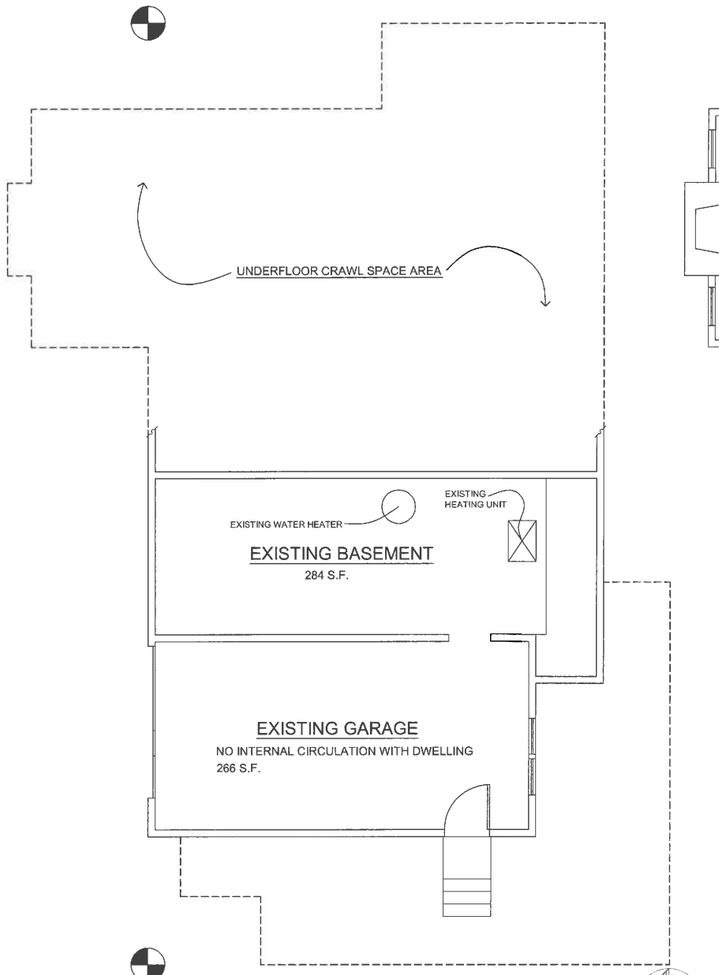
5-12-16
9-10-16

HOLTKAMP RESIDENCE

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

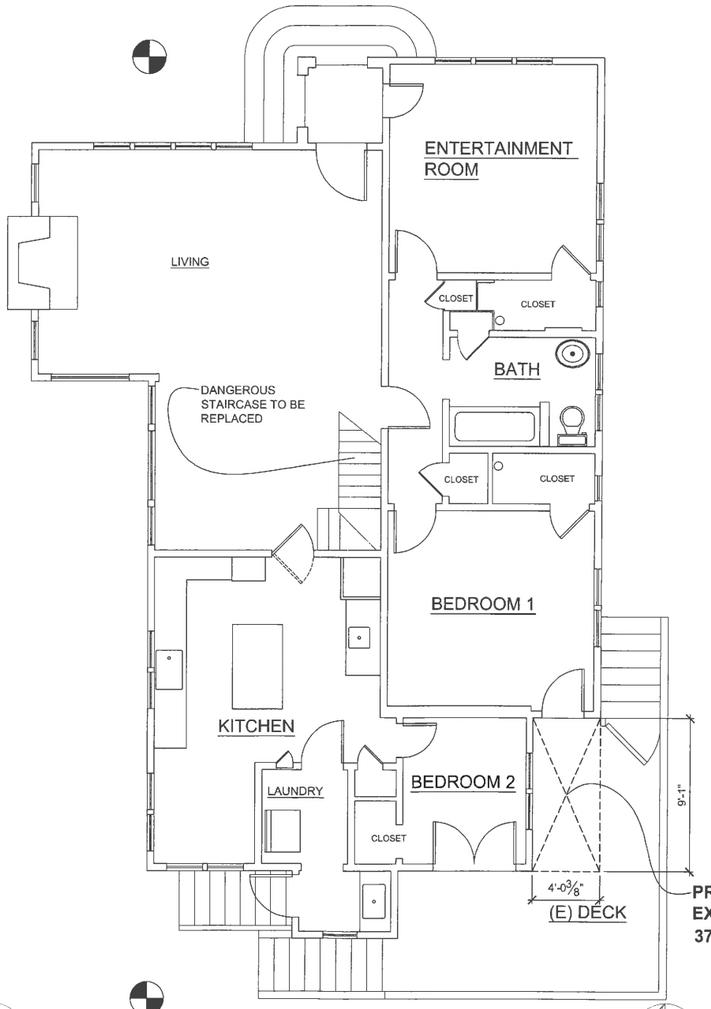
Blk 137, Lot 1
APN: 010-164-001



EXISTING BASEMENT FLOOR PLAN

284 SQUARE FEET (GARAGE EXCLUDED) SCALE: 1/4" = 1' - 0"

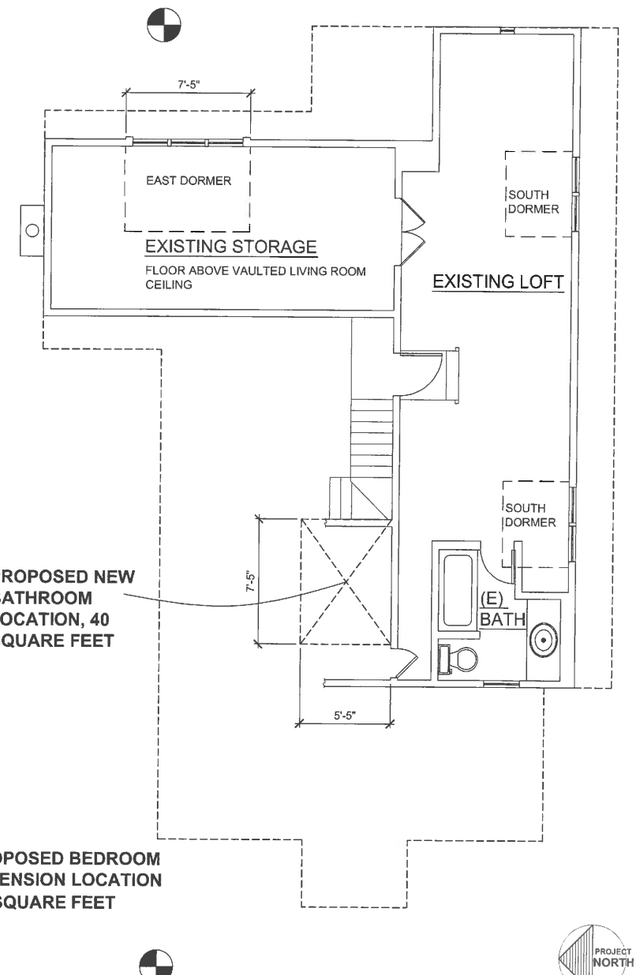
PROJECT NORTH



EXISTING FLOOR PLAN, MAIN FLOOR

1325 SQUARE FEET SCALE: 1/4" = 1' - 0"

PROJECT NORTH



EXISTING UPPER FLOOR PLAN

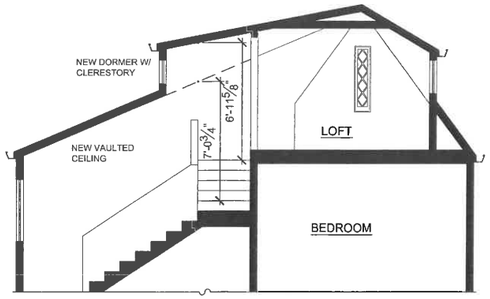
417 SQUARE FEET SCALE: 1/4" = 1' - 0"

PROJECT NORTH

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

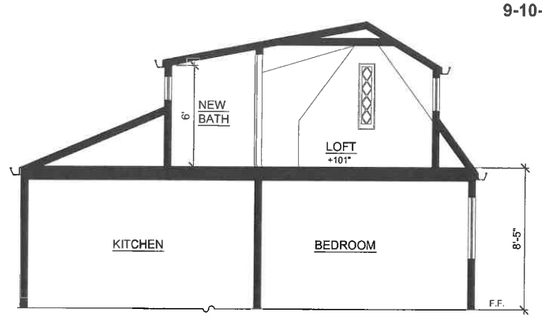
SHEET
A-4

5-12-16
9-10-16



SECTION AT NEW STAIRS & DORMER

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

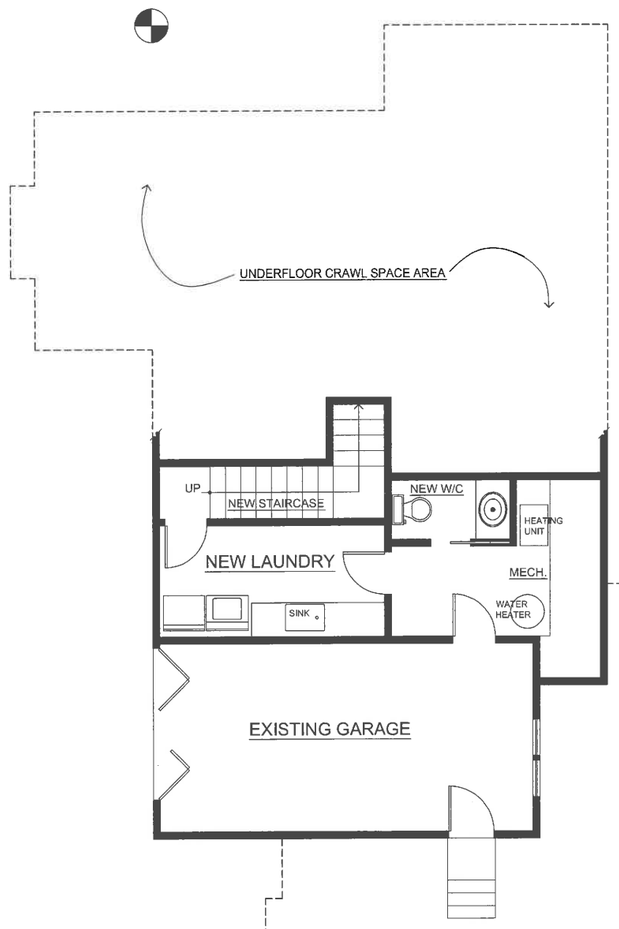


SECTION AT NEW BATHROOM

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

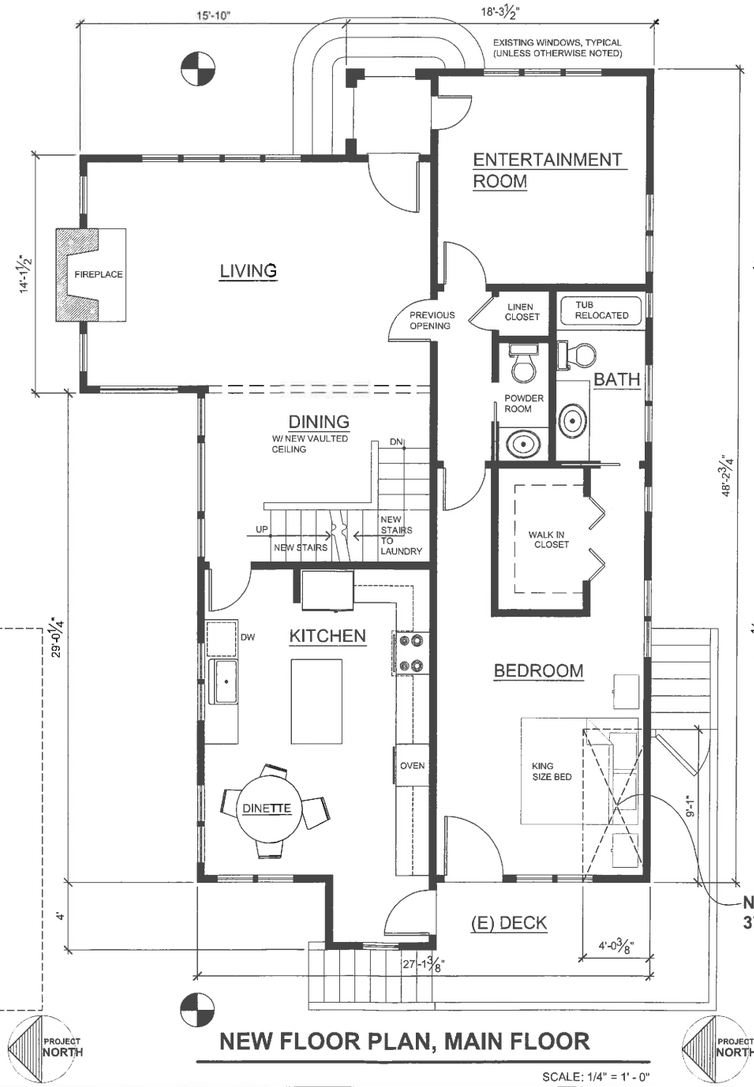
HOLTKAMP RESIDENCE
San Carlos Street SW of 12th Ave.,
Carmel By The Sea, California

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



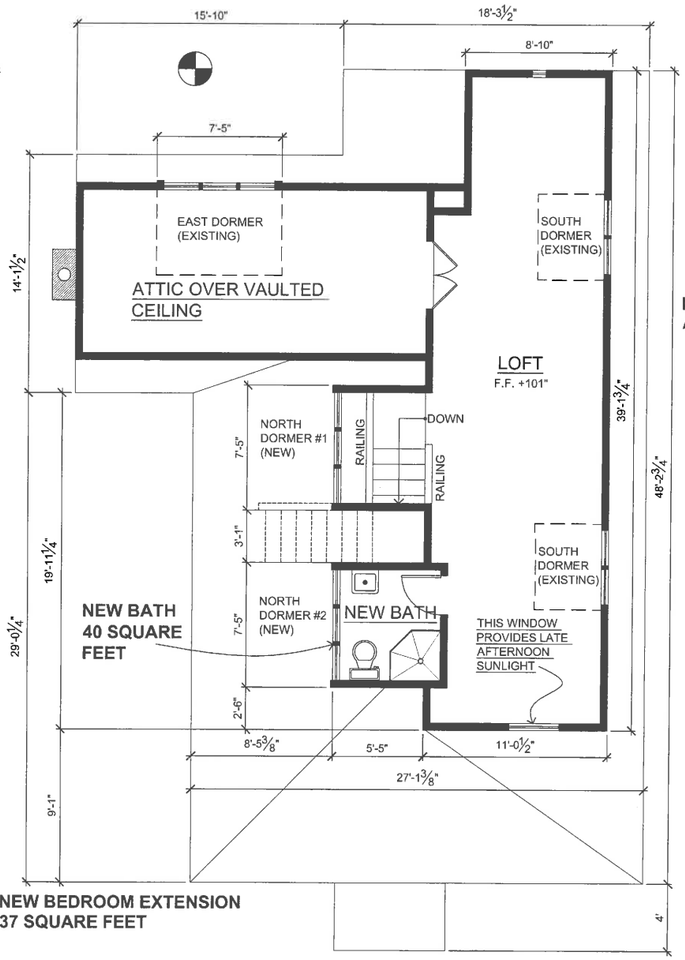
NEW BASEMENT FLOOR PLAN

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



NEW FLOOR PLAN, MAIN FLOOR

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



NEW UPPER FLOOR PLAN

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

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

SHEET
A-5
58

CITY OF CARMEL-BY-THE-SEA

Historic Resources Board

October 17, 2016

To: Chair Dyar and Board Members

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

Submitted by: Matthew Sundt, Contract Planner

Subject: Consideration of a Design Study (DS 16-377) 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 16-377 (Ayres)	**APN:**	010-287-002
Block:	2	**Lots**:	7 & 9
Location:	Carmelo Street, 2 SW of 13th Avenue		
Applicant:	Craig Holdren, Architect	**Property Owner:**	Janet Ayres

Background

The existing residence, known as the "Eliza Palache House", is a French Eclectic style residence built in 1931 by Michael J. Murphy, a noted Carmel builder. The residence is listed in the Carmel Historic Resource Inventory but is not on the California Register of Historical Resources.[1]

Per the DPR Form 523 prepared for the "Eliza Palache House" in 2001, it is historically significant under criterion 3 (architecture) - "The property is a prototype of, or an outstanding example of, a period, style, architectural movement, or construction, or if it is one of the more notable works, or the best surviving work, in a region of a pioneer architect, designer, or master builder." In this case, it is a building designed and constructed by Carmel's master builder M.J. Murphy.

[1] web site visited 10/5/16 - http://ohp.parks.ca.gov/ListedResources/?view=county&criteria=27

The residence sits on a concrete foundation and has an exterior wall clad in smooth cement stucco. The steeply pitched main roof is intersected by a series of three lower projecting bays of the same type with hipped roof dormers. The north bay is a garage with a vertical segmented arched wood plank door. An angled bay, projecting southeast has a bowed window with a rounded roof form typical of those found on French Norman farmhouses. A stucco-clad polygonal exterior eave-wall chimney, reflecting Renaissance detailing, is found on the northeast side of this bay. The roof is covered in cedar shingles. Fenestration is irregular with a combination of single, paired and banked steel casement windows. The ½ wood paneled and ½ glass entry door is recessed behind a segmentally arched opening. The grounds are enclosed behind a finally detailed wrought iron fence set on a Carmel stone base.

Proposed Project

The existing residence is 2,565 square feet in size with a second floor, a basement, and attached garage. The applicant is proposing to add a 185 square foot conservatory (expands the kitchen space) on the north elevation of the main floor, and construct a bay window also on the north elevation that will add 30 square feet each to the main and basement floors. An additional 11 square feet will be added to the upper floor bathroom. A total of 256 square feet of additional floor area is proposed. The resulting total floor area is 2,821 square feet.

The conservatory will be glazed with five, fixed and banded, wood framed windows, separated by vertical mullions and with simple wood muntins. The conservatory windows are set on a three foot tall stone veneer wall, thereby differentiating this feature from the historic Normandy style of the existing architecture. As shown in the project plans (page A3.1) the roof is a combination standing seam metal roof and glass (plans do not indicate what type of metal). The plans also show that the redesigned roof dormer to accommodate the upper floor bathroom will have a slightly different pitch from those on the façade and rear elevations, thereby differentiating the old from the new.

The proposed bay window adjacent to the conservatory vertically connects the main floor and the basement. The basement will have reconfigured steps and a new landing below ground level. This bay window includes tongue and groove vertical siding and an 11’ x 4’ deck off the main floor. The glazing will be wooden French doors, accessing a small balcony with wrought iron railing, glazing will match the mullion and muntin patterns on the conservatory. The roofing is also a standing seam metal roof. The proposed bay window will not be visible from a

public right-of-way. There is a two-prong redwood tree on the north side of the property that will not be affected by this project.

Staff Analysis

Secretary of the Interior's Standards

A Phase II Historic Assessment was prepared by the Historic Preservation Consultant, Mr. Kent Seavey (Attachment C). As stated in this Assessment, the *Secretary of the Interior's Standards for the Treatment of Historic Properties* identify four primary treatment approaches to historic buildings. They are Restoration, Preservation, Reconstruction and Rehabilitation. Rehabilitation is the recommended standards of treatment for the subject property. Rehabilitation is defined as the act or process of making a compatible use for a property through repair, alterations and additions while preserving those portions of features which convey it's historical, cultural, or architectural values.

The Secretary's Standards encourage *"placing a new addition on a non-character-defining elevation"* and locating alterations to historic properties in areas where previous alterations already exist. Although the proposed project will partially be seen from the public right-of-way and will affect to some extent the view of the primary elevation, the conservatory and bay window will be on the secondary elevation facing north, which has few, if any, character-defining features (Kent Seavey, Historic Preservation Consultant, *Phase II Historic Assessment*, October 12, 2016).

Standard #9 states that *"the new work will be differentiated from the old and will be compatible with the massing, size, and scale to protect the historic integrity of the property."* The proposed conservatory is 18 feet high and is consistent with the mass and scale of the historic residence. However, the proposed conservatory is at the maximum height allowed by the City for a single-story structure, and if the HRB feels that the size should be more subordinate, then it could require that the height be reduced. In addition to the concern regarding mass, staff also notes that the proposed conservatory, with its metal roof and large amount of glazing, has a modern-style design that may not be compatible with the historic character of the residence. While the Secretary of the Interior recommends differentiating new additions, the City has historically encouraged more subtle differentiation.

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 who concluded that based on his assessment of the proposed changes that the project, as shown on the project plans dated September 21, 2016, would be consistent with the Standards.

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

Environmental Review: The California Environmental Quality Act (CEQA) requires environmental review for alterations to historic resources that are not consistent with the Secretary of the Interior's Standards. If the alterations are 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 – DPR 523 Form
- Attachment C – Phase II Historic Assessment
- Attachment D – Secretary of the Interior Standards
- Attachment E – Project Plans

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

CONDITIONS OF APPROVAL

DS 16-377
Janet Ayres
Carmelo Street, 2 SW of 13th
Block: 2; Lots: 7 and 9
APN: 010-287-002

AUTHORIZATION:

1. This Determination of Consistency (DS 16-377) authorizes alterations to an existing two-story 2,565-square foot residence. The applicant is proposing to build a new conservatory and a bay window on the north side of the residence. A new landing and stairs to the basement is proposed to replace that existing. The residence remains within its allowable square footage. All work shall conform to the approved plans except as conditioned by this permit and shall conform to the Secretary of the Interior's Standards.

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. Trees shall be protected during construction by methods approved by the City Forester. All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Twelve inches (12") of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit.

*Acknowledgement and acceptance of conditions of approval.

_____	_____	_____
Property Owner Signature	Printed Name	Date

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

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

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

Other Listings
Review Code _____ Reviewer _____ Date _____

Page of Resource Name or #: (Assigned by recorder) *Eliza Palache Hse.*

P1. Other Identifier:

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

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

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

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

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

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

2SW of 13th, w/side Carmelo (Blk Z Lots 5,7,9

Parcel No. *010-287-002*

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

A two-story wood framed French Eclectic style residence with stucco siding, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a smooth cement stucco. The steeply pitched hipped main roof is intersected by a series of three lower projecting bays of the same type, with hipped roof dormers in the main building block, and the bay to the west. The north bay is a garage, with a segmentally arched wood plank door. An angled bay, projecting SE has an elegant bowed window with a rounded roof form typical of those found on French Norman farmhouses. An equally elegant stucco-clad polygonal exterior eave-wall chimney, reflecting Renaissiance detailng, is found on the NE side of this bay. The roof system is covered in cedar shingles. Fenestration is irregular with a combination of single, paired and banked steel casement windows. The 1/2 wood paneled and 1/2 glass entry door is found on the east elevation of the main building block, recessed behind a segmentally arched opening. The grounds are enclosed behind a finely detailed wrought iron fence set in a Carmel stone base and installed by the current owners.

P3b. Resource Attributes: (List attributes and codes)

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

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

P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 1004-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1931 Carmel bldg. records

P7. Owner and Address
Edward & Frances Hasenyager
P.O. Box 5336
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: *11/21/2001*

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

11. 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

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

'JILDING, STRUCTURE, AND OBJECT RECORD

HRI # **Primary #**

Page **of**

NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *Eliza Palache Hse.*

B1. Historic Name: *Eliza Palache home*

B2. Common Name:

B3. Original Use: *residence* B4. Present Use: *residence*

B5. Architectural Style: *French Eclectic (Norman)*

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

Constructed in 1931 (Cbp #2462); roof replacement w/cedar shingles, roof dormers added to w/elev. 1986 (Cbp # 86-49)

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

B8. Related Features: *wrought iron fence and gate (undated 1986)*

B9a. Architect: *designer/M.J. Murphy* 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 3*

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

The Eliza Palache Hse. is significant under California Register criterion 3 in the area of architecture as an important component of the best remaining example of a family compound from the late 1920s in Carmel. Eliza's was the last of four residences constructed between 1926 and 1932 for family members of Whitney Palache.

Whitney Palache was the son of Berkeley capitalist James Palache, who had established his fortune in the oil and food importing business in the mid-nineteenth century. In 1878 James, and Judge Garber purchased the land east of the Claremont Hotel, known as Claremont Canyon. They also developed Claremont Court, on which they constructed St. Clemens Church, and a parish hall bearing the Palache family name. James son Whitney, manager of the Hartford Commercial Union Insurance Co., married Judge Garber's daughter Belle in 1894, moving into a home built for them in Claremont called Edgefield.

In the mid-twenties the family discovered Carmel, and began to develop the Palache compound after purchasing a large portion of Blk. Z, between Carmelo and San Antonio and 13th and Santa Lucia. They commissioned local master-builder M. J. Murphy to design and construct all four houses. The homes were sited in such a way as to allow for an interconnecting interior garden space, which was made available to local churches for garden parties, weddings and other special occasions. The houses also contained the first electronic intercom system in Carmel. Whitney Palache's elder sister Eliza had the elegant French Norman residence on Carmelo. A second sister, Mary Orrick, lived next to Edgemere, and son John lived at the SW corner of Carmelo and 13th. All four Palache residences reflect the then popular European period revivals.

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

B12. References:

Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Kenan, Lucette, unpublished research notes on Palache family, on file at CPF, Carmel
Tour brochure, "Roaring back to the Twenties," Carmel Building Survey 1995

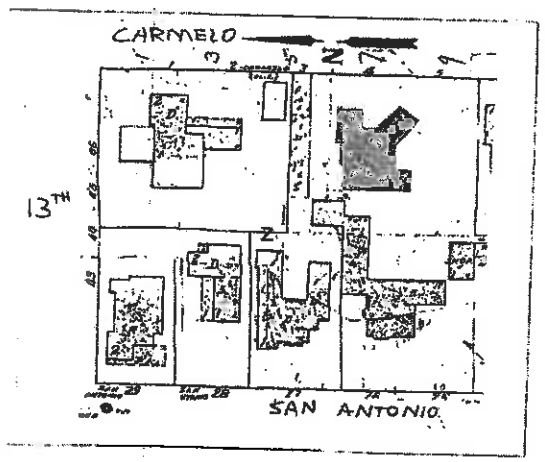
B13. Remarks: *Zoning R-1*
CHCS (AD)

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *11/21/2001*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



DPR 523B (1/95) HistoryMaker 4

B10. Eliza Palache was a maiden sister of Whitney, and lived in her home into the 1940s when it was purchased by the Wrightsons, who resided in the home until 1985. It was then occupied briefly by two families, before being purchased by the Hasenyagers in 1987, who restored both the house and gardens in that year.
The unusual asymmetric design of the one-and-one-half story residence affords multiple views into the landscaped grounds. Typical elements of the French Eclectic style include the steep pitched hipped roofs, hipped roof dormers and picturesque arched door openings. The bowed living room bay with its curved roof form derives from Norman farmhouses, where the rounded ends of thatched roofs faced the direction of prevailing winds. M. J. Murphy was one of the few Carmel builders who employed continental as well as English medieval pictorial styles in his building design.
Michael J. Murphy (1885-1949), the designer-builder of the Eliza Palache Hse. first came to Carmel in 1902. Two years later Frank Devendorf hired him to be the builder for the Carmel Development Company. Murphy went on to become the most prolific designer-builder in Carmel's history, with as many as 350 structures to his credit. In 1914 Murphy established his own contracting firm, and in 1924 he opened M.J. Murphy, Inc., which sold building supplies, did rock crushing and concrete work and operated a lumber mill and cabinet shop located between San Carlos and Mission Sts. Murphy was the most active designer-builder in the area between 1902 and 1940, and did as much to give Carmel its basic architectural character than any other person. The Eliza Palache Hse. clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.

B12. Sanborn insurance map of Carmel 1930-1962

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

October 12, 2016

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

Dear Mr. Weiner:

Introduction:

This Focused Phase II Historic Assessment has been prepared on behalf of Janet Ayers as part of an application for additions and alterations to a one-and-one-half-story single family residence, listed as an historic building. The subject property is located 2 SW of 13th Ave., w/side of Carmelo, (APN# 010-287-002), in Carmel (see photos, plans & drawings provided).

Historical Background & Description

The subject property is an altered 1931 one-and-one-half-story, wood-framed French Eclectic Style residence (CBP#2462). Carmel building records show there were roof dormers added to the rear elevation in1986 (CBP# 86-49). The addition was consistent with *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, under the Standards for Rehabilitation

The property is listed at the local level of significance, under California Register criteria 3, in the area of architecture as an important component and best remaining example of the Whitney Palache family compound from the late 1920s in Carmel, designed by notable Carmel designer/contractor Michael J. Murphy. It falls under the theme of Architectural Development in Carmel (1888-1965), established in the 2008 Carmel Historic Context Statement. Its period of significance is c.1931 (see California DPR 523 documentation provided).

Character-defining features of the property include its one-and-one-half--story height; asymmetric plan; stucco exterior wall-cladding: steep-pitched hipped roof system with hipped roof-dormers;

picturesque arched door openings bowed Normandy styled living room bay; multi-paned, single and paired, steel fixed and casement type windows, and stuccoed polygonal exterior eave-wall chimney.

Evaluation:

The owner proposes to, (1) add a one-story, glazed conservatory to, and slightly extend a first floor bay on the NW cr. of the north side-elevation of the building envelope. (2) As part of the alteration of this secondary elevation the owner proposes to relocate steps to an existing basement family room, and (3) slightly expand and clean up an awkwardly designed upper story roof dormer, providing added bathroom space. All new work will be undertaken in conformance with the *The Secretary of the Interior's Standards for the Treatment of Historic Properties, under the Standard for Rehabilitation.*

The Secretary of the Interiors Standards for the Treatment of Historic Properties Identify four primary treatment approaches to historic buildings. They are Restoration, Preservation, Reconstruction and Rehabilitation. Rehabilitation would be the recommended standard of treatment for the subject property, Rehabilitation is defined as the act or process of making a compatible use for a property through repair, alterations and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

The Secretary's Standards encourages "placing a new addition on a non-character-defining elevation." and locating alterations to historic properties in areas where previous alterations already exist. The 1992 National Park Service *Illustrated Guidelines for Rehabilitating Historic Buildings,* states that "The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility."

In this instance, the rehab work is on a secondary elevation, with few, if any character-defining features of the historic property. The proposed additions/alterations are mostly on inconspicuous areas of the building envelope, and a specimen, fifty-foot pine tree screens much of the north side elevation from Carmelo Street. The proposed conservatory addition is proportionate in size and scale in relationship to the historic building envelope

The proposed new elements will reflect the existing historic building fabric for continuity of design. the work will be compatible with the size, scale, proportions and massing to protect the integrity of the subject property and its environment. This is consistent with Rehabilitation Standard #2 and #5. If removed in future, the essential form and integrity of the historic residence will be unimpaired, consistent with Standards #9 and #10 (se photos, plans & drawings provided).

Impacts of the Proposed Project:

The owner has proposed the following additions for contemporary usage.

EAST (FRONT) ELEVATION (primary)

This is a primary elevation. The proposed north side-elevation conservatory, while well back from the roadway, will be partially visible from Carmelo Street. The treatment is consistent with those recommended in the Secretary's Standards for Rehabilitation to assure that the character-defining features of the historic building are not radically changed, and that the new construction is compatible with the site, preserving the historic relationship between building, landscape features and open space (see photos, and plans & drawings provided).

NORTH SIDE-ELEVATION (secondary)

The proposed new conservatory (kitchen) will be glazed with five, fixed and banded tall wood windows, separated by vertical mullions and with simple wood muntins. There will be further glazing on a portion of the rounded roof surface, which will be capped by a standing-seam metal roof. The base of the conservatory will be faced with a thinset stone veneer, differentiating this feature from the historic Normandy style window on the east facing façade, consistent with Rehabilitation Standards #9 and #10

The redesigned roof dormer will have a slightly different pitch from those on the façade and rear elevations, again to differentiate the old from the new.

The bay extension, on the NW corner of this elevation will be faced with vertical tongue-and-groove wood siding, and have a hipped, standing-seam metal roof. The glazing on the wooden French doors, accessing a small balcony with wrought iron railing, will match the mullion and muntin patterns on the conservatory, as will similar features facing the family room below. The bay extension itself will not be visible from a public right-of-way.

If the proposed additions are removed in future, the essential form and integrity of the historic property and its environment would be unimpaired, consistent with Rehabilitation Standard #10 (see copy of Rehabilitation Standards provided). Note: The original design of this elevation is clearly that of a service access side of the historic building envelope, and awkward in its utilitarian appearance compared to the other elevations. The proposed additions and alterations will not significantly affect the historic resource.

WEST (REAR) ELEVATION (secondary, altered)

No change.

SOUTH SIDE-ELEVATION (secondary)

No change.

The Eliza Palache House was officially listed May 25, 2005 on the Carmel Inventory of Historic Resources at the local level of significance for its association with a group of like residences constructed in the 1920s and 1930s for members of the Whitney Palache family. It is a very good example of the French Eclectic (Norman) architectural style, designed by noted Carmel designer/contractor Michael J. Murphy. Its period of significance is 1931.

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

Conclusion:

The proposed work on the subject property will be executed consistent with the Secretary's Standards for Rehabilitation, with the least possible loss of historic material so that the remaining character-defining features of the resource will not be obscured, damaged or destroyed. The proposed alterations are reversible. As proposed the new work will not cause a significant change to the listed historic building and will not create a significant adverse effect on the environment.

Mitigation

The proposed project appears to be in conformance with the *Secretary of The Interiors Standards for the Treatment of Historic Properties* under the *Standard for Rehabilitation*. (see documentation, photos and plans & drawings provided). No mitigation, other than the protection of the specimen pine tree is needed for this project.

Respectfully Submitted,

AYERS RES.

FROM NW CORNER

FROM NE CORNER

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."

Attachment E - Plans

AYRES RESIDENCE

ABBREVIATIONS

A.B.	ANCHOR BOLT	HDR.	HEADER
ALT.	ALTERNATE	H.G.R.	HANGER
APPROX.	APPROXIMATE	HORIZ.	HORIZONTAL
ARCH.	ARCHITECT	INT.	INTERIOR
BD.	BOARD	JST.	JOIST
BLDG.	BUILDING	MAX.	MAXIMUM
BM.	BEAM	M.B.	MACHINE BOLT
BOT.	BOTTOM	M.I.P.	MALLEABLE IRON WASHER
BTWN.	BETWEEN	MIN.	MINIMUM
CLR.	CLEAR	N.I.C.	NOT IN CONTRACT
COL.	COLUMN	N.T.S.	NOT TO SCALE
CONC.	CONCRETE	O.C.	OVER, ON CENTER
CONC. BLK.	CONCRETE BLOCK	O.H.	OVER HANG/OPPOSITE HAND
CONN.	CONNECTION	PL.	PLATE
CONST.	CONSTRUCTION	P.L.	PANEL INDEX
CONT.	CONTINUOUS	P.T.D.F.	PRESSURE TREATED DF.
CTR.	CENTER	PLYWD.	PLYWOOD
CTSK.	COUNTERSINK	REINF.	REINFORCING
DBL.	DOUBLE	REQ'D.	REQUIRED
D.F.	DOUGLAS FIR	RED'D.	REDUCED
DIA.	DIAMETER	S.B.	SOLID BLOCKING
DRWG.	DRAWING	S.C.D.	SLAB ON GRADE
(E)	EXISTING	SCHED.	SCHEDULE
E.N.	EDGE NAILING	SHT.	SHEET
EA.	EACH	SHTG.	SHEATHING
EQ.	EQUAL	SIM.	SIMILAR
EXP.	EXPANSION	SPECS.	SPECIFICATIONS
EXT.	EXTERIOR	SQ.	SQUARE
F.F.	FINISH FLOOR	STD.	STANDARD
F.G.	FINISH GRADE	SYM.	SYMMETRICAL
F.N.	FIELD NAILING	T. & G.	TONGUE & GROOVE
FDN.	FOUNDATION	T.N.	TOE NAIL
FLR.	FLOOR	T.O.C.	TOP OF CONCRETE
F.O.C.	FACE OF CONCRETE	T.O.P.	TOP OF WALL
F.O.M.	FACE OF MASONRY	T.S.	TUBE STEEL
F.O.S.	FACE OF STUD	TYP.	TYPICAL
FTG.	FOOTING	U.O.N.	UNLESS OTHERWISE NOTED
GA.	GAUGE	VERT.	VERTICAL
GALV.	GALVANIZED	W/	WITH
G.I.	GALVANIZED IRON	W/O	WITHOUT
GLU-LAM.	GLUE LAMINATED	W.W.M.	WELDED WIRE MESH
GYP.BD.	GYPSUM BOARD		

OWNERSHIP NOTES

OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:

1. TITLE AND ALL COPYRIGHT PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY HOLDREN + LIETZKE ARCHITECTURE HEREINAFTER REFERRED TO AS 'ARCHITECT' WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIA EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED RESTRICTIONS.
2. THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND THE ARCHITECT HEREBY STATES THAT THEY ARE NOT INTENDED FOR NOR SUITABLY ENGINEERED FOR ANY OTHER SITE. REPRODUCTION OF THESE DOCUMENTS IS THEREFORE EXPRESSLY LIMITED TO THIS INTENDED USE.
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PLUMBING & ELECTRICAL NOTES

FOR ALL NEW PLUMBING AND ELECTRICAL ITEMS:

1. SEE ELECTRICAL AND PLUMBING NOTES FOR FLOW RATE AND FLUSH CAPACITY REQUIREMENTS OF PLUMBING FIXTURES.
2. HOMERUN ALL NEW CIRCUITS TO ELECTRICAL PANEL.
3. ALL KITCHEN AND BATHROOM ELECTRICAL OUTLETS SHALL HAVE GFCI PROTECTION.
4. ALL BEDROOM ELECTRICAL OUTLETS SHALL HAVE AFCI PROTECTION.
5. ALL ELECTRICAL ITEMS SHOWN ARE NEW UNLESS OTHERWISE NOTED.
6. PROVIDE TWO SMALL-APPLIANCE BRANCH CIRCUITS FOR THE KITCHEN LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS
7. PROVIDE SEPARATE BRANCH CIRCUITS AT EACH BEDROOM WITH THE REQUIRED ARC-FAULT CIRCUIT INTERRUPTERS.
8. PROVIDE HARDWIRED SMOKE DETECTORS WITH BATTERY BACKUP IN EACH BEDROOM, HALLWAY & WHERE INDICATED.
9. SMOKE DETECTORS SHALL BE INTERCONNECTED TO SOUND AN ALARM AUDIBLE IN ALL BEDROOMS.
10. USE WATER RESISTANT GYPSUM WALL BOARD BEHIND WATER TILE, SHOWER AND SPAS.
11. INCANDESCENT LIGHTING FIXTURES RECESSED INTO INSULATED CEILINGS SHALL BE I.C. RATED BY UL OR OTHER APPROVED AGENCY.
12. UNDERGROUND ALL PLUMBING AND POWER LINES TO THE UNDERGROUND ELECTRICAL SERVICE. ANY EXTERIOR LIGHTING SHALL BE BURIED IN CONDUIT AND INSTALLED PER CURRENT ELECTRICAL CODE REQUIREMENTS.

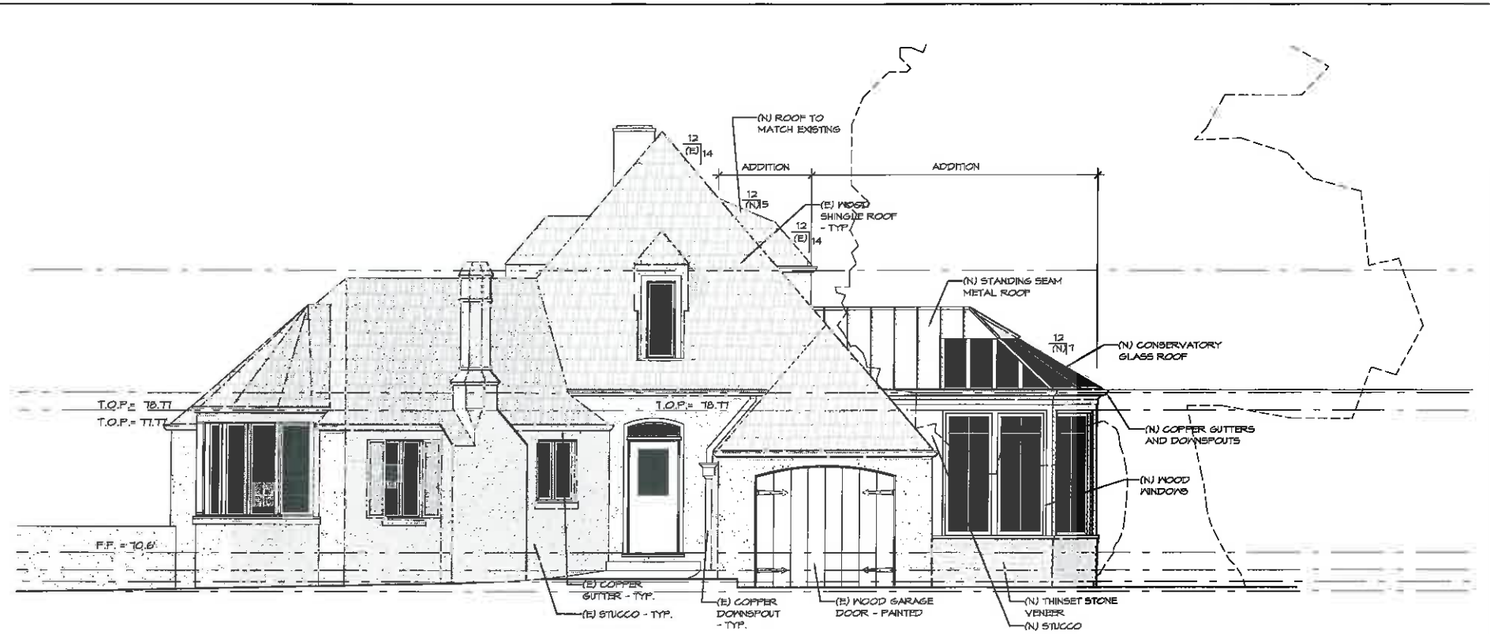
GENERAL NOTES

1. CONTRACTOR LICENSE: THE CONTRACTOR(S) PERFORMING THIS WORK DESCRIBED BY THESE PLANS AND SPECIFICATIONS SHALL BE PROPERLY AND CURRENTLY LICENSED DURING THE EXECUTION OF THE PROJECT AND SHALL NOT PERFORM WORK OUTSIDE THE LEGAL SCOPE OF ANY LICENSE.
2. SCOPE: THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND MACHINERY, TRANSPORTATION, WATER, HEAT, ELECTRICAL, TELEPHONE, AND ANY OTHER RELATED ITEMS NECESSARY FOR THE PROPER EXECUTION AND TIMELY COMPLETION OF THE WORK.
3. QUALITY CONTROL: IT IS THE EXPRESS INTENTION OF THESE PLANS AND SPECIFICATIONS TO REQUIRE A HIGH STANDARD OF WORK. IF, IN THE OPINION OF THE CONTRACTOR, ANY PORTION OF THE DOCUMENTATION HEREIN IS INCONSISTENT WITH THIS, THE ARCHITECT SHALL BE NOTIFIED PRIOR TO EXECUTING THE WORK AND ALLOWED REVISION TIME IF DEEMED NECESSARY.
4. WARRANTY: THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS, AND IN CONFORMANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.
5. PERMITS: UNLESS OTHERWISE INSTRUCTED, THE OWNER SHALL PAY ALL PERMIT FEES INCLUDING UTILITIES. THE CONTRACTOR SHALL SECURE THE BUILDING PERMIT AND ANY OTHER PERMITS PRIOR TO STARTING THE WORK, AND COMPLY WITH ALL INSPECTION REQUIREMENTS THROUGH FINAL SIGN-OFF.
6. LEGAL AND CODE COMPLIANCE: THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, BUILDING CODES, RULES, REGULATIONS AND OTHER LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE DESIGNERS IN WRITING IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE WITH ANY SUCH REQUIREMENTS. (2,01 U.B.C.)
7. RESPONSIBILITY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES SELECTED TO EXECUTE THE WORK. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK WITHIN THE SCOPE OF THE CONTRACT.
8. SAFETY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND PROPERLY SUPERVISING ADEQUATE INDUSTRY STANDARD SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK, AND SHALL ADHERE TO ALL FEDERAL, LOCAL, STATE AND OSHA SAFETY REGULATIONS.
9. INSURANCE: LIABILITY INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR TO PROTECT AGAINST ALL CLAIMS UNDER WORK, HAVE COMPENSATION ACTS, DAMAGES DUE TO BODILY INJURY INCLUDING DEATH, AND FOR ANY PROPERTY DAMAGES ARISING OUT OF OR RESULTING FROM THE CONTRACTORS OPERATIONS UNDER THE CONTRACT. THIS INSURANCE SHALL BE FOR LIABILITY LIMITS SATISFACTORY TO THE OWNER. THE OWNER HAS THE RIGHT TO REQUIRED CONTRACTUAL LIABILITY INSURANCE APPLICABLE TO THE CONTRACTOR'S OBLIGATIONS. CERTIFICATES OF SUCH INSURANCE SHALL BE FILED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.
10. INDEMNIFICATION: THE CONTRACTOR WHO AGREES TO PERFORM THIS WORK, ALSO AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE ARCHITECT FROM AND AGAINST ALL CONSEQUENTIAL CLAIMS AND DAMAGES/LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES AND LITIGATION COSTS, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.
11. CLEANING UP: THE CONTRACTOR SHALL KEEP THE PREMISES AND SITE FREE FROM ACCUMULATION OF WASTE MATERIALS DURING CONSTRUCTION BY PERIODIC CLEAN UP AND OFF-SITE DEBRIS REMOVAL. FINAL CLEAN UP AND DEBRIS DISPOSITION SHALL BE TO THE SATISFACTION OF THE OWNER.
12. CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK AND NOTIFY THE DESIGNERS OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND EXISTING CONDITIONS AFFECTING THE WORK, OR NATURE OF SPECIFIED MATERIALS AND/OR SCOPE OF DESIGN.
13. ALL NOTES, DIMENSIONS, ETC. INDICATE NEW MATERIALS OR CONSTRUCTION UNLESS OTHERWISE NOTED.
14. NO LAND CLEARING OR GRADING SHALL OCCUR ON THE PROPERTY BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF PLANNING AND BUILDING INSPECTION. ALL CUT AND/OR FILL OF SLOPES EXPOSED DURING THE COURSE OF CONSTRUCTION SHALL BE COVERED, SEEDED WITH NATIVE GRASSES OR OTHERWISE TREATED TO CONTROL EROSION.
15. SHOP DRAWINGS: PRIOR TO FABRICATION, THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT FOR APPROVAL SHOP DRAWINGS FOR ALL STRUCTURAL STEEL, REINFORCING STEEL, GLUE LAMINATED BEAMS AND PREFABRICATED TRUSSES. SHOP DRAWINGS ARE NOT CHANGE ORDERS, BUT RATHER SERVE TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE REQUIREMENTS & DESIGN CONCEPTS OF THE PLAN, DETAILS & SPECIFICATIONS.
16. CHANGE ORDERS: NO VERBAL CHANGE ORDERS SHALL BECOME LEGAL AND BINDING.
17. CONSTRUCTION BRACING & SHORING: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.
18. SIMILAR CONDITIONS: CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE BUILT TO CONFORM WITH SIMILAR CONSTRUCTION.
19. DISCREPANCIES: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, MATERIALS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNERS PRIOR TO ORDERING MATERIALS AND STARTING CONSTRUCTION.
20. TECHNICAL SPECIFICATIONS: ALL TECHNICAL SPECIFICATIONS REFERRED TO IN THESE DRAWINGS ARE BY THIS REFERENCE PART OF THE CONSTRUCTION DOCUMENTS.

SPECIAL INSPECTIONS

SEE STRUCTURAL SHEETS FOR SPECIAL INSPECTIONS REQUIRED FOR THIS PROJECT.

CONTRACTOR SHALL COORDINATE FORMS AND PROCEDURES WITH THE BUILDING DEPARTMENT



VICINITY MAP

NOTES

1. BUILDING CODES: ALL CONSTRUCTION SHALL COMPLY WITH TITLE 24 AND THE 2013 EDITION OF THE CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA BUILDING CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE (CEN.), CALGREEN, 2014 NEC, NFPA FIRE CODE & ANY AMENDMENTS OF PRESIDING CITY OR COUNTY.
2. PROTECT ALL TREES DURING CONSTRUCTION.
3. MINIMUM CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 2,500 PSI.
4. ALL REINFORCING STEEL SHALL CONFORM TO THE A.S.T.M. A615 GRADE 60 UNLESS OTHERWISE NOTED ON PLANS. WELDED WIRE FABRIC, WELDED WIRE FABRIC SHALL CONFORM TO A.S.T.M. A185-79.
5. LUMBER SPECIES AND GRADES SHALL CONFORM TO THE FOLLOWING (U.O.N.): MAXIMUM MOISTURE CONTENT OF LUMBER SHALL BE 19%. ALL DOUGLAS FIR LUMBER WHICH IS EXPOSED TO WEATHER SHALL BE PRESSURE TREATED. ALL GRADING SHALL CONFORM TO THE RULES & REGULATIONS OF THE W.W.P.I., R.A. & A.P.A. PLYWOOD SHALL BE D.F. CONFORMING TO U.S. PRODUCT STANDARDS PS 1-74 WITH EXTERIOR GLUE, GRADE STAMPED A.P.A. SEE FRAMING PLANS FOR ADDITIONAL REQUIREMENTS.
6. WALL CONSTRUCTION SHALL COMPLY WITH CBC SECTION R602 (FOR CONVENTIONAL CONSTRUCTION).
7. NAILING TO BE IN COMPLIANCE WITH CBC TABLE R602.3.1
8. ALL MANUFACTURER'S INSTALLATION GUIDES TO BE PROVIDED TO INSPECTOR AT TIME OF FIELD INSPECTION.
9. THE BUILDER/CONTRACTOR TO PROVIDE THE OWNER AND THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT WITH A COPY OF THE CF-6R INSTALLATION CERTIFICATE AT THE TIME OF FINAL INSPECTION.
10. MINIMUM 50% OF THE NON-HAZARDOUS CONSTRUCTION OR DEMOLITION DEBRIS SHALL BE RECYCLED AND/OR SALVAGED, UNLESS A LOCAL CONSTRUCTION & DEMOLITION WASTE MANAGEMENT ORDINANCE IS MORE STRINGENT.
11. AT THE TIME OF FINAL INSPECTION AN 'OPERATION & MAINTENANCE MANUAL' SHALL BE PLACED IN THE BUILDING, & SHALL CONTAIN THE INFORMATION SPECIFIED IN CGBSC SECTION 4.410.1.

FIRE SAFETY REQUIREMENTS

1. DEFENSIBLE SPACE REQUIREMENTS - MANAGE COMBUSTIBLE VEGETATION WITHIN A MIN. OF 100 FEET OF STRUCTURES (OR TO THE PROPERTY LINE). LIMB TREES 6 FEET UP FROM GROUND, REMOVE LIMBS WITHIN 10 FEET OF CHIMNEYS.
2. SMOKE ALARMS - (SINGLE FAMILY DWELLINGS) - WHERE A HOUSEHOLD FIRE WARNING SYSTEM OR COMBINATION FIRE/BURGLAR ALARM SYSTEM IS INSTALLED IN LIEU OF SINGLE-STATION SMOKE ALARMS REQUIRED BY THE UBC THE ALARM PANEL SHALL BE REQUIRED TO BE PLACARDED AS PERMANENT BUILDING EQUIPMENT.
3. ROOF CONSTRUCTION - ICBO CLASS 'A' ROOF ASSEMBLY CONSTRUCTION.

SURVEY NOTE

A LETTER FROM THE SURVEYOR THAT THE ROOF HEIGHT IS IN COMPLIANCE WITH THE APPROVED PLAN SHALL BE PROVIDED TO THE CITY OF CARMEL-BY-THE-SEA BUILDING SAFETY DIVISION PRIOR TO ROOF SHEATHING INSPECTION.

PROJECT DATA

SCOPE OF WORK: 256 SQUARE FEET ADDITION TO AN EXISTING TWO STORY SINGLE FAMILY DUPLEX AND 648 SQUARE FEET OF INTERIOR REMODEL.

SITE DESCRIPTION: LOTS - 7 & 9 IN BLOCK - Z

LOT SIZE: 7,800 S.F.

TREE INFORMATION: NO EXISTING TREES TO BE REMOVED

OCCUPANCY GROUP: RESIDENCE: R-1
GARAGE: U

TYPE OF CONSTRUCTION: V-B

SETBACKS
REQUIRED FRONT SETBACK = 15'-0"
EXISTING FRONT SETBACK = 14'-9" (NO CHANGE)
REQUIRED SIDE SETBACKS = TOTAL OF 25% OF SITE WIDTH = 25'-0"
PROPOSED SIDE SETBACKS = 9'-0" (EXISTING - NO CHANGE) + 13'-9" = 4T-4"
REQUIRED REAR SETBACK = 15'-0"
PROPOSED REAR SETBACK = 4'-9" (EXISTING - NO CHANGE)

		EXISTING	PROPOSED
FLOOR AREA			
MAIN FLOOR	EXISTING:	1,487 SQ. FT.	1,487 SQ. FT.
	ADDITION:	—	215 SQ. FT.
UPPER FLOOR	EXISTING:	644 SQ. FT.	644 SQ. FT.
	ADDITION:	—	11 SQ. FT.
BASEMENT FLOOR	EXISTING:	254 SQ. FT.	254 SQ. FT.
	ADDITION:	—	90 SQ. FT.
GARAGE	EXISTING:	280 SQ. FT.	280 SQ. FT.
TOTAL FLOOR AREA		2,565 SQ. FT.	2,821 SQ. FT.

TOTAL ALLOWABLE FLOOR AREA = 2,911.2 SQ. FT.

	EXISTING		PROPOSED	
SITE COVERAGE	PERMEABLE	IMPERMEABLE	PERMEABLE	IMPERMEABLE
ENTRY PORCH & STONE WALK		477 SQ. FT.		477 SQ. FT.
CONCRETE DRIVEWAY		85 SQ. FT.		85 SQ. FT.
LOOSE STONE DRIVEWAY		61 SQ. FT.		61 SQ. FT.
NORTH STONE WALK		208 SQ. FT.		125 SQ. FT.
NORTH GRAVEL AREA		302 SQ. FT.		
NORTH CONC. STEPS & LANDING		33 SQ. FT.		8 SQ. FT.
CONC. STEPS TO BASEMENT		44 SQ. FT.		82 SQ. FT.
NORTH STEPPING STONE WALK		97 SQ. FT.		32 SQ. FT.
SITE STONE WALLS		285 SQ. FT.		259 SQ. FT.
SOUTH BRICK PATIO & STEPS		603 SQ. FT.		603 SQ. FT.
SOUTH STEPPING STONE PATIO		158 SQ. FT.		
SITE COVERAGE TOTAL		2,273 SQ. FT.		1,726 SQ. FT.

TOTAL ALLOWABLE IMPERMEABLE SITE COVERAGE OF NONCONFORMING SITE COVERAGE = 2,273 SQ. FT. - 546 SQ. FT. = 1,727 SQ.FT.

PROJECT TEAM

OWNER:
JANET AYRES
840 VIA LIDO NORD
NEWPORT BEACH, CA 92663

SITE ADDRESS:
CARMELO ST., 2 SW OF 13 AVE.
CARMEL-BY-THE-SEA, CA 93921

ARCHITECT:
HOLDREN LIETZKE ARCHITECTURE
225 CANNERY ROW, SUITE A
MONTEREY, CA 93940
PH: 831-649-6001

SURVEYOR:
CENTRAL COAST SURVEYORS
5 HARRIS CT, SUITE N-11
MONTEREY, CA 93940
PH: 831-344-4930

SHEET INDEX

RECEIVED
SEP 21 2016
City of Carmel-by-the-Sea
Planning & Building Dept.

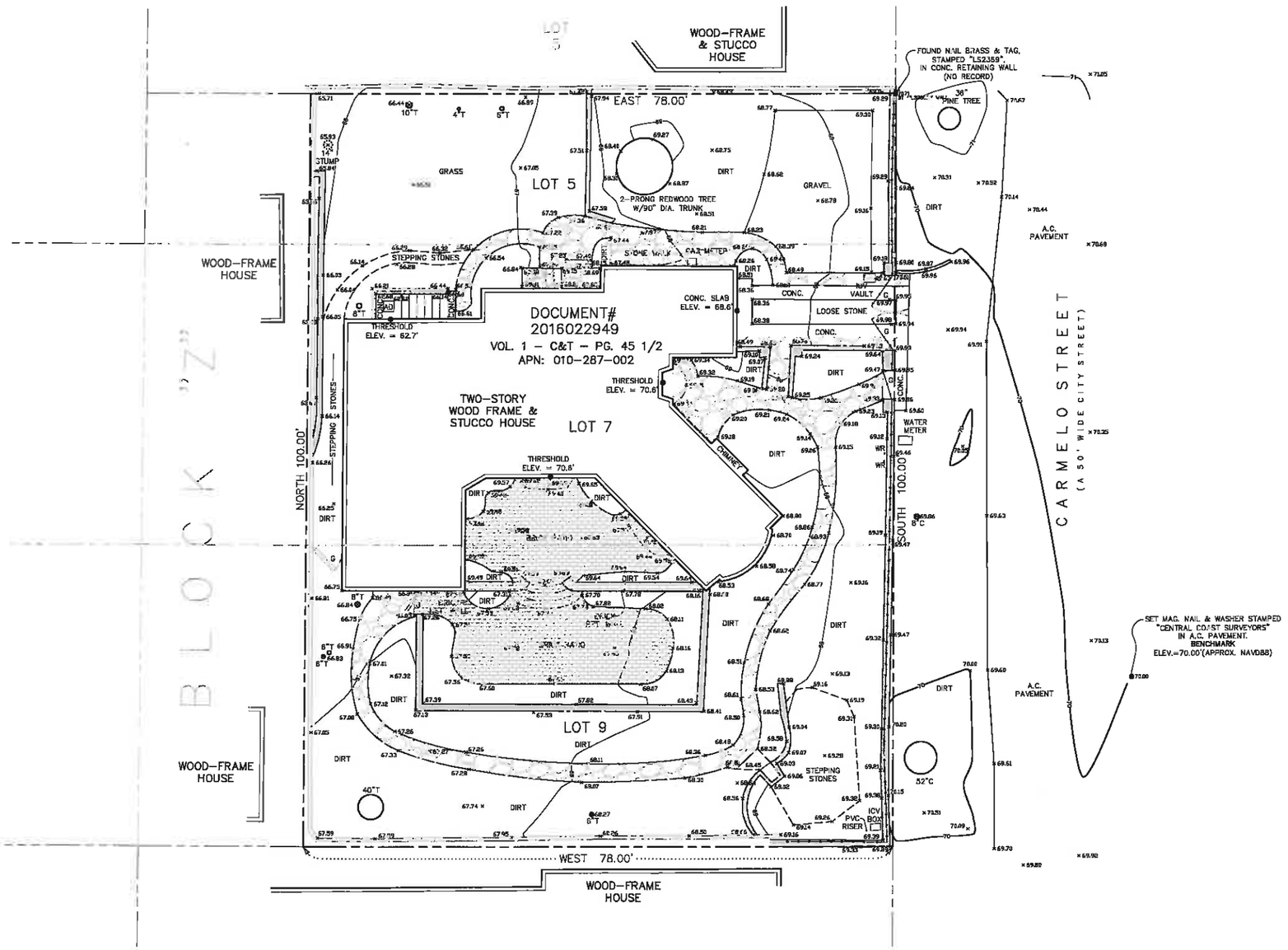
HOLDREN+LIETZKE ARCHITECTURE
225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
PH: 831.649.6001
FAX: 831.649.6003
www.hl-arc.com

DATE:	09/07/16
SCALE:	
DRAWN:	SGC
JOB NUMBER:	16.09
REVISION	

COVER SHEET, PROJECT DATA

AYRES RESIDENCE
CARMELO ST., 2 SW OF 13TH AVE.
CARMEL, CA 93921
A.P.N. 010-287-002

A1.0
75



LEGEND:

G	GATE
ICV	IRRIGATION CONTROL VALVE
WR	WATER RISER
	DENOTES A METAL FENCE
	DENOTES A STEP
	DENOTES A WOOD FENCE
8"T	DENOTES A 8" DIA. TREE (TYP.)
8"C	DENOTES A 8" DIA. CYPRESS TREE (TYP.)
	DENOTES A CONCRETE OR STONE RETAINING WALL
	DENOTES A CONCRETE & STONE WALK

NOTES:

1. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
3. ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM THAT APPROXIMATES THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PROJECT BENCHMARK IS A MAG. NAIL & STAINLESS STEEL WASHER STAMPED "CENTRAL COAST SURVEYORS" SET IN THE A.C. PAVEMENT OF CARMELO STREET.

   ELEVATION = 70.00' FEET (APPROX. NAVD88)
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES.

LICENSED LAND SURVEYOR DAVID T. EASON No. 4974 STATE OF CALIFORNIA

TOPOGRAPHIC MAP

OF

LOT 7, LOT 9 &
THE SOUTHERLY HALF OF LOT 5
IN BLOCK "Z"
AS SHOWN ON THE "MAP OF ADDITION NUMBER ONE TO CARMEL–BY–THE–SEA"
VOL. 1 – CITIES & TOWNS PG. 45 1/2
ALSO DESCRIBED IN
DOCUMENT# 2016022949
OFFICIAL RECORDS OF MONTEREY COUNTY

CARMEL — COUNTY OF MONTEREY — STATE OF CALIFORNIA

PREPARED FOR

Holdren & Lietzke Architecture

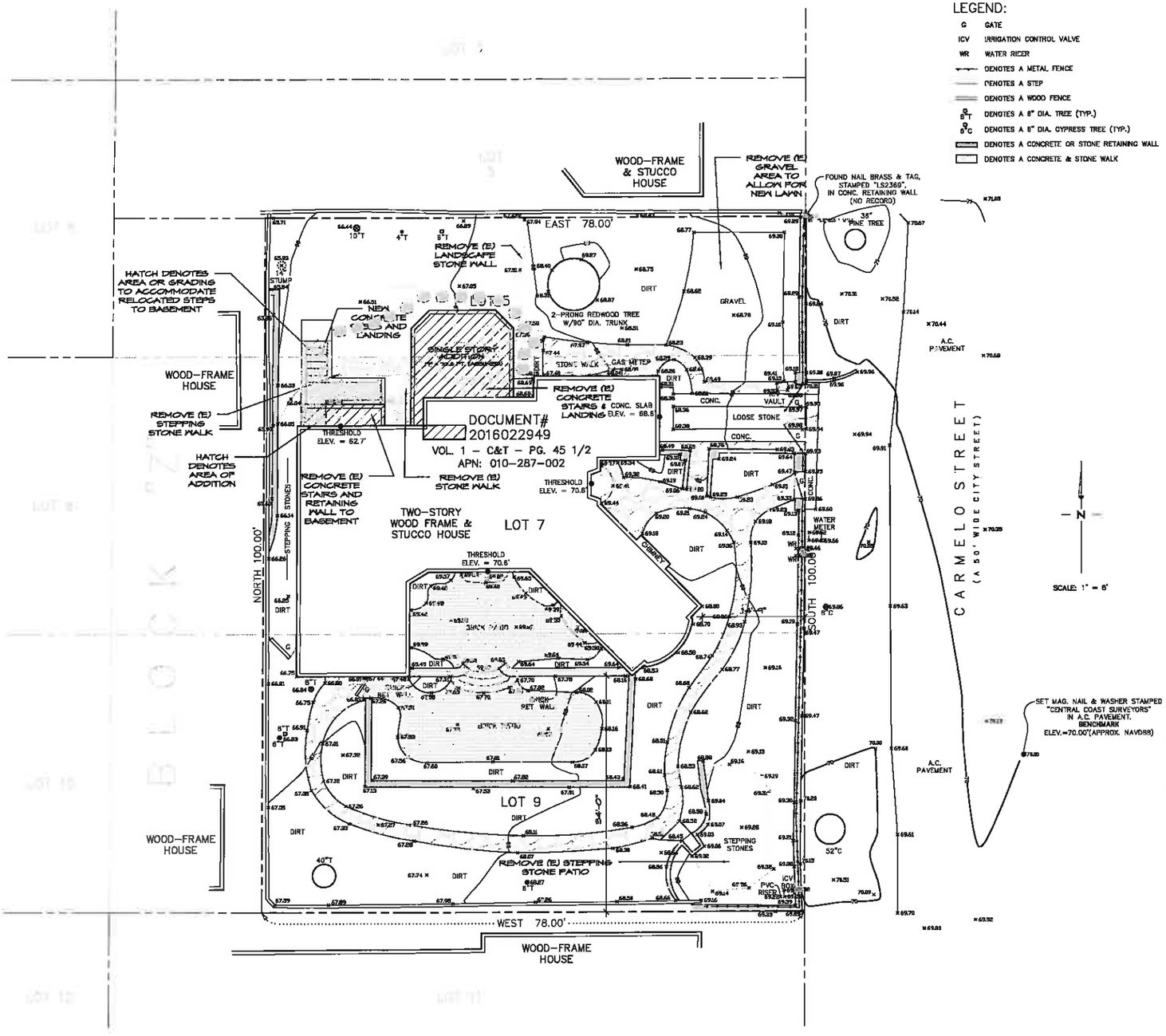
BY

CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N–11 MONTEREY, CALIFORNIA 93940
Phone: (831) 394–4930
Fax: (831) 394–4931

SCALE: 1" = 8' | JOB No. 16–34 | MAY 2015

PREPARER: LJJS

APN 010–287–002



PROPOSED SITE PLAN

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

NOTES:

1. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
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   ELEVATION = 70.00' FEET (APPROX. NAVD88)
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES.

LEGEND

- (E) BUILDING TO REMAIN
- AREA OF (N) ADDITION
- AREA OF FILL
- (E) CONSTRUCTION TO BE REMOVED

NOTES

1. PERCENTAGE OF EXTERIOR WALL TO BE TAKEN DOWN OR COVERED = 29 %
2. NO GRADING IS PROPOSED OFF SITE IN THE PUBLIC RIGHT OF WAY.

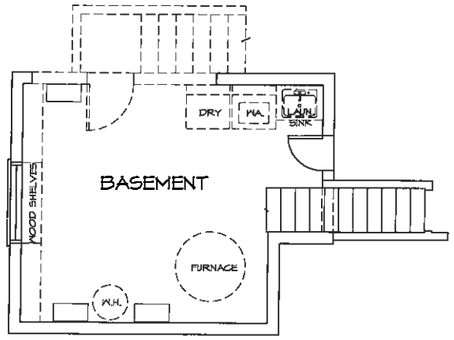
HOLDREN+LIETZKE
ARCHITECTURE
225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
Ph: 831.649.6001
Fax: 831.649.6003
www.hl-arc.com

DATE:	09/07/16
SCALE:	1/8" = 1'-0"
DRAWN:	SGC
JOB NUMBER:	16.09
REVISION	

PROPOSED SITE PLAN

AYRES RESIDENCE
CARMELO ST., 2 SW OF 13TH AVE.
CARMEL, CA 93921
A.P.N. 010-287-002

A1.1

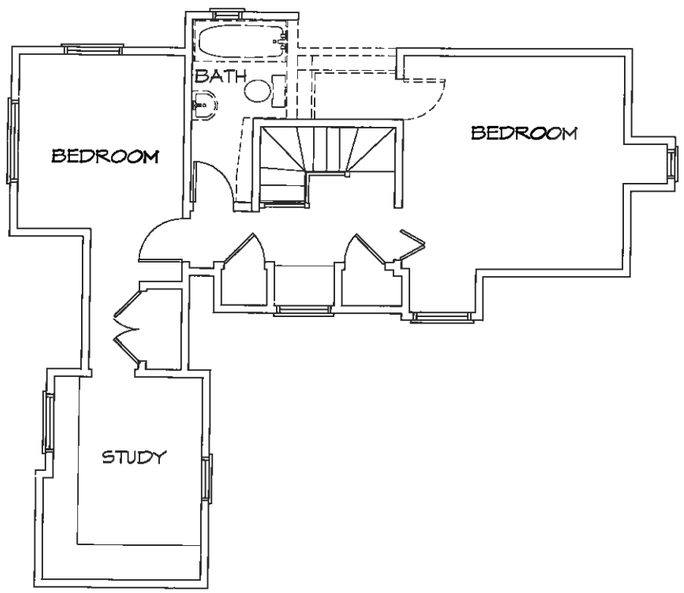


N

EXISTING LOWER FLOOR PLAN

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

0 5 10

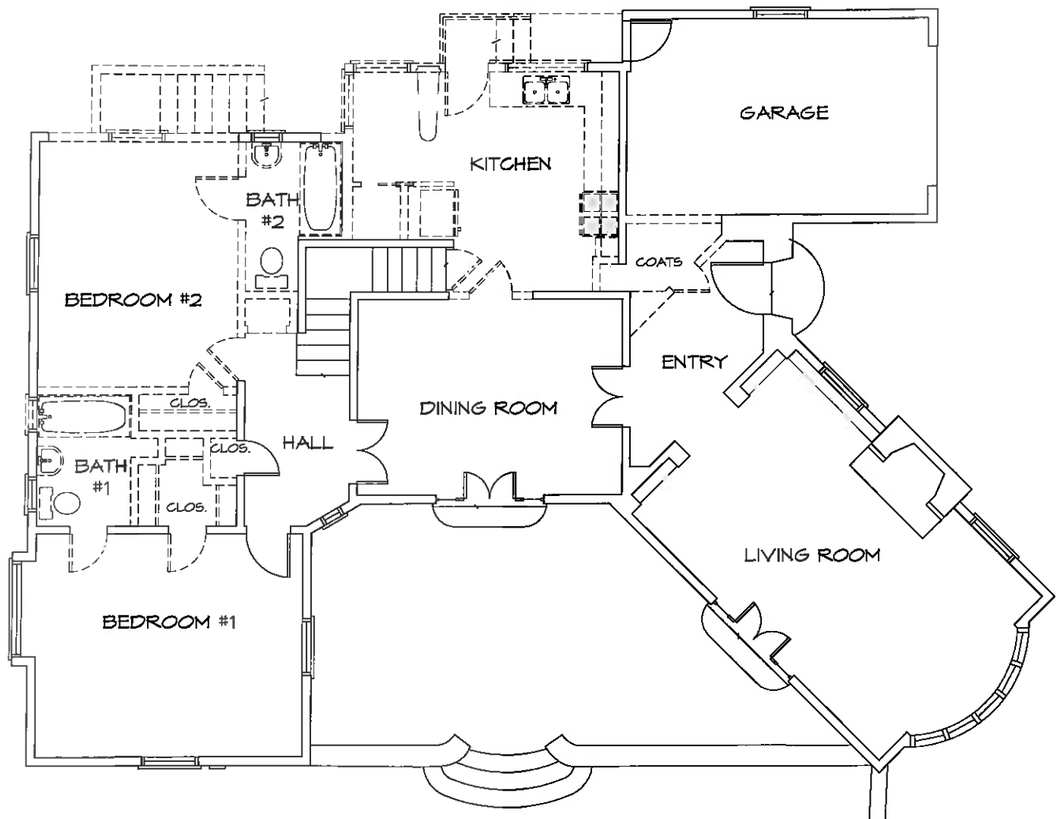


N

EXISTING UPPER FLOOR PLAN

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

0 5 10



N

EXISTING MAIN FLOOR PLAN

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

0 5 10

LEGEND

(E) WALL: TO REMAIN

(E) CONSTRUCTION TO BE REMOVED

HOLDREN+LIETZKE
ARCHITECTURE

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Fx: 831.649.6003

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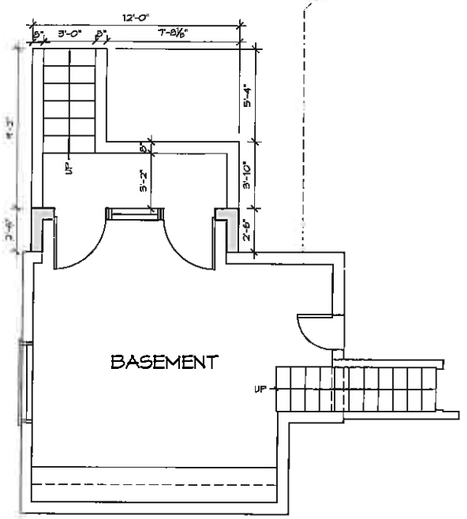
DATE:	09/07/16
SCALE:	1/4" = 1'-0"
DRAWN:	SGC
JOB NUMBER:	16.09
REVISION	

EXISTING FLOOR PLANS

AYRES RESIDENCE

CARMELO ST., 2 SW OF 13TH AVE.
CARMEL, CA 93921
A.P.N. 010-287-002

A2.0

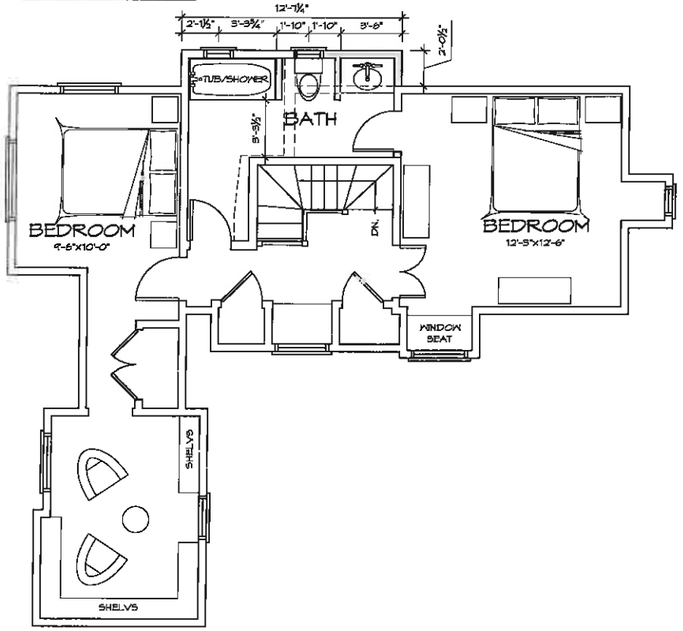


N

PROPOSED LOWER FLOOR PLAN

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

0 5 10

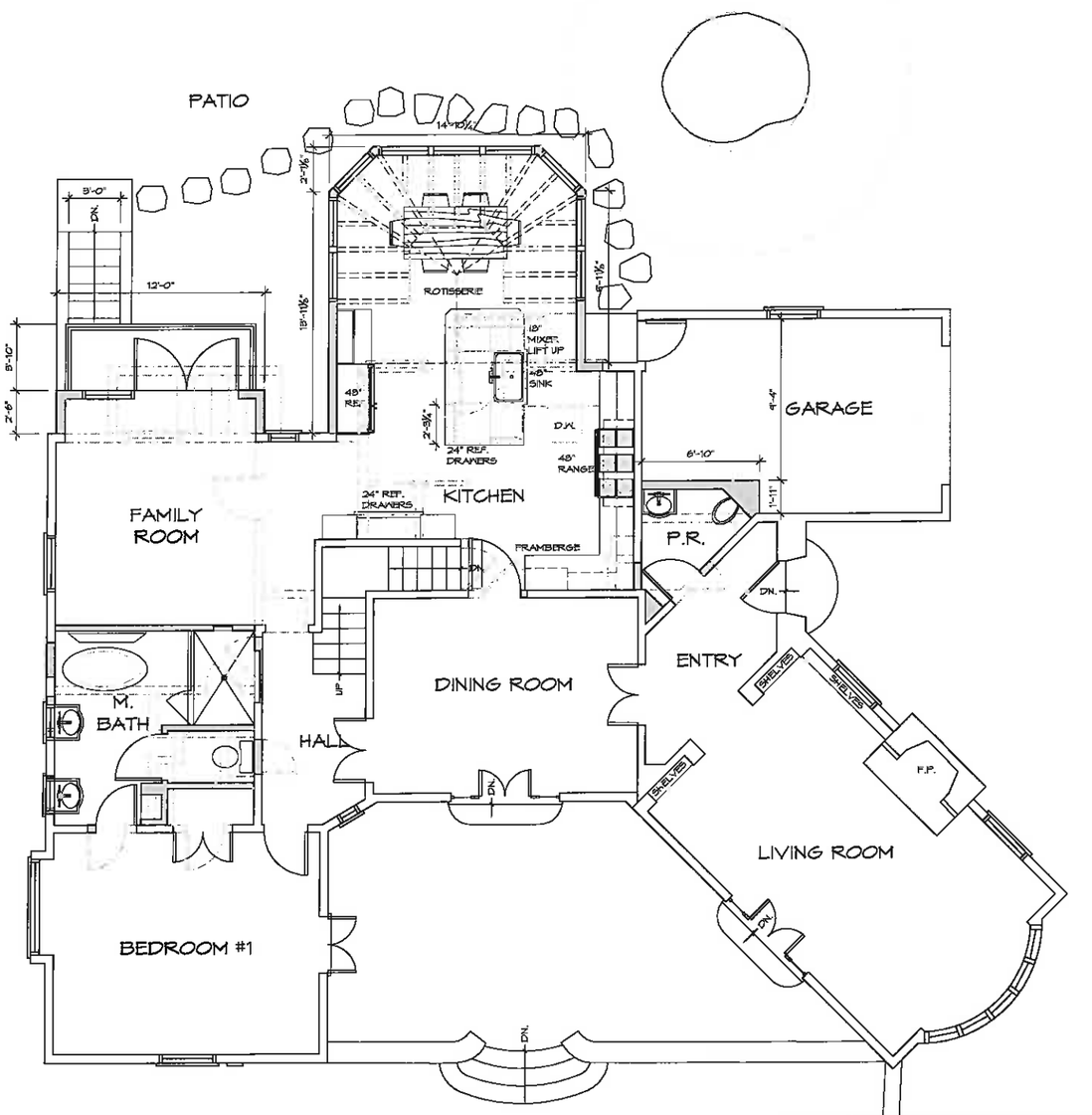


N

PROPOSED UPPER FLOOR PLAN

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

0 5 10



N

PROPOSED MAIN FLOOR PLAN

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

0 5 10

LEGEND

(E) WALL TO REMAIN

(N) 2X STUDS @ 16" O.C. W/ ½" G.W.B. - SEE STRUCT. - TAPE TEXTURE & PAINT TO MATCH (E)

(E) CONSTRUCTION TO BE REMOVED

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DATE:	09/07/16
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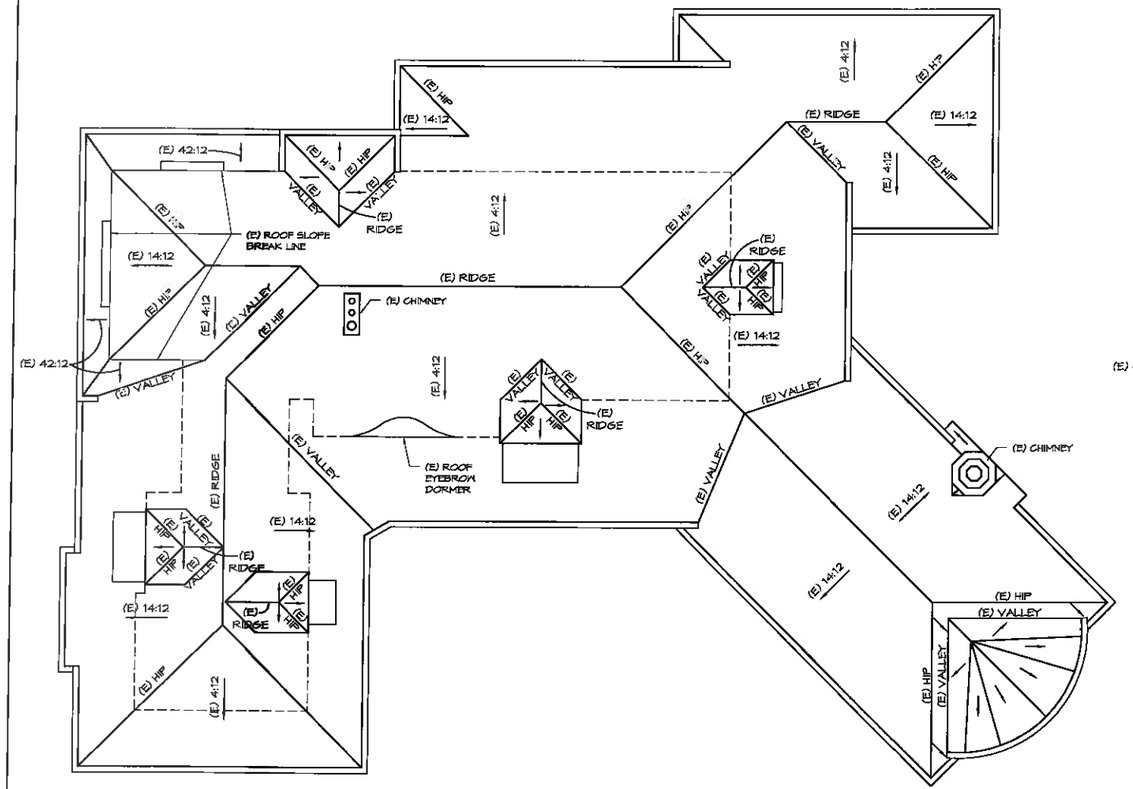
PROPOSED MAIN FLOOR PLANS

AYRES RESIDENCE

CARMELO ST., 2 SW OF 13TH AVE.
CARMEL, CA 93921
A.P.N. 010-287-002

A2.1

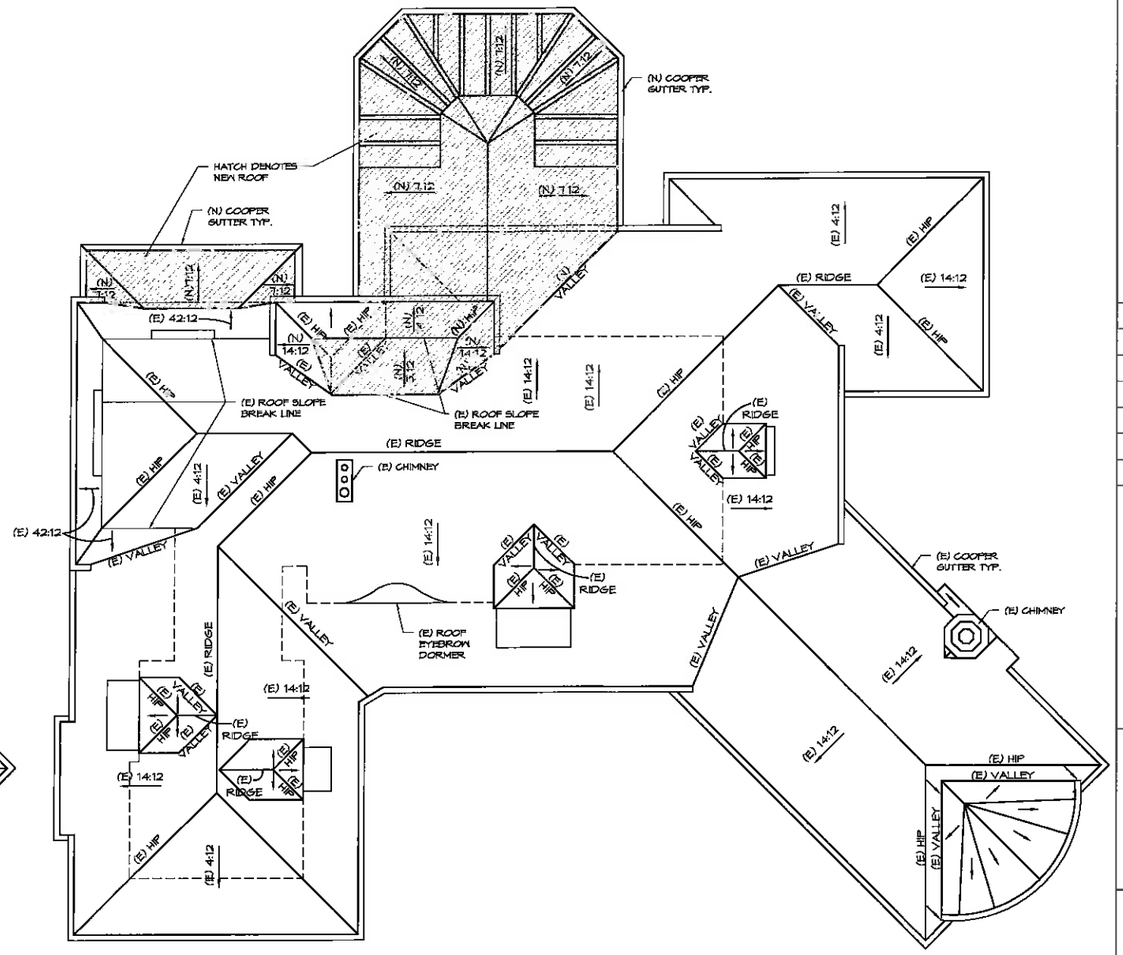


N

EXISTING ROOF PLAN

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

0 5 10



N

PROPOSED ROOF PLAN

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

0 5 10

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DATE:	09/07/16
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EXISTING & PROPOSED ROOF PLANS

AYRES RESIDENCE

CARMELO ST., 2 SW OF 13TH AVE.
CARMEL, CA 93921
A.P.N. 010-287-002

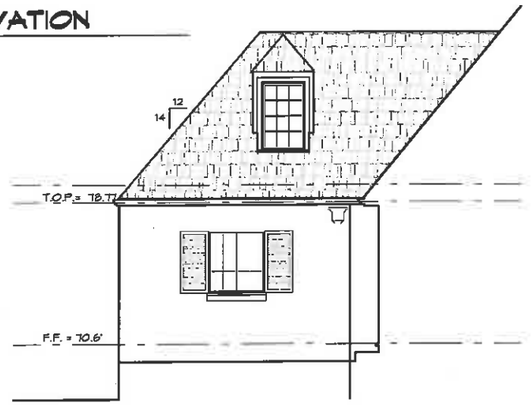
A2.2

EAST ELEVATION

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

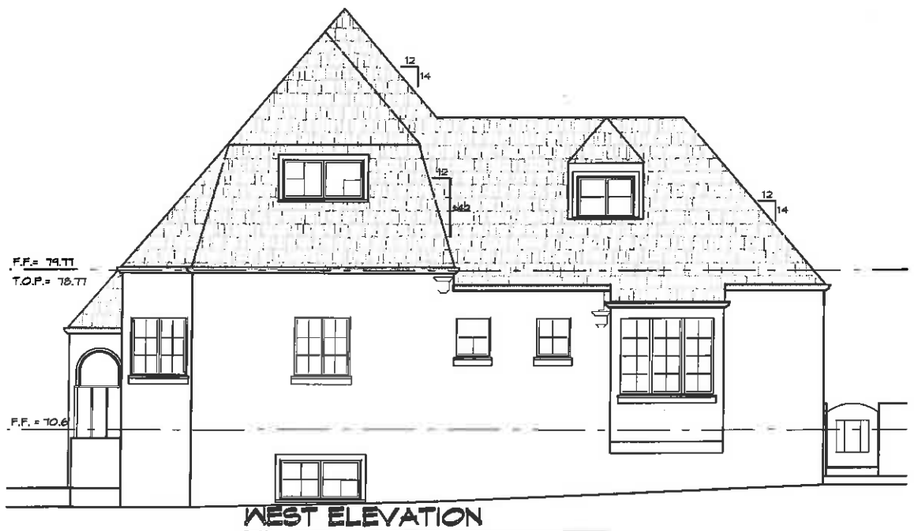
NORTH ELEVATION

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



PARTIAL WEST ELEVATION

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



WEST ELEVATION

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

SOUTH ELEVATION

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

0 5 10

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DATE:	09/07/16
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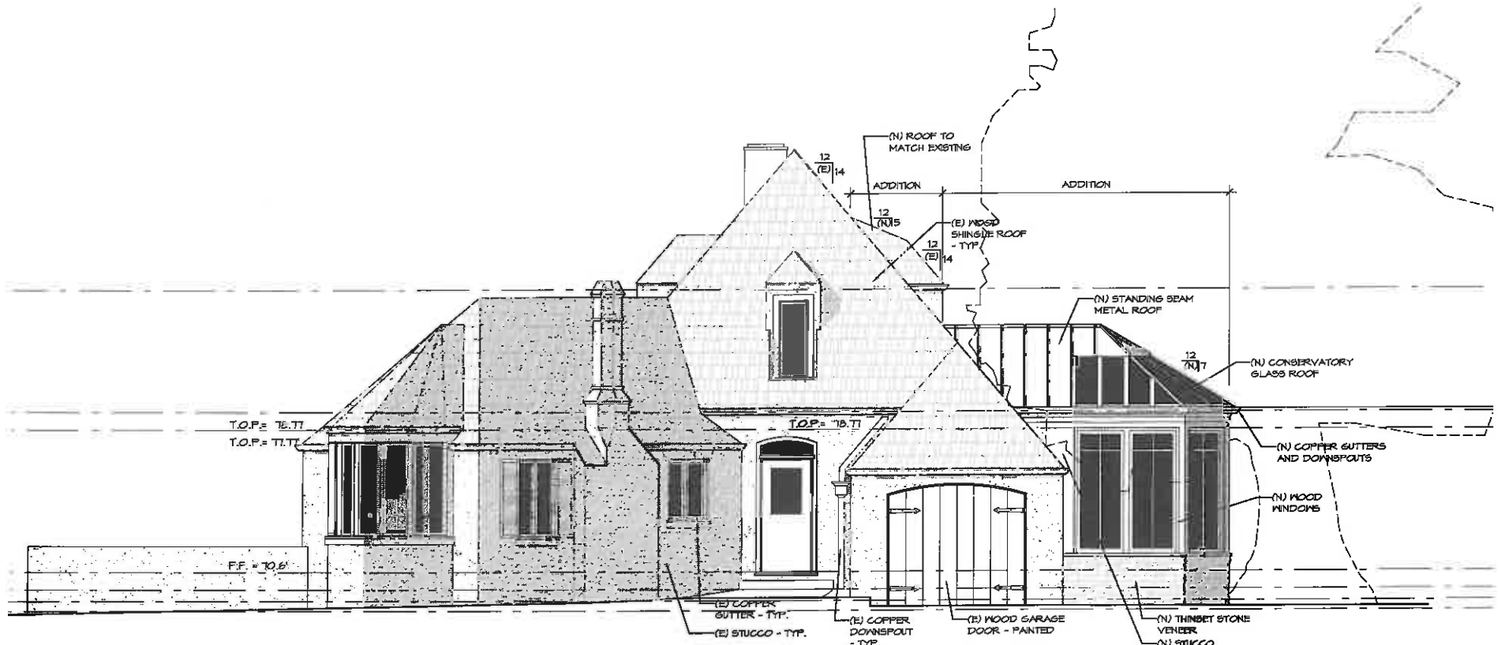
EXISTING ELEVATIONS

AYRES RESIDENCE

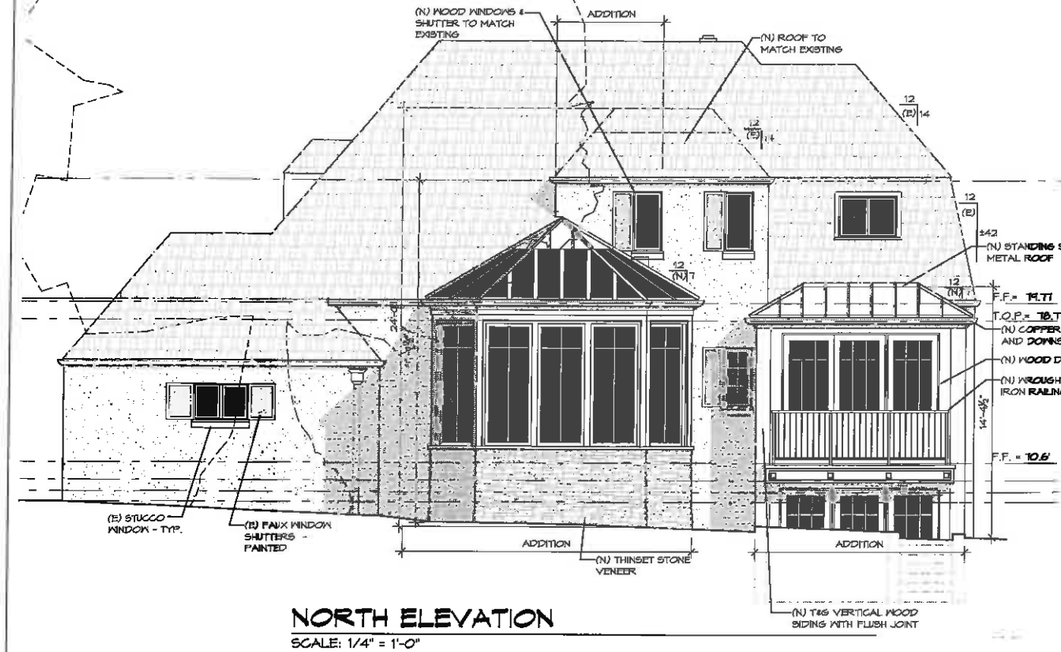
CARMELO ST., 2 SW OF 13TH AVE.
CARMEL, CA 93921
A.P.N. 010-287-002

A3.0



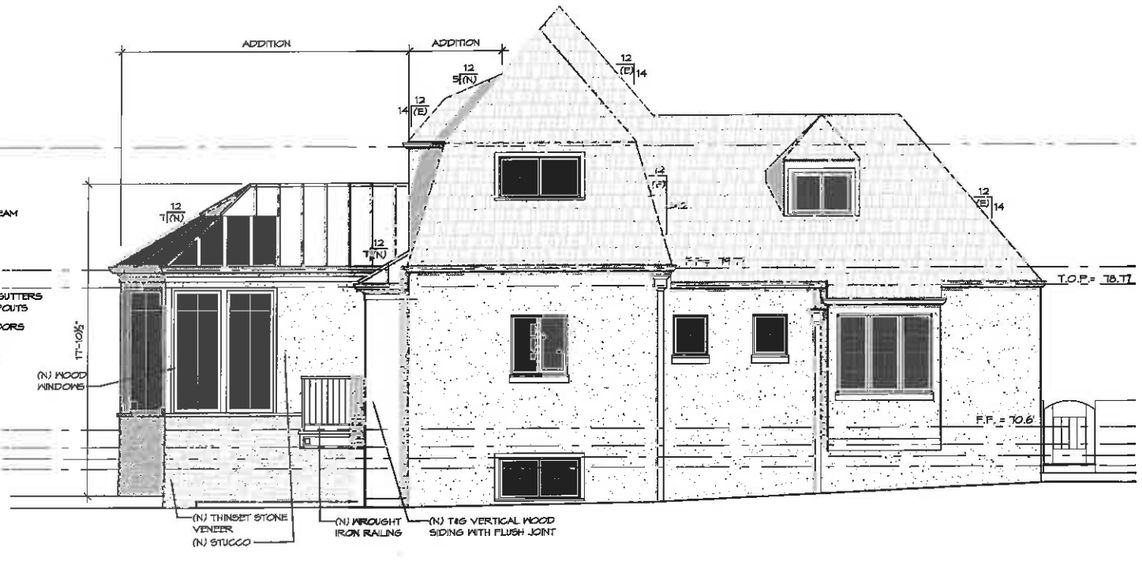
EAST ELEVATION

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



NORTH ELEVATION

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



WEST ELEVATION

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

0 5 10

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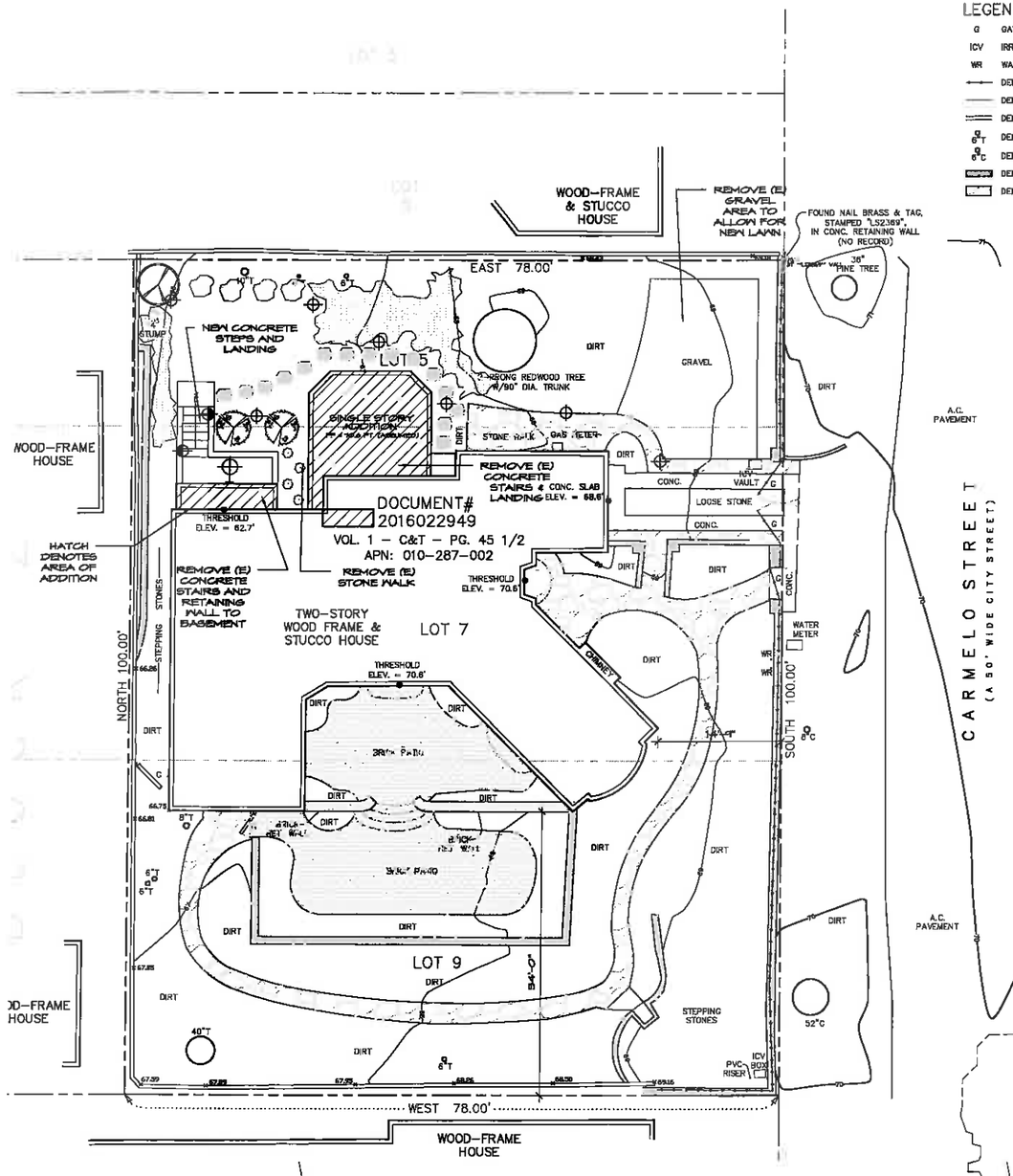
REVISION	

PROPOSED ELEVATIONS

AYRES RESIDENCE

CARMELO ST., 2 SW OF 13TH AVE.
CARMEL, CA 93921
A.P.N. 010-287-002

A3.1



LEGEND:

- G GATE
- ICV IRRIGATION CONTROL VALVE
- WR WATER RISER
- DENOTES A METAL FENCE
- DENOTES A STEP
- DENOTES A WOOD FENCE
- 6"T DENOTES A 6" DIA. TREE (TYP.)
- 6"C DENOTES A 6" DIA. CYPRESS TREE (TYP.)
- DENOTES A CONCRETE OR STONE RETAINING WALL
- DENOTES A CONCRETE & STONE WALK

PLANT LIST & SYMBOL KEY

- NEPHROLEPIS CORDIFOLIA
- VACCINUM OVATUM
- CARPENTERIA CALIFORNICA
- ROSMARINUS TRENE
- CERCUS OCCIDENTALIS
- CAMELLIA SASANQUA 'SETSUGEKKA'
- LEPTOS CONDENSATUS 'CANYON PRINCE'
- LIRIOPE MUSCARI 'SILVER DRAGON'

LANDSCAPE & EXTERIOR LIGHTINGPLAN

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

CARMELO STREET ELEVATION

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

LEGEND

- (E) BUILDING TO REMAIN
- AREA OF (N) ADDITION

(1) WALL SCONCES - 25 WATT, FROSTED GLASS

(1) PATH LIGHTS - 15 WATT COPPER BOLLARD

(2) DOWN LIGHTS - 15 WATT COPPER FINISH

NOTES

1. (E) LANDSCAPING TO REMAIN U.O.N.

N

0 5 10

HOLDREN+LIETZKE ARCHITECTURE

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LANDSCAPE PLAN / STREET ELEVATION

AYRES RESIDENCE

CARMELO ST., 2 SW OF 13TH AVE.
CARMEL, CA 93921
A.P.N. 010-287-002

L-1

CITY OF CARMEL-BY-THE-SEA

Historic Resources Board

October 17, 2016

To: Chair Dyar and Board Members

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

Submitted by: Catherine Tarone, Assistant Planner

Subject: Consideration of a Design Study (DS 16-306) 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 subject to the attached conditions.

Application: DS 16-306 (Garren) **APN:** 010-035-013
Block: 62 **Lots**: 14
Location: Santa Rita Street, 3 NE of 6th Avenue
Applicant: Glenn Warner
Property Owner: Ron and Donna Garren

Background

The existing residence, known as the "Raymond Meeks House," is a one-story, wood framed Craftsman style residence that has vertical board and batten wood siding and a Carmel stone veneer covering the raised concrete, foundation on which the residence rests. The residence was originally constructed in 1927 and a two-room addition was constructed on the south east portion of the residence in 1936. According to Kent Seavey's Phase II Historic Assessment, the addition was consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, under the Standard for Rehabilitation. The residence was officially listed in the Carmel Inventory of Historic Resources on May 25, 2005.

The Raymond Meeks House is an owner-built house that is significant at the local level under criterion #3 (architecture), as a minimally altered example of the Craftsman style of architecture in Carmel. According to the Phase II Historic Report, character defining features

include its raised one-story height, irregular plan, board-and-batten exterior wall cladding, low-pitched side-gabled roof system with exposed rafter tails, Craftsman style windows, and extensive use of Carmel stone retaining walls, staircases and an exterior eave wall chimney.

Proposed Project

The existing residence is 953 square feet in size. The applicant is proposing to add 847 square feet, including 340 square feet to the lower floor and 507 square feet to the upper-floor equaling a total square footage of 1,800 square feet. In addition to the expansion of the residence, the project consists of the following components: 1) the construction of a front-(west) facing deck on the new second-story addition at the rear that will be concealed behind the historic first-story ridge line of the residence; 2) the replacement of a 2 ½' by 6' 8" original wood door on the front (south west) elevation of the 1936 addition with a 2 ½' by 3 ½' casement window; 3) the removal of two vertical non-historic sections of sandstone veneer from the immediate sides of the west facing garage and their replacement with board-and-batten wood siding to match the existing wall cladding; and 4) the repair of the altered top of the existing Carmel stone chimney on the south side elevation.

The new addition is proposed to have board-and-batten siding that will be differentiated from the historic board-and-batten as well as new windows with muntin bars that will be altered slightly to differentiate them from existing windows. 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: Kent Seavey. The Phase II Historic Assessment prepared by Mr. Seavey on September 1, 2016, includes an analysis of the proposed changes based on the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (Attachment D). The assessment concludes that the project would be consistent with the Standards.

Alterations: The Secretary's Standards recommend that new additions be placed on secondary elevations and where alterations have already occurred. 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 second-story addition will be located over the roof of the 1936 addition. While the addition will be located at the rear of the residence, portions of the addition that will be partially visible from the front, primary elevation, include a new divided-light window, new French windows and the addition's asphalt shingle roof which will match the existing roof. In addition to the second-story addition to the rear of the residence, there will be two alterations to the front, primary elevation of the property. First, according to the Phase II Historic Report, two narrow vertical non-historic sections of sandstone veneer will be removed from the immediate sides of the west facing garage and replaced with board and batten wood siding to match the existing historic board-and-batten siding. Second, the existing historic wood- and glass-paneled door with six divided lights on the front (west) elevation of the 1936 addition will be replaced with a new window that will have 4 divided lights and a muntin pattern that will match the existing door. The Board should consider whether the door should be removed and if matching the muntin pattern on the new window is appropriate.

Since the door proposed for removal is a secondary door, and not the front door, access to the house via the front stone stairs and path will not be altered. However, since the removal of this door constitutes a change to the front (primary) elevation of the property, the Board should consider if this is consistent with the Secretary of the Interior's Standards. According to the Phase II Historic Report, the treatment is consistent with the Secretary of the Interior's Standards for Rehabilitation since "*the character-defining features of the historic building's primary elevation are not radically changed," and "the new construction is compatible with the site preserving the historic relationship between building, landscape features and open space*."

In regard to the compatibility of the addition with the massing, size and scale of the historic property, the Phase II Historic Assessment identifies that the rehabilitation work is mostly on secondary elevations and that the proposed additions are "*primarily located on inconspicuous areas of the historic building envelope."* Staff notes that the addition is proposed to be 2 stories in height, located on a secondary elevation at the rear of the residence over the historic 1936 addition to the residence and will extend the building's footprint by approximately 12 feet to the east (rear). At the recommendation of Mr. Seavey, the applicant lowered the top roof ridge of the proposal from 24 feet to the currently proposed 23 feet in order to minimize its visibility.

While the proposed second-story addition may be visible from the public right-of-way, staff concurs with Mr. Seavy's evaluation that its visibility will be minimal since the elevation of the grade on which the residence sits is several feet higher than the elevation of the grade at the street. Additionally, the historic residence is set back approximately 37 feet from the front property line while the new addition will be set back approximately 58 feet from the front property line. In staff's opinion, the proposed project is consistent with Standard #9.

The siding on the proposed addition will be vertical wood board-and-batten measuring 1 inch by 4 inches with a 16-inch separation to differentiate it from the historic siding measuring 1 inch by 3 inches with a 12-inch separation between battens. Additionally, the project's new windows are differentiated from the historic windows with two vertical muntin bars separating three lights at the top of the window and one light at the bottom. While the historic windows have a single vertical muntin bar separating two lights at the top of the window and one light at the bottom. The Board should determine if the proposed muntin differentiations are sufficient in order to comply with Standard #9, or if additional differentiations of the window sash, sill or framing are necessary.

On the north side elevation, where the new addition joins the historic residence, staff notes that no wall reveal is used and the differentiated board-and-batten siding is instead used to convey the transition from the historic portion of the residence to the new addition. The Board should decide if the altered siding alone is sufficient to differentiate the 1st-story bedroom addition (Bedroom #2) from the historic residence. On the south elevation, it appears that the applicant has already offset the second-story addition located over the historic residence and has also offset the proposed 1st story bedroom addition from the original south wall. Furthermore, according to the Phase II Historic Report, the addition runs along the rear of the residence and does not wrap around the historic fabric of the residence and could be removed without impairing the integrity of the historic residence as recommended by Standard #10.

Window and Door Removals: The proposed addition will require the removal of 2 original windows (windows E and G), and 3 original doors (doors C, F and H). Additionally, two original windows on the north elevation will be relocated on the same wall of the residence to the master bathroom (windows K and J). On the west (front) primary elevation, a 2' - 6" x 6' – 8" wood and glass paneled door is proposed to be removed and replaced with a new 2'- 6" x 3' - 6" casement window. On the north (side) elevation, the applicant will retain one original window, relocate two original windows on the wall of the historic residence and will remove an existing 2' - 8" x 6' - 8" historic wood and glass-paneled door with four divided lights and

replace it with a new 2' - 6" x 4' casement window. On the east (rear) elevation, the applicant is proposing to remove the entire rear wall including a historic 2'- 6" x 3' casement window, a 2' - 8" x 6' - 8" pair of French doors and two side-by-side 2' x 4' casement windows. On the south (side) elevation, the applicant is proposing to retain all original historic windows and building fabric. The only concern that staff identified is that the proposed upper-story French windows which provide access to the deck from the master bedroom will be partially visible on the primary elevation and may not be compatible in appearance with the residence's historic windows. All other proposed fenestration is consistent with Standard #9 of the Secretary of the Interior's Standards requiring that *"the new work will be differentiated from the old*." No historic windows are proposed to be reused on the addition and only two windows on the north elevation will be moved and reinstalled on the same wall of the historic building. In staff's opinion, the removal or relocation of these historic windows and doors is consistent with these Standards.

In the Phase II Assessment, Mr. Seavey concludes that the new addition is designed and located so that the character-defining features of the building would not be obscured, damaged or destroyed and that "*the proposed work will be executed consistent with the Secretary's Standards for Rehabilitation with the least possible loss of historic material."* Mr. Seavey concludes that "*the proposed new work will not cause a significant change to the listed historic building"* and as such *"no mitigation is needed for this project."* Staff concurs with Mr. Seavey and supports the overall project subject to the attached conditions of approval (Attachment A).

Alternatives: The staff recommendation is to issue a determination that the application, as conditioned, is consistent with the Secretary's Standards. Alternatively, the Board could find the application inconsistent with the Secretary's Standards, which would result in either the withdrawal of the project by the applicant, or the requirement that the project undergo 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 – Site Photographs
- Attachment B – Conditions of Approval
- Attachment C – DPR 523 Form / Phase II Historic Assessment/Secretary of the Interior's Standards
- Attachment D – Project Plans

Garren Residence Photographs

West (Front) elevation of the existing residence

East (rear) yard and rear elevation


08/31/2016 08:36


08/31/2016

South (side) yard and elevation


08/31/2016 08:37

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

CONDITIONS OF APPROVAL

DS 16-306
Ron and Donna Garren
Santa Rita, 3 NE of 6th Avenue
Block: 62 Lots: 14
APN: 010-035-013
October 17, 2016

AUTHORIZATION:

1. This Determination of Consistency (DS 16-306) authorizes alterations to an existing 953-square foot residence, subject to Planning Commission approval, as shown on the plans dated October 5, 2016. The project includes a total addition of 847 square feet including 340 square feet to the lower floor and 507 square feet to the upper-floor equaling a total square footage of 1,800 square feet. The project consists of the following components: 1) The addition of 2 bedrooms (bedrooms 1 and 2 on the floor plan) to the first-story, rear east elevation; 2) The addition of two bedrooms (bedroom 4 and the master bedroom) and a bathroom (bathroom 2) to the second-story rear east elevation; 3) the construction of a front- (west) facing deck on the new second-story addition at the rear that will be concealed behind the historic first-story ridge line of the residence; 4) the replacement of a 2 ½' by 6' 8" original wood door on the front (south west) elevation of the 1936 addition with a 2 ½' by 3 ½' casement window; 5) the removal of two vertical non-historic sections of sandstone veneer from the immediate sides of the west facing garage and their replacement with board-and-batten wood siding to match the existing wall cladding; 6) the repair of the altered top of the existing Carmel stone chimney on the south side elevation.

The new addition is proposed to have board-and-batten siding that will be differentiated from the historic board-and-batten as well as new windows with muntin bars that will be altered slightly to differentiate them from existing windows. All work shall conform to the approved plans except as conditioned by this permit.

SPECIAL CONDITIONS:

1. Measured drawings and photo-documentation of the existing elevations shall be

prepared and submitted to the City to include in the historical record.

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.

KENT L. SEAVEY

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

Sept. 1, 2016

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

Dear Mr. Weiner:

Introduction:

This Focused Phase II Historic Assessment has been prepared on behalf of Donna Garren as part of an application for additions and alterations to a raised, one-story single family residence, listed as an historic building. The subject property is located 4 north of 6th Ave. on the east side of Santa Rita (APN# 010-035-013), in Carmel (see photos, plans & drawings provided).

Historical Background & Description

The subject property is an altered 1927 wood-framed Craftsman Style residence (CBP#1899). Carmel building records show there was a two-room addition at the SE corner of the building envelope in 1936 (CBP# 165). All additions were consistent with *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, under the Standards for Rehabilitation

The property is listed at the local level of significance, under California Register criteria 3, , as an example of Craftsman Style residential design. It falls under the theme of Architectural Development in Carmel (1888-1965), established in the 2008 Carmel Historic Context Statement. Its period of significance is c.1927 to 1936 (see California DPR 523 documentation provided).

Character-defining features of the property include its raised one-story height; irregular plan; board-and-batten exterior wall-cladding: low-pitched side-gabled roof system with exposed rafter-tails; Craftsman Style windows & extensive use of Carmel stone retaining walls, staircases and an exterior eave wall chimney.

Evaluation:

The owner proposes to, (1) make an addition along the rear (east) elevation to include extending the existing 1936 one-story wing and adding a second story off the original building envelope to provide for additional living space. (2) repair the altered top of the Carmel stone chimney on the south side-elevation and remove two narrow, vertical non-historic sections of sandstone from the immediate sides of the west facing garage. Retain and repair the original windows, and reuse those from the current rear (east) elevation in the new addition to the extent feasible. Provide proper drainage for the property. All new work will be undertaken in conformance with the *The Secretary of the Interior's Standards for the Treatment of Historic Properties, under the Standard for Rehabilitation.*

The Secretary of the Interiors Standards for the Treatment of Historic Properties Identify four primary treatment approaches to historic buildings. They are Restoration, Preservation, Reconstruction and Rehabilitation. Rehabilitation would be the recommended standard of treatment for the subject property, Rehabilitation is defined as the act or process of making a compatible use for a property through repair, alterations and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

The Secretary's Standards encourages "placing a new addition on a non-character-defining elevation." and locating alterations to historic properties in areas where previous alterations already exist. The 1992 National Park Service *Illustrated Guidelines for Rehabilitating Historic Buildings,* states that "The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility."

In this instance, the rehab work is mostly on secondary elevations. The proposed alterations/additions are principally on inconspicuous areas of the historic building envelope. The new additions are designed and will be constructed so that the character-defining features of the historic building are not radically changed. As proposed some existing windows will be reused, and window muntin changes will be introduced in the new fenestration. The new elements will reflect the existing historic building fabric for continuity of design. the work will be compatible with the size, scale, proportions and massing to protect the integrity of the subject property and its environment. This is consistent with Rehabilitation Standard #2 and #5. If removed in future, the essential form and integrity of the historic residence will be unimpaired, consistent with Standards #9 and #10.

Impacts of the Proposed Project:

The owners have proposed the following additions for contemporary usage.

WEST (FRONT) ELEVATION (primary, altered)

This is a primary elevation. Two narrow, vertical non-historic sections of sandstone veneer will be removed from the immediate sides of the west facing garage and replaced with board-and-batten wood siding to match the existing wall-cladding. The existing door on the west elevation of the 1936 addition will be enclosed as a window (see photos, plans and drawings provided. The treatment is consistent with those recommended in the Secretary's Standards for Rehabilitation to assure that the character-defining features of the historic building's primary elevation are not radically changed, and that the new construction is compatible with the site, preserving the historic relationship between building, landscape features and open space (see photos, and plans & drawings provided).

NORTH SIDE-ELEVATION (secondary)

Extend a low, one-story, shed-roofed bedroom space toward the east. The proposed new roof will be lower that the existing side-gabled roof, and not visible from the front (west) of the residence. The new board-and-batten exterior wall cladding will be visually wider than the historic, matching in general design, and scale the original building envelope. New glazing will be differentiated from the existing Craftsman windows by employing a different muntin pattern in the window tops. If the proposed addition is removed in future, the essential form and integrity of the historic property and its environment would be unimpaired, consistent with Rehabilitation Standard #10 (see copy of Rehabilitation Standards provided).

EAST (REAR) ELEVATION (secondary, altered)

The proposed addition will extend the existing building envelope approx. twelve feet to the east, and have a partial-width second story, with a side-gabled roof. An open balcony, providing code compliant egress, will die into the east roof-plane of the original building envelope below it's roof line. Access to the balcony will be through a set of French windows (see plans and drawings provided).

The proposed addition, because of the steep hillside siting and setback of the original building envelope, and an existing oak tree fronting the residence, will be visually screened from the 6th Ave roadway. In accordance with the Rehabilitation Standards recommendations for new additions, the proposed bedroom addition will be kept small in scale, so as not to obscure or radically change the historic appearance of the building envelope (see photos, and plans & drawings provided).

SOUTH SIDE-ELEVATION (secondary, altered)

The proposed second story addition will rise from the west roof-plane of the 1936 addition, flush with the existing building envelope. The 1936 addition itself is well set back from the west facing façade. As designed, the proposed addition will run along the rear of the historic property, and not wrap around the original building envelope.

The proposed addition is one bay deep off the undistinguished rear elevation of the subject property. Based on the design, as proposed, the development will provide for a more efficient contemporary use without significant damage or loss of features and finishes that are important to defining the buildings historic character. Located along the rear of the subject property, and visually well screened from a public right-of-way, the proposed addition, while reflecting the form and materials of the original structure, do so only to the extent that they do not compromise its historic character (see photos, plans and drawings provided).

The Raymond Meeks House was officially listed May 25, 2005 on the Carmel Inventory of Historic Resources at the local level of significance as a good representative example of the Craftsman architectural style. As proposed, the work shall reuse, to the extent feasible, any available historic building material, and where necessary match required replacement features, in kind. New work will be clearly differentiated from the old, but compatible with the size, scale, proportions and massing to protect the integrity of the subject property and its environment. If removed in future, the essential form and integrity of the historic resource and its environment will be unimpaired.

Conclusion:

The proposed work on the subject property will be executed consistent with the Secretary's Standards for Rehabilitation, with the least possible loss of historic

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

Mitigation

The proposed project I appears to be in conformance with the *Secretary of The Interiors Standards for the Treatment of Historic Properties* under the *Standard for Rehabilitation*. (see documentation, photos and plans & drawings provided). No mitigation is needed for this project.

Respectfully Submitted,

4 north of 6th Ave., east side of Santa Rita --- Carmel

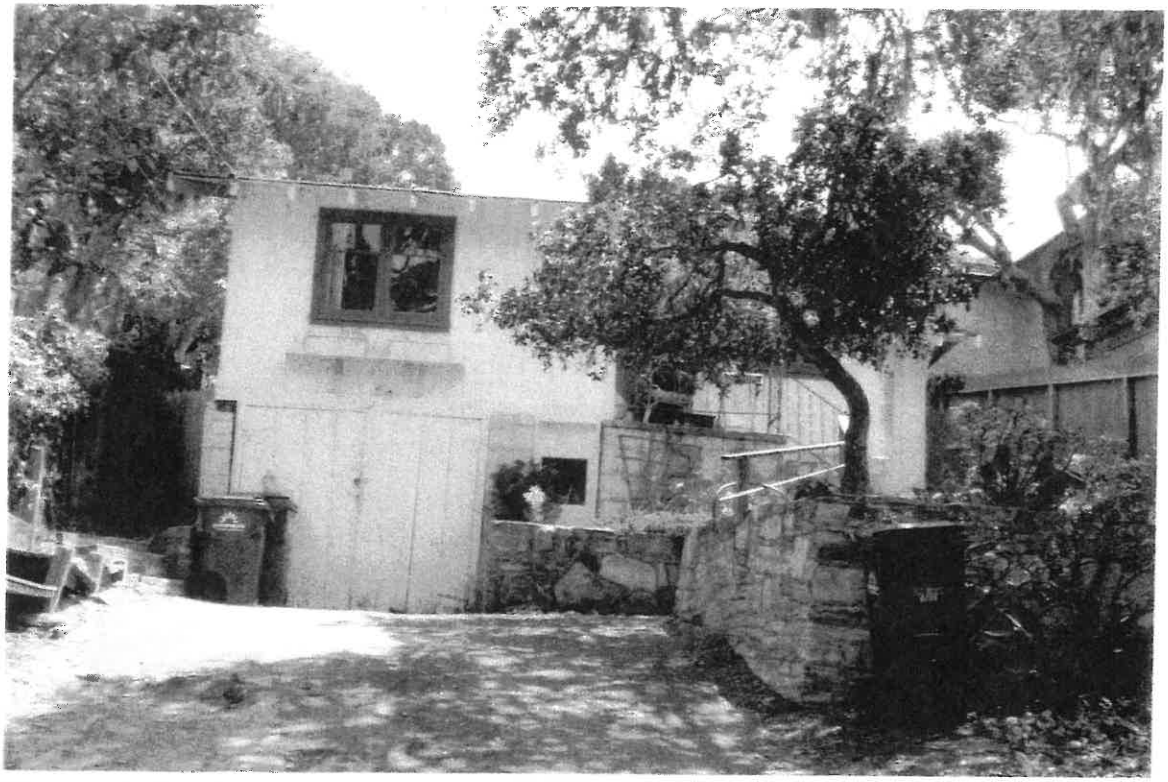


Photo #1. Looking east at the north side of the west facing façade, Kent Seavey, 8/2/16.

Photo #2. Looking east at the south side of the west facing façade, Kent Seavey, 8/2/16.

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

Primary #
HRI #
Trinomial
NRHP Status Code *Looking NE at the west facing facade,*
Other Listings
Review Code Reviewer Date

Page 1 of Resource Name or #: (Assigned by recorder) *Raymond Meeks 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)

4 N of 6th Ave., E/side Santa Rita (Blk 62, Lot 14)

Parcel No. *010-035-013*

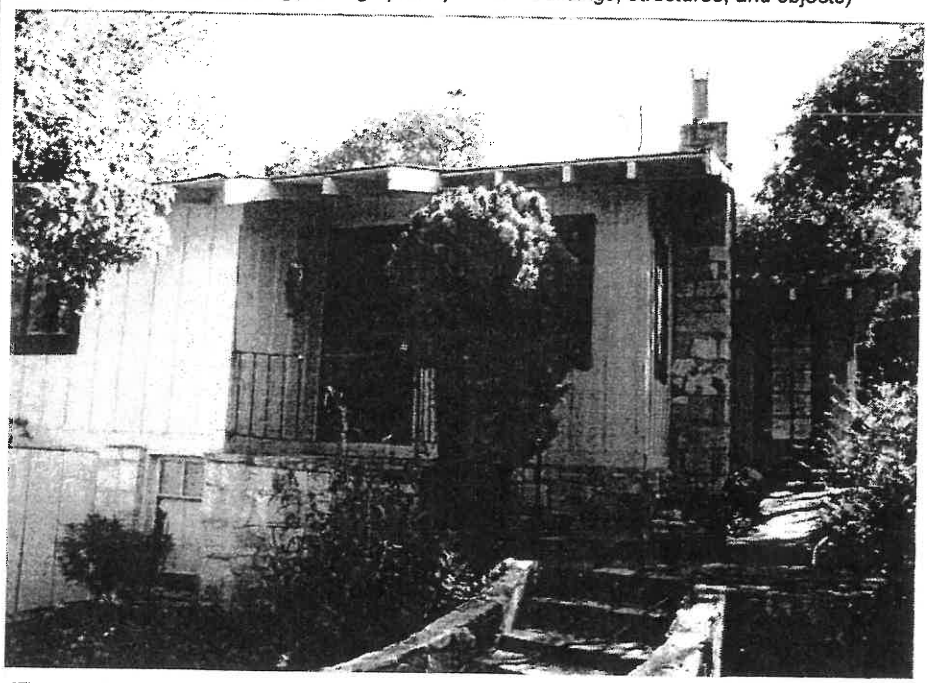
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed Craftsman style residence, irregular in plan resting on a raised concrete foundation. The exterior wall cladding is a combination of vertical board-and-batten wood siding and a Carmel stone veneer, facing the raised foundation. The low-pitched side-gabled roof has wide overhanging eaves with exposed rafter tails. There is one exterior Carmel stone gable front chimney. It is found centered on the ridge line of the main building block, on the south side-elevation. The roof is covered in a roll-roofing Fenestration is irregular with a combination of single and paired Craftsman style wood casement windows in varying sizes. The house is cut into a slope of rising ground, on the east side of Santa Rita. It sits on top of a full height foundation with a one-car garage underneath, on the north side. The principal entry is off a raised open porch on the south side of the west facing facade. The Carmel stone faced porch has a simple wrought iron railing w/metal balusters. A second entry is visible on the 1936 SE addition, toward the rear of the residence, with a multi-paned glazed wood door facing west. The building sits will back from the street, on rising ground, behind Carmel stone retaining walls and steps in an informal landscape setting of oaks and low shrubbery. It is sited in a wooded neighborhood of one and two story residences of varying sizes and age.

b. Resource Attributes: (List attributes and codes)

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

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



P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 5035-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☐ Historic ☐ Both
1927 Carmel bldg. records

P7. Owner and Address
Ms. Emily Leonardi
P.O. Box 3192
Carmel, CA 93921

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

P9. Date Recorded: *9/7/2004*

P10. Survey Type: (Describe)
Intensive, Carmel Historic Resource inventory-ongoing

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

Attachments ☐ NONE ☐ 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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI # Primary #

NRHP Status Code

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

B1. Historic Name:
B2. Common Name:
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Craftsman*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1927 (CBP#1899); two room addition to SE cr. 1936 (CBP#165)

B7. Moved? | | No | | Yes | | Unknown Date : Original Location:
B8. Related Features:

B9a. Architect: b. Builder: *J.L. Meeks*
B10. Significance: Theme: *Architectural Development* Area: *Carmel by-the-Sea*
Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR 3*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Raymond Meeks House is significant under California Register criteria 3, in the area of architecture as a little altered example of the Craftsman style of architecture in Carmel. Neither Raymond Meeks, or the builder, J.L. Meeks appear in the regular Carmel business directories for the period (1927-1930), suggesting that this owner-built residence was one of the burgeoning collection of vacation homes constructed in Carmel during the 1920s. The Craftsman style of design had been popular in the village since the early days of its development, after 1903. Craftsman homes are characterized by horizontality of proportions, seen in the spreading lines of their low-pitched, overhanging gabled roofs and informal building plans; reliance on the honest use of materials such as wood, brick and stone; local redwood and Carmel stone in this instance, referencing their popular acceptance and appropriateness to Carmel's visual character. The architectural style emphasized enjoyment of the natural setting through porches, and outdoor spaces. The styles aesthetic characteristics, and its philosophic underpinnings which linked it to progressive political, social, and artistic movements in the early twentieth century, made it popular with Carmel's academic, literary, and creative residents. This owner-built version may have come from a one of the many pattern books which had been available since the mid-teens. The 1936 two-room addition to the rear, for then owner Leona Gleason, was executed in the original style of the building and is consistent with its architectural character. The residence retains a high degree of physical integrity as a representative example of the Craftsman form found in Carmel from the turn of the twentieth century well into the 1920s. It is a good representative example of the architectural mode, 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*

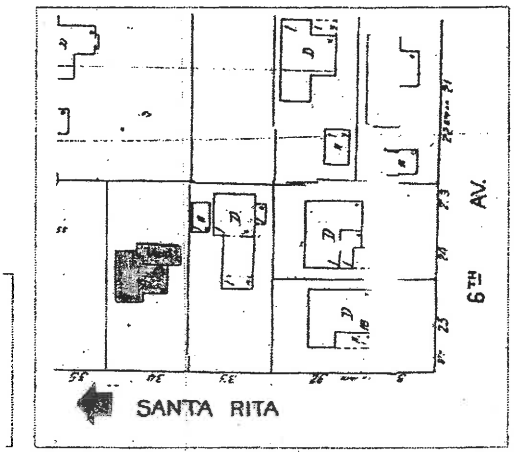
B12. References:
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement, 1997

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

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *9/7/2004*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

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

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

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

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

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

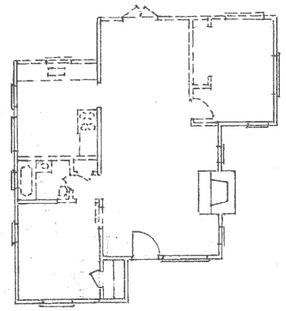
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated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

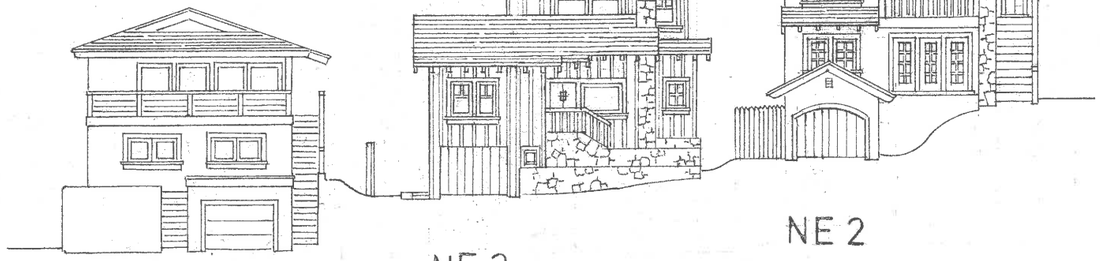
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

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

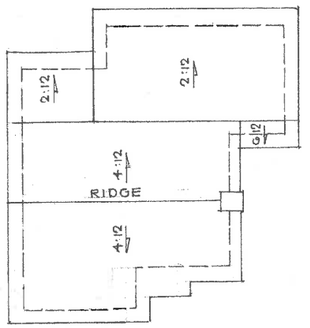
10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



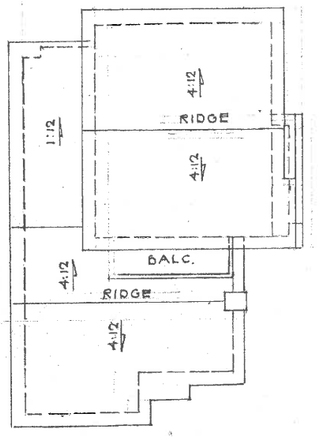


□□ OMIT WALL, 63'
□ EX WALL, 1175'

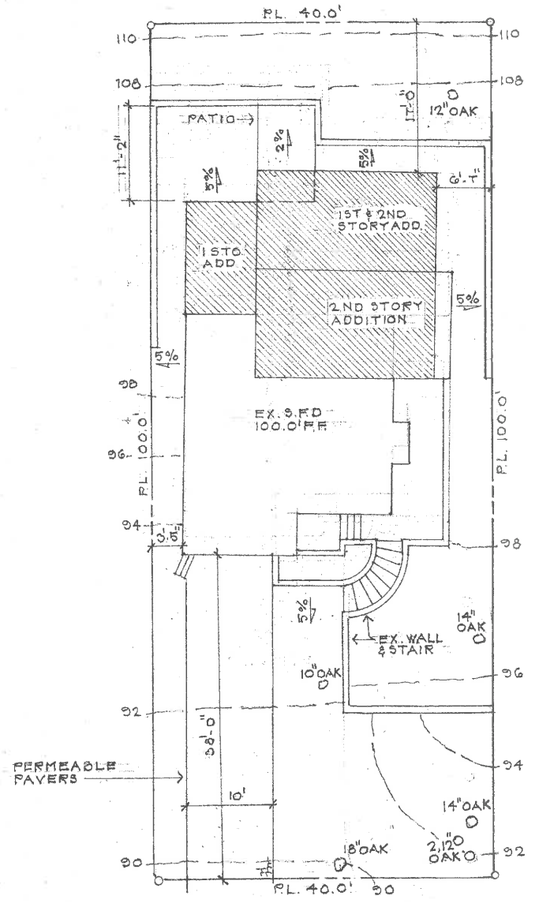
DEMO.



EX. ROOF



N. ROOF



SANTA RITA

SITE PLAN | 1/8" = 1'-0" | A

NORTH

OWNER: RON & DONNA GARREN
5452 QUAIL MEADOWS DR
CARMEL, CA., 93923
(831) 594-9757

PROJECT ADDRESS:
SANTA RITA, 3 NE OF 6TH
CARMEL, CA.

APN: 010-035-013

PROJECT SUMMARY:
REMODEL & 300 ☐', ADD TO LOWER FLOOR, ADD NEW UPPER FLOOR, ADD MASTER BATH.

FLOOR AREA:

EX. GARAGE	175
EX. LOWER	778
NEW LOWER	340
NEW UPPER	507
DRIVE	(740)
EX. PATIO	(411)
EX. PORCH & STAIR	98
NEW PATIO	78
NEW DRIVE	380
TOTAL FLR AREA	1800
ADDED FLR AREA	847
EXIST. FLR AREA	953
EXIST COVERAGE	1341
NEW COVERAGE	556
PERMEABLE	(380)

DATA | C

A-1 SITE PLAN
A-2 PLANS & ELEV'S

LICENSED ARCHITECT
GLENN EDWARD WARNER
C13514
10-18
RENEWAL DATE
STATE OF CALIFORNIA

INDEX | B

GLENN E. WARNER ARCHITECT
3752 PALO COLORADO RD, CARMEL, CA.
MAILING: P.O. BOX 22811, CARMEL, CA, 93922
(831) 625-2862

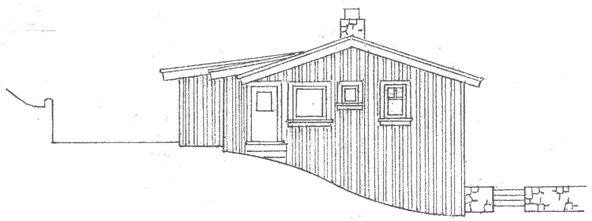
DONNA GARREN PLANNING
5452 QUAIL MEADOWS RD
CARMEL, CA., 93923
(831) 594-9757

SANTA RITA 3 NE OF 6TH
CARMEL, CA.
APN: 010-035-013

A1

WINDOWS & DOORS:

A 5'-0"x6'-8" CUSTOM
B 4'-0"x5'-0" FIXED
C 2'-6"x6'-8" DUTCH
D 2@2'-6"x3'-6" CASEMENT
E 2@2'-0"x4'-0" CASEMENT
F 2'-0"x6'-8" PAIR, FRENCH
G 2'-6"x3'-0" CASEMENT
H 2'-6"x6'-8" DUTCH
J 4'-0"x4'-0" FIXED
K 2'-0"x2'-0" CASEMENT
L 2'-6"x3'-6" CASEMENT
M 2'-6"x3'-6" CASEMENT
N 2'-6"x4'-0" CASEMENT
O 3@2'-0"x2'-0" CASEMENT
P 2@2'-6"x4'-0" CASEMENT
Q 6'-0"x6'-8" SLIDER
R 2'-6"x4'-0" CASEMENT
S 4'-0"x4'-0" FIXED
T 2@2'-6"x4'-0" CASEMENT
U 2'-0"x2'-0" CASEMENT
V 2'-0"x3'-0" CASEMENT



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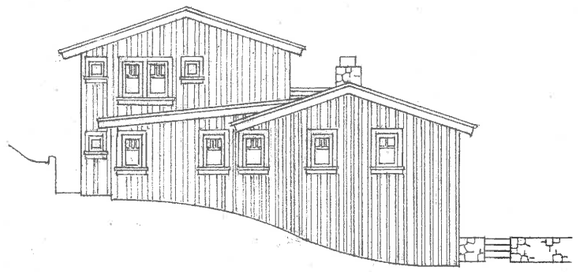

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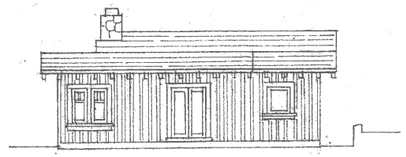

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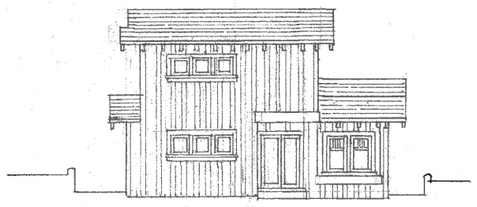

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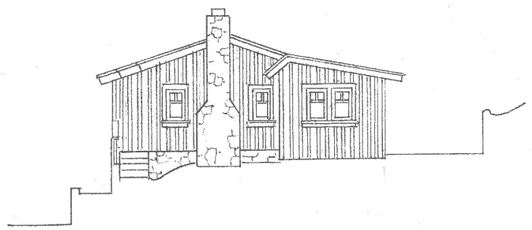

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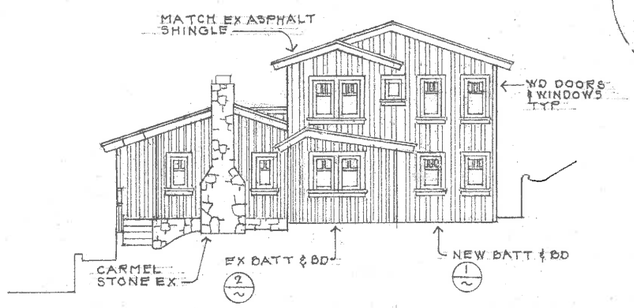

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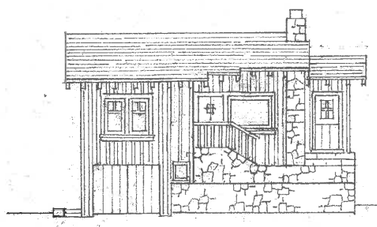
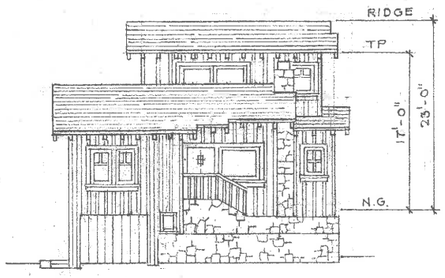
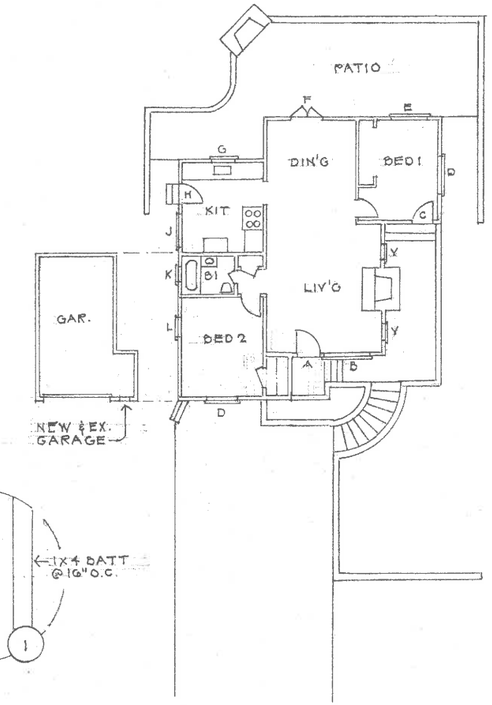


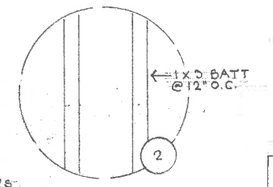
EX. WEST

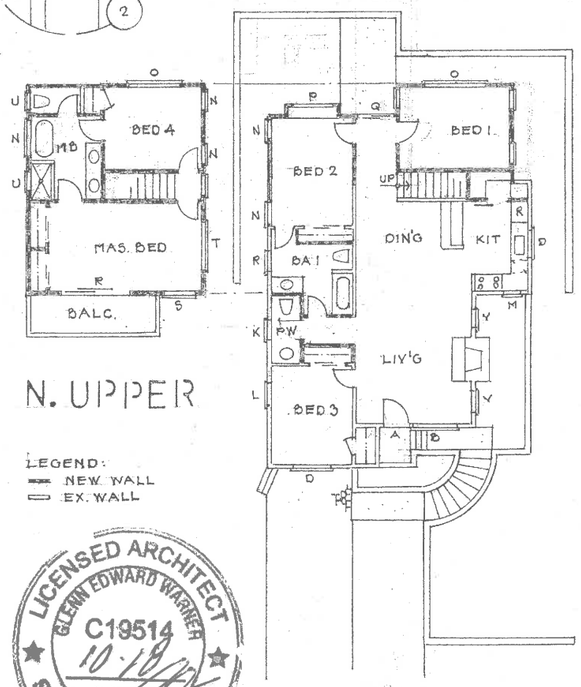


N. WEST



EX. LOWER





N. UPPER

N. LOWER

LEGEND:
NEW WALL
EX. WALL

LICENSED ARCHITECT
GLENN EDWARD WARNER
C19514
10-10
RENEWAL
STATE OF CALIFORNIA

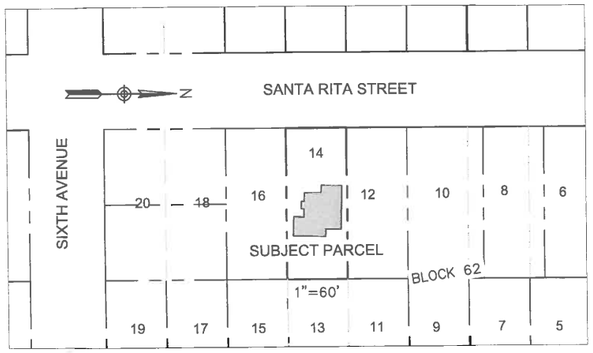
0 4 12 N

GLENN E WARNER ARCHITECT
37752 PALO COLORADO RD, CARMEL, CA.
MAIL'G: PO BOX 222811, CARMEL, CA. 93922
(831) 625-2862

DONNA GARREN PLANNING
5452 QUAIL MEADOWS DR
CARMEL, CA. 93923
(831) 594-9757

SANTA RITA 3 NE OF 6TH
CARMEL, CA.
APN: 010-035-013

A 2



NOTES:

THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.

THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.

UNDERGROUND UTILITIES, IF ANY, WERE NOT LOCATED. INFORMATION REGARDING UNDERGROUND UTILITY LOCATIONS SHOULD BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES OR PUBLIC AGENCIES.

DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

PARENTHESES DENOTE RECORD DATA.

TREE SYMBOLS ARE DRAWN TO SCALE ONLY APPROXIMATELY.

18"K = 18" OAK TREE

10"T = 10" UNIDENTIFIED TREE.

PROJECT NO. 16069 SITE	**SKETCH OF SURVEY** SHOWING EXISTING HOUSE AND TREES IN LOT 14, BLOCK 62, "MAP OF CARMEL CITY", MONTEREY COUNTY, CALIFORNIA APN 010-035-013-000 PREPARED FOR: RON & DONNA GARREN	RLS	RASMUSSEN LAND SURVEYING, INC. P.O. BOX 3135 MONTEREY, CALIFORNIA 93942 (831)375-7240 (831)375-2545 FAX	DATE OF SURVEY: AUGUST 10, 2016 DRAWING SCALE: 1"=10' DRAWN BY: RP REVISED: