

Exhibit D

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

October 14, 2024

Mr. Craig Spencer, Director
Housing & Community Development Dept.
Monterey County
1441 Schilling Pl. 2ne Flr.
Salinas, CA 93901-9516

Dear Mr. Spencer:

This intent of this letter is to bring you up to date on the permitted discovery work under way at the historic Fan shell House, by noted American architect Mark Mills, located at 3137 17 Mile Dr., in Pebble Beach (APN# 008-263-001. The subject property was constructed in 1972. Constructed of slump stone blocks, the houses is segmental in design, taking a taking the form of a scalloped seashell, l in an arc shaped footprint, West to Northwest, just above the Pacific Ocean. The buildings style is Organic Modern. The structure has five bays, with massive glass windows framed with vertical steel members, piercing the roof and bolted in place. The radiating walls are set directly on the sand dunes.

It's immediate proximity to the ocean, and weather in general for over fifty years has caused structural damage to the building envelope, including corrosion of the vertical metal supports of all type, which, by expansion, has created cracks in the supporting slump stone walls. The roof covering has also eroded over time allowing minor water intrusion as well. The owner, an architect as well, has initiated a careful and exhaustive program of discovery regarding these issues, supported by the permits your office allowed, under Code section Chap. 18.25.020 for maintenance & repair, not only have the specific issues at hand been identified, but a number of the original craftsmen and contractors for the various material problems been engaged to resolve the problems, including access to original materials, such as the original slump stone bricks.

All of this work in the discover process, has provided a reasonable course to assure the appropriate materials, methods of construction, and a group construction people familiar with the residence, to affect an excellent result in the rehabilitation of this unique and important example of the design work of Mark Mills, a master architect. Attached you will find supporting documentation of the proposed work, which will meet the *secretary of the Interior's Standards for the Treatment of Historic Properties*, under the *Standard for Rehabilitation*.

Respectfully Submitted



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

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

*Resource Name or #: (Assigned by recorder) 3137 17-Mile Drive

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 Monterey Date 1983; Mount Diablo B.M.

c. Address 3187 17-Mile Drive City Pebble Beach Zip 93953

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 008-263-001

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

The single-family residence at 3137 17-Mile Drive is a one-story 2,200 square-foot Organic-style house, with a detached two-car garage, that was constructed in 1972 after plans by the modernist architect Mark Mills. (DPR 523A photo and figures 1-2). Built of slump blocks, the house is segmental in design, that is, the plan takes a segment of the arc of a circle. It faces northwest, or west as it is designated in this report for simplicity and clarity, toward the Pacific Ocean. The vaulted roof features five individual sections, each constructed along the lines of a scallop shell. The primary entrance is at the rear of the house, at the end of a short loggia, and faces south. At the front of the residence large windows, each formed of five glass panels set in steel sash coated with rubber, stretch from several feet above the floor to the ceiling, providing magnificent views for the four bedrooms and the central living room. A concrete-block interior chimney (that has been permanently closed) rises at the southwest corner of the house, and as a consequence the southern window, has but four glass panes. Two larger interior chimneys (which have also been closed) rise from the living room and an adjacent bedroom. At the rear of the house, the "scallop shells" have a smaller diameter than at the front and accordingly are more noticeably arched. The "shells" are individually set with windows from the (continued on page 3)

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

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



P5b. Description of Photo: (View, date, accession #) Looking east at west side, 1/20/22

*P6. Date Constructed/Age and Sources: Historic

Prehistoric Both

1972; Janey Bennett, *The Fantastic Seashell of the Mind* ([Novato, CA], 2017).

*P7. Owner and Address:

Janice M. O'Brien Family Trust

31161 Doral Place

Laguna Niguel, CA 92677

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

Anthony Kirk, Ph.D.

2644 State Street, No. 22

Santa Barbara, CA 93105

*P9. Date Recorded: 1/26/22

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (cite survey report and other sources, or enter "none.") Page & Turnbull, *Pebble Beach Historic Context Statement* (San Francisco, 2013).

*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)

P3a. Description:

top of the room to the ceiling, with three lights in each arch providing illumination. Proceeding south from the north end of the house, the laundry and part of the kitchen, located on the east side of two shells, are clad with T1-11 siding, as is the north side of the living room. The south side of the living room features a sliding-glass door. The bedroom to the south of the living room is distinguished by two large windows that extend from the floor to the ceiling. At the back of the house, a courtyard composed of large concrete pads surrounding an elliptical swimming pool that is pointed at either end. The courtyard extends east to a wall composed of slump blocks. To the southeast of the house stands a two-car garage, constructed of slump blocks and featuring a segmental front and back. Entry is by way two swing-up doors constructed with T1-11 siding. Solar panels were installed on the roof of the garage in 1986.

The house appears to be in fine condition. It stands on a large irregularly shaped parcel facing 17-Mile Drive and the Pacific Ocean. Signal Hill Road forms the southern border of the lot. Ice plant stretches from behind the house to 17-Mile Drive and Signal Hill Road. The parcel rises steeply behind the house to Spyglass Hill Golf Course.

B10. Significance:

Beach, located several hundred feet south of the building site. Particular attention was paid to the design of the roof, which was constructed with 2-by-4s set in steel rebar and covered with a thin concrete vault. As completed the house provides testament to the vision of Mark Mills and is an unusually fine example of Organic architecture. According to the *Pebble Beach Historic Content Statement*, prepared in August 2013 for Monterey County Parks by Page & Turnbull, it "features a distinctive scalloped roofline similar to the lip of a shell" and "appears individually eligible for the California Register of Historical Resources." No alterations have been made to the house, and it retains historic integrity.

The character-defining features of the house include its plan, form, fenestration, features, and finishes, together with the setting, which inspired the design.



Figure 1. Looking southwest across swimming pool, 1/20/22.

BUILDING, STRUCTURE, AND OBJECT RECORD

- B1. Historic Name: The Shell
- B2. Common Name: The Shell
- B3. Original Use: Single-family residence B4. Present Use: Single-family residence
- *B5. Architectural Style: Organic
- *B6. Construction History: (Construction date, alteration, and date of alterations) Constructed 1972 ;
- *B7. Moved? No Yes Unknown Date: Original Location:
- *B8. Related Features:
- B9a. Architect: Mark Mills b. Builder: Unknown
- *B10. Significance: Theme Architecture Area Pebble Beach

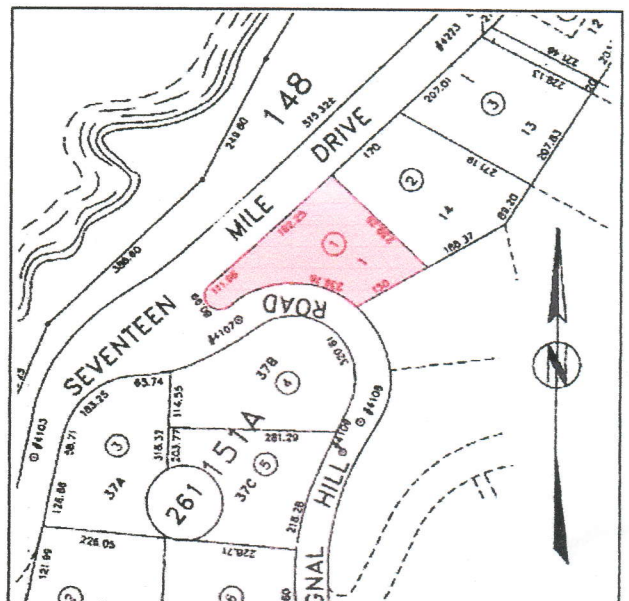
Period of Significance 1972 Property Type House Applicable Criteria CR 3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Address integrity.)

The property at 3137 17-Mile Drive appears to be eligible for the California Register of Historical Resources under Criterion 3 as an unusually fine example of Organic architecture. It was designed by Mark Mills, a Carmel architect who worked out of his home for more than half a century. Born in Jerome, Arizona, he graduated from the University of Colorado with a degree in Architectural Engineering. Invited to study and work with Frank Lloyd Wright, he spent four years at Taliesin West, learning about design and building. He left Arizona with Paolo Soleri, and the pair received a commission to design a house in Cave Creek, Arizona. Their project, known as the Dome House, was published in *Architectural Forum* in 1961, together with works by Friedrich Kiesler and Buckminster Fuller. Mills and Soleri were pioneers in a design movement that swept the nation over the following decade. He subsequently moved to San Francisco and was employed by the firm Anshen and Allen, working for a period on houses for Joseph Eichler. Mills soon took up residence in the seaside town of Carmel, and over his lifetime, he designed more than forty houses. *Architectural Digest* considered him one of the top architects in the world.

While at Taliesin West Mills attended a talk by Frank Lloyd Wright on seashells as housing, which proved inspirational to him. In late 1971 or early 1972 he was approached by James and Janice O'Brien, who asked him to design a house for them in Pebble Beach. At the time James O'Brien was a stockbroker in Santa Monica, but he took retirement near the end of the decade, and the couple lived the rest of their lives next to the ocean. James died in 1986 and Janis in early January 2022, having reached the age of 100. Their house was inspired by Fan Shell (continued on page 3)

- B11. Additional Resource Attributes (List attributes and codes):
- *B12. References:
Residential Building Record: 3137 17-Mile Drive, Office of the Monterey County Assessor, Salinas, CA.
Interviews with Kevin O'Brien, 1/20/22 and 1/24/22.
Janey Bennett, *The Fantastic Seashell of the Mind: The Architecture of Mark Mills* ([Novato, CA], 2017.
"Mark Mills (architect)," Wikipedia, (accessed January 25, 2022).
- B13. Remarks:
- *B14. Evaluator: Anthony Kirk, Ph.D.
- *Date of Evaluation: 1/26/22

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

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*Resource Name or # (Assigned by recorder) 3137 17-Mile Drive

*Recorded by Anthony Kirk, Ph.D.

*Date 1/26/22

Continuation Update



Figure 2. Looking east at west side of garage, 1/20/22.

Fan Shell remediation

2 messages

Rod Vowell <rodvowell@comcast.net>
To: Kent Seavey <seaveykent@gmail.com>

Sun, Oct 13, 2024 at 8:16 PM

Hi Kent,

Please find here, a response to your request to list the specialists working out initial structural problems for Fan Shell restoration.

Foundation Remediation: Soil survey to attain soil class and bearing capacity to facilitate foundation remediation. Conducted by Bob Hasseler Geotechnical Engineer for Haro Kasunich Geotechnical Engineers.

Foundation Remediation : Initial inspection revealed that the existing concrete floor slab had been installed without reinforcing steel or welded wire mesh and was unconnected to the existing grade beams. As Mark Mills had originally designed the building to ride out a seismic event in the sand dune habitat, this lack of reinforcement presented obvious concern. With subsequent design modifications requiring strengthening of existing grade beams it was the owners decision to replace the existing concrete slab with a new reinforced mat slab which has been designed by Alex Filatov CE/SE for Murphy Burr Curry Consulting Structural Engineers and installed by Miller and Associates Concrete.

Recording existing building details: To obtain an accurate "as built record" of the existing building we contracted with Multivista Company who performed a 3D Laser Scan and data capture service for Fan Shell interior and exterior. In that process we observed that the concrete thin shell roof was not constructed with the concrete thickness required by the original architectural plans. At the direction of Alex Filatov of MBC consulting engineers, an overlay of SIKKA 1000 is being applied to the exterior surface by Miller and Associates Concrete, to his prescribed thickness specification.

Spalled concrete and Slump block walls: Several areas of the exterior concrete roof soffits, concrete fascia and slump block walls exhibited spalling which we suspected was caused by chloride contamination which causes the reinforcing steel to rust and consequently expand, thereupon cracking and spalling the concrete and slump blocks alike. Upon investigation this cause was verified and a plan for remediation was created by Alex Filatov of MBC consulting structural engineers and repaired by Miller and Associates Concrete. To deter this from reoccurring we propose to waterproof the soffits and fascia which will eliminate the absorption of salt. These waterproofing specifications are provided by Tedd Waddell of Aquatech Consultancy, Building Envelope Design. To conceal the waterproofing we propose to cover this component with a very thin layer of stucco to closely match the existing texture of the sand blasted concrete surfaces. This includes the placement of a wood rib extension (corresponding to the stucco thickness), to precisely match existing conditions. Of note, upon demolition of the existing center soffit we observed that someone in the past had already replaced and repaired damaged resteel and concrete with epoxy coated rebar and patching compound.

Roofing and Waterproofing: Tedd Waddell of Aquatech Consultancy is providing all of our waterproofing details and was the first consultant that we brought into the project. One of Tedd's first tasks was to review the original architectural drawings and he noted that the roofing specifications required that Warner Hobart of Hobart Brothers, San Francisco, provide inspection and approval for the Gaco roof coating. Tedd commented that, this same day he had just received an email from Warner Hobart about another project that he and Tedd were collaborating on. This Warner Hobart is the son of Warner Hobart who provided the original roof in 1972. The new Gaco roof is being provided by Warner Hobart and will be installed by Lawson Roofing a fourth generation company in San Francisco which started business in 1907. There exists considerable efflorescence on the interior of the slump block due to intrusion of water. We are proposing to apply curtain grouting to the below grade walls from the negative side to water proof these areas. Warner Hobart and Tedd Waddell have specified a Silane product to make the above grade slump block water resistant.

Slump block repair: Specifications by Alex Filatov of MBC Consulting Engineers and repair by Miller and Associates Concrete, who had a very close relationship with Mark Mills, having worked on multiple projects of his design as well as his own homes. We found the replacement slump block from the manufacturer, Air Vol Block, Inc. of San Luis Obispo, in business since 1962.

Existing garage engineering: Csilla Foss is the daughter of Howard Carter the original structural engineer for the fan shell project. To date, she has consulted on the fan shell structure as well as the existing garage for which she will provide structural engineering.

Fanshell House • 3137 17 Mile Drive • Pebble Beach, California
Repair & Maintenance – August 2024



View from 17 Mile Dr.

<i>Owner</i>	Randall and Stacy Dowler 705 University Avenue Los Altos, CA 94022	
<i>Architects</i>	Gretchen Flesher Architects 550 Hartnell Street, Suite E Monterey, CA 93940 (831) 375-4868	
<i>Contractor</i>	Rod Vowell Builders P.O. Box 22921 Carmel, CA 93922 (831) 620-2541	
<i>Historic Consultant</i>	Kent Seavey 310 Lighthouse Avenue Pacific Grove, CA 93950 (831) 375-8739	
<i>Structural Engineers</i>	Murphy Burr Curry, Inc. 85 Second Street, Suite 501 San Francisco, CA 94105 (415) 546-0431	Howard Carter & Associates, Inc. 9600 Blue Larkspur Lane, #202 Monterey, CA 93940 (831) 373-3119

Soils Engineer

Haro Kasunich and Associates, Inc.
116 East Lake Avenue
Watsonville, CA 95076
(831) 722-4175
Robert Hasseler, P.E.

Waterproofing Specialist

Aquatech
1777 N California Blvd. #210
Walnut Creek, CA 94596
(415) 884-2121
Ted Waddel

Lighting Designer

EJA Lighting Design
201 Alameda del Prado, Suite 204
Novato, CA 94949
(415) 482-0923
Eric Johnson

Mechanical Engineer

Zal Engineering
99 Pacific Street, Suite 375G
Monterey, CA 94940
Jaime Zaldivar, P.E.



View from rear of property

GENERAL INTRODUCTION

Constructed in 1972 the Fanshell House was designed by Mark Mills Architect of Carmel, California for the O'Brien family. Himself an architect, the current owner purchased the residence in 2022 for the sole purpose of maintaining the residence and preserving its iconic organic design and presence on 17 Mile Drive. With the original drawings in hand he proceeded to familiarize himself with the intricacies of the unique design and how to make it habitable once again.

A DRP 523A Primary Record was generated for the property before the sale in 2022. The property does not appear on the County's Registry of Historic Properties. The owner proposes to approach the scope with the intent of adhering to the Secretary of Interior Standards for Repair & Maintenance. The new proposed work is primarily interior, with exterior modifications occurring at the secondary elevations of the courtyard and the garage.

PRELIMINARY EVALUATION

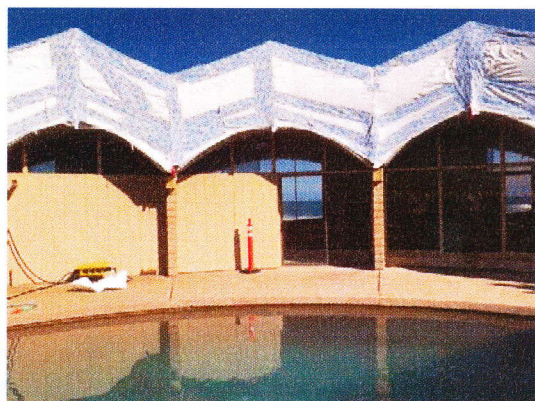
At the time of purchase the house had not been occupied for many years. The original structure had minor modifications but suffered from loss of original elements and extreme weathering and damage. Some attempts to patch concrete materials resulted in further damage and degradation of the concrete shell roof and CMU structural walls.

The initial evaluations of the structure for the sale of the property identified observable conditions of materials and systems as is typical of initial reports. Following this surface overview the owner called in a team of experts to analyze the structure to prepare a course of action for the repair and maintenance to follow.

PROTECTING THE STRUCTURE

The most urgent task was to evaluate the roofing and mitigate the source of the extensive water intrusion and damage. Roof leakage had left significant effervescence stains on the slump stone CMU walls throughout the building. The supporting CMU columns showed significant cracking and degradation due to the coastal elements and water intrusion causing extensive corrosion of the reinforcing steel and spalling of the roof fascia.

The owner hired a contractor to proceed with investigating the damage to proceed with reroofing the structure. Removal of the original membrane led to a series of discoveries that caused the owner to pause and investigate further. Once the original roofing was removed a temporary cover was erected to weatherproof the roof allowing a more comprehensive study of the structure.



the CMU supporting walls were inadequate to handle any of the desired interior modifications of the walls. Multiple structural solution methods were considered to reinforce the footings.

The radiant heating system was tested to determine if it could be repaired. The system was leaking in multiple areas and we later found out from the original family friends that the system never did work well. Further evaluation of the below slab moisture barrier and soil compaction concluded that the most cost effective and structural solution would be a new mat slab to tie the walls together, provide a sufficient moisture barrier. A new topping slab for the radiant heat system could be insulated from the structural slab work more efficiently.

EXISTING CONDITION SUMMARY

Concrete Fascia

The previous owners attempted patching and repair of the weathered concrete shell at the underside of the fascia/roof edge. Loose and cracked patched concrete did not adhere to the original concrete making the deterioration even worse. Extensive corrosion of the steel in unpatched areas were left exposed and resulted in additional concrete fracture and spalling.

An original wood trellis element at the north and south walls has completely disappeared save for a few remaining supporting beams.

CMU Walls

The unprotected CMU walls have areas of cracking due to water intrusion resulting in corrosion of the steel reinforcing. The ocean side of the house has had the most damage. The work to repair the walls will entail replacing the damaged blocks and reinforcing. The original manufacturer of the CMU is available and will make the blocks to match the original materials.

The CMU retaining walls have also suffered extensive damage. The mortar top cap detail has cracked in multiple areas resulting in disintegration of sections of the site walls and planters.

Window Wall

The original west facing steel frame projected window wall has been significantly damaged by corrosion. The steel mullions are supported at the roof by bolts embedded in the concrete. The steel sections protrude through the concrete roof and as a result have corroded further damaging the roof. The mullions are attached with steel sections to the low CMU wall. The low wall is riddled with hairline cracks due to the stresses of the projected frames. Sill heights of the operable casement units in the bedrooms are too high for required egress.

The plate glass is set in a heavy black caulking directly in a slot in the concrete roof and supporting CMU sidewalls. The one foot projection from the supporting wall is filled in with plywood segments some of which slide for ventilation. The plywood has swelled over the years rendering the sliding segments inoperable.

The glazing has panes of differing colors due to replacements of dissimilar glass materials over the years and a surface tint treatment of select panes. When the house was purchased, there were cracked and broken panes that the new owner replaced. Some of which cracked again.

The courtyard wall glazing is similar to the west plate glass in the way it attaches to the concrete roof and CMU columns. The transom and picture windows on this elevation have wood mullions and sills.

Due to extensive corrosion the steel frames are not serviceable. The glass window wall facing the ocean is a primary feature of the house that we wish to replace with insulating glass and thermally broken steel frames. We have researched extensively to find a manufacturer that can closely replicate the thinness of the existing windows and the mullion pattern. A modified structural support for the projected window wall is proposed to be contained entirely on the interior of the building so as not to modify the low wall. Given that the vaulted concrete roof structure is the primary significant feature of the house, few opportunities exist to increase the thermal performance of the building. The energy efficiency of the glass being the one element that can make a tangible improvement, without the loss of design features or intent, seems the most feasible treatment to create a more comfortable environment.

Exterior Partition Walls

The rear courtyard wall and garage wall are sheathed in T-111 painted plywood. The sheathing has delaminated and cupped due to exposure and installation on curved surfaces. The east wall and the south CMU have the most extreme exposure to sun and rainstorms. Water damage due to inadequate flashing and drainage have separated the siding from the framing.

Sitework

The rear courtyard concrete paving surrounding the existing pool slopes towards the east wall of the structure. The lack of flashing or moisture barrier between the exterior and interior slabs has contributed to excessive moisture being wicked up into the wood framed wall resulting in excessive mold growth. This being the back wall of the Kitchen, was a condition concealed by the cabinetry. No positive drainage exists to migrate surface water beyond the boundaries of the courtyard.

PROJECT PROGRAM

Following the extensive evaluation, it was determined that several processes are required to stabilize the structure and prepare it for continued residential use for the next 50 years. Considering the minor interior modifications and replacement systems to be as energy conscious as possible, the work can be categorized as Repair & Maintenance and New Work. The following outlines the scope of work being proposed.

Repair and Maintenance

- ☒ Replace damaged concrete shell roof eave extensions and fascia on the west elevation replacing reinforcing as necessary
- ☒ Strengthen the concrete shell with SikaQuick VOH structural topping material to thicken the shell calibrated to the original design dimensions
- ☒ Reroof vaulted roof with the same material as the original Gaco Western, Inc. membrane product with ground walnut shells
- ☒ Replace the missing trellis sections on the two ends of the building with an improved anchorage system and more durable materials to match the dimensions of the original. Trellis will incorporate a gutter to divert water from sheeting down the CMU walls reducing the water intrusion at these vulnerable areas
- ☒ Replace existing wall plywood siding with new vertical clear T&G cedar siding
- ☒ Replace the glazing throughout with new thermally broken metal frame with insulated glazing. Recreate projected glazed window wall with new structural support system

- matching the original mullion spacing. Replace a glass transom panel at the Mechanical Room with a new wood louver
- ✘ Replace the existing non-structural concrete interior floor slab with new structural mat slab and topping slab for new radiant floor system. Replicate the recessed Sitting Area and built-in seating
- ✘ Upgrade electrical and lighting throughout with high efficiency fixtures and equipment
- ✘ Provide drainage at the existing pool to be filled in, retain the structure for reversibility as required. The outline of the pool shape to be reflected in the paving detail
- ✘ Replace the existing patio concrete paving to correct the slope for adequate drainage away from the buildings
- ✘ Repair damaged existing CMU walls and columns, provide waterproofing at exposed areas. Material being sourced from original manufacturer to match color and textures
- ✘ Replace existing and missing courtyard exterior light fixtures with new LED dark sky rated lighting

New Work

- ✘ While maintaining the original distribution of space the new plan reduces the number of bedrooms and baths within the main structure
- ✘ Create openings in select interior CMU walls to expand the living area
- ✘ New casework and equipment at expanded Kitchen, relocate laundry to hallway
- ✘ New window and door added at Kitchen courtyard side exterior wall. New round art glass windows added at Entry and a new operable window is proposed in the Guest Bath.
- ✘ Add a new layer of wood slats and plaster finish to the interior ceiling throughout. The materials will exactly replicate the ribbed appearance in maximum 3/4" depth
- ✘ Subdivide the garage to create an office/gym and half bath, provide windows and door access from courtyard
- ✘ Remove one garage door, infill with new windows and CMU wall section
- ✘ Remove a portion of roof overhang at upper garage roof. Expand existing lower level overhang for full width of the garage
- ✘ Replace one pane of transom glass above the Mechanical Room door with a wood louver
- ✘ Remove solar panels on garage roof. Replace upper section with low level green roof membrane system. Reroof lower section and overhang with membrane roofing to match main structure
- ✘ Infill the existing pool and cover with additional patio paving. Provide new drainage collection system to terminate at dry wells in existing parking area
- ✘ Provide drip flashing at new fascia. Provide waterproofing at exposed concrete and finish underside of eaves with new wood slats and cement plaster system to replicate original pattern and allow for more positive waterproofing at window wall
- ✘ Add above ground hot tub, planters and bench in existing courtyard, equipment to go in the existing mechanical closet at the garage
- ✘ Provide new CMU curtain wall waterproofing at below grade walls
- ✘ Install new fire sprinkler system. The new side wall system will not penetrate the concrete roof. The riser and equipment will be housed in a closet created in the garage.

EXHIBITS



Roof Repair - Northwest Elevation

The eave shows patched concrete edge at each of the roof vaults.



Details of patches at fascia and beams due to corrosion of embedded rebar at fascia.



Cracked concrete at window wall due to water intrusion and rebar corrosion



Removal of patched concrete to expose extent of corrosion of rebar. Exploration uncovered corrosion from roof edge to window line was consistent at each roof segment.

Window Wall



Painted steel sill of projected window wall



Steel frame embedded and protruding through the concrete roof shell



Considerable corrosion of mullions and sill

Wall Water Intrusion



Interior view of south exterior wall at Primary Bedroom. Water intrusion from damaged roof edge, and chimney. Proposed replacement trellis at end walls would capture roof water run off in a new gutter to reduce water sheeting over the roof edge down the wall face.



CMU Columns



Cracked and previously repaired



Northern most column and remnants of original trellis at roof edge



Moisture intrusion from grade as well



Garage roof parapet cracked below solar panel and along parapet top

DESIGN REVIEW PHOTO SUBMITTAL- FANSHELL HOUSE

DOWLER RESIDENCE
3137 17 MILE DRIVE
PEBBLE BEACH, CA 93953

SEPT. 24, 2024

Project No. 1321.01



VIEW FROM 17 MILE DRIVE



REAR VIEW – FROM PRIVATE PROPERTY



GARAGE FROM PARKING AREA



ENTRY FROM PARKING AREA- SOUTH ELEV.



NORTH ELEV.



COURTYARD VIEW – GARAGE NORTH WALL



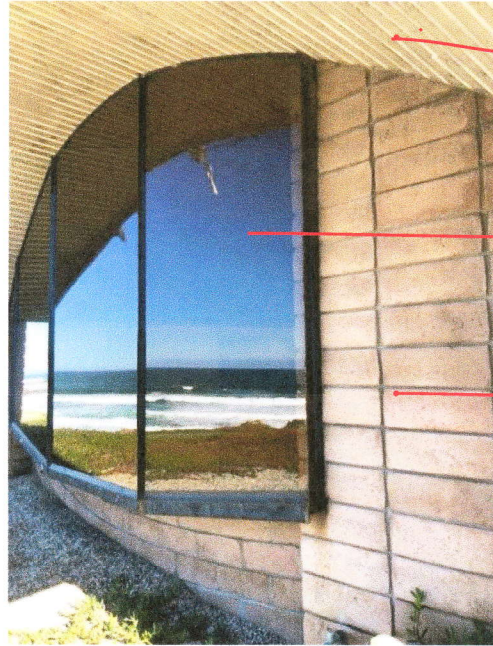
COURTYARD VIEW EAST ELEV.



GARAGE- SOUTH ELEV.



WINDOW WALL



CONCRETE SHELL
VAULTED ROOF
W/ WOOD INSERTS

PLATE GLASS IN
PAINTED STEEL
FRAME

SLUMP STONE
CMU BLOCK

5

Quick Search: Search for people information in the box to the right

Citizen Access account is not required for this search.

008-263-001-000

[Home](#) [Building](#) [Code Compliance Cases](#) [Planning](#) [Public Records Requests](#) [more](#) ▼[Dashboard](#)[My Records](#)[My Account](#)[Advanced Search](#)

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Explore by Category: [Records\(13\)](#) [Property Information\(1\)](#)

Records

[All Records](#)

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Created Date	File Number	Status	Permit Type	Module	Address
09/26/2024	24TMP-007439		Design Approval	Planning	3137 17 MILE DR, PEBBLE BEACH, CA 93953
06/06/2024	24CP00572-REV3	Issued	Revision	Building	3137 17 MILE DR, PEBBLE BEACH, CA 93953
05/22/2024	23CP02852-REV1	Ready to Issue	Revision	Building	3137 17 MILE DR, PEBBLE BEACH, CA 93953
05/09/2024	24CP00572-REV2	Issued	Revision	Building	3137 17 MILE DR, PEBBLE BEACH, CA 93953
04/30/2024	24CP00572-REV1	Issued	Revision	Building	3137 17 MILE DR, PEBBLE BEACH, CA 93953
02/26/2024	24CP00572	Issued-Revised	Combination	Building	3137 17 MILE DR, PEBBLE BEACH, CA 93953
09/11/2023	23CP02893	Issued	Building	Building	3137 17 MILE DR, PEBBLE BEACH, CA 93953
09/06/2023	23CP02852	Revision Submitted	Re-Roof	Building	3137 17 MILE DR, PEBBLE BEACH, CA 93953
01/07/2022	REC220028	Finished	Records Request	Records	3137 17 MILE DR, PEBBLE BEACH, CA 93953
10/04/2006	BP062496	Finald	Building/Plumbing/./.	Building	3137 17 MILE DR , PEBBLE BEACH,

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Property Information

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Address	Parcel Number
3137- 17 MILE DR,PEBBLE BEACH, CA 93953	008-263-001-000

1321.01



(PERMITS)

Notes

RE-ROOF (23CP02852)

REPAIR SOFFITS/ROOF THICKNESS
(23CP02852) REV. 1

CMU PERMIT (23CP02893) EXTERIOR

COMBO PERMIT REPLACE INTERIOR WTR LINES
& ELEC. SERVICE PANEL REPLACEMENT
(24CP00572)

DEMO EXISTING INTERIOR CONCRETE SLAB
(24CP00572) REV. 1

DEMO EXISTING POOL
(24CP00572) REV. 2

BUILDING PERMIT: REPLACE PLUMBING/
ELECTRICAL/RADIANT HEATING UNDER
CONCRETE SLAB (24CP00572) REV. 3

Aug

Sep

Oct

CEQA requirements for treatment of
Historic Properties.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.