



**Permit #:** 20285  
**Permit Date:** 09/25/2020  
**Permit Type:** Design Study  
**Permit Identifier:** DS 20-285 (Saparov)  
**Track:** Two  
**Withdrawn:** 09/21/2021  
**Project Description:** Remodel and restore existing 757 SF Single story residence/construct a 674 sf Single story addition in the rear yar/consturct a new 439 SF roof deck and storage access via a spiral staircase  
**Zoning Designation:**  
**Current Use:**  
**Address/Location:** San Antonio, 3 SE of 4th  
**Date Received:** 10/07/2020  
**Date Approved:**  
**Receipt Number:** 10308  
**Volume/Historic Deposit Number:** 321/VS-0253016 VS/Saparov/010-253-016 321HE/0253016  
**Owner Name:** [Owner Name]  
**Owner Mailing Address:** [Owner Mailing Address]  
**Owner E-mail:** [Owner E-mail]  
**Property Owner Phone Number:** Privacy Information  
**Applicant:** [Applicant]  
**Role (Architect, agent, etc.):** Architect  
**Applicant Mailing Address:** Privacy Information  
**Applicant Phone Number:** Privacy Information  
**Applicant E-Mail Address:** [Applicant E-Mail Address]  
**Forestry Eval Required:**  
**Forestry Eval Completed:**  
**Volumetric Study:** [Volumetric Study]  
**Change of Occupancy:**  
**Business Name:** [Business Name]  
**Business Owner:** [Business Owner]  
**Primary use (NAICS Code):** [Primary use (NAICS Code)]  
**Ancillary Use (NAICS Code):** [Ancillary Use (NAICS Code)]  
**Building Department Review**[Building Department Review (Business License)]  
**(Business License):**  
**Building Department Approval**[Building Department Approval (Business License)]  
**(Business License):**  
**Status:** Closed  
**Assigned To:** Evan Kort, Senior Planner

## Property

| Parcel #     | Address         | Legal                                    | Owner Name                         | Owner Phone | Zoning |
|--------------|-----------------|------------------------------------------|------------------------------------|-------------|--------|
| 010253016000 | SAN ANTONIO AVE | CARMEL BY THE SEA<br>ADD 3 LOT 22 BLK HH | SAPAROV MIKHAIL<br>V & ELENA V TRS |             |        |

## Fees

| Fee                                           | Description                                                                                                                                                                                   | Notes | Factor | Account          | Amount            |
|-----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------|------------------|-------------------|
| PHASE 2 HISTORIC EVALUATION APPLICATION       | \$2,567 per application plus actual cost for Historian review with \$1,500 deposit, which may be increased by staff based upon project complexity. INCLUDES HISTORIC RESOURCES BOARD HEARING. |       | 0.00   | 101-000-00-36301 | \$1,515.00        |
| Track 2 Design Review/Study - Major           | \$7,571 per application plus deposit (determined by staff with charges at the fully allocated hourly rates for project planner) if hours exceed 30 hours                                      |       | 0.00   | 101-000-00-36301 | \$5,175.00        |
| VOLUMETRIC ANALYSIS                           | \$180 per application plus \$1,500 deposit with charges at the fully allocated hourly rates plus any outside costs. Deposit may be increased by staff based upon project complexity.          |       | 0.00   | 101-000-00-36301 | \$130.00          |
| VOLUMETRIC ANALYSIS DEPOSIT                   | \$1500 Deposit                                                                                                                                                                                |       | 0.00   | 601-000-00-22005 | \$1,500.00        |
| PHASE 2 HIST EVAL-HRB REV OF DESIGN - DEPOSIT |                                                                                                                                                                                               |       | 720.00 | 101-000-00-36301 | \$720.00          |
| <b>Total</b>                                  |                                                                                                                                                                                               |       |        |                  | <b>\$9,040.00</b> |

## Payments

| Date                       | Paid By | Description | Payment Type | Accepted By   | Amount        |
|----------------------------|---------|-------------|--------------|---------------|---------------|
| 10/07/2020                 | Saparov |             |              | Margi Perotti | \$8,320.00    |
| 04/20/2021                 | Saparov |             |              | Margi Perotti | \$720.00      |
| <b>Outstanding Balance</b> |         |             |              |               | <b>\$0.00</b> |

## Notes

| Date       | Note                                                                    | Created By    |
|------------|-------------------------------------------------------------------------|---------------|
| 04/09/2021 | Need to collect additional \$720 for Phase II Historic Report Addendum. | Evan Kort     |
| 09/25/2020 | Called today for payment                                                | Margi Perotti |

## Uploaded Files

| Date       | File Name                                                                  |
|------------|----------------------------------------------------------------------------|
| 09/22/2021 | <a href="#">9734740-DS 20-285 (Saparov) Afteraction.pdf</a>                |
| 09/22/2021 | <a href="#">9734735-DS 20-285 (Saparov) Withdrawl Notice.pdf</a>           |
| 04/20/2021 | <a href="#">8583909-HE 20-285 (Saparov) recpt 11875.pdf</a>                |
| 10/19/2020 | <a href="#">7551673-DS 20-285 (Saparov) Completeness Review Letter.pdf</a> |
| 10/07/2020 | <a href="#">7486934-DS 20-285 (Saparov) recpt 10308.pdf</a>                |
| 09/25/2020 | <a href="#">7417268-DS 20-285 (Saparov) site plan.pdf</a>                  |
| 09/25/2020 | <a href="#">7417254-DS 20-285 (Saparov) Application .pdf</a>               |



# CITY OF CARMEL BY THE SEA

## COMMUNITY PLANNING AND BUILDING

### GENERAL PLANNING APPLICATION

Fee: \$ \_\_\_\_\_  
Receipt: \_\_\_\_\_  
Date: \_\_\_\_\_  
Application No: \_\_\_\_\_

#### Project Description

Street Location San Antonio, 3 SE of 4th  
Block HH Lot(s) 22 Assessor's Parcel No(s) 010-253-016  
Zoning Designation R-1 Single Family Current Use Residential

Project Description (Use additional pages if needed):

1. Remodel and restore existing 757 sf single-story residence. 2. Construct a 674 sf single-story addition in the rear yard. 3. Construct a new 439 sf roof deck and storage accessed via a spiral stair.

See applicable submittal checklist for additional submittal requirements

#### Property Owner Information

Property Owner(s) Mikhail and Elena Saparov Phone(s) \_\_\_\_\_ Privacy Information  
Mailing Address(es) \_\_\_\_\_ Privacy Information  
Email Address(es) \_\_\_\_\_ Privacy Information  
\_\_\_\_\_  
Property Owner Signature (Required) \_\_\_\_\_ Date 9-24-2020

#### Applicant Information

*Individual to receive all correspondence regarding this application:*

Name of Contact Daryl Woods Role (architect, agent, etc.) Architect  
Mailing Address \_\_\_\_\_ City Business License Number 604  
Email Address \_\_\_\_\_ Phone \_\_\_\_\_  
\_\_\_\_\_  
Signature of Contact/Representative \_\_\_\_\_ Date 9-24-2020

#### Application Type

- |                                                                        |                                                   |                                              |
|------------------------------------------------------------------------|---------------------------------------------------|----------------------------------------------|
| <input type="checkbox"/> Residential Design Study – Track 1            | <input type="checkbox"/> Historic Determination   | <input type="checkbox"/> Lot Line Adjustment |
| <input checked="" type="checkbox"/> Residential Design Study – Track 2 | <input type="checkbox"/> Use Permit               | <input type="checkbox"/> Lot Merger          |
| <input type="checkbox"/> Commercial Design Review – Track 1            | <input type="checkbox"/> Sign Permit              | <input type="checkbox"/> Subdivision         |
| <input type="checkbox"/> Commercial Design Review – Track 2            | <input type="checkbox"/> Variance                 | <input type="checkbox"/> Other: _____        |
| <input type="checkbox"/> Preliminary Site Assessment                   | <input type="checkbox"/> Reasonable Accommodation |                                              |

----- See reverse side to complete application -----

#### Office Use Only

☐ Historic Resource ☐ Archaeological Significance Overlay ☐ Park Overlay ☐ Beach Overlay  
Assigned Staff Member: \_\_\_\_\_ Action: \_\_\_\_\_ Date of Action: \_\_\_\_\_  
Decision Maker: ☐ Staff ☐ Planning Commission ☐ City Council ☐ Other: \_\_\_\_\_



By signing and submitting this application, the applicant agrees to the following:

1. At its sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.
2. That all materials submitted as part of this application package are considered to be public information, may be posted on the internet, distributed to the necessary Committees, Commissions and Council as part of the approval process, and reviewed by the public.
3. To comply with all City ordinances and State laws relating to building construction for any and all aspects of the project proposed in this application and authorizes representatives of the City and Advisory Agencies to enter the above mentioned property at reasonable times for inspection purposes related to the project for which this application is submitted.

I declare under penalty that I am the owner or authorized agent for this property and that the foregoing statements and answers and all data information, documents and evidence herewith submitted are to the best of my knowledge and belief, true and correct.

Privacy Information

Signature of Legal Property Owner or Agent

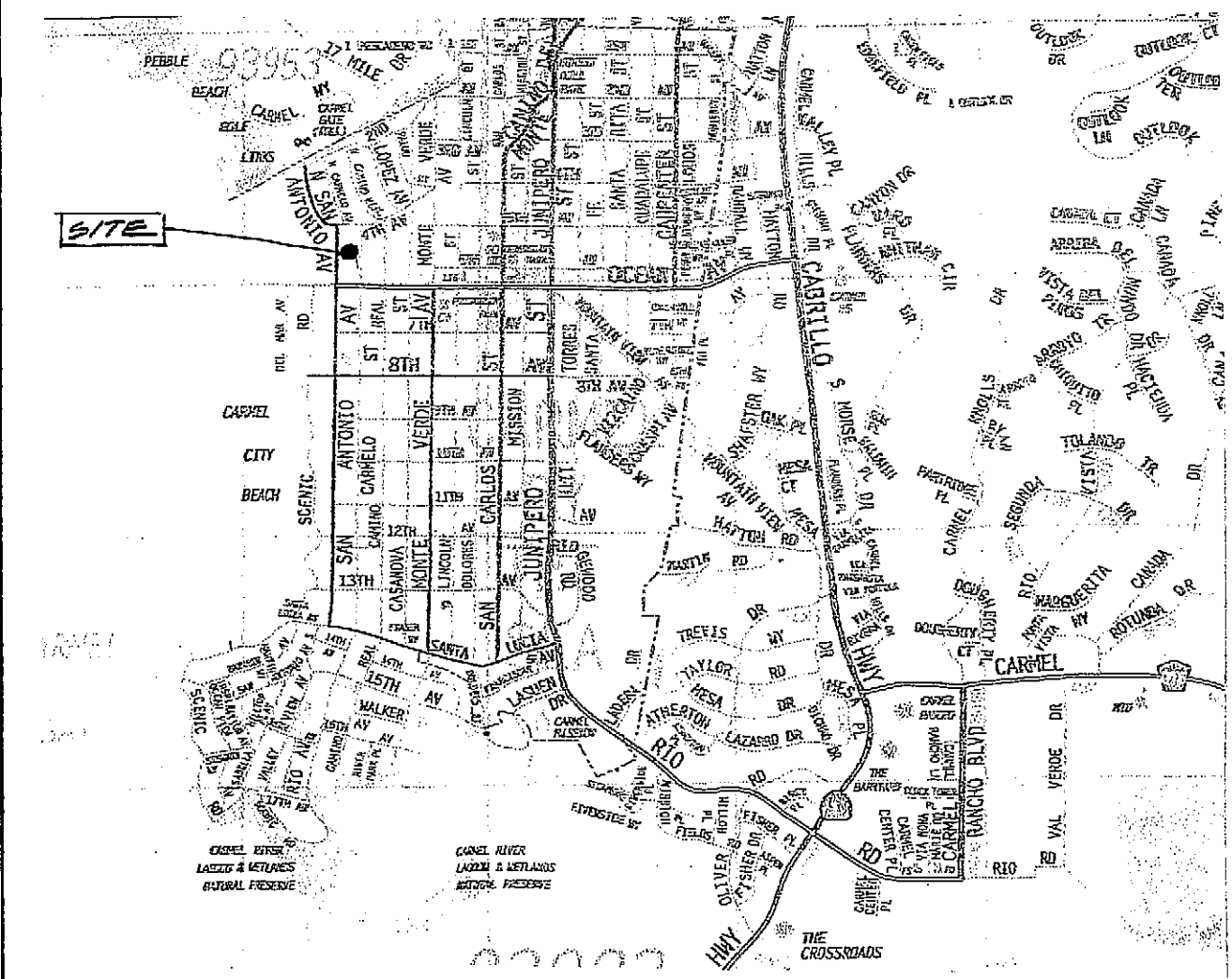
9.24.2020  
Date



1. These specifications are for the Saparov residence, San Antonio, 3 SE of 4<sup>th</sup>, Carmel, Ca.
2. The term "Contractor" as used herein and on the drawings shall also be applicable to each subcontractor as requirements pertain to his/her trade. "Owner" refers to the owner of record or his agent.
3. All applicable provisions of the City of Carmel-by-the-Sea and the California Building Code 2019 edition shall be adhered to in the construction of this project. It is the Contractor's ultimate responsibility to construct the project as per these codes.
4. Contractor shall comply with all applicable codes and ordinances. Contractor shall pay all fees, miscellaneous cost, and obtain and pay for all permits necessary to complete all work, with the exception of the Building Permit, which the Owner shall pay for prior to the start of work. Before final acceptance of any part of the work, the contractor shall furnish the Architect with appropriate "Certificates of Inspection" stating that work has been inspected and approved by the Building Department.
5. The contractor shall carry in force all needed insurance, licenses, fees, permits, taxes as required by law for the duration of the project.
6. The Contractor shall maintain liability insurance to protect himself and hold the owner harmless from any and all claims for damages, for personal bodily injury or death, or property damage, during the course of the contract. (The Owner shall maintain Fire insurance.)
7. Contractor shall provide sufficient means for protecting existing exposed interior finishes/new construction and materials from damage by other trades, weather, or vandals for the course of the project. Contractor shall provide all barricades, fences, and other items required by local ordinances and codes.
8. All plumbing fixtures, finishes, hardware and miscellaneous items shall be selected and/or approved by the Owner unless notes on plans or following specifications. "Or approved equal" means equal approved by the Owner.
9. Field samples and mock-ups shall be prepared at the site by the Contractor as specified in the various sections of this specification. Affected finish work shall not be started until the Owner has accepted as satisfactory the field samples and/or mock-up in writing. Construction and prepare field samples as mock-ups at locations as directed by the Owner. Field samples and mock-ups shall be removed from the site after completion and acceptance of the affected work or otherwise, as directed by the Owner.
10. If the Contractor desires to use any other brand or manufacturer of equal quality, appearance and utility to the product specified, he shall request substitution to the Owner with specification and/or samples. The Owner will accept as satisfactory or reject the request for substitution, and his decision shall be final. Unless substitutions are requested as provided herein, deviations from the drawings and specifications will not be permitted.
11. The Owner and immediate neighbors, or neighbors to be affected, should be made aware 24 hours in advance of construction activities that are potentially disruptive. Use of neighbors' property is expressly forbidden without their permission. Contractor will be responsible for any and all damage to such property in the event that damage is done.
12. The Owner may order extra work or make changes by altering, adding to, or deducting from the work. The contract sum shall be adjusted accordingly. Changes or alteration, etc. shall be approved by the Architect prior to the start of this work.
13. The intent of these documents (i.e., specifications, drawings, and schedules) is to describe the work including all labor, materials, services, equipment, and transportation necessary for complete and proper execution of the work indicated on the drawings or reasonably inferred there from. Where drawings are in conflict, the Contractor is to provide the Owner with the most expensive of conflicting versions.
14. The Architect/ Engineer will in no way be responsible for how the work is performed, safety in, on or about the job site, methods of performance or timeliness in the performance of the work.
15. Shop and fieldwork shall be performed by mechanics, craftsmen and workers skilled and experienced in the fabrication and installation of the work involved. All work on this project shall be performed in accordance with the best-accepted practices of the various trades involved and in accordance with the drawings, reviewed shop drawings, and these specifications.
16. The Owner reserves the right to reject any materials and work qualities which are not considered to be up to the highest standards of the various trades involved. Such inferior material or work quality shall be repaired or replaced, as directed, at no additional cost to the Owner.

17. These construction documents are based on observation and documentation of existing conditions from documents provided by the Owner. The Owner makes no claims to the accuracy of such observation. Should the Contractor encounter field conditions which vary from these construction documents which effect the intent of these drawings or the contract/subcontract sum, the Architect shall be immediately notified. The Contractor shall verify at the project site, conditions and measurements related to their work.
18. Contractor shall not scale the drawings. Dimensions of floor plans are shown to face of stud and outside of foundation wall for exterior walls and to centerline of stud for interior walls unless noted otherwise. Written notes take precedence over line drawings.
19. Contractor shall notify Owner immediately for directions in the event that any unusual conditions not covered by these notes and documents are encountered during construction.
20. The Contractor shall be responsible for the accuracy of the building lines and levels. The Contractor shall compare carefully the lines and levels shown on the drawings with existing levels for the location and construction of the work and shall call the Owner's attention to any discrepancies before proceeding with the work.
21. Incidental items, not indicated on the drawings or mentioned in the specifications that can be legitimately and reasonably inferred, belonging to the work described, or are necessary in good practice to provide a complete installation or system shall be provided and be installed at though called out herein in every detail.
22. Contractor shall insure that cutting, filing, patching, etc. by all trades causes all parts to come together properly. The connection of adjoining materials shall be executed according to instruction by the Architect only.
23. Trades shall furnish all labor, equipment, materials and services required to perform all work necessary, indicated, reasonably inferred, or required by any code with jurisdiction to complete their scope of work for a complete and properly finished job using only new material U.N.O. in accordance with the best accepted standards of workmanship. All F.B.O. (furnished by owner) items to be installed by the Contractor.
24. The Contractor shall have a superintendent at the construction site whenever any work under this Contract is being performed in order to provide constant supervision.
25. Contractor shall maintain the job site in a neat and safe condition in accordance with Title 8 or the Construction Safety Orders as enforced by the Division of Industrial Safety at all times throughout the construction period. The Contractor shall weekly cleanup, remove and dispose in a legal manner all debris and waste attributed to the job.
26. Contractor shall coordinate with other contractors directly and separately employed by Owner for timely storage and installation of their products. Only new materials shall be used unless otherwise noted on drawings. Materials and products shall be delivered to the building site in original packages. Materials and products shall be stored off ground on wood blocking in an upright position protected from the elements in a manner to prevent damage or marring of finish.
27. Contractor shall check and verify size and location of openings for vents, ducts, plumbing runs, electrical fixtures, etc. with mechanical, electrical, and architectural drawings, and mechanical and electrical contractors and shall make all changes therewith as approved by the Owner before framing wall and ceilings. Seal between ducts and partitions where required.
28. Contractor shall provide and locate access panels as required after installation of mechanical ducts, plumbing, and electrical work. The Architect shall approve location.
29. All bracing necessary for construction purposes shall be the sole responsibility of the Contractor.
30. Contractor shall provide all necessary blocking, stiffening, bracing, frames, hangers, or other support for all fixtures, equipment, cabinetry, furnishings and all other items requiring the same.
31. At the time of bid submittal, the Contractor shall advise the Owner (in writing) of any specified materials or equipment which are either unavailable or will cause a delay in the construction completion schedule.
32. The Contractor shall identify critical due dates for: A) Owner selections to be purchased and installed by the Contractor. B) Contractor receipt of Owner purchased items to be installed by the Contractor.

33. Contractor shall submit (2) copies of required shop drawings, calculations of fabricated products, all finishes materials and (2) copies of manufacturers' catalog sheets, brochures, color samples, installation instructions, etc. on manufactured products used/or installed in the project for the Owner's acceptance before purchase or delivery to the site. All shop drawings shall be approved by the Engineer. The Engineer's approval of such drawings shall not relieve the Contractor of responsibility for errors of any sort pertaining to shop drawings.
34. Approval of the work in part or as a whole by the Architect/Engineer shall not relieve the Contractor of responsibility for faulty material or workmanship. Such approvals may be withdrawn at any time that subsequent examination reveals apparently satisfactory work that is, in fact, defective or otherwise fails to conform to all requirements of the contract documents. Such work form which approval has been withdrawn shall be replaced or executed in accordance with the contract at no expense to the Owner.
35. The Contractor shall be responsible for replacement or repair of any damage caused by him or his subcontractors. The Contractor shall be responsible for any damage to underground utilities encountered in areas where excavations are indicated and shall repair any such damage at his own expense. Where utility lines must be maintained under building, they shall be properly sleeved through foundation walls.
36. Contractor shall guarantee all workmanship and materials for one year except where indicated in various specification sections for a longer period. The guarantee period is based on the date of completion of the work, as called out herein. After acceptance of the building, if during the guarantee period any defects or faulty materials are found, the Contractor shall replace and repair them, together with any damage to finish, fixtures, equipment, or furnishings due to defective work, upon notification by the Architect, and at no additional expense to the Owner. Exception: The roofing subcontractor shall submit a maintenance agreement, cosigned by the Contractor, to maintain the roofing in a watertight condition for a period of one year.
37. Contractor shall provide Owner a list of heating, cooling, water heating and lighting systems and features, components and mechanical devices, and instructions on how to use them efficiently. Sec. 1403 (b) 1.
38. Contractor shall provide Owner with the original Owner's Manuals and Instructions for all appliances, special equipment, lighting fixtures, plumbing fixtures, mechanical equipment, etc. installed in the building complied in a binder for the Owner's future reference.
39. Contractor shall provide Owner with a recommended maintenance schedule for finishes and components of the building that should be attended to regularly, such as painting or wood and metal, cleaning of gutters, replacing filters in the air conditioner and furnaces, etc.
40. Smoke detectors required at the existing residence. Detectors to be located in each sleeping room, in the hallway leading to and a min. of (1) at each level. Smoke detectors to be interconnected and hard-wired, per CRC R314.3 & R315.2., where required, exception for solely battery operation, CRC R314.4, no. 3.
41. Carbon monoxide alarms are required at the existing residence. Carbon monoxide alarms to be located outside, or in vicinity of sleeping room, and a min. of (1) at each level. Single and multiple stations shall be listed to comply with UL 2034 & UL 2075. Installation shall be in accordance with NFPA 720 and the manuf's. recommendations. (CRC Sec. R315.3). Note: Carbon monoxide alarms maybe be in combination with smoke alarms.
42. Owner to be provided building operations and maintenance manual as print, web link, or CD, per Section 4.410.1 "Operation and Maintenance Manual", sheet GB-1.
43. HERS Certification required per sheet EN.1.



#### AREA TABULATIONS:

1. Zone District: R-1
2. Parcel area: 4000 sf
3. Areas of Right-of Way: 0 sf
4. Net Parcel area (2-3): 4000 sf
5. Coverage by structures: 1,693 sf (<1800 allowed)

#### HEATED SPACE CALCULATIONS:

1. Total heated space: 1,431 sf
2. Total unheated space: 262 sf

#### BASE FLOOR AREA CALCULATIONS BY THE TYPE OF SPACE:

Notes: (e) = existing square footage.  
(p) = proposed square footage

1. First Floor:
    - a. Area with ceilings less than 16' in height  
(e) 757 sf (p) 674 sf
    - b. Total first floor area Total sf = 1,431 sf
  2. Garage and mechanical closet:
    - a. Total garage area  
(e) 238 sf (p) 24 sf (closet)
    - b. Total garage/closet sf = 262 sf
- Total base floor area: 1,693 sf (<1800 allowed)

#### ADDITIONAL AREAS:

1. Roof Deck/Storage:
    - a. Total deck/storage area  
(e) 0 (p) 439 total sf = 439 sf
- Total floor area of the building (sum of all categories above):  
(e) 995 (p) 1,137 sf Total sf = 2,132 sf

#### IMPERVIOUS SURFACE AREAS:

1. Existing:
  - a. Driveway: 222 sf
  - b. Entry walk: 86 sf
  - c. Patio: 381 sf
  - d. Misc. conc. pads: 38 sf

Total: 727 sf
2. Proposed:
  - a. Driveway: 88 sf
  - b. Entry walk: 118 sf
  - c. Patio: 396 sf
  - d. Misc. conc. pads: 41 sf

Total: 643 sf

#### GENERAL NOTES

5

#### AREA TABULATIONS

4

#### SHEET INDEX

2

|                      |                                                                                                                                                                                                                                                                                                                                                            |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROJECT OWNER:       | Mikhail and Elena Saparov<br>335 Kipling Street<br>Palo Alto, Ca. 94301                                                                                                                                                                                                                                                                                    |
| PROJECT ADDRESS:     | 3 SE of 4 <sup>th</sup> On San Antonio<br>Carmel-By-The-Sea, Ca. 93923                                                                                                                                                                                                                                                                                     |
| PROJECT DESCRIPTION: | 1. Remodel and restore existing 757 sf single-story residence.<br>2. Construct a single-story 674 sf addition in the rear yard.<br>3. Construct a new 439 sf roof deck and storage accessed via a spiral stair.                                                                                                                                            |
| BUIDING HEIGHTS:     | +/-17'-4" (top of rail at roof deck)<br>+/- 10'-0" (rear addition)                                                                                                                                                                                                                                                                                         |
| APN:                 | 010-253-016                                                                                                                                                                                                                                                                                                                                                |
| LOT SIZE:            | 4,000 Sq.Ft.                                                                                                                                                                                                                                                                                                                                               |
| ZONING:              | R-1 (BR district)                                                                                                                                                                                                                                                                                                                                          |
| OCCUPANCY:           | R-3/U                                                                                                                                                                                                                                                                                                                                                      |
| CONSTRUCTION:        | Type VB, non-sprinklered                                                                                                                                                                                                                                                                                                                                   |
| CODE:                | California Residential Code, 2019 Edition, (non-structural)<br>California Building Code, 2019 Edition,<br>California Mechanical Code, 2019 Edition,<br>California Plumbing Code, 2019 Edition,<br>California Electrical Code, 2019 Edition,<br>California Energy Code, 2019 Edition, and<br>all other applicable codes and ordinances,<br>latest editions. |

|                      |                                                                                                                          |
|----------------------|--------------------------------------------------------------------------------------------------------------------------|
| ARCHITECT:           | Daryl Woods Architect<br>License No. C25147<br>273 Lindero Dr.<br>La Selva Beach, Ca. 95076<br>Tele: 831.234.9853        |
| STRUCTURAL ENGINEER: | George Reynolds and Assoc.<br>111 Younglove Ave.<br>Santa Cruz, Ca. 95062<br>Tele: 831.426.3637<br>Attn: George Reynolds |
| ENERGY CONSULTANT:   | A+<br>41 D Hanger Way<br>Watsonville, Ca. 95076<br>Tele: 831.728.7717                                                    |

#### PROJECT DATA

1

|      |                                                                |
|------|----------------------------------------------------------------|
| T1   | PROJECT DATA / VICINITY MAP / AREA TABULATIONS / GENERAL NOTES |
| T2   | SITE SURVEY                                                    |
| A1.0 | SITE DEMOLITION PLAN                                           |
| A1.1 | PROPOSED SITE PLAN                                             |
| A2.0 | EXISTING FLOOR AND ROOF PLANS                                  |
| A2.1 | PROPOSED GROUND FLOOR PLAN / NOTES                             |
| A3.0 | DECK / ROOF PLAN / PLAN AT TRANSOM WINDOWS                     |
| A4.0 | EXTERIOR ELEVATIONS                                            |
| A5.0 | DOOR AND WINDOW SCHEDULE                                       |
| A6.0 | COLORLED ELEVATIONS                                            |

273 Lindero  
La Selva Beach  
California  
95076  
Daryl Woods Architect  
831.234.9853-t

SAPAROV RESIDENCE T1  
3 SE OF 4<sup>TH</sup> ON SAN ANTONIO  
APN: 010-253-016

#### ISSUE

#### DATE

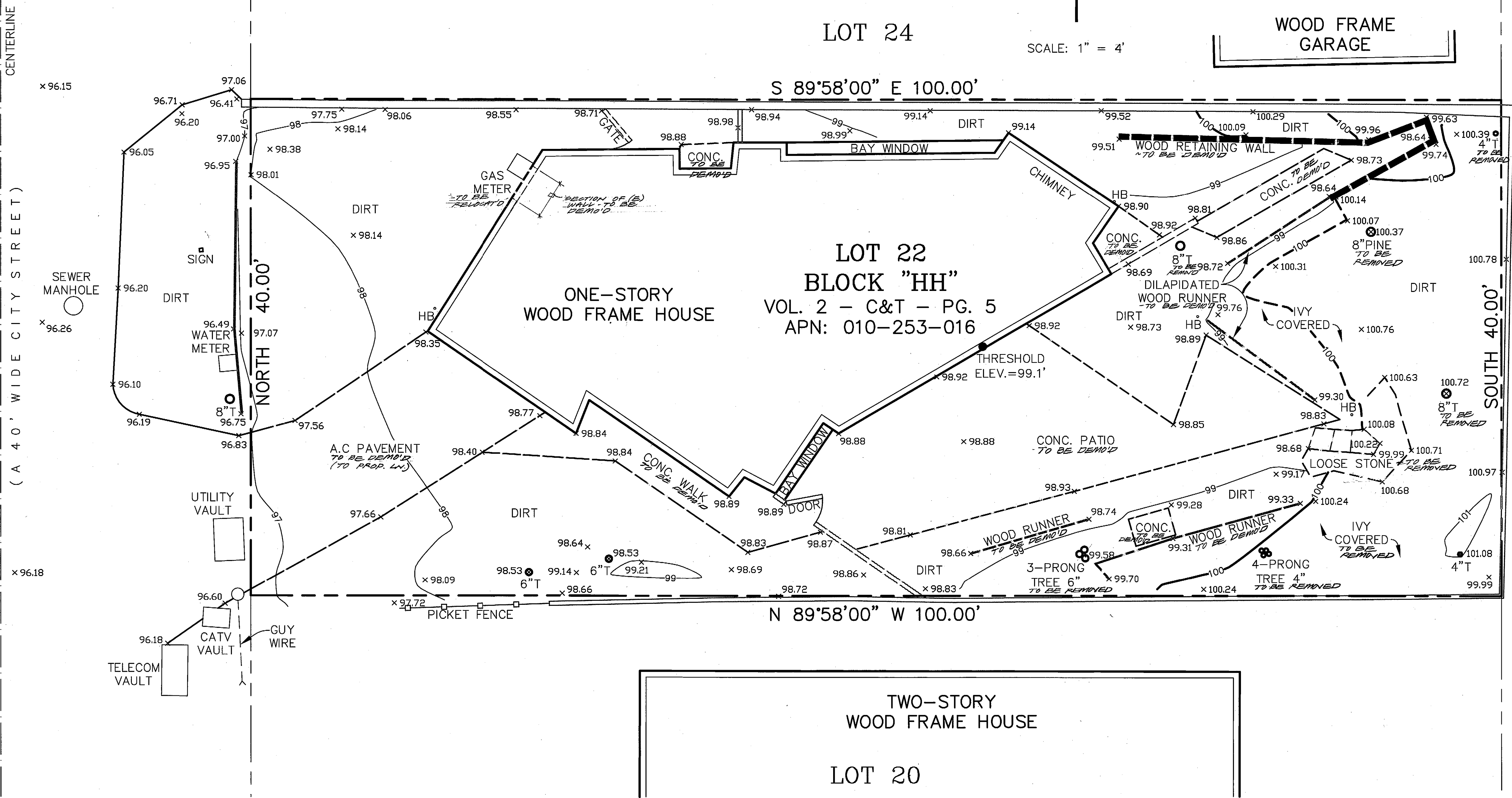
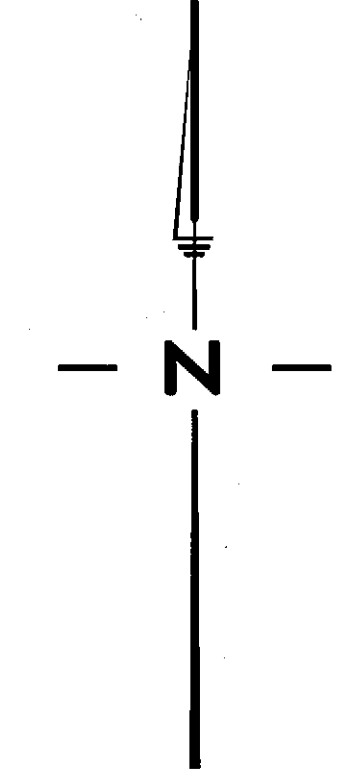
TRACK 2  
DESIGN SUBMITTAL





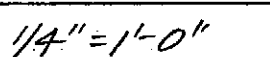


SAN ANTONIO AVENUE  
(A 40' WIDE CITY STREET)  
CENTERLINE



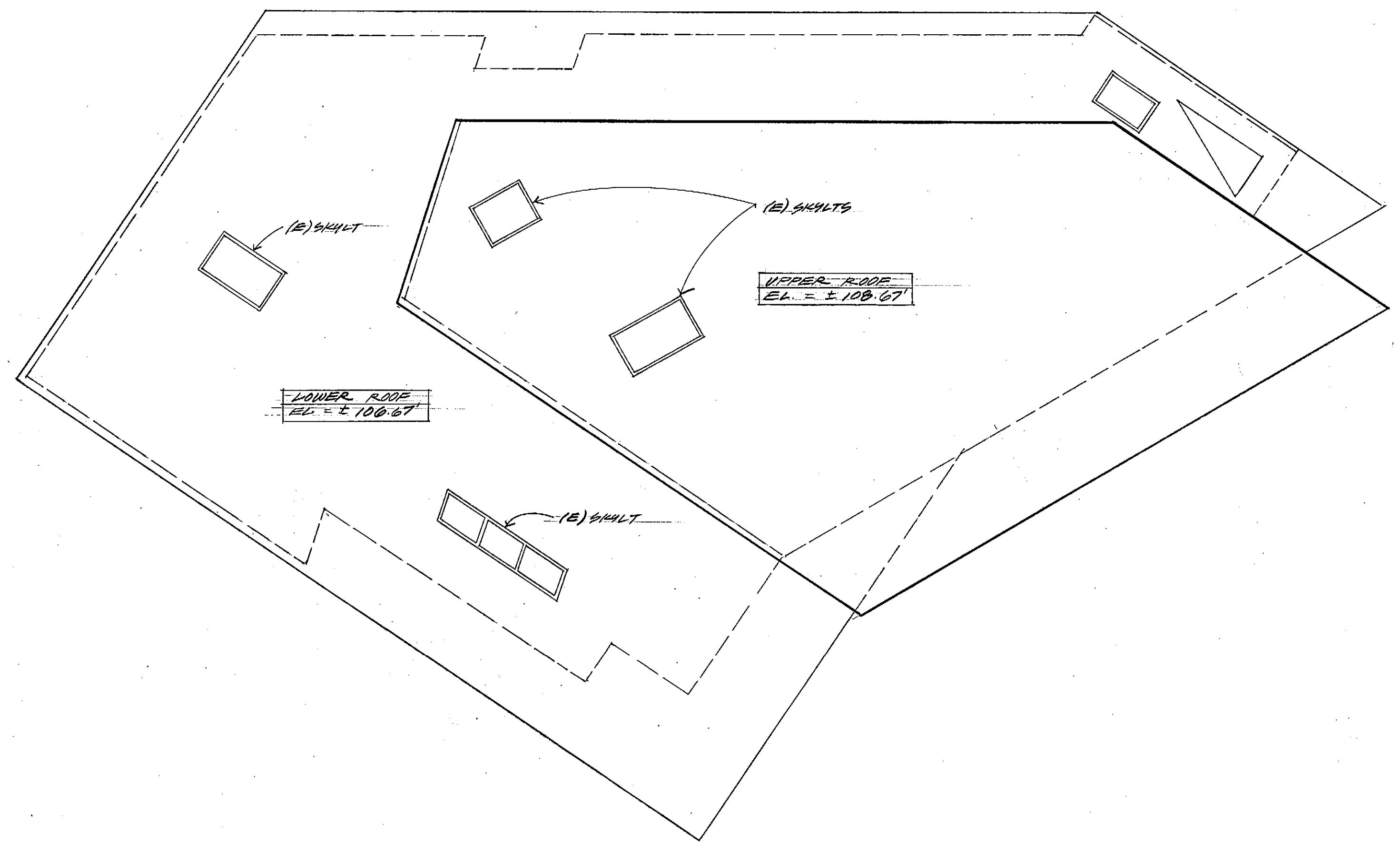


- ## SITE DRAINAGE NOTES



**SAPAROV RESIDENCE**    **A1.1**  
3 SE OF 4<sup>TH</sup> ON SAN ANTONIO  
APN: 010-253-016

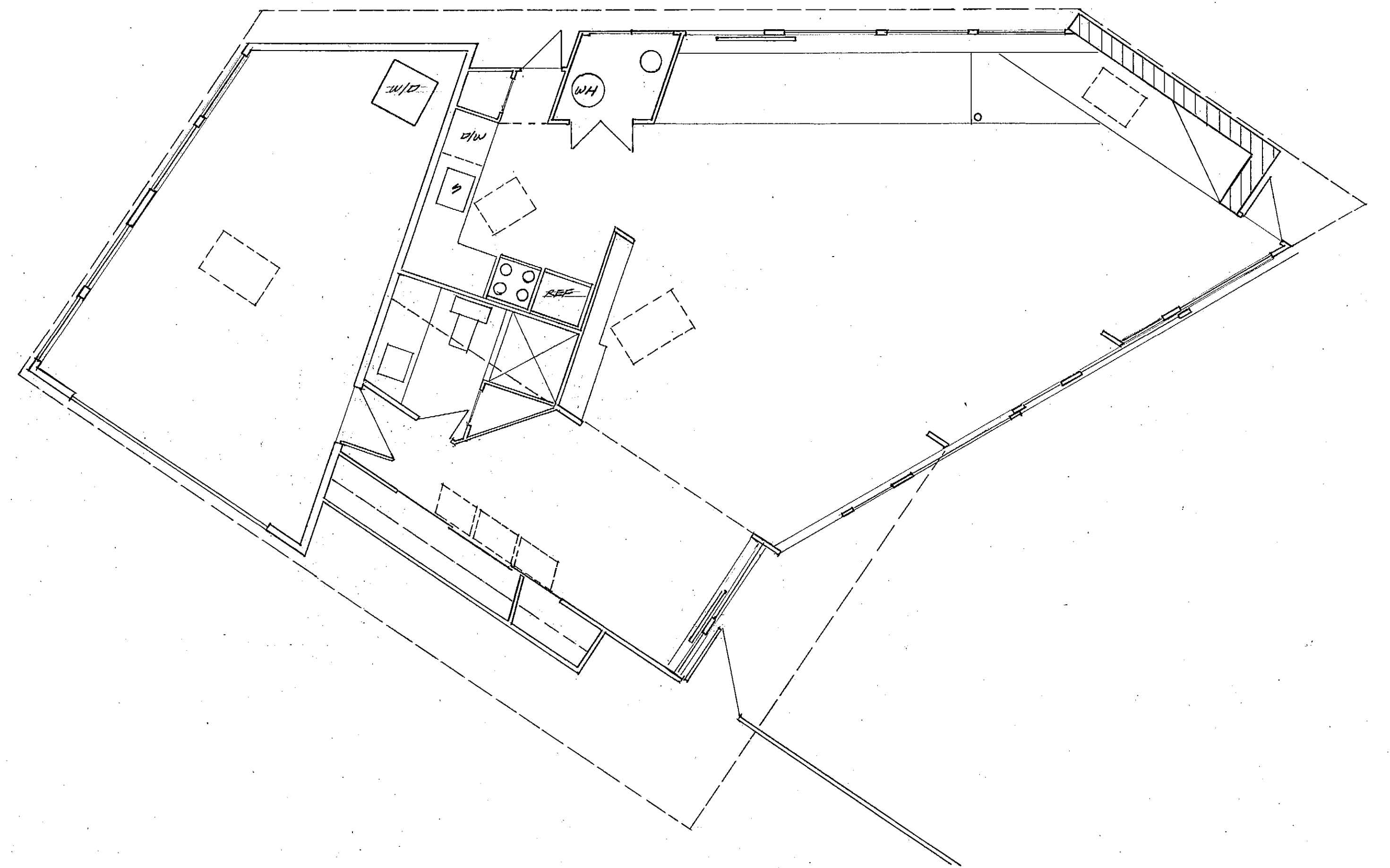




EXISTING ROOF PLAN

1/4" = 1'-0"

1



EXISTING FLOOR PLAN

1/4" = 1'-0"

2

| ISSUE                       | DATE |
|-----------------------------|------|
| TRACK 2<br>DESIGN SUBMITTAL |      |
|                             |      |
|                             |      |
|                             |      |

273 Lindero  
La Selva beach  
California  
95076  
Daryl Woods Architect  
831.234.9853-1

SAPAROV RESIDENCE A2.0  
3 SE OF 4<sup>TH</sup> ON SAN ANTONIO  
APN: 010-253-016

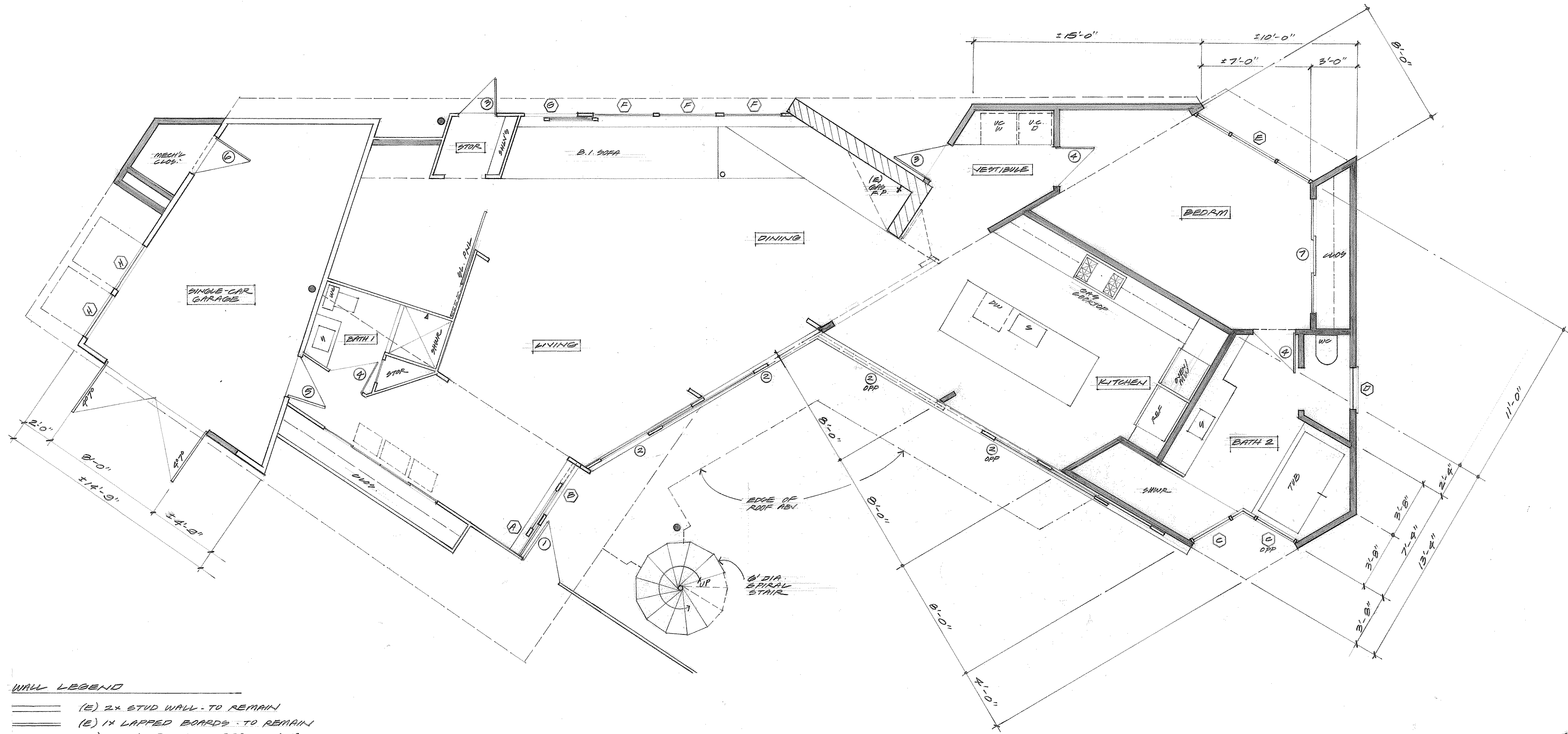


FLOOR PLAN NOTES: (NEW CONSTRUCTION)

1. ALL EXTERIOR WALLS TO BE 2X4 STUDS AT 16"O.C. (U.N.O.)
2. ALL INTERIOR WALLS TO BE 2X4 STUDS AT 16"O.C. (U.N.O.)
3. ALL EXTERIOR WALLS TO BE INSULATED WITH R-15 (MIN.) BATTS (U.N.O.). CONTRACTOR TO INSTALL WHEN BUILDING IS WEATHER TIGHT
4. ALL INTERIOR WALLS TO BE INSULATED WITH R-13 (MIN.) SOUND BATTS (U.N.O.)
5. PROVIDE R-10 (MIN.) RIGID INSULATION AT ROOF/CEILING. CONTRACTOR TO INSTALL WHEN BUILDING IS WEATHER TIGHT
6. ALL GYPSUM BOARD TO BE 1/2" THICK AND OF THE TYPE AS REQUIRED BY THE C.B.C. CHAPTER 25 (U.N.O.)
7. PROVIDE A NON-ABSORBENT AT TUB/SHOWER AT +6' (MIN.) ABOVE THE DRAIN INLET.
8. OWNER TO INSTALL ENERGY STAR APPLIANCES, I.E. DISHWASHER, WASHING MACHINE, AND REFRIGERATOR. ALL NEW APPLIANCES AS INSTALLED AS PART OF PROJECT AND WHERE NOTED, SHALL BE ENERGY STAR RATED, PER SANTA CRUZ COUNTY CODE 4.201.1.2.
9. WALL AND CEILING FINISHES SHALL NOT HAVE A FLAME SPREAD INDEX OF GREATER THAN 200.
10. WALL AND CEILING FINISHES SHALL NOT HAVE A SMOKE-DEVELOPED INDEX OF GREATER THAN 450.
11. SINGLE AND MULTIPLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED TO COMPLY WITH UL 2034. CARBON MONOXIDE DETECTORS SHALL BE LISTED TO COMPLY WITH UL 2075. INSTALLATION SHALL BE IN ACCORDANCE WITH NFPA 720 AND THE MANUFACTURES INSTALLATION INSTRUCTIONS.
12. SMOKE DETECTORS AND CARBON MONOXIDE ALARMS TO BE INSTALLED, AS REQUIRED, WITHIN THE MAIN RESIDENCE AS PART OF THIS PROJECT, PER CRC R314.3, R315.2.
13. TANKLESS WATER HEATERS SHALL BE NATIONALLY LISTED AND BE INSTALLED IN ACCORDANCE WITH THE INSTALLATION INSTRUCTIONS THAT WAS APPROVED AS PART OF THEIR LISTING. THE GAS PIPING SERVING THE APPLIANCE MUST BE SIZED IN COMPLIANCE WITH THE WATER HEATERS LISTED INSTALLATION INSTRUCTIONS AND THE 2016 CALIFORNIA PLUMBING CODE (C.R.C. SEC. R106.1).
14. HOSE BIBBS, WHERE SHOWN, SHALL BE FITTED WITH A NON-REMOVABLE BACK FLOW DEVICE.
15. PROTECT ANNULAR SPACES AROUND OPENINGS IN PLATES AT EXTERIOR WALL WITH CEMENT MORTAR, CONCRETE, OR SIMILAR MATERIAL.

FLOOR PLAN NOTES

1



GROUND FLOOR PLAN (PROPOSED)

1/4"=1'-0"

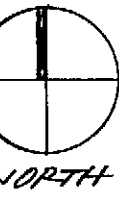
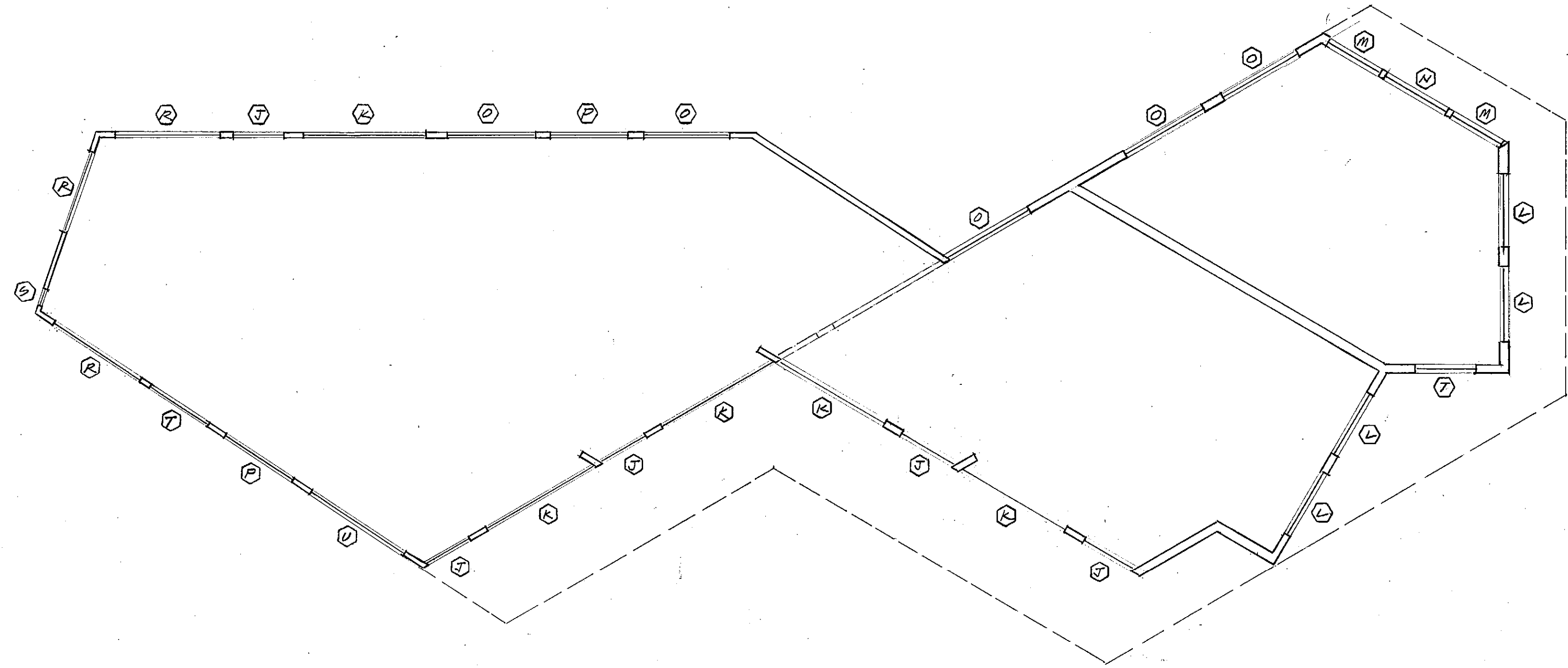
2

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273 Lindero  
La Selva beach  
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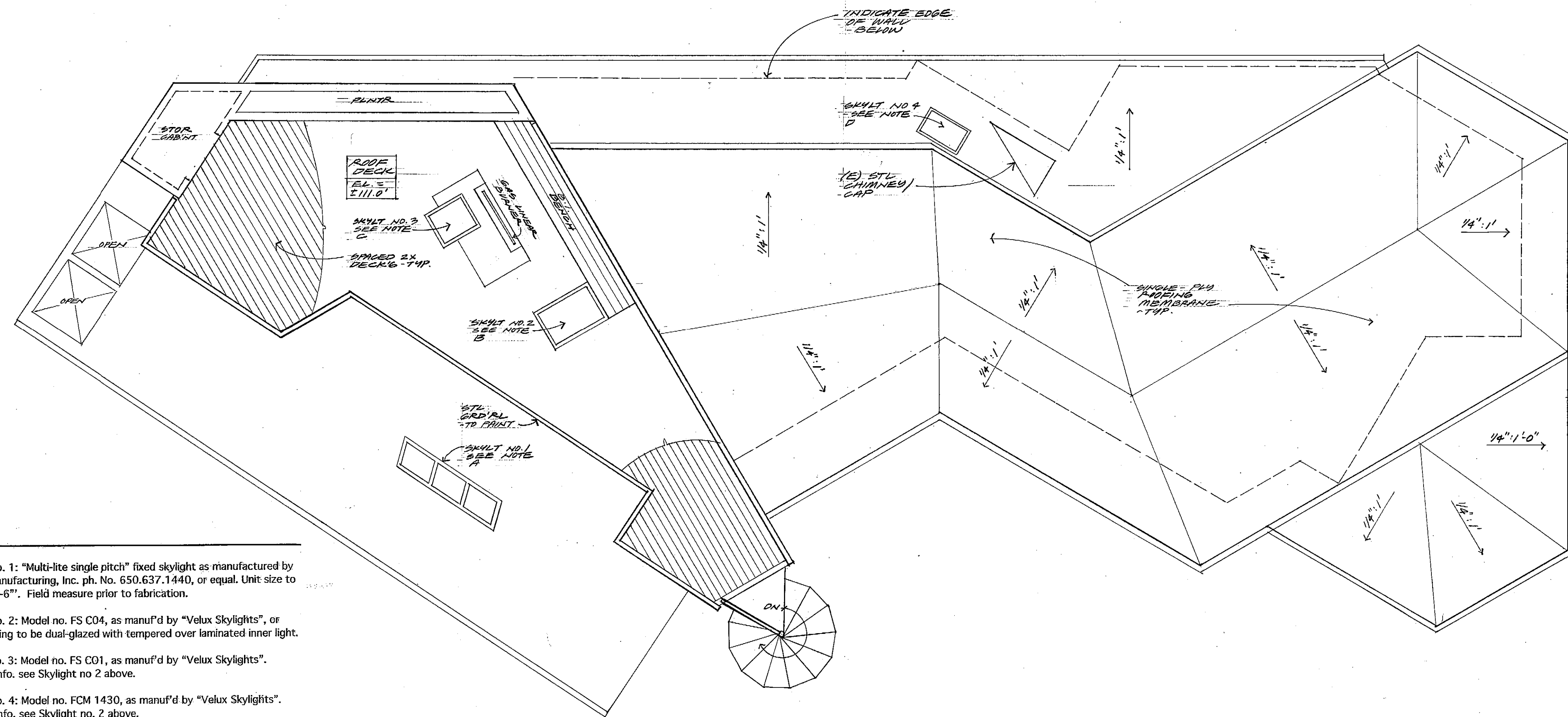
SAPAROV RESIDENCE A2.1  
3 SE OF 4<sup>TH</sup> ON SAN ANTONIO  
APN: 010-253-016





PLAN C TRANSOM WINDOWS

1/4" = 1'-0"



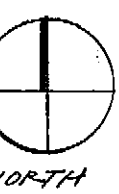
SKYLIGHT NOTES:

- Skylight No. 1: "Multi-lite single pitch" fixed skylight as manufactured by Royalite Manufacturing, Inc. ph. No. 650.637.1440, or equal. Unit size to be +/- 6"x1-6". Field measure prior to fabrication.
- Skylight No. 2: Model no. FS C04, as manuf'd by "Velux Skylights", or equal. Glazing to be dual-glazed with tempered over laminated inner light.
- Skylight No. 3: Model no. FS C01, as manuf'd by "Velux Skylights". For more info. see Skylight no 2 above.
- Skylight No. 4: Model no. FCM 1430, as manuf'd by "Velux Skylights". For more info. see Skylight no. 2 above.

Note: All skylight glazing shall be non-mirrored / non-reflective. Skylight counter flashing to match color of skylight frame (matte bronze).

DECK / ROOF PLAN (PROPOSED)

1/4" = 1'-0"



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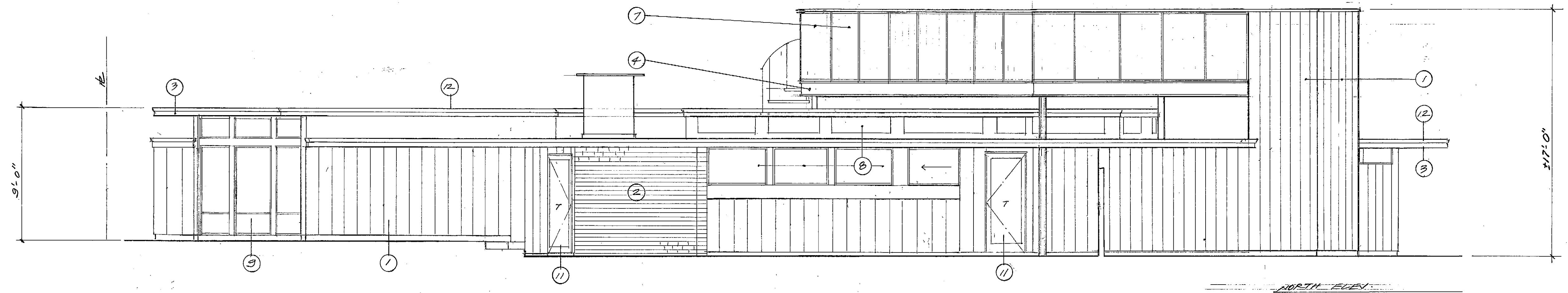
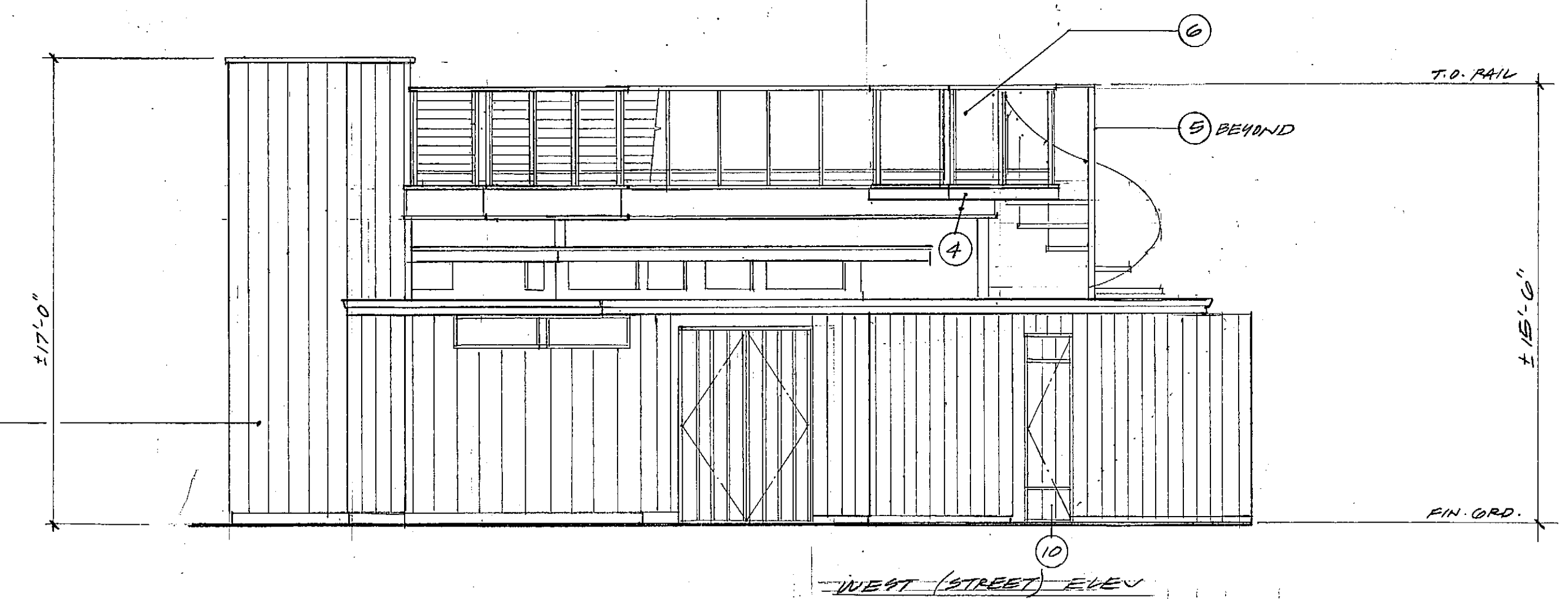
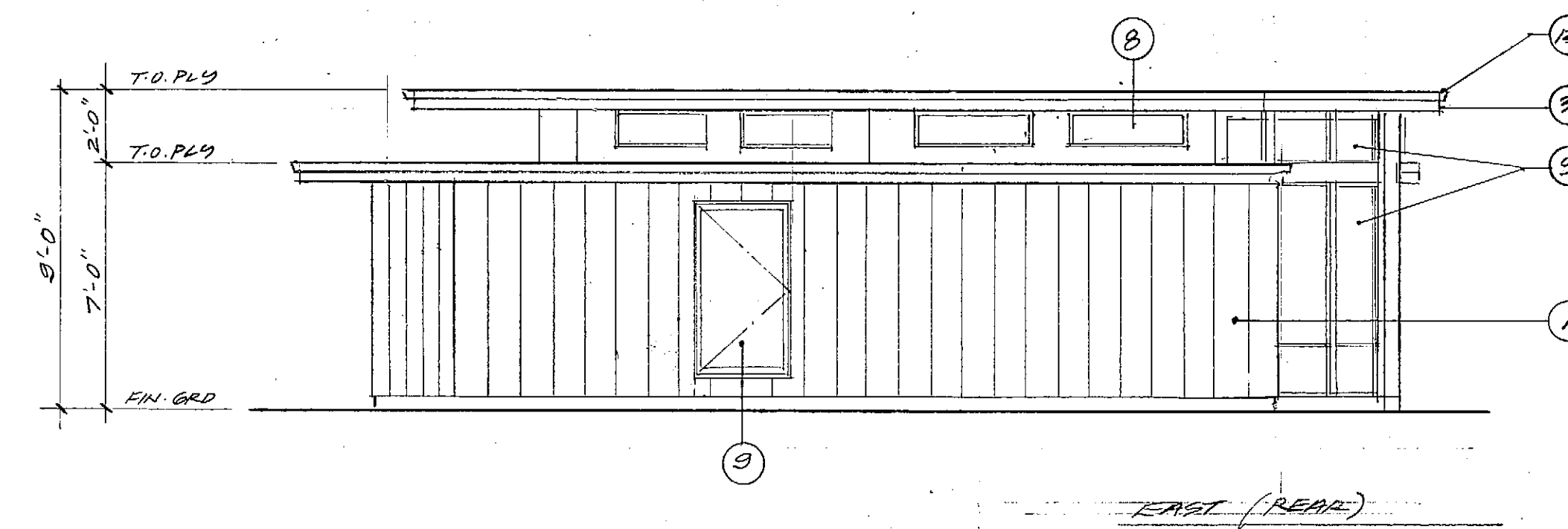
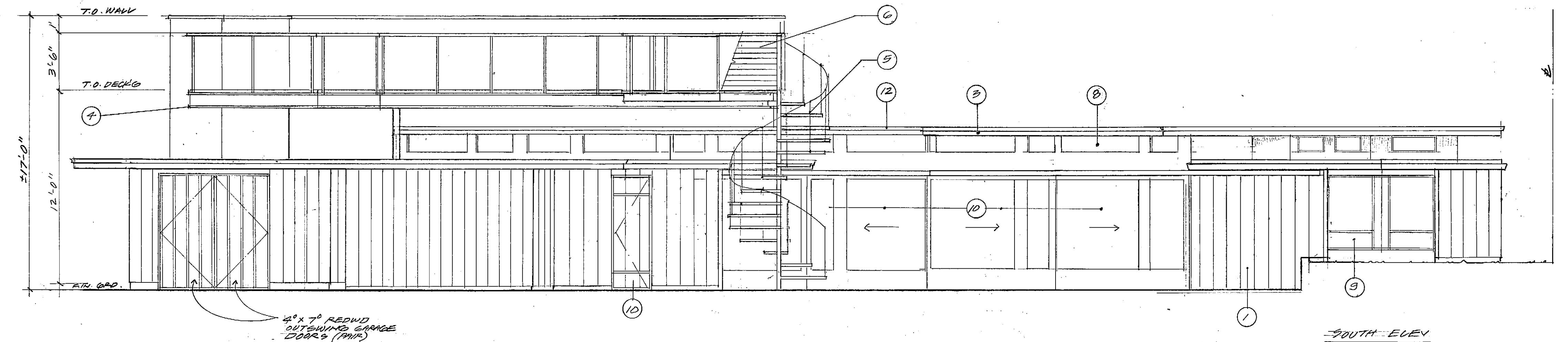
SAPAROV RESIDENCE A3.0  
3 SE OF 4<sup>TH</sup> ON SAN ANTONIO  
APN: 010-253-016



- 1 1x12 Vertically lapped redwood siding (match existing)
- 2 Existing brick to remain
- 3 Redwood fascia
- 4 Painted steel beam
- 5 Galvanized steel spiral stair, to paint
- 6 Galvanized steel guardrail, to paint
- 7 Painted steel "privacy" panels
- 8 Wood window, per schedule
- 9 Aluminum Clad Wood window, per schedule
- 10 Wood door, per schedule
- 11 Aluminum Clad Wood door, per schedule
- 12 Copper gutter and downspouts.
- 13 Single-ply roofing membrane

# EXTERIOR MATERIAL LEGEND

2



## EXTERIOR ELEVATIONS

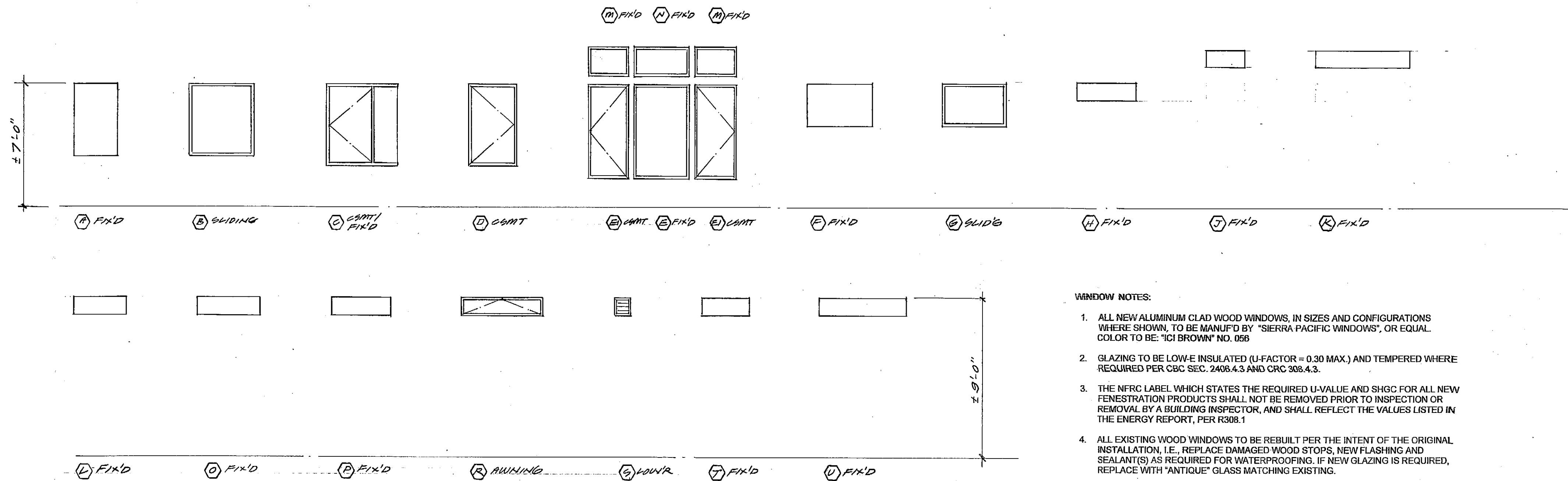
1/4"=1'-0"

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SAPAROV RESIDENCE A4.0  
3 SE OF 4<sup>TH</sup> ON SAN ANTONIO  
APN: 010-253-016





- WINDOW NOTES:
1. ALL NEW ALUMINUM CLAD WOOD WINDOWS, IN SIZES AND CONFIGURATIONS WHERE SHOWN, TO BE MANUF'D BY "SIERRA PACIFIC WINDOWS", OR EQUAL. COLOR TO BE: "ICI BROWN" NO. 056
  2. GLAZING TO BE LOW-E INSULATED (U-FACTOR = 0.30 MAX.) AND TEMPERED WHERE REQUIRED PER CBC SEC. 2408.4.3 AND CRC 308.4.3.
  3. THE NFRC LABEL WHICH STATES THE REQUIRED U-VALUE AND SHGC FOR ALL NEW FENESTRATION PRODUCTS SHALL NOT BE REMOVED PRIOR TO INSPECTION OR REMOVAL BY A BUILDING INSPECTOR, AND SHALL REFLECT THE VALUES LISTED IN THE ENERGY REPORT, PER R308.1
  4. ALL EXISTING WOOD WINDOWS TO BE REBUILT PER THE INTENT OF THE ORIGINAL INSTALLATION, I.E., REPLACE DAMAGED WOOD STOPS, NEW FLASHING AND SEALANT(S) AS REQUIRED FOR WATERPROOFING. IF NEW GLAZING IS REQUIRED, REPLACE WITH "ANTIQUE" GLASS MATCHING EXISTING.

WINDOW TYPES

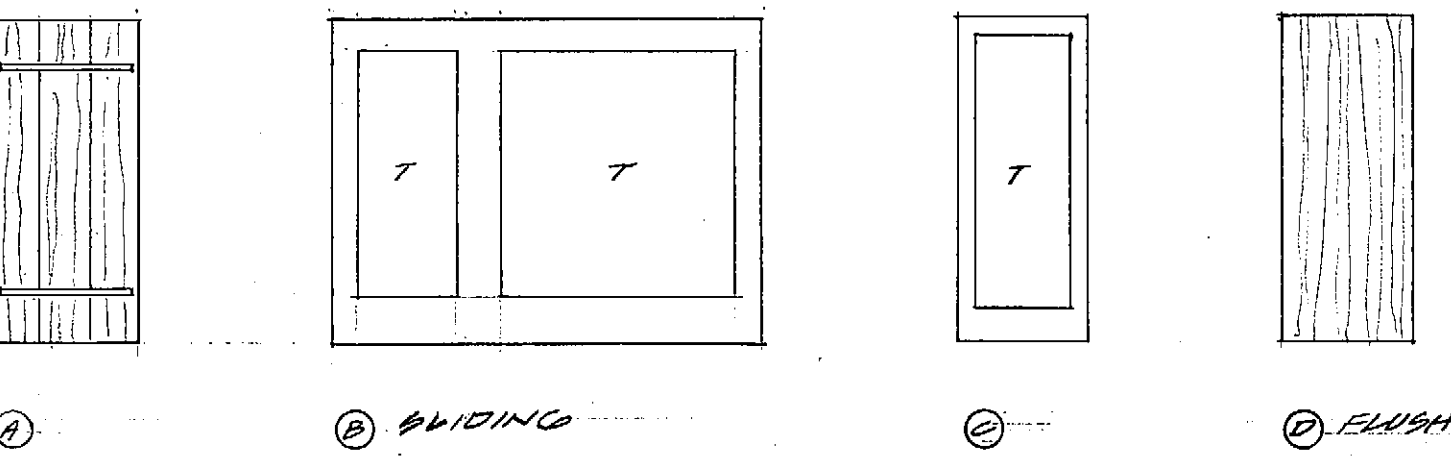
| OPENING NO. | TYPE       | SIZE (O.A.) |       | DETAILS   |     |
|-------------|------------|-------------|-------|-----------|-----|
|             |            | WIDTH       | HGT.  | HEAD JAMB | SWL |
| (A)         | FIX'D      | 2'-6"       | 4'-0" |           |     |
| (B)         | FIX'D      | 3'-8"       | 4'-0" |           |     |
| (C)         | FIX'D CBMT | 4'-0"       | 4'-8" |           |     |
| (D)         | CBMT       | 2'-8"       | 4'-8" |           |     |
| (E)         | FIX'D      | 3'-0"       | 5'-4" |           |     |
| (F)         | CBMT       | 2'-4"       | 5'-4" |           |     |
| (G)         | FIX'D      | 3'-8"       | 2'-6" |           |     |
| (H)         | AWN'G      | 3'-8"       | 2'-6" |           |     |
| (I)         | FIX'D      | 3'-4"       | 1'-0" |           |     |
| (J)         | FIX'D      | 2'-1"       | 1'-0" |           |     |
| (K)         | FIX'D      | 5'-4"       | 1'-0" |           |     |
| (L)         | FIX'D      | 3'-0"       | 1'-0" |           |     |
| (M)         | FIX'D      | 3'-0"       | 1'-6" |           |     |
| (N)         | FIX'D      | 2'-4"       | 1'-6" |           |     |
| (O)         | FIX'D      | 3'-9"       | 1'-0" |           |     |
| (P)         | FIX'D      | 3'-4"       | 1'-0" |           |     |
| (Q)         | AWN'G      | 4'-7"       | 1'-0" |           |     |
| (R)         | LOW'R      | 0'-9"       | 1'-0" |           |     |
| (T)         | FIX'D      | 2'-8"       | 1'-0" |           |     |

WINDOW SCHEDULE

| OPENING NO. | TYPE | MATERIAL | SIZE  |        |        | DETAILS |      |        |
|-------------|------|----------|-------|--------|--------|---------|------|--------|
|             |      |          | WIDTH | HEIGHT | THICK  | HEAD    | JAMB | T-HOOD |
| (1)         | (A)  | WD       | 3'-0" | 6'-8"  | 1 3/4" |         |      |        |
| (2)         | (B)  | WD / GL  | 3'-0" | 6'-8"  | 1 3/4" |         |      |        |
| (3)         | (C)  | WD / GL  | 2'-8" | 6'-8"  | 1 3/4" |         |      |        |
| (4)         | (D)  | WD       | 2'-8" | 6'-8"  | 1 3/8" |         |      |        |
| (5)         | (D)  | WD       | 2'-8" | 6'-8"  | 1 3/8" |         |      |        |
| (6)         | (D)  | WD       | 3'-0" | 6'-8"  | 1 3/4" |         |      |        |
| (7)         | (D)  | WD       | 7'-0" | 6'-8"  | 1 3/8" |         |      |        |
|             |      |          |       |        |        |         |      |        |
|             |      |          |       |        |        |         |      |        |
|             |      |          |       |        |        |         |      |        |
|             |      |          |       |        |        |         |      |        |

DOOR SCHEDULE

|     |     |         |       |       |        |  |  |  |                                                  |
|-----|-----|---------|-------|-------|--------|--|--|--|--------------------------------------------------|
| (1) | (A) | WD      | 3'-0" | 6'-8" | 1 3/4" |  |  |  | EXISTING                                         |
| (2) | (B) | WD / GL | 3'-0" | 6'-8" | 1 3/4" |  |  |  |                                                  |
| (3) | (C) | WD / GL | 2'-8" | 6'-8" | 1 3/4" |  |  |  | SEE NOTE NO.                                     |
| (4) | (D) | WD      | 2'-8" | 6'-8" | 1 3/8" |  |  |  |                                                  |
| (5) | (D) | WD      | 2'-8" | 6'-8" | 1 3/8" |  |  |  | 20 MIN RATED W/ SELF CLOSING & LATCHING HARDWARE |
| (6) | (D) | WD      | 3'-0" | 6'-8" | 1 3/4" |  |  |  |                                                  |
| (7) | (D) | WD      | 7'-0" | 6'-8" | 1 3/8" |  |  |  | SLIDING (B) PNL CLOSET DOOR                      |
|     |     |         |       |       |        |  |  |  |                                                  |
|     |     |         |       |       |        |  |  |  |                                                  |
|     |     |         |       |       |        |  |  |  |                                                  |
|     |     |         |       |       |        |  |  |  |                                                  |



- DOOR NOTES:
1. ALL NEW ALUMINUM CLAD WOOD DOORS, IN SIZES AND CONFIGURATIONS WHERE SHOWN, TO BE MANUF'D. BY "SIERRA PACIFIC WINDOWS", OR EQUAL. COLOR TO BE "ICI BROWN", NO. 056
  2. GLAZING TO BE LOW-E INSULATED (U-FACTOR = 0.31 MAX.) AND TEMPERED WHERE REQUIRED PER CBC SEC. 2408.4.1 AND CRC 308.4
  3. THE NFRC LABEL WHICH STATES THE REQUIRED U-VALUE AND SHGC FOR ALL NEW FENESTRATION PRODUCTS SHALL NOT BE REMOVED PRIOR TO INSPECTION OR REMOVAL BY A BUILDING INSPECTOR, AND SHALL REFLECT THE VALUES LISTED IN THE ENERGY REPORT, PER R308.1
  4. NEW SLIDING WOOD DOORS (NO. 2) TO MATCH EXISTING SLIDING DOORS IN SIZE AND CONFIGURATION. GLAZING TO BE INSULATED AND TEMPERED PER CBC SEC. 2408.4.1 AND CRC SEC. 308.4.

DOOR TYPES

| ISSUE                    | DATE |
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| TRACK 2 DESIGN SUBMITTAL |      |
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SAPAROV RESIDENCE A5.0  
3 SE OF 4<sup>TH</sup> ON SAN ANTONIO  
APN: 010-253-016





PROPOSED STREET ELEVATION FROM THE NORTH



PROPOSED STREET ELEVATION FROM THE WEST



PROPOSED STREET ELEVATION FROM THE SOUTH



EXISTING STREET ELEVATION FROM THE NORTH



EXISTING STREET ELEVATION FROM THE WEST



EXISTING STREET ELEVATION FROM THE SOUTH

COLOR RENDERINGS

| ISSUE                       | DATE |
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| TRACK 2<br>DESIGN SUBMITTAL |      |
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273 Lindero  
La Selva Beach  
California  
95076  
Daryl Woods Architect  
831.234.9853-t

SAPAROV RESIDENCE A6.0  
3 SE OF 4<sup>TH</sup> ON SAN ANTONIO  
APN: 010-253-016



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 4<sup>th</sup> 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 significance<sup>1</sup>. 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:

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<sup>1</sup> 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.<sup>2</sup>

## **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 14<sup>3</sup> 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.

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<sup>2</sup> Chapman House garden photographs by Morely Baer, MAARA Archives.

<sup>3</sup> 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 <sup>4</sup> points out factors to consider when selecting replacement glass:

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<sup>4</sup> *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**

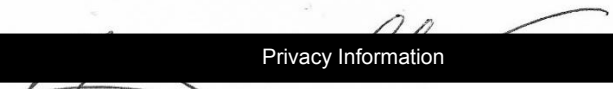
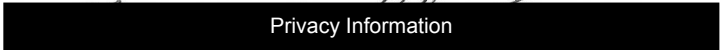
*New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

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,


Margaret Clovis





**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**

October 19, 2020

Daryl Woods

Privacy Information

Subject: Completeness Review Letter  
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 additions to an existing residence. Staff has reviewed your application, which was submitted on October 7, 2020, and has determined that staff cannot complete a comprehensive review of the application as, in Staff's opinion, the project as proposed is in direct conflict with the [Secretary of the Interior's Standards for Rehabilitation](#).

Staff's primary concerns are that the design conflicts with standard:

#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 the property will be avoided.

#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 shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

*"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."* –[Preservation Brief 14](#)

*"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."* –Preservation Brief 14

*"To preserve a property's historic character, a new addition must be visually distinguishable from the historic building."* –Preservation Brief 14

Staff recommends retaining a Architectural Historian to review the proposed plans and provide guidance for bringing the project into compliance with the Secretary of the Interior's Standards for



Rehabilitation. Should the Architectural Historian find the proposed project consistent with the Secretary of the Interior's Standards for Rehabilitation, the project plans and evaluation prepared by the independent Architectural Historian will be forwarded to the city's Historic Consultant for peer review.

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

Sincerely,

  
 Privacy Information

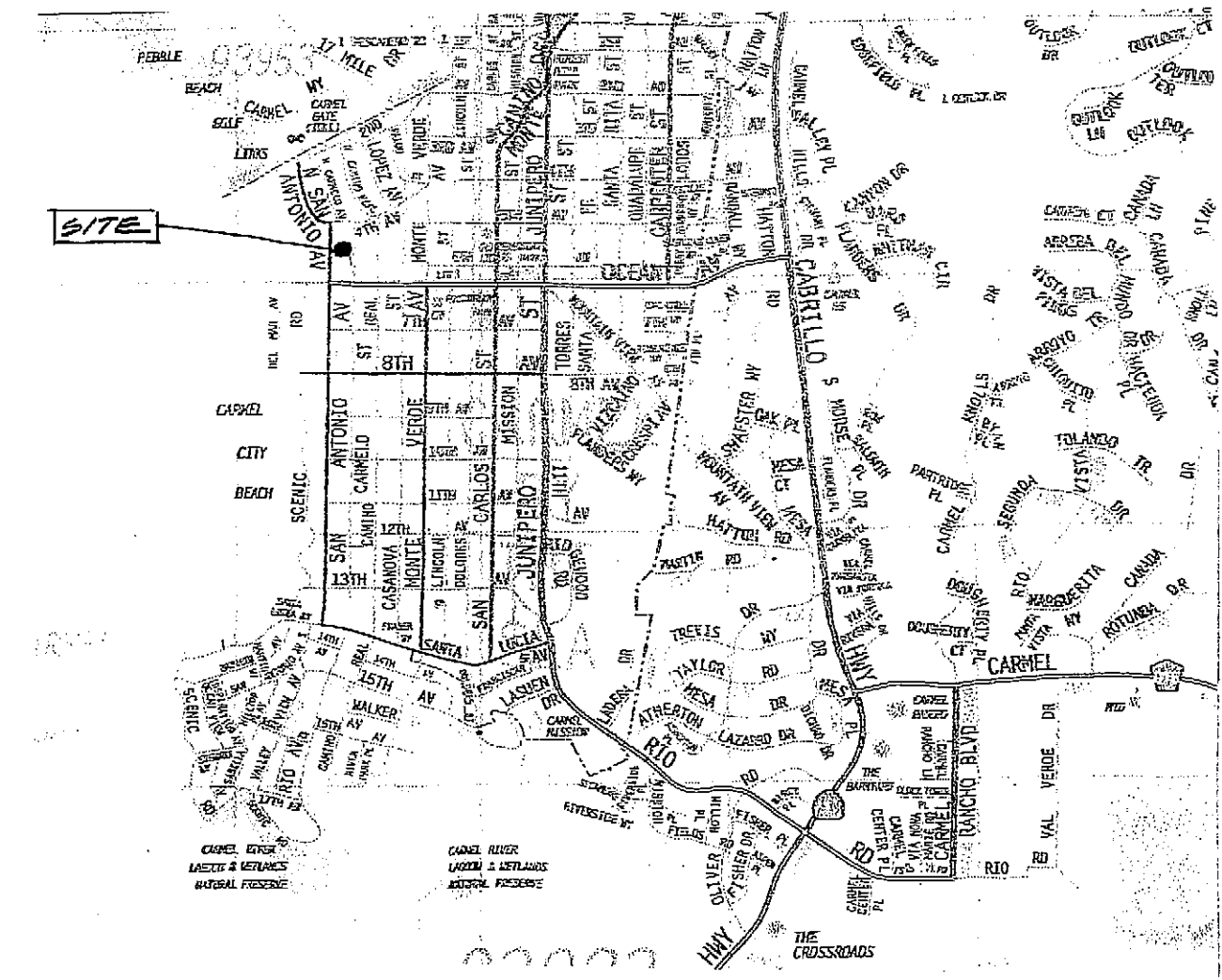
Evan Kort  
Associate Planner



- These specifications are for the Saparov residence, San Antonio, 3 SE of 4<sup>th</sup>, Carmel, Ca.
- The term "Contractor" as used herein and on the drawings shall also be applicable to each subcontractor as requirements pertain to his/her trade. "Owner" refers to the owner of record or his agent.
- All applicable provisions of the City of Carmel-by-the-Sea and the California Building Code 2019 edition shall be adhered to in the construction of this project. It is the Contractor's ultimate responsibility to construct the project as per these codes.
- Contractor shall comply with all applicable codes and ordinances. Contractor shall pay all fees, miscellaneous cost, and obtain and pay for all permits necessary to complete all work, with the exception of the Building Permit, which the Owner shall pay for prior to the start of work. Before final acceptance of any part of the work, the contractor shall furnish the Architect with appropriate "Certificates of Inspection" stating that work has been inspected and approved by the Building Department.
- The contractor shall carry in force all needed insurance, licenses, fees, permits, taxes as required by law for the duration of the project.
- The Contractor shall maintain liability insurance to protect himself and hold the owner harmless from any and all claims for damages, for personal bodily injury or death, or property damage, during the course of the contract. (The Owner shall maintain Fire insurance.)
- Contractor shall provide sufficient means for protecting existing exposed interior finishes/new construction and materials from damage by other trades, weather, or vandals for the course of the project. Contractor shall provide all barricades, fences, and other items required by local ordinances and codes.
- All plumbing fixtures, finishes, hardware and miscellaneous items shall be selected and/or approved by the Owner unless notes on plans or following specifications. "Or approved equal" means equal approved by the Owner.
- Field samples and mock-ups shall be prepared at the site by the Contractor as specified in the various sections of this specification. Affected finish work shall not be started until the Owner has accepted as satisfactory the field samples and/or mock-up in writing. Construction and prepare field samples as mock-ups at locations as directed by the Owner. Field samples and mock-ups shall be removed from the site after completion and acceptance of the affected work or otherwise, as directed by the Owner.
- If the Contractor desires to use any other brand or manufacturer of equal quality, appearance and utility to the product specified, he shall request substitution to the Owner with specification and/or samples. The Owner will accept as satisfactory or reject the request for substitution, and his decision shall be final. Unless substitutions are requested as provided herein, deviations from the drawings and specifications will not be permitted.
- The Owner and immediate neighbors, or neighbors to be affected, should be made aware 24 hours in advance of construction activities that are potentially disruptive. Use of neighbors' property is expressly forbidden without their permission. Contractor will be responsible for any and all damage to such property in the event that damage is done.
- The Owner may order extra work or make changes by altering, adding to, or deducting from the work. The contract sum shall be adjusted accordingly. Changes or alteration, etc. shall be approved by the Architect prior to the start of this work.
- The intent of these documents (i.e., specifications, drawings, and schedules) is to describe the work including all labor, materials, services, equipment, and transportation necessary for complete and proper execution of the work indicated on the drawings or reasonably inferred there from. Where drawings are in conflict, the Contractor is to provide the Owner with the most expensive of conflicting versions.
- The Architect/ Engineer will in no way be responsible for how the work is performed, safety in, on or about the job site, methods of performance or timeliness in the performance of the work.
- Shop and fieldwork shall be performed by mechanics, craftsmen and workers skilled and experienced in the fabrication and installation of the work involved. All work on this project shall be performed in accordance with the best-accepted practices of the various trades involved and in accordance with the drawings, reviewed shop drawings, and these specifications.
- The Owner reserves the right to reject any materials and work qualities which are not considered to be up to the highest standards of the various trades involved. Such inferior material or work quality shall be repaired or replaced, as directed, at no additional cost to the Owner.

- These construction documents are based on observation and documentation of existing conditions from documents provided by the Owner. The Owner makes no claims to the accuracy of such observation. Should the Contractor encounter field conditions which vary from these construction documents which effect the intent of these drawings or the contract/subcontract sum, the Architect shall be immediately notified. The Contractor shall verify at the project site, conditions and measurements related to their work.
- Contractor shall not scale the drawings. Dimensions of floor plans are shown to face of stud and outside of foundation wall for exterior walls and to centerline of stud for interior walls unless noted otherwise. Written notes take precedence over line drawings.
- Contractor shall notify Owner immediately for directions in the event that any unusual conditions not covered by these notes and documents are encountered during construction.
- The Contractor shall be responsible for the accuracy of the building lines and levels. The Contractor shall compare carefully the lines and levels shown on the drawings with existing levels for the location and construction of the work and shall call the Owner's attention to any discrepancies before proceeding with the work.
- Incidental items, not indicated on the drawings or mentioned in the specifications that can be legitimately and reasonably inferred, belonging to the work described, or are necessary in good practice to provide a complete installation or system shall be provided and be installed at though called out herein in every detail.
- Contractor shall insure that cutting, filing, patching, etc. by all trades causes all parts to come together properly. The connection of adjoining materials shall be executed according to instruction by the Architect only.
- Trades shall furnish all labor, equipment, materials and services required to perform all work necessary, indicated, reasonably inferred, or required by any code with jurisdiction to complete their scope of work for a complete and properly finished job using only new material U.N.O. in accordance with the best accepted standards of workmanship. All F.B.O. (furnished by owner) items to be installed by the Contractor.
- The Contractor shall have a superintendent at the construction site whenever any work under this Contract is being performed in order to provide constant supervision.
- Contractor shall maintain the job site in a neat and safe condition in accordance with Title 8 or the Construction Safety Orders as enforced by the Division of Industrial Safety at all times throughout the construction period. The Contractor shall weekly cleanup, remove and dispose in a legal manner all debris and waste attributed to the job.
- Contractor shall coordinate with other contractors directly and separately employed by Owner for timely storage and installation of their products. Only new materials shall be used unless otherwise noted on drawings. Materials and products shall be delivered to the building site in original packages. Materials and products shall be stored off ground on wood blocking in an upright position protected from the elements in a manner to prevent damage or marring of finish.
- Contractor shall check and verify size and location of openings for vents, ducts, plumbing runs, electrical fixtures, etc. with mechanical, electrical, and architectural drawings, and mechanical and electrical contractors and shall make all changes therewith as approved by the Owner before framing wall and ceilings. Seal between ducts and partitions where required.
- Contractor shall provide and locate access panels as required after installation of mechanical ducts, plumbing, and electrical work. The Architect shall approve location.
- All bracing necessary for construction purposes shall be the sole responsibility of the Contractor.
- Contractor shall provide all necessary blocking, stiffening, bracing, frames, hangers, or other support for all fixtures, equipment, cabinetry, furnishings and all other items requiring the same.
- At the time of bid submittal, the Contractor shall advise the Owner (in writing) of any specified materials or equipment which are either unavailable or will cause a delay in the construction completion schedule.
- The Contractor shall identify critical due dates for: A) Owner selections to be purchased and installed by the Contractor. B) Contractor receipt of Owner purchased items to be installed by the Contractor.

- Contractor shall submit (2) copies of required shop drawings, calculations of fabricated products, all finishes materials and (2) copies of manufacturers' catalog sheets, brochures, color samples, installation instructions, etc. on manufactured products used/or installed in the project for the Owner's acceptance before purchase or delivery to the site. All shop drawings shall be approved by the Engineer. The Engineer's approval of such drawings shall not relieve the Contractor of responsibility for errors of any sort pertaining to shop drawings.
- Approval of the work in part or as a whole by the Architect/Engineer shall not relieve the Contractor of responsibility for faulty material or workmanship. Such approvals may be withdrawn at any time that subsequent examination reveals apparently satisfactory work that is, in fact, defective or otherwise fails to conform to all requirements of the contract documents. Such work from which approval has been withdrawn shall be replaced or executed in accordance with the contract at no expense to the Owner.
- The Contractor shall be responsible for replacement or repair of any damage caused by him or his subcontractors. The Contractor shall be responsible for any damage to underground utilities encountered in areas where excavations are indicated and shall repair any such damage at his own expense. Where utility lines must be maintained under building, they shall be properly sleeved through foundation walls.
- Contractor shall guarantee all workmanship and materials for one year except where indicated in various specification sections for a longer period. The guarantee period is based on the date of completion of the work, as called out herein. After acceptance of the building, if during the guarantee period any defects or faulty materials are found, the Contractor shall replace and repair them, together with any damage to finish, fixtures, equipment, or furnishings due to defective work, upon notification by the Architect, and at no additional expense to the Owner. Exception: The roofing subcontractor shall submit a maintenance agreement, cosigned by the Contractor, to maintain the roofing in a watertight condition for a period of one year.
- Contractor shall provide Owner a list of heating, cooling, water heating and lighting systems and features, components and mechanical devices, and instructions on how to use them efficiently. Sec. 1403 (b) 1.
- Contractor shall guarantee all workmanship and materials for one year except where indicated in various specification sections for a longer period. The guarantee period is based on the date of completion of the work, as called out herein. After acceptance of the building, if during the guarantee period any defects or faulty materials are found, the Contractor shall replace and repair them, together with any damage to finish, fixtures, equipment, or furnishings due to defective work, upon notification by the Architect, and at no additional expense to the Owner. Exception: The roofing subcontractor shall submit a maintenance agreement, cosigned by the Contractor, to maintain the roofing in a watertight condition for a period of one year.
- Contractor shall provide Owner with the original Owner's Manuals and Instructions for all appliances, special equipment, lighting fixtures, plumbing fixtures, mechanical equipment, etc. installed in the building complied in a binder for the Owner's future reference.
- Contractor shall provide Owner with a recommended maintenance schedule for finishes and components of the building that should be attended to regularly, such as painting or wood and metal, cleaning of gutters, replacing filters in the air conditioner and furnaces, etc.
- Smoke detectors required at the existing residence. Detectors to be located in each sleeping room, in the hallway leading to and a min. of (1) at each level. Smoke detectors to be interconnected and hard-wired, per CRC R314.3 & R315.2., where required, exception for solely battery operation. CRC R314.4, no. 3.
- Carbon monoxide alarms are required at the existing residence. Carbon monoxide alarms to be located outside, or in vicinity of sleeping room, and a min. of (1) at each level. Single and multiple stations shall be listed to comply with UL 2034 & UL 2075. Installation shall be in accordance with NFPA 720 and the manu's. recommendations. (CRC Sec. R315.3). Note: Carbon monoxide alarms may be in combination with smoke alarms.
- Owner to be provided building operations and maintenance manual as print, web link, or CD, per Section 4.410.1 "Operation and Maintenance Manual", sheet GB-1.
- HERS Certification required per sheet EN.1.



- AREA TABULATIONS:**
- Zone District: R-1
  - Parcel area: 4000 sf
  - Areas of Right-of Way: 0 sf
  - Net Parcel area (2-3): 4000 sf
  - Coverage by structures: 1,693 sf (<1800 allowed)

- HEATED SPACE CALCULATIONS:**
- Total heated space: 1,431 sf
  - Total unheated space: 262 sf

- BASE FLOOR AREA CALCULATIONS BY THE TYPE OF SPACE:**
- Notes: (e) = existing square footage  
(p) = proposed square footage

- First Floor:
  - Area with ceilings less than 16' in height (e) 757 sf (p) 674 sf
  - Total first floor area - Total sf = 1,431 sf
- Garage and mechanical closet:
  - Total garage area (e) 238 sf (p) 24 sf (closet)
  - Total garage/closet sf = 262 sf

Total base floor area: 1,693 sf (<1800 allowed)

**ADDITIONAL AREAS:**

- Roof Deck/Storage:
  - Total deck/storage area (e) 0 (p) 439 total sf = 439 sf

Total floor area of the building (sum of all categories above):  
(e) 995 (p) 1,137 sf Total sf = 2,132 sf

**IMPERVIOUS SURFACE AREAS:**

- Existing:
  - Driveway: 222 sf
  - Entry walk: 86 sf
  - Patio: 381 sf
  - Misc. conc. pads: 38 sf

Total: 727 sf

- Proposed:
  - Driveway: 88 sf
  - Entry walk: 118 sf
  - Patio: 396 sf
  - Misc. conc. pads: 41 sf

Total: 643 sf

**PROJECT OWNER:** Mikhail and Elena Saparov  
335 Kipping Street  
Palo Alto, Ca. 94301

**PROJECT ADDRESS:** 3 SE of 4<sup>th</sup> On San Antonio  
Carmel-By-The-Sea, Ca. 93923

**PROJECT DESCRIPTION:** 1. Remodel and restore existing 757 sf single-story residence.  
2. Construct a single-story 674 sf addition in the rear yard.  
3. Construct a new 234 sf roof deck accessed via a spiral stair.

**BUIDING HEIGHTS:** +/-15'-0" (top of rail at roof deck)  
+/- 10'-0" (rear addition)

**APN:** 010-253-016

**LOT SIZE:** 4,000 Sq.Ft.

**ZONING:** R-1 (BR district)

**OCCUPANCY:** R-3/U

**CONSTRUCTION:** Type VB, non-sprinklered

**CODE:** California Residential Code, 2019 Edition, (non-structural)  
California Building Code, 2019 Edition,  
California Mechanical Code, 2019 Edition,  
California Plumbing Code, 2019 Edition,  
California Electrical Code, 2019 Edition,  
California Energy Code, 2019 Edition, and  
all other applicable codes and ordinances,  
latest editions.

**ARCHITECT:** Daryl Woods Architect  
License No. C25147  
273 Lindero Dr.  
La Selva Beach, Ca. 95076  
Tele: 831.234.9853

**STRUCTURAL ENGINEER:** George Reynolds and Assoc.  
111 Younglove Ave.  
Santa Cruz, Ca. 95062  
Tele: 831.426.3637  
Attn: George Reynolds

**ENERGY CONSULTANT:** A+  
41 D Hanger Way  
Watsonville, Ca. 95076  
Tele: 831.728.7717

**GENERAL NOTES**

3

**PROJECT DATA**

1

- T1 PROJECT DATA / VICINITY MAP / AREA TABULATIONS / GENERAL NOTES
- T2 SITE SURVEY
- A1.0 SITE DEMOLITION PLAN
- A1.1 PROPOSED SITE PLAN
- A2.0 EXISTING FLOOR AND ROOF PLANS
- A2.1 PROPOSED GROUND FLOOR PLAN / NOTES
- A3.0 DECK / ROOF PLAN / PLAN AT TRANSOM WINDOWS
- A4.0 EXISTING EXTERIOR ELEVATIONS
- A4.1 PROPOSED EXTERIOR ELEVATIONS
- A5.0 DOOR AND WINDOW SCHEDULE
- A6.0 COLORED ELEVATIONS

**AREA TABULATIONS**

4

**SHEET INDEX**

2

| ISSUE                     | DATE      |
|---------------------------|-----------|
| TRACK 2<br>DESIGN SUBMITL | 3-17-2020 |
| "                         | 3-30-2021 |
|                           |           |

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Daryl Woods Architect  
831.234.9853-1

**SAPAROV RESIDENCE T1**  
3 SE OF 4<sup>TH</sup> ON SAN ANTONIO  
APN: 010-253-016







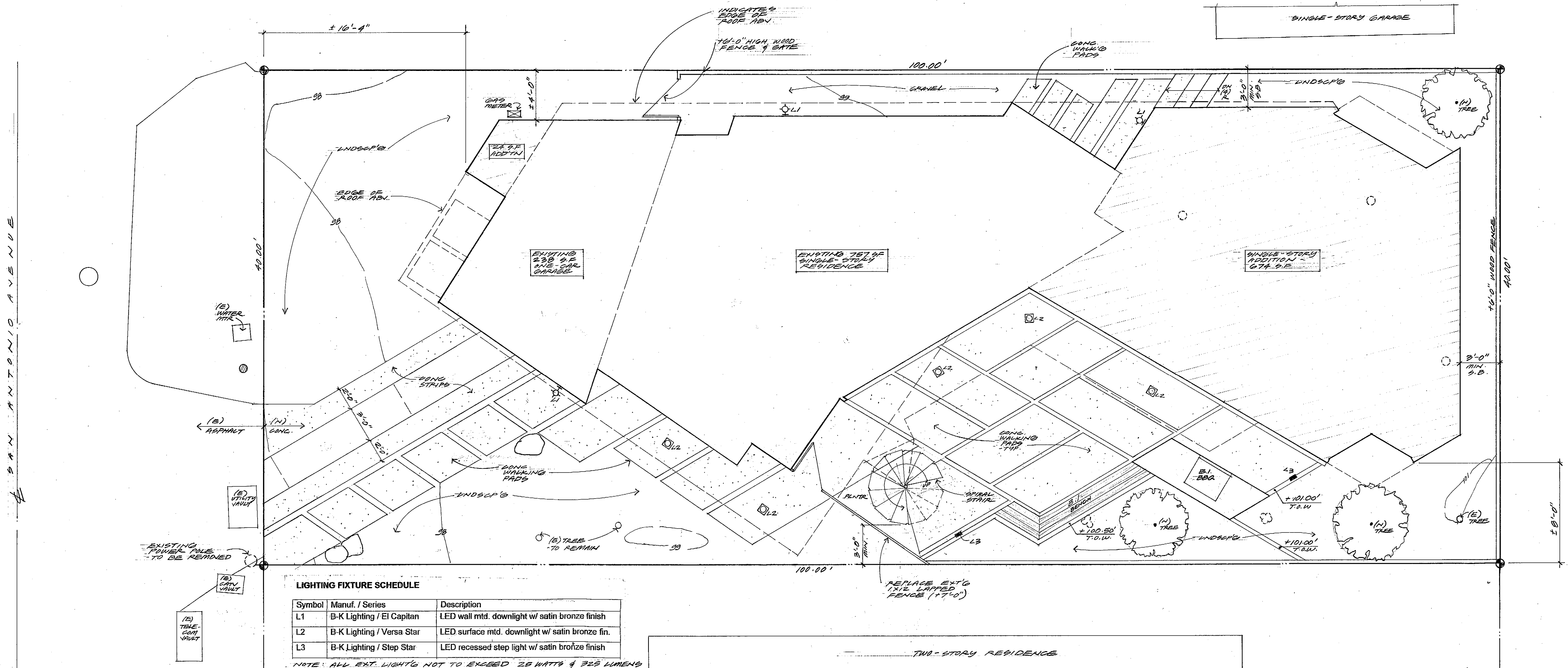




1. Surface drainage should include provisions for positive gradients so that the surface runoff is not permitted to pond adjacent to foundations or other improvements. Where bare soil or pervious surfaces are located next to the foundation, the ground surface within 10 feet of the structure should be sloped at least 5 percent away from the foundation. Where impervious surfaces are used within 10 feet of the foundation, the impervious surface within 10 feet of the structure should be sloped 2 percent away from the foundation. Swale should be used to remove surface runoff where the ground cannot be sloped a full 10 foot width away from the structure. Swales should be sloped at least 2 percent toward the discharge point.
2. Full roof gutters should be placed around the eaves of the structure. Discharge from the roof gutters should be conveyed away from the downspouts and discharged in a controlled manner. Concentrated runoff can be dispersed on site using well placed splash blocks, bio-retention swales and retention trenches. If collected in French drains or subgrade perforated pipe it then needs to be conveyed to
3. Splash blocks may be used where sufficient gradients are provided adjacent to the home's foundation and where runoff water can be safely directed to suitable areas to percolate back into the soil. Splash blocks should not be used where gradients exceed 20 percent.
4. Bio-retention swales, retention trenches and rain gardens should be located in the front of the parcel on gentle slopes less than 20 percent. Retention structures should be setback from the property lines and foundations, per "Infiltration Setback" requirements.
5. Site drainage near or at existing residence and drive not to be altered.
6. All infiltration system(s), where shown, shall be designed in accordance with Carmel Municipal Code (CMC).

SITE DRAINAGE NOTES

1



| LIGHTING FIXTURE SCHEDULE |                           |                                                 |
|---------------------------|---------------------------|-------------------------------------------------|
| Symbol                    | Manuf. / Series           | Description                                     |
| L1                        | B-K Lighting / El Capitan | LED wall mtd. downlight w/ satin bronze finish  |
| L2                        | B-K Lighting / Versa Star | LED surface mtd. downlight w/ satin bronze fin. |
| L3                        | B-K Lighting / Step Star  | LED recessed step light w/ satin bronze finish  |

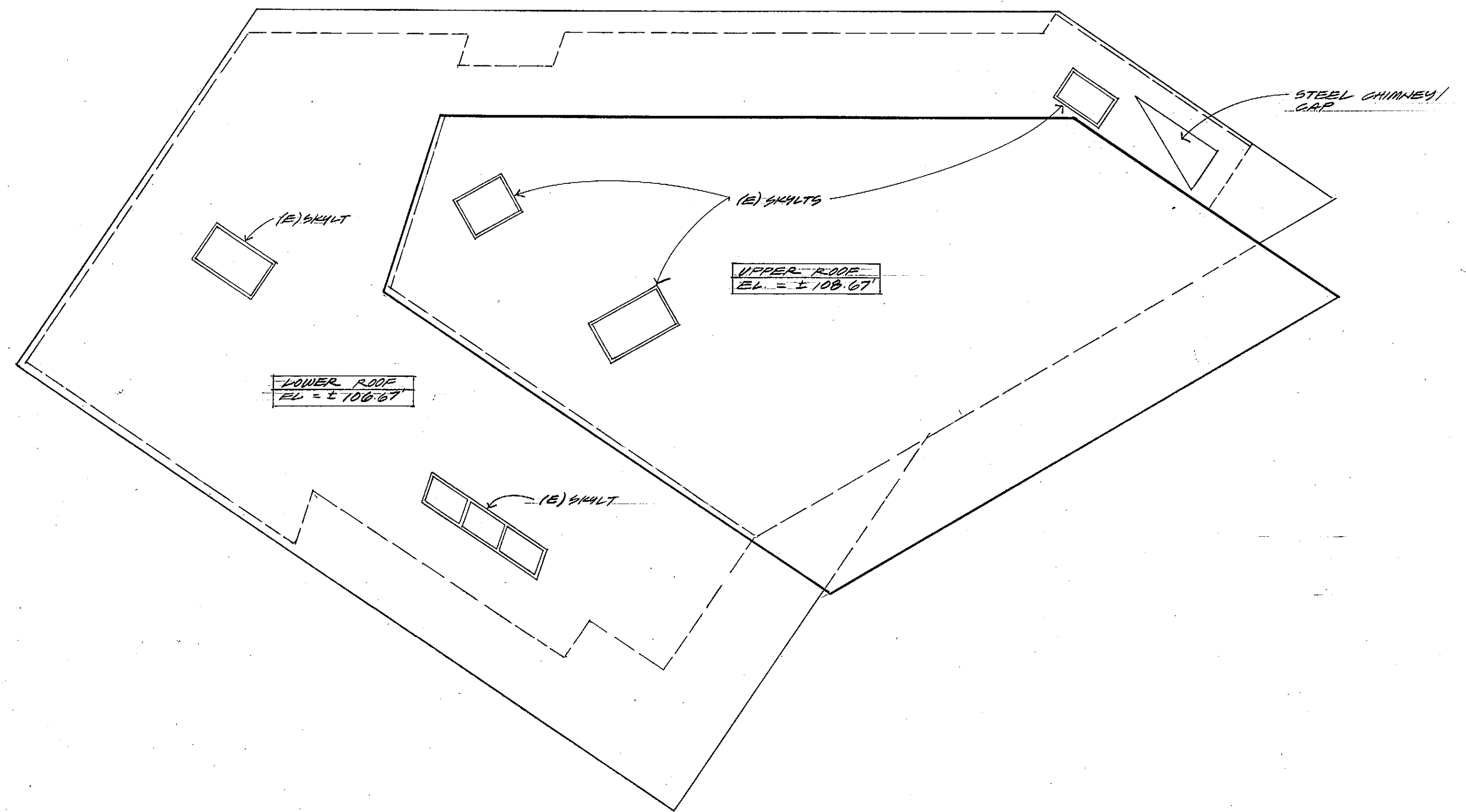
NOTE: ALL EXT. LIGHTS NOT TO EXCEED 25 WATTS & 325 LUMENS

| ISSUE                | DATE      |
|----------------------|-----------|
| TRACK 2 DESIGN SHEET | 7-13-2020 |
| "                    | 3-30-2021 |

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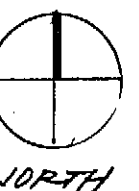
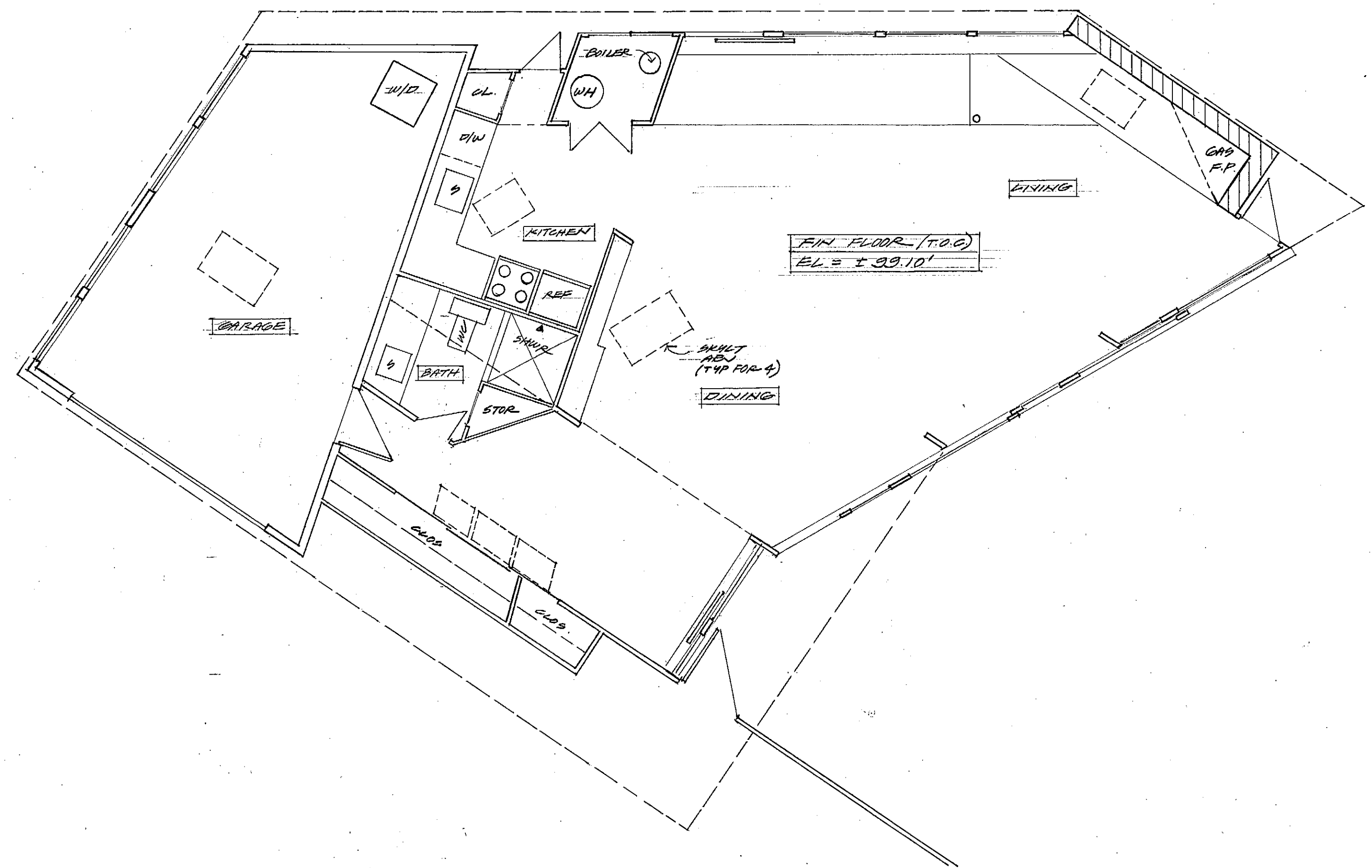
SAPAROV RESIDENCE A1.1  
3 SE OF 4<sup>TH</sup> ON SAN ANTONIO  
APN: 010-253-016





EXISTING ROOF PLAN

1/4" = 1'-0" 1



EXISTING FLOOR PLAN

1/4" = 1'-0" 2

| ISSUE                    | DATE      |
|--------------------------|-----------|
| TRACK 2<br>DESIGN SUBMIT | 3.13.2020 |
| "                        | 3.30.2021 |
|                          |           |
|                          |           |

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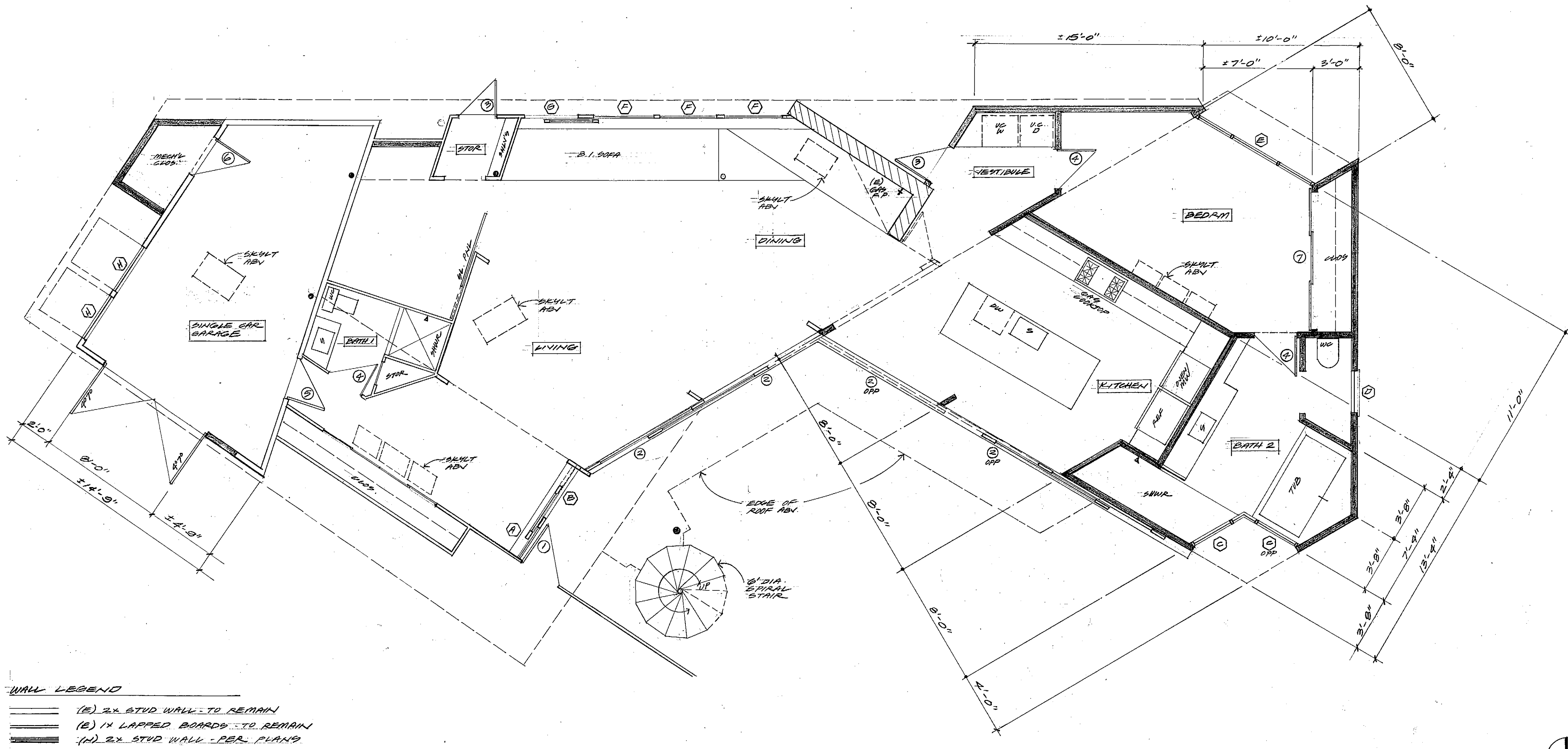
SAPAROV RESIDENCE A2.0  
3 SE OF 4<sup>TH</sup> ON SAN ANTONIO  
APN: 010-253-016



- FLOOR PLAN NOTES: (NEW CONSTRUCTION)
1. ALL EXTERIOR WALLS TO BE 2X4 STUDS AT 16"O.C. (U.N.O.)
  2. ALL INTERIOR WALLS TO BE 2X4 STUDS AT 16"O.C. (U.N.O.)
  3. ALL EXTERIOR WALLS TO BE INSULATED WITH R-15 (MIN.) BATTS (U.N.O.). CONTRACTOR TO INSTALL WHEN BUILDING IS WEATHER TIGHT
  4. ALL INTERIOR WALLS TO BE INSULATED WITH R-13 (MIN.) SOUND BATTS (U.N.O.)
  5. PROVIDE R-10(MIN.) RIGID INSULATION AT ROOF/CEILING. CONTRACTOR TO INSTALL WHEN BUILDING IS WEATHER TIGHT
  6. ALL GYPSUM BOARD TO BE 1/2" THICK AND OF THE TYPE AS REQUIRED BY THE C.B.C. CHAPTER 25 (U.N.O.)
  7. PROVIDE A NON-ABSORBENT AT TUB/SHOWER AT +6' (MIN.) ABOVE THE DRAIN INLET.
  8. OWNER TO INSTALL ENERGY STAR APPLIANCES, I.E. DISHWASHER, WASHING MACHINE, AND REFRIGERATOR. ALL NEW APPLIANCES AS INSTALLED AS PART OF PROJECT AND WHERE NOTED, SHALL BE ENERGY STAR RATED, PER SANTA CRUZ COUNTY CODE 4.201.1.2.
  9. WALL AND CEILING FINISHES SHALL NOT HAVE A FLAME SPREAD INDEX OF GREATER THAN 200.
  10. WALL AND CEILING FINISHES SHALL NOT HAVE A SMOKE-DEVELOPED INDEX OF GREATER THAN 450.
  11. SINGLE AND MULTIPLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED TO COMPLY WITH UL 2034. CARBON MONOXIDE DETECTORS SHALL BE LISTED TO COMPLY WITH UL 2075. INSTALLATION SHALL BE IN ACCORDANCE WITH NFPA 720 AND THE MANUFACTURES INSTALLATIO INSTRUCTIONS.
  12. SMOKE DETECTORS AND CARBON MONOXIDE ALARMS TO BE INSTALLED, AS REQUIRED, WITHIN THE MAIN RESIDENCE AS PART OF THIS PROJECT, PER GRC R314.3, R315.2.
  13. TANKLESS WATER HEATERS SHALL BE NATIONALLY LISTED AND BE INSTALLED IN ACCORDANCE WITH THE INSTALLATION INSTRUCTIONS THAT WAS APPROVED AS PART OF THEIR LISTING. THE GAS PIPING SERVING THE APPLIANCE MUST BE SIZED IN COMPLIANCE WITH THE WATER HEATERS LISTED INSTALLATION INSTRUCTIONS AND THE 2016 CALIFORNIA PLUMBING CODE (CRC SEC. R106.1).
  14. HOSE BIBBS, WHERE SHOWN, SHALL BE FITTED WITH A NON-REMOVABLE BACK FLOW DEVICE.
  15. PROTECT ANNULAR SPACES AROUND OPENINGS IN PLATES AT EXTERIOR WALL WITH CEMENT MORTAR, CONCRETE, OR SIMILAR MATERIAL.

FLOOR PLAN NOTES

1



WALL LEGEND

- (E) 2x STUD WALL TO REMAIN
- (E) 1x LAPPED BOARDS TO REMAIN
- (N) 2x STUD WALL PER PLANS

GROUND FLOOR PLAN (PROPOSED)

1/4"=1'-0"

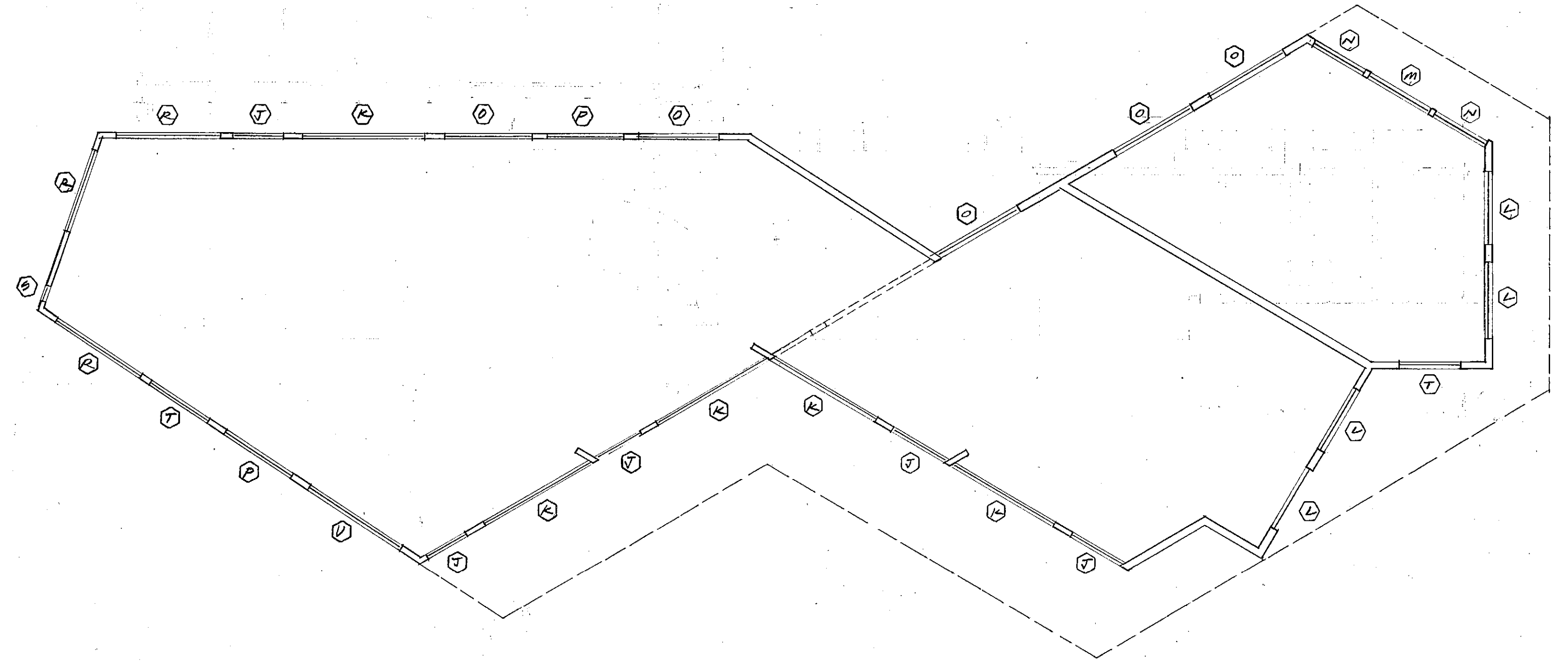
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| ISSUE                    | DATE      |
|--------------------------|-----------|
| TRACK 2 DESIGN SUBMITTAL | 3.13.2020 |
| "                        | 3.30.2021 |
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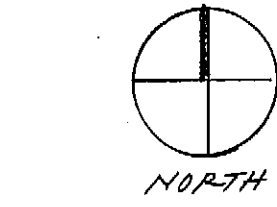
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95076  
Daryl Woods Architect  
831.234.9853-1

SAPAROV RESIDENCE A2.1  
3 SE OF 4<sup>TH</sup> ON SAN ANTONIO  
APN: 010-253-016



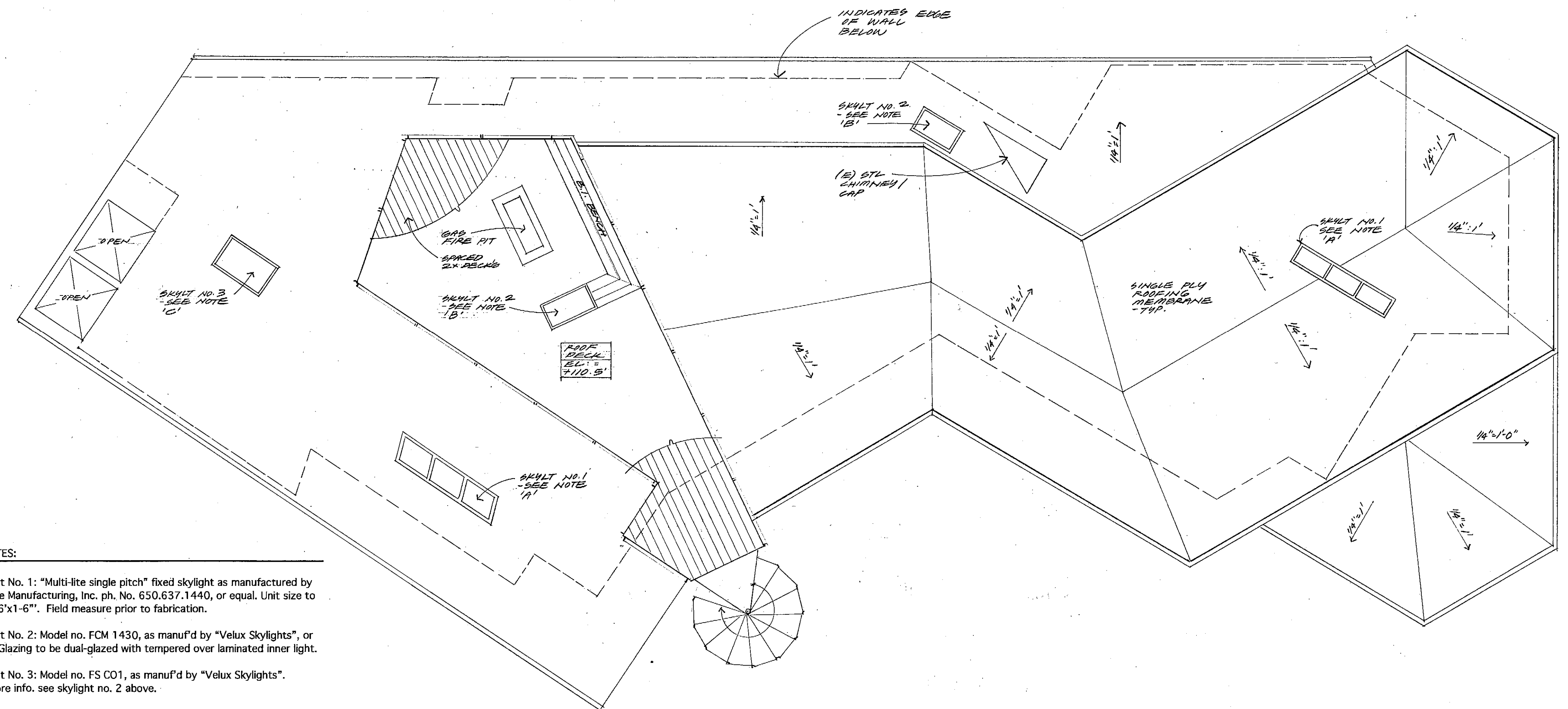


PLAN C TRANSOM WINDOWS



1/4" = 1'-0"

1

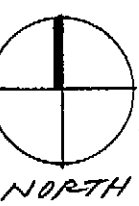


SKYLIGHT NOTES:

- Skylight No. 1: "Multi-lite single pitch" fixed skylight as manufactured by Royalite Manufacturing, Inc. ph. No. 650.637.1440, or equal. Unit size to be +/- 6'x1'-6". Field measure prior to fabrication.
- Skylight No. 2: Model no. FCM 1430, as manuf'd by "Velux Skylights", or equal. Glazing to be dual-glazed with tempered over laminated inner light.
- Skylight No. 3: Model no. FS CO1, as manuf'd by "Velux Skylights". For more info, see skylight no. 2 above.

Note: All skylight glazing shall be non-mirrored / non-reflective. Skylight counter flashing to match color of skylight frame (matte bronze).

PROPOSED DECK / ROOF PLAN (PROPOSED)



1/4" = 1'-0"

2

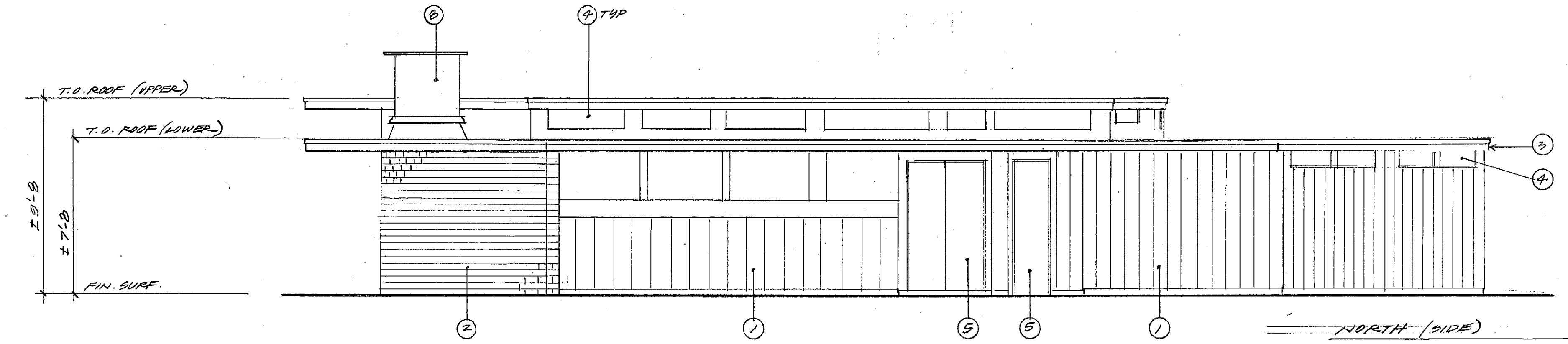
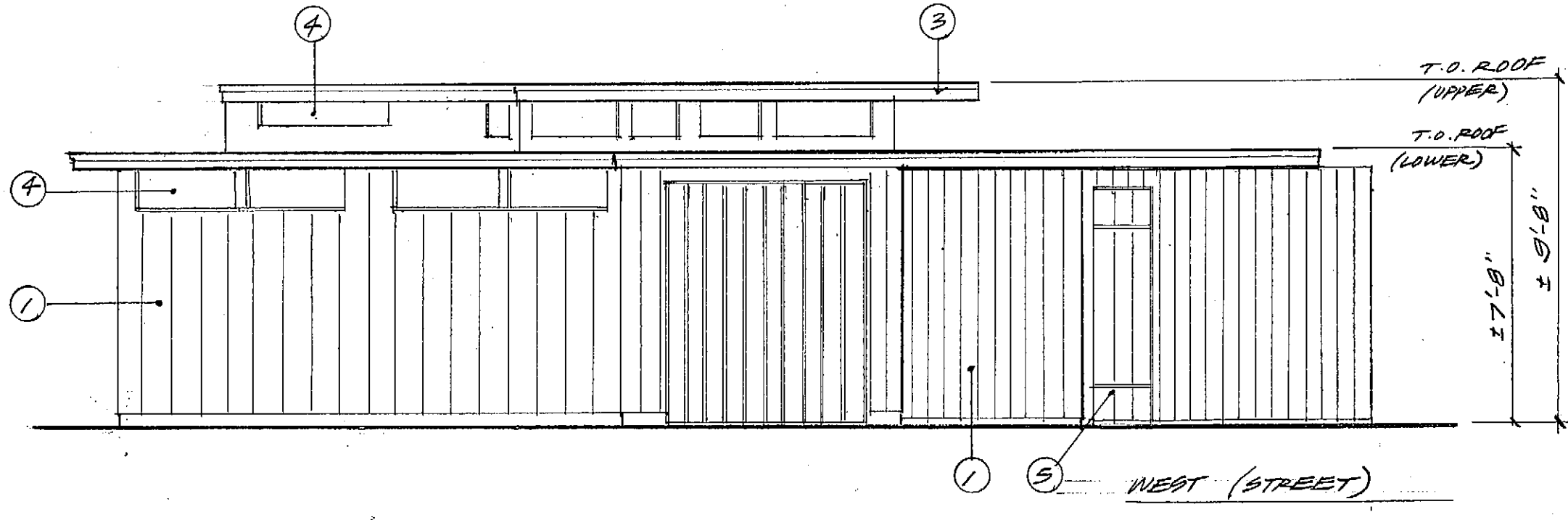
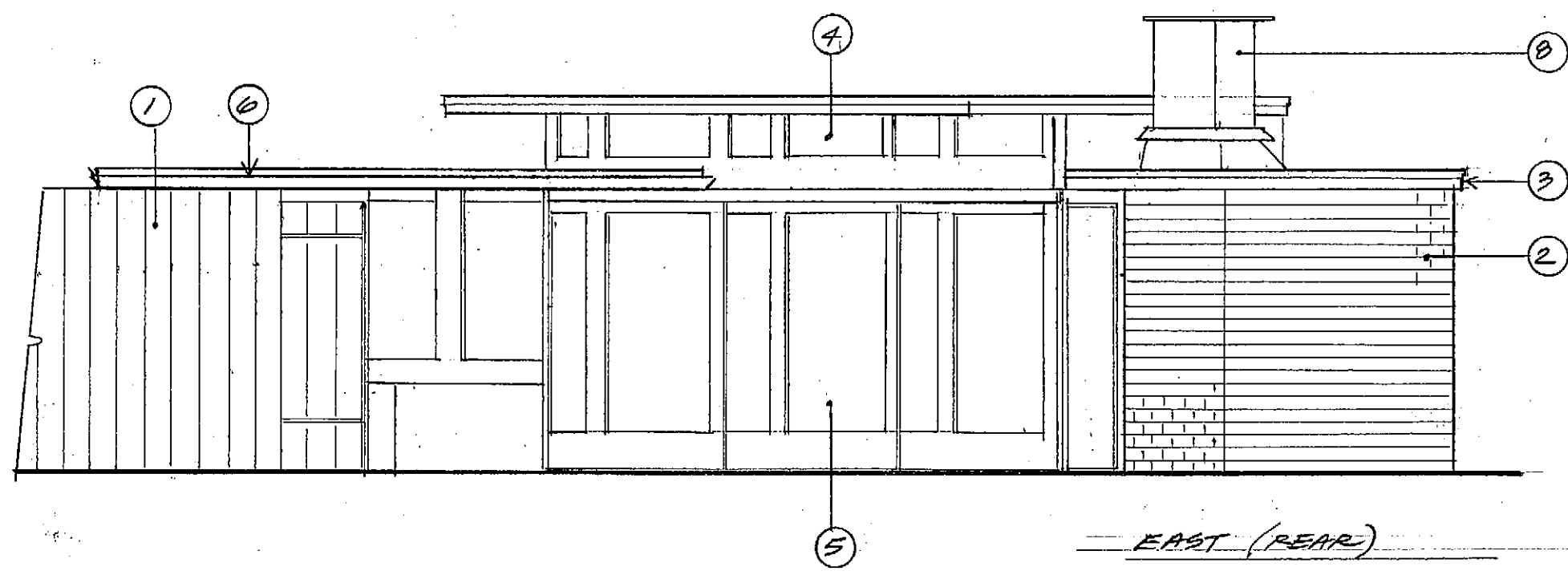
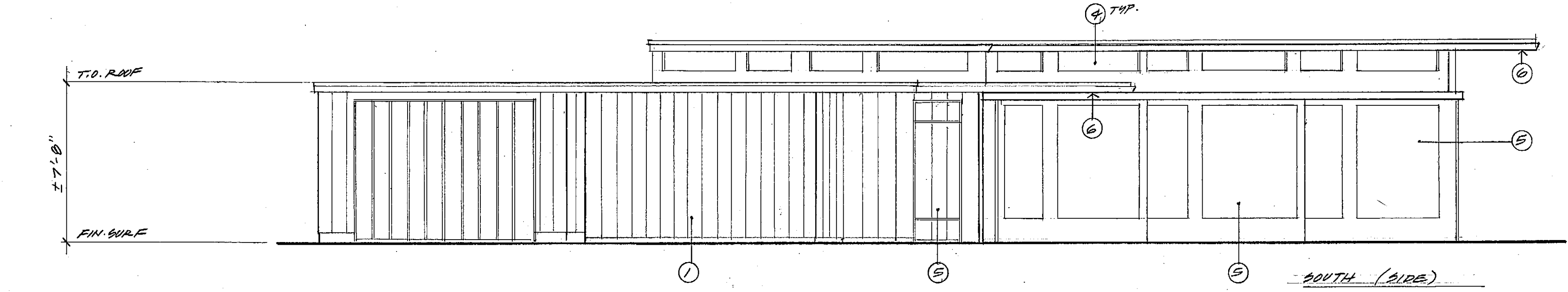
| ISSUE                 | DATE      |
|-----------------------|-----------|
| TRACK 2 DESIGN SUBMIT | 3.13.2020 |
| "                     | 3.30.2021 |
|                       |           |
|                       |           |

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La Selva Beach  
California  
95076  
Daryl Woods Architect  
831.234.9853

SAPAROV RESIDENCE A3.0  
3 SE OF 4<sup>TH</sup> ON SAN ANTONIO  
APN: 010-253-016



- ① 1x12 vertically lapped redwood siding
- ② Brick
- ③ Redwood fascia
- ④ Wood window, per schedule
- ⑤ Wood door, per schedule
- ⑥ Copper gutter and downspouts.
- ⑦ Single-ply roofing membrane
- ⑧ Steel chimney/cap



EXISTING EXTERIOR ELEVATIONS

1/4"=1'-0" 1

| ISSUE                    | DATE      |
|--------------------------|-----------|
| TRASH & DESIGN SUBMITTAL | 3-30-2021 |
|                          |           |
|                          |           |

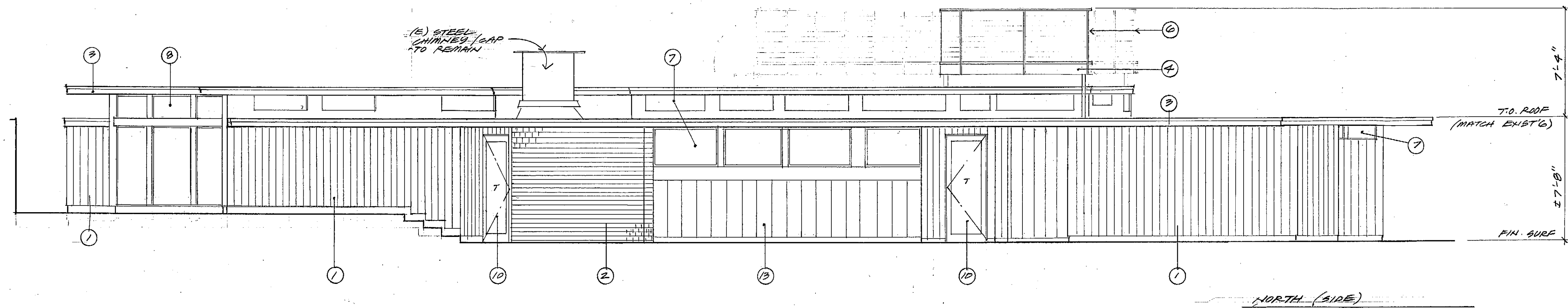
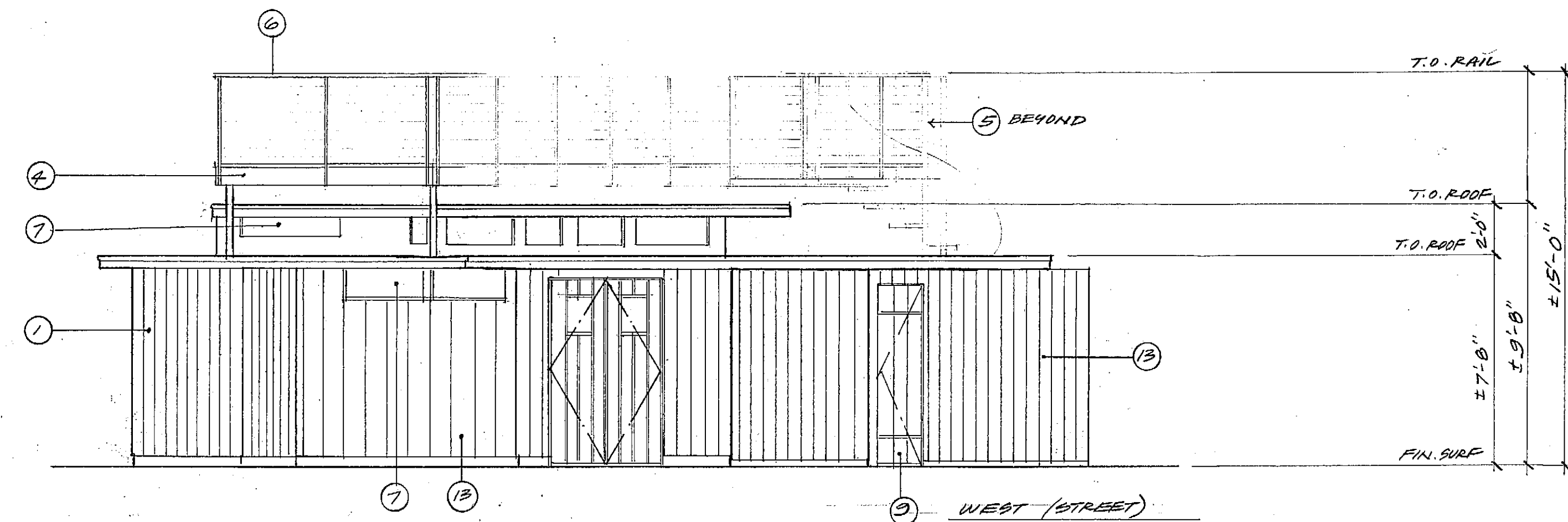
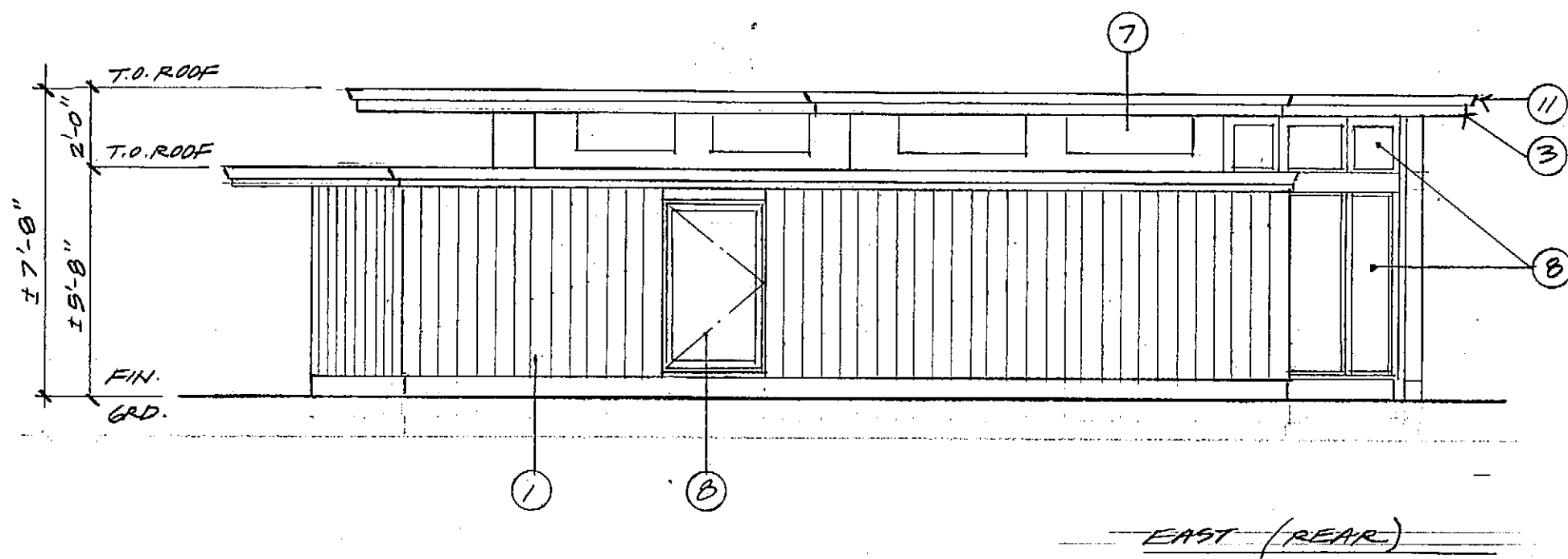
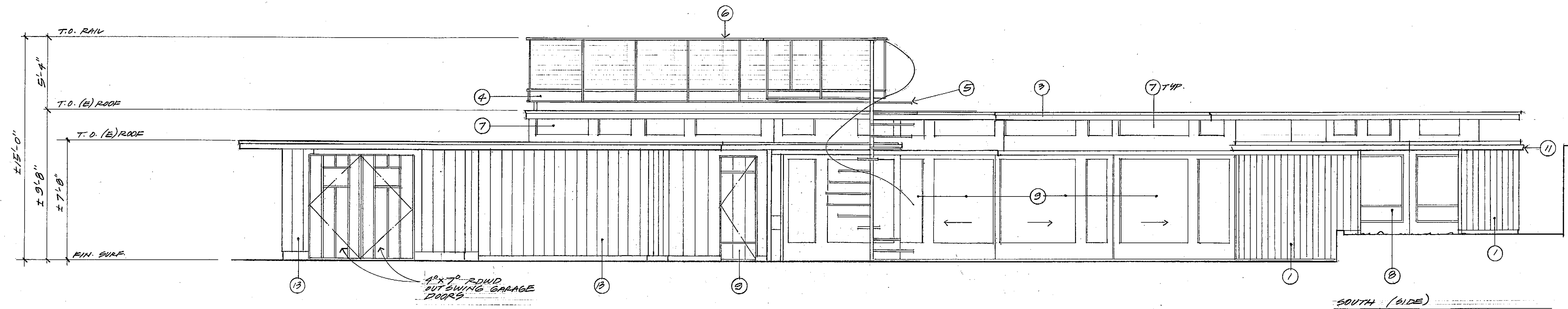
273 Lindero  
La Selva beach  
California  
95076  
Daryl Woods Architect  
831.234.9853

SAPAROV RESIDENCE A4.0  
3 SE OF 4<sup>TH</sup> ON SAN ANTONIO  
APN: 010-253-016



- ① 1x6 vertical (clear) redwood siding
- ② Existing brick to remain
- ③ Redwood fascia
- ④ Painted steel beam
- ⑤ Galvanized steel spiral stair, to paint
- ⑥ Galvanized steel guardrail, to paint
- ⑦ Wood window, per schedule
- ⑧ Aluminum Clad Wood window, per schedule
- ⑨ Wood door, per schedule
- ⑩ Aluminum Clad Wood door, per schedule
- ⑪ Copper gutter and downspouts.
- ⑫ Single-ply roofing membrane
- ⑬ Existing 1x12 vertically lapped redwood siding

EXTERIOR MATERIAL LEGEND 2



EXTERIOR ELEVATIONS (PROPOSED)

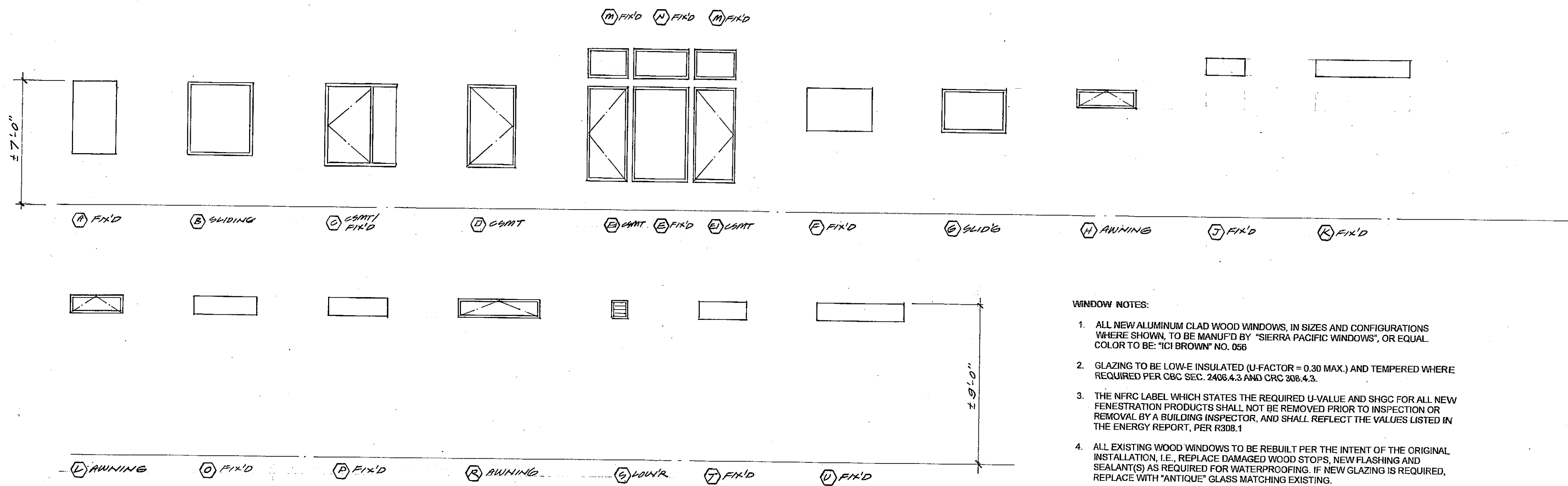
1/4"=1'-0" 1

| ISSUE                    | DATE      |
|--------------------------|-----------|
| TRACK 2 DESIGN SUBMITTAL | 3.13.2020 |
| "                        | 3.30.2021 |
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|                          |           |

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SAPAROV RESIDENCE A4.1  
3 SE OF 4<sup>TH</sup> ON SAN ANTONIO  
APN: 010-253-016





- WINDOW NOTES:
1. ALL NEW ALUMINUM CLAD WOOD WINDOWS, IN SIZES AND CONFIGURATIONS WHERE SHOWN, TO BE MANUF'D BY "SIERRA PACIFIC WINDOWS", OR EQUAL. COLOR TO BE: "ICI BROWN" NO. 056.
  2. GLAZING TO BE LOW-E INSULATED (U-FACTOR = 0.30 MAX.) AND TEMPERED WHERE REQUIRED PER CBC SEC. 2406.4.3 AND CRC 308.4.3.
  3. THE NFRC LABEL WHICH STATES THE REQUIRED U-VALUE AND SHGC FOR ALL NEW FENESTRATION PRODUCTS SHALL NOT BE REMOVED PRIOR TO INSPECTION OR REMOVAL BY A BUILDING INSPECTOR, AND SHALL REFLECT THE VALUES LISTED IN THE ENERGY REPORT, PER R308.1.
  4. ALL EXISTING WOOD WINDOWS TO BE REBUILT PER THE INTENT OF THE ORIGINAL INSTALLATION, I.E., REPLACE DAMAGED WOOD STOPS, NEW FLASHING AND SEALANT(S) AS REQUIRED FOR WATERPROOFING. IF NEW GLAZING IS REQUIRED, REPLACE WITH "ANTIQUE" GLASS MATCHING EXISTING.

WINDOW TYPES

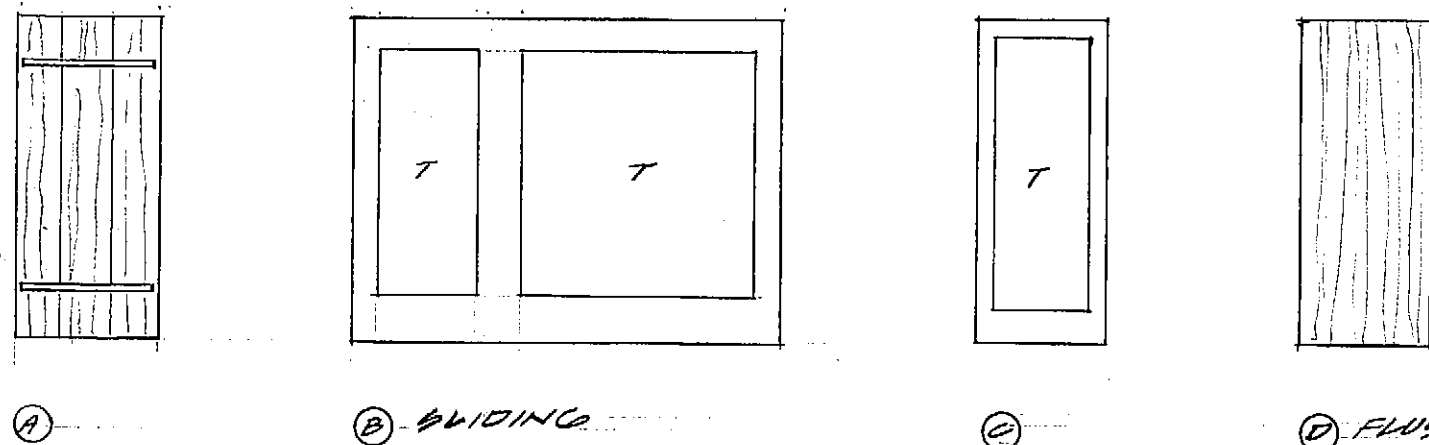
| OPENING NO. | TYPE     | SIZE (O.A.) |        | DETAILS   |      |
|-------------|----------|-------------|--------|-----------|------|
|             |          | WIDTH       | HEIGHT | HEAD/JAMB | SILL |
| (A)         | FIKD     | 2'-6"       | 4'-0"  |           |      |
| (B)         | FIKD     | 3'-8"       | 4'-0"  |           |      |
| (C)         | FIKD CMT | 4'-0"       | 4'-8"  |           |      |
| (D)         | CMT      | 2'-8"       | 4'-8"  |           |      |
| (E)         | FIKD     | 3'-0"       | 5'-4"  |           |      |
| (F)         | CMT      | 2'-4"       | 5'-4"  |           |      |
| (G)         | FIKD     | 3'-8"       | 2'-6"  |           |      |
| (H)         | SLIDING  | 3'-8"       | 2'-6"  |           |      |
| (I)         | AWNING   | 3'-4"       | 1'-0"  |           |      |
| (J)         | FIKD     | 2'-1"       | 1'-0"  |           |      |
| (K)         | FIKD     | 5'-4"       | 1'-0"  |           |      |
| (L)         | AWNING   | 3'-0"       | 1'-0"  |           |      |
| (M)         | FIKD     | 3'-0"       | 1'-6"  |           |      |
| (N)         | FIKD     | 2'-4"       | 1'-6"  |           |      |
| (O)         | FIKD     | 3'-9"       | 1'-0"  |           |      |
| (P)         | FIKD     | 3'-4"       | 1'-0"  |           |      |
| (Q)         | AWNING   | 4'-7"       | 1'-0"  |           |      |
| (R)         | LOUVER   | 0'-9"       | 1'-0"  |           |      |
| (S)         | FIKD     | 2'-8"       | 1'-0"  |           |      |

WINDOW SCHEDULE

| OPENING NO. | TYPE | MATERIAL | SIZE  |        |           | DETAILS |      |        |
|-------------|------|----------|-------|--------|-----------|---------|------|--------|
|             |      |          | WIDTH | HEIGHT | THICKNESS | HEAD    | JAMB | T-HOLD |
| (1)         | (A)  | WD       | 3'-0" | 6'-8"  | 1 3/4"    |         |      |        |
| (2)         | (B)  | WD/ GL   | 3'-0" | 6'-8"  | 1 3/4"    |         |      |        |
| (3)         | (C)  | WD/ GL   | 2'-8" | 6'-8"  | 1 3/4"    |         |      |        |
| (4)         | (D)  | WD       | 2'-8" | 6'-8"  | 1 3/8"    |         |      |        |
| (5)         | (E)  | WD       | 2'-8" | 6'-8"  | 1 3/8"    |         |      |        |
| (6)         | (F)  | WD       | 3'-0" | 6'-8"  | 1 3/4"    |         |      |        |
| (7)         | (G)  | WD       | 3'-0" | 6'-8"  | 1 3/8"    |         |      |        |
| (8)         | (H)  | WD       | 3'-0" | 6'-8"  | 1 3/8"    |         |      |        |
| (9)         | (I)  | WD       | 3'-0" | 6'-8"  | 1 3/8"    |         |      |        |
| (10)        | (J)  | WD       | 3'-0" | 6'-8"  | 1 3/8"    |         |      |        |
| (11)        | (K)  | WD       | 3'-0" | 6'-8"  | 1 3/8"    |         |      |        |
| (12)        | (L)  | WD       | 3'-0" | 6'-8"  | 1 3/8"    |         |      |        |
| (13)        | (M)  | WD       | 3'-0" | 6'-8"  | 1 3/8"    |         |      |        |
| (14)        | (N)  | WD       | 3'-0" | 6'-8"  | 1 3/8"    |         |      |        |
| (15)        | (O)  | WD       | 3'-0" | 6'-8"  | 1 3/8"    |         |      |        |
| (16)        | (P)  | WD       | 3'-0" | 6'-8"  | 1 3/8"    |         |      |        |
| (17)        | (Q)  | WD       | 3'-0" | 6'-8"  | 1 3/8"    |         |      |        |
| (18)        | (R)  | WD       | 3'-0" | 6'-8"  | 1 3/8"    |         |      |        |
| (19)        | (S)  | WD       | 3'-0" | 6'-8"  | 1 3/8"    |         |      |        |
| (20)        | (T)  | WD       | 3'-0" | 6'-8"  | 1 3/8"    |         |      |        |

DOOR SCHEDULE

| OPENING NO. | TYPE | MATERIAL | SIZE  |        |           | DETAILS |      |        |
|-------------|------|----------|-------|--------|-----------|---------|------|--------|
|             |      |          | WIDTH | HEIGHT | THICKNESS | HEAD    | JAMB | T-HOLD |
| (1)         | (A)  | WD       | 3'-0" | 6'-8"  | 1 3/4"    |         |      |        |
| (2)         | (B)  | WD/ GL   | 3'-0" | 6'-8"  | 1 3/4"    |         |      |        |
| (3)         | (C)  | WD/ GL   | 2'-8" | 6'-8"  | 1 3/4"    |         |      |        |
| (4)         | (D)  | WD       | 2'-8" | 6'-8"  | 1 3/8"    |         |      |        |
| (5)         | (E)  | WD       | 2'-8" | 6'-8"  | 1 3/8"    |         |      |        |
| (6)         | (F)  | WD       | 3'-0" | 6'-8"  | 1 3/4"    |         |      |        |
| (7)         | (G)  | WD       | 3'-0" | 6'-8"  | 1 3/8"    |         |      |        |
| (8)         | (H)  | WD       | 3'-0" | 6'-8"  | 1 3/8"    |         |      |        |
| (9)         | (I)  | WD       | 3'-0" | 6'-8"  | 1 3/8"    |         |      |        |
| (10)        | (J)  | WD       | 3'-0" | 6'-8"  | 1 3/8"    |         |      |        |
| (11)        | (K)  | WD       | 3'-0" | 6'-8"  | 1 3/8"    |         |      |        |
| (12)        | (L)  | WD       | 3'-0" | 6'-8"  | 1 3/8"    |         |      |        |
| (13)        | (M)  | WD       | 3'-0" | 6'-8"  | 1 3/8"    |         |      |        |
| (14)        | (N)  | WD       | 3'-0" | 6'-8"  | 1 3/8"    |         |      |        |
| (15)        | (O)  | WD       | 3'-0" | 6'-8"  | 1 3/8"    |         |      |        |
| (16)        | (P)  | WD       | 3'-0" | 6'-8"  | 1 3/8"    |         |      |        |
| (17)        | (Q)  | WD       | 3'-0" | 6'-8"  | 1 3/8"    |         |      |        |
| (18)        | (R)  | WD       | 3'-0" | 6'-8"  | 1 3/8"    |         |      |        |
| (19)        | (S)  | WD       | 3'-0" | 6'-8"  | 1 3/8"    |         |      |        |
| (20)        | (T)  | WD       | 3'-0" | 6'-8"  | 1 3/8"    |         |      |        |



- DOOR NOTES:
1. ALL NEW ALUMINUM CLAD WOOD DOORS, IN SIZES AND CONFIGURATIONS WHERE SHOWN, TO BE MANUF'D BY "SIERRA PACIFIC WINDOWS", OR EQUAL. COLOR TO BE "ICI BROWN", NO. 056.
  2. GLAZING TO BE LOW-E INSULATED (U-FACTOR = 0.31 MAX.) AND TEMPERED WHERE REQUIRED PER CBC SEC. 2406.4.1 AND CRC 308.4.
  3. THE NFRC LABEL WHICH STATES THE REQUIRED U-VALUE AND SHGC FOR ALL NEW FENESTRATION PRODUCTS SHALL NOT BE REMOVED PRIOR TO INSPECTION OR REMOVAL BY A BUILDING INSPECTOR, AND SHALL REFLECT THE VALUES LISTED IN THE ENERGY REPORT, PER R308.1.
  4. NEW SLIDING WOOD DOORS (NO. 2) TO MATCH EXISTING SLIDING DOORS IN SIZE AND CONFIGURATION. GLAZING TO BE INSULATED AND TEMPERED PER CBC SEC. 2406.4.1 AND CRC SEC. 308.4.

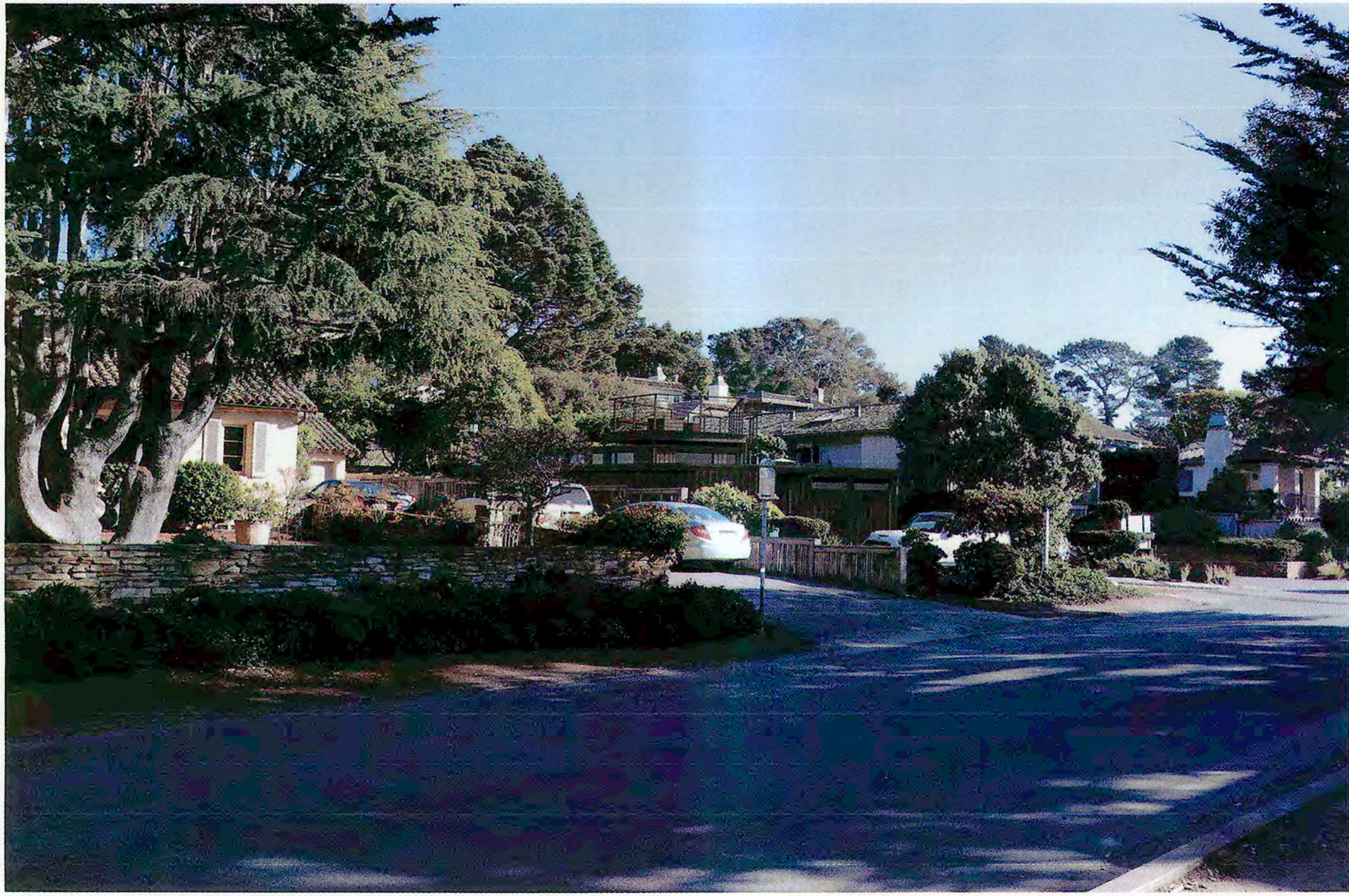
DOOR TYPES

| ISSUE                    | DATE      |
|--------------------------|-----------|
| TRACK 2 DESIGN SUBMITTAL | 3.13.2020 |
| "                        | 3.30.2021 |
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SAPAROV RESIDENCE A5.0  
3 SE OF 4<sup>TH</sup> ON SAN ANTONIO  
APN: 010-253-0016





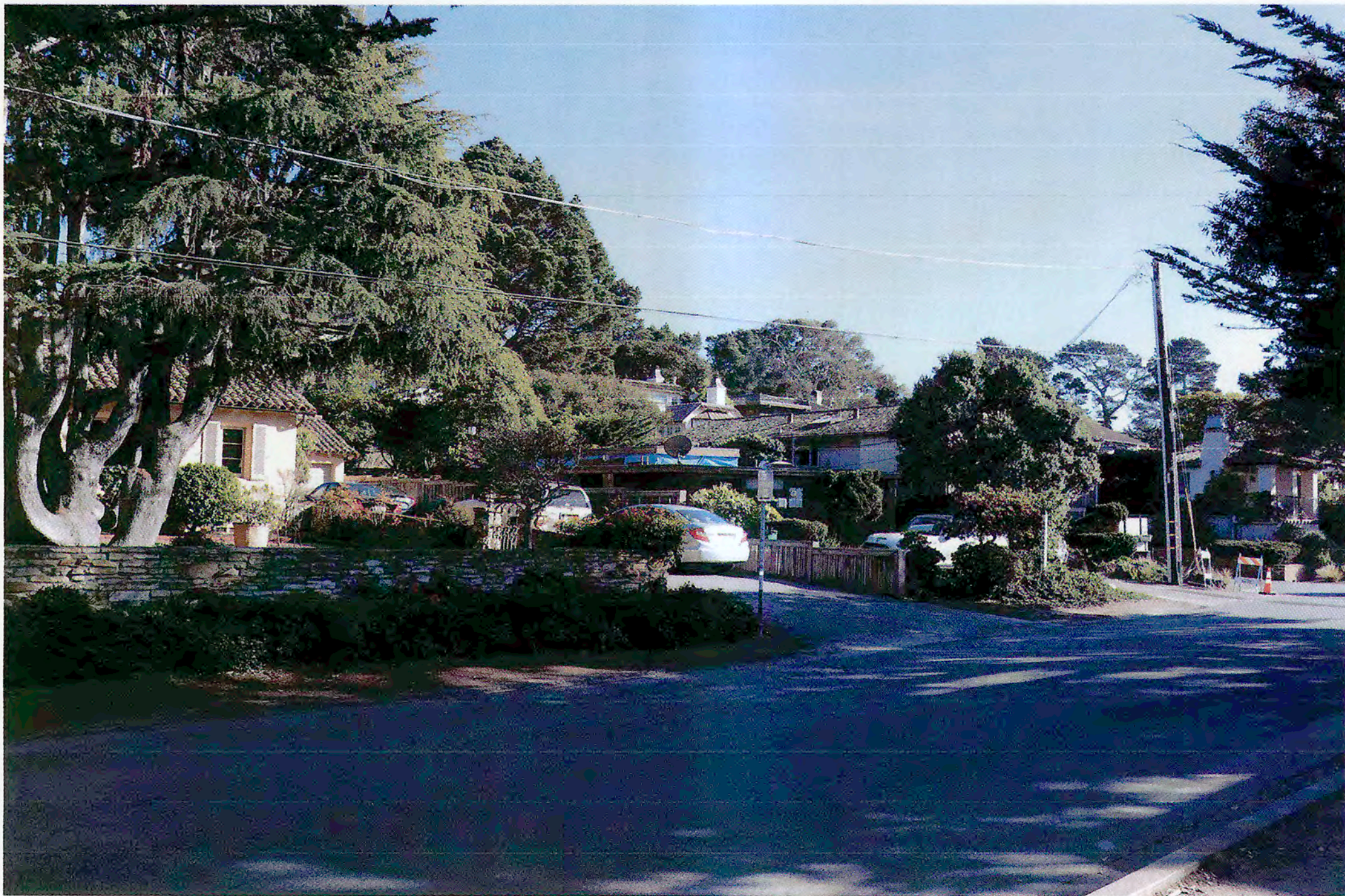
PROPOSED STREET ELEVATION FROM THE NORTH



PROPOSED STREET ELEVATION FROM THE WEST



PROPOSED STREET ELEVATION FROM THE SOUTH



EXISTING STREET ELEVATION FROM THE NORTH



EXISTING STREET ELEVATION FROM THE WEST



EXISTING STREET ELEVATION FROM THE SOUTH

COVERED RENDERINGS

| ISSUE                 | DATE      |
|-----------------------|-----------|
| TRACK 2 DESIGN SUBMIT | 3.13.2020 |
| "                     | 3.30.2021 |
|                       |           |
|                       |           |

273 Lindero  
La Selva Beach  
California  
95076  
Daryl Woods Architect  
831.234.9853-1

SAPAROV RESIDENCE A6.0  
3 SE OF 4<sup>TH</sup> ON SAN ANTONIO  
APN: 010-253-016



May 18, 2021

## **Phase Two Addendum 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 4<sup>th</sup> 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.

Plans for the remodel of the Chapman House were submitted in the fall of 2020. The project included a 674 square-foot, single-story addition to the rear of the existing house; the addition of a 439 square foot roof deck accessed by a spiral staircase; and the repair and/or replacement of existing windows. A Phase Two report was prepared in November, 2020, to assess the consistency of the project with the *Secretary of the Interior's Standards and Guidelines for Rehabilitation*. It was determined that the project did not meet Standards Two, Five, Nine, and Ten principally due to the roof-top deck.

The project was redesigned and new plans submitted. Plans now indicate a smaller deck area measuring 234 square feet. Privacy panels, planters and the storage closet have been eliminated and a galvanized steel guardrail has replaced the privacy panels. This Phase Two Addendum Report will examine the new proposed project in light of Standards Two, Five, Nine, and Ten.

It was recommended in the initial Phase Two Report under Standard One that a landscape plan be developed which would preserve the spatial relationships between the house and garden. In addition, it was recommended that the HRB review this plan to confirm that these relationships are preserved. Standard One will be reexamined in this Addendum taking into consideration the *Secretary of the Interior's Standards and Guidelines for the Treatment of Cultural Landscapes*.<sup>1</sup>

### **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,

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<sup>1</sup> The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes. U.S. Department of the Interior. National Park Service, Washington, D.C., 1996.



materials, craftsmanship, site characteristics and landscaping within the period of significance<sup>2</sup>. 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

## **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* for both buildings and landscapes. 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.

Mrs. Chapman and her friend, Mrs. Tanimoto, designed the garden with definite references to both Japanese and Modernist garden design trends. Key elements include the patio of large concrete slabs

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<sup>2</sup> The period of significance of the Dorothy Green Chapman House is 1949.



set asymmetrically throughout graveled areas, the oblong stepping stones set in gravel, the raised seating area accessed by floating steps, terraced garden beds, and sitting walls.

The *Secretary of the Interior's Guidelines for the Treatment of Cultural Landscapes* provides specific recommendations for the preservation of spatial organization within designed landscapes. The following recommendations are applicable only to those areas of the garden that will remain after the addition is built.

- Identify and document all garden features that define the spatial relationship between the house and garden
- Protect and maintain the identified features
- Repair important features or, if needed, replace in kind any feature that defines spatial organization
- Any new features introduced into the landscape should respect and be compatible with the historic spatial organization
- Any non-significant features which detract from or have altered the spatial organization should be removed.

The photos below help illustrate key elements of the garden and the relationship between the house and garden.



The proposed concrete walking pads (see Sheet A1.1) appear to be compatible with the original intent of the garden however a landscape plan should be submitted to the Historic Resources Board for review so they may ascertain if the project plans are consistent with the Cultural Landscape Guidelines.

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.<sup>3</sup>

### **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.*

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<sup>3</sup> Chapman House garden photographs by Morely Baer, MAARA Archives.



The roof deck has been reduced almost by half and the former storage closet and planters have been removed. The privacy panels have been replaced with a galvanized steel guardrail that meets the building code. Although the visual impact of the roof deck has been diminished, it is still clearly visible from the street. Rowan Maiden designed the house to be very unobtrusive and the roof deck detracts from this discreet design (see Plans Sheet A.6). 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 14<sup>4</sup> 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 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 Five**

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

The proposed rooftop deck will be constructed on a section of the existing roof which is a character-defining feature. Skylight #2, located in this area of the roof, will be retained and reglazed. A new bench, gas fire pit, 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, historic roof.

An option would be to move the deck to the roof of the new addition. No distinctive materials, features, finishes, or construction techniques that characterize the property would be affected. Moving the deck to the rear of the property would make it less visible and this location combined with the steel guard rails would minimize the visual impact of the deck from the street. Since distinctive materials, features, finishes, and construction techniques will not be preserved the proposed work is not consistent with Standard Five.

### **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.

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<sup>4</sup> Preservation Brief 14. *New Exterior Additions to Historic Buildings: Preservation Concerns*. National Parks Service. 2010.



The new plans indicate that the siding used in the new addition will be differentiated from the original siding.<sup>5</sup> This treatment is now consistent with Standard Nine.

The rooftop deck still detracts from the original building's massing, size, scale and architectural features and is still too visible when 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.*

Per the architect's explanation, the proposed rooftop deck is independent from the existing house as the existing structure could not absorb the load. The rooftop deck could be removed in the future without impairing the structure. The proposed work is consistent with Standard Ten.

### **Summary and Conclusion**

This Addendum evaluates the proposed project's consistency with Standards One, Two, Five, Nine and Ten. Standard One includes a recommendation for HRB review of the future landscape plan in relation to the *Secretary of the Interior's Guidelines for Cultural Landscapes*. The proposed rooftop deck is not consistent with Standards Two, Five and Nine. The new plans indicate that the siding will be differentiated between the original house and the new addition, and is now consistent with Standard Nine. The rooftop deck could be removed in the future without impacting the original structure and is consistent with Standard Ten. The proposed project will still have a significant impact on the Chapman House due to the rooftop deck.

### **Preservation Solutions**

As noted under Standard Five, the rooftop deck could be positioned on the roof of the new addition. This change would make the proposed project consistent with the *Secretary of the Interior's Standards and Guidelines for Rehabilitation*.

As noted under Standard One, the project will be consistent with the *Secretary of the Interior's Guidelines for the Treatment of Cultural Landscapes* if a landscape plan is submitted to the HRB for review and approval.

Respectfully Submitted,


Privacy Information

Margaret Clovis

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<sup>5</sup> The new siding will be 1x6 vertical redwood siding. The original siding is 1x12 vertically lapped redwood siding.





**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

Privacy Information

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](mailto:ekort@ci.carmel.ca.us), if you have any questions regarding this letter or the process.

Sincerely,

Privacy Information

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 4<sup>th</sup> 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 significance<sup>1</sup>. 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:

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<sup>1</sup> 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.<sup>2</sup>

## **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 14<sup>3</sup> 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.

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<sup>2</sup> Chapman House garden photographs by Morely Baer, MAARA Archives.

<sup>3</sup> 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 <sup>4</sup> points out factors to consider when selecting replacement glass:

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<sup>4</sup> *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**

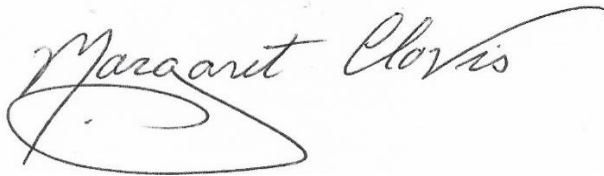
*New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

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





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

June 23, 2021

Daryl Woods

Privacy Information

Subject: Historic Resources Board Afteraction  
Design Study Application: (DS 20-285)  
San Antonio 3 SE 4th  
Block: HH; Lot: 22 APN: 010-253-016

Mr. Woods,

The Historic Resources Board considered your Design Study Application (DS 20-285) on June 21, 2021 and continued the item with direction to return with a revised project addressing the Board's Comments.

The board gave direction to: to submit a complete landscape plan that incorporates the addition at the back of the structure, provide options for relocating the rooftop deck that minimized the view from the public and retains the impressions of the historic structure; and request the Historic Consultant evaluate the 24 foot addition to the front of the structure to have a complete evaluation of the project. The video of the hearing can be viewed on the [city's website](#) for reference of the discussion.

The landscape plan should follow the *Secretary of the Interior's Guidelines for the Treatment of Cultural Landscapes* which provides specific recommendations for the preservation of spatial organization within designed landscapes, as outlined in the May 18, 2021 Phase II Addendum.

Revised plans addressing the comments above should be resubmitted digitally and emailed directly to [ekort@ci.carmel.ca.us](mailto:ekort@ci.carmel.ca.us). Once received, the revised project will be reviewed and re-evaluated, and scheduled for the next available Historic Resources Board Agenda for reconsideration.

If you have any questions please do not hesitate to contact me. I can be reached directly at (831) 620-2023 or [ekort@ci.carmel.ca.us](mailto:ekort@ci.carmel.ca.us).

Best,

Privacy Information

Evan Kort  
Associate Planner



# Redaction Log

| Reason              | Page (# of occurrences) | Description                                        |
|---------------------|-------------------------|----------------------------------------------------|
| Privacy Information | 1 (3)                   | Per Government Code Sections<br>7927.705, 7922.000 |
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