

SUPPLEMENTAL DEMOLITION TIMELINE AND PHOTO DOCUMENTATION

February 2018 Property purchased by applicant, Michael and Nina Marco

July 18, 2018: HPB approval of the COA for the demolition of the non historic 1,936 SF rear addition built in 2007 and the 1,156 SF 1st floor addition built in 1981.



SUPPLEMENTAL DEMOLITION TIMELINE AND PHOTO DOCUMENTATION

October, 2018 Before and After Approved COA Demolition



AERIAL VIEW OF EXISTING HOUSE WITH 1980 & 2007 ADDITIONS PRIOR TO 1ST DEMO OCT 2018



VISTA DEL MAR VIEW AFTER 1ST DEMO OCTOBER 24, 2018

SUPPLEMENTAL DEMOLITION TIMELINE AND PHOTO DOCUMENTATION

May 1, 2019: After the completion of the HPB approved COA for the demolition of the non historic additions, the HPB approved the COA for the construction of a new 2-story addition and restoration of the original historic building.



VISTA DEL MAR FACADE AT TIME OF COA APPROVAL MAY 1, 2019



SEABREEZE FACADE AT TIME OF COA APPROVAL MAY 1, 2019

SUPPLEMENTAL DEMOLITION TIMELINE AND PHOTO DOCUMENTATION

September 27, 2019: Permit plans 19-00185798 submitted to the building department.

February 28, 2020 Building permit approved. Base of existing steel columns and pile cap plates excavated and severe corrosion discovered.

March 5, 2020 Structural engineer inspects corrosion and recommends corroded steel be cut out and replaced by new steel. **See Engineer's report.**



CORRODED STEEL COLUMN EXPOSED FEB 28, 2020



CORRODED STEEL COLUMN AND PLATE MARCH 5, 2020

SUPPLEMENTAL DEMOLITION TIMELINE AND PHOTO DOCUMENTATION

March 10, 2020 The existing house is stabilized and supported by cribbing in order to cut out the damaged steel at the base.



CRIBBING TO SUPPORT HOUSE DURING STEEL REPAIR MARCH 10, 2020



CUTTING OUT CORRODED STEEL MARCH 10, 2020

SUPPLEMENTAL DEMOLITION TIMELINE AND PHOTO DOCUMENTATION

March 11, 2020 The existing corroded steel column sections and pile cap plates are cut out and replaced. The elevation of the finish first floor is raised to 7' NAVD by cutting out and replacing the corroded steel column sections at the base while the house is supported by the cribbing. **The elevation change was not approved in advance by the HPB. See Justification Statement.**



REPLACE STEEL COLUMN SECTION & PILE CAP PLATE MARCH 11, 2020



CORRODED STEEL COLUMN AND PLATE REMOVED MARCH 11, 2020



CORRODED STEEL PILE CAP PLATE MARCH 11, 2020



NEW STEEL PILE CAP PLATE & COLUMN SECTION MARCH 11, 2020

SUPPLEMENTAL DEMOLITION TIMELINE AND PHOTO DOCUMENTATION

April 28, 2020 Existing house after the elevation was changed to 7' NAVD, prior to the foundation work, slab pour and non approved demolition.



SEABREEZE VIEW AFTER ELEV CHANGE & PRIOR TO DEMO APRIL 28, 2020



VISTA DEL MAR VIEW AFTER ELEV CHANGE & PRIOR TO DEMO APRIL 28, 2020

Supplemental Demolition Timeline and Photo Documentation

July 15-16, 2020 Demolition and removal of all the existing glass, louvers, siding, roof and wood members. **A COA for Demolition was not applied for and was not approved by the HPB. See Justification Statement and Engineer's Inspection Report.**



VISTA DEL MAR FACADE INTACT AFTER REMOVAL OF ROOF JULY 15, 2020 10:32 AM



SEABREEZE SIDE EXISTING GLASS REMOVAL JULY 15, 2020 1:58 PM

SUPPLEMENTAL DEMOLITION TIMELINE AND PHOTO DOCUMENTATION



SEABREEZE SIDE GLASS & LOUVER COMPLETE REMOVAL JULY 15, 2020 2:54 PM



COMPLETE REMOVAL OF GLASS, LOUVERS AND SIDING JULY 16 2020 10:05 AM

SUPPLEMENTAL DEMOLITION TIMELINE AND PHOTO DOCUMENTATION

August 5, 2020 Stop Work Order issued by the building department due to the change in elevation and the demolition of more than 25% of the historic structure without HPB approval. Work on the concrete foundation and the existing steel structure repair and preservation were allowed to be completed.



STEEL STRUCTURE AFTER DEMO & ELEV CHANGE AUGUST 24, 2020



EXISTING STRUCTURE AFTER ELEV CHANGE, DEMO & STEEL PRESERVATION MAY 5, 2021