

44

LOT 22

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----

LOCATION E/S SAN ANTONIO bet 4th & Ocean TRACT CARMEL-by-the-Sea ADDN #3 ASSessor 10-253-16

DIMENSIONS 40x100 AREA 4,000 OCCUPANCY _____ ZONE R-1

[illegible]

A-2-9

1-25

File Review Log

For your protection as well as the City it is necessary for each person that reviews this file to complete this form. Thank you for your cooperation.

Date _____

Name _____

Phone No.:This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.



BUILDING PERMIT
CITY OF CARMEL-BY-THE-SEA
DEPARTMENT OF COMMUNITY PLANNING & BUILDING
P.O. DRAWER G · CARMEL-BY-THE-SEA, CA 93921
PH: (408) 624-6835 · FAX: (408) 624-4057

PERMIT NO.: 94-181
DATE: 9/19/94
RECEIPT NO.: 19900

ASSESSOR'S NO.: 10-253-16 Block: HH Lot: 22

Location of Work: E/s San Antonio bet Ocean & 4th Tract: By-The-Sea

Owner: Virginia Hayes Address: Po Box 6204, Carmel, CA Phone: 625-6712

Contractor: Caribou Construction Address: PO Box 221817, Carmel, CA Phone: 624-1311

City Lic. No.: applied State Lic. No. 658021 Type of Lic.: _____

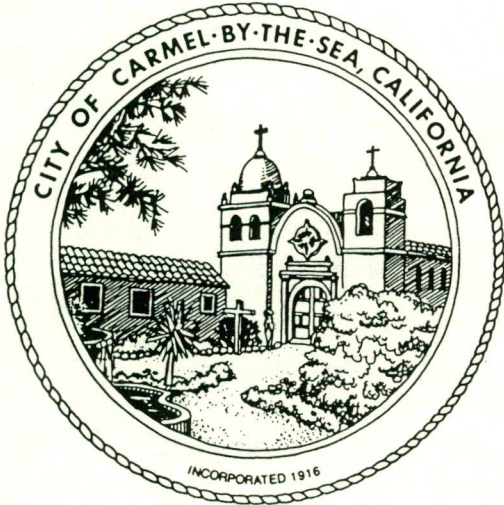
Eng./Arch.: _____ Address: _____ Phone: _____

Permit Exp. Date: _____ Permit Extensions: _____

STORIES		OCCUPANCY GROUP		TYPE OF CONST.		SITE DIMENSIONS & AREA		OWNER BUILDER SURCHARGE		VALUATION		
1		R-3		VN		40x100/4,000 sq ft				\$ 10,000.00		
SETBACKS IN FEET						COVERAGE DATA						
FRONT		SIDE		SIDE		REAR		FLOOR AREA		SITE COVER.		
15'		N 3'		S 10'		20'		ALLOWED 1,800		ALLOWED 2,200		
								EXISTING		EXISTING		
OVERLAY		USE ZONE		PLANNER				NEW		NEW		
		R-1		ADR				TOTAL		TOTAL		
TYPE OF IMPROVEMENT						PLAN COMM. NO. P.C. APRVL DATE						
☐ BUILD ☐ DEMOLISH ☐ REPAIR												
☒ REMODEL ☐ ADDITION ☐ OTHER												
DESCRIPTION OF WORK:												
SFR Enclose carport to garage, add laundry												
										Total		197.05

EXPIRATION OF PERMIT		ADDITIONAL COMMENTS AND/OR CONDITIONS	
THIS PERMIT EXPIRES IF THE BUILDING OR WORK AUTHORIZED HEREIN IS NOT COMMENCED WITHIN 180 DAYS FROM DATE OF APPROVAL, OR IF WORK IS SUSPENDED FOR A PERIOD OF 180 DAYS OR ABANDONED AFTER EXPIRATION. THIS PERMIT MUST BE RENEWED BEFORE THE WORK MAY BE COMMENCED AGAIN. WARNING: TREES ON THE STREETS OF CARMEL-BY-THE-SEA ARE PUBLIC PROPERTY AND UNDER CITY CONTROL. PERMISSION TO REMOVE TREES MAY BE OBTAINED ONLY FROM THE CITY COUNCIL. GRADE LINES AS SHOWN ON DRAWING ACCOMPANYING THIS PERMIT ARE ASSUMED TO BE CORRECT. IF ACTUAL GRADE LINES ARE NOT THE SAME AS SHOWN, REVISED DRAWINGS SHOWING CORRECT GRADE LINES, CUTS AND FILLS, TOGETHER WITH COMPLETE DETAILS OF RETAINING WALLS AND WALL FOOTINGS REQUIRED MUST BE RESUBMITTED TO THE DEPARTMENT OF PLANNING & BUILDING FOR APPROVAL. IN CONFORMITY WITH THE PROVISIONS OF SECTION 3800 OF THE LABOR CODE OF THE STATE OF CALIFORNIA, APPLICANT SHALL FILE WITH THE BUILDING OFFICIAL, THE CERTIFICATES, DESIGNATED IN (1) AND (2) BELOW AND/OR SHALL INDICATE ITEM (3), (4) OR (5), WHICHEVER IS APPLICABLE. (1) CERTIFICATE OF CONSENT OF SELF-INSURED ISSUED BY THE DIRECTOR OF INDUSTRIAL RELATIONS. (2) CERTIFICATE (OR EXACT DUPLICATE COPY) OF WORKER'S COMPENSATION INSURANCE ISSUED BY AN ADMITTED INSURER. ☐ (3) THE COST OF THE WORK TO BE PERFORMED IS \$300 OR LESS. ☐ (4) I CERTIFY THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED I SHALL NOT EMPLOY ANY PERSON IN ANY MANNER SO AS TO BECOME SUBJECT TO THE WORKER'S COMPENSATION LAWS OF CALIFORNIA. ☒ (5) I CERTIFY THAT THE APPLICANT IS LICENSED UNDER THE PROVISIONS OF CHAPTER 9 (COMMENCING AT SECTION 7000) OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE AND THE CALIFORNIA STATE CONTRACTORS BOARD. FULL DAY NOTICE IS REQUIRED FOR ALL INSPECTIONS. PERMITEE'S SIGNATURE <u>[Signature]</u> DATE: _____		ISSUED BY: <u>[Signature]</u> DATE: <u>9/19/94</u> APPROVED BY: <u>[Signature]</u> DATE: <u>9/19/94</u> BUILDING OFFICIAL THE ISSUANCE OF A PERMIT BASED UPON PLANS AND SPECIFICATIONS ATTACHED HERETO SHALL NOT PREVENT THE BUILDING OFFICIAL FROM THEREAFTER REQUIRING THE CORRECTION OF ERRORS IN SAID PLANS AND SPECIFICATIONS. THE BUILDING OFFICIAL/INSPECTOR MAY SUSPEND ANY PERMIT WHEN IN VIOLATION OF ANY CODE AND/OR ORDINANCE. ANY DEVIATION AND/OR CHANGE IN THESE PLANS SHALL BE APPROVED BY THE BUILDING OFFICIAL AND/OR PLANNING AND BUILDING DIRECTOR.	

CITY OF CARMEL-BY-THE-SEA



WORK PERMIT APPLICATION

Planning/Building 624-6835

Public Works/Forest & Beach 624-3543

City Clerk 624-2781

120.00 bridge
1.00 smc

owes
121.00

CITY USE ONLY

Permit:# _____

Date: 8/12/94

Fee:\$ 76.05

Receipt:# 19738

Rec'd. by: JW

=====

APPLICANT: Complete items 1 thru 7 and provide additional information and/or plans as required in the **Instructions and Requirements for Work Permits** (available at Public Works) or as needed to describe the work to be done.

SIGN THE BACK OF THIS FORM

=====

1. **JOB LOCATION:** El San Antonio bet Ocean & 17th

BLOCK: HH LOT: 22 APN: 010 253 016

2. **LEGAL PROPERTY OWNER(S):** VIRGINIA HAYES

ADDRESS: P.O. Box 6204 CITY: CARMEL

STATE: CA ZIP: 93921 PHONE: (408) 625-6712

3. **CONTRACTOR/AGENT:** CARIBOU CONST. CO.

ADDRESS: Box 221817 CITY: CARMEL

STATE: CA ZIP: 93922 PHONE: (408) 624-1311

4. **DATE WORK IS SCHEDULED:** From: SEPT 194 To: NOV 194

5. **PUBLIC WORKS ACTION:** (circle) Encroachment/Sidewalk/Curb
Gutter/Driveway/Surfacing/Excavation/Grading/Dumpster
Utility Connection/Other(specify): _____

6. **FOREST/BEACH ACTION:** (circle) Tree Removal(public/private)
Landscaping/Tree Trimming/Other: _____

7. **PLANNING/BUILDING ACTION:** (circle) Encroachment/New Work
Remodel/Addition/Grading/Other: BRIDGE enclosure carport

NOTE: CITY ADMINISTRATOR AND/OR CITY COUNCIL APPROVAL IS REQUIRED FOR ALL ENCROACHMENTS ON CITY PROPERTY.

APPROVED
9-2-94
JW

OVER

rev. 6/92

APPLICANT ACKNOWLEDGEMENT

I understand and agree to comply with all pertinent conditions, standards and other requirements as specified in the City's "Instructions and Requirements for Work Permits" and Municipal Code, State, County and Federal regulations. I agree to properly maintain subject work at no expense to the City and to indemnify the City from any liability arising from this permit. Acceptance by the City of the work described hereon is not a waiver of my obligations as stated above.

APPLICANT NAME: (print) John Fitzpatrick (AGENT)

APPLICANT SIGNATURE: [Signature] Date: 8-12-94

CITY USE ONLY

PUBLIC WORKS: APRVD/DISAPRVD

FOREST/BEACH: APRVD/DISAPRVD

By: _____ Date: _____

By: _____ Date: _____

PLNG/BLDG: APRVD/DISAPRVD

OTHER (if req'd) APRVD/DISAPRVD

By: _____ Date: _____

By: _____ Date: _____

ADDITIONAL REQUIREMENTS: Labor, Performance Bond/ Workers' Comp.
Liability Insurance/Driveway Grade and
Drain Agreement/Hold Harmless

COMMENTS: _____

CITY CLERK RELEASE: _____ Date: _____

HOLD HARMLESS FILED: _____ INSURANCE FILED: _____

CITY ADMINISTRATOR: _____ Date: _____

APPROVED/DISAPPROVED/SEND TO COUNCIL

CITY INSPECTION RECORD

Initial Inspection By: _____ Date: _____

Final Inspection By: _____ Date: _____

[Handwritten signature and stamp in bottom right corner]

BUILDING PERMIT APPLICATION

Owner VIRGINIA HAYES
Architect JOHN FITZPATRICK (DESIGNER)
Address CARSON CONST. CO.
BOX 221817
CAMEL, CA. 93922
Phone (408) 624-1311

Site Dimensions _____ Area _____
Value of Work \$10,000
Site Coverage _____ Floor Area _____
1st Floor _____ 2nd Floor _____
Garage _____ Total _____

Description of Work ENCLOSE EXTG. CARPORT

Two copies required:

- All plans (three copies)
- Energy calcs
- Special reports (archeological, soils, EIR, etc.)
- Landscape plan (if required; new homes, commercial)
- Engineering (if required)

All plans to be approved by Monterey Peninsula Water Management District, (if required) prior to submittal.

[illegible]

Checked by: 8/31/04 Date: MM/ Appr'vd: Disapr'vd: X
Re-checked by: MM Date: 9/9/04 Approved: X

[illegible]



MONTEREY PENINSULA
WATER MANAGEMENT DISTRICT

187 Eldorado • Suite E • P.O. Box 85 • Monterey, CA 93942-0085
(408) 649-2500

PERMIT: 14368

Date: 09/08/94

MPWMD WATER PERMIT

Final Inspection Required
by MPWMD

Phone: (408) 625-6712

Applicant: Hayes, Virginia

Agent: John Fitzpatrick

Phone: (408) 624-1311

Applicant Mailing Address: P.O. Box 6204
Carmel, CA 93921

Property Address: San Antonio, 3 SE. of 4th CARMEL, CA 93921

Water Company: CAL-AM

Allocation debited: 0.020 AF Lot:

AP Number: 010-253-016

Permit Type: ADDITION (Residential)

Number of Proposed Connections: 0

Existing Land Use SFD

Proposed Land Use ADD WASHER

Water Account Number:

Remarks: ORD #60 - ADD WASHER

F E E S

FIXTURES	NO. OF FIXTURES	FIXTURE UNIT VALUE	FIXTURE UNIT COUNT
Washing Machine	1.0	X 2.0 =	2.00
Sinking Fund:	249.28	Connect	306.50
General Fund:	57.22	Processing	150.00
			=====
		TOTAL	---> 456.50

I declare under penalty of perjury that the information on this permit, the accompanying application, and any attachments is correct to the best of my knowledge and belief. I have had an opportunity to review the Rules and Regulations of the MPWMD. The undersigned, as property owner or agent thereof, hereby authorizes MPWMD staff to make on-site inspections as deemed necessary to insure the accuracy of this application and compliance with the permit.

Furthermore, by signing this water permit, the undersigned acknowledges the District's right to assess and collect fees and impose fines for added water fixtures or changes in use occurring without amendment of the water permit. Water fixtures added without amendment of the water permit may be subject to a requirement of removal. The current title-holder of the property and/or his agent is responsible to insure completion of a Final Inspection by the MPWMD. Failure to arrange for a final inspection may result in a Notice of Violation recorded against the property, may subject a future property owner to fees and penalties, or may result in interruption of water service at the site.

Signature of Property Owner/Agent

9-8-94
Date

The Monterey Water Management District issues a permit for the above project. This permit constitutes your receipt for the total fees shown. This permit may be revoked or other penalties imposed upon discovery of any substantial inaccuracy with respect to the above application.

MPWMD Delegated Agent

09/08/94

Issued

NOTE: This permit does not guarantee service by the water company. This permit may be canceled at the request of the jurisdiction following notice to the property owner.



REQUIREMENTS FOR TREE PROTECTION

APPLICANT

Virginia Hayes

LOCATION

El San Antonio
bet Ocean & 4

BLOCK

H+H

LOT(S)

22

The following is an excerpt from the Carmel Municipal Code concerning trees during construction. Please read and sign.

- 12.28.34 SAFEGUARDING TREES DURING CONSTRUCTION, DEMOLITION OR TREE REMOVAL.
For the purpose of safeguarding trees during construction, demolition or tree removal, the following conditions shall apply to all trees other than trees for which a removal permit has been issued.
- A. Prior to the commencement of construction, demolition, or tree removal, all trees on the building site shall be inventoried by the owner or contractor as to size, species, and location on the lot, and the inventory shall be submitted on a topographical map to the Building Official. This condition may be waived by the Building Official for tree removal and minor demolition.
 - B. Damage to any tree during construction, demolition or tree removal shall be immediately reported by a person causing the damage, the responsible contractor or owner to the City Forester. The contractor and/or owner shall treat the tree(s) for damage in the manner specified by the City Forester.
 - C. Oil, gasoline, chemicals, or other construction materials shall not be stored within the dripline of any tree.
 - D. Drains shall be installed according to City specifications so as to avoid harm to trees due to excess watering.
 - E. Wires, signs, and other similar items shall not be attached to trees.
 - F. Cutting and filling around the base of trees shall be done only after consultation with the City Forester, and then only to the extent authorized by the City Forester.
 - G. No paint thinner, paint, plaster or other liquid or solid excess or waste construction materials or wastewater shall be dumped on the ground or into any grate between the dripline and the base of the tree, or uphill from any tree where such substance might reach the roots through a leaching process.
 - H. Trimming cuts shall conform to arboricultural standards and shall be made along the branch bark ridge.
 - I. Wherever cuts are made in the ground near the roots of trees, appropriate measures shall be taken to prevent exposed soil from drying out and causing damage to tree roots.

- J. The property owner/contractor shall be required to erect protective barricades around all trees on a private building site and all tress on public property trees adjacent to the site. These barricades must be in place prior to the start of any construction or demolition activities. Barricades shall be upright 2 x 4 planks standing a minimum of eight (8) feet vertically, conforming to the tree, tied with wire or rope forming a maximum of one (1) inch space between the planks. If the tree's configuration or site conditions do not lend themselves to the installation of this type barricade, the City Forester will designate alternate tree protection methods. Under certain conditions where soil compaction is probable, fences may also be required around a tree or grouping of trees.
- K. Earth surfaces within the dripline of any tree shall not be changed or compacted. Keep all equipment, material, and soil storage beyond the dripline of trees.
- L. Prior to the start of any construction or demolition activities, the property owner/contractor is required to spray all pine tree trunks with a pesticide approved by the California Department of Food and Agriculture for the treatment of bark beetles.
- M. The property owner is responsible for care of all trees that are to remain on the site. This includes the treatment of bark beetles as designated by the City Forester. If the property owner wishes City staff to perform bark beetle treatment, he/she may request this service in writing and will be charge an amount equal to the time, equipment, and material utilized by the City.
- N. Failure to protect or maintain trees on construction/demolition sites is a violation of the Municipal Code and grounds for suspension of the building permit.

I understand and agree to comply with all the above conditions of tree care, protection, and replacement.

Owner

Date

Agent for Owner

Date

ALL TREES TO BE PROTECTED AND APPROVED BY CITY FORESTER
PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT

FAILURE TO MAINTAIN THIS REQUIREMENT WILL RESULT IN PERMIT
SUSPENSION AND FINE.

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

ADMINISTRATIVE DESIGN REVIEW



REF # _____

ADR # _____

DATE 8/13/94

APPLICATION INFORMATION

APPLICANT VIRGINIA HAYES PHONE 625-6712

ADDRESS _____

BLOCK HH LOT(S) 22 PROPERTY OWNER HAYES

LOCATION OF PROPERTY O/S SAN ANTONIO DET OCEAN: 4

REFERRED BY

☒ Building Official ☐ Applicant
☐ Field Inspection ☐ Other _____
☐ Planning

Description OLD DOROTHY CHAPMAN RESIDENCE
DESIGN BY: FRANK LLOYD WRIGHT

ACTION

Action

☒ Administrative Date: 8/23/94 Approved *
☐ DRC Date: _____
☐ Referred to Commission Date: _____

Subject to Building Permit.

APPLICATION FOR ELECTRICAL PERMIT

CITY OF CARMEL-BY-THE-SEA

P.O. DRAWER G
PHONE 624-6835

3rd south of 4th

ASSESSOR'S NO. 10-253-16

PERMIT NO. E- 92-65

Location Of Work E/s N. San Antonio bet. Ocean & 4th Lot 22 Block HH

Owner Virginia Hayes Address _____ Phone _____

Contractor Springer Electric Address 100 Dolores, #265, 93921 Phone 624-2442

Eng./Arch. _____ Phone _____

Address _____ Financed by _____

#	ITEM	#	ITEM	#	ITEM	INSP. BY	#	ITEM	FEE
	Service or Feed		Range		X-Ray			SERVICE raising service	12.50
	Ea. 100 Amp		Oven					OUTLETS	
	Outlets, Current		Dryer					MOTOR	
	Used or Controlled		Water Heater					RANGE	
	First 20		Room Heater					OVEN	
	Over 20		Welder					DRYER	
	MTR. 1/2-10 HP.		Generator					WATER HEATER	
	MTR. 10-50		Transformer					ROOM HEATER	

CONTRACTOR

☐ I have Workman's Compensation Insurance as required by the state of California Labor Code Section 3700.

☐ I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to become subject to the workman's Compensation laws of California.

HOME OWNER'S PERMIT

☐ I hereby certify that I am the applicant for this permit and owner and resident of the property at which this work is to be done and that I will personally do the work herein specified.

Applicants Signature *George L. Johnson* Date _____

Permit Issued 4/30/92 19 ____ By MJ-P

ADHERANCE TO NATIONAL
ELECTRICAL CODE AS
ADOPTED IS REQUIRED

METER AUTHORIZED _____

PG&E CALLED DATE _____

PERMIT	15.00
PLN. CK.	
SUB TOTAL	27.50
OWN. BLD.	
PENALTIES	
TOTAL	27.50

Receipt No. 16263

APPLICATION FOR ELECTRICAL PERMIT CITY OF CARMEL-BY-THE-SEA

P.O. DRAWER G
PHONE 624-6835

3rd south of 4th

ASSESSOR'S NO. 10-253-16

PERMIT NO. E- 92-65

Location Of Work E/s N. San Antonio bet. Ocean & 4th Lot 22 Block HH

Owner Virginia Hayes Address _____ Phone _____

Contractor Springer Electric Address 100 Dolores, #265, 93931 Phone 624-2442

Eng./Arch. _____ Phone _____

Address _____ Financed by _____

#	ITEM	#	ITEM	#	ITEM	INSP. BY	#	ITEM	FEE
	Service or Feed		Range		X-Ray			SERVICE <u>raising service</u>	<u>12.50</u>
	Ea. 100 Amp		Oven					OUTLETS <u>WEATHER HEAD OVER</u>	
	Outlets, Current		Dryer					MOTOR <u>EXPORT/DRIVE FN SAFETY</u>	
	Used or Controlled		Water Heater					RANGE	
	First 20		Room Heater					OVEN	
	Over 20		Welder					DRYER	
	MTR. 1/2-10 HP.		Generator					WATER HEATER	
	MTR. 10-50		Transformer					ROOM HEATER	
								GROUND	
								FAULT INTERRUPTER	

CONTRACTOR

- ☐ I have Workman's Compensation Insurance as required by the state of California Labor Code Section 3700.
- ☐ I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to become subject to the workman's Compensation laws of California.

HOME OWNER'S PERMIT

- ☐ I hereby certify that I am the applicant for this permit and owner and resident of the property at which this work is to be done and that I will personally do the work herein specified.

Applicants Signature _____ Date _____

Permit Issued 4/30/92 19 _____ By MJ-P

ADHERANCE TO NATIONAL
ELECTRICAL CODE AS
ADOPTED IS REQUIRED

METER AUTHORIZED _____
PG&E CALLED _____ DATE _____

PERMIT	<u>15.00</u>
PLN. CK.	
SUB TOTAL	<u>27.50</u>
OWN. BLD.	
PENALTIES	
TOTAL	<u>27.50</u>

Receipt No. 1162603



BUILDING PERMIT
CITY OF CARMEL-BY-THE-SEA
DEPARTMENT OF COMMUNITY PLANNING & BUILDING
P.O. DRAWER G · CARMEL-BY-THE-SEA, CA 93921
PH: (408) 624-6835 · FAX: (408) 624-4057

PERMIT NO.: 94-180
DATE: 9/19/94
RECEIPT NO: 19900

ASSESSOR'S NO.: 10-253-16 Block: HH Lot: 22

Location of Work: E/s San Antonio bet Ocean & 4th Tract: By-The-Sea

Owner: Virginia Hayes Address: Po Box 6204, Carmel, CA Phone: 625-6712

Contractor: Caribou Construction Address: PO Box 221817, Carmel, CA Phone: 624-1311

City Lic. No.: applied State Lic. No. 6580021 Type of Lic.:

Eng./Arch.: Address: Phone:

Permit Exp. Date: Permit Extensions:

STORIES		OCCUPANCY GROUP		TYPE OF CONST.		SITE DIMENSIONS & AREA		OWNER BUILDER SURCHARGE		VALUATION	
1		R-3		VN		40x100/4,000 sq ft				\$	10,000.00
SETBACKS IN FEET								COVERAGE DATA			
FRONT		SIDE		SIDE		REAR		FLOOR AREA		SITE COVER.	
15'		N 3'		S 10'		20'		ALLOWED		ALLOWED	
								1,800		2,200	
								EXISTING		EXISTING	
OVERLAY		USE ZONE		PLANNER				NEW		NEW	
		R-1		ADR				TOTAL		TOTAL	
TYPE OF IMPROVEMENT								PLAN COMM. NO.		P.C. APRVL DATE	
☐ BUILD ☐ DEMOLISH ☐ REPAIR											
☒ REMODEL ☐ ADDITION ☐ OTHER											

DESCRIPTION OF WORK:

SFR Enclose carport to garage, add laundry

Total 197.05

DESCRIPTION	DATE	INSP.	DESCRIPTION	DATE	INSP.
BUILDING			PLUMBING		
TREE PROTECTION			ROUGH/UNDERFLOOR		
SETBACKS			ROUGH/OVERALL	11-2-94	AM
FOUNDATION			WATER PIPING/TEST		
SLAB	10-17-94	AM	WATER HEATER		
FRAMING/FLOOR			GAS PIPING/TEST		
FRAMING/WALLS	11-2-94	AM	GAS METER AUTHORIZED	10-10-94	AM
FRAMING/ROOF			RE-LOCATE MTR		
SHEATHING/ROOF			RE-LOCATE MTR		
SHEAR PANEL			ELECTRICAL		
VENTS/UNDERFLOOR			TEMPORARY POWER		
VENTS/ATTIC			ROUGH/UNDERFLOOR		
INSULATION/UNDERFLOOR			ROUGH/OVERALL	11-2-94	AM
INSULATION/OVERALL			MAIN PANEL/GROUND/BOND		
DRYWALL/LATH INTERIOR			SUBPANEL(S)		
LATH/EXTERIOR			CONDUIT		
CNC FINAL	12-5-94	AM	ELECTRIC METER AUTHORIZED	10-27-94	AM
HEATING/AIR COND.			OK APPROV W/ VCA	10-19-94	AM
ROUGH/UNDERFLOOR			FIRE ALARM/SPRINKLERS		
ROUGH/OVERALL			ROUGH FIRE SPRINKLERS		
FURNACE/HEAT UNIT			FIRE ALARM SYSTEM		
AIR CONDITIONER			FINAL FIRE SYSTEMS		
			OK TO OCCUPY		
			FINAL INSPECTION		

SEE REVERSE FOR ADDITIONAL INSPECTION SIGN-OFFS/COMMENTS
INSPECTOR FIELD COPY

Date 10/19 Hour 855

To Jim

From Mike Barber

Of _____

Phone (659) - 4718

Telephoned	☒ Returned Call	☐ Please Call
Please See Me	☐ Will Call Again	☒ Important

Message

HAYSS -

SAN ANTONIO NUCLEAR

UG IS EH.

\$1200 FOR PG'S FEE

Signed [Signature]

NATIONAL SIGNER RECORDER NO. 50-726

THE TREE PROTECTION ON THIS PROPERTY
HAS BEEN INSTALLED AND APPROVED

DATE

CITY FORESTER



**Carmel-
by-the-Sea**

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

PSA 19-436 - Historic Evaluation

1 message

Evan Kort <ekort@ci.carmel.ca.us>
To: Daryl Woods <djwarch@sbcglobal.net>

Thu, Mar 12, 2020 at 2:29 PM

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

(831)620-2023

ekort@ci.carmel.ca.us



Please take our Customer Satisfaction Survey at:

<https://www.surveymonkey.com/r/3L9PWYB>

BUILDING DEPARTMENT

Monte Verde Between Ocean and 7th

CITY OF CARMEL-BY-SEA

Phone 624-6835

Correction Notice

Job Location SAN ANTONIO

Permit No. _____

Owner AA/ES Contractor, _____

Inspection today revealed the following discrepancies:

- 1) EXTERIOR OUTLET WIRING
FAULTY - CHECK.
- 2) FINISH LABELING BREAKERS,
FURNACE ETC, SEE OWNER
- 3) INSTALL WATER PRESSURE
REGULATOR FOR MAX 65#
PRESSURE.

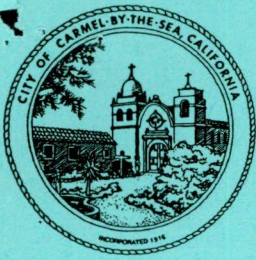
Done 12-5-94

You are hereby notified that no more work shall be done upon these premises until the above discrepancies are corrected. When corrections have been made call for re-inspection.

Date 12/5/94 TJ McRaney

Inspector for Building Dept.

DO NOT REMOVE THIS TAG



5x

CITY OF CARMEL BY THE SEA
DEPARTMENT OF COMMUNITY PLANNING AND BUILDING
APPLICATION FOR APPEAL OF HISTORIC DETERMINATION

Associated Permits _____

Deposit _____
Receipt _____
Date _____
Permit No. HA-05-9

Property Owner's Name Virginia Walker Hayes Phone 831-625-6712

Mailing Address PO Box 6204

City, State, Zip Carmel Ca 93921 Fax _____

Street Location San Antonio - 3 SE 4th

Block 111 Lot(s) 22 Assessor's Parcel No. AP 010253010
215 San Antonio bet 4th

Virgin Walker Hayes 9-26-05
Signature of Property Owner (required) Date

Individual to receive all correspondence and agendas regarding this application:

Name of Contact Same Phone _____

Mailing Address _____

City, State, Zip _____ Fax _____

Signature of Applicant _____ Date _____

PROJECT DESCRIPTION

Describe the reasons for the requested appeal Maintenance is extremely
difficult. Contractors won't even return calls
See letter Attached

For City Use Only

Decision Maker City Council Action Granted Date of Action 1-9-07

c: Sean Conroy, Senior Planner

**City Council
Agenda Item Summary**

Name: Consideration of an appeal of the Historic Resources Board's decision to deny a request to remove a property located in the Single Family Residential (R-1) District from the City's Inventory of Historic Resources. The appellant and property owner is Virginia Hayes (E/s San Antonio bet. Ocean & 4th, APN: 010-253-016).

Description: The appellant seeks removal of the property from the City's Inventory of Historic Resources. Approval of the appeal would overturn a decision of the Historic Resources Board and result in removing the property from the list.

Overall Cost:

City Funds: N/A

Grant Funds: N/A

Staff time: N/A

Staff Recommendation: ~~Deny~~ Grant the appeal.

Important Considerations: The appellant's property is listed on the City's Inventory of Historic Resources that was adopted as part of the Local Coastal Program in 2004. The subject residence is a one-story modern style residence that was constructed in approximately 1949.

CMC 17.32.070 states that a property identified as an historic resource on the Carmel Inventory shall be presumed historically significant and shall not be removed from the City's Inventory unless substantial evidence demonstrates that it is not an historic resource.

Decision Record: The Historic Resources Board denied the appellant's request to remove the property from the City's Inventory of Historic Resources on 20 November 2006. The applicant filed an appeal with the City Clerk on 28 November 2006.

Reviewed by:

Rich Guillen, City Administrator

Date

CITY OF CARMEL-BY-THE-SEA

STAFF REPORT Amended & Granted 1/9/07

TO: MAYOR McCLOUD AND COUNCIL MEMBERS

THROUGH: RICH GUILLEN, CITY ADMINISTRATOR

FROM: SEAN CONROY, SENIOR PLANNER

DATE: 9 JANUARY 2007

SUBJECT: CONSIDERATION OF AN APPEAL OF THE HISTORIC
RESOURCES BOARD'S DECISION TO DENY A REQUEST TO
REMOVE A PROPERTY LOCATED IN THE SINGLE FAMILY
RESIDENTIAL (R-1) DISTRICT FROM THE CITY'S
INVENTORY OF HISTORIC RESOURCES.

SUMMARY RECOMMENDATION

~~Deny~~ Grant the appeal.

BACKGROUND & PROJECT DESCRIPTION

The subject structure is a one-story flat roofed residence that was constructed in 1949. The residence was designed by Rowan Maiden. The site also includes an oriental garden, which, according to the DPR 523 form was designed by Thomas Church.

The structure was identified as an historic resource as part of the City's on-going survey of historic structures. A DPR 523 form was filed with the City on 20 July 2001 and was accepted by the California Coastal Commission as part of the City's Inventory of Historic Resources in October 2004. The DPR indicates that the structure qualifies as an historic resource under California Criterion #3 (architecture) and represents a modern extension of the Architectural Development theme of the City's Historic Context Statement.

The Historic Resources Board denied this appeal on 20 November 2006 with a 3-1 vote.

EVALUATION

In this section staff provides an evaluation of why the property may, or may not, qualify as an historic resource. Within this analysis the appellant's arguments and evidence will also be discussed. Staff recognizes four possible reasons for removing a property from the Carmel Inventory: 1) There are gross, non-correctable errors in the historic documentation, 2) The property bears a poor or minimal relationship to the adopted Historic Context Statement, 3) There are a sufficient number of other, better preserved or more important resources of the same type elsewhere within the City, and 4)

The resource has lost its historic integrity through past alterations.

Process: CMC 17.32.070 states that when a qualified professional identifies an historic resource it is added to the Carmel Inventory of Historic Resources and it shall be presumed historically significant and shall not be removed from the City's Inventory unless substantial evidence demonstrates that it is not an historic resource. The ordinance also states that any decision to remove a resource from the inventory shall be based on a recommendation by a qualified professional. However, the City Administrator and City Attorney have determined that if an owner does not want to hire a qualified professional they can present their own argument for the Board's consideration. The owner in this case has not chosen to hire a qualified professional.

Basis for Appeal: The appellant is requesting that the subject structure be removed from the City's Inventory of Historic Resources for the following reasons:

- 1) Rowan Maiden does not qualify as a designer of historical importance in the City.
- 2) The conversion of the carport to a garage significantly impacted the character of the property.
- 3) Historic designation should not be mandatory.
- 4) The DPR 523 Form contains several errors.

Relationship to Context Statement: The Context Statement does not cover the time period from 1941 to the present. Until the Context Statement is updated it cannot be used to assist in determining whether or not the property qualifies as historic. The Council's decision should be based on the information available in the record and whether or not a 'fair argument' can be made that the structure is historic based on the California Register Criteria. This is a conservative approach since it is unknown what the updated Context Statement will contain. If the Board denies the appeal, this property may need to be reviewed again when the updated Context Statement is available.

Comparative Resources: There are no other properties listed on the Inventory that are associated with Rowan Maiden. There are approximately 16 structures listed on the Inventory that are associated with the Bay Area Tradition, 10 of which date to the 1940's.

Integrity: The original detached carport was converted into a garage in 1994. Since the original carport was essentially attached to the main residence, the enclosure of the carport equates to an addition on a primary elevation. The Council should discuss if this change was significant enough to warrant removal from the Inventory. No other significant additions or alterations have occurred. The appellant points out that some of the information regarding the physical description is inaccurate. If the Council denies the

appeal, the DPR should be revised to accurately reflect the description of the building.

Criterion #3: California Register Criterion #3 states that a structure must “embody the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or posses high artistic values.” The original building permit does not identify Rowan Maiden as the architect. However, an article in House Beautiful magazine describes the house and identifies Maiden as the architect. While an updated Context Statement may shed more light on the importance of Rowan Maiden and the Bay Area Tradition of architecture in the City, a fair argument has been made in the DPR form that Maiden qualifies as an important designer and that the structure is a good example of the Bay Area style. A fair argument can also be made that the residence possesses high artistic values based on its unique floor plan and design.

In addition, no supporting evidence has been provided indicating that Rowan Maiden and/or the architectural design are not historically significant.

Thomas D. Church: The DPR makes reference to the gardens designed by Thomas D. Church. The appellant indicates that she has been unable to verify that Thomas Church designed the gardens. Staff has also been unable to verify any connection with Church. If the Council denies the appeal, staff recommends that the references to Mr. Church be removed.

HRB's Review: In summary, the HRB's decision to deny the appeal was based on the following points:

- The DPR presents a fair argument that Rowan Maiden is historically significant.
- The residence is the only identified structure designed by Maiden in the City.
- While the conversion of the carport to a garage was significant, it did not affect the primary character defining features of the residence.
- The Municipal Code requires “substantial evidence” in order to remove a property from the Inventory. No substantial evidence has been provided suggesting the property is not historic.

Staff concurs with the Board.

RECOMMENDATION

~~Deny the appeal, adopt the attached Findings, and direct staff to remove all references to Thomas Church in the DRP 523 Form and make other minor edits as needed.~~ Grant the appeal.

Post Office Box 6204
Carmel-by-the-Sea
California, 93921

Mr Sean Conroy
City of Carmel-by-the-Sea
Post Office Drawer G
Carmel, Ca. 93921

Re; Appeal to the City Council of Historic Designation
HA 05-9

Dear Sean;

I have enclosed pictures of my house before and after the addition of 1994. The roof is the only part that remains the same in both pictures. The carport was open on all three sides with two (4x4) posts on the side facing the street.

Because the addition has substantially changed the appearance of the house, I ask the City Council of Carmel-by-the-Sea to remove my house from the Historic Designation.

There were were also considerable errors in the D.P.R. form which I referred to in my letter (Oct 31, 2006) to Sean and the Planning Commission. Also the fireplace is in the N. E. corner rather than the S. E.

Concerning the garden; On July 27, 2005, I had an appointment at the Monterey Museum of Art. Absolutely no mention was made of a Thomas Church Garden in the references supplied by Richard Janick. Also the Park Branch Library had no information of a design by Thomas Church for Mrs Chapman, the previous owner.

This information, or lack thereof, together with the letter regarding the Thomas Church Archives at U.C. Berkeley would indicate to me that Thomas Church was NOT involved in the design or installation of the garden.

Thank you for your time and consideration of these matters.

Sincerely,
Virginia Hayes
Virginia Hayes
Lot 22 Block HH
San Antonio, 3 SE of 4th
Carmel-by-the-Sea
California, 93921

2 pictures, one of the original carport and one of the 1994 addition have been included. I have the plans for the 1994 addition. Please call me at 625-6712 if you would like to see them.

1994 Addition - Lot 22 - Block H-H

South
West →



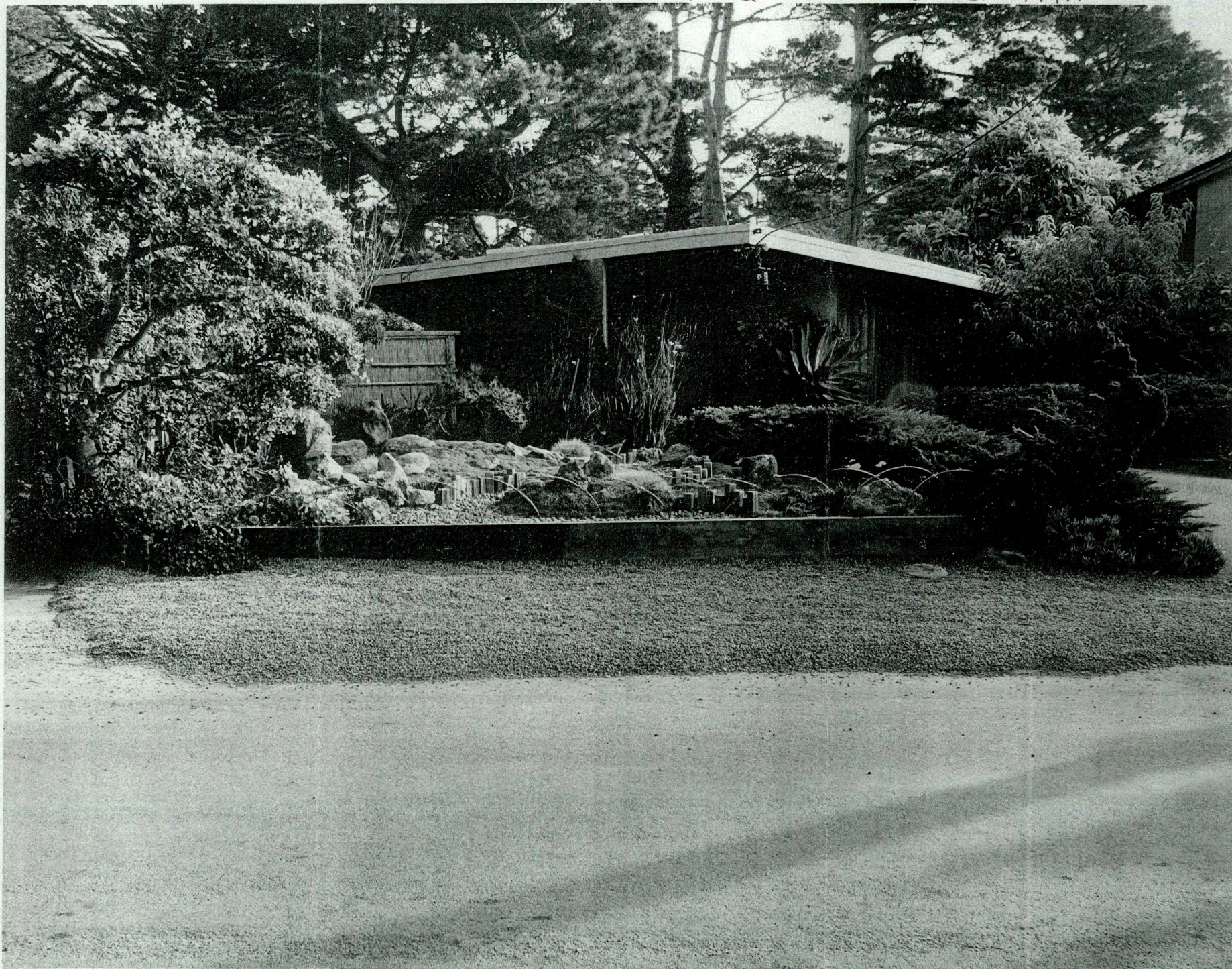
West →



North →



Original House - Lot 22 - Block 111



PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code

Other Listings

Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: (Assigned by recorder) Dorothy Green Chapman House

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Monterey

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

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

c. Address 3rd S.E. of 4th on E. side 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)

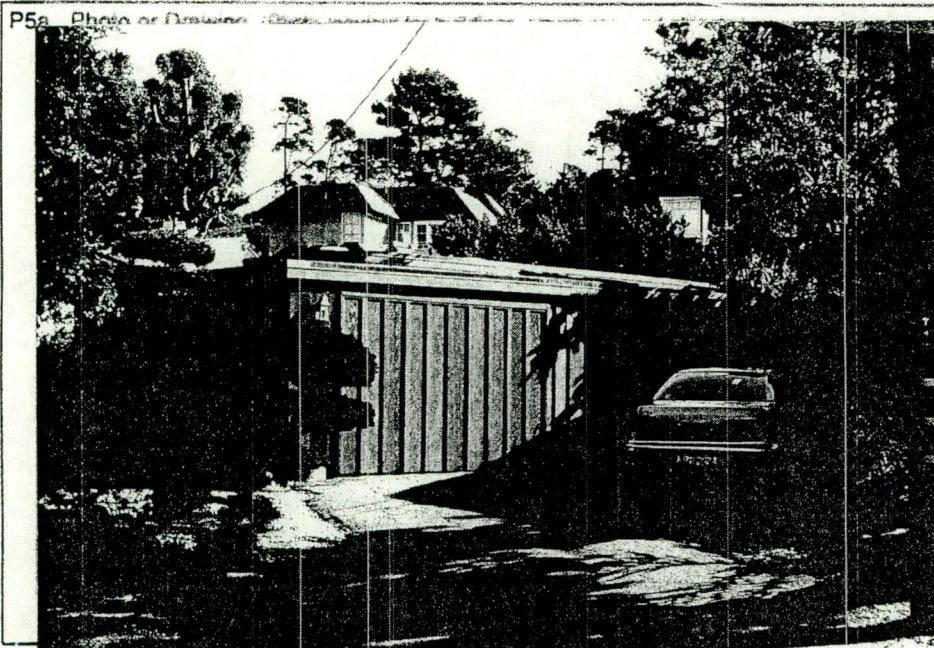
Monterey County Assessor's Parcel #10-253-16 (Block HH Lot 22)

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

See Continuation Sheet.

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

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



P5b. Description of Photo: (View, date, accession #) S.E. Corner 2/2/01 #8678-11

*P6. Date Constructed/Age and Sources: ☒ Historic

☐ Prehistoric ☐ Both
1949 Carmel Building Files

*P7. Owner and Address:

Virginia Hayes

P.O. Box 6204

Carmel, CA 93921

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

Richard N. Janick

Monterey Architecture Resource Inventory

*P9. Date Recorded: 7/20/01

*P10. Survey Type: (Describe)

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Significant building Survey for the City of Carmel By-The-Sea 1979

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP Status Code 5S1

*Resource Name or # (Assigned by recorder) Dorothy Green Chapman House

B1. Historic Name: Mrs. Dorothy Green Chapman House

B2. Common Name: Same

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

*B5. Architectural Style: Usonian (Taurnin Influence and Bay Area Style)

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

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

*B8. Related Features: Rowen Maiden also designed "Nepenthe" in Big Sur for William Fassett and the commercial complex at Monte Vista Village off Soledad Drive in Monterey.

B9a. Architect: Rowen Maiden

b. Builder: Monterey Construction

*B10. Significance: Theme Modern Architecture

Area Carmel By The Sea

Period of Significance Post WWII

Property Type Single Family Res.

Applicable Criteria CPHR-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) (HP-2) Single Family Residence

*B12. References:

See Continuation Sheet.

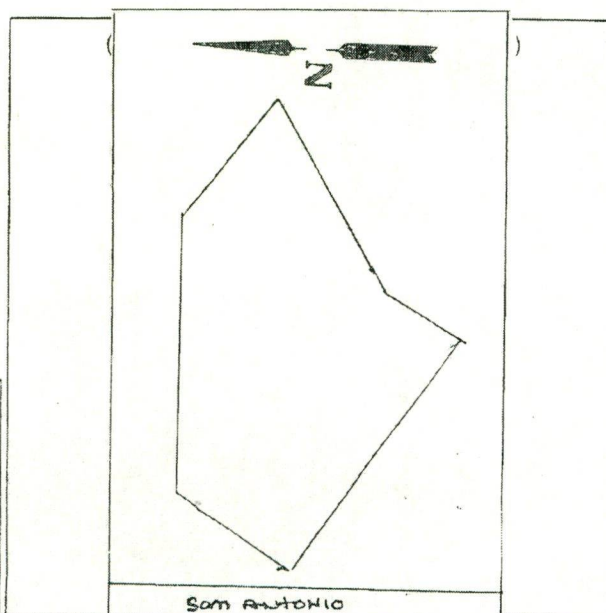
B13. Remarks:

Zoning R-1

*B14. Evaluator: Richard N. Janick

*Date of Evaluation: Summer 2001

(This space reserved for official comments.)



USonion

Small - 1 story - no attic

no basement - little orientation

CONTINUATION SHEET

Primary # _____

HRI# _____

TrInomial _____

Page 3 of 4

*Resource Name or # (Assigned by recorder) Dorothy Green Chapman House

*Recorded by _____

Richard N. Janick

*Date 7/20/01

☒ Continuation

☐ Update

P3a. Description:

A one-story flat roofed wood framed house laid out diagonally from N.W. to S.E. across a standard 40' x 100' rectangular lot. The polished concrete floor slab has 30°, 60° and 120° angles incised in the surface with radiant heating under heater. The exposed redwood roof beams follow the trapezoidal patterned floor and are raised on slanting 4" by 12" laminated posts that also create the sides of horizontal clerestory windows above the framed sliding glass wall panels that open out onto an oriental style garden designed by Thomas Church. Vertical 1" x 12" flush siding is used on exterior and interior. Interior sliding screens suggest Japanese influences and a dominant fireplace tucked in the S.E. triangular corner anchors the house and supports the extended overhanging eaves of the roof that mirror the complex floor plan and shelter the outdoor garden and carport which has been enclosed with vertical board and batten siding. The polygonal pattern of the floor extends into the garden plots and pathways. Some of the horizontal clerestory windows slide open for cross ventilation. A small galley kitchen is tucked into a corner adjacent to a small alcove bedroom with built-in cabinets and seating storage bins. A glass windscreen shields the garden from the neighboring house to the south. A tar and gravel roof over diagonal 1" x 12" siding reinforces the whole unusual geometric plan of the building.

B6. Construction History:

- a. Permit #1766 (April 1949) – Build House – cost \$11,245. Architect: Rowen Maiden. Contractor: Monterey Construction.
- b. Permit #94-181 (Sept. 1994) – Enclose Carport and add Laundry Room – cost \$10,000. Contractor: Caribou Construction.
- c. Permit #97-103 (May 1997) – Upgrade Appliances. Contractor: Rich Lawther.

B10. Significance:

This house is eligible for listing in the CRHR under Criteria #3 as the singular example of the work of Rowen Maiden who apprenticed under Frank Lloyd Wright in the Talisen Fellowship in the 1940s. This residence is an example of Maiden's siting of the house on a 60° diagonal running across the rectangular east-west 4,000 square foot lot therefore allowing the greatest light to flow into the house from morning to evening. That was one of Frank Lloyd Wright's primary siting concepts. The house also utilizes natural materials, exposed structural elements, clerestory windows, and glass sliding partitions leading to a Thomas Church-designed "oriental" style garden. The entire plan, evident in Frank Lloyd Wright's Usonian houses, features 120° and 60° angles creating a polygonal rhythm. Throughout the structure, vertical 1" x 12" flush siding of exposed redwood and sliding glass screens express the modern Bay Area tradition which the corner fireplace, concrete slab radiant heating, built-in alcove seating and storage areas and unusual angles are indicative of Wright's Usonian designs. The sliding glass walls enhance the indoor-outdoor living editorialized in magazines such as *Sunset*, *House Beautiful*, and *Arts and Architecture* (see attached sheets) which feature Chapman House and Rowen Maiden.

Rowen Maiden designs on the Central Coast Area:

1. Nepenthe – Big Sur
2. The Monte Vista Village – Commercial Building, Soledad Drive, Monterey
3. House on David Avenue, Pacific Grove
4. Studio – Huckleberry Hill, Monterey (demolished)

CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

Page 4 of 4

*Resource Name or # (Assigned by recorder) Dorothy Green Chapman House

*Recorded by _____

Richard N. Janick

*Date 7/20/01

☒ Continuation

☐ Update

B10. Significance (Continued):

The house is essentially intact except for the enclosure of the carport in 1994 with vertical board and batten redwood siding to distinguish it from the original flush panels of the house.

This is an excellent example of post WW II San Francisco Bay Area Regionalist design by a former apprentice of Frank Lloyd Wright. An independent building designer, Rowen Maiden and his only known Carmel residence are important modern extensions of the Architectural Theme of Individualistic Master Builders associated with the development of Carmel over time.

THOMAS D. CHURCH

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

Mrs. Chapman, the original owner, was extensively active in public affairs in Carmel and served on the Carmel Cultural Commission for many years.

B12. References:

"Planning Idea," *Sunset Magazine*, January 1952. Chapman House featured.

"Defying Arithmetic on a 40-foot Lot," *House Beautiful*, April 1957.

Copies of articles containing original plan of house are attached.

Six photographs of Thomas Church Garden by Morley Baer, File #1929, Box 9 – Morley Baer. Archive: Monterey Museum of Art.

"The Challenge of Modern Architecture," by Phillip B. Welch, *What's Doing: Monterey Peninsula – San Francisco*, Volume 3, No. 5, August 1948.

"Nepenthe: An Outdoor Restaurant in Big Sur," by Rowen Maiden, *Arts and Architecture*, August 1950. Photography: Morley Baer.

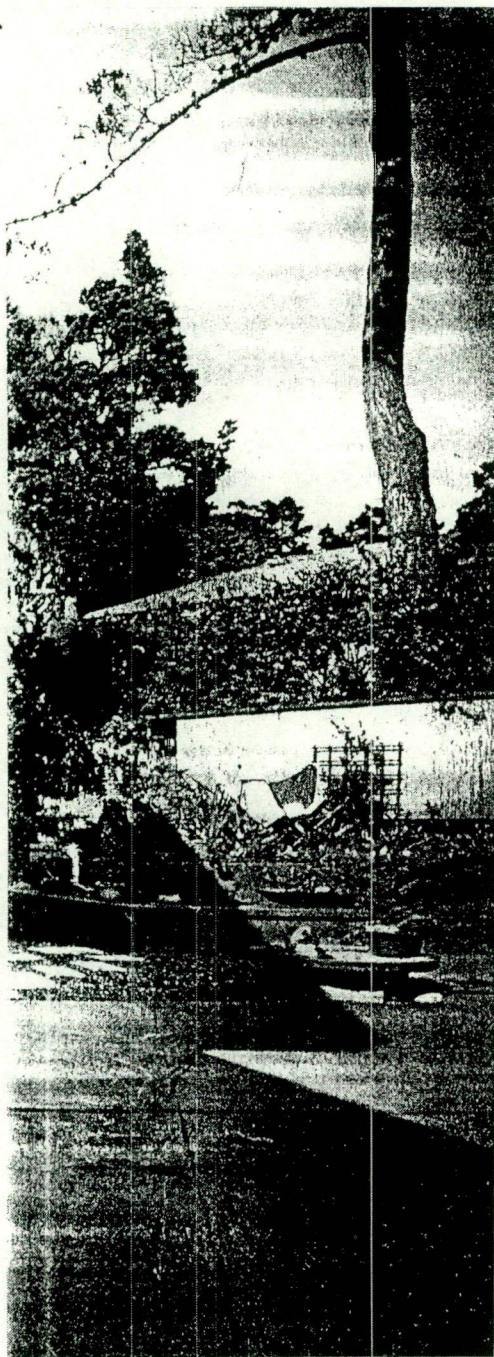
Morley Baer Archive: Monterey Museum of Art, 1994 (Box 91, File #2546 – 6 photos).

Usonian Houses, by Frank Lloyd Wright.

Letters to Apprentices: Frank Lloyd Wright, edited by Bruce Brooks Pfeiffer, The Press at Cal-State Fresno, 1982, pp. 75, 94, 95, 146.

About Wright: Album of Recollections By Those Who Knew Frank Lloyd Wright, by Edgar Tafel, John Wiley & Son, New York, 1993, pp. 195–196.

*Required Information



Owner: Mrs. Dorothy Chapman
Designer: Rowan Maiden

(*House Beautiful Magazine*)

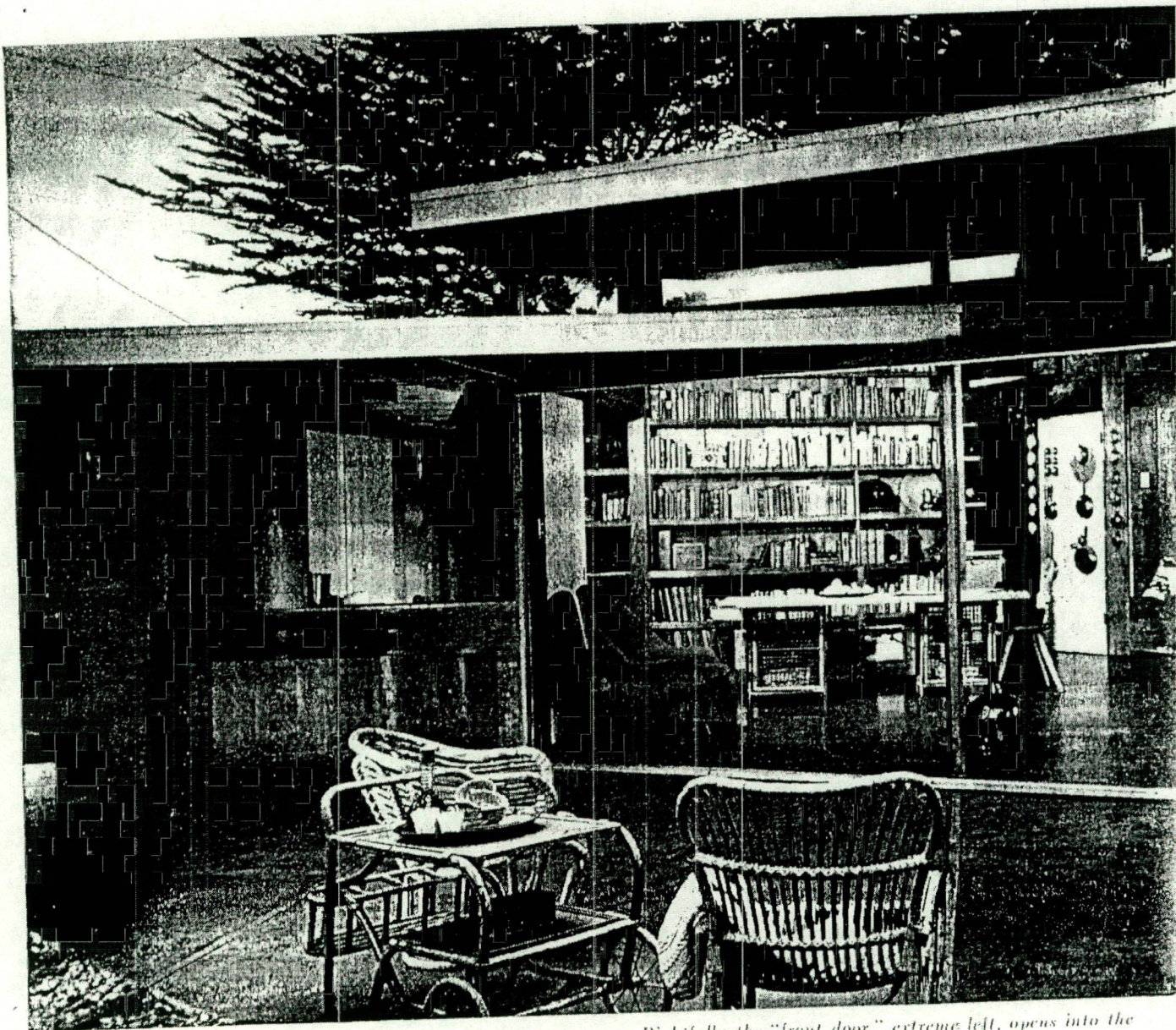
Defying arithmetic on a 40-foot lot

*Here's a case where the total
adds up to more than
the sum of the parts*

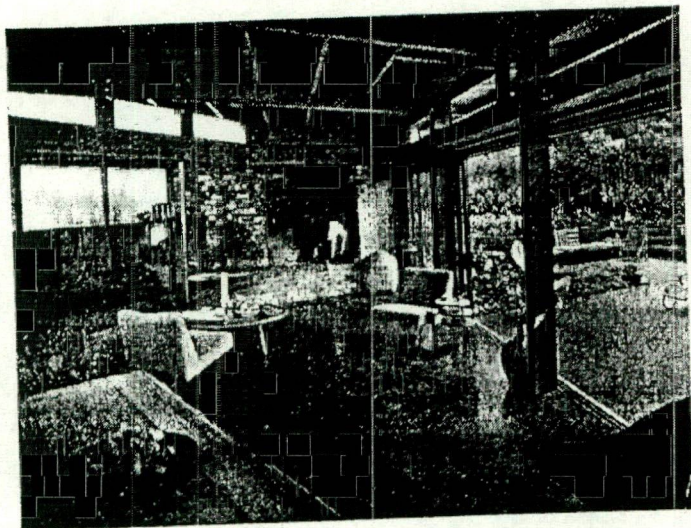
Usually, when spending money, you end up having spent more than you can account for. You wish that the total sum would add up to less than the actual amount. Presented here is an instance in which, in the end result, the *total* effect adds up to more than the sum of its component parts—without costing any more than the sum of its component parts. What is the secret of this kind of illogical logic? It is something called Design.

Considered separately, in themselves the component parts of this private little realm are certainly not very impressive. To begin with, the entire lot is only 40 feet by 100 feet, or roughly the floor area of a large house. In terms of square feet, it wouldn't make a large garden. The house itself, seen from the street, is not spectacular. The furnishings consist of almost a minimum. But somehow they all manage to add up to an impressive total, in terms of design. The charming garden seems much larger than the lot would permit. And here is a delightfully spacious, though little, house with a great deal of style. Yet house, land and landscaping cost the owner only about \$20,000.

An examination of the design will give you something of an idea as to how it was brought about. From the start this was not a house planned as a thing apart, later to be set upon a lot. The designing started at the property line, and the calculations started even a little beyond that. The owner's needs and desires, the relationship of the central living space (which includes the garden) to the street, to (*Please turn the page*)



Rightfully the "front door," extreme left, opens into the garden. But the overhang makes it an all-weather entrance.



Garden fragrance comes into this room, the crackle of burning wood is heard outside. Note line of hearth continued in garden seating

Planning idea . . . one

It's very easy to say of this small house, "pretty luxurious, but it doesn't fit my situation." Yet, even in practical terms, isn't it a good planning idea to give a house one big luxury rather than many little ones?

The owner, Mrs. Green Chapman of Carmel, California, wanted a large garden room, regardless of the size and narrowness of her lot, regardless of what might happen to other rooms, but not regardless of the over-all cost of the house.

Designer Rowan Maiden caught the garden room idea and gave it whole-hearted expression.

In the long line of built-in couch, you see an excellent example of how you gain by being bold. Four mattresses are placed end to end—two standard, twin bed box springs and mattresses in the center for guest sleeping. All on the same level as the hearth, they give the room an inexpensive extravagance.

SUNSET

Post Office Box 6204
Carmel-by-the-Sea, California 93921

October 31, 2006

Mr. Sean Conroy
City of Carmel-by-the-Sea
Post Office Drawer G
Carmel, CA 93921

Re: Historical Appeal HA 05-9

Dear Sean:

In your letter to me dated October 13, 2006, you indicated that you were prepared to recommend that the appeal I filed over the Historic designation of my home be dismissed. I oppose your recommendation and request a full hearing on my appeal.

My home is contemporary with single wall construction and a flat roof. It originally had a carport.

It was NOT designed by Frank Lloyd Wright as mentioned in a permit application in Sept. 1994. It was designed by Rowen Maiden who was indeed a student of Mr. Wright. I believe that through the years there were many, many apprentices of Frank Lloyd Wright with these same people designing thousands of houses. Mr. Wright was certainly important and famous. However, I definitely do not believe Mr. Maiden was important to the history of Carmel-by-the-Sea.

In addition, the most visible aspect of my house as viewed from the street dramatically changed when I converted the carport to garage in 1994. One wall of the carport was white stucco. The garage now has three additional walls of vertical overlap redwood siding and also a garage door. Pretty much all you can see of my house from the street was NOT designed by Rowen Maiden.

I expressed my view against mandatory designation at a meeting of the planning commission several years ago. I also expressed my view in a letter of July 13, 2005. I repeat my stand against this historical designation.

Page 2.

There are substantial errors in the DPR form reported by Richard N. Janick.

He states there is an oriental style garden designed by Thomas Church. When I checked at the Monterey Museum, which was his reference, I found six photographs of my garden but absolutely no mention of Thomas Church. Box 91 which he refers to as Morley Baer (photographer) Archive does not exist at the museum. The Archives at U.C. Berkeley of the Thomas Church papers and records have nothing to indicate a design for Dorothy Green Chapman. See attachment 1 to my letter.

When I bought the house from Mrs. Chapman's estate, the garden had many overgrown vines and was sadly neglected. It now is essentially a different garden of almost sixty years ago.

There were other errors in Mr. Janick's report. He indicated there was a glass windscreen shielding the garden from the neighbors. No such glass screen has existed since my purchase of the house in 1992.

He states that interior sliding screens suggest Japanese influence. There were no such screens when I purchased the house.

The clerestory windows do not slide open as described by Richard Janick.

The siding has been applied in an overlapping manner rather than flush.

To my knowledge, Mr. Janick was never in my home or garden; nor did he ever contact me.

Mrs. Dorothy Green Chapman, the original owner of the houses, has already been remembered with a room at Sunset Center named in her honor.

Thank you for your attention in this matter. I repeat my appeal to remove my house from the so-called historic list.

Please take steps to assure that my home is removed from the historical designation as soon as possible.

Sincerely,

Virginia Wilder Hayes
Virginia Wilder Hayes

Phone 831-625-6712

462 Merritt Avenue
Oakland, CA 94610

June 1, 2006

Mrs. Virginia Hayes
P. O. Box 6204
Carmel by the Sea, CA 93921

Dear Virginia,

Following our discussion about whether or not Thomas Church was involved in the design of your garden on San Antonio Avenue in Carmel, I talked with Waverly Lowell, the College of Environmental Design Archivist at UC Berkeley, where the Thomas Church office papers are now stored. She has checked archive's inventory and the project lists which were compiled by Church's office. The office records include a list of Church's gardens in the Carmel area going back as far as 1947. Waverly found no mention of a garden for Dorothy Greene Chapman in either the archive's inventory or in the Church office records.

I hope I will be able to take you up on your offer of tea the next time I am in Carmel.

Sincerely yours,

Margaret J. Arnall

- Redwood Siding
- ^{exposed} Interior roof structure
- low pitched roofs
- large expanses of glass



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) 650.387.4777/650.888.9257
Mailing Address(es) 335 Kipling St Palo Alto CA 94301
Email Address(es) msaparov@gmail.com / wwwelena@gmail.com
[Signature] Date 10/15/2019
Property Owner Signature (Required)

Applicant Information

Individual to receive all correspondence regarding this application:

Name of Contact DARYL WOODS Role (architect, agent, etc.) ARCHITECT
Mailing Address 273 LINDERO DRIVE, LA SELVA BCH, CA 95076
Email Address DJWARCH@GBCGLOBAL.NET Phone 831-234-9853
[Signature] Date 10-20-2019
Signature of Contact/Representative

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: _____

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

Permit No. 1766
Fee Paid \$24.00

APPLICATION FOR BUILDING PERMIT

Application is hereby made for a Building Permit in accordance with the description and for the purposes hereinafter set forth.

This application is made subject to all provisions of all the Ordinances and Codes of the City of Carmel-by-the-Sea and of State laws applicable thereto. The plans, specifications and statements of contemplated improvements accompanying this application are made a part hereof.

1. Site to be occupied: Lot ~~22~~ 22 Block ~~22~~ 144 Addition.....
2. Street 1/5 San Antonio, bet Ocean & 4th
3. Character of Building New Residence
4. Owner's Name and Address Dorothy Chapman
5. Contractor's Name and Address Monterey Co.
6. Estimated Cost of Building 11,245.00
7. Height of Building One story Coverage of Lot.....
8. Materials to be used Same wood.
9. Number and type of chimneys One fireplace
10. Date of Completion.....
11. Number of Gas Outlets 3 Flues 3

(Height of building not to be in excess of two stories, nor more than 30 feet, except as provided in Section 1012 of the Ordinance Code).

City of Carmel-by-the-Sea,)
County of Monterey,) ss.
State of California.

Monterey Co. Fred Kaugen being duly sworn, deposes and says that he is the owner, (or is authorized and empowered to make this affidavit by the owner).

Mrs Dorothy Chapman, Fred Kaugen, who makes the above application; that all the statements made in the above application are true to the best of his knowledge and belief.

Subscribed and sworn to before me this April day of 1947

J. J. J. J.

Building Inspector.

CARMEL BUILDING PERMIT N^o 1766

MUST BE POSTED ON THE JOB AT ALL TIMES

Job Address E/s San Antonio, bet 4th. & Ocean

Subdiv. Adan #3 Lot 22 Block HH

Contractor Monterey Co.

Owner D. Chapman

Type of Construction Wood

Building Use New Residence

Building Inspector

Date April 12, 1949

CARMEL CITY HALL — BUILDING INSPECTORS OFFICE
Monte Verde and Seventh — Phone 481

All work done under this permit must conform to the approved Plans and Specifications as filed with the Building Inspector, also the regulations of the "Uniform Building Code," the California State Housing Act, and the Carmel Municipal Code.

INSPECTION RECORD

A. FOUNDATIONS

1. Location-Excavation OK
2. Forms-Materials OK

Pour no concrete until above is signed.

B. STRUCTURAL - Wood

1. Floors-Vents-Etc. OK
2. Frame-Firestops-etc. OK
3. Roof Structure OK

C. CONCRETE & MASONRY

1. Reinforced Steel OK
2. Forms OK

Pour no concrete until C 1-2 is signed.

3. Chimneys-Fireplaces OK

OK 6-22-49
ALLS APPROVED

TO COVER

D. FINISH

1. EXTERIOR

Lathe

Stucco

Wood

2. INTERIOR

Lathe

Plaster

Wood OK

NO PLUMBING, GAS or ELECTRICAL INSPECTION WILL BE MADE, UNLESS PERMITS FOR SUCH WORK HAVE BEEN OBTAINED.

E. PLUMBING

Permit 9547

By Michals

1. Rough Plumbing OK 6-22-49
2. Vents OK
3. House Lateral OK
 - a. Disposal System OK
4. Fixtures OK

F. GAS PIPE & APPLIANCES

Permit 2226

By Michals

1. Pipe & Test OK 6-22-49
2. Vents & Flues OK
3. Appliances OK

ELECTRICIANS:—No wiring to be done before B 1-2-3, E 1-2, F 1-2 are approved.

G. ELECTRICAL

Permit 1565

By Lee

1. Service & Panel OK 6-22-49
2. Conduit OK 6-22-49
3. Rough Wiring OK 6-22-49
4. Fixtures OK 7-21-49

FINAL INSPECTION OK

Date

WARNING: Trees on the Streets of Carmel are Public Property and under city control. Permission to remove trees in streets may be obtained only from the City Council.

CLAYTON B. NEILL

*Member American Society of Civil Engineers, and
American Water Works Association*

CONSULTING ENGINEER

April 11, 1949.

Mr. Floyd Adams,
Building Inspector,
Carmel, California.

Dear Sir;

The writer has reviewed the building plans prepared by Rowan Maiden for a dwelling for Dorothy Chapman to be constructed on Lot 22 of Block HH of Addition No. 3 of Carmel and made certain suggested changes which have been complied with. These changes have to do with structural members enumerated below and when adhered to during construction it is the writer's opinion that the finished structure will meet the building code requirements in regard to allowable stress in materials and bearing loads.

1. Place a bearing post of not less than 3" minimum thickness near the mid point of the beam over the main entrance doors on the southeast side of the building.
2. Place a pipe support of not less than 2" standard screw pipe dimensions under the end of the proposed cantilever beam.
3. Reinforce the brick wall by placing $\frac{1}{2}$ " round bars every 4' measured vertically and place $\frac{1}{2}$ " round bars in a vertical position as follows - one at each end and one in the center of the long leg and four at the end of the short leg which forms a support for the cantilever beam.
4. Make a truss out of the long beam supporting the roof over the built-in seat. This truss will have a top chord of a built-up 4"x6", a bottom chord of the 4"x12" as shown and a web of plywood of a minimum thickness of $\frac{1}{2}$ " nailed securely to the top and bottom chords.
5. Where purling join the beams in the roof use at least 3 nails in each and 3 nails at each point that the 1"x12" solid sheathing crosses the purlins or the beams.

Yours truly,

Clayton B. Neill

Registered Civil Engineer No. 424

CARMEL SANITARY DISTRICT
Inspectors Record

PLUMBING PERMIT
Nº 4547

1766

Job Address E/s San Antonio bet. Ocean & 4th.

Lot 22 Block WM Tract Addn #3

OWNER	PLUMBER
Name <u>Chapman</u>	Name <u>Nichols</u>
Mail <u>ress</u>	Address <u>Box 1311</u>
<u>Carmel, Calif.</u>	<u>Monterey, Calif.</u>

NATURE OF INSTALLATION	
ROUGH PLUMBING—New	<u>yes</u>
Change	Repair
Septic Tank	Sewer Connection
	<u>yes</u>
Permit issued	<u>4-25</u> 19 <u>4</u>
By	<u>D.A.</u>
Fees received when Permit issued	
Fees to be Collected at end Mo.	<u>yes</u>

CARMEL ELECTRICAL PERMIT

Inspectors Record

Nº

1565

1766

Job Address E/s San Antonio, bet 4th & Ocean

Lot 22 Block HH Tract Addn # 3

OWNER	ELECTRICIAN
Name <u>Chapman</u>	Name <u>Lee Electric</u>
Address <u>Carmel, Calif.</u>	Address <u>P.O. Box 312</u> <u>Seaside, Calif.</u>

NATURE OF INSTALLATION

New Yes Rewire _____
Type of Wiring _____
Conduit yes K & T _____
Etc. _____

Permit Issued July 14, 1959

By Joy Adam

Total Amount of Fees \$ 4.00

Receipt No. # 48

PLUMBING AND GAS PERMIT

CITY OF CARMEL - BY - THE - SEA

PERMIT NO. 71-166

OWNER Dorothy Green Chapman E/s San Antonio
ADDRESS 4th - Ocean

BLDG. PERMIT NO. 22 LOT H/H BLOCK

CONTRACTOR Bay Plumbing

ADDRESS

LICENSE NO.

APPLICANT Mar P. Smith Jr.

NO.	ITEM	NO.	ITEM	NO.	ITEM	CITY OF CARMEL	
	WATER CLOSET		GARBAGE DISPOSAL		CENTRAL FURNACE	NO.	EACH FEE
	BATH TUB		BAR SINK		FLOOR FURNACE		PLUMBING FIXTURES
	SHOWER		FLOOR SINK		WALL HEATER		GAS APPLIANCES OR VENTS
	LAVATORY		FLOOR DRAIN		FIREPLACE LIGHTER	1	REPLACE GAS APPLIANCE 1.50
	BIDET		CLOTHES WASHER		RANGE/OVEN		GAS OUTLETS: 1-5
	URINAL		LAUNDRY TRAY 1		WATER HEATER		ADDITIONAL
	KITCHEN SINK		GREASE TRAP				
	DISHWASHER						

OFFICE COPY

CONTRACTOR

☐ I HAVE WORKMAN'S COMPENSATION INSURANCE AS REQUIRED BY THE STATE OF CALIFORNIA LABOR CODE SECTION 3700.

☐ I CERTIFY THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED I SHALL NOT EMPLOY ANY PERSON IN ANY MANNER SO AS TO BECOME SUBJECT TO THE WORKMAN'S COMPENSATION LAWS OF CALIFORNIA.

HOME OWNER'S PERMIT

(NOT APPLICABLE TO CARMEL SANITARY DISTRICT)

☐ I HEREBY CERTIFY THAT I AM THE APPLICANT FOR THIS PERMIT AND OWNER AND RESIDENT OF THE PROPERTY AT WHICH THIS WORK IS TO BE DONE AND THAT I WILL PERSONALLY DO THE WORK HEREIN SPECIFIED.

CARMEL SANITARY DISTRICT

HOUSE SEWER	
LATERAL SEWER	
DISPOSAL SYSTEM	
SWIMMING POOL	
INDUSTRIAL WASTE	
REPAIR, ALTER DRAINAGE OR VENT PIPING	
WYE CONNECTION	

PERMIT ISSUED 10-29 19 71 BY Doris Clement RECEIPT NO. 3938

PERMIT FEE

TOTAL

1.50

CARMEL GAS**Piping and
Appliance****PERMIT****Nº****2226****Inspectors Record**Job Address E/s San Antonio, bet Ocean & 4th.Lot 22 Block HH Tract Addn #3**OWNER**Name Chapman

Address

Carmel, Calif.**PLUMBER**Name NicholsAddress Box 1311Monterey, Calif.**NATURE OF INSTALLATION**

Piping

New Yes Add'n

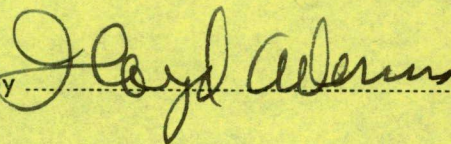
Appliances

New yes Reset

Etc.

Permit Issued April 25, 1959

By



Total Amount of Fees \$

\$ 900

Receipt No.

#50

PLUMBING FIXTURES AND GAS APPLIANCES

No.	Item	No.	Item
	Bar Sink		Central Furnace
	Bathtub		Fireplace Lighter
	Clothes Washer		Floor Furnace
	Dishwasher		Range/Oven
	Floor Drain		Wall Heater
	Floor Sink		Water Heater
	Garbage Disposal		
	Grease Trap		
	Kitchen Sink		
	Laundry Tray		
	Lavatory		
	Shower		
	Urinal		
	Water Closet		

TOTAL FEES

CITY OF CARMEL

No.	Each	Fee
Gas Appliances or Vents	\$1.50	
Replace Gas Appliances (No permit fee)	1.50	
Gas Outlets: 1-5	1.50	
Additional	.30	
Plumbing Fixtures	1.50	
Rainwater System	2.00	
Water piping/Treatment	1.50	
Lawn Sprinkler System	2.00	
Vac. Breakers: 1-5	2.00	
Additional	.30	

CARMEL SANITARY DISTRICT

	House Sewer	2.50	
	Lateral Sewer	2.50	
	Disposal System	10.00	
	Swimming Pools	10.00	
	Industrial Waste	1.00	
1	Repair, Alter Drainage or Vent Piping	1.50	1.50
	PERMIT FEE	2.00	2.00
	TOTAL FEE		3.50

PERMIT NO. **P 3994**

E/S San Antonio bet 4th & Ocean
Location of Work
22 Lot *# #* Block
Mrs. Chapman
Owner's Name

PLUMBING — GAS PERMIT

CITY OF CARMEL CARMEL SANITARY DISTRICT
P.O. Box 4711
Phone 624-6835

Hudson & Myers
Contractor
Address Phone

State License No. City License No.

I HAVE WORKMAN'S COMPENSATION INSURANCE AS
REQUIRED BY THE STATE OF CALIFORNIA LABOR
CODE SECTION 3700.

YES NO

I CERTIFY THAT IN THE PERFORMANCE OF THE WORK
FOR WHICH THIS PERMIT IS ISSUED I SHALL NOT EM-
PLOY ANY PERSON IN ANY MANNER SO AS TO BECOME
SUBJECT TO THE WORKMAN'S COMPENSATION LAWS OF
CALIFORNIA.

5-16-67
Signature of Contractor or Authorized Agent Date

HOME OWNER'S PERMIT

(NOT APPLICABLE TO CARMEL SANITARY DISTRICT)

I HEREBY CERTIFY THAT I AM THE APPLICANT FOR THIS
PERMIT AND OWNER AND RESIDENT OF THE PROPERTY
AT WHICH THIS WORK IS TO BE DONE AND THAT I WILL
BE IN COMPLETE CHARGE AND WILL PERSONALLY DO
THE WORK HEREIN SPECIFIED.

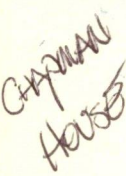
Hudson & Myers *5-16-67*
Signature of Owner Date

FOR OFFICE USE

Received by: Mail Person ☒

Approved by *Joris Clement* Date *5-16-67*

Remarks



PH: (408) 624-6835 · FAX: (408) 624-4057

RECEIPT NO: 2139

Lot: S22

Tract:

Phone:

Permit Exp. Date: Permit Extensions:

DESCRIPTION OF WORK:

DESCRIPTION BUILDING	DATE	INSP.	DESCRIPTION PLUMBING	DATE	INSP.
TREE PROTECTION			ROUGH/UNDERFLOOR		
SETBACKS			ROUGH/OVERALL		
FOUNDATION			WATER PIPING/TEST		
SLAB			WATER HEATER		
FRAMING/FLOOR			GAS PIPING/TEST		
FRAMING/WALLS			GAS METER AUTHORIZED/ <i>PASCO SHOWING MAIN/LATH - OK</i>	<i>5-28-97</i>	<i>[Signature]</i>
FRAMING/ROOF			ELECTRICAL		
SHEATHING/ROOF			TEMPORARY POWER		
SHEAR PANEL			ROUGH/UNDERFLOOR		
VENTS/UNDERFLOOR			ROUGH/OVERALL		
VENTS/ATTIC			MAIN PANEL/GROUND/BOND		
INSULATION/UNDERFLOOR			SUBPANEL(S)		
INSULATION/OVERALL			CONDUIT		
DRYWALL/LATH INTERIOR			ELECTRIC METER AUTHORIZED		
LATH/EXTERIOR			FIRE ALARM/SPRINKLERS		
HEATING/AIR COND.			ROUGH/FIRE SPRINKLERS		
ROUGH/UNDERFLOOR			FIRE ALARM SYSTEM		
ROUGH/OVERALL			FINAL/FIRE SYSTEMS		
FURNACE/HEAT UNIT			OK TO OCCUPY		
AIR CONDITIONER			FINAL INSPECTION		

INSPECTOR FIELD COPY

Hayes Repair/Remodel

- 52897 DM
1. New kitchen counters, sink, dishwasher.
 2. New bathroom counter and lavy. Replace shower and repair all pertinent plumbing,
 3. Install GFCI outlets at kitchen and bath counters.
 5. Install battery operated smoke detectors in hallways and inside all bedrooms.

All work to be per approval of field inspector and conform to all applicable codes and ordinances of the City of Carmel.

DAUG
6-11-97
DM



BUILDING PERMIT
CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING & BUILDING

P.O. DRAWER G · CARMEL-BY-THE-SEA, CA 93921

PH: (408) 624-6835 · FAX: (408) 624-4057

PERMIT NO.: 97-105

DATE: 5/15/97

RECEIPT NO: 23439

ASSESSOR'S NO.: 10-253-16 Block: HH Lot: S22

Location of Work: E/S San Antonio bet Ocean & 4th Tract:

Owner: Virginia Hayes Address: P.O. Box 6204 Carmel 93921 Phone: 625-6712

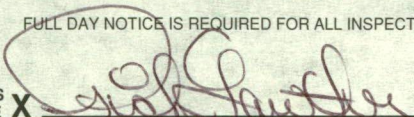
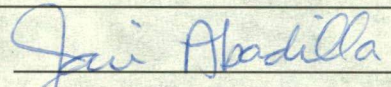
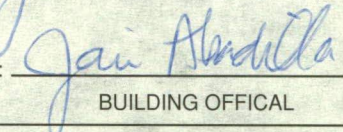
Contractor: Rich Lawther Address: P.O. Box 222844 Carmel 93922 Phone: 649-3551

City Lic. No.: 018344 State Lic. No. 532792 Type of Lic.: B

Eng./Arch.: _____ Address: _____ Phone: _____

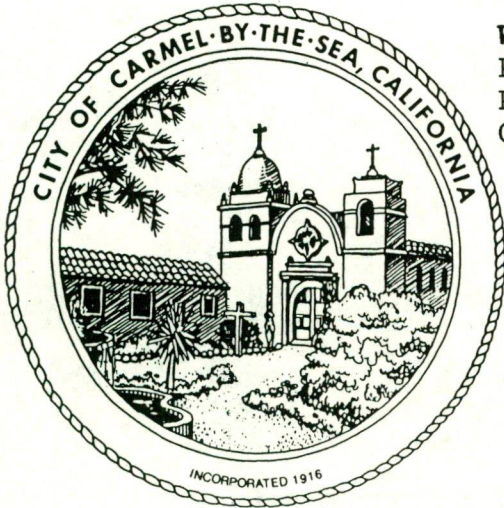
Permit Exp. Date: Permit Extensions:

STORIES	OCCUPANCY GROUP		TYPE OF CONST.		SITE DIMENSIONS & AREA		OWNER BUILDER SURCHARGE	VALUATION		
	R-3		VN		40x100 4,000			\$ 3,000.00		
SETBACKS IN FEET					COVERAGE DATA			Permit 74.75		
FRONT	SIDE	SIDE	REAR	FLOOR AREA	SITE COVER.		A SURCHARGE OF 10% OR \$3.00 WHICHEVER IS GREATER IS REQUIRED BECAUSE OF THE INCREASED NUMBER OF INSPECTIONS NECESSARY ON OWNER BUILDER PERMITS.	Plan Check		
				ALLOWED	ALLOWED			Mechanical		
				EXISTING	EXISTING			Plumbing		
OVERLAY	USE ZONE		PLANNER		NEW	NEW			Electrical	
	R-1				TOTAL	TOTAL			Fire Dept.	
TYPE OF IMPROVEMENT					PLAN COMM. NO.		P.C. APRVL DATE		O/B	
☐ BUILD	☐ DEMOLISH	☒ REPAIR							SMIP 3.50	
☐ REMODEL	☐ ADDITION	☐ OTHER							Encr.	
DESCRIPTION OF WORK:								Penalty		
General Repairs per attached list								Plan Revisions		
								Total 78.25		

EXPIRATION OF PERMIT		ADDITIONAL COMMENTS AND/OR CONDITIONS	
THIS PERMIT EXPIRES IF THE BUILDING OR WORK AUTHORIZED HEREIN IS NOT COMMENCED WITHIN 180 DAYS FROM DATE OF APPROVAL, OR IF WORK IS SUSPENDED FOR A PERIOD OF 180 DAYS OR ABANDONED AFTER EXPIRATION. THIS PERMIT MUST BE RENEWED BEFORE THE WORK MAY BE COMMENCED AGAIN. WARNING: TREES ON THE STREETS OF CARMEL-BY-THE-SEA ARE PUBLIC PROPERTY AND UNDER CITY CONTROL. PERMISSION TO REMOVE TREES MAY BE OBTAINED ONLY FROM THE CITY COUNCIL. GRADE LINES AS SHOWN ON DRAWING ACCOMPANYING THIS PERMIT ARE ASSUMED TO BE CORRECT. IF ACTUAL GRADE LINES ARE NOT THE SAME AS SHOWN, REVISED DRAWINGS SHOWING CORRECT GRADE LINES, CUTS AND FILLS, TOGETHER WITH COMPLETE DETAILS OF RETAINING WALLS AND WALL FOOTINGS REQUIRED MUST BE RESUBMITTED TO THE DEPARTMENT OF PLANNING & BUILDING FOR APPROVAL. IN CONFORMITY WITH THE PROVISIONS OF SECTION 3800 OF THE LABOR CODE OF THE STATE OF CALIFORNIA, APPLICANT SHALL FILE WITH THE BUILDING OFFICIAL, THE CERTIFICATES, DESIGNATED IN (1) AND (2) BELOW AND/OR SHALL INDICATE ITEM (3), (4) OR (5), WHICHEVER IS APPLICABLE. (1) CERTIFICATE OF CONSENT OF SELF-INSURED ISSUED BY THE DIRECTOR OF INDUSTRIAL RELATIONS. (2) CERTIFICATE (OR EXACT DUPLICATE COPY) OF WORKER'S COMPENSATION INSURANCE ISSUED BY AN ADMITTED INSURER. ☐ (3) THE COST OF THE WORK TO BE PERFORMED IS \$300 OR LESS. ☐ (4) I CERTIFY THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED I SHALL NOT EMPLOY ANY PERSON IN ANY MANNER SO AS TO BECOME SUBJECT TO THE WORKER'S COMPENSATION LAWS OF CALIFORNIA. ☐ (5) I CERTIFY THAT THE APPLICANT IS LICENSED UNDER THE PROVISIONS OF CHAPTER 9 (COMMENCING AT SECTION 7000) OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE AND THE CALIFORNIA STATE CONTRACTORS BOARD. FULL DAY NOTICE IS REQUIRED FOR ALL INSPECTIONS. PERMITEE'S SIGNATURE  DATE: 5-15-97		ISSUED BY:  DATE: 5/15/97 APPROVED BY:  DATE: 5/15/97 BUILDING OFFICIAL THE ISSUANCE OF A PERMIT BASED UPON PLANS AND SPECIFICATIONS ATTACHED HERETO SHALL NOT PREVENT THE BUILDING OFFICIAL FROM THEREAFTER REQUIRING THE CORRECTION OF ERRORS IN SAID PLANS AND SPECIFICATIONS. THE BUILDING OFFICIAL/INSPECTOR MAY SUSPEND ANY PERMIT WHEN IN VIOLATION OF ANY CODE AND/OR ORDINANCE. ANY DEVIATION AND/OR CHANGE IN THESE PLANS SHALL BE APPROVED BY THE BUILDING OFFICIAL AND/OR PLANNING AND BUILDING DIRECTOR.	

PROPERTY FILE

CITY OF CARMEL-BY-THE-SEA



WORK PERMIT APPLICATION

Planning/Building 624-6835

Public Works/Forest & Beach 624-3543

City Clerk 624-2781

CITY USE ONLY

Permit:# 97-103

Date: 5/14/97

Fee:\$ 78.25

Receipt:# 23439

Rec'd. by: Jai

=====

APPLICANT: Complete items 1 thru 6 and provide additional information and/or plans as required or necessary to describe the work to be done.

SIGN THE BACK OF THIS FORM

=====

1. **JOB LOCATION:** ELS SAN ANTONIO bet Ocean + 3 SE of 4TH

BLOCK: HH LOT: 522 APN: 10-253-16

=====

2. **LEGAL PROPERTY OWNER(S):** VIRGINIA HAYES

ADDRESS: PO Box 6204 CITY: CARMEL

STATE: CA ZIP: 93921 PHONE: (408) 625-6712

=====

3. **CONTRACTOR/AGENT:** RICH LAUTNER - GENERAL CONTRACTOR

ADDRESS: PO Box 222844 CITY: CARMEL

STATE: CA ZIP: 93922 PHONE: (408) 649-3551

=====

4. **PUBLIC WORKS ACTION:** (circle) Encroachment/Sidewalk/Curb
Gutter/Driveway/Surfacing/Excavation/Grading/Dumpster
Utility Connection/Other(specify): _____

5. **FOREST/BEACH ACTION:** (circle) Tree Removal(public/private)
Landscaping/Tree Trimming/Other: _____

6. ☒ **PLANNING/BUILDING ACTION:** (circle) Encroachment/New Work
Remodel/Addition/Grading/Other (**DESCRIBE WORK**): Replace existing kitchen counter sink & dishwasher plus bathroom counter & stall shower up-grade plumbing & fixtures

NOTE: CITY ADMINISTRATOR AND/OR CITY COUNCIL APPROVAL IS REQUIRED FOR ALL ENCROACHMENTS ON CITY PROPERTY.

APPLICANT ACKNOWLEDGEMENT

I understand and agree to comply with all pertinent conditions, standards and other requirements as specified by the City Municipal Code and State, County and Federal regulations. I agree to properly maintain subject work at no expense to the City and to idemnify the City from any liability arising from this permit. Acceptance by the City of the work described hereon is not a waiver of my obligations as stated above.

APPLICANT NAME: (print) _____

APPLICANT SIGNATURE: _____

Date: 5-14-97

CITY USE ONLY

PUBLIC WORKS: APRVD/DISAPRVD

FOREST/BEACH: APRVD/DISAPRVD

By: _____ Date: _____

By: _____ Date: _____

PLNG/BLDG: APRVD/DISAPRVD

OTHER(if req'd) APRVD/DISAPRVD

By: _____ Date: _____

By: _____ Date: _____

ADDITIONAL REQUIREMENTS: Labor, Performance Bond/ Workers' Comp.
Liability Insurance/Driveway Grade and
Drain Agreement/Hold Harmless

COMMENTS: _____

CITY CLERK RELEASE: _____ Date: _____

HOLD HARMLESS FILED: _____ INSURANCE FILED: _____

ASST. CITY ADMINISTRATOR: _____ Date: _____

CITY INSPECTION RECORD

Initial Inspection By: _____ Date: _____

Final Inspection By: _____ Date: _____



649-3551

Rich Lawther

General Contractor
License # 532792

P.O. Box 222 844
Carmel, CA 93922

CITY OF CARMEL-BY-THE-SEA
Department of Community Planning and Building



WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: _____ Policy #: _____

=====

THIS SECTION FOR PROJECTS OF \$100.00 OR LESS

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code and I shall comply with those provisions.

Date: _____ Applicant: _____

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO \$100,000.00. IN ADDITION TO THE COST OF COMPENSATION DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST AND ATTORNEY'S FEES.

=====

Indicate if the intended occupancy will use chemicals. INITIALING YES acknowledges that Health & Safety Code Sections 25505, 25533, & 25534 as well as filing directions were made available to you.

HAZMAT: YES ☐ NO ☐

=====

I certify that I have read this form and state that the above information is true and correct. I agree to comply with all City, County and State ordinances and laws relating to building construction and hereby authorize representatives of the City of Carmel-by-the-Sea to enter upon the subject property attached for inspection purposes.

Date: _____ Signature: _____

BUILDER INFORMATION

CONTRACTOR

I hereby affirm that I am licensed under the provisions of Chapter 9(commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

License#: 532792 Classification: B

Date: 5-15-97 Contractor: [Signature]
=====

OWNER BUILDER

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec.7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure prior to it's issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by an applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property provided that such improvements are not intended or offered for sale. If however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.).

☐ I, as owner of the property am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).

☐ I am exempt under Sec. _____ B&P.C. for this reason:

Date: _____ Owner: _____

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

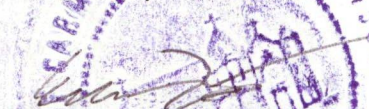
It is the purpose of this Resolution/Administrative Determination to alert the owner, successors and assigns to the existence of a historic resource on the property. This historic resource is protected under the laws of the State of California and of the City of Carmel-by-the-Sea including the California 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

ATTACHMENT A

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.

ATTACHMENT A

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.

ATTACHMENT A

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

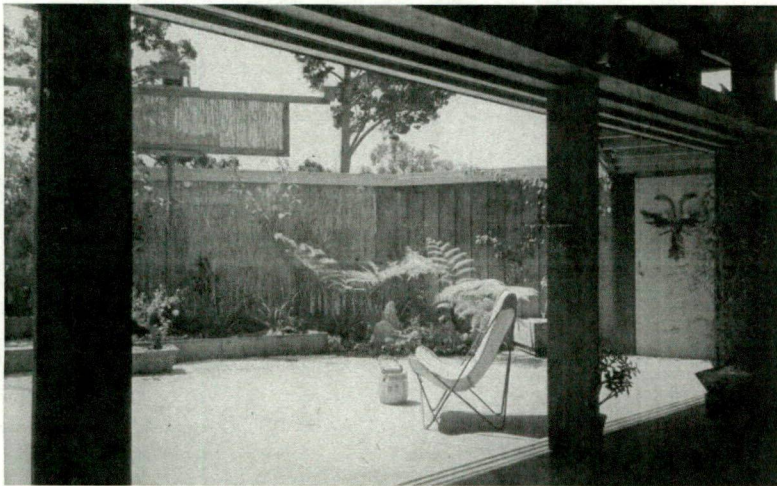
ATTACHMENT A

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

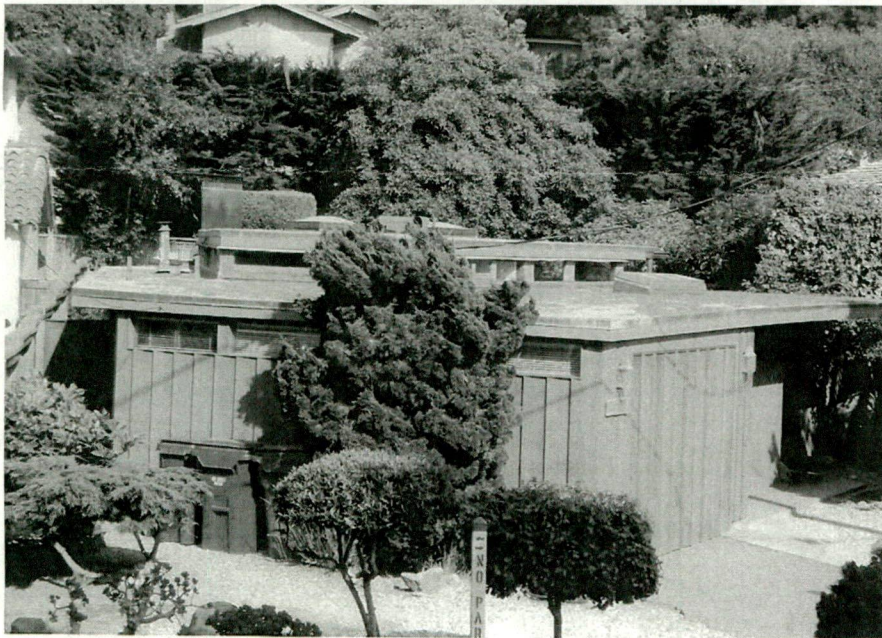
The Carmel Historic Preservation Ordinance cites additional eligibility requirements for Criterion Three. CMC17.32.040(D)1 and 3 state that a resource can be eligible under this criterion if it was:

- 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.

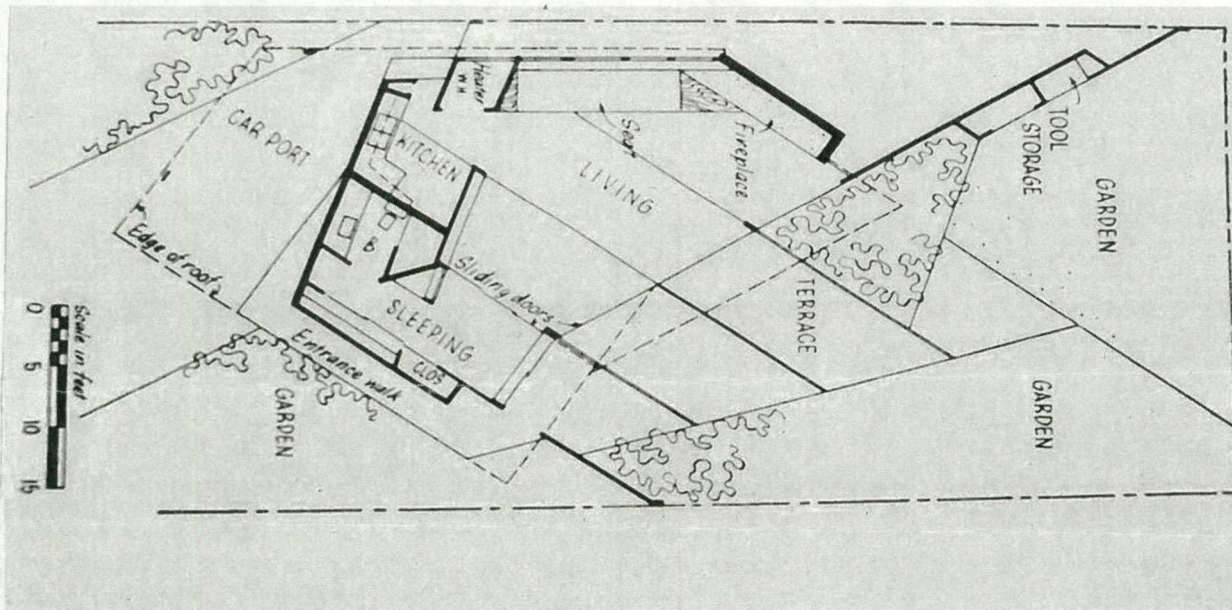


Chapman House. Photo by Morely Baer, MAARA Archives



Chapman House. MAARA Archives

ATTACHMENT A



Chapman House Floor Plan, MAARA Archives

Location Map





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

RECEIVED

Ek

Fee: \$ 905.00

OCT 22 2019

Receipt: 5999

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

Date: 10/22/2019

Application No: PSA 19-

(Saparov)

Project Description

Street Location 3 SE OF 4TH ON SAN ANTONIO
Block HH Lot(s) ZZ 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) 650.387.4777/650.888.9257
Mailing Address(es) 335 Kipling St Palo Alto CA 94301
Email Address(es) msaparova@gmail.com / wwwelena@gmail.com
Property Owner Signature (Required) [Signature] 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 273 LINDERO DRIVE, LA SELVA BCH, CA 95076
Email Address DTWARCH@GBCGLOBAL.NET Phone 831-234-9853
Signature of Contact/Representative [Signature] 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 -----

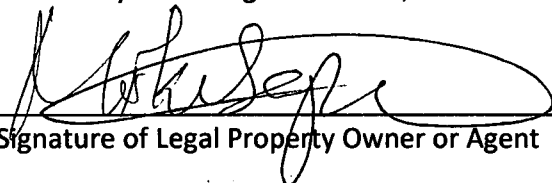
Office Use Only

☐ 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.



Signature of Legal Property Owner or Agent

10/15/2019
Date

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

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

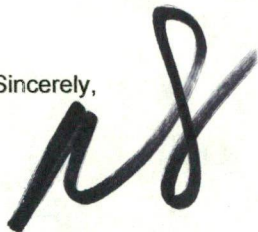
Re: 3 SE of 4th on San Antonio, APN: 010-253-016
Project Description

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,



Daryl Woods Architect
License No. C25147



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.

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.

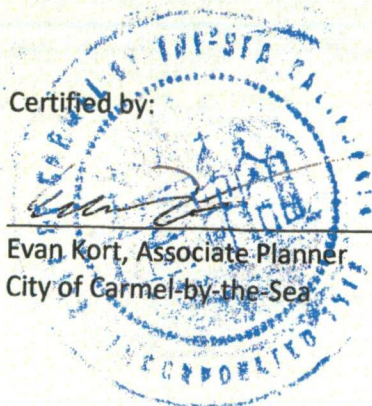
Attachment A – DPR Form 523 (7 pages)

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)

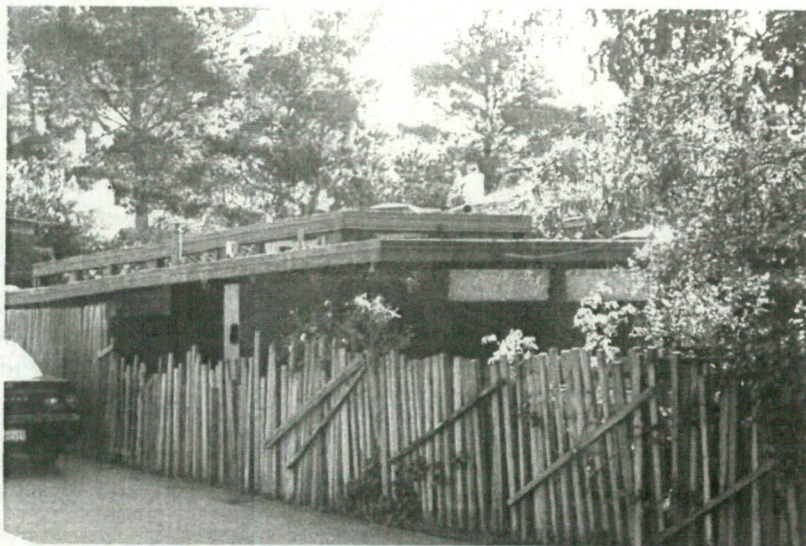
See Continuation Sheet.

*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

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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

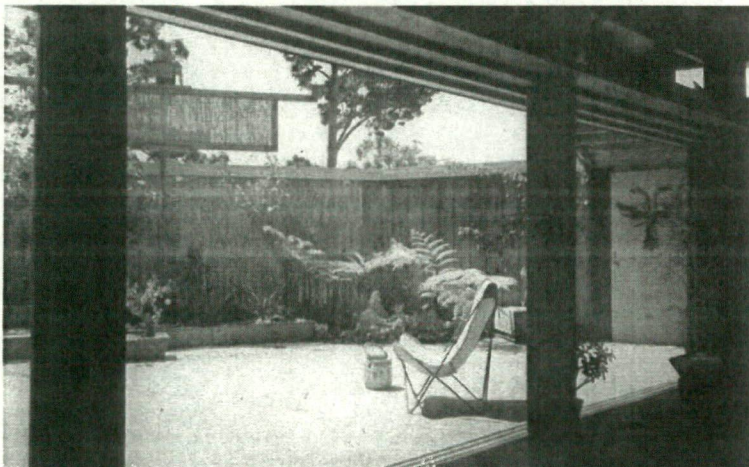
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represents the work of a master, an important, creative individual, or possesses high artistic values.

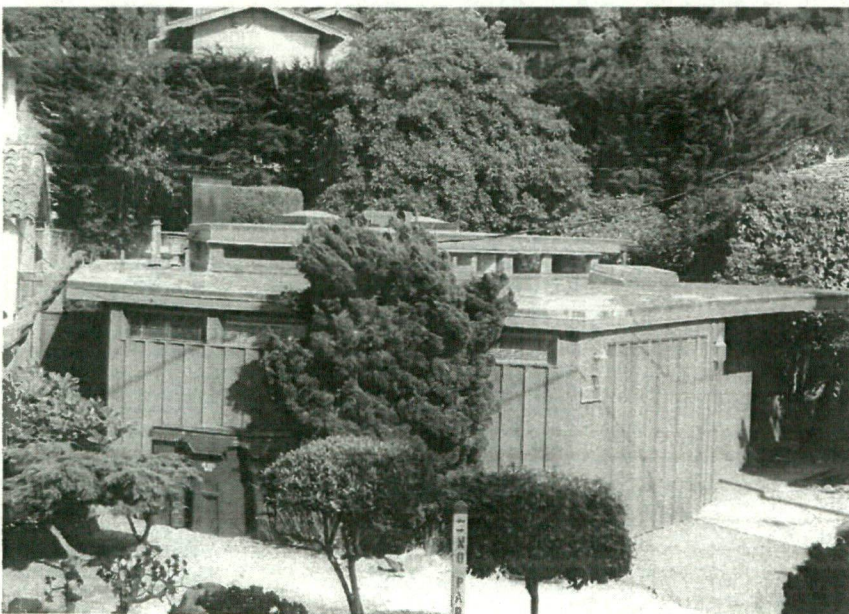
The Carmel Historic Preservation Ordinance cites additional eligibility requirements for Criterion Three. CMC17.32.040(D)1 and 3 state that a resource can be eligible under this criterion if it was:

- 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.

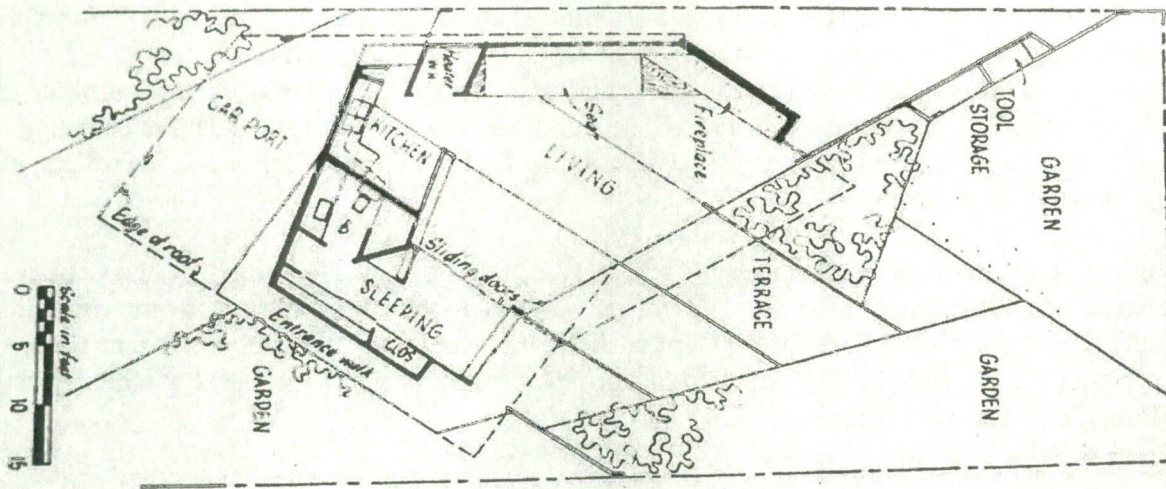


Chapman House. Photo by Morely Baer, MAARA Archives



Chapman House. MAARA Archives

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Chapman House Floor Plan, MAARA Archives

Location Map



**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
273 Lindero Drive
La Selva Beach, CA 95076

By

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

Patricia Paramoure Archaeological Consulting
5439 Soquel Drive
Soquel, CA 95073
(408) 891-9678
patparamourearcheconsult@gmail.com

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).

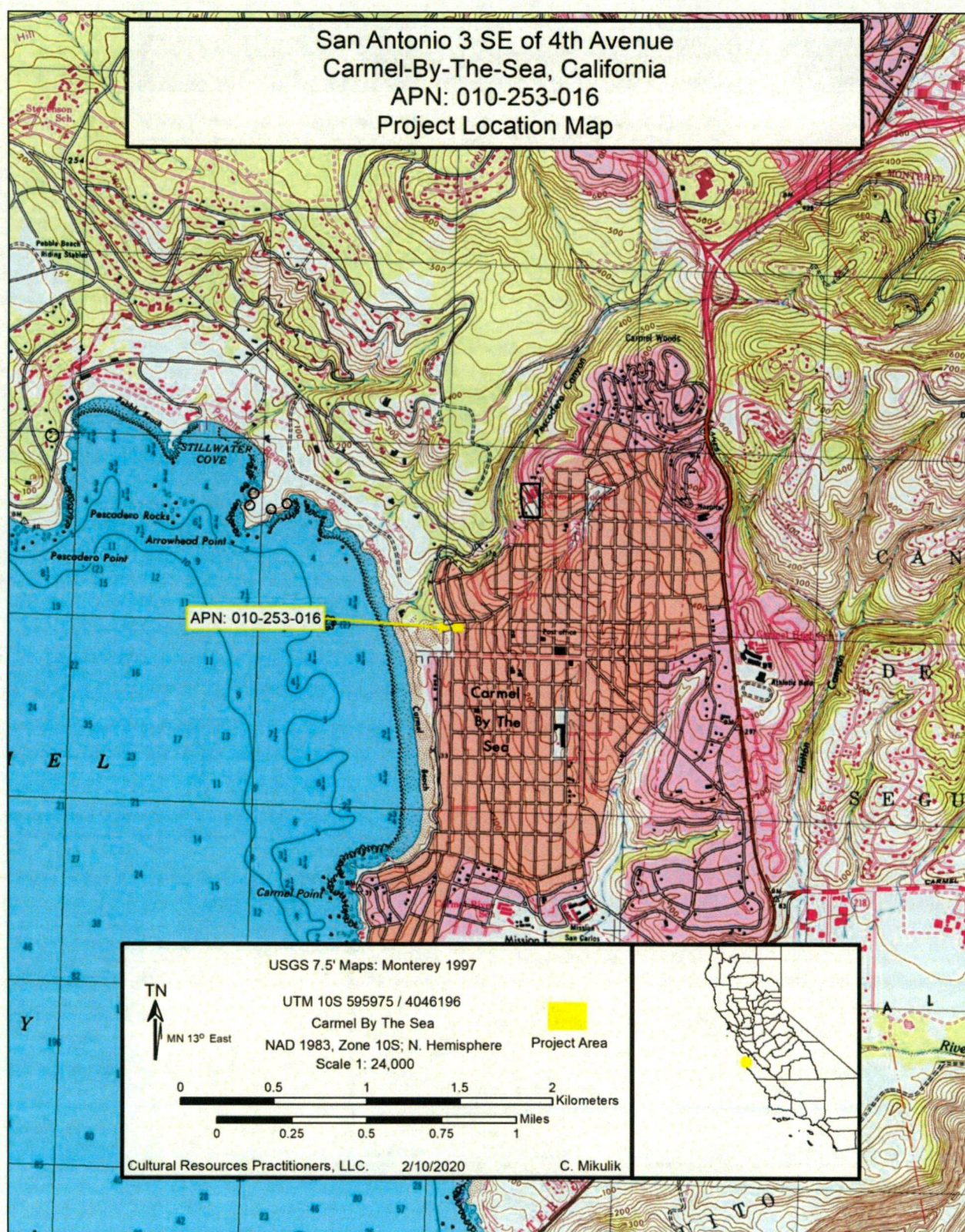


Figure 1. Project Parcel Location Map.

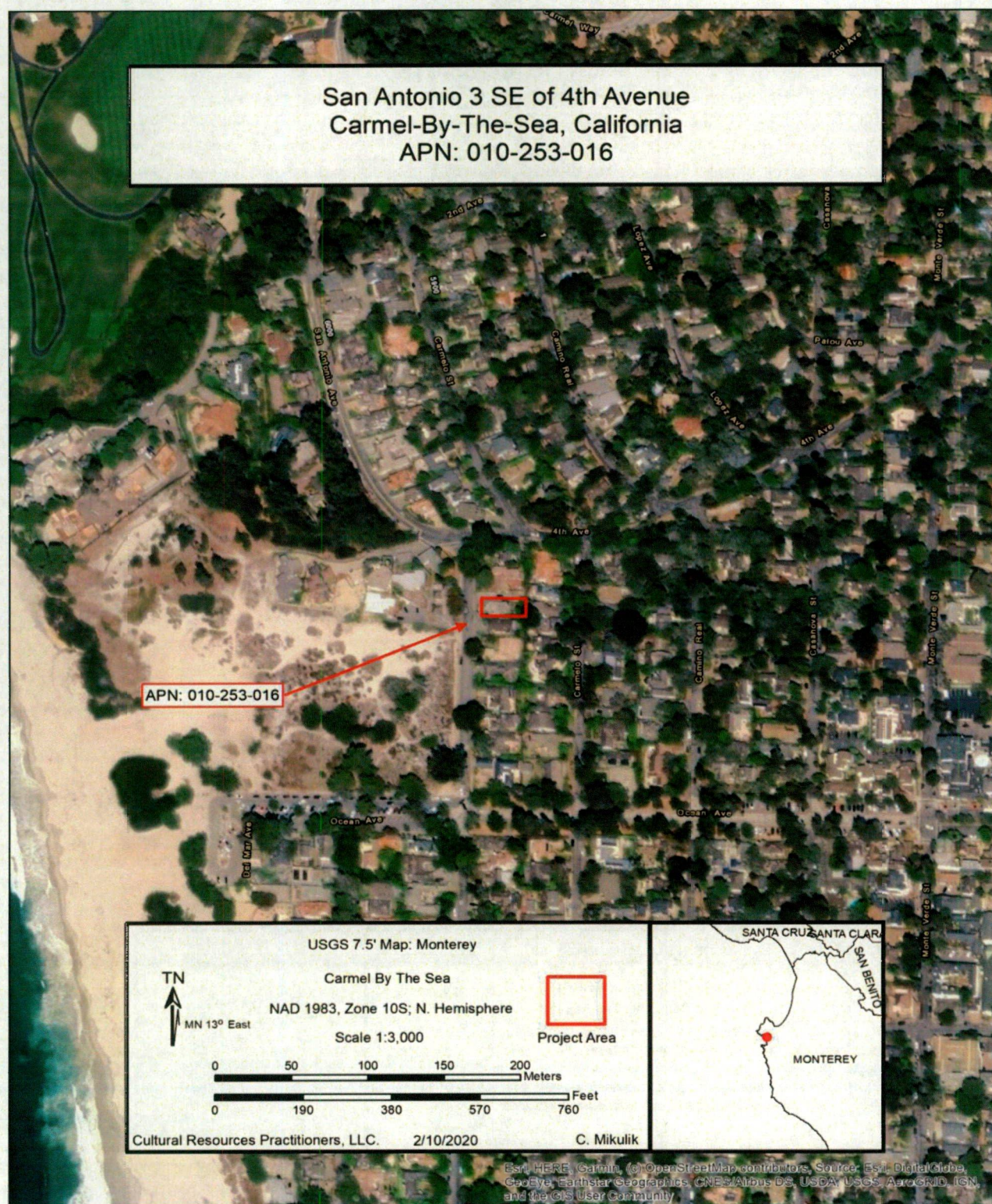


Figure 2. Project Parcel Aerial View.

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 the 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 bring 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

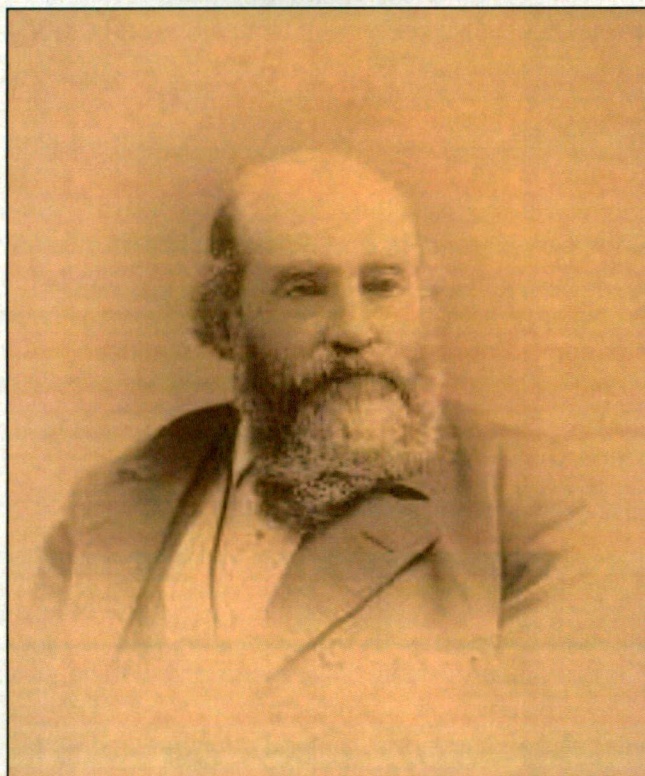


Figure 3. David Jacks.
(<http://hartmansion.com/davidjackscounty.html>)

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 Sheriff 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

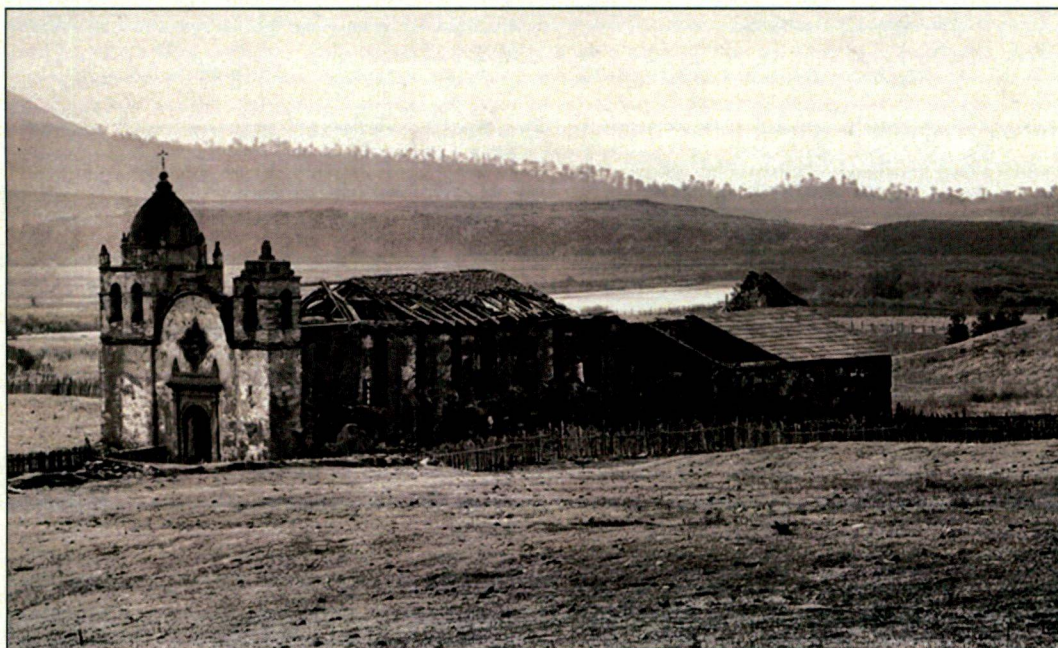


Figure 4. Carmel Mission After Abandonment.
(<https://carmelmagazine.com/archive/19su/a-living-history>)

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 of 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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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>	<i>R-1 Single Family Residential</i>
<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.

Part Three: Final Assessment

Please record the total points scored on pages two and three for each tree.

[illegible]

A. Did all assessment categories in Part Two achieve a minimum score of 1-point?

[illegible]

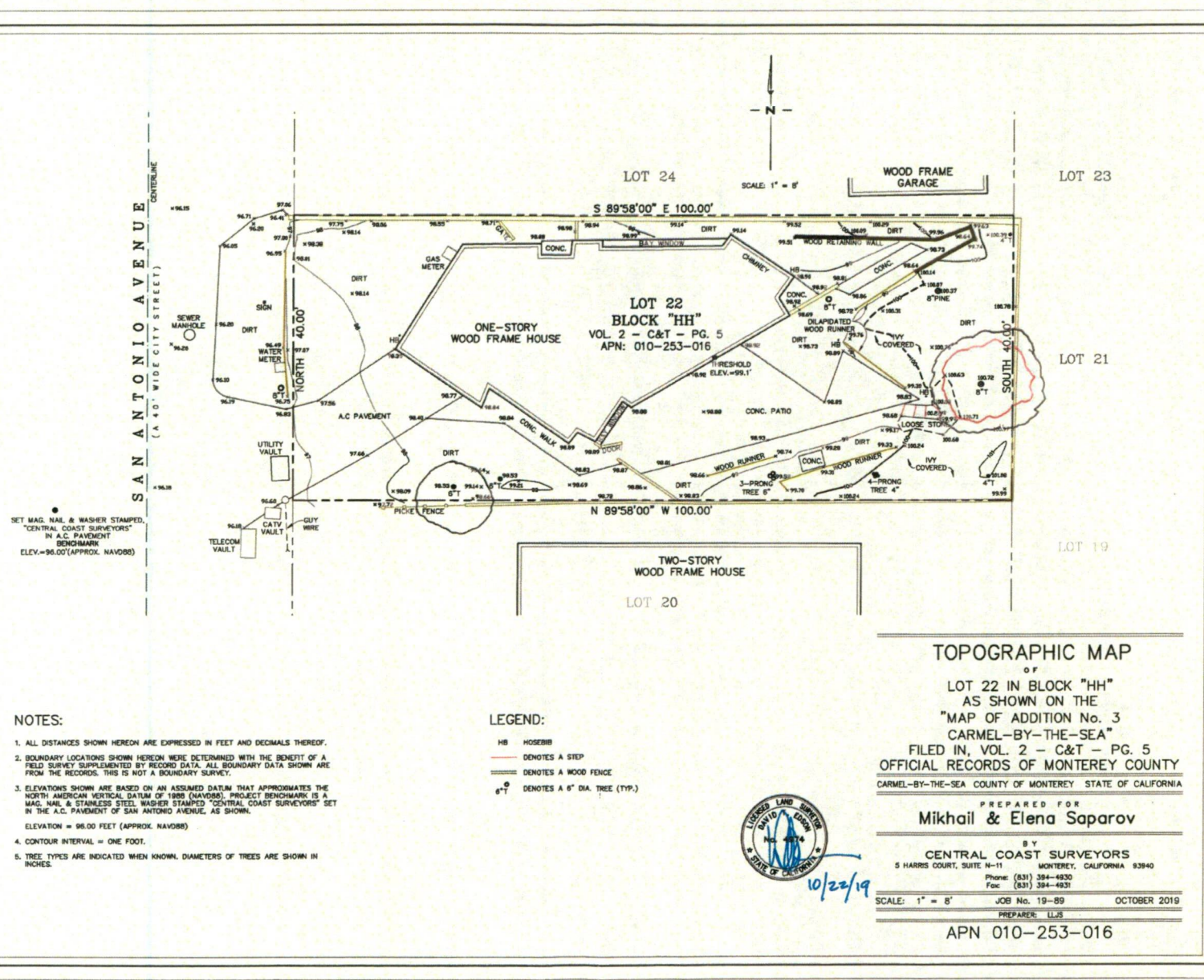
B. Are there any other factors that would disqualify a tree from a determination of significance? (Explain any 'yes' answer)

No _____ Yes _____

Conclusion: Does The Tree Qualify As Significant Or Moderately Significant?

If the tree meets the species, size and safety criteria identified in Part One and scores at least one point under each of the criteria in Part Two, it shall be classified as Significant if it achieves a score of **6 or more points** or shall be classified as Moderately Significant if it achieves a score of **4 or 5 points**. Tree species not listed in Part One-B that meet other screening criteria in Part One may be classified by the City Forester as Significant if they score **at least 7 points**, or as Moderately Significant if they score **at least 4 points**. All other trees are classified as non-significant.

[illegible]



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 1985 (NAVD85). 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. NAVD85)
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES.

LEGEND:

- HS HOSE2888
- DENOTES A STEP
- DENOTES A WOOD FENCE
- 6" 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) 384-4930
 Fax: (831) 384-4931
 SCALE: 1" = 8' JOB No. 19-89 OCTOBER 2019
 PREPARED BY: LLS
 APN 010-253-016

RECEIVED

OCT 22 2019

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