

County of Monterey

County of Monterey Government Center
1441 Schilling Place, Salinas, CA 93901
Via Teleconference/Zoom



Meeting Agenda - Final

Thursday, October 2, 2025
11:30 AM

Historic Resources Review Board

IMPORTANT NOTICE REGARDING PARTICIPATION IN THE HISTORIC RESOURCES REVIEW BOARD MEETING

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the County of Monterey Historic Resources Review Board alternative actions on any matter before it.

In addition to attending in person, public participation will be available by ZOOM and/or telephonic means:

PLEASE NOTE: IF ALL HRRB MEMBERS ARE PRESENT IN PERSON, PUBLIC PARTICIPATION BY ZOOM IS FOR CONVENIENCE ONLY AND IS NOT REQUIRED BY LAW. IF THE ZOOM FEED IS LOST FOR ANY REASON, THE MEETING MAY BE PAUSED WHILE A FIX IS ATTEMPTED BUT THE MEETING MAY CONTINUE AT THE DISCRETION OF THE CHAIRPERSON.

You may participate through ZOOM. For ZOOM participation please join by computer audio at: <https://montereycty.zoom.us/j/97703371869?from=addon>

OR to participate by phone call any of these numbers below:

+ 1 213 338 8477 US (Los Angeles)

+ 1 669 219 2599 US (San Jose)

+ 1 669 900 6833 US (San Jose)

+ 1 929 205 6099 US (New York)

+ 1 312 626 6799 US (Chicago)

Enter this Meeting ID number 977 0337 1869 when prompted.

PUBLIC COMMENT: Please submit your comment (limited to 250 or less) to the HRRB Clerk at hrrbhearingcomments@co.monterey.ca.us. In an effort to assist the Clerk in identifying the agenda item relating to your public comment please indicate in the Subject Line, the meeting body (i.e. Historic Resources Review Board Agenda) and item number (i.e. Item No. 10). Your comment will be placed into the record at the Historic Resources Review Board meeting.

Public Comments received by 5:00 p.m. on the Wednesday prior to the HRRB meeting will be distributed to the HRRB via email.

Public Comment submitted during the meeting can be submitted at any time and every effort will be made to read your comment into the record, but some comments may not be read due to time limitations. Comments received after the agenda item will be made part of the record if received prior to the end of the meeting.

ALTERNATIVE FORMATS: If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda, please call the Monterey County Housing and Community Development at (831) 755-5025.

INTERPRETATION SERVICE POLICY: The Monterey County Historic Resources Review Board invites and encourages the participation of Monterey County residents at its meetings. If you require the assistance of an interpreter, please contact the Monterey County Housing and Community

Development Department located in the Monterey County Government Center, 1441 Schilling Place, 2nd Floor South, Salinas - or by phone at (831) 755-5025. The Clerk will make every effort to accommodate requests for interpreter assistance. Requests should be made as soon as possible, and at a minimum 24 hours in advance of any meeting of the Historic Resources Review Board.

La medida recomendada indica la recomendación del personal en el momento en que se preparó la agenda. Dicha recomendación no limita las acciones alternativas del Consejo de Revisión de Recursos Históricos del Condado de Monterey sobre cualquier asunto que se le haya sometido. Además de asistir en persona, la participación del público estará disponible por ZOOM y/o medios telefónicos:

TENGA EN CUENTA: SI TODOS LOS MIEMBROS DEL HRRB ESTÁN PRESENTES EN PERSONA, LA PARTICIPACIÓN PÚBLICA DE ZOOM ES SOLO POR CONVENIENCIA Y NO ES REQUERIDA POR LA LEY. SI LA TRANSMISIÓN DE ZOOM SE PIERDE POR CUALQUIER MOTIVO, LA REUNIÓN PUEDE PAUSARSE MIENTRAS SE INTENTA UNA SOLUCIÓN, PERO LA REUNIÓN PUEDE CONTINUAR A DISCRECIÓN DEL PRESIDENTE DE LA REUNIÓN.

Puede participar a través de ZOOM. Para la participación de ZOOM, únase por computadora en: <https://montereycty.zoom.us/j/97703371869?from=addon>

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Presione el código de acceso de reunión: 977 0337 1869 cuando se le solicite.

COMENTARIO PÚBLICO: Por favor envíe su comentario (limitado a 250 palabras o menos) al personal del Consejo de Revisión de Recursos Históricos del Condado de Monterey al correo electrónico: hrrbhearingcomments@co.monterey.ca.us. En un esfuerzo por ayudar al personal, indique en la línea de asunto, la audiencia de la reunión (por ejemplo, la agenda del Consejo de Revisión de Recursos Históricos del Condado de Monterey) y el número de punto (por ejemplo, el No. de agenda 10). Su comentario se incluirá en el registro de la audiencia del Consejo de Revisión de Recursos Históricos del Condado de Monterey.

Los comentarios públicos recibidos antes de las 5:00 p.m. del miércoles anterior a la reunión del Consejo de Revisión de Recursos Históricos se distribuirán al Consejo de Revisión de Recursos Históricos por correo electrónico.

El comentario público enviado durante la reunión se puede enviar en cualquier momento y se hará todo lo posible para leer su comentario en el registro, pero algunos comentarios pueden no leerse debido a limitaciones de tiempo. Los comentarios recibidos después del tema de la agenda se incluirán en el registro si se reciben antes de que finalice la junta.

FORMATOS ALTERNATIVOS: Si se solicita, la agenda se pondrá a disposición de las personas con discapacidad en formatos alternativos apropiados, según lo exige la Sección 202 de la Ley de Estadounidenses con Discapacidades de 1990 (42 USC Sec. 12132) y las reglas y regulaciones federales adoptadas en implementación de la misma. Para obtener información sobre cómo, a quién y cuándo una persona con una discapacidad que requiere una modificación o adaptación para participar en la reunión pública puede hacer una solicitud de modificación o adaptación relacionada con la

discapacidad, incluidas las ayudas o servicios auxiliares, o si tiene alguna pregunta sobre cualquiera de los temas enumerados en esta agenda, llame al Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey al (831) 755-5025.

POLÍZA DE SERVICIO DE INTERPRETACIÓN: Los miembros del Consejo de Revisión de Recursos Históricos del Condado de Monterey invita y apoya la participación de los residentes del Condado de Monterey en sus reuniones. Si usted requiere la asistencia de un interprete, por favor comuníquese con el Departamento de Vivienda y Desarrollo Comunitario localizado en el Centro de Gobierno del Condado de Monterey, (County of Monterey Government Center), 1441 Schilling Place, segundo piso sur, Salinas – o por teléfono al (831) 755-5025. La asistente hará el esfuerzo para acomodar los pedidos de asistencia de un interprete. Los pedidos se deberán hacer lo mas pronto posible, y a lo mínimo 24 horas de anticipo para cualquier reunión del Consejo de Revisión de Recursos Históricos del Condado de Monterey.

11:30 A.M. - CALL TO ORDER**ROLL CALL**

John Scourkes (Chair)
Kellie Morgantini (Vice Chair)
Michael Bilich
Judy MacClelland
Sheila Lee Prader
Salvador Munoz
Belinda Taluban

PUBLIC COMMENT

The Historic Resources Review Board (HRRB) will receive public comment on non-agenda items within the purview of the HRRB. The Chair may limit the length of individual presentations.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

The Board Clerk will announce agenda corrections, deletions and proposed additions, which may be acted on by the Historic Resources Review Board as provided in Sections 54954.2 of the California Government Code.

APPROVAL OF MINUTES

None

SCHEDULED MATTERS

Note: To view documents related to project(s) listed on the Land Use Advisory Committee agenda, please visit <https://aca-prod.accela.com/MONTEREY/Default.aspx> . Enter the file number in the “Quick Search” box; click on “Record Info” tab; click on “Attachments” in the drop-down menu; finally click on the document you wish to view

1. PLN250160 - URBAN ANNE G & NITZBERG WILLIAM J

Public hearing to consider recommending that the Chief of Planning approve an Administrative Design Approval to allow a major remodel and a 1,122 square foot addition to an existing two-story single-family dwelling known as the historic Goulding house. Colors and materials to match the existing exterior (off-white stucco), Class A Brava synthetic shake roof (weathered), retrofit wood windows to match existing, new aluminum clad windows (brown color to match), copper gutters & downspouts, wood trim & siding color (Tanner's Brown).

Project Location: 3377 4th Avenue, Carmel (Assessor's Parcel Number 009-153-006-000), Carmel Land Use Plan, Coastal Zone.

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - Project Plans, Colors and Materials](#)
 [Exhibit C - Phase II Historic Assessment, including a Phase I DPR](#)
 [prepared by Meg](#)

OTHER MATTERS

BOARD COMMENTS, REQUEST AND REFERRALS

This is a time set aside for members of the HRRB to comment, request, or refer a matter that is on or not on the agenda. At this time, members may also request that an item be added to a future HRRB agenda.

DEPARTMENT UPDATE

ADJOURNMENT

For additional information, or if you are unable to attend the meeting, please contact Phil Angelo at (831) 784-5731. Should you have any questions regarding a specific project please contact the staff person or planner assigned to the project at (831) 755-5025.



County of Monterey

Item No.1

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: 25-680

October 02, 2025

Introduced: 9/23/2025

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

PLN250160 - URBAN ANNE G & NITZBERG WILLIAM J

Public hearing to consider recommending that the Chief of Planning approve an Administrative Design Approval to allow a major remodel and a 1,122 square foot addition to an existing two-story single-family dwelling known as the historic Goulding house. Colors and materials to match the existing exterior (off-white stucco), Class A Brava synthetic shake roof (weathered), retrofit wood windows to match existing, new aluminum clad windows (brown color to match), copper gutters & downspouts, wood trim & siding color (Tanner's Brown).

Project Location: 3377 4th Avenue, Carmel (Assessor's Parcel Number 009-153-006-000), Carmel Land Use Plan, Coastal Zone.

RECOMMENDATION:

Staff recommends that the County of Monterey Historic Resources Review Board (HRRB) adopt a resolution recommending that the Chief of Planning:

- 1) Find the Project categorically exempt from CEQA pursuant to CEQA Guidelines section 15331; and
- 2) Approve an Administrative Design Approval to allow a major remodel and a 1,122 square foot addition to an existing two-story single-family dwelling known as the historic Goulding house. Colors and materials to match the existing exterior (off-white stucco), Class A Brava synthetic shake roof (weathered), retrofit wood windows to match existing, new aluminum clad windows (brown color to match), copper gutters & downspouts, wood trim & siding color (Tanner's Brown).

SUMMARY:

On August 26, 2025, the applicant submitted an Administrative Design Approval for a major remodel and additions to an existing historic single-family home known as the Goulding house, which was built in 1928. A Phase I historic report prepared by Meg Clovis December 2024 (**Exhibit C**) determined that the Goulding House is eligible for the listing on the California Register of Historical Resources at the local level of significance under California Register Criterion 3 and eligible for listing on the Monterey County Register of Historic Resources under Criteria A1, A5, and B1. Specifically, the house is eligible because it embodies the distinctive characteristics of the French Eclectic style of architecture, and it represents the work of locally significant architect Anthanase Nastovic. The Period of Significance for the house is 1928, the year of construction. The Goulding House takes its name from long-time owners Dr. Robert L. Goulding and his wife Alice who lived in the house for six decades.

The proposed includes a 2,900 square foot interior remodel; demolition of a portion previous 1940 and 1967 additions; and a 1,112 square foot addition on the rear (northern) side of the residence. First floor additions consist of a new sunroom at the northwest elevation and and pop out dining area on the northeast elevation, totaling 457 square feet. The second floor addition is 665 square feet, and includes two bedrooms, a bathroom, and a lounge. The second floor addition would connect to terraces on top of the first floor addition. The entire home would be re-roofed with a mixed size weathered synthetic shake, and gutters and downspouts would be added to the roof. Second floor windows will be replaced in-kind only where necessary due to deterioration of existing windows, and the vinyl window at the tower on the southern elevation will be replaced with a solid wood replica type. Exterior finishes consistent of exterior stucco and horizontal wood siding. These would be compatible with but appropriately differentiated from the historical materials.

The alterations have been reviewed for and found consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties in a Phase II historic report prepared by Meg Clovis (**Exhibit C**), under the treatment approach of rehabilitation.

DISCUSSION:

The Goulding House was built in 1928 and is in the Hatton Fields subdivision which was developed by the Carmel Land Company. The developers did not build model homes but relied on contractors who invested their own money to build speculative houses. One such builder was Serbian architect Anthanese Nastovic (1876-1965) who built the subject property as well as five other homes in Hatton Fields (*Carmel Cymbal*, 2/9/1927). Nastovic was formerly a professor of architecture at the Art Academy at Petrograd. By 1926 Nastovic was partnered with the Carmel Development Company and started building residences in Hatton Fields and in the Peter's Gate area of Monterey. The Carmel Development Company promoted Nastovic as "an architect with the reputation of building distinctive homes" (*Carmel Pine Cone*, 4/8/1928) in the popular revival styles of architecture.

The wood-framed Goulding House has an asymmetrical plan composed of a one-story side gabled west wing and a two-story east wing with a front facing gable and tower. Two additions have been constructed on the rear of the house: a two-story 1940 addition and a one-story 1967 addition. The steeply sloped roof is covered with asphalt composition shingles. Exterior walls are stucco and horizontal wood siding fills the apex of each gable and clads the dormers. The house is an example of the towered subtype of the French Eclectic style (also known as the French Norman style) which became popular after World War I. Elements of the house that represent the French Eclectic style include the prominent tower with conical roof and narrow, vertically oriented windows; the flared eaves at the roof-wall junction; the hipped dormers (the 1940 addition has shed roof dormers); half-timbering in the front gable; and the mix of materials, in this case stucco and horizontal wood siding. Fenestration in the original and 1940 section of the house is wood casement multi-paned sash. An oriel window with three narrow, vertically oriented multi-paned windows is in the second story gable on the front elevation. Vertically oriented tripartite windows run across the front elevation's one-story wing. Brick steps with a wood railing lead to the raised front entry porch. The plank front door, which is flanked by sidelites, is overlaid with a "Z" pattern - one of architect Nastovic's signature features. His other signature feature is the Gothic arch which can be found inside the house and in the wing wall gate that connects the house and garage. A tapered stucco covered chimney is located on the north eave wall. The two previous additions do not fall within the period of significance

which is 1928.

Character-defining features of the Goulding House include:

- Original 1928 footprint, height and massing.
- Tower with conical roof.
- Gabled roof forms with flared eaves.
- Half-timbering detail.
- Wood casement windows including oriel window dating to 1928.
- Steep roof slope and hipped dormers.
- Stucco exterior walls with horizontal wood siding in gables and on hipped dormers.
- Panel front door with “Z” detail and sidelites.
- Wing wall, garage and arched garden gate.
- Tapered chimney.

The proposed alterations to the Goulding House have been reviewed with respect to the ten Secretary of the Interior’s Standards for the Treatment of Historic Properties under the treatment approach of rehabilitation. The ten standards for rehabilitation are detailed in the Historic Assessment prepared by Meg Clovis (**Exhibit C**), followed by a discussion regarding the property’s consistency or inconsistency with each Standard. The report concludes that the alterations would be consistent with the standards and would not adversely affect the integrity of the Goulding house. Staff have reviewed this report and concur with its conclusions.

CEQA

The proposed project qualifies for a class 31 categorical exemption pursuant to section 15331 of the CEQA Guidelines. This exemption applies to projects that are for the "**maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources**" in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties" ("the Standards") are exempt from CEQA. None of the exceptions to categorical exemptions in section 15300.2 apply to the project. The project would not have a cumulative impact on the environment, there are no unusual circumstances regarding this project that will cause a significant impact to the environment, the project is not visible from any scenic highways, the project is not located on a hazardous waste site and the proposed project will not cause an substantial adverse change to any historical resources.

Prepared by: Erika Isidro-Valdovinos, Permit Tech II

Reviewed by: Elizabeth Gonzales, Permit Center Manager

Approved by: Phil Angelo, Senior Planner

The following attachments are on file with Housing and Community Development:

Exhibit A - Draft Resolution

Exhibit B - Project Plans, Colors and Materials

Exhibit C - Phase II Historic Assessment, including a Phase I DPR prepared by Meg Clovis (LIB250253)

Cc: Eric Wynkoop (Applicant); Project File PLN250160



Historic Resources Review

Legistar File Number: 25-680

October 02, 2025

Introduced: 9/23/2025

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

PLN250160 - URBAN ANNE G & NITZBERG WILLIAM J

Public hearing to consider recommending that the Chief of Planning approve an Administrative Design Approval to allow a major remodel and a 1,122 square foot addition to an existing two-story single-family dwelling known as the historic Goulding house. Colors and materials to match the existing exterior (off-white stucco), Class A Brava synthetic shake roof (weathered), retrofit wood windows to match existing, new aluminum clad windows (brown color to match), copper gutters & downspouts, wood trim & siding color (Tanner's Brown).

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RECOMMENDATION:

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The proposed includes a 2,900 square foot interior remodel; demolition of a portion previous 1940 and 1967 additions; and a 1,112 square foot addition on the rear (northern) side of the residence. First floor additions consist of a new sunroom at the northwest elevation and a pop out dining area on the northeast elevation, totaling 457 square feet. The second floor addition is 665 square feet, and includes two bedrooms, a bathroom, and a lounge. The second floor addition would connect to terraces on top of the first floor addition. The entire home would be re-roofed with a mixed size weathered synthetic shake, and gutters and downspouts would be added to the roof. Second floor windows will be replaced in-kind only where necessary due to deterioration of existing windows, and the vinyl window at the tower on the southern elevation will be replaced with a solid wood replica type. Exterior finishes consist of exterior stucco and horizontal wood siding. These would be compatible with but appropriately differentiated from the historical materials.

The alterations have been reviewed for and found consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties in a Phase II historic report prepared by Meg Clovis (**Exhibit C**), under the treatment approach of rehabilitation.

DISCUSSION:

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Prepared by: Erika Isidro-Valdovinos, Permit Tech II

Reviewed by: Elizabeth Gonzales, Permit Center Manager

Approved by: Phil Angelo, Senior Planner

The following attachments are on file with Housing and Community Development:

Exhibit A - Draft Resolution

Exhibit B - Project Plans, Colors and Materials

Exhibit C - Phase II Historic Assessment, including a Phase I DPR prepared by Meg Clovis (LIB250253)

Cc: Eric Wynkoop (Applicant); Project File PLN250160

Exhibit A

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DRAFT RESOLUTION

*Before the Historic Resources Review Board in and for the
County of Monterey, State of California*

Resolution No. 25-

**PLN250160 - URBAN ANNE G & NITZBERG
WILLIAM J**

Resolution by the Monterey County Historic Resources Review Board (HRRB) to recommend that the Chief of Planning: 1) Find the Project categorically exempt from CEQA pursuant to CEQA Guidelines section 15331; and 2) approve an Administrative Design Approval to allow a major remodel and a 1,122 square foot addition to an existing two-story single-family dwelling known as the historic Goulding house. Colors and materials to match the existing exterior (off-white stucco), Class A Brava synthetic shake roof (weathered), retrofit wood windows to match existing, new aluminum clad windows (brown color to match), copper gutters & downspouts, wood trim & siding color (Tanner's Brown).

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on October 2, 2025, pursuant to the regulations for the Preservation of Historic Resources as contained in Chapter 18.25 of the Monterey County Code.

WHEREAS, Eric Wynkoop (applicant) filed with the County of Monterey, an application for an Administrative Design Approval for a renovation/remodel and additions to the existing single-family home.

WHEREAS, the subject parcel is located at 3377 4th Avenue, Carmel (APN 009-153-006-000). The zoning is "MDR/2-D(CZ)" Medium Density Residential/2 units per acre, Design Control District, Coastal Zone. Per Title 18.25.020 of Monterey County Code the County must preserve protect and enhance those structures and areas that contribute to the historical heritage of the County of Monterey.

WHEREAS, the property is an approximately 25,700 square feet located in Hatton Fields Subdivision Tract #2, and currently developed with a single-family residence and detached garage (Goulding House), constructed in 1928. The Goulding House takes its name from long-time owners Dr. Robert L. Goulding and his wife Alice who lived in the house for six decades.

WHEREAS, a Phase One DPR completed in December 2024 (Clovis) was included with the Phase II report. It determined that the Goulding House is ligible for the listing on the California

Register of Historical Resources at the local level of significance under California Register Criterion 3 and eligible for listing on the Monterey County Register of Historic Resources under Criteria A1, A5, and B1. Specifically, the house is eligible because it embodies the distinctive characteristics of the French Eclectic style of architecture, and it represents the work of locally significant architect Anthanase Nastovic. The Period of Significance for the house is 1928, the year of construction.

WHEREAS, the proposed includes a 2,900 square foot interior remodel; demolition of a portion previous 1940 and 1967 additions; and a 1,112 square foot addition on the rear (northern) side of the residence. First floor additions consist of a new sunroom at the northwest elevation and and pop out dining area on the northeast elevation, totaling 457 square feet. The second floor addition is 665 square feet, and includes two bedrooms, a bathroom, and a lounge. The second floor addition would connect to terraces on top of the first floor addition. The entire home would be re-roofed with a mixed size weathered synthetic shake, and gutters and downspouts would be added to the roof. Second floor windows will be replaced in-kind only where necessary due to deterioration of existing windows, and the vinyl window at the tower on the southern elevation will be replaced with a solid wood replica type. Exterior finishes consistent of exterior stucco and horizontal wood siding. These would be compatible with but appropriately differentiated from the historical materials.

WHEREAS, the Goulding House was built in 1928 and is in the Hatton Fields subdivision which was developed by the Carmel Land Company. The developers did not build model homes but relied on contractors who invested their own money to build speculative houses. One such builder was Serbian architect Anthanase Nastovic (1876-1965) who built the subject property as well as five other homes in Hatton Fields (*Carmel Cymbal*, 2/9/1927). Nastovic was formerly a professor of architecture at the Art Academy at Petrograd. By 1926 Nastovic was partnered with the Carmel Development Company and started building residences in Hatton Fields and in the Peter's Gate area of Monterey. The Carmel Development Company promoted Nastovic as "an architect with the reputation of building distinctive homes" (*Carmel Pine Cone*, 4/8/1928) in the popular revival styles of architecture.

WHEREAS, the wood-framed Goulding House has an asymmetrical plan composed of a one-story side gabled west wing and a two-story east wing with a front facing gable and tower. Two additions have been constructed on the rear of the house: a two-story 1940 addition and a one-story 1967 addition. The steeply sloped roof is covered with asphalt composition shingles. Exterior walls are stucco and horizontal wood siding fills the apex of each gable and clads the dormers. The house is an example of the towered subtype of the French Eclectic style (also known as the French Norman style) which became popular after World War I. Elements of the house that represent the French Eclectic style include the prominent tower with conical roof and narrow, vertically oriented windows; the flared eaves at the roof-wall junction; the hipped dormers (the 1940 addition has shed roof dormers); half-timbering in the front gable; and the mix of materials, in this case stucco and horizontal wood siding. Fenestration in the original and 1940 section of the house is wood casement multi-paned sash. An oriel window with three narrow, vertically oriented multi-paned windows is in the second story gable on the front elevation. Vertically oriented tripartite windows run across the front elevation's one-story wing. Brick steps with a wood railing lead to the raised front entry porch. The plank front door, which is flanked

by sidelites, is overlayed with a “Z” pattern – one of architect Nastovic’s signature features. His other signature feature is the Gothic arch which can be found inside the house and in the wing wall gate that connects the house and garage. A tapered stucco covered chimney is located on the north eave wall. The two previous additions do not fall within the period of significance which is 1928.

WHEREAS, the character-defining features of the Goulding House include its Original 1928 footprint, height and massing; tower with conical roof; gabled roof forms with flared eaves; half-timbering detail; wood casement windows including oriel window dating to 1928; steep roof slope and hipped dormers; stucco exterior walls with horizontal wood siding in gables and on hipped dormers; panel front door with “Z” detail and sidelites; wing wall, garage and arched garden gate; and tapered chimney.

WHEREAS, the proposed project qualifies for a class 31 categorical exemption pursuant to section 15331 of the CEQA Guidelines. This exemption applies to projects that are for the "maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources" in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties" ("the Standards") are exempt from CEQA. None of the exceptions to categorical exemptions in section 15300.2 apply to the project. The project would not have a cumulative impact on the environment, there are no unusual circumstances regarding this project that will cause a significant impact to the environment, the project is not visible from any scenic highways, the project is not located on a hazardous waste site and the proposed project will not cause a substantial adverse change to any historical resources.

WHEREAS, the proposed alterations to the Goulding House have reviewed with respect to the ten Secretary of the Interior’s Standards for the Treatment of Historic Properties under the treatment approach of rehabilitation in a Phase II historic report prepared by Meg Clovis, HCD-Planning Library Number LIB250253. The report concludes that project is consistent with the standards and would not adversely affect the integrity of the Goulding house. Staff have reviewed this report and concur with its conclusions.

THEREFORE, BE IT RESOLVED, that having considered all the written and documentary information submitted, oral testimony, and other evidence presented before the HRRB, the HRRB recommends approval of the Administrative Design Approval subject to the following findings, which are supported by the listed evidence:

Finding: The project qualifies for a categorical exemption from the CEQA Guidelines pursuant to CEQA Guidelines section 15331.

Finding: The proposed work is consistent with Section 18.25.20 of the Monterey County Zoning Code (Preservation of historic resources) and will neither adversely affect the significant architectural features of the designated resource nor adversely affect the character, historical, architectural, or aesthetic interest or value of the designated resource and its site.

Finding: The use and exterior of the new improvements, addition, building or structure upon a designated historic resource site will neither adversely affect nor be incompatible with the use and exterior of existing designated historical resources, improvements, buildings and natural features of the site.

- Evidence:
1. Design Approval Application and other materials in file PLN250160.
 2. Preservation of Historic Resources zoning regulations applicable to the site as found in Chapter 18.25 of the Monterey County Code.
 3. Secretary of the Interior's Standards for the Treatment of Historic Properties.
 4. Phase II historic assessment prepared by Meg Clovis July, 2025, along with a DPR Assessment dated December 2024 (LIB250253).
 5. Oral testimony and HRRB discussion during the public hearing and the administrative record.
 6. The State CEQA Guidelines.

Passed and adopted on this **2nd day of October, 2025**, upon motion of _____,
seconded by _____, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

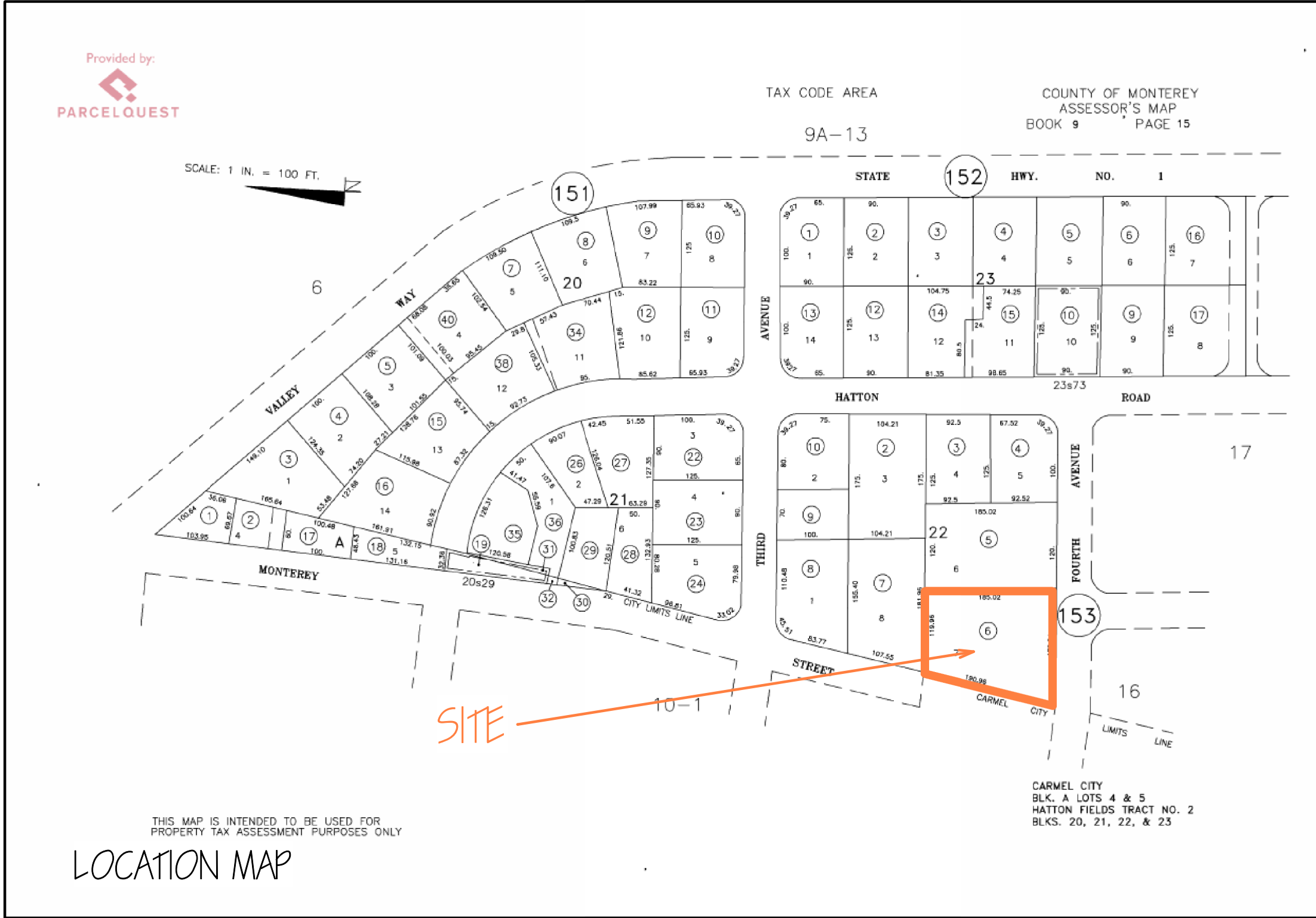
Attest

Name, Phil Angelo, HRRB Secretary

Date October 2, 2025

Exhibit B

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COMPANY
ERIC WYNKOOP

P.O. BOX 3846 CARMEL, CA
831-620-5744
EMAIL: eric@wynkoop.design

DRAWN BY:
ADAM MORRISON

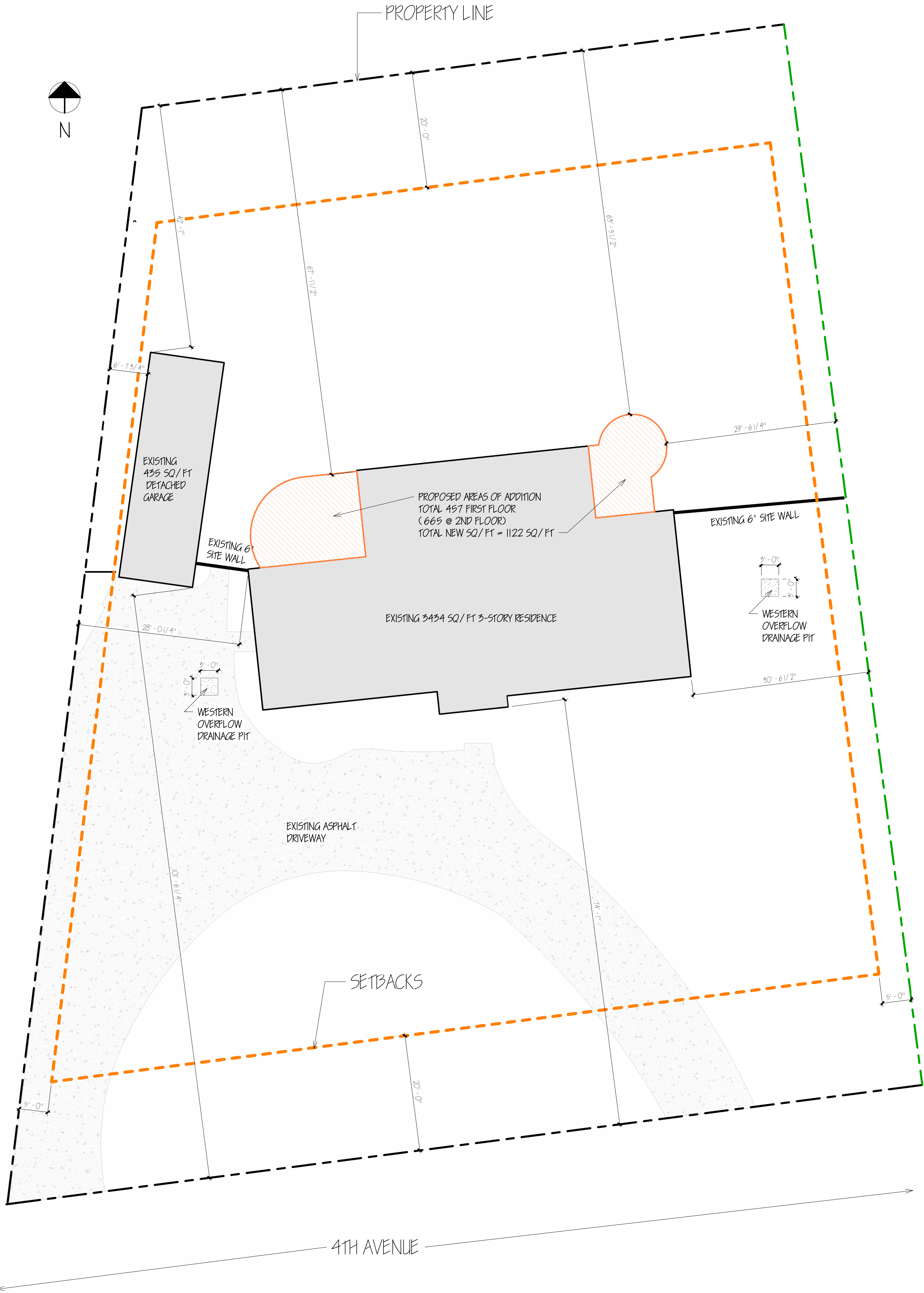
PROJECT MANAGER

URBAN/ NITZBERG
RESIDENCE

PROPOSED SITE
PLAN

6/5/2025

A - 1



NOTE: PLEASE SEE SURVEY
ON SHEET A - 2 FOR TOPO
& EXISTING TREE LOCATIONS

② PROPOSED SITE PLAN
3/32" = 1'-0"



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ADAM MORRISON

PROJECT MANAGER

URBAN/ NITZBERG
RESIDENCE

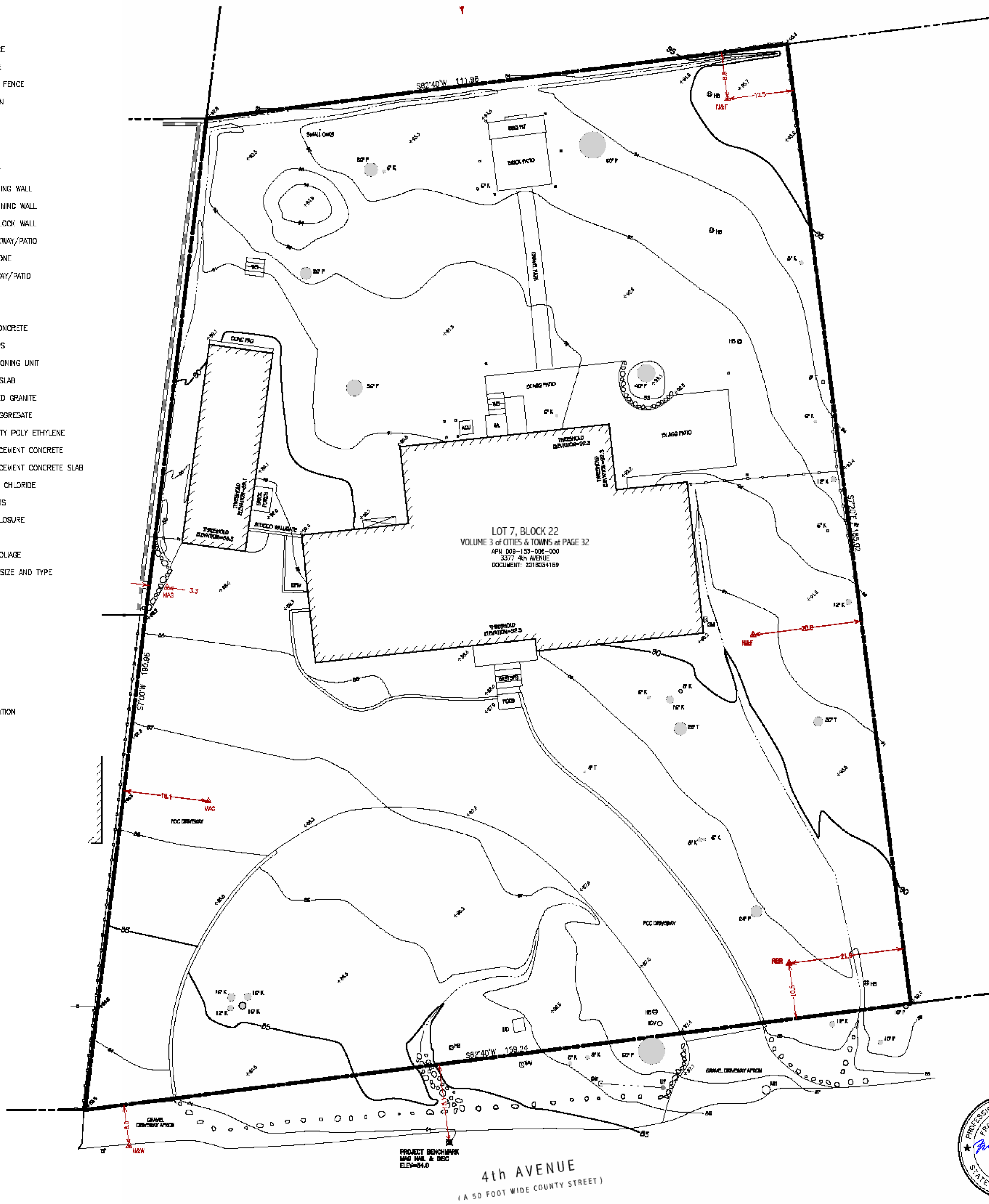
TOPOGRAPHIC SURVEY

6/5/2025

A - 2

LEGEND:

RECORD BOUNDARY	WOOD FENCE
RECORD RIGHT OF WAY	WIRE FENCE
RECORD LOT LINE	CHAIN LINK FENCE
RECORD CENTERLINE	STREET SIGN
RECORD EASEMENT LINE	SIGN POST
RECORD SETBACK	MAIL BOX
OLD RECORD LINE	BOLLARD
PROJECT BENCHMARK	WOOD POST
CONTOUR (MAJOR)	PCC RETAINING WALL
CONTOUR (MINOR)	ROCK RETAINING WALL
GRADEBREAK	STACKED BLOCK WALL
EDGE OF PAVEMENT	BRICK WALKWAY/PATIO
LIP OF GUTTER	CARMEL STONE
FACE OF CURB	PCC WALKWAY/PATIO
BACK OF CURB	
BACK OF SIDEWALK	
EDGE OF DRIVEWAY	
FLOWLINE	
APPROXIMATE BUILDING OUTLINE	
CHIMNEY	
APPROXIMATE FLOOR ELEVATION	
DECK	
CONCRETE PAD	
STEP	
PLANTER	
WATER LINE	
WATER VALVE	
WATER METER	
FIRE HYDRANT	
HOSE BIB	
IRRIGATION CONTROL VALVE	
SANITARY SEWER LINE	
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEAN-OUT	
STORM DRAIN	
STORM DRAIN MANHOLE	
AREA DRAIN	
STORM DRAIN CATCH BASIN	
ELECTRIC LINE	
UTILITY POLE	
GUY WIRE	
ELECTRIC VAULT	
UTILITY VAULT	
ELECTRIC METER	
STREET LIGHT	
LAMP POST	
GAS LINE	
GAS METER	
TELEPHONE LINE	
TELEPHONE STANDARD	
CABLE TELEVISION LINE	
CABLE TELEVISION BOX	
FENCE STAKING CONTROL POINT	
NAIL & FEATHER	
1/4" REDHAT & CAP	
NAIL & WASHER	
MAGNETIC NAIL	
ASPHALT CONCRETE	
BRICK STEPS	
AIR CONDITIONING UNIT	
CONCRETE SLAB	
DECOMPOSED GRANITE	
EXPOSED AGGREGATE	
HIGH DENSITY POLY ETHYLENE	
PORTLAND CEMENT CONCRETE	
PORTLAND CEMENT CONCRETE SLAB	
POLY VINYL CHLORIDE	
WOOD STAIRS	
TRASH ENCLOSURE	
EDGE OF FOLIAGE	
TREE WITH SIZE AND TYPE	
ACACIA	
CYPRESS	
DAK	
PINE	
REDWOOD	
TREE	
SPOT ELEVATION	



BENCHMARK:
ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM.
AN ELEVATION OF 84.0 HAS BEEN ASSIGNED TO A MAG NAIL & DISC
SET IN THE PAVEMENT NEAR THE SOUTHERLY BOUNDARY OF THE
SUBJECT PROPERTY AS SHOWN HEREON.

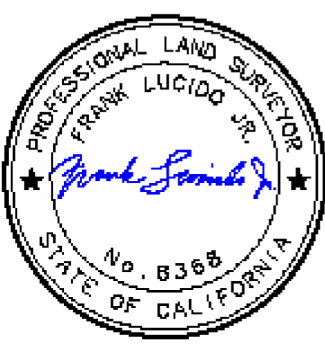
- NOTES:
- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE
BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA.
ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS,
AND IS SHOWN APPROXIMATE ONLY - NOT FOR CONSTRUCTION.
THIS IS NOT A BOUNDARY SURVEY.
 - ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY
MAY NOT NECESSARILY BE SHOWN.
 - DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
 - CONTOUR INTERVAL = ONE FOOT.
 - TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE
SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN
APPROVED ARBORIST PROVIDED BY OTHERS, PER AGREEMENT WITH THE SURVEYOR.
TREES SMALLER THAN 6" IN DIAMETER MAY NOT BE NECESSARILY SHOWN.
DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
 - POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS, FENCES AND OTHER STRUCTURES
ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS,
IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC.
 - NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN
INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES.
ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE
CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
 - THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR
UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN APRIL 2022.

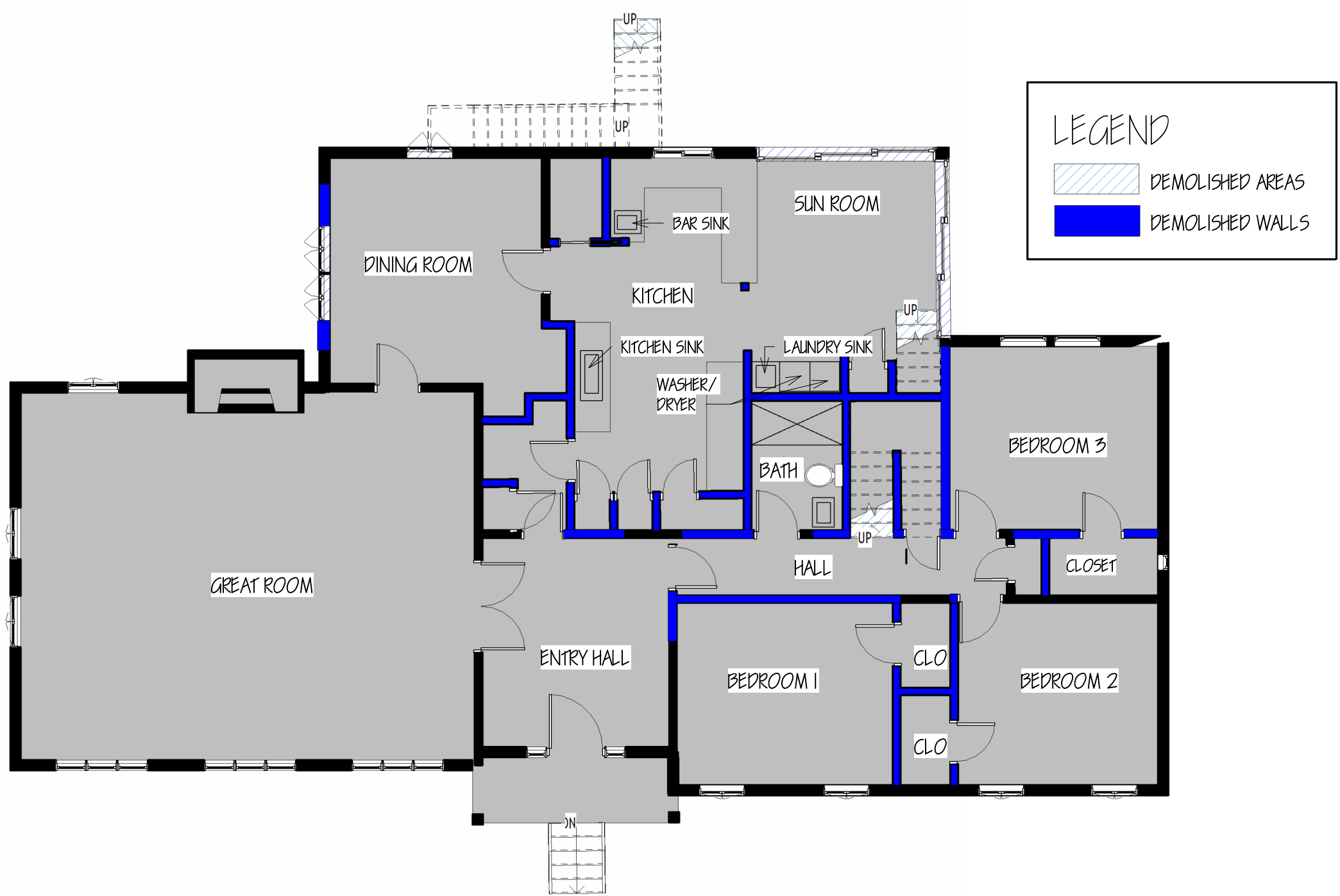
FENCE STAKING SHEET
TOPOGRAPHIC SITE SURVEY
OF
3377 4th Avenue
per
DOCUMENT: 2018034169
Records of Monterey County
PREPARED FOR
Anne Urban

BY
LUCIDO SURVEYORS
Boundary and Construction Surveys - Topographic and Planimetric Mapping
ALTA Surveys and GIS Database Management - Land Planning and Consulting

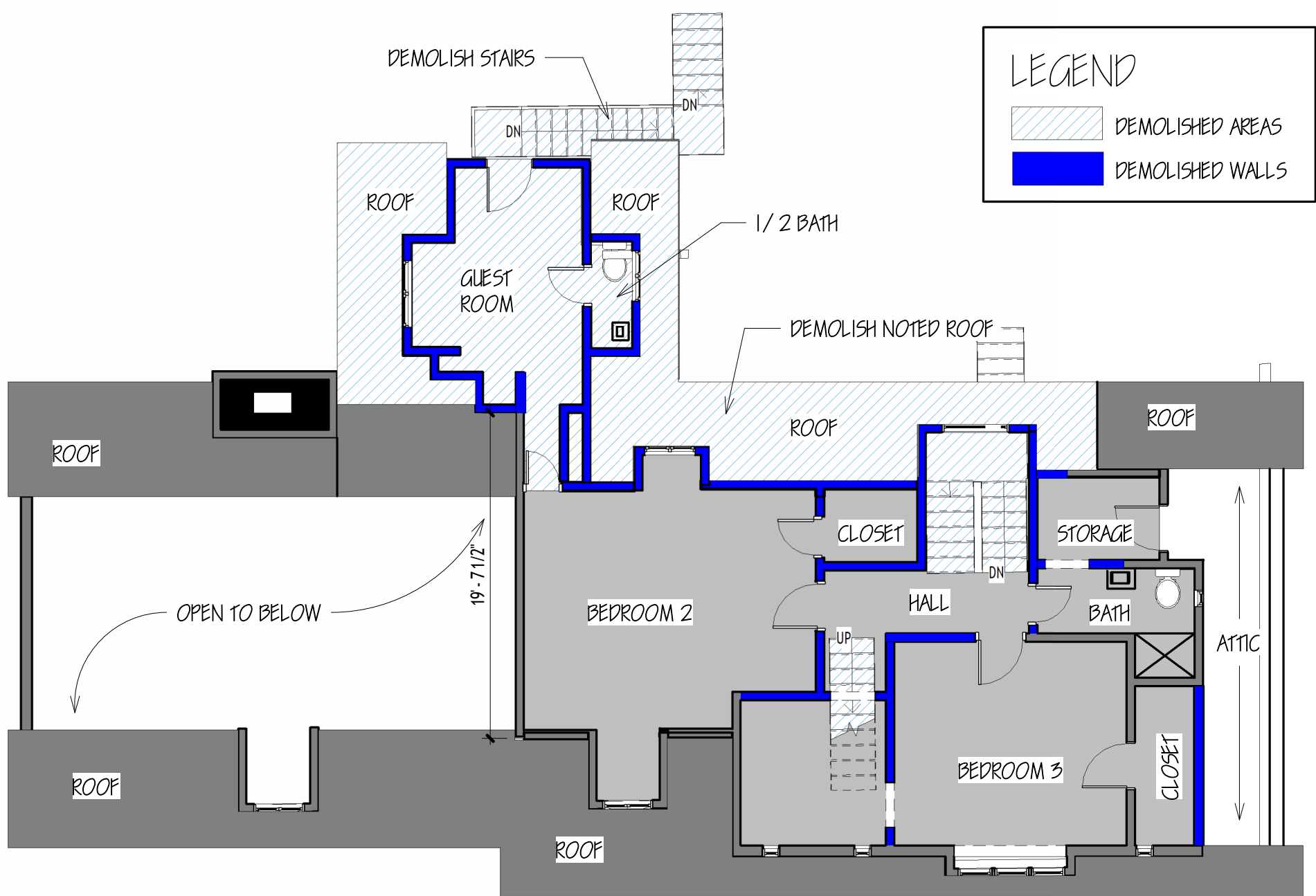
2 Saucito Avenue
DEL REY OAKS, CALIFORNIA 93940
info@lucidosurveyors.com
(831) 620-5032

SCALE: 1"=10'
PROJECT No. 2598
MARCH 2022
ENVIRONS OF CARMEL COUNTY OF MONTEREY STATE OF CALIFORNIA

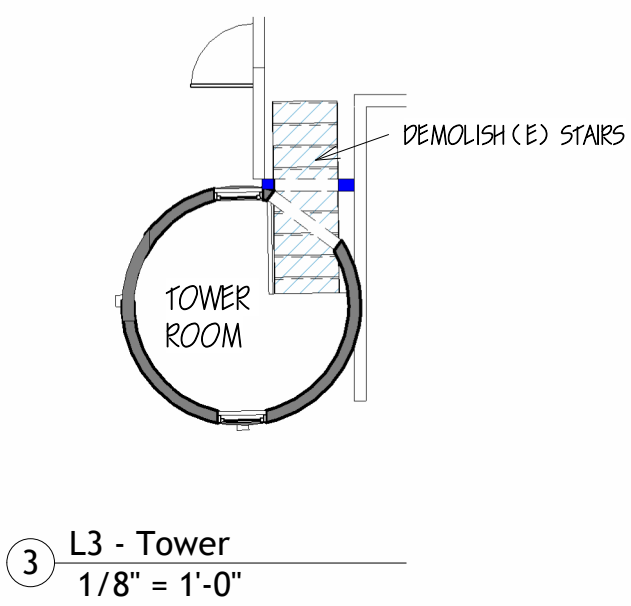




① First Floor Architectural Plan
1/8" = 1'-0"



② Second Floor Architectural Plan
1/8" = 1'-0"



③ L3 - Tower
1/8" = 1'-0"



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URBAN/ NITZBERG
RESIDENCE

EXISTING
FLOOR PLANS

6/5/2025

A - 3



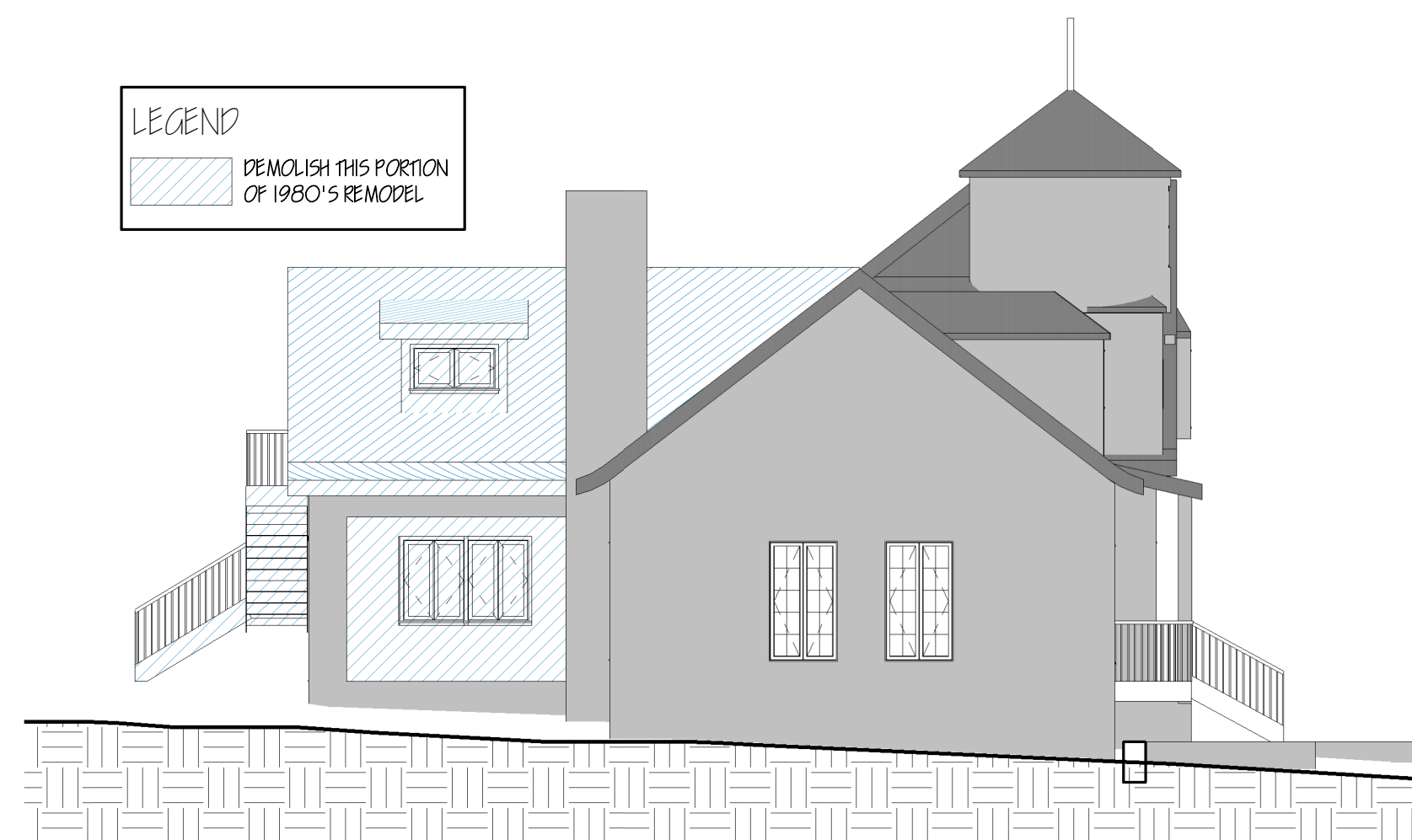
EXISTING EASTERN ELEVATION

① EXISTING EASTERN ELEVATION
1/8" = 1'-0"



EXISTING SOUTHERN (STREET) ELEVATION

③ EXISTING SOUTHERN ELEVATION
1/8" = 1'-0"



EXISTING WESTERN ELEVATION

④ EXISTING WESTERN ELEVATION
1/8" = 1'-0"



EXISTING NORTHERN ELEVATION

② EXISTING NORTHERN ELEVATION
1/8" = 1'-0"



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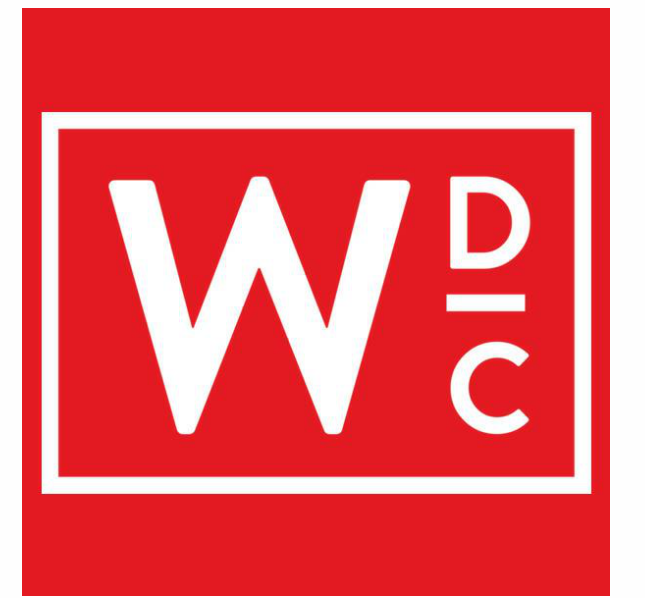
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EXISTING
ELEVATIONS

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A - 4



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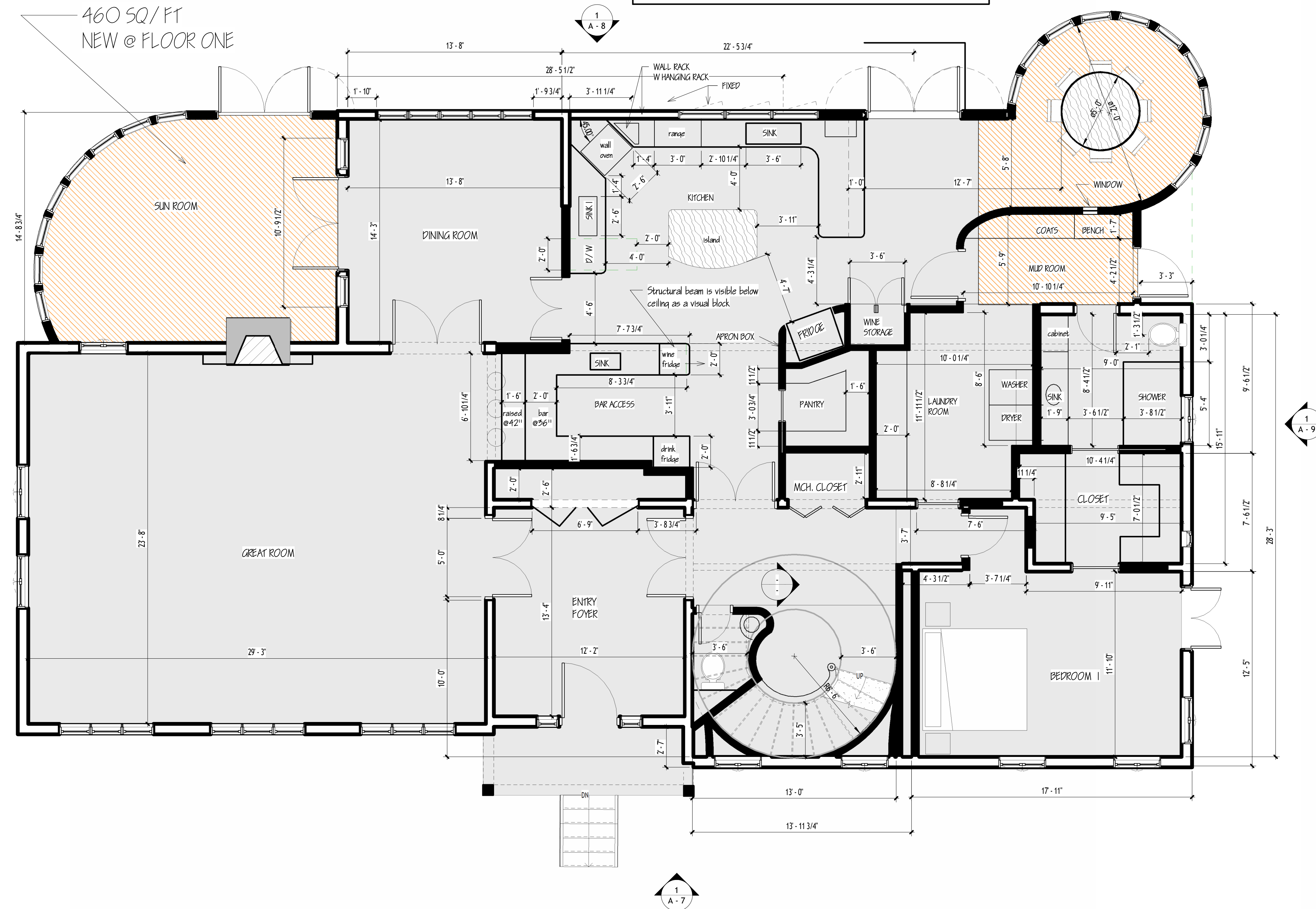
PROPOSED
1ST FLOOR PLAN

6/5/2025

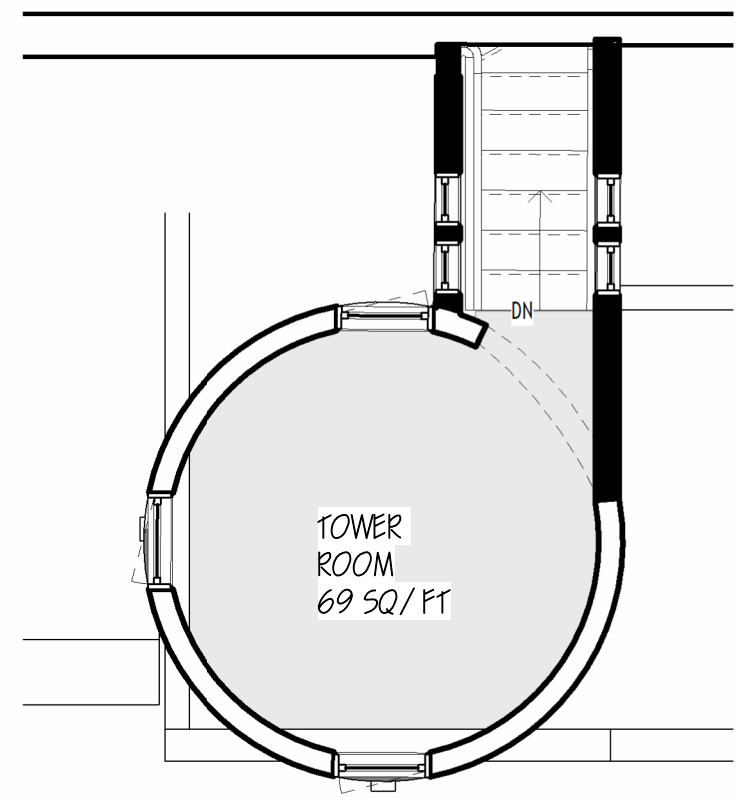
A - 5

LEGEND

	NEW WALLS
	EXISTING WALLS
	NEW SQUARE FOOTAGE
	EXISTING SQ/ FT



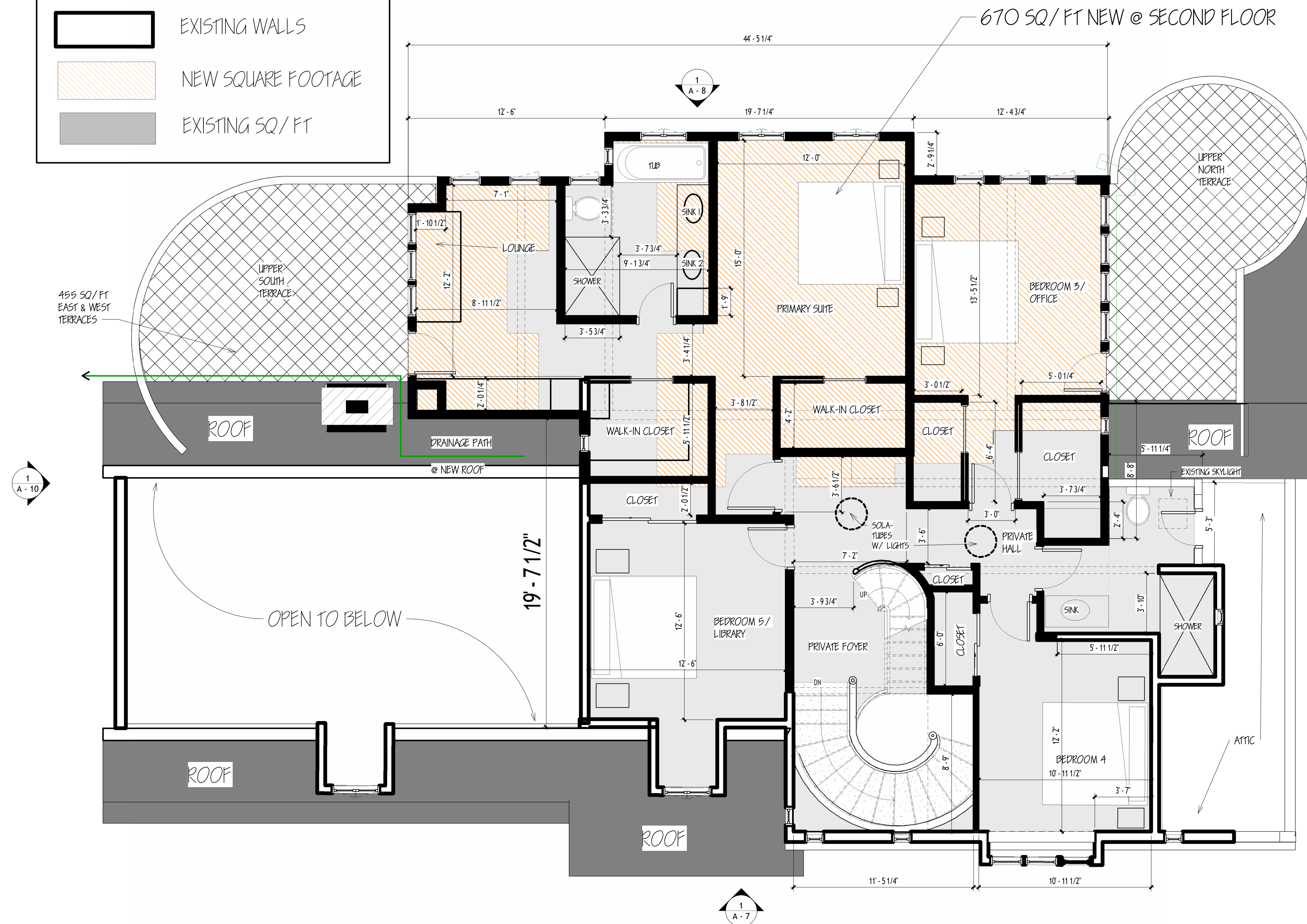
1 First Floor Architectural Plan
1/4" = 1'-0"



② L3 - Tower
1/4" = 1'-0"

LEGEND

	NEW WALLS
	EXISTING WALLS
	NEW SQUARE FOOTAGE
	EXISTING SQ/ FT



① Second Floor Architectural Plan
1/4" = 1'-0"



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PROPOSED
SECOND FLOOR
& TOWER ROOM

6/5/2025

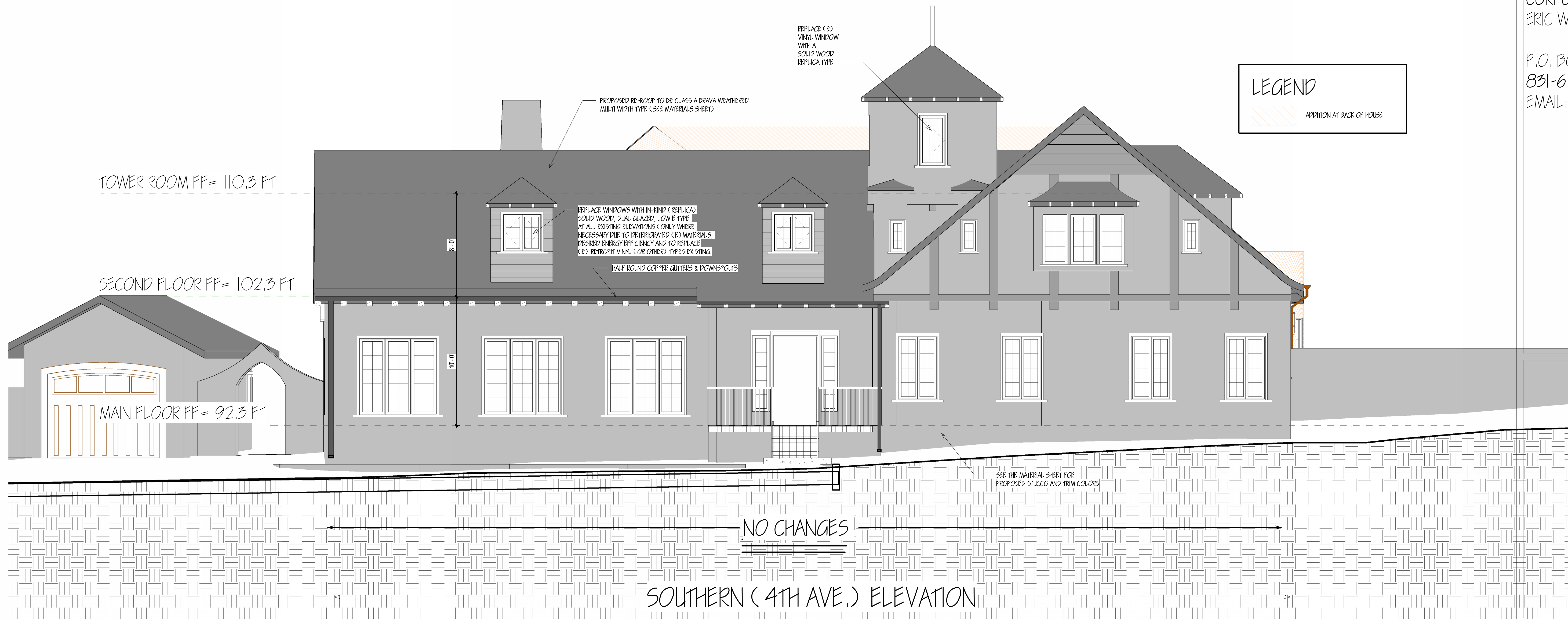
A - 6



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1 Southern Elevation
1/4" = 1'-0"

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PROPOSED
SOUTHERN ELEVATION

6/5/2025

A - 1



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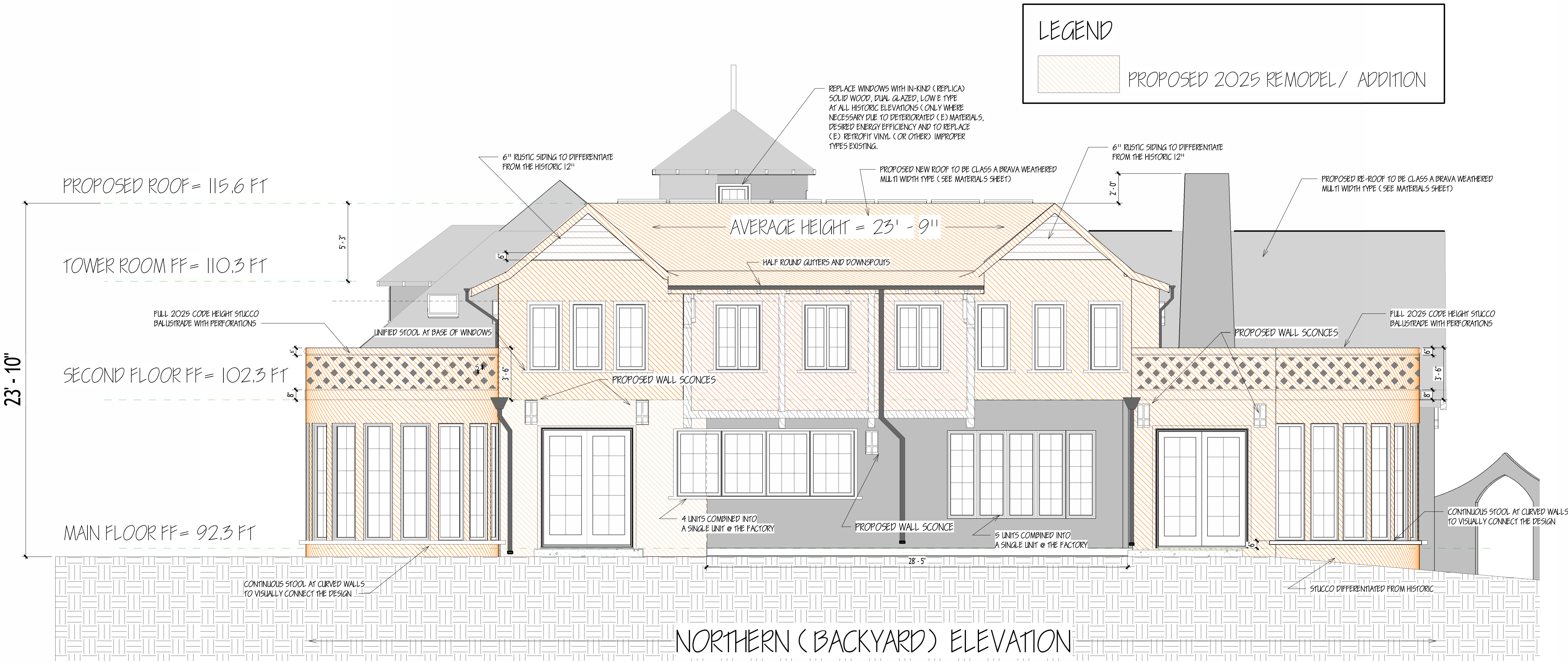
REVISED

URBAN/ NITZBERG
RESIDENCE

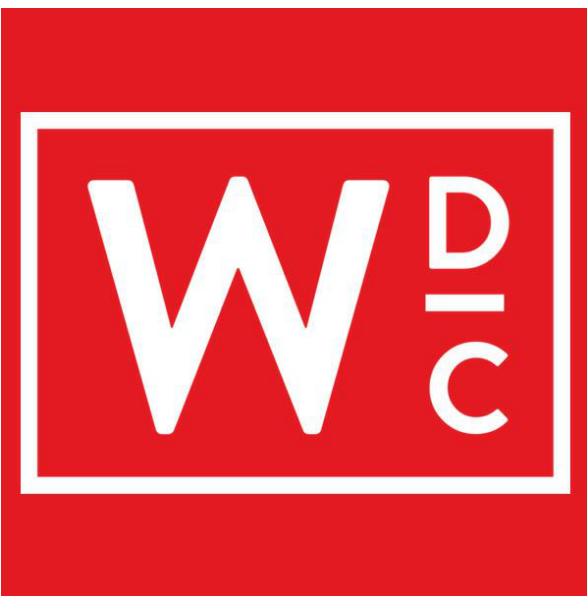
PROPOSED
NORTHERN ELEVATION

6/15/2025

A - 8



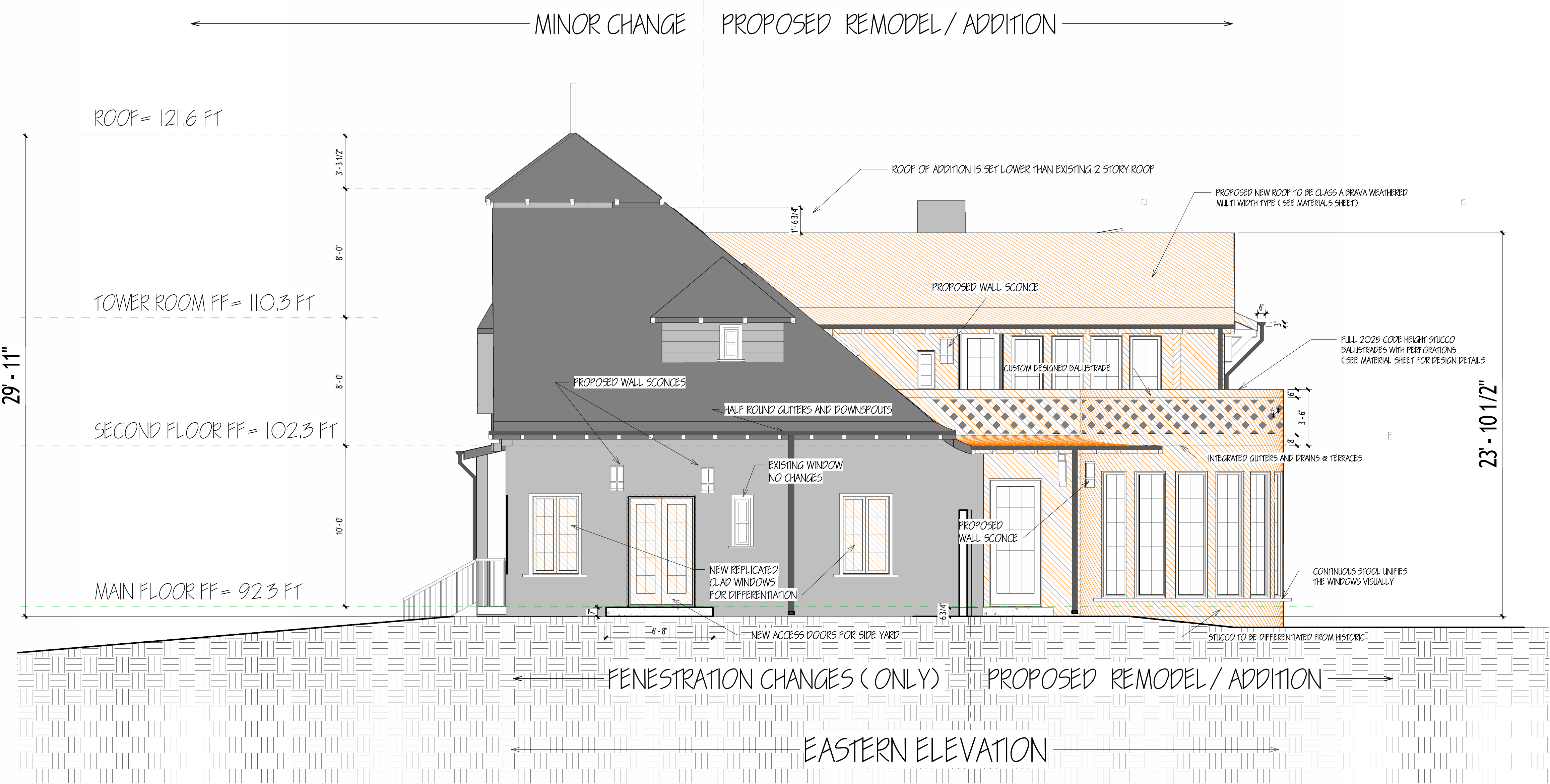
Proposed Northern Elevation
1/4" = 1'-0"



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1 Proposed Eastern Elevation
1/4" = 1'-0"

REVISED

URBAN/ NITZBERG
RESIDENCE

PROPOSED
EASTERN ELEVATION

6/15/2025

A - 9



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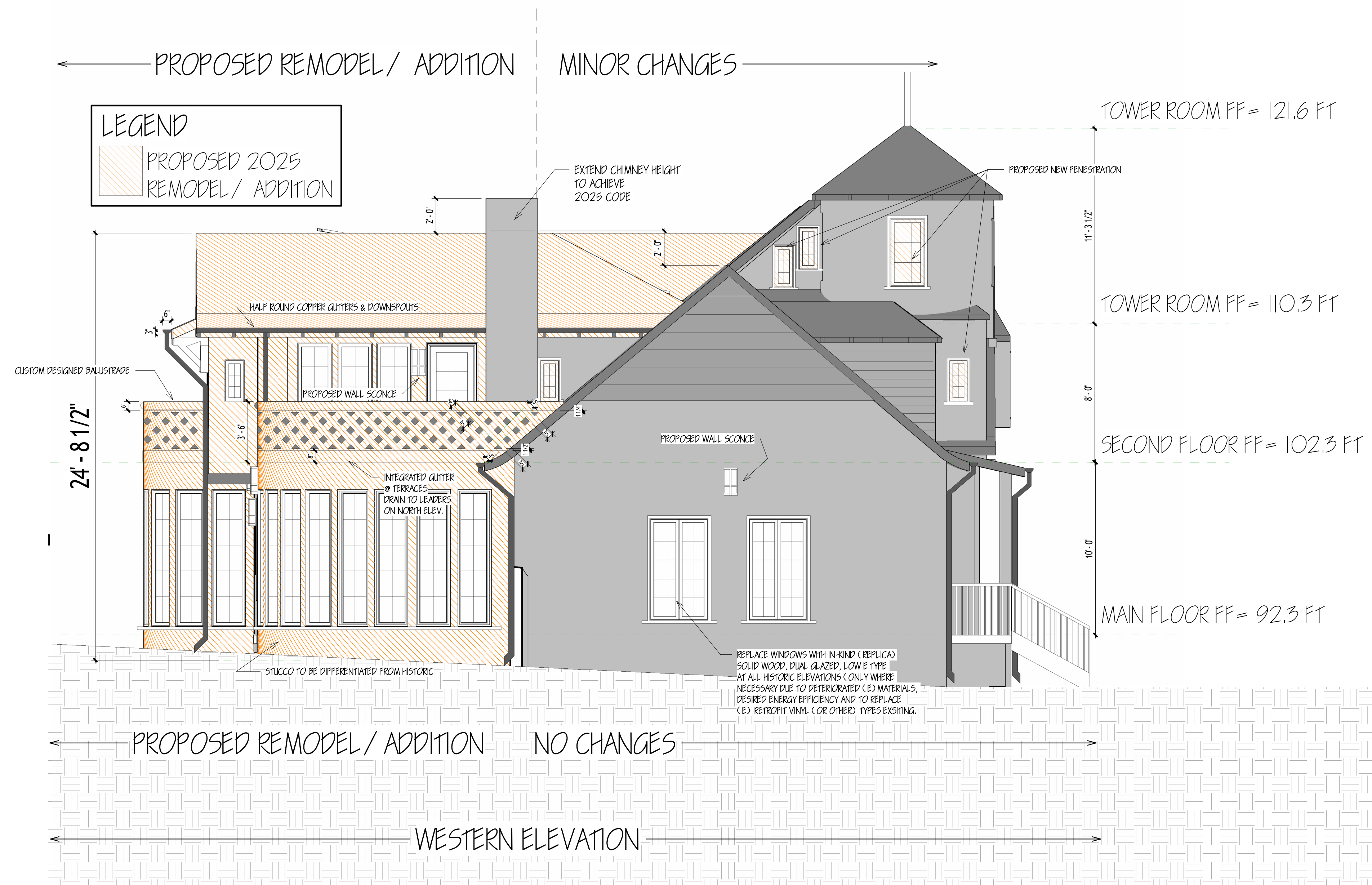
REVISED

URBAN/ NITZBERG
RESIDENCE

PROPOSED
WESTERN ELEVATION

6/15/2025

A - 10



Proposed Western Elevation
1/4" = 1'-0"



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3 TRUE PERSPECTIVE FROM THE STREET



2 TRUE PERSPECTIVE AT NORTH ELEVATION

URBAN/ NITZBERG
RESIDENCE

TRUE PERSPECTIVES
OF PROPOSED

6/5/2025

A - 11



EXISTING NORTHERN ELEVATION (4TH AVENUE/ STREET ELEVATION) NO ARCHITECTURAL CHANGES PROPOSED



EXISTING WESTERN ELEVATION - NO CHANGES PROPOSED TO THIS ELEVATION



EXISTING EASTERN ELEVATION - ONLY FENESTRATION CHANGES ARE PROPOSED TO THIS ELEVATION



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RESIDENCE

IMAGES OF EXISTING
SOUTH/ EAST & WEST

6/5/2025

A - 12A



NORTHERN ELEVATION AND EXISTING CONDITIONS: SEE NOTES



EXISTING BLEND OF STYLES, ADDITIONS AND ARCHITECTURAL FEATURES, PROPOSED TO BE REPLACED WITH NEW ADDITION/ REMODEL



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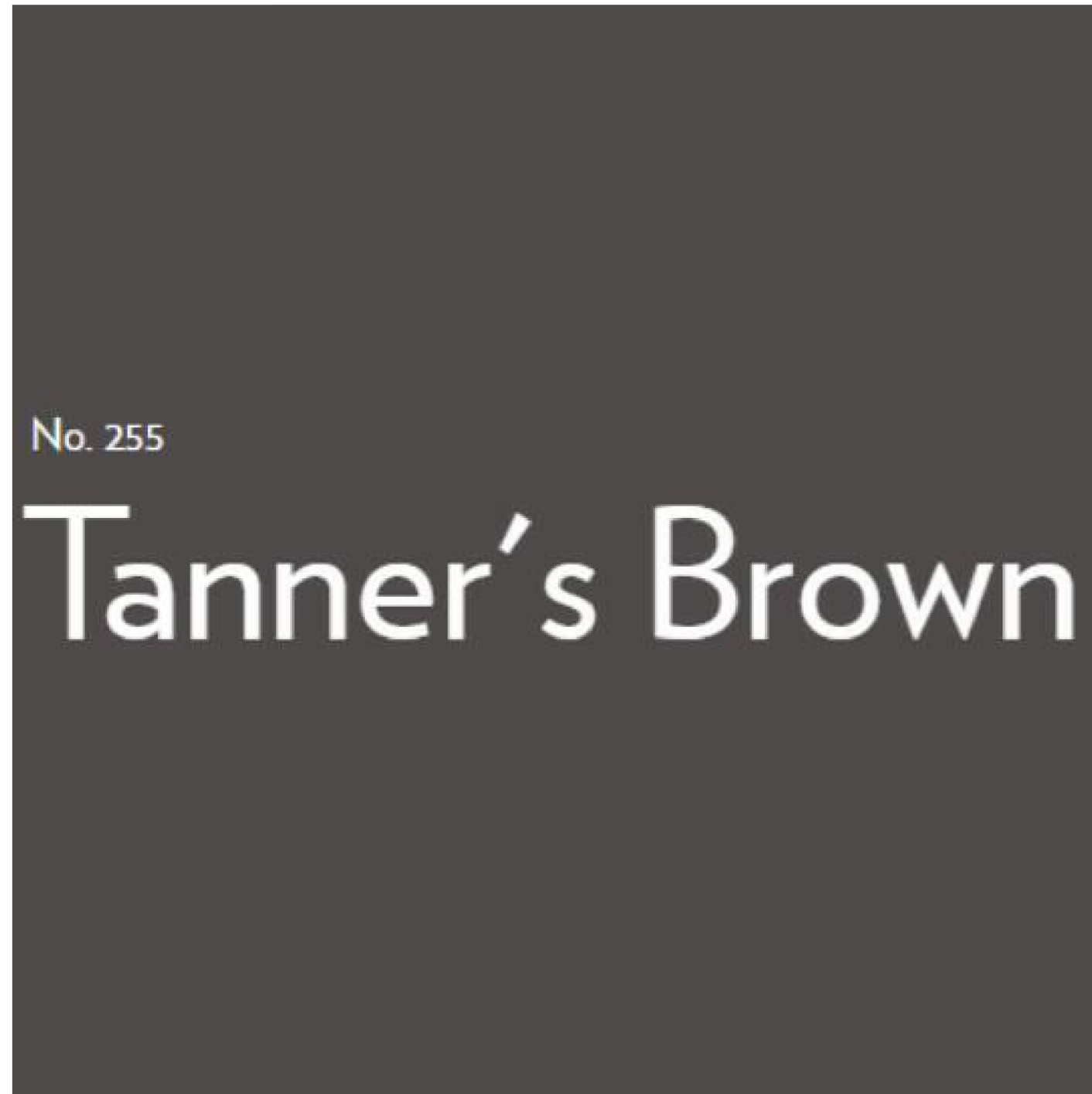
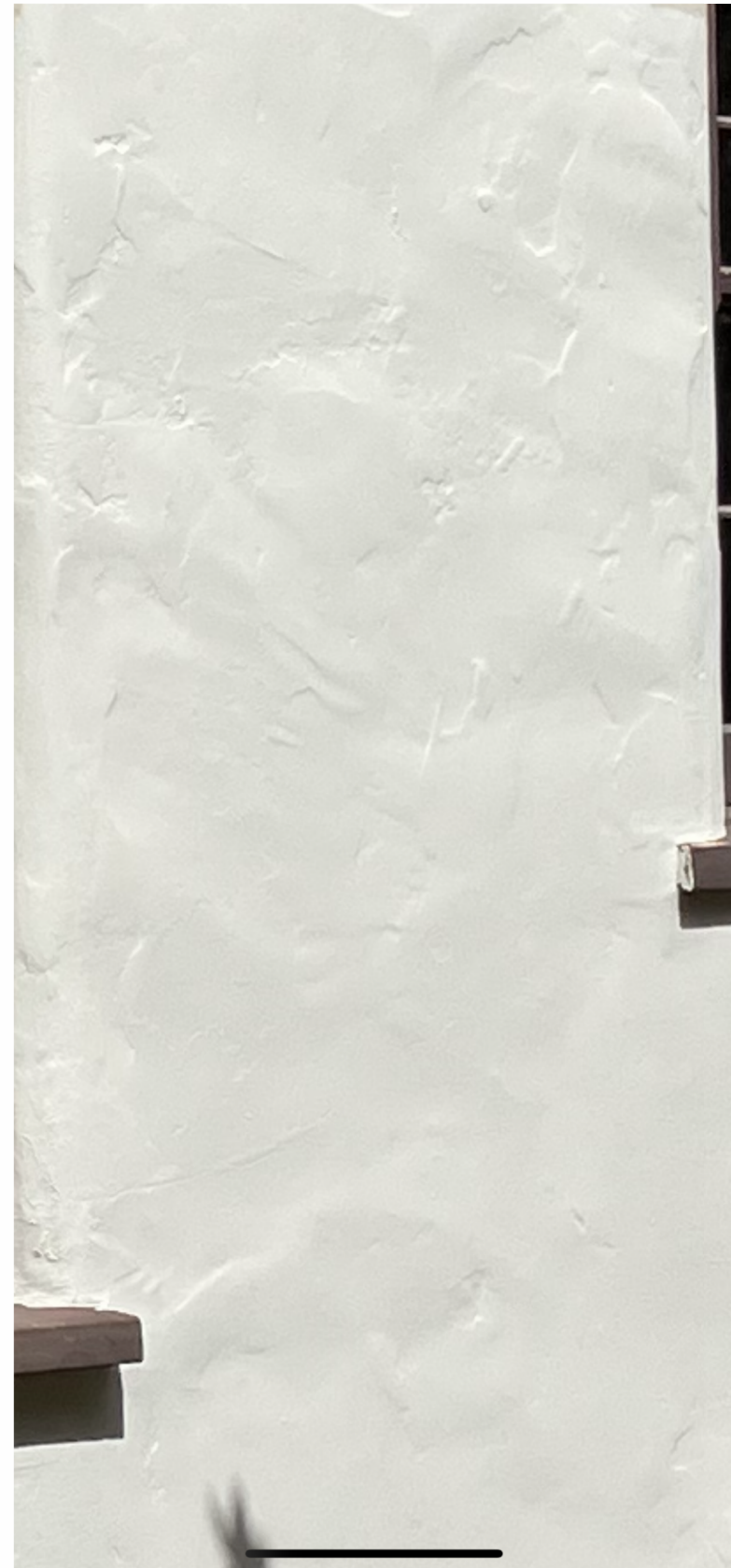
DETAILS OF
PREVIOUSLY
ALTERED
NORTHERN
PORTION OF THE
HOUSE

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RESIDENCE

IMAGES OF EXISTING
NORTHERN ELEVATION

6/5/2025

A - 12B



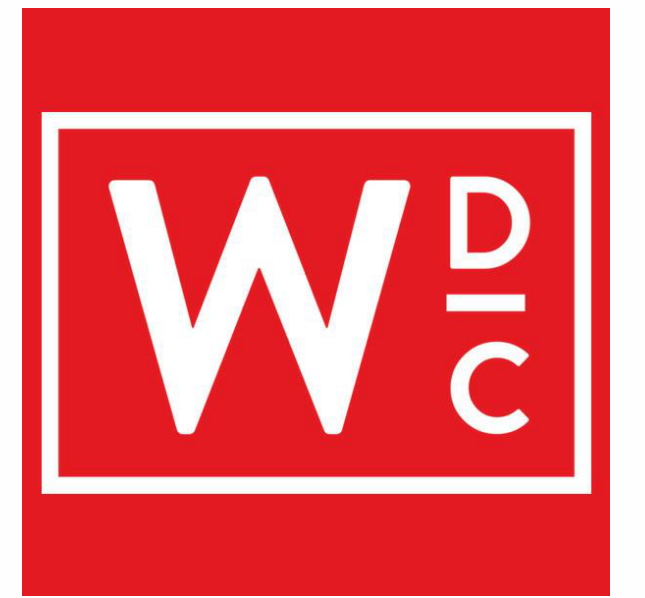
PROPOSED TRIM/ SIDING COLOR
FARROW AND BALL EGGSHELL FINISH



PROPOSED EXTERIOR LIGHTING:
MAXIM LIGHTING: SANTA BARBARA ,
DARK SKY MODEL #3314MOSE



PROPOSED NEW ROOFING TYPE CLASS A FIRE RESISTANT
BRAVA MIXED SIZE WEATHERED (COLOR) SYNTHETIC SHAKE



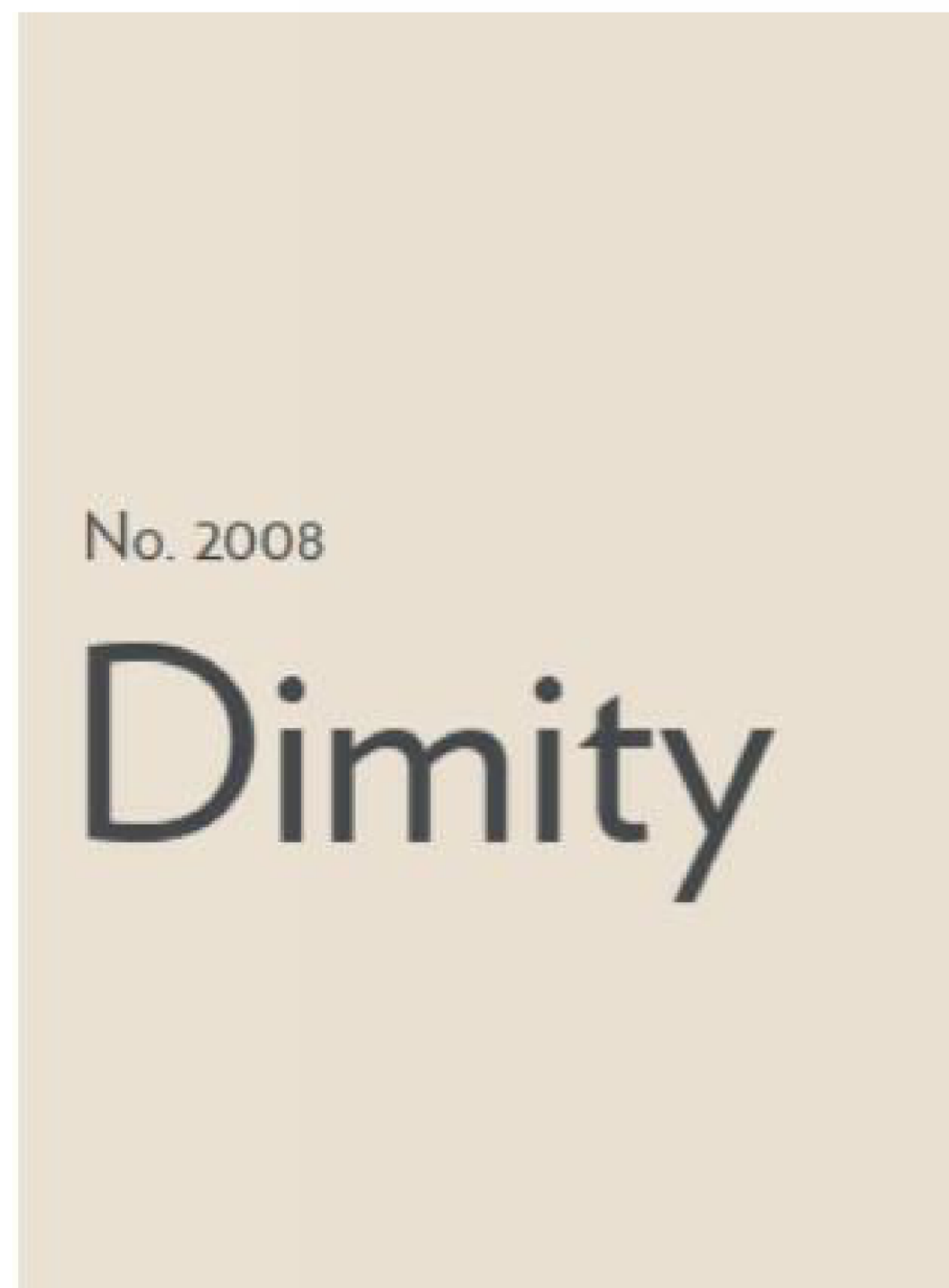
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PROPOSED STUCCO FOR NEW



PROPOSED WALL PAINT COLOR (2 STUCCO
OLD AND NEW) FARROW AND BALL DEEP
FLAT FINISH



PROPOSED WINDOW TYPE (MATCH (E) AT
EXISTING AND ALUMINUM CLAD AT THE NEW
ADDITION/ REMODEL



PROPOSED COPPER GUTTER TYPE

REVISED

URBAN/ NITZBERG
RESIDENCE

PROPOSED
MATERIALS

7-31-2025

A - 13

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Exhibit C

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PHASE TWO HISTORIC ASSESSMENT

for:

The Goulding House

3377 Fourth Avenue

Carmel, CA.

APN: 009-153-006

Applicant:

Anne Urban

3377 Fourth Ave.

Carmel, CA 93923

Architect:

Wynkoop Design Corporation

POB 3846

Carmel, CA 93921

Historical Consultant:

Meg Clovis

14024 Reservation Rd.

Salinas, CA. 93908

July 5, 2025

Table of Contents

INTRODUCTION	3
HISTORICAL BACKGROUND.....	4
DESCRIPTION OF THE GOULDING HOUSE.....	6
IMPACTS OF THE PROPOSED PROJECT	7
MITIGATION SUMMARY	10
CONCLUSION.....	10



INTRODUCTION

Property Owner & Applicant:

Anne Urban
3377 Fourth Avenue
Carmel, CA. 93923

Address & Parcel Number:

3377 Fourth Avenue
Carmel, CA. 93923
APN: 009-153-006

Project Description & Current Use:

The proposed project includes the construction of a 1122 square foot addition on the rear (north) elevation, the removal of the 1940 and 1967 additions on the rear elevation, the replacement in-kind of deteriorated windows, and a reroof of the entire house with Class A Brava mixed size weathered synthetic shake. First floor additions will include a sunroom on the northwest corner and a dining area on the northeast corner, totaling 457 square feet. Terraces will be located on the second floor above both additions, totaling 665 square feet.

Current Use

The house located at 3377 Fourth Avenue is a residence and has been used as a residence since its construction in 1928.

Historic Consultant:

Meg Clovis' qualifications and experience as a historian span the past 45 years. After graduating from Boston University with a M.A. in Historic Preservation in 1979, Ms. Clovis joined the firm of Charles Hall Page and Associates in San Francisco as an Architectural Historian. During that time, she consulted on projects throughout the western United States. In 1981 Monterey County hired Ms. Clovis as County Historian and she served in that capacity for 36 years. She staffed the Monterey County Historic Resources Review Board and Historical Advisory Commission. She was responsible for the adequacy of historical reports for the purposes of CEQA and she is well-versed in the criteria of the Monterey County, California and National Registers. In 2019 Ms. Clovis was employed by the National Trust for Historic Preservation as Historian for the Cooper-Molera Adobe in Monterey. Ms. Clovis currently serves as consulting historian for the City of Carmel-by-the-Sea. Meg Clovis is a certified Historian and Architectural Historian with the County of Monterey, and she meets the Secretary of the Interior's Professional Qualifications Standards in Architectural History and History (36 CFR Part 61).

Research Design:

During July 2025, Meg Clovis carried out background research for this report including:

- Meeting with the architect and HRRB subcommittee members
- Reviewed proposed renovation plans

- Reviewed all pertinent National Park Service publications related to the Secretary of the Interior's Standards and Guidelines for Rehabilitation including:
 - a) Preservation Briefs
 - b) Interpreting the Standards Bulletins
 - c) Preservation Tech Notes
- Reviewed the property DPR dated December 2024

Current Listing Status:

A Phase One report completed in December 2024 determined that the Goulding House is eligible on the local level under California Register Criterion 3 and Monterey County Register Criteria A1, A5, and B1. Specifically, the house is eligible because it embodies the distinctive characteristics of the French Eclectic style of architecture, and it represents the work of locally significant architect Anthanase Nastovic. The Period of Significance for the house is 1928, the year of construction.

HISTORICAL BACKGROUND

Location Map



Goulding House History:

The Goulding House was built in 1928 and is in the Hatton Fields subdivision which was developed by the Carmel Land Company. The developers did not build model homes but relied on contractors who invested their own money to build speculative houses. One such builder was Serbian architect Anthanese Nastovic (1876-1965) who built the subject property as well as five other homes in Hatton Fields (*Carmel Cymbal*, 2/9/1927). Nastovic was formerly a professor of architecture at the Art Academy at Petrograd. He designed several famous buildings in Moscow, Petrograd, and Bulgaria and designed a well-known monument to Alexander II in Moscow. Nastovic and his wife Olga escaped from Russia during the Russian Revolution and made their way to a cousin's home in Shanghai. In 1921 the couple left China and sailed to the United States. They settled in Oakland and soon Nastovic was designing numerous homes and apartment buildings in the San Francisco Bay Area. By 1926 Nastovic was partnered with the Carmel Development Company and started building residences in Hatton Fields and in the Peter's Gate area of Monterey. The Carmel Development Company promoted Nastovic as "an architect with the reputation of building distinctive homes" (*Carmel Pine Cone*, 4/8/1928) in the popular revival styles of architecture. Unfortunately, the residences did not sell at the rate Nastovic anticipated. By 1929 he found himself over-extended and he filed for bankruptcy. He returned to Oakland to manage an apartment building he designed. He dropped out of the public eye and passed away in New York in 1965.



Figure 1: View of front elevation.

The Goulding House takes its name from long-time owners Dr. Robert L. Goulding and his wife Alice who lived in the house for six decades.

DESCRIPTION OF THE GOULDING HOUSE

Built in 1928, the wood-framed Goulding House has an asymmetrical plan composed of a one-story side gabled west wing and a two-story east wing with a front facing gable and tower. Two additions have been constructed on the rear of the house: a two-story 1940 addition and a one-story 1967 addition. The steeply sloped roof is covered with asphalt composition shingles. Exterior walls are stucco and horizontal wood siding fills the apex of each gable and clads the dormers. The house is an example of the towered subtype of the French Eclectic style (also known as the French Norman style) which became popular after World War I. Elements of the house that represent the French Eclectic style include the prominent tower with conical roof and narrow, vertically oriented windows; the flared eaves at the roof-wall junction; the hipped dormers (the 1940 addition has shed roof dormers); half-timbering in the front gable; and the mix of materials, in this case stucco and horizontal wood siding. Fenestration in the original and 1940 section of the house is wood casement multi-paned sash. An oriel window with three narrow, vertically oriented multi-paned windows is in the second story gable on the front elevation. Vertically oriented tripartite windows run across the front elevation's one-story wing. Brick steps with a wood railing lead to the raised front entry porch. The plank front door, which is flanked by sidelites, is overlaid with a "Z" pattern – one of architect Nastovic's signature features. His other signature feature is the Gothic arch which can be found inside the house and in the wing wall gate that connects the house and garage. A tapered stucco covered chimney is located on the north eave wall.

The two additions do not fall within the period of significance which is 1928.

Character-defining features of the Goulding House include:

- Original 1928 footprint, height and massing.
- Tower with conical roof.
- Gabled roof forms with flared eaves.
- Half-timbering detail.
- Wood casement windows including oriel window dating to 1928.
- Steep roof slope and hipped dormers.
- Stucco exterior walls with horizontal wood siding in gables and on hipped dormers.
- Panel front door with "Z" detail and sidelites.
- Wing wall, garage and arched garden gate.
- Tapered chimney.

IMPACTS OF THE PROPOSED PROJECT

As a historical resource, the Goulding House is subject to review under the California Environmental Quality Act (CEQA). Generally, under CEQA, a project that follows the *Standards and Guidelines for Rehabilitation* contained within *The Secretary of the Interior's Standards for the Treatment of Historic Properties*¹ is considered to have mitigated impacts to a historical resource to a less-than-significant level (CEQA Guidelines 15064.5).

The compliance of the proposed work on the Goulding House is reviewed below with respect to the *Rehabilitation Standards*. The Standards are indicated in italics, followed by a discussion regarding the property's consistency or inconsistency with each Standard.

Rehabilitation is defined as "the process of returning a building or buildings to a state of utility through repair or alteration, which makes possible an efficient use while preserving those portions of the building and its site and environment which are significant to its historic, architectural, or cultural values." (36 CFR 67.2(b)).

Standard One

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The Goulding House was constructed as a single-family residence and this use will continue. The proposed changes to the rear elevation, including the removal of non-historic additions and the construction of new additions on the northwest and northeast corners, will not affect the distinctive materials and features which are primarily assembled on the front elevation. The spaces and spatial relationship with the garage will not be changed. The proposed work is consistent with Standard One.

Standard Two

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

Distinctive materials that define the historic character of the property such as the stucco exterior siding, half-timbering, and horizontal wood siding will not be affected by the proposed project. Changes will be focused on the rear elevation which has been previously altered in 1940 and 1967. The proposed work is consistent with Standard Two.

¹ *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*. U.S. Department of the Interior. National Park Service, 2017.

Standard Three

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties will not be undertaken.

The proposed project does not include adding conjectural features or elements from other historic properties to the house. The proposed work is consistent with Standard Three.

Standard Four

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

In 1940 a two-story north wing with a gabled roof and shed dormers on the east and west roof slopes and a wood exterior staircase to the second story was built on the rear elevation. In 1967 a one-story flat-roofed family room was built on the northeast corner of the house. Neither of these additions fall within the period of significance and neither have achieved historical significance. Both these additions will be removed as part of the project. This Standard is not applicable.

Standard Five

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

The distinctive materials, features, finishes, and construction techniques such as the plank front door, fenestration pattern and types on the front elevation, and stucco exterior walls will be preserved and will not be affected by the proposed project. The proposed work is consistent with Standard Five.

Standard Six

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Plan Sheets A-7 to A-10 indicate that existing windows will be replaced in-kind (based on 1928 sash) if existing windows: a) are too deteriorated to repair, b) energy efficiency is desired, or c) were replaced with incompatible windows such as vinyl in the past. If glazing requires replacement dual-glazed, low-e glass will be used.

Most of the character-defining windows are located on the front elevation, therefore particular care should be exercised when evaluating these windows for repair rather than replacement. Plans indicate that one vinyl window in the tower is scheduled for replacement, which is appropriate.

Regarding the use of insulated glass and low-E glass, the Secretary of the Interior's Guidelines for Windows recommends:

- Modifying a historic single-glazed sash to accommodate insulated glass when it will not jeopardize the soundness of the sash or significantly alter its appearance.
- Using low-E glass with the least visible tint in new or replacement windows.

The proposed work is consistent with Standard Six.

Standard Seven

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

No chemical or physical treatments are planned for this project. This Standard is not applicable.

Standard Eight

Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

The proposed project does not include ground disturbance that may affect archeological resources, if any. This Standard is not applicable.

Standard Nine

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will 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.

The 1940 and 1967 non-historic additions on the rear elevation will be removed and replaced with a sunroom on the northwest corner and a dining area on the northeast corner. Both additions will have upper terraces. These additions will not destroy historic materials or features that characterize the property since the rear elevation (north) was totally altered in 1940 and 1967.

On the west elevation, three new windows will be added to the tower. These include three narrow windows and one vertically oriented multipaned window. The Secretary of the Interior's Guidelines for Windows recommends:

- Adding new window openings on rear or other secondary, less visible elevations, if required by a new use. The openings and the windows in them should be compatible with the overall design of the building but, in most cases, not duplicate the historic fenestration.

A notation on Plan Sheet A-10 should be added that describes how these windows will be differentiated from the original.

On the east elevation, a multipaned French door will be added for access into bedroom #1. This will necessitate moving one window to the left. The plans indicate that both the new French door and window will be differentiated.

The new additions will have exterior stucco walls which will be compatible with historic materials. Plan Sheet A-13 illustrates how the new stucco will be differentiated from the old. In addition, the horizontal siding in the apex of the new rear gables will be differentiated, using 6-inch rustic siding as compared to the original 12-inch siding found on the front elevation.

The proposed work is consistent with Standard Nine.

Standard Ten

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

The new additions, if removed in the future, will not affect the essential form and integrity of the original 1928 historic property. The proposed work is consistent with Standard Ten.

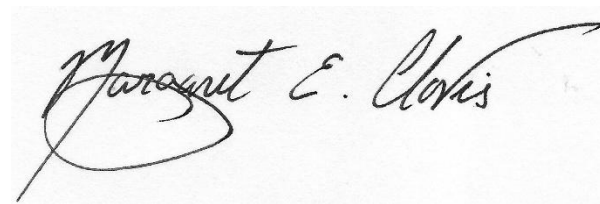
MITIGATION SUMMARY

1. The project meets the applicable Secretary of the Interior's Standards for Rehabilitation; therefore, project mitigations are not necessary. The proposed project will not impact the historic integrity of the Goulding House.

CONCLUSION

The proposed work meets Standards One, Two, Three, Five, Six, Nine and Ten. Standards Four, Seven, and Eight are not applicable.

Respectively Submitted,

A handwritten signature in black ink, reading "Margaret E. Clovis". The signature is written in a cursive style with a large, looping initial "M".

Margaret (Meg) Clovis



Figure 2: View of rear elevation. Arrows indicate 1940 and 1967 additions.



Figure 3: View of east elevation. The arrow indicates the window that will be moved to the left and replaced with a door.



Figure 3: View of character-defining features on the front elevation, Including tower, half-timbering, oriel window, flared eaves, and Fenestration.

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 9

*Resource Name or #: (Assigned by recorder) The Goulding House

P1. Other Identifier: The Sheppard House

*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 N/A Date N/A T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address 3377 Fourth Avenue City Carmel Zip 93921

d. UTM: (Give more than one for large and/or linear resources) Zone ; 36.541033mE/ 121.932922mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN 009-153-006, Block 22, Lot 6

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

Built in 1928, the wood-framed Goulding House has an asymmetrical plan composed of a one-story side gabled west wing and a two-story east wing with a front facing gable and tower. Two additions have been constructed on the rear of the house: a two-story 1940 addition and a one-story 1967 addition. The steeply sloped roof is covered with asphalt composition shingles. Exterior walls are stucco and horizontal wood siding fills the apex of each gable clads the dormers. The house is an example of the towered subtype of the French Eclectic style (also known as the French Norman style) which became popular after World War I. Elements of the house which fit the French Eclectic moniker include the prominent tower with conical roof and narrow, vertically oriented windows; the flared eaves at the roof-wall junction; the hipped dormers (the 1940 addition has shed roof dormers); half-timbering located in the front gable; and the mix of materials, in this case stucco and horizontal wood siding. Fenestration in the original and 1940 section of the house is wood casement with (continued p. 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 #) Front Elevation, 11/2024

*P6. Date Constructed/Age and

Sources: 1928 ☒ Historic

☐ Prehistoric ☐ Both

Assessor

*P7. Owner and Address:

Anne Urban

3377 Fourth Ave.

Carmel, CA. 93923

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

Meg Clovis

14024 Reservation Rd.

Salinas, CA 93908

*P9. Date Recorded: 12/2024

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (cite survey report and other sources, or enter "none.") None

*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 9

*NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) The Goulding House

B1. Historic Name: The Sheppard House

B2. Common Name: The Goulding House

B3. Original Use: Residence

B4. Present Use: Residence

*B5. Architectural Style: French Eclectic

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed in 1928; additions in 1940 and 1967.

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

Original Location:

*B8. Related Features: Garage

B9a. Architect: Anthanase Nastovic

b. Builder: Unknown

*B10. Significance: Theme Architectural Development Area Carmel by the Sea

Period of Significance 1928

Property Type Building Applicable Criteria CR 3; MCR A1, A5, B1

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Address integrity.)

3377 Fourth Avenue in Carmel, commonly known as the Goulding House, was built in 1928 and is located in the Hatton Fields subdivision. The Carmel Land Company purchased the property from the Hatton estate (*Carmel Pine Cone* 11/21/1925, 2/6/1926, 4/3/1926) and filed a subdivision map in 1925 with 300 lots. Home sites opened for sale in 1926. The lots were large, ranging from one-third acres to three acres. Paul Flanders, the president of the Carmel Land Company, diligently promoted the subdivision as a "high class residence section" with weekly advertisements in the local newspapers. A 1926 advertisement noted that,

"Hatton Fields was laid out with the express purpose in mind of affording to and preserving for home owners a degree of seclusion which Carmel properties enjoyed in the beginning but is in danger of losing because of the small size of some building lots. Hatton Fields sales contracts carry an agreement against subdividing of lots, while moderate building restrictions protect future residents against architectural monstrosities." (*Carmel Cymbal*, 12/8/1926)

The developers did not build model homes but relied on contractors who invested their own money to build speculative houses. One such builder was Serbian architect Anthanase Nastovic (1876-1965) who built the subject property as well as five other homes in Hatton Fields (*Carmel Cymbal*, 2/9/1927).

Nastovic was formerly a professor of architecture at the Art Academy in Petrograd. (continued p. 4)

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

*B12. References:

Historic Context Statement for Carmel by the Sea, 2022

Monterey County Historic Preservation Ordinance

Accela Files, Monterey County

National Register Bulletin 15

McAlester, Virginia. *A Field Guide to American Houses*. New York, 2019

Archives retrieved from Ancestry.com

News articles retrieved from Newspapers.com

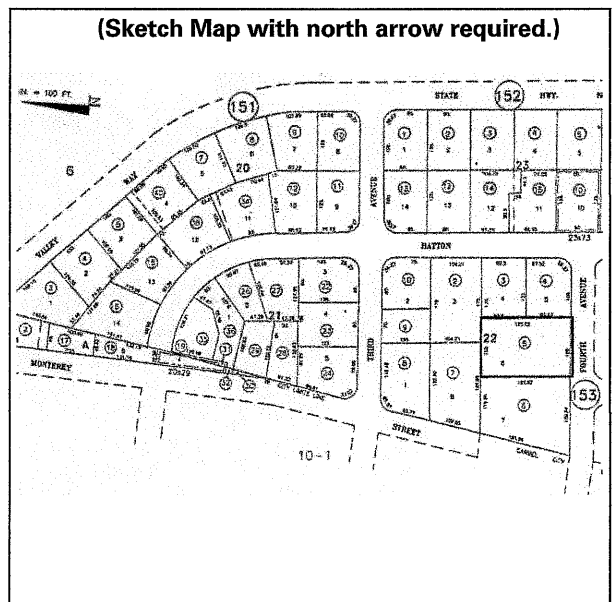
B13. Remarks

*B14. Evaluator: Meg Clovis

*Date of Evaluation: 12/2024

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



P3a. Description continued:

multi-paned sash. An oriel window is located in the second story's front gable on the front elevation. Vertically oriented tripartite windows run across the front elevation's one-story wing. Brick steps with a wood railing lead to the elevated front entrance and partial width porch. The plank front door, which is flanked by sidelites, is overlayed with a "Z" pattern, - one of architect Nastovic's signature features. His other signature feature was the Gothic arch which can be found both inside the house and in the wing wall gate that connects the house and garage. A tapered stucco covered chimney is located on the north eave wall.

Two additions have been constructed on the rear (north) elevation since 1928. In 1940¹ a two-story north wing with a gabled roof and shed dormers on the east and west roof slopes was built. Fenestration and finishes (stucco walls) match the original house. A wood staircase leads up to a second story door, located on the gable end of the addition. In 1967 (BP# 20445) a one-story flat roofed family room was built on the rear northeast corner of the house. Sliding glass doors and large plate glass windows dominate this addition. Neither of these additions fall within the period of significance which is 1928.

The house is located on a half-acre lot. It has a circular driveway, and a garage is located on the west side of the lot. The garage has a front gable roof with horizontal wood siding in the gable's apex. The exterior walls are stucco. The garage has carriage doors with Nastovic's signature "Z" detail, although the garage doors not original. The original garage burned down, and the current garage is a replacement. The original garage's carriage doors had a different "Z" detail and sidelites flanked the doors (see Figure 6). A stucco wing wall with an arched wooden gate and gate opening connects the house and garage. There are several large mature trees on the parcel and the grounds have minimal landscaping.

Character-Defining Features

Character refers to all the visual aspects and physical features that comprise the appearance of a historic building, its materials, craftsmanship, decorative details, and the various aspects of its site and environment. The Goulding House exhibits design traits that characterize Carmel's French Eclectic style of architecture, as described in Carmel's Historic Context Statement (p. 53). The following are the character-defining features of the Goulding House:

- Original floor plan (1928) and massing
- Tower with conical roof
- Gabled roof forms with flared eaves
- Half-timbering detail
- Wood casement windows
- Height, massing and floor plan
- Original fenestration including wood casement windows and oriel window
- Hipped dormers
- Stucco exterior walls with horizontal wood siding in gables and on hipped dormers
- Paneled front door with "Z" detail and sidelites
- Wing wall and arched garden gate
- Tapered chimney

¹ This information was provided to the current owner by the previous owner.

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*Resource Name or # The Goulding House

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*Date 12/2024

☒ Continuation ☐ Update

Integrity

Integrity is defined as the ability of a property to convey its significance. There are seven aspects of integrity and to retain integrity, a property must retain several, if not most aspects. Two additions, one in 1940 and one in 1967, have been constructed on the rear (north) elevation of the Goulding House. Neither of the additions are visible from the public right-of-way and neither addition has compromised the integrity of the original design of the house

Location: The Goulding House is still in its original location.

Design: The Goulding House retains all the elements of its original French Eclectic style design such as its one and two-story massing, tower with conical cap, and the gable roof with flared eaves.

Setting: The Goulding House is still located in a residential setting.

Materials: The Goulding House has retained its original materials such as the stucco exterior walls, the horizontal wood siding in the gables and on the hipped dormers, and the wood casement windows.

Workmanship: The Goulding House has retained Nastovic's signature details, the half-timbering in the front gable, and the distinctive oriel window.

Feeling: The Goulding House retains the physical features that convey its historic character, i.e., an example of French Eclectic architecture in the Hatton Fields subdivision.

Association: Association is only relevant if a property is eligible for listing under Criteria One or Two.

B10. Significance continued:

He designed several famous buildings in Moscow, Petrograd, and Bulgaria and designed a well-known monument to Alexander III in Moscow. Nastovic and his wife Olga escaped from Russia during the Russian Revolution and made their way to a cousin's home in Shanghai. In 1921 the couple left China and sailed to the United States. They settled in Oakland and soon Nastovic was designing numerous homes and apartment buildings in the San Francisco Bay area. By 1926 Nastovic was partnered with the Carmel Development Company and started building residences in Hatton Fields and in the Peter's Gate area of Monterey. The Development Company promoted Nastovic as "an architect with the reputation of building distinctive homes."² He designed homes in both the Spanish and English styles.³ Unfortunately, the residences did not sell at the rate Nastovic anticipated. By 1929 he found himself over-extended and he filed for bankruptcy. He returned to Oakland to manage an apartment building he designed. He dropped out of the public eye and passed away in New York in 1965.

The first owners of the subject property were Harry Joseph and Mary Sheppard.⁴ The couple bought the house, which they called "Top of the World", as a second home. Their primary residence was in Oakland. Mr. Sheppard was the general plant manager for the Pacific Telephone and Telegraph Company.⁵

² *Carmel Pine Cone*, 4/8/1928.

³ *Carmel Cymbal*, 6/15/1926.

⁴ *Carmel Development Company Parcel Map*, Harrison Memorial Library, 1930.

⁵ H.J. Sheppard Obituary, *Oakland Tribune*, 5/4/1934.

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The second owners were Dr. Henry Cloyd Murphy (1863-1948) and his wife Vinnie who bought the property as their retirement home in 1938. Dr. Murphy received his medical degree from Kings College in Tennessee. He came to California in 1888 where he practiced medicine in Monterey and San Luis Obispo counties. The family settled in Salinas in 1899, and Murphy established a thriving practice. He opened the Murphy Hospital in 1922 and in 1932 he built the Park Lane Hospital which he owned and operated until 1943. Dr. Murphy retired in 1938 after fifty years of practice.⁶

George and Ellen Fortier bought the house from the Murphys. George Fortier was a pharmacist who owned pharmacies in Monterey, Pacific Grove, and Carmel. He graduated from the University of California's College of Pharmacy.⁷ George Fortier sold the house after Ellen's death in 1956.⁸

Dr. Robert L. Goulding and his wife Alice bought the house in 1957, and it remained in their family for the next six decades. Psychiatrist Robert Goulding attended medical school at the University of Cincinnati and interned at Bethesda Hospital in Maryland. He maintained a practice in Carmel and was a noted expert in Transactional Analysis. The couple divorced in 1969, and Alice remained in the house until her death in 2017. Alice was a well-known philanthropist and supported educational and health care organizations.⁹

Anthanase Nastovic is listed in Carmel's Historic Context Statement as a significant architect. None of the former owners are included in the Context Statement.

Evaluation for Significance

Historians use National Register Bulletin 15¹⁰ as a guide when evaluating a property's significance whether on a local, state, or national level. To qualify as a significant historic resource the property must be evaluated within its historic context and the Carmel-by-the-Sea Historic Context Statement provides this context. The property must also be significant for one or more National Register of Historic Places criteria, California Register of Historic Resources criteria, or Monterey County Historic Register Criteria. The Criteria describe how properties are significant for their association with important events or people, for their importance with design or construction, or for their information potential. In addition, a significant property must represent an important part of the identified context and must retain integrity – the characteristics that make it a good representative of properties associated with that aspect of the past.

For a property to be listed under **Criterion A** (National Register), **Criterion 1** (California Register) and **Criteria A1 and A6** (Monterey County Register) it must be associated with events that have made a significant contribution to the broad patterns of our history. No specific event led to the construction of the Goulding House, and no important event took place in the house. The Goulding House is not eligible for listing under the aforementioned criteria.

⁶H.C. Murphy Obituary, *Salinas Californian*, 12/3/1948.
⁷ George Fortier Obituary, *Carmel Pine Cone*, 3/24/1966.
⁸ Ellen Fortier Obituary, *Carmel Pine Cone*, 2/23/1956.
⁹ Alice Goulding Obituary, *Carmel Pine Cone*, 12/8/2017.
¹⁰ National Register Bulletin 15. *How to Apply the National Register Criteria for Evaluation*. National Park Service. 1998.
 DPR 523L (1/95)

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For a property to be listed under **Criterion B** (National Register), **Criterion 2** (California Register), or **Criterion A3** (Monterey County Register) it must be associated with a person who is significant on the local, state, or national level. An individual must have made contributions or played a role that can be justified as significant, and the contributions of the individual must be compared to others who were active, successful, prosperous, or influential in the same sphere of interest. None of the former owners distinguished themselves within any of the themes identified in Carmel's Historic Context Statement. The Goulding House is not significant under Criteria B, 2 or A3.

For a property to be listed under **Criterion C** (National Register), **Criterion 3** (California Register), or **Criteria A1, A5, and B1-3** (Monterey County Register) it must embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values. The Goulding House embodies the distinctive characteristics of the French Eclectic style of architecture, and it represents the work of master architect Anthanase Nastovic. A property is eligible for its high artistic values if it so fully articulates a particular concept of design that it expresses an aesthetic ideal. The Goulding House does not express aesthetic ideals or design concepts more fully than other examples of the French Eclectic style. The Goulding House is eligible on a local level under California Register Criterion 3 and Monterey County Register Criteria A1, A5, and B1.

Criterion D (National Register), **Criterion 4** (California Register), and **Criterion A7** (Monterey County Register) are applicable to properties that have yielded, or may likely yield, information important to history or prehistory. In other words, these criteria are reserved for archeological sites, and they are not relevant to the evaluation of the Goulding House.

Summary

The Goulding House is eligible for listing on the California Register under Criterion 3 at the local level and for listing on Monterey County's Register under Monterey County Criteria A1, A5, and B1. The Goulding House meets the qualifications as a historic resource under CEQA.

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*Resource Name or # The Goulding House

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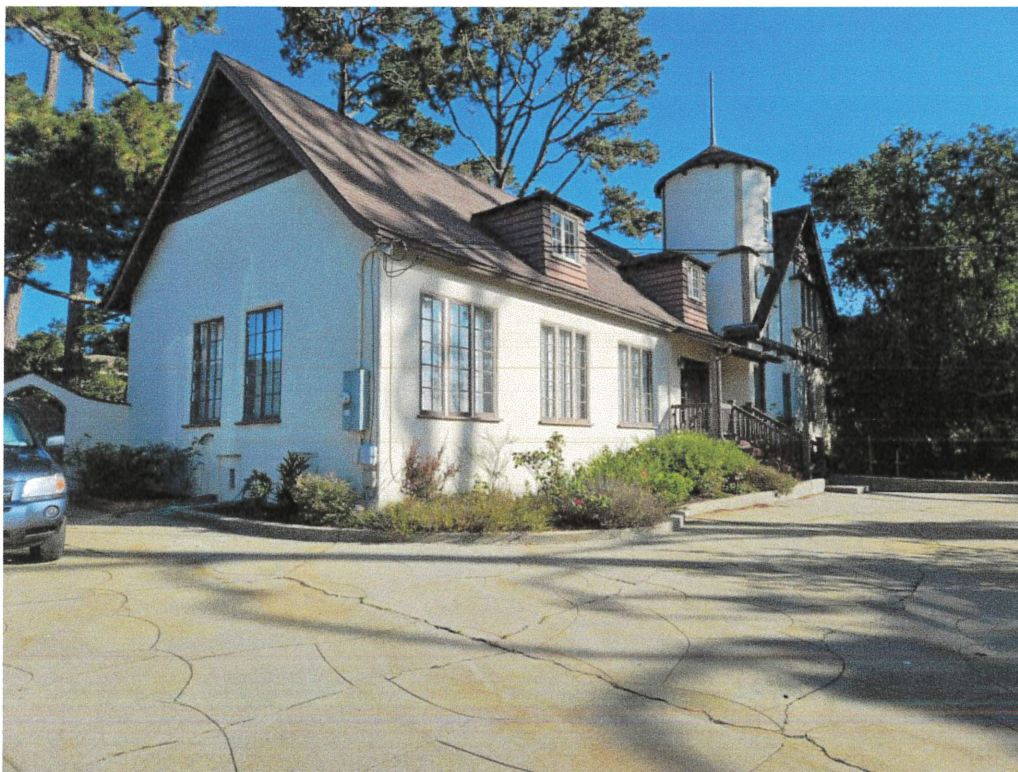


Figure 1: View of the Goulding House looking northeast.



Figure 2: View of front entrance.

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Figure 3: View of 1940 addition (indicated by arrow).



Figure 4: Arrow indicates 1967 addition.

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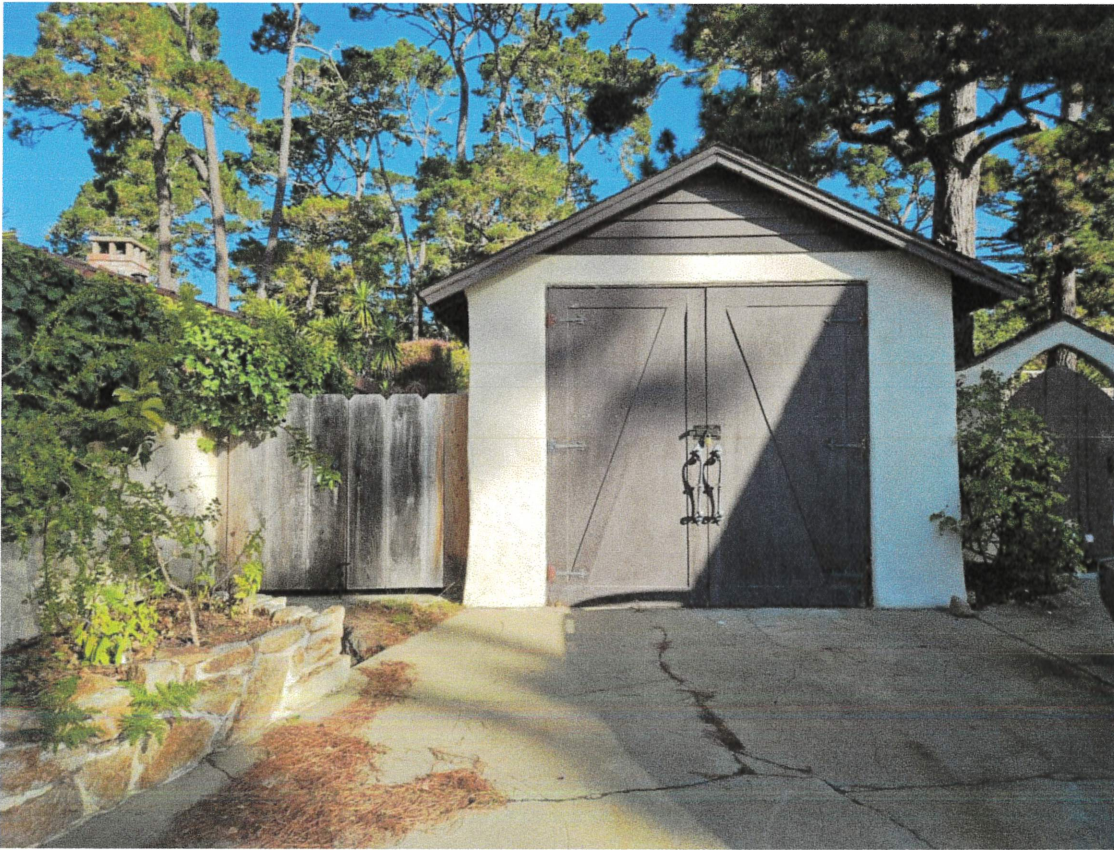


Figure 5: View of garage.



Figure 6: Watercolor of house and original garage. Notice the sidelites and a different application of the "Z" detail.

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