



City of Carmel-by-the-Sea
COMMUNITY PLANNING AND BUILDING DEPARTMENT
POST OFFICE DRAWER CC
CARMEL-BY-THE-SEA, CA 93921
(831) 620-2010 OFFICE

December 4, 2020

Daryl Woods
273 Lindero Dr.
La Sevilla Beach, CA 95976

Subject: Completeness Review Letter 2
Design Study Application: (DS 20-285)
San Antonio 3 SE 4th
Block: HH; Lot: 22 APN: 010-253-016

Thank you for submitting a Design Study for an addition to an existing historic residence. Staff has forwarded your application, which was submitted on October 7, 2020, to the City's Historic Consultant for evaluation and it was determined the proposed project does not comply with the Secretary of Interior's Standards for Rehabilitation (evaluation enclosed). When a project does not comply with the Secretary's Standards, **the applicant shall be required to elect in writing within 10 days of receipt of the evaluation whether they will (a) work with the City to modify the project to conform, (b) request a mediation process, or (c) request that processing of the application proceed without modification** (CMC 17.32.160.C).

- a. The applicant may modify the project using the evaluation as direction on how to bring the project into compliance with the Secretary's Standards, or, if requested, staff may authorize the qualified professional to work with the applicant to develop a revised plan that complies with the Secretary's Standards.
 1. Should you elect to prepare revised plans, the Historic Consultant has requested a preliminary landscape plan be included in the revised plan set, and existing elevations also be included. The items requested are required for application completeness and shall be included in the plans prior to being scheduled for a public hearing.
- b. If the applicant requests a mediation process and staff concurs, the City shall retain, at the expense of the applicant, a second qualified professional to serve as an independent mediator. The mediator shall complete an independent evaluation of the project, determine if it complies with the Secretary's Standards and, if necessary, make recommendations for modifications to achieve compliance.
- c. If the applicant requests processing without alteration to comply with the Secretary's Standards, the Department shall require preparation of an EIR as part of the environmental review process prior to issuance of any permits for the project.

Please contact me at (831) 620-2023, or ekort@ci.carmel.ca.us, if you have any questions regarding this letter or the process.

Sincerely,

Evan Kort
Associate Planner

Encl. Phase II Evaluation

November 18, 2020

Phase Two Report for the Dorothy Green Chapman House (APN 010-253-016), Carmel-by-the-Sea, CA.

Executive Summary

The Dorothy Green Chapman House, constructed in 1949, is located at 3 SE of 4th on San Antonio Avenue. In July 2020 it was evaluated for historical significance under the Carmel Historic Inventory criteria and was found eligible for listing under Criterion Two (Important Person) and Criterion Three (Architecture) within the historical context theme of architectural development.

Dorothy Green Chapman made her mark in Carmel with her many civic contributions to the community. She hired noted architect Rowan Maiden to design her house. Maiden, a student of Frank Lloyd Wright, employed Usonian principles in his design for the Chapman House. *House Beautiful* and *Sunset Magazine* both featured the house in 1952 and 1957 respectively. The *Carmel Context Statement* recognizes single-family residences that are related to Carmel's architectural chronology, that reflect Carmel's taste for individualism, and represent the work of a master architect as significant. The Chapman House reflects all of these principles.

Character-Defining Features

A character-defining feature is an aspect of a building's design, construction, or detail that is representative of the building's function, type, or architectural style. Generally, character-defining features include specific building systems, architectural ornament, construction details, massing, materials, craftsmanship, site characteristics and landscaping within the period of significance¹. In order for an important historic resource to preserve its significance, its character-defining features must be retained to the greatest extent possible. An understanding of a building's character-defining features is a crucial step in developing a plan that incorporates an appropriate level of rehabilitation.

The character-defining features of the Chapman House include:

- Redwood siding
- Exposed roof structure
- Overhanging eaves
- Low pitched roof
- Large expanses of glass
- Clerestory fenestration
- Concrete slab floor
- Built-in furnishings

Proposed Project Description

The proposed project will include the following changes to the existing 757 square foot residence:

¹ The period of significance of the Dorothy Green Chapman House is 1949.

- The existing residence will be remodeled and restored
- A single-story, 674 square foot addition will be constructed in the rear yard
- A 439 square foot roof deck, accessed by a spiral staircase, will be constructed over the existing house
- Existing windows will be repaired and/or replaced

The Secretary of the Interior's Standards for Rehabilitation

Compliance Evaluation

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

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

Rehabilitation is defined as "the process of returning a building or buildings to a state of utility through repair or alteration, which makes possible an efficient use while preserving those portions of the building and its site and environment which are significant to its historic, architectural, or cultural values." (36 CFR 67.2(b)).

Standard One

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

The spatial relationships between the indoor and outdoor areas of the Chapman House are particularly important to Usonian design principles and are integral to understanding Rowan Maiden's approach to the design of the house. The proposed rear addition will reduce the size of the original Japanese garden and therefore it is important to design the remaining garden space so the relationships and transitions between the house and garden are preserved. The photos below help illustrate the relationship between the house and garden.



It is recommended that a landscape plan is submitted for Historic Resources Board review and approval.

The project does not change the historic use of the house. It will continue to be used as a single-family residence. The proposed work is consistent with Standard One as long as a satisfactory landscape plan is developed that preserves remaining distinctive spatial relationships between the Chapman House and garden.²

Standard Two

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

The proposed construction of a 439 square foot roof deck which will be accessed by a spiral staircase is clearly visible from the street and dominates the original design of the house (see Plans Sheet A6.0). The *Secretary of the Interior's Rehabilitation Guidelines* for roofs state that a new rooftop deck should be inconspicuous and minimally visible on the site and from the public-right-of-way and that the new deck should not damage or obscure character-defining features. In addition, Preservation Brief 14³ states that in general:

“A new addition should always be subordinate to the historic building; it should not compete in size, scale or design with the historic building. An addition that bears no relationship to the proportions and massing of the historic building – in other words, one that overpowers the historic form and changes the scale – will usually compromise the historic character as well.” The new addition engulfs the house from the north, west, and south elevations and does not preserve the historic character of the property.

Preservation Brief 14 goes on to specifically comment on rooftop additions as follows:

“It is difficult, if not impossible, to minimize the impact of adding an entire new floor to relatively low buildings, such as small-scale residential or commercial structures, even if the new addition is set back from the plane of the facade. Constructing another floor on top of a small, one, two, or three-story building is seldom appropriate for buildings of this size as it would measurably alter the building's proportions and profile, and negatively impact its historic character.”

The proposed rooftop deck is not consistent with Standard Two because the historic character of the Chapman House will be compromised, and features, spaces, and spatial relationships will be altered.

Standard Three

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

No conjectural features or architectural elements that would create a false sense of history are planned for the project. The proposed work is consistent with Standard Three.

² Chapman House garden photographs by Morely Baer, MAARA Archives.

³ Preservation Brief 14. *New Exterior Additions to Historic Buildings: Preservation Concerns*. National Parks Service. 2010.

Standard Four

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

Very few changes have been made to the Chapman House over time therefore there are no changes that have achieved significance in their own right that should be protected. The carport was enclosed in 1994 but this change has not achieved historic significance. The proposed work is consistent with Standard Four.

Standard Five

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

The redwood siding is a character-defining feature of the house. A section of siding on the rear (east) elevation will be removed in order to connect the new single-story, 674 square foot addition. Although distinctive materials will be removed, it is a relatively small amount. If possible, the old siding should be preserved and reused in another section of the house. The proposed work is consistent with Standard Five.

The proposed rooftop deck will be located on the western side of the roof. The three skylight openings in this area of the roof will be retained but they will be reglazed. A new storage cabinet, planter, bench, gas burner, decking, and steel guard rails will be added as part of the deck. Combined, these new features destroy the distinctive materials, features, finishes and construction techniques of the original roof which is a character-defining feature.

Since distinctive materials, features, finishes, and construction techniques will not be preserved the proposed work is not consistent with Standard Five.

Standard Six

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

The large expanses of glass and clerestory fenestration is considered a character-defining feature of the Chapman House. The Secretary of Interior's Guidelines recommend that windows be identified, retained and preserved in order to maintain the overall character of a building. If windows are deteriorated, they should be replaced in kind or with a compatible substitute material.

The Chapman House plans indicate that the wood windows in the original house will be repaired by replacing damaged wood stops and adding new flashing and sealants as required for waterproofing. If new glazing is required it will match existing. The National Park Services Technical Preservation Service ⁴ points out factors to consider when selecting replacement glass:

⁴ *Planning Successful Rehabilitation Projects: Replacement Windows*. Technical Preservation Services, National Park Service.

- Insulated glass is generally acceptable for new windows as long as it does not compromise other important aspects of the match.
- The clarity and reflectivity of standard clear glass are significant characteristics of most windows. Because these characteristics are often diminished for old glass, new glass equivalent to the original should be the basis for evaluating the glazing proposed for new windows.

The proposed work is consistent with Standard Six.

Standard Seven

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

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

Standard Eight

Archeological resources will be protected and preserved in place.

An Archaeological Report prepared by Patricia Paramoure on February 21, 2020 found no evidence of archeological resources on the site. This Standard is not applicable.

Standard Nine

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

To meet Standard Nine, a new addition must preserve the historic building's form/envelope, significant materials and features; must be compatible with the historic building's massing, size, scale, and architectural features; and must be differentiated with the historic building to preserve its character. The Secretary of Interior's Guidelines recommend constructing a new addition on a secondary or non-character-defining elevation and limit its size and scale in relationship to the historic building.

Two new additions are proposed for the Chapman House: a 674 square foot rear addition and a rooftop deck. Rear additions should be subordinate to the original building in size, scale, and massing, as well as design. The plans indicate that the one-story rear addition is trapezoidal in design, which is compatible with the footprint of the original house. It is only 83 square feet smaller but due to its placement at the rear of the house it is visually subordinate to the original house in terms of size, scale and massing. The window schedule (Plans Sheet A5.0) calls for aluminum clad wood windows which will be differentiated from the original wood windows. Large expanses of plate glass and clerestory windows, both character-defining features, will be used in the new addition making the overall design compatible with the original house. Plans call for the redwood siding to match however it should be differentiated from the original siding. This can be easily accomplished by using siding that is slightly wider or narrower than the original. If the siding is differentiated from the existing building then the rear addition will be consistent with Standard Nine.

The rooftop deck is not compatible with the original building's massing, size, scale and architectural features and in fact becomes the primary focus as seen from the public-right-of-way. The rooftop deck addition is not consistent with Standard Nine.

Standard Ten

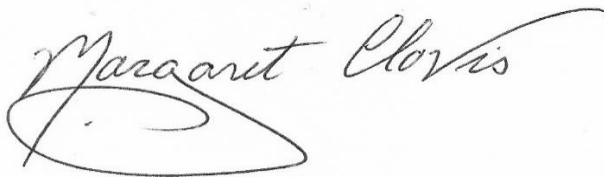
New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed rooftop deck will permanently change the essential form and integrity of the Chapman House. It could not be removed in the future without impairing the structure. The proposed work is not consistent with Standard Ten.

Conclusion

The proposed project meets Standards Three, Four, and Six of the Secretary of the Interior's Standards for Rehabilitation but does not meet the remaining applicable Standards, including Two, Five, Six, Nine, and Ten. The proposed project will have a significant impact on the historic resource.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Margaret Clovis". The signature is written in dark ink and features a large, stylized loop at the end of the last name.

Margaret Clovis