



Permit #: 19436

Permit Date: 10/22/2019

Permit Type: Preliminary Site Assessment

Permit Identifier: PSA 19-436 (Saparov)

Track:

Withdrawn:

Project Description: Preliminary Site Assessment: - Remodel and restore existing 757 sf single-story residence; construct new addition and provide new 439 sf roof deck and storage closet. See attachment with full project description.

Zoning Designation:

Current Use:

Address/Location: San Antonio, 3 SE of 4th

Date Received: 10/22/2019

Date Approved:

Receipt Number: 5999

Volume/Historic Deposit Number:

Owner Name: [Owner Name]

Owner Mailing Address: [Owner Mailing Address]

Owner E-mail: [Owner E-mail]

Property Owner Phone Number:

Applicant: [Applicant]

Role (Architect, agent, etc.):

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 ADD 3 LOT 22 BLK HH	SAPAROV MIKHAIL V & ELENA V TRS		

Fees

Fee	Description	Notes	Factor	Account	Amount
PRELIMINARY SITE ASSESSMENT	\$1,914 per application		0.00	101-000-00-36402	\$905.00
Historian Review Deposit	\$1570.00 Historian Determination		0.00		\$1,570.00
Total					\$2,475.00

Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
10/22/2019	Mikhail Saparov	Receipt #5999	Check #173	Safarina Maluki	\$905.00
06/25/2020	Saparov	Receipt #7910	Check #43548570	Safarina Maluki	\$1,570.00
Outstanding Balance					\$0.00

Notes

Date	Note	Created By
08/18/2020	Eligible to be listed as Historic Resource. Waiting to hear from applicant if appeal will be filed.	Evan Kort
10/22/2019	Daryl Woods - Architect needs to obtain a city business license. smm	Safarina Maluki

Uploaded Files

Date	File Name
08/18/2020	7194450-PSA 19-436 (Saparov) Historic Referral.pdf
08/18/2020	7194449-ChapmanHseCARMEL_primary recordFINAL (1).pdf
08/18/2020	7194448-ChapmanHouseInvoice[PhaseOne].pdf
07/27/2020	7042199-ChapmanHouseInvoice[PhaseOne]-1.pdf
07/27/2020	7042181-ChapmanHseCARMEL_primary recordFINAL (1).pdf
07/14/2020	6975187-PSA 19-436 (Saparov) Payment receipt #7910.pdf
07/14/2020	6975148-PSA 19-436 (Saparov) Check payment #0043548570.pdf
03/12/2020	6383194-Arch report - Woods for Saparov, San Antonio 3 SE of 4th Ave., Carmel.pdf
03/12/2020	6383191-PSA 19-436 (Saparov) Historic Referral.pdf
12/04/2019	5952169-PSA 19-436 (Saparov) Assessment Packet.pdf
10/22/2019	5786624-PSA 19-436 (Saparov) Plans.pdf
10/22/2019	5786623-PSA 19-436 (Saparov) App.pdf



CITY OF CARMEL BY THE SEA
COMMUNITY PLANNING AND BUILDING
GENERAL PLANNING APPLICATION

Fee: \$ 905.⁰⁰
Receipt: 5999
Date: 10/22/2019
Application No: PSA 19-
(Saparov)

Project Description

Street Location 3 SE OF 4TH ON SAN ANTONIO
Block HH Lot(s) 22 Assessor's Parcel No(s) 010-253-016
Zoning Designation R-1 Current Use _____

Project Description (Use additional pages if needed):

SEE ATTACHED

See applicable submittal checklist for additional submittal requirements

Property Owner Information

Property Owner(s) Mikhail & Elena Saparov Phone(s) _____ Privacy Information _____
Mailing Address(es) _____ Privacy Information _____
Email Address(es) _____ Privacy Information _____
_____ Privacy Information _____
Property Owner Signature (Required) _____ Date 10/15/2019

Applicant Information

Individual to receive all correspondence regarding this application:

Name of Contact DARYL WOODS Role (architect, agent, etc.) ARCHITECT
Mailing Address _____ Privacy Information _____
Email Address _____ Privacy Information _____ Phone _____ Privacy Information _____
_____ Privacy Information _____
Signature of Contact/Representative _____ Date 10-20-2019

Application Type

- | | | |
|---|---|--|
| ☐ Residential Design Study – Track 1 | ☐ Historic Determination | ☐ Lot Line Adjustment |
| ☐ Residential Design Study – Track 2 | ☐ Use Permit | ☐ Lot Merger |
| ☐ Commercial Design Review – Track 1 | ☐ Sign Permit | ☐ Subdivision |
| ☐ Commercial Design Review – Track 2 | ☐ Variance | ☐ Other: _____ |
| ☒ Preliminary Site Assessment | ☐ 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

Date

10/15/2019

Privacy Information

Daryl Woods Architect

Privacy Information

RECEIVED

OCT 22 2019

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

October 22, 2019

Community Planning and Building
P.O. Box CC
City of Carmel-by-the-Sea, Ca. 93921

Re: 3 SE of 4th on San Antonio, APN: 010-253-016
Project Description

1. Remodel and restore existing 757 sf single-story residence as follows:
 - A. Demo existing kitchen and convert into a "family" room.
 - B. Remodel existing full bath.
 - C. Reconstruct original built-in bench/sofa.
 - D. Install and relocate new mechanical equipment in proposed 24 sf mechanical closet attached to existing 238 sf single car garage.
 - E. Restore and replace, where necessary, existing redwood siding.
 - F. Re-roof with new single-ply roofing membrane.
2. Construct new addition as follows: (Note: addition to reflect existing residence in both geometry, heights and exterior materials)
 - A. Single-story addition in the rear yard of the property, consisting of a laundry area, kitchen, master bedroom and bath. Total sf = 674

Total "Base Floor Area" = 1,693 sf

3. Additional Areas:
 - A. Provide new 439 sf roof deck and storage closet accessed by a spiral stair in sideyard.
 - B. Upgrade and reconfigure existing patio areas and landscaping.

Sincerely,

Privacy Information

Daryl Woods Architect
License No. C25147

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City of Carmel-by-the-Sea
Community Planning and Building Department
Preliminary Site Assessment Application Requirements

When is a Preliminary Site Assessment Required?

A Preliminary Site Assessment (PSA) is required prior to the submission of a Track 2 Design Study:

Process

The applicant is required to submit two copies of a topographic survey that is stamped and signed by a licensed surveyor. The survey will be reviewed by the City Forester and a Planning representative during a site visit of the subject residence. The Forester will review all trees on site and will classify each tree according to its significance and note important limbs that are low enough to encroach into potential building areas as well as areas where excavation or fill should be avoided to protect tree roots. Additionally, the forester will note the species, approximate drip line, and state of health of each tree.

The Planner will note design characteristics of the public right-of-way including landscaping, excess paving, and access opportunities or constraints; design patterns and context of the immediate neighborhood including number of stories, exterior materials, setbacks, and open space/landscaping features; potential view and privacy issues on neighboring lots; the potential for using setback exceptions, garden levels, basements, and other features of the Zoning Ordinance; and unusual grade conditions or prior excavations that may require an approximation of natural grade in planning the building or calculating heights. The Planner will also conduct an initial assessment on historic significance and potentially issue a Notice of Ineligibility for the Historic Resources Inventory.

After the site visit, the Planner and Forester will annotate both copies of the survey and complete a Preliminary Site Assessment report. A copy of the report and the survey will be returned to the applicant by the Community Planning and Building Department.

Submittal Checklist

1. General Planning Application
2. One full size and two 11"x17" reduced copies of a topographic survey prepared by a licensed surveyor or a civil engineer. The survey shall document property boundaries, topographic contours, the location of all trees over two inches, the outline of all existing structures on the property, the location of any easements, existing access, the edge of pavement for all adjoining streets and all existing areas of site coverage.



The property owner authorizes City Staff to visit the site and conduct the site assessment



The property owner requires that a specific time be scheduled for the site assessment but the owner or the owner's representative need not be present



The property owner or agent must be present during the site assessment.

City of Carmel-by-the-Sea
P.O. Box CC
Carmel-by-the-Sea, CA 93921
831.620.2000
www.ci.carmel.ca.us

Receipt No: 00005999
Date & Time: 10/22/2019, 10:40 AM
Station & Operator: PC-MNILSSON, mnilsson
Batch No.: 00013

101-000-00-36402	
SITE ASSESS. PLAN CHECK	905.00

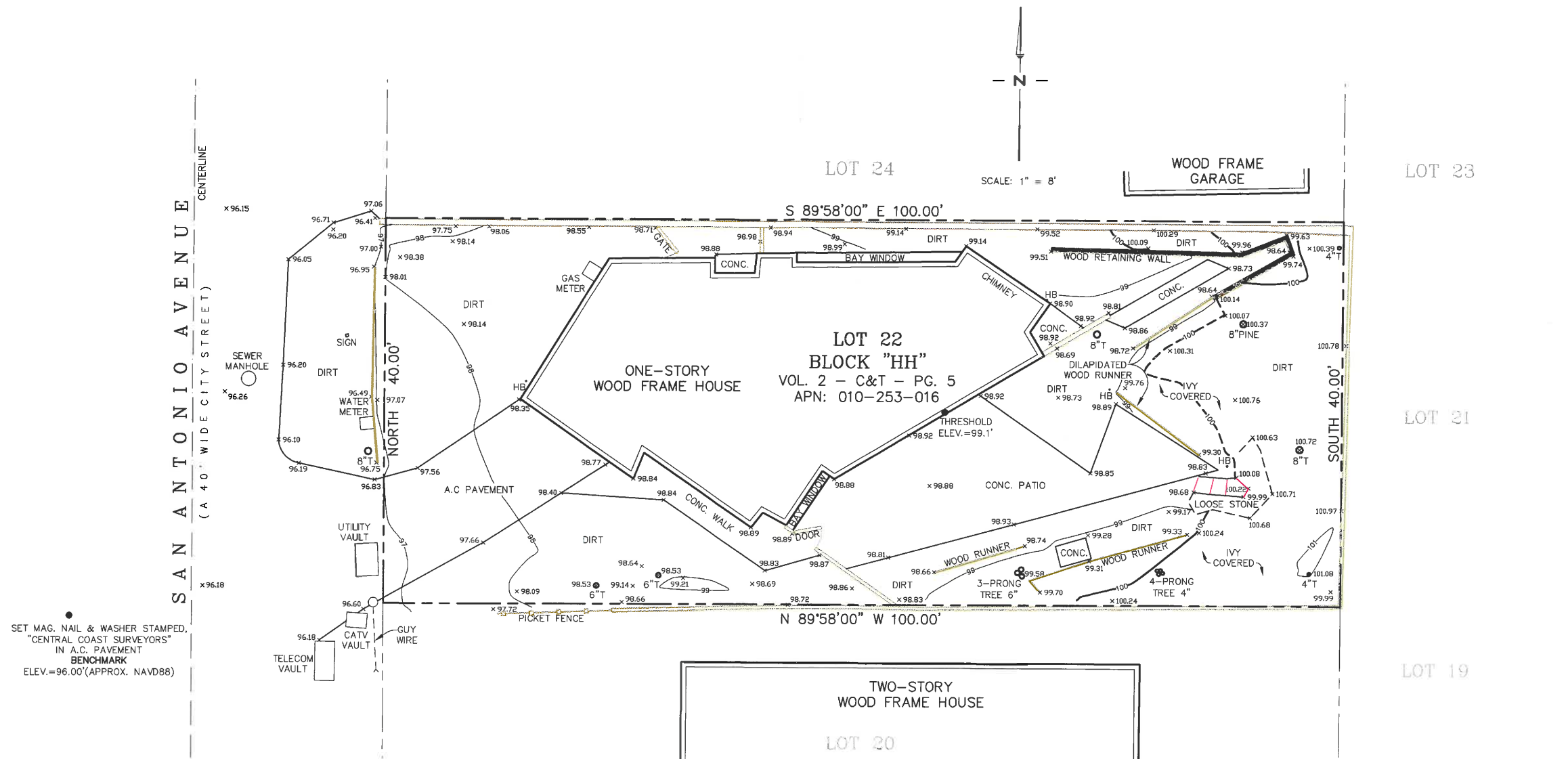
Total: 905.00

Cash: 0.00
Check: 905.00 Check#173
Credit Card: 0.00

Change: 0.00

Paid by: MIKHAIL SAPAROV 19-436
Reference:
Project:

Thank you for doing business with the City.



NOTES:

1. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
3. ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM THAT APPROXIMATES THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PROJECT BENCHMARK IS A MAG. NAIL & STAINLESS STEEL WASHER STAMPED "CENTRAL COAST SURVEYORS" SET IN THE A.C. PAVEMENT OF SAN ANTONIO AVENUE, AS SHOWN.
ELEVATION = 96.00 FEET (APPROX. NAVD88)
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES.

LEGEND:

- HB HOSE/B
- DENOTES A STEP
- DENOTES A WOOD FENCE
- 6" T DENOTES A 6" DIA. TREE (TYP.)



10/22/19

TOPOGRAPHIC MAP
OF
LOT 22 IN BLOCK "HH"
AS SHOWN ON THE
"MAP OF ADDITION No. 3
CARMEL-BY-THE-SEA"
FILED IN, VOL. 2 - C&T - PG. 5
OFFICIAL RECORDS OF MONTEREY COUNTY

CARMEL-BY-THE-SEA COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR
Mikhail & Elena Saparov

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

SCALE: 1" = 8' JOB No. 19-89 OCTOBER 2019
PREPARED BY: LLJS

APN 010-253-016

RECEIVED

OCT 22 2019

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

PRELIMINARY SITE ASSESSMENT CHECKLIST

Date of Site Visit: November 15, 2019
Planner: Evan Kort
Forester: Mike Tope
Block/Lot: HH/22
APN: 010-253-016
Property Owner: Mikhail & Elena Saparov
Street Location: San Antonio, 3 SE 4th

Purpose: The information contained in this Preliminary Site Assessment is meant to provide input to the applicant on potential project issues prior to project submittal.

Location:

<i>Zoning District</i>	R-1 Single Family Residential
<i>Coastal Commission Appeal Jurisdiction Overlay</i>	Yes – CMC 17.20
<i>Archaeological Significance Overlay</i>	Yes – CMC 17.20
<i>Park Overlay</i>	No
<i>Beach and Riparian Overlay</i>	Yes – CMC 17.20
<i>Environmentally Sensitive Habitat Area</i>	No
<i>Very High Fire Hazard Severity Zone</i>	No

Street and Neighborhood Character:

- Style and materials of the existing residence: The exterior wall cladding of the existing residence primarily board and batten with a small area finished with brick and the rear of the residence. The Roof material was unable to be identified as the existing roof is flat.
- Style and materials of the neighboring residences: The Residential Design Guidelines encourage diversity of architectural styles while maintaining compatibility with the character of the neighborhood. The Residential Design Guidelines state a variety in building materials along a block are encouraged, and when the houses to either side of a site are constructed of similar materials, use a different material, consistent with Carmel's design traditions, in order to achieve diversity in appearance. Stucco, in conjunction with some natural materials, may be considered depending on neighborhood character but should not be repeated to excess within a block.
- Right-of-way characteristics: The Residential Design Guidelines encourage maintaining an informal, vegetated, open space character within the right-of-way. The Guidelines discourage raising or lowering grades around tree roots. Preferred surface materials within the right-of-way include natural soil, shredded bark or wood chips; gravel is

prohibited. For more information, please refer to the enclosed Right-of-Way Vision Statement.

The existing right-of-way maintains minimal encroachments such as some planting and a few small to medium sized boulders/stones. The Planning Commission may require encroachments be removed as a condition of approval part of any approved design study application.

Existing Site Conditions:

- **Building Site Area:** The lot is 4,000 square feet and is permitted a base floor area of 1,800 square feet. A minimum of 200 square feet of the base floor area, and 2,200 cubic feet of exterior volume, shall be reserved for required parking whether provided by a garage, carport or parking pad. Inability to provide on-site parking shall not authorize more floor area or exterior volume for other purposes in lieu of parking.
- **Setbacks:** The minimum front and rear setbacks are 15 feet. The composite side yard setback is 10 feet with a 3-foot minimum on one side. Refer to Table 17.10-A below.

Table 17.10-A: Setback Standards for R-1 District					
Lot Type	Front Setback (in feet)	Rear Setback* (in feet)	Side Setbacks		
			Composite** (both sides)	Minimum Setbacks (in feet)	
				Interior Side	Street Side
Interior Site	15	15	25% of site width	3	N/A
Corner Site	15	15	25% of site width	3	5
Resubdivided Corner Site	10	15	25% of site width	3	9
Double-Frontage Site	15	N/A	25% of site width	3	5 (if applicable)

* The rear setback is three feet for those portions of structures less than 15 feet in height.

** See CMC [17.10.030\(A\)\(1\)](#) and [17.06.020](#), Rules of Measurement.

- **Building Height:**

Table 17.10-C: Maximum Height Standards			
	R-1 District	R-1-BR District	R-1-PO District
Number of Stories Allowed	2	2	1*
Roof Height of First Story (in feet)	18	18	18
Plate Height of First Story (in feet)	12	12	12
Roof Height of Second Story (in feet)	24	18	24*
Plate Height of Second Story (in feet)	18	18	18*

- **Exterior Volume:** The maximum allowable exterior volume is the total allowed base floor area for the site multiplied by the volume factors in Table 17.10-E (refer to table below). It is recognized that existing homes built prior to 2003 may not have been designed to comply with volume standards. For these homes, the Code allows the exterior volume to be calculated for the addition only.

Table 17.10-E: Exterior Volume Factors for R-1 District		
	Maximum Exterior Volume (Cubic Feet) Per Square Foot of Floor Area	
	One-Story Elements of the Building	Two-Story Elements of the Building
Located under a pitched or sloping roof greater than 3:12 pitch	12	11
Located under a flat roofed area of the building 3:12 or less pitch	11	10

- **Parking:** One parking space per primary dwelling is required on sites 8,000 square feet or less. Required parking shall be provided by a garage, carport or parking pad measuring at least 10 feet by 20 feet having practical ingress and egress for a vehicle. All required parking shall be provided on-site and shall be counted as floor area and exterior volume. On each site, a minimum of 200 square feet of base floor area and 2,200 cubic feet of exterior volume shall be reserved for each required parking space whether provided by means of a garage, carport or parking pad.
- **Topography and drainage features:** The Residential Design Guidelines encourage designs that follow the natural contours of the site and that avoid abrupt changes in grade on the site and between properties.

Following design approval, plans that are submitted for a building permit shall include a storm water drainage plan. The drainage plan shall include applicable Best Management Practices and all drainage shall be retained on-site through the use of semi-permeable paving materials, French drains, seepage pits, etc.

- **Does the site contain “Steep Slope Areas” (greater than 30% slope):** Not applicable.
- **Basement Bonus:** Each site is allowed 100 square feet of floor area located in a basement that is exempt from the floor area limits. Additionally, as an incentive to reduce the above-ground floor area and exterior volume, bonus floor area is allowed if located in a basement. For each square foot of base floor area not constructed above-ground, one additional square foot of floor area may be constructed in a basement.

A basement is defined as, “An underground room or excavated space between five and nine feet of interior height, finished or unfinished where the finished floor level directly

above the space is not more than one foot above both the existing or final grade. Any subgrade space where the finished floor elevation directly above the space is more than one foot above existing or finished grade shall be considered above-ground space. All areas where the finished floor elevation directly above a subgrade space is more than five feet above either existing or final grade shall also be considered a story. (Note: In calculating the floor area of a basement it may be necessary to count part of the area in a floor level as basement and part of the area in a floor level as above-ground space.) Basement spaces may be used for any residential occupancy allowed by the Uniform Building Code such as bathrooms, family rooms, hobby rooms, offices, mechanical equipment, storage and, if equipped with window wells, bedrooms.”

- **Site Coverage:** The permitted site coverage is 22% of the allowable floor area. Based on a maximum allowed base floor area of 1,900 square feet, the allowed site coverage would be 418 square feet. Site coverage may be increased to no more than 589 square feet if half of all site coverage is constructed of permeable or semi-permeable materials. Permeable and semi-permeable materials include, gravel, spaced decking, exterior stairs, sand-set bricks or pavers, garden walkways of small paving stones, and arbors.

Properties that exceed the allowed site coverage are not permitted to add additional floor area unless the site coverage is reduced at a rate of two square feet of site coverage for every one square foot of added site coverage or to compliance, whichever is less.

- **Fences:** Fences located within the front 15-foot setback are limited to 4 feet in height. This limit cannot be increased through a Design Study. Side and/or rear yard fences are permitted a height of 6 feet and may be taller with approval by the Planning Commission. The heights should be clearly noted on the project plans.

Table 17.10-G: Maximum Track One Fence and Wall Heights				
	Setback Location			
Design Element	Front Setback	Side Setback	Side Setback Facing Street	Rear Setback
Fence	4 feet*	6 feet	4 feet*	6 feet
Garden Wall	3 feet*	6 feet	3 feet*	6 feet
Retaining Wall	3 feet**	6 feet	3 feet**	6 feet
Pillars and Gates	6 feet	N/A	6 feet	N/A
Arbor/Trellis	7 feet	7 feet	7 feet	7 feet

* These limits shall not be altered through Design Review by the Planning Commission.

** Up to six feet may be allowed for retaining walls that are not visible from the street. See CMC [17.10.030\(E\)\(4\)](#).

Accessory Buildings:

- **Guesthouses:** One guesthouse may be authorized on sites of 6,000 square feet or greater upon approval of a use permit. Guesthouses shall contain no food preparation facilities

of any kind, but are permitted to have a bathroom with a toilet, sink and bathing facility. One additional parking space is required if a guesthouse is established on the site. A guesthouse would not be permitted on this building site.

- Studio: One studio is permitted on lots in the single-family residential zone. Studios shall contain no living, sleeping, bathing or food preparation facilities of any kind, but are permitted to have a bathroom with a sink and toilet. No additional parking is required for a studio. Studios shall be a maximum size of 400 square feet and shall not exceed the allowed floor area ratio for the lot.
- Accessory Dwelling Units (ADU): Accessory Dwelling Units are subject to approval of a building permit only. ADUs must conform to the heights, setbacks, lot coverage, and floor area ratio requirements for the R-1 district.
 - If the ADU replaces an existing garage, replacement spaces must be provided to meet the minimum parking requirements for the lot. ADUs constructed above an existing garage have a minimum side yard setback of 3 feet and rear yard setback of 5 feet. For more information, please refer to the enclosed handout on Accessory Dwelling Units.

Forest/Trees: Please refer to the attached Forester Report. The forester has recommended planting three upper canopy trees and one lower canopy tree in accordance with the city's tree density requirements.

Potential Neighbor Impacts:

- Privacy Concerns: There do not appear to be any direct privacy impacts associated with the proposed project as there is significant landscaping and existing screening which may mitigate any privacy concerns. Regardless of if the existing site conditions provide adequate privacy screening, the applicant should ensure privacy of neighboring residences is not impacted by being sensitive to the placement of any proposed windows and additional outdoor living spaces.
- View Concerns: The Residential Design Guidelines encourage maintaining view opportunities to natural features that lie outside the property. The Carmel Municipal Code states, *"Designs should respect views enjoyed by neighboring parcels. This objective is intended to balance the private rights to views from all parcels that will be affected by a proposed building or addition. No single parcel should enjoy a greater right than other parcels except the natural advantages of each site's topography. Buildings which substantially eliminate an existing significant view enjoyed on another parcel should be avoided."*
- Neighborhood Input: Staff strongly recommends reaching out to the adjacent property owners prior to application submittal to explain the proposed project and address any

concerns regarding privacy and/or views. Most project delays occur when applicants have not reached out to neighbors early in the process.

Historic Status: The property is not listed on the City's Inventory of Historic Resources. An appeal of a historic determination which listed the property on the Historic Inventory was granted by the City Council on January 1, 2007 which removed the property from the Historic Inventory. While the property is not listed on the Historic Inventory and the site was previously removed from the inventory, the site is still eligible to be historic as determinations of ineligibility are valid for a period of five years. No application for property development shall be deemed complete unless it includes a determination that the property is either eligible or ineligible for the Carmel Inventory, and as such, the property shall be required to undergo evaluation for determining whether the property is eligible or ineligible for the historic inventory.

As the site is located within the Archeological Significance Overlay District (CMC 17.20) a Phase 1 Report (survey) of the property be conducted by a qualified professional to evaluate the potential for archaeological resources to be present on the property. All reports shall follow the Archeological Resources Management Report (ARMR) format (CMC 17.32.060.E).

A Phase I survey and report shall be prepared by a qualified professional and shall include a records search from the Northwest Regional Information Center, documentation of an on-site survey, and archival research on the history of the property. Native American consultation(s) may also be appropriate. As part of the Phase I survey process, the Department may require preparation of a California Archaeological Inventory form (DPR 422A) and/or a California Archaeological Isolated Artifact form (DPR 422H). If the Phase 1 Report concludes that the property clearly does not contain archaeological resources, then no further action or mitigation is required and the Department shall issue a determination of ineligibility for the inventory (provided the site meets all criteria and findings for issuance of a determination of ineligibility).

Please submit the required Phase I survey to allow staff to complete the historic evaluation process.

Additional Resources: For more information on the Design Review Process, Residential Design Guidelines, Carmel Municipal Code, Green Building Ordinance and Title 7A of the Building Code, please visit our website at:

<http://ci.carmel.ca.us/carmel/index.cfm/government/staff-departments/community-planning-and-building/>

Significant Tree Evaluation Worksheet

Block: HH Lot(s): 22 APN: 010-253-016 Street Location: San Antonio 3 SE of 4th

Planner: Evan Kort

City Arborist: Michael Tope

Property Owner: Saparov

Recommended Tree Planting: Based on lot size from the permit specifications. Their lot size is 4000 sq feet which means they would need to plant 3 upper canopy trees and 1 lower canopy from city approved list.

Part One: Initial Screening:

Complete Part One to determine if further assessment is warranted. Trees must pass all criteria in Part One to be considered significant or moderately significant.

A. Does the tree pose an above-normal potential risk to life and property?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
YES																
NO	X															

Any tree with structural impairment likely to cause failure should be marked as unsafe and removed. Use page five of this worksheet to document the safety risk. Trees that have limited and specific defects that can be remedied with selective pruning or other mitigation should be marked as safe and specific recommendations should be given to the owner for tree care. Such trees may still be assessed for significance.

B. Is the tree one of the following native species on the Carmel-by-the-Sea recommended tree list?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Species	OT															
YES																
NO	X															

MP – Monterey pine

MC – Monterey cypress

BP – Bishop pine

CR – Coast redwood

CO – Coast live oak

CI – Catalina Ironwood

CS – California sycamore

BL – Big leaf maple

OT – Other (Pittosporum)

(Note: Other species on the recommended tree list may be determined to be Significant Trees only if they are exceptional examples of the species. Such trees also must exhibit excellent health, form, vigor, and substantial size to rate an overall score of at least 7 points in Part Two of the assessment.)

C. Does the tree meet the minimum size criteria for significance?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
YES																
NO	X															

	Diameter	Height
Monterey pine, Monterey cypress, Bishop pine, Coast redwood	6 inches @ dbh	15 Feet
Coast live oak – single trunk tree	6 inches @ dbh	N/A
Coast live oak – cluster or multi-trunk tree measured as an average diameter of all the trunks that reach breast height	6 inches @ dbh	N/A
California sycamore, Big leaf maple, Catalina ironwood	10 inches @ dbh	25 Feet

dbh = diameter at breast height or 4.5 feet above the adjacent ground surface

Part Two: Assessment For Tree Significance

For each of the criteria below assign points as shown to assess the tree. If any criteria score is zero the assessment may stop as the tree cannot qualify as significant or moderately significant.

D. What is the health and condition of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
score																

0 points: The tree is heavily infested with pests or has advanced signs of disease that indicates the tree is declining and has very limited life expectancy.

1 point: The tree shows some pests or disease that impair its condition, but which does not immediately threaten the health of the tree. The tree may recover on its own, or with appropriate intervention.

2 points: The tree appears healthy and in good condition.

3 points: The tree shows excellent health, is free of pests and disease and is in very strong condition.

E. What is the overall form and structure of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
score																

0 points: Prior pruning, disease or growth habit have left the tree deformed or unsound to an extent that it cannot recover or will never be a visual asset to the neighborhood or will likely deteriorate into a structural hazard.

1 point: The tree has poor form or structure but (a) can recover with proper maintenance or (b) it provides visual interest in its current form, and does not have structural defects that are likely to develop into a safety hazard.

2 points: The tree has average form and structure for the species but does not exhibit all the qualities of excellent form and structure.

3 points: The tree exhibits excellent form and structure. For all species there will be a good distribution of foliage on multiple branches with no defects. For conifers, the tree will have a single straight leader with balanced branching and with good taper. Oaks will exhibit a well-developed canopy with no suppressed branches. Oaks may be single-trunked or multi-trunked and will have a balanced distribution of foliage on each trunk/branch.

F. What is the age and vigor of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
score																

0 points: The tree is over-mature or shows signs of poor or declining vigor such as die-back of major limbs or of the crown, small leaves/needles and/or minimal new growth.

1 point: The tree is mature but retains normal vigor and is likely to continue as a forest asset for a substantial period into the future.

2 points: The tree is young to middle age and shows normal vigor.

3 points: The tree is young to middle age and shows exceptional vigor.

G. Are environmental conditions favorable to the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
score																

0 points: The tree is crowded or has no room for growth to maturity. The tree has poor access to light, air or has poor soil for the species.

1 point: The tree has average environmental conditions including room for growth to maturity, access to light, air and soils suitable for the species.

2 points: The tree has room for growth to maturity with no crowding from other significant trees or existing buildings nearby. The tree also has excellent access to light, air and excellent soils for root development.

[illegible][illegible]

No _____ Yes _____

[illegible]

**PRELIMINARY ARCHAEOLOGICAL RECONNAISSANCE REPORT
SAN ANTONIO 3 SE OF 4TH AVENUE, CARMEL
MONTEREY COUNTY, CALIFORNIA
(APN 010-253-016)**



February 21, 2020

Prepared For

Daryl Woods, Architect and Agent

Privacy Information

By

Patricia Paramoure, A.S., B.A., M.A., RPA
Principal and Consulting Archaeologist

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Sites: None

Property Acreage: ca. 0.09 acres (4,000 square feet)

UTM Approximate Center of Parcel: N Hemisphere, Zone 10 S, 595975 mE 4046196 mN, WGS 84

Quad Maps: MONTEREY, CA 7.5 minute USGS Quadrangle

Key Words: Negative

Carmel-by-the-Sea

Addition 3, Block HH

Carmel Mission

David Jacks

MANAGEMENT SUMMARY

The Preliminary Archaeological Reconnaissance of the parcel at San Antonio 3 SE of 4th Avenue, Carmel (APN 010-253-016), did not reveal any evidence of possible buried archaeological deposits on the property. Research did not indicate the existence of archaeological resources and no indicators of subsurface archaeological sites were observed during the site survey. No subsurface testing is recommended at this time. No archaeological impact is predicted and the proposed project should not be delayed on the basis of archaeological concerns.

INTRODUCTION

Patricia Paramoure Archaeological Consulting (PPAC) was contacted by Daryl Woods, Architect and Agent for Mikhail and Elena Saparov, Owners, to perform an Archaeological Review required by the City of Carmel-by-the-Sea Community Planning and Building Department, prior to issuance of a permit for a home remodel and addition project on the property located at San Antonio 3 SE of 4th Avenue, Carmel, California, designated APN 010-253-016, located within Block HH of Addition 3, in the City of Carmel-by-the-Sea, Monterey County, California.

The Archaeological Review consisted of: 1) archival research both at the Northwest Information Center of the California Historical Resources Information System, in Rohnert Park, California, and within the files of PPAC, 2) performance of a surface field survey on the parcel, 3) evaluation of the field findings, 4) evaluation of the impacts, and 5) management recommendations. The details of the investigation are described in this written report, to be submitted to the City of Carmel-by-the-Sea Community Planning and Building Department. This archaeological resources review was performed to fulfill the requirements of the California Environmental Quality Act (CEQA) and the City of Carmel-by-the-Sea planning directives concerning cultural resources.

LOCATION

The property is located on San Antonio Avenue, north of Ocean Avenue and south of 4th Avenue, in a suburban residential area within the central western portion of the City of Carmel-by-the-Sea, in the County of Monterey, California. The subject parcel lies within the former lands of Mission San Carlos (Misión Carmelo), established by Junípero Serra in 1770. A patent was issued for the remaining 9 acres of Carmel Mission lands in 1859, by J.S. Alemany, Bishop of Monterey. The mission is located in Township 16 South, Range 1 East (projected), Mount Diablo Meridian (Shumway 1988:55).

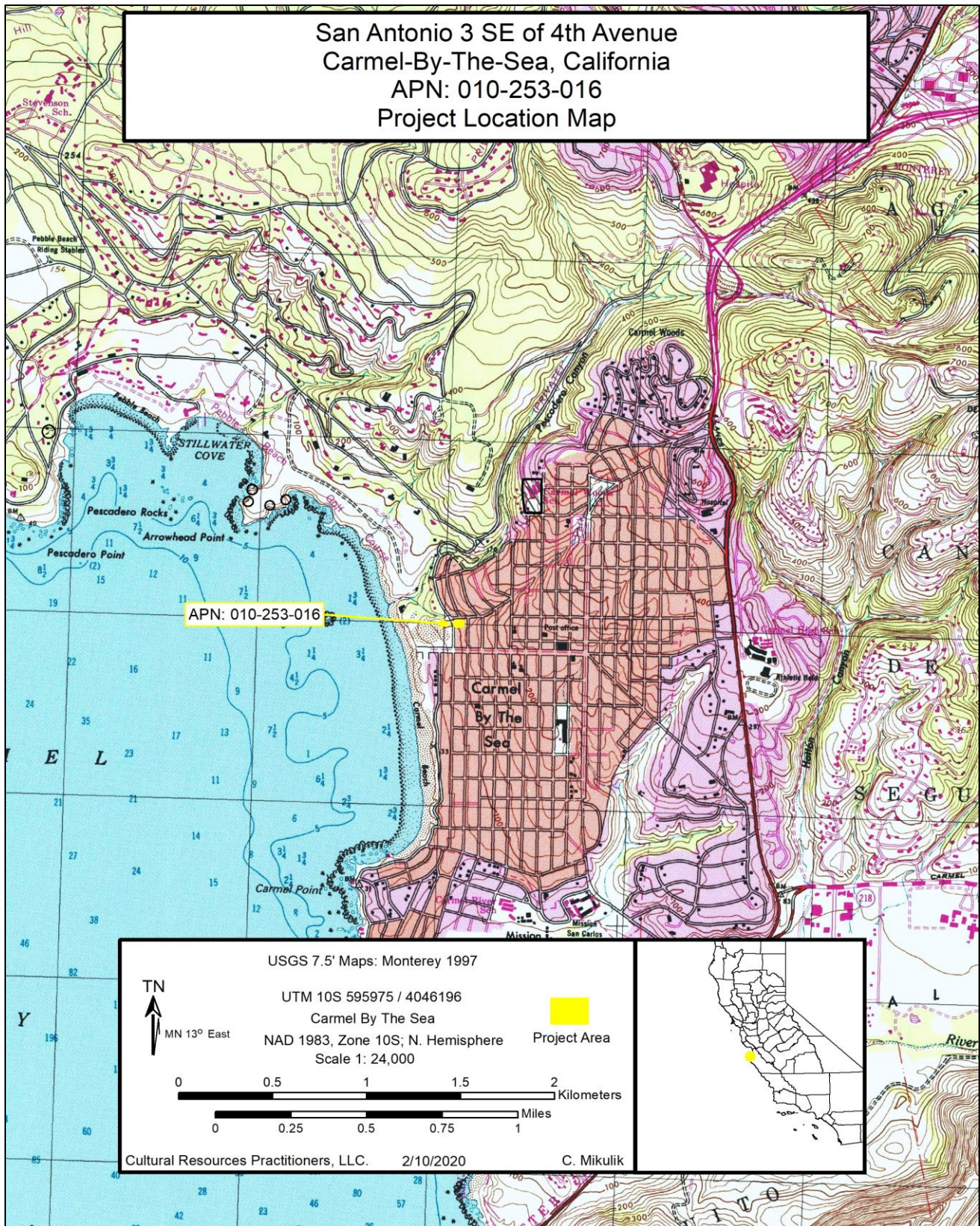


Figure 1. Project Parcel Location Map.

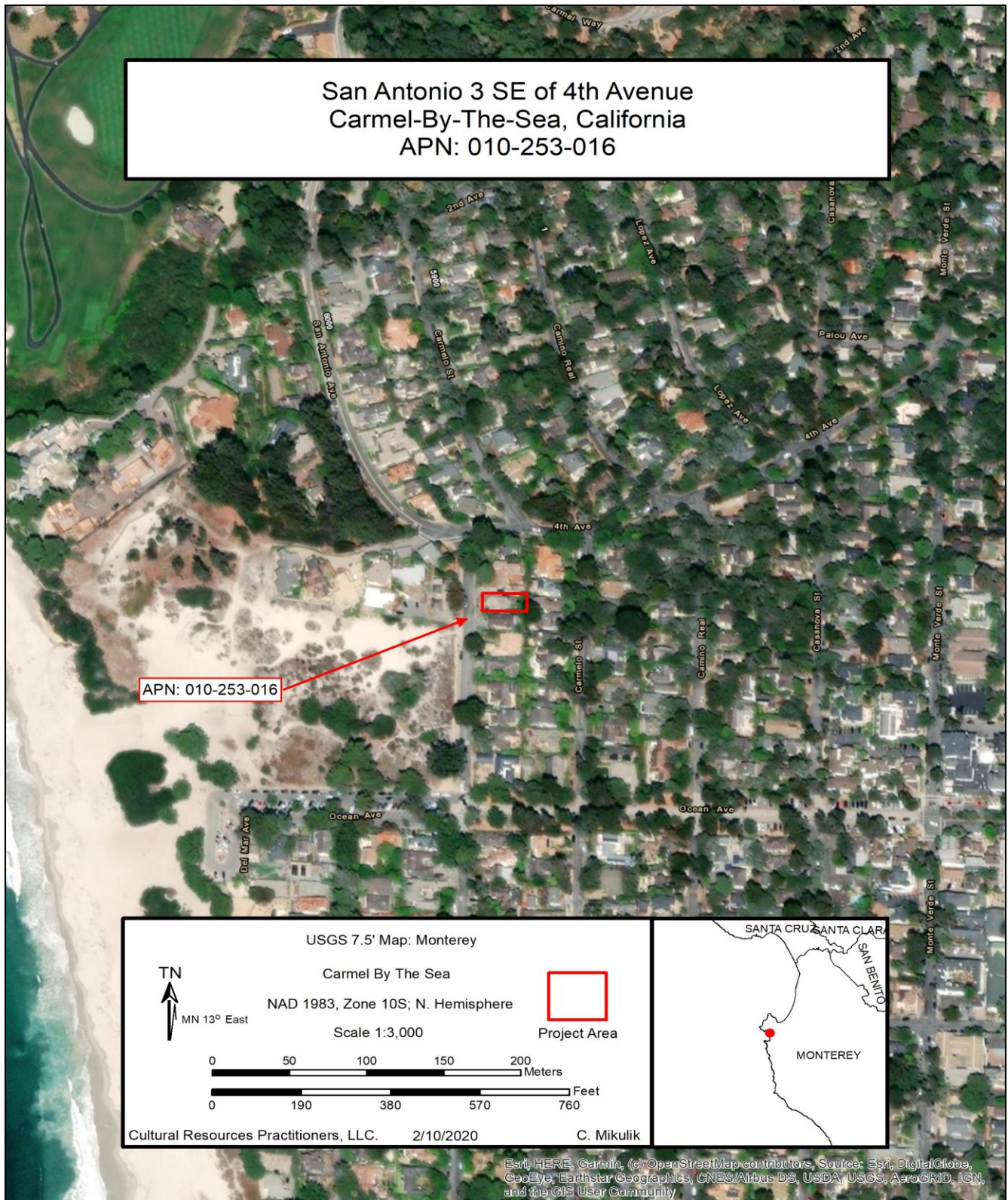


Figure 2. Project Parcel Aerial View.

The UTM location for the approximate center of the parcel is Northern Hemisphere, Zone 10 South, 595975 meters Easting / 4046196 meters Northing, World Geodetic System 84. The property is situated at San Antonio 3 SE of 4th Avenue, approximately 0.2 miles northwest of Carmel City Hall, and is reached via paved city Streets (see Figure 1, Project Area Location Map, Page 2, and Figure 2, Project Area Aerial View Page 3). The subject parcel is approximately 0.2 miles east of the coast of Carmel Bay, on the Pacific Ocean, at an elevation of approximately 100 feet amsl (above mean sea level). According to the City of Carmel-by-the-Sea, the parcel is located within an archaeologically sensitive area because precontact Native American sites are frequently found in similar topography, where various resources exploited by native groups were situated during precontact times.

NATURAL SETTING

With the notable exception of rock outcrops, soils in this region, when intact, consist of the Baywood series sand deposits, comprised of deep, somewhat excessively drained stabilized sand dunes on 2 to 15 percent slopes and on elevations ranging from 50 to 250 feet amsl, containing sand and sandy loam soils formed in old coastal sand dunes and overlaying granite bedrock and wave cut marine terraces. The permeability of the soil varies, as does the runoff rate. The surface layer is dark brown and dark grayish brown, slight to medium acidic sand underlain by light brown acidic sand with a depth of greater than 60 inches. Sandstone and shale are common components. Textures range from fine sand to coarse sand to loamy sand. Permeability is swift and water capacity is 2.5 to 3 inches. Roots exist to the depth of greater than 60 inches (USDA 1978:13).

The presence of altered sandstones and limestones within Carmel Bay and along the adjoining coastline attest to an environment of warm and shallow waters during the deposition of the Sur Series sometime prior to the Cretaceous Period. Occasional interbedded lava flows are proof of the volcanic activity that was taking place during this time. Over 5000 ft of sediment was deposited in a slowly sinking basin encompassing at least the central region of California. There is a large underwater area of possible contact metamorphism. The present coastline is composed of granite and conglomerate outcrops that are associated with numerous sandy beaches along Carmel Bay. The beaches, though sporadically broken by both igneous and sedimentary rock outcrops, appear well supplied with a predominantly quartz sand derived from the sediments carried by the Carmel River and from the wave-eroded outcrops within the bay (Simpson 1972).

The San Andreas Fault system's interactions between the Pacific and North American tectonic plates has created the primary geologic formations in Monterey County, as uplift along this fault system is largely responsible for the formation of the Coast Ranges, and the region is susceptible to high levels of ground shaking due to the numerous active faults which pass through or border the area. The Monterey Peninsula is susceptible to earthquakes due to this geological situation (Ambag 2012:4.7-1).

The San Andreas Fault runs southeast / northwest through the eastern portion of Monterey County, making it very seismically active, and the risk of earthquakes brings the risks of other hazards, like liquefaction and landslides. A series of wave-cut, marine terraces around the Monterey Peninsula illustrate previous episodes of uplift in the area. Coastal erosion of dunes, cliffs, and bluffs is a serious problem in Monterey County. From the Pajaro River southward to Carmel, the coastline is of low relief, with extensive sand dunes. Much of the erosion is caused by the movement of unstable

windblown sand, especially where vegetation is sparse or not significantly established (County of Monterey Planning and Building Inspection Department 2008).

The climate in Monterey County consists of a dry season and a wet season. The dry season extends from May to October, and the wet season extends from November to April. The precipitation rate is lowest along the coast and highest inland and in the mountains. Annual average rainfall ranges from twenty to fifty inches. The winter winds blow from north to south. The summer winds blow from the west and northwest to the south and southeast, and bring in fog that usually dissipates during the day (Gordon 1977).

Significant numbers of coastal trees, especially pines, cypress, and oaks, were felled to provide fuel for domestic and industrial use. Major logging operations took place in nearby mountains after smaller stands along the low terraces and foothills were first cut (Welsh 1992:19). Erosion due to farming and logging activities during the late 19th and early 20th centuries has contributed to the siltation of streams and seasonal drainages. The modern overdraft of the underwater aquifers in the general region has contributed to a significant drop in the flow of streams and springs in recent years, as has a general drop in rainfall over approximately the past 100 years (USDA 1980).

The subject property is situated in the Coastal Rangeland vegetation zone that is comprised of sand dunes, marine terraces, and gently rolling, open grasslands sloping west toward the Pacific Ocean, just south of the southern edge of Monterey Bay. The coastal rangeland vegetation is characterized by Küchler (1977) as a Coastal prairie-scrub mosaic (*Baccharis-Danthonia-Festuca*) composed of grasslands interspersed with small stands of hardwoods such as live oak (*Quercus agrifolia*) and bay-laurel (*Umbellularia californica*). Forests of Monterey pine (*Pinus radiata*) and groups of Monterey Cypress (*Cupressus macrocarpa*) also dot the landscape. The vegetation community immediately surrounding the subject parcel is a coastal dune scrub, found on inland dunes landward of the foredune community. It is characterized by densely-packed shrubs interspersed with scattered areas of grasses, wildflowers, and open sand (National Park Service 2015).

The native vegetation has been altered throughout the historic period. These areas were cultivated and grazed after settlement by European descendants, and many trees were cut down for human use during this same time. Additionally, the introduction of many foreign species of vegetation including grasses, trees, and flowering plants, both planted and incidental, have contributed to the changes in plant communities over time. Other factors include farming and logging, as mentioned above (Gordon 1977; Welsh 1992:19).

Around this area a great number of animal species can be found. About 330 species occur including 250 species of birds, 56 mammals, 8 reptiles, and 13 amphibians, excluding all marine species (Roper 1993:23). Species that are no longer present in this area are the grizzly bear, wolves, tule elk, pronghorn antelope, Guadalupe fur seals, and jaguars. Species that were almost hunted to extinction but that are now making a comeback include gray whales, sea otters, elephant seals, and mountain lions. Some species that were present in aboriginal times have become more numerous, including black-tailed deer, sea lions, cottontail rabbit, coyote, raccoon, meadow-mice, and ground squirrels. Other species that have been introduced are the common mouse, Norway rat, Virginia opossum, gray squirrel, Russian boar, muskrat, and golden beaver (Gordon 1977).

HISTORY

Pre-contact History of the Monterey Area

The first signs of human occupation in this region appear to be approximately 8,500 - 10,000 years ago on the north side of Monterey Bay, in Scotts Valley. Evidence of dense occupation of the Monterey Bay area, at least as has been documented to date, does not appear until about 6,000 BP.

Living in an area of considerable ecological diversity allowed the early inhabitants of the Monterey Bay region to have a hugely varied diet. They relied most heavily on foods collected in the inter-tidal region. The local archaeological middens contain shell from California mussel, black turban, limpet, barnacle, olivella, brachiopods, dogwinkles, and other rocky shore mollusk species (Hylkema 1991). However, they also traveled inland for plant foods like acorns, grass, and flower seeds, buckeye, roots, and berries. They hunted terrestrial animals such as elk, deer, rabbit, gopher, marine resources, and fished freshwater streams.

Due to the highly mobile lifestyles of both foragers and collectors, it is to be expected that they would not burden themselves with heavy non-portable possessions. This observation is borne out by the artifacts found at local village sites of both earlier and later periods (Hylkema 1991:7). The earlier inhabitants of the Monterey coast relied on stones, shells, animal bones, and plants for materials for their tools and equipment.

Baskets were made to serve a wide variety of purposes: cooking vessels, storage containers, water carriers, and seed-gathering devices. Before about 4,000 B.C., they made arrowheads and other tools from animal bone and antler, from the local Monterey chert, from Franciscan chert received in trade from the Santa Clara Valley (Hylkema 2003:270), and from obsidian quarried in Casa Diablo and the Bodie Hills on the east side of the Sierra Nevada, and from Napa and Clear Lake north of the San Francisco Bay (Roper 1993:321).

Using the concepts developed by Binford in 1980, two basic subsistence strategies were practiced in this region. During the earlier phase (5800 BP to 1000 to 2000 BP.), the residents were foragers who lived in small groups and moved from site to site throughout the inland and coastal ecosystems within their territories in order to take advantage of food resources as they became available. They would then settle into a camp or village where they would process and eat the harvests, as well as carry on all the other activities of daily life. Some camps or temporary villages would be revisited time and time again, resulting in a build-up of refuse consisting of many types of artifacts, including food debris, lithic debris from tool-making, trade items, and burials (Hylkema 1991:15).

It has further been proposed that at least by 2,000 years ago, a new group of people entered the area that followed a somewhat different collector subsistence strategy. This correlates in time to a rise in oak pollens found in sediment cores taken from Elkhorn Slough, indicating that oak trees became more prevalent in the coastal region between 1700 and 2000 years ago, attracting communities who relied mostly on acorns as a staple food (Roper 1993:308). While both foragers and collectors were quite mobile, collectors tended to establish more long-term villages as bases to maintain acorn storage facilities. The communities became more sedentary and grew in population (Hylkema, personal communication). Members of the community traveled from more permanent sites to seasonal task-

specific camps to harvest other resources as they became available, but would then return to the village once the harvest was complete to process the food. The seasonal camps might be revisited year after year, but would be expected to contain debris only from particular seasonal activities, rather than the full complement of artifacts generated by daily village life in a permanent site (Hylkema 1991:21).

As considered by Gary Breschini in 1981, it appears that the early foragers may have been members of Hokan speaking groups who are thought to have occupied the area until the entry of Penutian speaking collectors. Whether the change indicates the replacement of one people by another, or the adoption of new technologies by the same people, is still under discussion (Hylkema, personal communication 2008). Recent DNA studies of archaeological materials seem to support replacement (Breschini, personal communication 2014).

Whatever the mechanism for the change, foraging continued to be the optimal subsistence strategy at least until 1000 A.D., and may have persisted in isolated pockets until after the arrival of the Spanish in the 1770s (Hylkema 1991:25). The growing separation of the coastal cultures and the inland acorn-based cultures was evidenced by the decreasing amount of imported materials and the increasing reliance on local materials for tools, until about 1000 A.D., after which no new Franciscan chert is found (Hylkema, personal communication 2008).

Ethnography

At the time of European contact, the Monterey County area was within the traditional territory of the native Costanoan peoples. The term Costanoan is derived from the Spanish word for the local inhabitants, *Costeños*, meaning people of the coast. The aboriginal peoples of the region, collectively labeled Costanoan by ethnographers, were actually several distinct sociopolitical groups who spoke between eight and twelve separate languages belonging to the Utian family of the Penutian language stock and lived in a contiguous geographic area. The language spoken in the Monterey area was documented in Mission records as *Rumsen*. The nearest linguistic relatives of the Costanoan languages were those of the Miwok to the north and northeast (Levy 1978:485–486; Margolin 1978:1). The Costanoan peoples occupied the region surrounding the San Francisco Bay, with the southern coastal extent of their territory including the Monterey Bay region south to the area around Point Sur (Kroeber 1925:462). Since the 1970s, some descendant groups in these areas have preferred to use the term Ohlone to refer to themselves (Levy 1978:487; Margolin 1978:1).

The primary sociopolitical unit was the tribelet. Each tribelet was made up of one or more permanent villages with multiple seasonal villages and camps within their territory, defined by physiographic landscape features. Chiefs served primarily in an advisory capacity and the office was passed on patrilineally, with a daughter succeeding if there was no male heir (Levy 1978:485–487; Milliken 1995:1).

The Native Americans of the Monterey Bay area employed a subsistence strategy that exploited both land and ocean resources through hunting, fishing, and gathering. They managed their landscapes through controlled burning to promote the growth of seed-producing annual plants. Acorns were likely the most important dietary plant. Additional vegetative foods included seeds, shoots, bulbs, and tubers. Meat protein came from large and small terrestrial and sea mammals, along with birds, fish, reptiles, insects, and shellfish. Their technology included tule balsa rafts, bows and arrows, flaked stone tools,

pigments, cordage, woven skins and pelts, mortars and pestles, and basketry. Warfare between tribes and with outside groups was common, with trespassing being a prevalent cause of conflict (Levy 1978:487–493; Margolin 1978:13–16). Although evidence shows the local Native Americans used portions of the Monterey Peninsula, especially areas along the coast, they changed the landscape only in small subtle ways, in contrast to historic use of the mountain resources that changed the region significantly.

After European contact, missionization, disease, and displacement due to population collapse caused the breakdown of social organization that severely disrupted the lifeways of the Ohlone peoples. Mission-based interaction with other groups from disparate geographical, linguistic, and cultural backgrounds also contributed to significant culture changes. When the newly independent Mexican government secularized the missions during the 1830s, the natives experienced further critical changes to their way of life. Many natives voluntarily left or were evicted from Mission holdings and became laborers at Californio-owned *ranchos* (ranches) or in the developing *pueblos* (towns). Multicultural Native American hamlets formed from these displaced populations were established within and just outside many new towns and ranches. The appropriation of California by Anglo-Americans further worsened the plight of the natives, as they became third class citizens in their own homeland (Levy 1978:487; Bean 1994:xxii).

There are no known remnants of Native American sites within or adjacent to the project area. Evidence of Native American activities include dark midden soil with eroded marine shell fragments, fire-altered rock, ground stone, and/or chipped stone points or flakes of chert or obsidian. None of these were seen during the pedestrian survey of the project area.

The Study Area During the Spanish and Mexican Eras

On November 17, 1542, Spanish explorer, Juan Rodríguez Cabrillo was the first European to view Monterey Bay and named it La Bahía de los Pinos (Bay of the Pines) and in December of 1602, Sebastián Vizcaíno was the first to land on its shores. Vizcaíno renamed it, “Bahía de Monte Rey (Monte Rey Bay), after the Viceroy of New Spain, Gaspar de Zúñiga y Azevedo, Count Monterey, who had persuaded Vizcaíno to take command of the expedition out of Acapulco, up the coast of California. This expedition was ordered by King Philip III of Spain to find a safe harbor for the Manila galleons returning to New Spain, and to find a Northwest Passage across the North American continent. The crew of 200 (sailors, soldiers, six navigators, a mapmaker, three priests, and Vizcaíno’s 13-year-old son) celebrated mass under an oak tree near today’s Artillery and Pacific Streets (City of Monterey Museums 2018; Social Studies Fact Cards 2018).

The first settlement of the Monterey Bay area was in 1770 when a Spanish expedition led by Captain Don Gaspar de Portolá and Franciscan Friar Junípero Serra established a presidio and mission on June 3, 1770 at Monterey. This was one of four presidios, or military forts, designed by Engineer Miguel Costansó established along the California coast, (Monterey, San Diego, Santa Barbara, and San Francisco) that were founded to protect the California coast from foreign intrusion. The Cathedral of San Carlos Borromeo (the Royal Presidio Chapel) is the only building from the original Monterey Presidio that is still standing. The Mission San Carlos Borromeo de Carmelo (the second of twenty one missions in the coastal California regions) was later moved to its present site in Carmel, on August 24,

1771, due to friction between the soldiers and the friars, who oversaw the coerced and forced Native American conversion to Catholicism and Spanish culture (Breschini 1996).

In 1776, Monterey was named the capital of both Alta and Baja California under the Spanish Colonial Government and Captain Juan Bautista de Anza led the first group of immigrants overland from Sonora, Mexico with most going on to settle the newly founded San Francisco Presidio (City of Monterey Museums 2018). A formal pueblo government was initiated in 1794 and the population of Monterey slowly increased, but almost all of the residents of the area still lived at the military presidio complex in cramped, primitive conditions, or at the mission, where Native American forced labor sustained architectural and agricultural progress. The presidio expanded in size but supply ships and government salaries arrived infrequently and foreign trade was officially forbidden, leading to smuggling. Although a handful of remote cattle ranches had been founded in the nearby Salinas Valley during the 1790s as provisional land concessions primarily granted to inválidos (retired military personnel), the grantees generally did not occupy the land themselves. In 1795, four of these early outlying ranches were burned by the local Native Americans (Breschini 1996).

By 1820, a small number of non-Spanish immigrants (mostly merchants and deserting seamen) had settled within California and generally adopted the region's culture by converting to Catholicism and marrying local women. In addition, large families helped increase the population and the community centered on the presidio continued to grow, with families beginning to establish residences outside the military compound. However, political disorder and civil unrest in Mexico and other South American colonial regions resulted in continued neglect of this remote outpost of the Spanish Empire. In 1818, Hipólito Bouchard, an Argentine pirate / privateer, with about 400 men, attacked, sacked, and burned most of Monterey, along with a handful of other coastal California settlements. The Californios were forced to become self-sufficient (Breschini 1996).

Mexican independence, in 1822, led to significant changes for Monterey, the center of California government. California was opened to international trade and many primarily American and British ships arrived at Monterey, the official port of entry. The hide and tallow industry became an important part of the economy, supplying New England leather, soap, and candle manufacturers with raw materials and bringing in much needed currency and merchandise. The very strict land control practices were replaced with a flurry of private land grants. When the missions were secularized in 1833, the extensive lands previously belonging to the church, and at one point promised to the Native Americans, were opened for private ownership and the resulting Mexican Era land grants carved up the vast spreads previously controlled by the Catholic Church into estates mostly owned by members of prominent Californio families. Monterey received its Pueblo Grant of 30,000 acres. The Native Americans settled on the edges of developing towns, working as low-level laborers, or dispersed into the countryside to work on the ranchos. Some returned to their home territories while others formed villages, living on the fringes of Californio society (Welsh 1992:12-13).

The City of Carmel-by-the-Sea is located on lands that once belonged to Carmel Mission. Although its move from Monterey to the mouth of Carmel Valley put the mission closer to a perennial fresh water source and to better farm land, it initially struggled to support itself. Spanish supply ships from Mexico arrived irregularly. Early temporary buildings were constructed of wattle and daub with thatched roofs. Eventually, the mission became a productive self-sustaining enterprise with extensive fields of crops, vegetable gardens, orchards, and large herds of cattle, sheep, and horses. Permanent adobe brick

buildings with clay tile roofs replaced the transitory mud and wood structures. Carmel was the Headquarters of the California Missions from 1771 to 1815, and Serra oversaw the building of seven other missions along the California coast before he died on August 28, 1784, at 71 years of age. Some time before his death, Serra ordered stones cut for construction of a more permanent church at Carmel Mission. After Fr. Serra's death, Fr. Fermin Lasuén, his successor, directed the building of the stone church that stands today. It was built on the site of the original adobe church with stone quarried from the nearby Santa Lucia Mountains. The remaining buildings at the Carmel Mission today have been rebuilt on the surviving foundations of the buildings built by Fr. Lasuén and the layout of the Mission today is much like it was in the early 1800's (Carmel Mission Foundation 2019; Clark 1991:74; Roman Catholic Bishop of Monterey 2020; Simondi 2020).

After Mexico gained independence from Spain in 1822 and California became part of Mexico, Carmel Mission continued to prosper. However, in 1834, the Mexican government secularized the missions, closed them, and seized their lands. The Padres and the Native Americans were forced to leave. The mission was abandoned and fell into ruin. Some of the friars went back to Mexico or became priests in the Churches of the new towns of California. In 1859, after California became a part of the United States, President James Buchanan returned the church building and nine acres of surrounding land back to the Catholic Church (Roman Catholic Bishop of Monterey 2020; Simondi 2020).

A string of unpopular Mexican governors led to resentment among the self-reliant and independent minded Californios and immigrants, who pushed for local control. Additionally, an increasing number of foreigners, especially Americans, did not assimilate, but founded their own small communities and began advocating for California to become part of the United States. In 1836, Isaac Graham led a group of American and European immigrants who supported Juan Bautista Alvarado and José Castro in a coup against Mexican Governor Nicolás Gutiérrez, but in 1840, Alvarado had Graham, and about 100 other foreigners arrested and sent to Tepic, Mexico for trial. This diplomatic incident, known as the Graham Affair, resulted in an apology and reparations for the Americans (Clark 2008:130). During the Bear Flag Rebellion, that took place from June to July 1846, a small group of American settlers in again rebelled against the Mexican government and proclaimed California an independent republic. Sonoma was occupied and a small number of prominent local men were held captive. Later that year, the Mexican-American War began and on July 7, the American flag was raised at Monterey and the pueblo was occupied by the troops of the U.S. Pacific Squadron under Commodore John Drake Sloat (Breschini 1996; City of Monterey Museums 2018).

The Study Area During the American Period

The Treaty of Guadalupe Hidalgo ended the war in 1848, resulting in the U.S. annexation of nearly all of the territory now included in the states of New Mexico, Utah, Nevada, Arizona, California, Texas, and western Colorado, for which the United States paid \$15 million to Mexico. The treaty required that the U.S. honor the legitimate land claims of California residents and the Land Act of 1851 resulted in the incorporation of the U.S. Land Commission, tasked with reviewing and settling claims within the state. Out of 813 claims, 553 were approved. Unfortunately for many grantees, numerous Mexican land records were inadequate, incomplete, not sufficiently documented, or all of the conditions required of the recipients had not been met (Kohn 2008a).

The first California constitutional convention was held in 1849 in Colton Hall, at Monterey, beginning on September 1, with the arrival of delegates from ten districts. California's first State Constitution was ratified on October 13 and was voted on in November, before being sent to the U.S. Congress in January of 1850. The City of San Jose became the first Capital of California when it was chosen as the seat for the first Legislature. While awaiting the decision on U.S. Statehood, the State Legislature made decisions on county borders and names, and arranged details concerning local governments, as stipulated in the State Constitution. Statehood was granted by the U.S. Congress on September 9, 1850. Monterey served as the County Seat until 1873, when it was moved to Salinas (City of Monterey Museums 2018).

David Jacks (1822 – 1909), born in Crieff, Perthshire, Scotland, immigrated to New York at age 19, in 1841, to join two older brothers, and worked in Williamsburg, and then for a wheelwright contractor at Fort Hamilton, both in Brooklyn. Word of the gold discovery in the newly acquired U.S. territory, California, reached the area in mid-September of 1848 and in November, Jacks accepted employment as a sutler, a private merchant supplying products such as tobacco and liquor, for the 3rd Artillery Regiment headed around the Horn to San Francisco, arriving in April of 1849. After investing his life savings of \$1,400 on revolvers before the trip, he returned \$2,600 profit on his investment in two days of arrival. A job as an inspector at the Custom House and a business trip to led him to relocate to Monterey on in January, 1850, where he became a clerk in a general goods store owned by Joseph Boston, at the Casa del Oro, where the county taxes were kept. He learned about banking and real estate while working for another Scotsman, James McKinlay, and using information he obtained



Figure 3. David Jacks.
(<http://hartmansion.com/davidjackscounty.html>)

about local residents who were behind on their taxes, he began lending money, with land as collateral. Many debtors could not pay back their loans to Jacks, resulting in foreclosure on their property. Although apparently legal, some of his ethics were very questionable, like posting foreclosure notices in unobtrusive locations and in whichever language was unfamiliar to the debtor, Spanish or English (Kohn 2008b).

Jacks' voracious appetite for land, combined with lawsuits, corruption, and a sham auction, resulted in Jacks and his partner, City of Monterey District Attorney, Delos R. Ashley, obtaining ownership of the almost 30,000 acres comprising the lands of the Pueblo of Monterey on February 9, 1859 for \$1,002.50 (about 3 cents an acre). Eventually, complicated and convoluted title chains evidenced how neighboring Rancho Punta de Pinos (2,6667 acres), Rancho El Pescadero (Ranch of the Fishermen) (4,426 acres), Rancho Aguajito (3,323 acres), and Rancho Chualar (8,890 acres) all came under his ownership and control. Through deception, fraudulent deeds, and other questionable means, including collusion with the County Sherriff and marrying the granddaughter of a deceased land owner in order to manufacture forged paperwork, David Jacks became one of the richest and most powerful landowners in the state, owning almost all of the Monterey Peninsula and large portions of surrounding areas. Resulting lawsuits dragged on until at least 1906. Mr. Jacks made many enemies in and purportedly employed two body guards while traveling. It is estimated that he ultimately controlled about 100,000 acres of land in Monterey County. His extensive holdings were primarily used for ranching operations, an extension of the economic patterns prevalent during the Mexican Era (Shumway 2007:51, 53, 58; Kohn 2008b; City of Pacific Grove 2016:86). (See Figure 3, Page 11.)

After secularization, the residents of the small hamlet of Native Americans, retired soldiers, and friars that remained near Carmel Mission were soon dispersed. For many years, this area of the Monterey Peninsula was very sparsely settled. The mission buildings deteriorated and the church roof collapsed



Figure 4. Carmel Mission After Abandonment.
(<https://carmelmagazine.com/archive/19su/a-living-history>)

in 1851. (See Figure 4, Page 12.) The previous year, in 1850, A Scottish immigrant named John Martin bought a large piece of land on the Carmel River nearby and established a ranch and dairy. In 1888, after hearing rumors that the Southern Pacific Railroad planned to extend a line into the area of the Carmel Mission, Monterey brothers Belisario E. and Santiago J. Duckworth agreed to buy 324 acres from Honore Escolle with the intention of developing a Catholic Summer Colony similar to the Methodist Colony at Pacific Grove. In May, 1888, Santiago Duckworth filed the first map of “Carmel City” with the County Recorder. He built a hotel, a bath house, and a small number of homes. However, the railroad line and the town never materialized (Clark 1991:74; Heinrich Team 2016)

Fifteen years later, San Francisco Attorney, Frank H. Powers and Real Estate Promoter, James Franklin Devendorf acquired the properties and expanded the area of intended development to include a new area called “Carmel-by-the-Sea”, under the name of the Carmel Development Company. Some maps showed both Carmel City and Carmel-by-the-Sea. Powers and Devendorf offered to sell and lease land to artists and writers at very reasonable rates. Hence was established Carmel’s reputation as a Bohemian village of progressive artistic and cultural inhabitants with appreciation for art, drama, and literature. It also became a haven for artists and writers who were refugees of the 1906 San Francisco Earthquake and Fire. By 1915, the area had a theater, a library, and a newspaper, and on Halloween, 1916, residents voted to become the City of Carmel-by-the-Sea (Clark 1991:74; Heinrich Team 2016).

Evidence of early historic activities includes roof tile (teja) fragments, adobe melt soils, stone foundations, irregular split wood posthole soil stains, saw-cut bone, cut nails, and early glass and ceramic fragments. No indications of buried historic era archaeological deposits were observed during the field reconnaissance of the property.

RESEARCH METHODS

Archival Research

Archaeological research began with the extensive files of the Northwest Information Center (NWIC) at Sonoma State University, in Rohnert Park, CA. A literature search was performed at the NWIC on January 29, 2020, by Archival Specialist, Charles Mikulik, M.A. (IC File Number 19-1266). The project parcel had not been previously surveyed. The NWIC search included a review of previously recorded cultural resources within 1/4 mile surrounding the subject property and previously conducted cultural resource investigations within 1/8 mile surrounding the subject property.

The archival research revealed no records of previously recorded cultural resources within or adjacent to the subject property. Forty-two cultural resources, recorded between 1953 and 1997, exist within the 1/4 mile study area surrounding the subject parcel. Three of these resources are pre-contact archaeological sites. Thirty nine of these resources are historic buildings. P-27-000291 (CA-MNT-000184) is a Native American habitation midden site recorded in 1953 by Sylvia M. Broadbent, with the University of California Berkeley (Broadbent 1953). P-27-000903 (CA-MNT-000836) is a Native American lithic scatter and habitation debris site recorded in 1978 by Joseph Morris, with Archaeological Consulting and Research Services (Morris 1978). P-27-001088 (CA-MNT-001032) is a pre-contact site recorded by Paul Hampson and Jan Whitlow, with Archaeological Consulting, in 1980 (Hampson and Whitlow 1980).

Information concerning 35 cultural resources studies on properties within a 1/8 mile radius of the subject parcel was reviewed for this study. These reports were written between 1978 and 2018. Additionally, information regarding 16 reports pertaining to a large area of the county, the region, the state, or the Pacific Coast, written between 1915 and 2011, was also reviewed for this study.

Field Research

An archaeological field reconnaissance survey was performed by Michael Boyd, A.A., B.S., Staff Archaeologist, on Tuesday, February 11, 2020. The approximately 4,000 square foot (1/10 acre), rectangular shaped parcel was accessed via San Antonio Avenue, on the west side of the property. The topography of the lot is primarily flat and the property boundaries are well defined by existing fence lines. The property contains one residence in the northern portion of the property, toward the west end. A large concrete patio occupies the central and southern parts of the lot, in front of the home. A small shed structure is attached to the east side of the building, against the brick exterior, and a planter occupies the northeast corner of the property.

An asphalt driveway accesses the garage from San Antonio Avenue, on the west side of the property, and gravel covers the area to the east of the patio. The remaining areas of the parcel are primarily covered with various ornamental plants, and larger introduced shrubs and trees. Visibility was poor (ca. 20%) due to existing buildings, structures, concrete, and vegetation. Overall, soil visibility was considered barely adequate for the purpose of the archaeological survey of the lot.

The field archaeologist performed a general surface reconnaissance of the subject parcel on foot, covering approximately 30% of the total lot, detouring around the house, garage, patio, and other items on the property. The archaeologist walked approximately 5 foot transects oriented north / south, starting in the southwest corner of the property using a mason's trowel to scrape through the ground cover and surface soils roughly every 7 – 10 feet, to view the underlying soils beneath. Gopher back dirt piles, an excellent means of detecting sub-surface archaeological deposits, were closely inspected when present. Soils on the property are comprised of light to medium brownish gray sandy silt with some areas of dark brown sandy loam in area containing vegetation.

REPORT OF FINDINGS

The goal of the archaeological records search, historical research, and field reconnaissance is to identify potentially significant archaeological resources within the proposed project area. No recorded or potentially significant pre-contact or historical archaeological resources have been identified within or adjacent to the project parcel as part of the research conducted for this report. Additionally, no evidence of surface or subsurface pre-contact or historic archaeological sites was observed on the property during the field reconnaissance of the parcel.

MANAGEMENT RECOMMENDATIONS

The Preliminary Archaeological Reconnaissance of the parcel at San Antonio 3 SE of 4th Avenue, Carmel, Monterey County, California (APN 010-253-016) did not reveal evidence of the existence of an archaeological site on the property. No indicators were observed of either surface or subsurface archaeological deposits during the site survey and no subsurface testing is recommended at this time.

No archaeological impact is predicted and the proposed project should not be delayed on the basis of archaeological concerns. No potentially significant archaeological resources were found on the property that would be impacted by ground disturbance activities involved with this project or with any future projects. However, in the event that construction related excavation activities expose unanticipated archaeological materials from either the pre-contact or historic eras, a qualified archaeologist shall be contacted to inspect and assess the find.

If human remains or archaeological resources are exposed or discovered during either site clearing or during construction related excavations, operations shall stop within 100 feet of the find, and a qualified professional archaeologist shall be contacted for further review and to make recommendations. If a find is determined to be potentially significant, appropriate mitigations measures shall be formulated and implemented. Human remains and archaeological resources are protected by law. Therefore, management and construction personnel should be made aware of the possibility of the discovery of these materials.

ENCOUNTERING HUMAN REMAINS

Human burials are often evidenced by disarticulated bones and bone fragments. Although not likely, the possibility of encountering human remains in the study area cannot be discounted. Section 7050.5 of the California Health and Safety Code states that it is a misdemeanor to knowingly disturb a human burial. If human burials are encountered, work should halt within 100 feet of the find, and the County Coroner should be notified immediately. At the same time, an archaeologist should be contacted to evaluate the situation. If human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours. The Commission then notifies the Most Likely Descendant, who has 48 hours to make recommendations to the landowner for the disposition of the remains.

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

Primary #

HRI #

Trinomial

NRHP Status Code

Other
Review Code

Reviewer

Listings
Date

Page 1 of 7 Resource Name or #: (Assigned by recorder) Dorothy Green Chapman House

P1. Other Identifier:

*P2. Location: Not for Publication x Unrestricted

*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Date T ; R ; 3 of 3 of Sec ; B.M.

c. Address 3rd S.E. of 4th on E. side of San Antonio City Carmel by the Sea Zip 93921

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 10-253-16, Lot 22
Block HH

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

See Continuation Sheet.

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

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

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

Front elevation 03/20

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



*P6. Date Constructed/Age and Source: X Historic Prehistoric Both

1949

*P7. Owner and Address:

Virginia Hayes
POB 6204
Carmel, CA 93921

*P8. Recorded by: (Name, affiliation, and address): Meg Clovis
14024 Reservation Rd
Salinas, CA

*P9. Date Recorded: 07/2020

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation:

Carmel Historic Building
Survey 1979; DOCOMOMO
Survey; OHP/BERD

*Attachments: Location Map X Continuation Sheet X Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
Artifact Record Photograph Record Other (List):

B1. Historic Name: Dorothy Green Chapman House
B2. Common Name: Dorothy Green Chapman House
B3. Original Use: Single family residence
B4. Present Use: Single family residence
*B5. Architectural Style: Wrightian Organic
*B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1949; carport enclosed 1994
Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____
*B8. Related Features: Japanese Garden

B9a. Architect: Rowan Maiden b. Builder: Monterey Construction
*B10. Significance: Theme Architectural Development Area Carmel by the Sea

Period of Significance 1949 Property Type Building
Applicable Criteria CR 2, 3 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

See Continuation Sheet.

B11. Additional Resource Attributes: (List attributes and codes) HP2

*B12. References:

Building File, Carmel Planning Department
Carmel Context Statement & Historic Preservation Ordinance
Carmel Pine Cone, Monterey Herald (numerous articles)
Sunset Magazine, House Beautiful Magazine
MAARA Files (Monterey Area Architectural Resources Archive)
National Register Bulletin 15

B13. Remarks:

See attached Sketch Map & Photographs

*B14. Evaluator: Meg Clovis
*Date of Evaluation: 07/2020

Background

In August, 2001 architectural historian Richard Janick, identified the Dorothy Green Chapman House as a historic resource under California Register of Historic Resources Criterion Three (architecture) as part of the City of Carmel's on-going survey of its historic buildings. The Chapman House is a single-family home located on San Antonio between Ocean and 4th (APN 010-253-016). DPR 523 forms A and B were filed with the City and the building was accepted by the California Coastal Commission as part of Carmel's inventory of Historic Resources in October, 2004.

In 2006 the property owner requested that the property be removed from the inventory and in November of that year the Historic Resources Board denied the request. The decision was appealed to the City Council which granted the appeal and the property was removed from the list for a period of five years. This determination has now expired and the property is being evaluated again, taking into consideration Carmel's updated Historic Context Statement.

P3a Description Continued

The Dorothy Green Chapman House is positioned diagonally on its small lot. The diagonal siting is the first of several Usonian concepts, developed by Frank Lloyd Wright, that architect Rowan Maiden used in the design of the house. The siting in concert with the generous use of glass walls and clerestory windows enabled Maiden to capture the greatest amount of light during the day thus fulfilling his client's wish to "wake in the morning and see the sun."¹ The one story wood frame building is trapezoidal in plan and is covered by a flat, tar and gravel roof. Clean, horizontal lines dominate the design. Horizontal clerestory windows as well as sliding glass wall panels help bring the outdoors in, another Wrightian concept of organic design. The building's wide, overhanging eaves shade outdoor pathways and the line of the fireplace hearth continues out to the garden seating, enhancing the connection between indoor and outdoor spaces. In 1994 the carport was enclosed with board and batten siding.

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

B10 Significance Continued

History

Dorothy Green Chapman moved to Carmel from San Francisco in 1932. She invested in real estate and was soon the owner of five little cottages, which she renovated and rented. Mrs. Chapman lived in Carmel for fifty years. During that time, she became involved in community affairs, so much so that Mayor Charlotte Townsend referred to her as "Mrs. C", which stood for "Mrs. Carmel". Chapman served on the City's Cultural Commission for four terms, co-founded the Monterey Peninsula Republican Women's Club, and championed the bond issue which led to the City's purchase of Sunset School for a cultural center. She was also co-founder, along with Admiral C.W. Fisher, of the Carmel Citizen's Committee, a non-profit organization that protected the scenic, cultural, and residential character of Carmel by stimulating active

¹ *Monterey Peninsula Herald*. "Mrs. Chapman Works to Preserve Carmel". April 9, 1964.

citizen interest and participation in community affairs. The organization grew to 600 members and preceded the Carmel Resident's Association. She was a patron of the arts and donated a room bearing her name to the Sunset Center. A portrait of Chapman painted by Julia Stohr in the 1930s is in the City's art collection.

In 1949 Dorothy Chapman contracted with Rowan Maiden to design a house for her small lot on San Antonio Avenue. Maiden was a bright, young architect, fresh off his apprenticeship with Frank Lloyd Wright at Taliesin West. He had the design sensibilities to make Chapman's vision a reality. Despite her modest lot, Chapman wanted a large garden room that would fuse outdoor and indoor spaces. In addition, she "told the designer I wanted to wake up with the sun in my eyes. I wanted the house to be a sun trap."² The house was also known for its exquisite Japanese garden, which was developed by Mrs. Chapman with design help from her friend, Mrs. Yoshiko Tanimoto.

Rowan Perkins Maiden was born in Oakland in 1913. He was awarded a fellowship at Taliesin West and apprenticed there from 1939 to 1941. By 1948 he was living on the Monterey Peninsula, having established a studio in Monterey's bohemian enclave on Huckleberry Hill. Although he adopted Frank Lloyd Wright's organic philosophy of architecture, he was not a mimic. During his short career he developed his own unique style. Maiden's promising career was cut short when he fell from the roof of a barn on Gordon Newell's ranch in Big Sur. He died of head injuries.³ Maiden is best known as the architect of Nepenthe in Big Sur. Other local projects include the Monte Vista Village commercial building in Monterey and a residence on David Avenue in Pacific Grove.

Maiden utilized several of Frank Lloyd Wright's Usonian principles of design in the Chapman House. Usonian design was a simplified version of Wright's Prairie style, and grew out of the need for moderate cost houses for middle income families after the Great Depression. Based on a small footprint, Usonian houses could be built on compact or uneven lots without much trouble. Other features included no attics, no basements, simple roofs, the use of natural materials, and an efficient use of space. Two types of windows were common: clerestory and walls of windows. Combined they captured the maximum amount of daylight and blurred the transition from indoor to outdoor space. The Chapman House exhibits all of these elements.

Soon after construction, the Chapman House was widely recognized for its architectural merit. *Sunset* magazine featured the house in a 1952 article as did *House Beautiful* in 1957. In 2001 it was recorded as a significant structure in Carmel's historic building survey and it was included as a significant building in the DCOMOMO survey.⁴ The house is listed in the California Office of Historic Preservation's *Built Environment Resource Directory* (BERD) under status code 5S2 (determined individually eligible for local listing or designation). More recently the house was featured in an exhibit at the Carl Cherry Center, entitled "Carmel Modernism: A Retrospective".

Significance

Historians use National Register Bulletin 15⁵ to evaluate properties for eligibility for the National Register of Historic Places, the California Register of Historic Resources, and the Carmel Historic Inventory. The 2001 evaluation of the Chapman House found that it was significant under California Register Criterion Three (architecture). This evaluation expands on this finding, taking into consideration Carmel's updated Context Statement and further historical research.

The Dorothy Green Chapman House is eligible for listing in the Carmel Historic Inventory under Criterion

² *Carmel Pine Cone*. "Dorothy Chapman: A Conventionally Independent Woman." March 24, 1977, p. 17.

³ Rowan Maiden Obituary. *Carmel Pine Cone*. January 17, 1957.

⁴ Documentation and Conservation of the Modern Movement - Monterey

⁵ *How to Apply the National Register Criteria for Evaluation*. National Park Service. 1998.

Two (people) because the building is associated with the life of a person important to the civic betterment of the community. This is evidenced by a lifetime of volunteering her time and talent to the City and her deep commitment to preserving Carmel's cultural values.

The Dorothy Green Chapman House is also eligible for listing in the Carmel Historic Inventory under Criterion Three (architecture). Carmel's Context Statement affirms that, "Significant single-family residences are those that are related to Carmel's architectural chronology; that reflect Carmel's pronounced taste for individualism; or that represent the work of a master builder or architect." The Context Statement includes the Wrightian Organic style in Carmel's architectural chronology, and points out that, "The most recognizable characteristic of Wrightian architecture found in Carmel were dramatic roof forms sheltering buildings constructed of natural materials." Rowan Maiden is specifically mentioned in association with this style of architecture and design elements in the Chapman House certainly exemplify this style.

Dorothy Green Chapman was widely recognized for her flair with design and distinctive taste, as three separate articles in the *Monterey Peninsula Herald* and *Pine Cone* discuss in detail (1964, 1977, and 1980). Rowan Maiden was able to create a house that personified her individualism and augmented Carmel's collection of unique homes that define its character. Finally, Maiden is recognized in the Carmel Context Statement as a master architect.

To be eligible for the Carmel Inventory a resource must represent a theme in the Context Statement, retain substantial integrity, and be at least 50 years old. The Chapman House represents the theme of **Architectural Development**; it retains substantial integrity and is 50 years old. The period of significance is 1949, the year it was constructed.

Integrity is defined as the ability of a property to convey its significance. There are seven aspects of integrity: Location, Design, Setting, Materials, Workmanship, Feeling, and Association. To retain historic integrity a property must retain several, if not most of the aspects. This is the case for the Dorothy Green Chapman House. From the time it was built to today, no changes have been made to the house save for enclosing the carport. When the Chapman House was removed from the Inventory in 2007, it was suggested that the building's integrity was lost since the carport was altered. This is not the case. Bulletin 15 states that, "To retain historic integrity a property will always possess several, and usually most, of the aspects." There is no question that the Chapman House retains Location, Setting, Materials, Workmanship, Feeling, and Association. The carport, although enclosed, does not affect the overall integrity of the design. Bulletin 15 states:

A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique. A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation."

The Chapman House retains the majority of its design features therefore its integrity is intact and it can convey its significance as a good example of the Wrightian Organic style described in Carmel's Context Statement.

Carmel's Historic Preservation Ordinance states that a potential historic resource should meet at least one of the four criteria for listing in the California Register. The Dorothy Green Chapman House meets Criteria Two and Three on the local level because it:

- Is associated with the life of a person important to local, California, or national history; and
- Embodies the distinctive characteristics of a type, period, region, or method of construction, or

represents the work of a master, an important, creative individual, or possesses high artistic values.

The Carmel Historic Preservation Ordinance cites additional eligibility requirements for Criterion Three. CMC17.32.040(D)1 and 3 state that a resource can be eligible under this criterion if it was:

- Designed and/or constructed by an architect/builder or contractor whose work has contributed to the unique sense of time and place recognized as significant in the Historic Context Statement.
- Be a good example of an architectural style or type of construction recognized as significant in the Historic Context Statement.

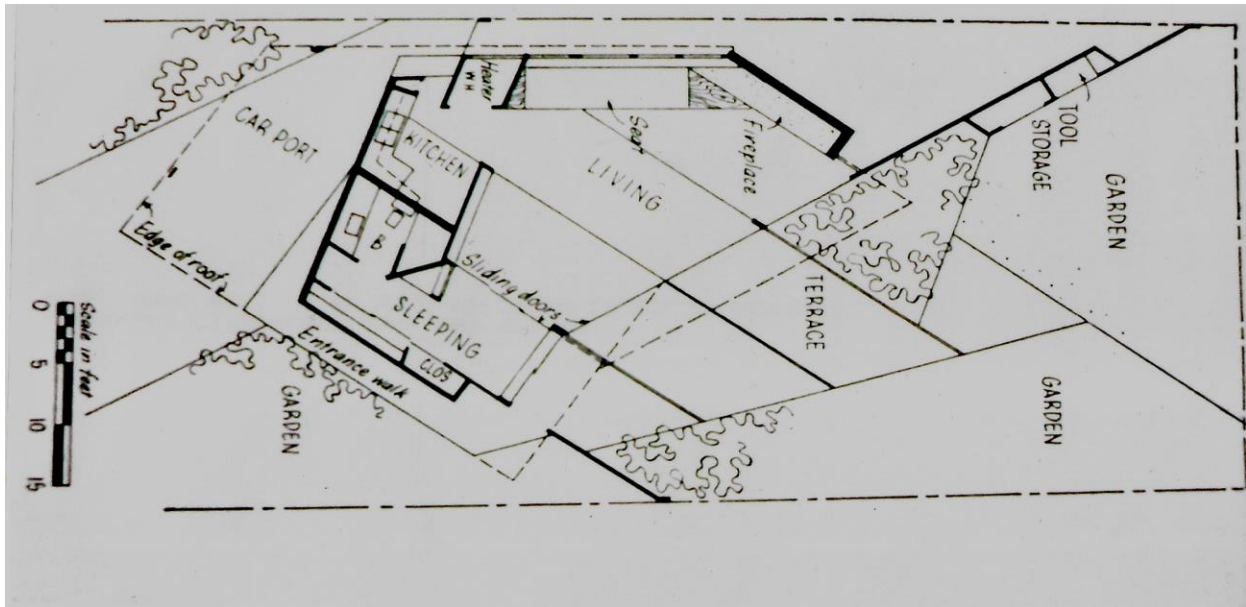
The Dorothy Green Chapman House meets both CMC17.32.040(D)1 and 3. In summary, the Carmel Context Statement, the Carmel Preservation Ordinance and the historical record supports the eligibility of the Dorothy Green Chapman House for the Carmel Historic Inventory under Criteria Two and Three. The Chapman House is also listed in California's *Built Environment Resource Directory* as eligible for listing in the California Register at the local level.



Chapman House. Photo by Morely Baer, MAARA Archives



Chapman House. MAARA Archives



Chapman House Floor Plan, MAARA Archives

Location Map



RECORDING REQUESTED BY
CITY OF CARMEL-BY-THE-SEA

AND WHEN RECORDED MAIL TO

Carmel City Hall
Post Office Box CC
Carmel, CA 93921
Attn: Evan Kort

2020060987

Stephen L. Vagnini
Monterey County Clerk-Recorder

10/26/2020 10:08 AM

Recorded at the request of:
CITY OF CARMEL-BY-THE-SEA

Titles: 1 Pages: 8

Fees: \$0.00
Taxes: \$0.00
AMT PAID: \$0.00



This space reserved for the Recorder's use only

RESOLUTION OF HISTORICAL RESOURCE DESIGNATION

The Department of Community Planning and Building of the City of Carmel-by-the-Sea has completed intensive survey work, and has made an Administrative Determination that the property identified below meets the criteria for a historic resource as established in the City's General Plan, the Municipal Code and the Local Coastal Program for Carmel-by-the-Sea.

Based on this determination, effective September 15, 2020, the Department of Community Planning and Building hereby resolves to designate the property described below as a local resource on the Carmel Inventory of Historic Resources.

This Resolution/Administrative Determination is being recorded pursuant to section 5029(b) of the California Public Resources Code that requires the City to record all historic resource determinations. This action also is taken in furtherance of the Local Coastal Program certified by the California Coastal Commission and implemented by the City of Carmel-by-the-Sea Ordinances No. 2004-01 and 2004-02.

Assessor's Parcel Number: 010-253-016

Block: HH Lot(s): 22

Current Owner: Mikhail & Elena Saparov

Street Location: San Antonio St 3 SE 4th Avenue

It is the purpose of this Resolution/Administrative Determination to alert the owner, successors and assigns to the existence of a historic resource on the property. This historic resource is protected under the laws of the State of California and of the City of Carmel-by-the-Sea including the California Coastal Act, the California Public Resources Code, the Carmel-by-the-Sea Municipal Code and the Local Coastal Program. Specific regulations affecting remodels, alterations, additions and demolitions can be found in the City of Carmel-by-the-Sea planning documents referenced above.

Attachment A – DPR Form 523 (7 pages)

Date:

October 23, 2020

Certified by:


Evan Kort, Associate Planner
City of Carmel-by-the-Sea



ATTACHMENT A

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other
Review Code

Reviewer

Listings
Date

Page 1 of 7 Resource Name or #: (Assigned by recorder) Dorothy Green Chapman House

P1. Other Identifier:

*P2. Location: Not for Publication x Unrestricted

*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 3 of 3 of Sec _____; B.M.

c. Address 3rd S.E. of 4th on E. side of San Antonio City Carmel by the Sea Zip 93921

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 10-253-16, Lot 22 Block HH

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

See Continuation Sheet.

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

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

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

Front elevation 03/20

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



*P6. Date Constructed/Age and Source: X Historic Prehistoric Both

1949

*P7. Owner and Address:

Virginia Hayes

POB 6204

Carmel, CA 93921

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

14024 Reservation Rd
Salinas, CA

*P9. Date Recorded: 07/2020

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation:

Carmel Historic Building
Survey 1979; DOCOMOMO

Survey; OHP/BERD

*Attachments: Location Map X Continuation Sheet X Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List): _____

ATTACHMENT A

B1. Historic Name: Dorothy Green Chapman House
B2. Common Name: Dorothy Green Chapman House
B3. Original Use: Single family residence
B4. Present Use: Single family residence
*B5. Architectural Style: Wrightian Organic
*B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1949; carport enclosed 1994
Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____
*B8. Related Features: Japanese Garden

B9a. Architect: Rowan Maiden b. Builder: Monterey Construction
*B10. Significance: Theme Architectural Development Area Carmel by the Sea
Period of Significance 1949 Property Type Building
Applicable Criteria CR 2, 3 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

See Continuation Sheet.

B11. Additional Resource Attributes: (List attributes and codes) HP2

*B12. References:

Building File, Carmel Planning Department
Carmel Context Statement & Historic Preservation Ordinance
Carmel Pine Cone, Monterey Herald (numerous articles)
Sunset Magazine, House Beautiful Magazine
MAARA Files (Monterey Area Architectural Resources Archive)
National Register Bulletin 15

B13. Remarks:

See attached Sketch Map & Photographs

*B14. Evaluator: Meg Clovis
*Date of Evaluation: 07/2020

Background

In August, 2001 architectural historian Richard Janick, identified the Dorothy Green Chapman House as a historic resource under California Register of Historic Resources Criterion Three (architecture) as part of the City of Carmel's on-going survey of its historic buildings. The Chapman House is a single-family home located on San Antonio between Ocean and 4th (APN 010-253-016). DPR 523 forms A and B were filed with the City and the building was accepted by the California Coastal Commission as part of Carmel's inventory of Historic Resources in October, 2004.

In 2006 the property owner requested that the property be removed from the inventory and in November of that year the Historic Resources Board denied the request. The decision was appealed to the City Council which granted the appeal and the property was removed from the list for a period of five years. This determination has now expired and the property is being evaluated again, taking into consideration Carmel's updated Historic Context Statement.

P3a Description Continued

The Dorothy Green Chapman House is positioned diagonally on its small lot. The diagonal siting is the first of several Usonian concepts, developed by Frank Lloyd Wright, that architect Rowan Maiden used in the design of the house. The siting in concert with the generous use of glass walls and clerestory windows enabled Maiden to capture the greatest amount of light during the day thus fulfilling his client's wish to "wake in the morning and see the sun."¹ The one story wood frame building is trapezoidal in plan and is covered by a flat, tar and gravel roof. Clean, horizontal lines dominate the design. Horizontal clerestory windows as well as sliding glass wall panels help bring the outdoors in, another Wrightian concept of organic design. The building's wide, overhanging eaves shade outdoor pathways and the line of the fireplace hearth continues out to the garden seating, enhancing the connection between indoor and outdoor spaces. In 1994 the carport was enclosed with board and batten siding.

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

B10 Significance Continued

History

Dorothy Green Chapman moved to Carmel from San Francisco in 1932. She invested in real estate and was soon the owner of five little cottages, which she renovated and rented. Mrs. Chapman lived in Carmel for fifty years. During that time, she became involved in community affairs, so much so that Mayor Charlotte Townsend referred to her as "Mrs. C", which stood for "Mrs. Carmel". Chapman served on the City's Cultural Commission for four terms, co-founded the Monterey Peninsula Republican Women's Club, and championed the bond issue which led to the City's purchase of Sunset School for a cultural center. She was also co-founder, along with Admiral C.W. Fisher, of the Carmel Citizen's Committee, a non-profit organization that protected the scenic, cultural, and residential character of Carmel by stimulating active

¹ *Monterey Peninsula Herald*. "Mrs. Chapman Works to Preserve Carmel". April 9, 1964.

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citizen interest and participation in community affairs. The organization grew to 600 members and preceded the Carmel Resident's Association. She was a patron of the arts and donated a room bearing her name to the Sunset Center. A portrait of Chapman painted by Julia Stohr in the 1930s is in the City's art collection.

In 1949 Dorothy Chapman contracted with Rowan Maiden to design a house for her small lot on San Antonio Avenue. Maiden was a bright, young architect, fresh off his apprenticeship with Frank Lloyd Wright at Taliesin West. He had the design sensibilities to make Chapman's vision a reality. Despite her modest lot, Chapman wanted a large garden room that would fuse outdoor and indoor spaces. In addition, she "told the designer I wanted to wake up with the sun in my eyes. I wanted the house to be a sun trap."² The house was also known for its exquisite Japanese garden, which was developed by Mrs. Chapman with design help from her friend, Mrs. Yoshiko Tanimoto.

Rowan Perkins Maiden was born in Oakland in 1913. He was awarded a fellowship at Taliesin West and apprenticed there from 1939 to 1941. By 1948 he was living on the Monterey Peninsula, having established a studio in Monterey's bohemian enclave on Huckleberry Hill. Although he adopted Frank Lloyd Wright's organic philosophy of architecture, he was not a mimic. During his short career he developed his own unique style. Maiden's promising career was cut short when he fell from the roof of a barn on Gordon Newell's ranch in Big Sur. He died of head injuries.³ Maiden is best known as the architect of Nepenthe in Big Sur. Other local projects include the Monte Vista Village commercial building in Monterey and a residence on David Avenue in Pacific Grove.

Maiden utilized several of Frank Lloyd Wright's Usonian principles of design in the Chapman House. Usonian design was a simplified version of Wright's Prairie style, and grew out of the need for moderate cost houses for middle income families after the Great Depression. Based on a small footprint, Usonian houses could be built on compact or uneven lots without much trouble. Other features included no attics, no basements, simple roofs, the use of natural materials, and an efficient use of space. Two types of windows were common: clerestory and walls of windows. Combined they captured the maximum amount of daylight and blurred the transition from indoor to outdoor space. The Chapman House exhibits all of these elements.

Soon after construction, the Chapman House was widely recognized for its architectural merit. *Sunset* magazine featured the house in a 1952 article as did *House Beautiful* in 1957. In 2001 it was recorded as a significant structure in Carmel's historic building survey and it was included as a significant building in the DOCOMOMO survey.⁴ The house is listed in the California Office of Historic Preservation's *Built Environment Resource Directory* (BERD) under status code 5S2 (determined individually eligible for local listing or designation). More recently the house was featured in an exhibit at the Carl Cherry Center, entitled "Carmel Modernism: A Retrospective".

Significance

Historians use National Register Bulletin 15⁵ to evaluate properties for eligibility for the National Register of Historic Places, the California Register of Historic Resources, and the Carmel Historic Inventory. The 2001 evaluation of the Chapman House found that it was significant under California Register Criterion Three (architecture). This evaluation expands on this finding, taking into consideration Carmel's updated Context Statement and further historical research.

The Dorothy Green Chapman House is eligible for listing in the Carmel Historic Inventory under Criterion

² *Carmel Pine Cone*. "Dorothy Chapman: A Conventionally Independent Woman." March 24, 1977, p. 17.

³ Rowan Maiden Obituary. *Carmel Pine Cone*. January 17, 1957.

⁴ Documentation and Conservation of the Modern Movement - Monterey

⁵ *How to Apply the National Register Criteria for Evaluation*. National Park Service. 1998.

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Two (people) because the building is associated with the life of a person important to the civic betterment of the community. This is evidenced by a lifetime of volunteering her time and talent to the City and her deep commitment to preserving Carmel's cultural values.

The Dorothy Green Chapman House is also eligible for listing in the Carmel Historic Inventory under Criterion Three (architecture). Carmel's Context Statement affirms that, "Significant single-family residences are those that are related to Carmel's architectural chronology; that reflect Carmel's pronounced taste for individualism; or that represent the work of a master builder or architect." The Context Statement includes the Wrightian Organic style in Carmel's architectural chronology, and points out that, "The most recognizable characteristic of Wrightian architecture found in Carmel were dramatic roof forms sheltering buildings constructed of natural materials." Rowan Maiden is specifically mentioned in association with this style of architecture and design elements in the Chapman House certainly exemplify this style.

Dorothy Green Chapman was widely recognized for her flair with design and distinctive taste, as three separate articles in the *Monterey Peninsula Herald* and *Pine Cone* discuss in detail (1964, 1977, and 1980). Rowan Maiden was able to create a house that personified her individualism and augmented Carmel's collection of unique homes that define its character. Finally, Maiden is recognized in the Carmel Context Statement as a master architect.

To be eligible for the Carmel Inventory a resource must represent a theme in the Context Statement, retain substantial integrity, and be at least 50 years old. The Chapman House represents the theme of **Architectural Development**; it retains substantial integrity and is 50 years old. The period of significance is 1949, the year it was constructed.

Integrity is defined as the ability of a property to convey its significance. There are seven aspects of integrity: Location, Design, Setting, Materials, Workmanship, Feeling, and Association. To retain historic integrity a property must retain several, if not most of the aspects. This is the case for the Dorothy Green Chapman House. From the time it was built to today, no changes have been made to the house save for enclosing the carport. When the Chapman House was removed from the Inventory in 2007, it was suggested that the building's integrity was lost since the carport was altered. This is not the case. Bulletin 15 states that, "To retain historic integrity a property will always possess several, and usually most, of the aspects." There is no question that the Chapman House retains Location, Setting, Materials, Workmanship, Feeling, and Association. The carport, although enclosed, does not affect the overall integrity of the design. Bulletin 15 states:

A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique. A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation."

The Chapman House retains the majority of its design features therefore its integrity is intact and it can convey its significance as a good example of the Wrightian Organic style described in Carmel's Context Statement.

Carmel's Historic Preservation Ordinance states that a potential historic resource should meet at least one of the four criteria for listing in the California Register. The Dorothy Green Chapman House meets Criteria Two and Three on the local level because it:

- Is associated with the life of a person important to local, California, or national history; and
- Embodies the distinctive characteristics of a type, period, region, or method of construction, or

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represents the work of a master, an important, creative individual, or possesses high artistic values.

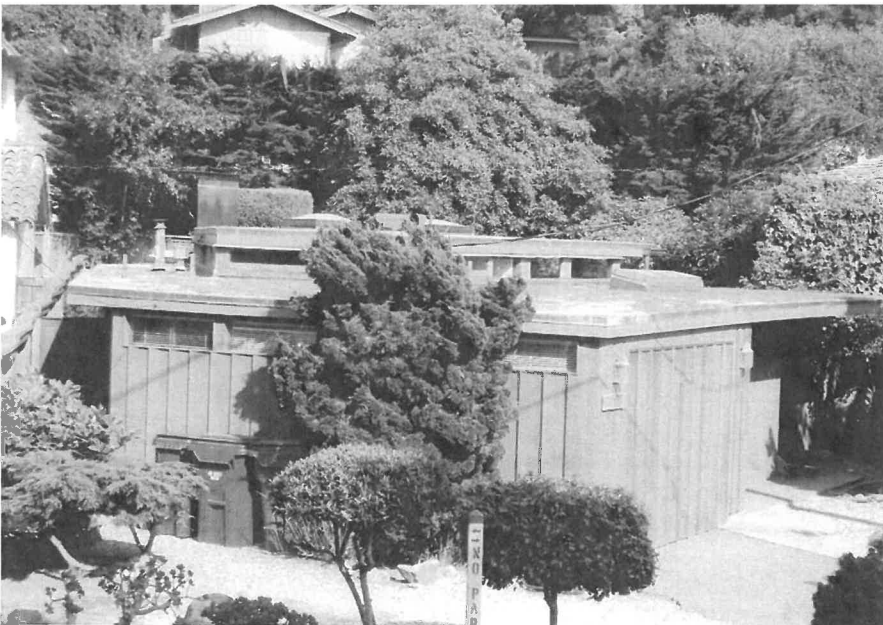
The Carmel Historic Preservation Ordinance cites additional eligibility requirements for Criterion Three. CMC17.32.040(D)1 and 3 state that a resource can be eligible under this criterion if it was:

- Designed and/or constructed by an architect/builder or contractor whose work has contributed to the unique sense of time and place recognized as significant in the Historic Context Statement.
- Be a good example of an architectural style or type of construction recognized as significant in the Historic Context Statement.

The Dorothy Green Chapman House meets both CMC17.32.040(D)1 and 3. In summary, the Carmel Context Statement, the Carmel Preservation Ordinance and the historical record supports the eligibility of the Dorothy Green Chapman House for the Carmel Historic Inventory under Criteria Two and Three. The Chapman House is also listed in California's *Built Environment Resource Directory* as eligible for listing in the California Register at the local level.

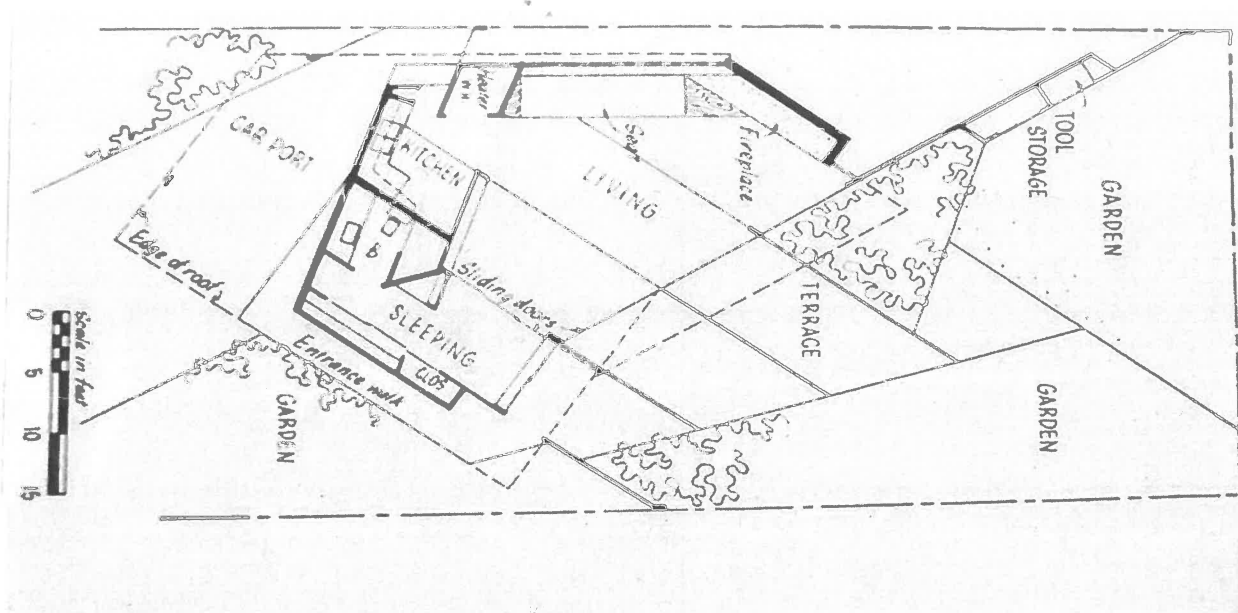


Chapman House. Photo by Morely Baer, MAARA Archives



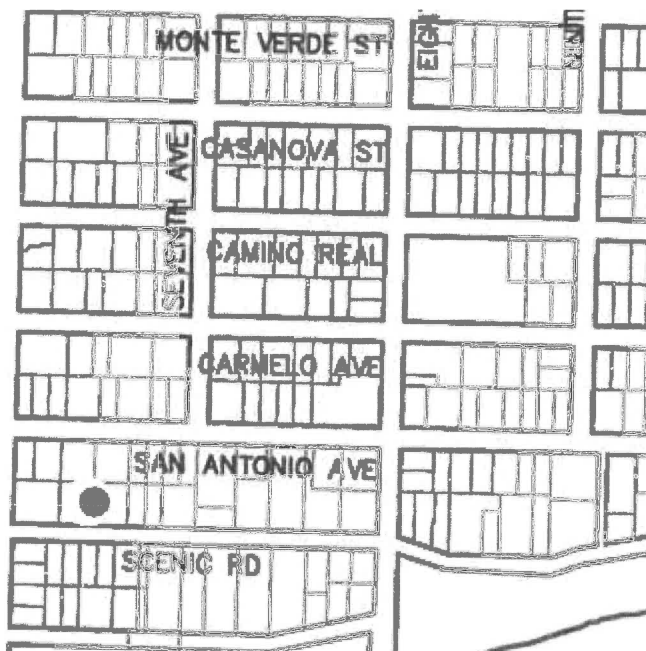
Chapman House. MAARA Archives

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Chapman House Floor Plan, MAARA Archives

Location Map





PSA 19-436 - Historic Evaluation

1 message

Evan Kort <ekort@ci.carmel.ca.us>

Thu, Mar 12, 2020 at 2:29 PM

To: Daryl Woods

[Privacy Information](#)

Mr. Woods,

Staff has conducted an initial assessment of the property. Staff has concluded a definitive determination of eligibility or ineligibility cannot be made, and as such, the Department shall require an intensive survey by a qualified professional (CMC 17.32.060.B.5). While the site was previously removed from the city's historic inventory, the previous determination has expired (valid for a period of 5 years). The property maintains association with persons (Rowan Maiden) recognized in the [Historic Context](#) for their contributions to architectural development of Carmel who was not listed in the city's former Historic Context Statement at the time the property was initially listed and subsequently removed from the inventory (the context statement has since been updated).

A deposit of \$1,570 is required so that the review may be referred to a qualified professional. No application for property development shall be deemed complete unless it includes a determination that the property is either eligible or ineligible for the Carmel Inventory.

Please let me know if you have any additional questions.

Best,

Evan Kort

Assistant Planner

Carmel-by-the-Sea

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