

County of Monterey

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



Meeting Agenda - Final

Thursday, July 2, 2026

11:30 AM

Historic Resources Review Board

For information on The Ralph M. Brown Act: Open Meetings please click on the link below:

Para obtener información sobre La Ley Ralph M. Brown, siga el siguiente enlace:

https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?division=2.&chapter=9.&part=1.&lawCode=GOV&title=5

FEE SCAM ALERT: Be aware of a fake invoice scam, if you receive an unexpected invoice related to a county project, call the County Permit Center at 831-755-5025 to confirm its authentic.

ALERTA DE ESTAFA DE TARIFAS: Tenga cuidado con las estafas de facturas falsas, si recibe una factura inesperada relacionada con un proyecto del condado, llame al Centro de Permisos del Condado al 831-755-5025 para confirmar su autenticidad.

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:

You may participate through ZOOM. For ZOOM participation please join by computer audio at:
<https://montereycty.zoom.us/j/91397857815>

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 913 9785 7815 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:

Puede participar a través de ZOOM. Para la participación de ZOOM, únase por computadora en: <https://montereycty.zoom.us/j/91397857815>

O para participar por teléfono, llame a cualquiera de estos números a continuación:

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- + 1 929 205 6099 US (New York)
- + 1 312 626 6799 US (Chicago)

Presione el código de acceso de reunión: 913 9785 7815 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

- A. Approval of the June 4, 2026, Historic Resources Review Board meeting minutes.

Attachments: [Draft HRRB Meeting Minutes 06-04-26](#)

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. DA250339 - 456 PROPERTIES LLC

Public hearing to consider recommending that the Chief of Planning approve a Design Approval to allow the exterior and interior modifications to historic Casa de la Estrella, a single-family residence constructed in the 1920s, including removal of an existing window to be replaced with a larger window, construction of a new covered walkway, and other exterior site improvements. Materials and colors to match existing residence, stucco (cream color), concrete tiles, kursaal raven porcelain tile (coffee, cream, and dark brown), window (dark brown).

Project Location: 3322 17 Mile Drive, Pebble Beach (Assessor's Parcel Number

008-423-025-000), Del Monte Forest Land Use Plan, Coastal Zone.

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - Project Plans, Colors and Materials](#)
 [Exhibit C - Phase II Historic Resource Evaluation, Local](#)
 [Assessment, and Secretary of Interior's Standards for the](#)
 [Treatment of Historic Properties, prepared by Evans & De Shazo,](#)
 [Inc. with DPR](#)

2. DA240329 - VARELA ERNEST & MARTHA

Public hearing to consider recommending that the Chief of Planning approve an after the fact Design Approval to clear code enforcement case (24CE00295) for the painting of an historic residence and to complete the repairs of a dilapidated detached storage shed to include an additional 150 square feet to the non-habitable accessory structure serving as a work garage. Colors to consist of 407 Carbon (black) for the trim, HLS4252 (Tudor Tan) for the accent and HLS4263 Hammered Pewter (greyish) for the house, materials to consist of vertical wood siding for the garage. The property is located at 20 First Street, Spreckels (Assessor's Parcel Number 177-033-018-000) Greater Salinas Area Plan.

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - Revised Project Plans](#)
 [Exhibit C - Design Approval application with Photo of Existing](#)
 [House](#)
 [Exhibit D - Site Visit Photos](#)

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.A

Board Report

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

Legistar File Number: MIN 26-041

July 02, 2026

Introduced: 6/24/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Minutes

Approval of the June 4, 2026, Historic Resources Review Board meeting minutes.

County of Monterey

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



Meeting Minutes - Draft

Thursday, June 4, 2026

11:30 AM

Historic Resources Review Board

11:30 A.M. - CALL TO ORDER

The meeting was called to order by Chair Scourkes at 11:32 am

ROLL CALL

Present:

John Scourkes

Kellie Morgantini

Michael Bilich

Judy MacClelland

Salvador Muñoz

Belinda Taluban

Absent: Sheila Lee Prader

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Correspondence was received for 26CP00819 and was distributed to HRRB members and all interested parties by clerk Armida Estrada.

APPROVAL OF MINUTES

- A.** Approval of the April 21, 2026, Historic Resources Review Board meeting minutes.

It was moved by Judy MacClelland and seconded by Kellie Morgantini to approve the April 21, 2026, Meeting Minutes.

RESULT: Passed with corrections addressed by Judy MacClelland for April 21, 2026, and meeting minutes. Correction on wording on pg. 2 and change the word adopt to recommend.

MOVER: Judy MacClelland

SECONDER: Kellie Morgantini

AYES: John Scourkes, Kellie Morgantini, Michael Bilich, Judy MacClelland, Salvador Muñoz, Belinda Taluban

ABSENT: Sheila Lee Prader

ABSTAIN: N/A

Sal Muñoz recused himself due to conflict of interest.

SCHEDULED MATTERS**1. 26CP00819 - HISTORIC RED BARN**

Public hearing to consider recommending that the Chief of Planning approve an application for a Construction permit for the replacement of damaged siding located on the Historic Red Barn
Project Location: 1000 N Hwy 101, Aromas (Assessor's Parcel Number 141-013-035-000), North County Inland Area Plan. The property is an approximately 6.5 acres and is located off U.S. Highway 101, located near the residential neighborhood called Ballantrae Estates.

Liz Ruiz presented the item.

Applicant Representative: Sal Jimenez, applicant; Sal Muñoz, architect; Gerano Sanchez

Public Comment: None

Motion: It was moved by Kellie Morgantini seconded by Judy MacClelland and continued to August 6, 2026 HRRB meeting to allow the applicant time to provide additional information and clarification. On the following:

- 1. Clarification of Treatment Approach**
- 2. Amount of panels to be replaced**
- 3. Detailed Evaluation of Existing Siding**
- 4. Potential Hazard Evaluation**
- 5. Reference Material & Justification**
- 6. Request Report Contents**

RESULT: Continue to August 6, 2026, HRRB Meeting

MOVER: Kellie Morgantini

SECONDER: Judy MacClelland

AYES: John Scourkes, Kellie Morgantini, Michael Bilich, Judy MacClelland, Salvador Muñoz, Belinda Taluban

ABSENT: Sheila Lee Prader

ABSTAIN: N/A

OTHER MATTERS

None

BOARD COMMENTS, REQUEST AND REFERRALS

Kellie Morgantini; Attended an Association of Environmental Professionals (AEP) Conference, in San Diego

Sal Muñoz; Event June 12th. Potter Vallejo Library AMAP - Presentation of historic preservation of the library.

DEPARTMENT UPDATE

Kellie Morgantini: historic resources presentation for staff that is still in the works.
John Scourkes mentions project that will be coming to the HRRB which is in Pebble Beach by the golf course, project wants to install big glass windows.

ADJOURNMENT

The meeting was adjourned by Chair Scourkes at 1:05 pm



County of Monterey

Item No.1

Board Report

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

Legistar File Number: 26-636

July 02, 2026

Introduced: 6/22/2026

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

DA250339 - 456 PROPERTIES LLC

Public hearing to consider recommending that the Chief of Planning approve a Design Approval to allow the exterior and interior modifications to historic Casa de la Estrella, a single-family residence constructed in the 1920s, including removal of an existing window to be replaced with a larger window, construction of a new covered walkway, and other exterior site improvements. Materials and colors to match existing residence, stucco (cream color), concrete tiles, kursaal raven porcelain tile (coffee, cream, and dark brown), window (dark brown).

Project Location: 3322 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-423-025-000), Del Monte Forest 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 a Design Approval to allow the exterior and interior modifications to historic Casa de la Estrella, a single-family residence constructed in the 1920s, including removal of an existing window to be replaced with a larger window, construction of a new covered walkway, and other exterior site improvements. Materials and colors to match existing residence, stucco (cream color), concrete tiles, kursaal raven porcelain tile (coffee, cream, and dark brown), window (dark brown).

SUMMARY:

On November 19, 2025, the applicant submitted a Design Approval for minor exterior and interior modifications to an existing historic single-family home known as the historic Casa de la Estrella, which was built in the 1920s. An Historic Resource Evaluation (HRE), Local Assessment, and Secretary of Interior's Standards for the Treatment of Historic Properties (**Exhibit C**) was prepared by Evans & De Shazo, Inc.(EDS), on December 11, 2024. The Principal Architectural Historian Stacey De Shazo, M.A., completed an architectural survey of the 1920 house, ca. 1930 garage, and associated landscape within the Property. The discussion documents why the structure is historic and the results of the survey.

The proposed scope of work includes a 698 square foot interior remodel, proposed 94 square foot roof over the existing walkway, proposed 1,733 square foot exterior hardscape improvements, and replacement of existing windows and doors with wood.

DISCUSSION:

The Report describes the 1920 house as being associated with the Spanish Revival architectural style. The one-story building is constructed on the side of a hill on a raised foundation, which allows a basement unit that is accessed from the exterior. The house consists of a composite form that gives the appearance of several phases of construction, with a central, side-facing gable form that has an L-shaped flat roof section attached to the east elevation and an irregular, flat roof form attached to the west elevation. The two north elevations of the flat roof sections are connected by a stucco wall, creating an enclosed courtyard. The house is finished with a textured stucco. Due to the composite form of the house, the central, side-facing gable section of the house has a moderately sloped roof with Spanish red-clay tiles, which is continued at three shed-roofs - one over the projecting bay window of the east elevation, which is adjacent to a membrane finished, sloped section that is cut into the flat roof for water shedding, and two on the porches of the south elevation. The remainder of the house has a flat roof with a raised stucco parapet with varying heights, which gives the appearance of multiple phases of construction.

The ca. 1930 detached garage is associated with Spanish Revival architecture, with a saltbox form. The garage has a basement unit with a concrete slab on a grade foundation; the first story has a concrete slab that is supported by the wall of the basement and has a concrete apron that extends to the driveway. The building is finished with textured stucco. The moderately sloped roof is clad with Spanish red clay tiles, with wide eave overhangs that have exposed rafters. Within the gables of the building, there are three Spanish red-clay tile vents.

The landscape associated with the Property consists of a driveway that extends around a long island that has a tall hedge, which shields the primary façade from view from the public-right-of-way. Between the driveway and the house, there is a path of stone pavers surrounded by a variety of shrubs and plants. This path leads to the front door, which provides access to an interior courtyard that has a brick patio, a fountain, a central gas fireplace, and Moorish loggia with springing arches and decorative tile. Between the 1920 house and the ca. 1930 garage is a stucco wing wall with an arched doorway and arched wood gate. The gate opens to a set of concrete steps that leads to a brick walkway to the house and a small exterior courtyard with a low stucco wall. Detailed figures are located in the Historic report.

This HRE completed by EDS recommends that the 1920 house meets CRHR Criterion 3 for association with both Spanish Revival architecture and the architecture firm Davis & Davis, and retains integrity and, therefore, appears eligible for listing on the CRHR. To assess the Project's potential impacts on the historical resource, EDS completed a Standards review to ensure the Project meets the Standards. The EDS team worked with the Project's design team at Affinity Residential Design (previously Blackwell Design Consultants) reviewing the final drawings dated October 15, 2025. The 1920 house within the Property was found eligible under CRHR Criterion 3; therefore, an integrity analysis was completed.

Historic Character: The 1920 house is characterized by Spanish Colonial Revival design, which was altered in ca. 1930 with additions consisting of expanding the dining room at the south towards the west, with a covered porch, the kitchen was extended east with the low sloped roof and the bay window, and the room at the northeast corner of the building was extended east. Further additions to

the house include the two sconces on either side of the entrance, the gate connecting the 1920 house and the ca. 1930 garage, and the picture window at the basement level.

Proposed Changes: The Project proposes to return certain aspects of the façade, including the removal of the sconces on the front façade, added in ca. 1930, and not part of the original 1920 design by Davis & Davis, which returns the house to its original 1920 appearance. Per the plan, the Project includes replacing three of the windows within the ca. 1930 bay addition on the west elevation; as these windows were not original to 1920 house, this proposal does not impact character defining features of the historic house. The Project also includes the removal of the eightlight wood door set within a decorative, recessed doorway with chamfered edges that opens to a Juliet balcony on the south elevation and replacing it with a large, rectangular wood window. The proposed project requires the removal of the decorative doorway with chamfered edges and scrolling, the Juliet balcony, and the wood door. The replacement window consists of the installation of a rectangular wood window, which will be set within a large rectangular opening that will replicate the chamfered edge and scrolling on the existing window. Although the proposed project removes historic materials and features that contribute to the character of the property, the door is replaced with a window that compliments the character of the Property, without giving a false sense of history, as the window will not appear original. While the proposed project includes the removal of the characteristic door, the project returns the north elevation (primary façade) to its original 1920 appearance and alters only one original section of the house. In addition, the matching door and Juliet balcony on the east wall will remain but will no longer be functional.

Assessment: The proposed Project does not alter the association of the property to the architectural style of Spanish Colonial Revival; the proposed replacement window meets the Standards, as it does not impact the historic character of the Property, as it is a style commonly found within Spanish Colonial Revival, it will be wood, and it will not present a false sense of history.

In accordance with CEQA regulations and guidelines, EDS completed an HRE of the Property at 3322 17 Mile Drive, Pebble Beach, containing the 1920 house, ca. 1930 garage, and associated landscape to determine if any of the built environment resources within the Property are eligible for listing on the CRHR. The HRE was completed following CEQA regulations (PRC § 21000) and the Guidelines for Implementing CEQA (14 CCR § 15000 et seq.). In addition, EDS completed a local assessment, following the County of Monterey Municipal Code, Chapter 18.25, Preservation of Historic Resources, subsection, 18.25.070 - Review Criteria, as well as a Standards review, following the NPS Standards for Rehabilitation. The HRE determined that the 1920 house within the Property is eligible for listing on the CRHR under Criterion 3 for association with Spanish Colonial Revival Architecture and association with the architectural firm of Davis & Davis, with a period of significance of 1920, and retains all seven aspects of integrity. In addition, the local assessment recommends that the 1920 house appears eligible for local listing for association with Criteria 1 and 5 of A. Historical and Cultural Significance; Criteria 1 and 3 of B. Historical, Architectural, and Engineering Significance; and Criterion 1 of C. Community and Geographic Setting. Based on the HRE findings, EDS completed a Standards review to determine if the proposed Project would significantly impact the integrity of the 1920 house. As part of the Standards review, EDS worked directly with Affinity Residential Design [Blackwell Design Consultants], ensuring the Project meets the Standards for Rehabilitation.

Based on the current drawings by Affinity Residential Design dated October 15, 2025, EDS has determined that overall, the Project meets the Standards for Rehabilitation. Furthermore, the Property may be eligible for the Mills Act (Ordinance Number 5238, adopted on April 8, 2014, by Monterey County as seen in Chapter 18.28 - Mills Act Program).

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 on 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: Elizabeth Gonzales, Permit Center Manager

Approved by: Jordan Evans-Polockow, HRRB Secretary

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 Resource Evaluation, Local Assessment, and Secretary of Interior's Standards for the Treatment of Historic Properties, prepared by Evans & De Shazo, Inc. with DPR

Cc: Bailly Sullivan, Brody Group, Sausalito CA



Historic Resources Review Board

Legistar File Number: 26-636

July 02, 2026

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The landscape associated with the Property consists of a driveway that extends around a long island that has a tall hedge, which shields the primary façade from view from the public-right-of-way. Between the driveway and the house, there is a path of stone pavers surrounded by a variety of shrubs and plants. This path leads to the front door, which provides access to an interior courtyard that has a brick patio, a fountain, a central gas fireplace, and Moorish loggia with springing arches and decorative tile. Between the 1920 house and the ca. 1930 garage is a stucco wing wall with an arched doorway and arched wood gate. The gate opens to a set of concrete steps that leads to a brick walkway to the house and a small exterior courtyard with a low stucco wall. Detailed figures are located in the Historic report.

This HRE completed by EDS recommends that the 1920 house meets CRHR Criterion 3 for association with both Spanish Revival architecture and the architecture firm Davis & Davis, and retains integrity and, therefore, appears eligible for listing on the CRHR. To assess the Project's potential impacts on the historical resource, EDS completed a Standards review to ensure the Project meets the Standards. The EDS team worked with the Project's design team at Affinity Residential Design (previously Blackwell Design Consultants) reviewing the final drawings dated October 15, 2025. The 1920 house within the Property was found eligible under CRHR Criterion 3; therefore, an integrity analysis was completed.

Historic Character: The 1920 house is characterized by Spanish Colonial Revival design, which was altered in ca. 1930 with additions consisting of expanding the dining room at the south towards the west, with a covered porch, the kitchen was extended east with the low sloped roof and the bay window, and the room at the northeast corner of the building was extended east. Further additions to the house include the two sconces on either side of the entrance, the gate

connecting the 1920 house and the ca. 1930 garage, and the picture window at the basement level.

Proposed Changes: The Project proposes to return certain aspects of the façade, including the removal of the sconces on the front façade, added in ca. 1930, and not part of the original 1920 design by Davis & Davis, which returns the house to its original 1920 appearance. Per the plan, the Project includes replacing three of the windows within the ca. 1930 bay addition on the west elevation; as these windows were not original to 1920 house, this proposal does not impact character defining features of the historic house. The Project also includes the removal of the eightlight wood door set within a decorative, recessed doorway with chamfered edges that opens to a Juliet balcony on the south elevation and replacing it with a large, rectangular wood window. The proposed project requires the removal of the decorative doorway with chamfered edges and scrolling, the Juliet balcony, and the wood door. The replacement window consists of the installation of a rectangular wood window, which will be set within a large rectangular opening that will replicate the chamfered edge and scrolling on the existing window. Although the proposed project removes historic materials and features that contribute to the character of the property, the door is replaced with a window that compliments the character of the Property, without giving a false sense of history, as the window will not appear original. While the proposed project includes the removal of the characteristic door, the project returns the north elevation (primary façade) to its original 1920 appearance and alters only one original section of the house. In addition, the matching door and Juliet balcony on the east wall will remain but will no longer be functional.

Assessment: The proposed Project does not alter the association of the property to the architectural style of Spanish Colonial Revival; the proposed replacement window meets the Standards, as it does not impact the historic character of the Property, as it is a style commonly found within Spanish Colonial Revival, it will be wood, and it will not present a false sense of history.

In accordance with CEQA regulations and guidelines, EDS completed an HRE of the Property at 3322 17 Mile Drive, Pebble Beach, containing the 1920 house, ca. 1930 garage, and associated landscape to determine if any of the built environment resources within the Property are eligible for listing on the CRHR. The HRE was completed following CEQA regulations (PRC § 21000) and the Guidelines for Implementing CEQA (14 CCR § 15000 et seq.). In addition, EDS completed a local assessment, following the County of Monterey Municipal Code, Chapter 18.25, Preservation of Historic Resources, subsection, 18.25.070 - Review Criteria, as well as a Standards review, following the NPS Standards for Rehabilitation. The HRE determined that the 1920 house within the Property is eligible for listing on the CRHR under Criterion 3 for association with Spanish Colonial Revival Architecture and association with the architectural firm of Davis & Davis, with a period of significance of 1920, and retains all seven aspects of integrity. In addition, the local assessment recommends that the 1920 house appears eligible for local listing for association with Criteria 1 and 5 of A. Historical and Cultural Significance; Criteria 1 and 3 of B. Historical, Architectural, and Engineering Significance; and Criterion 1 of C. Community and Geographic Setting. Based on the HRE findings, EDS completed a Standards review to determine if the proposed Project would significantly impact the integrity of the 1920 house. As part of the Standards review, EDS worked directly with Affinity Residential Design [Blackwell Design Consultants], ensuring the

Project meets the Standards for Rehabilitation.

Based on the current drawings by Affinity Residential Design dated October 15, 2025, EDS has determined that overall, the Project meets the Standards for Rehabilitation. Furthermore, the Property may be eligible for the Mills Act (Ordinance Number 5238, adopted on April 8, 2014, by Monterey County as seen in Chapter 18.28 - Mills Act Program).

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 on 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: Elizabeth Gonzales, Permit Center Manager

Approved by: Jordan Evans-Polockow, HRRB Secretary

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 Resource Evaluation, Local Assessment, and Secretary of Interior's Standards for the Treatment of Historic Properties, prepared by Evans & De Shazo, Inc. with DPR

Cc: Baily Sullivan, Brody Group, Sausalito CA

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.

DA250339 - 456 PROPERTIES LLC

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 Design Approval to allow the exterior and interior modifications to historic Casa de la Estrella, a single family residence constructed in the 1920s, including removal of an existing window to be replaced with a larger window, construction of a new covered walkway, and other exterior site improvements. Materials and colors to match existing residence, stucco (cream color), concrete tiles, kursaal raven porcelain tile (coffee, cream, and dark brown), window (dark brown).

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on February 9, 2026, pursuant to the regulations for the Preservation of Historic Resources as contained in Chapter 18.25 of the Monterey County Code.

WHEREAS, Baily Sullivan (applicant) filed with the County of Monterey, an application for an Design Approval for exterior and interior modifications to historic Casa de la Estrella, a single-family residence constructed in the 1920s, including removal of an existing window to be replaced with a larger window, construction of a new covered walkway, and other exterior site improvements.

WHEREAS, the subject parcel is located at 3322 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-423-025-000), Del Monte Forest Land Use Plan, Coastal Zone. The zoning is "LDR/1.5-D (CZ)" Low Density Residential/1.5 acres per unit, 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 approximately 26, 136 square feet located in Pebble Beach, and currently developed with a single-family residence and detached garage (Casa de la Estrella), constructed in 1920, and associated with the Spanish Revival architectural style.

WHEREAS, an Historic Resource Evaluation (HRE), Local Assessment, and Secretary of Interior's Standards for the Treatment of Historic Properties (**Exhibit C**) was prepared by Evans

& De Shazo, Inc. (EDS), on December 11, 2024. The Principal Architectural Historian Stacey De Shazo, M.A., completed an architectural survey of the 1920 house, ca. 1930 garage, and associated landscape within the Property.

WHEREAS, the proposed scope of work includes a 698 square foot interior remodel, proposed 94 square foot roof over the existing walkway, proposed 1,733 square foot exterior hardscape improvements, and replacement of existing windows and doors with wood.

WHEREAS, the 1920 house is characterized by Spanish Colonial Revival design, which was altered in ca. 1930 with additions consisting of expanding the dining room at the south towards the west, with a covered porch, the kitchen was extended east with the low sloped roof and the bay window, and the room at the northeast corner of the building was extended east. Further additions to the house include the two sconces on either side of the entrance, the gate connecting the 1920 house and the ca. 1930 garage, and the picture window at the basement level.

WHEREAS, the Project proposes to return certain aspects of the façade, including the removal of the sconces on the front façade, added in ca. 1930, and not part of the original 1920 design by Davis & Davis, which returns the house to its original 1920 appearance. Per the plan, the Project includes replacing three of the windows within the ca. 1930 bay addition on the west elevation; as these windows were not original to 1920 house, this proposal does not impact character defining features of the historic house. The Project also includes the removal of the eightlight wood door set within a decorative, recessed doorway with chamfered edges that opens to a Juliet balcony on the south elevation and replacing it with a large, rectangular wood window. The proposed project requires the removal of the decorative doorway with chamfered edges and scrolling, the Juliet balcony, and the wood door. The replacement window consists of the installation of a rectangular wood window, which will be set within a large rectangular opening that will replicate the chamfered edge and scrolling on the existing window. Although the proposed project removes historic materials and features that contribute to the character of the property, the door is replaced with a window that compliments the character of the Property, without giving a false sense of history, as the window will not appear original. While the proposed project includes the removal of the characteristic door, the project returns the north elevation (primary façade) to its original 1920 appearance and alters only one original section of the house. In addition, the matching door and Juliet balcony on the east wall will remain but will no longer be functional.

WHEREAS, The proposed Project does not alter the association of the property to the architectural style of Spanish Colonial Revival; the proposed replacement window meets the Standards, as it does not impact the historic character of the Property, as it is a style commonly found within Spanish Colonial Revival, it will be wood, and it will not present a false sense of history.

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 HRE determined that the 1920 house within the Property is eligible for listing on the CRHR under Criterion 3 for association with Spanish Colonial Revival Architecture and association with the architectural firm of Davis & Davis, with a period of significance of 1920, and retains all seven aspects of integrity. In addition, the local assessment recommends that the 1920 house appears eligible for local listing for association with Criteria 1 and 5 of A. Historical and Cultural Significance; Criteria 1 and 3 of B. Historical, Architectural, and Engineering Significance; and Criterion 1 of C. Community and Geographic Setting. Based on the HRE findings, EDS completed a Standards review to determine if the proposed Project would significantly impact the integrity of the 1920 house. As part of the Standards review, EDS worked directly with Affinity Residential Design [Blackwell Design Consultants], ensuring the Project meets the Standards for Rehabilitation. Based on the current drawings by Affinity Residential Design dated October 15, 2025, EDS has determined that overall, the Project meets the Standards for Rehabilitation. Furthermore, the Property may be eligible for the Mills Act (Ordinance Number 5238, adopted on April 8, 2014, by Monterey County as seen in Chapter 18.28 – Mills Act Program).

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 DA250339
 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 Resource Evaluation, Local Assessment, and Secretary of Interior's Standards for the Treatment of Historic Properties, prepared by Evans & De Shazo, Inc.
5. Oral testimony and HRRB discussion during the public hearing and the administrative record.
6. The State CEQA Guidelines.

Passed and adopted on this 9th **day of February 2026**, upon motion of _____ seconded by _____ by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Attest

Name, Jordan Evans-Polkow, HRRB Secretary

Date February 9, 2026

Exhibit B

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2022 Residential Standard Plan Notes

The general notes sheet is based on the 2022 California Building Standard Codes. This is not an all-inclusive list of code requirements specific to the project. Please reference applicable sheets and specific areas of the plans for locations of fixtures/equipment, structural components, structural design criteria, building finishes and other components specific to the project construction.

CURRENT CODES:

2022 Calif. Residential Code
2022 Calif. Building Code (Structural only)
2022 Calif. Mechanical Code
2022 Calif. Plumbing Code
2022 Calif. Electrical Code
2022 California Energy Code
2022 California Green Building Standards
Monterey County Code of Ordinances

DESIGN CRITERIA:

Risk Category: II
Site Class: D
Seismic Design Category: D
Basic Wind Speed: 91 mph, Exposure D
Climate Zone: 3

MINIMUM EROSION AND SEDIMENT CONTROLS FOR PROJECTS DISTURBING LESS THAN 1 ACRE:

The BMP's (Best Management Practices) listed below must be in place during construction. The BMP's listed are minimum requirements and additional BMP's could be required based on site conditions and projects located in ASBS areas (Area of Special Biological Significance).

BMP's to be in place at the start of construction:

- Site-specific BMP plan per project conditions.
- Existing vegetation/buffer zones protected.
- Perimeter controls installed properly.
- Storm drain inlets protected on-site & nearby.

Other BMP's as applicable per project requirements:

- Perimeter controls:** Stabilized construction entrance, silt fence, fiber rolls, wattles, drain inlet protection enclose and nearby, etc.
- Erosion prevention:** Maintain native cover as feasible, stabilize slopes (Straw, visqueen, erosion control blankets, etc.)
- Sediment controls:** Stabilize/secure bare soil areas & sediment piles, perform dust control.
- Stockpile management:** Contain and cover when not active and for rain events.
- Materials & Waste management:** Keep away from drains/flow paths, securely cover and contain, no overloading trash receptacles, proper disposal of paint and other chemicals.
- Concrete/Stucco:** Washout facility with cover for rain events and regular maintenance.
- Portable toilet facilities:** Keep away from storm drains/flow paths.
- Vehicles/equipment:** Maintained in good working order, no leaks or offsite tracking.
- Weather:** Watch forecast, keep equipment/BMP's on-site, prepare/cover/secure site.
- Dewatering:** Use approved handling method and ONLY RAIN IN THE STORM DRAINS.

LIGHT, VENTILATION, GLAZING AND MINIMUM ROOM DIMENSIONS

- Natural light >8% of room floor area, 4% of the floor area in occupied spaces mechanical ventilation of 35 air changes/hour, or whole-house fan of 15 to 16 per occupant. (CRC R303.1.1)
- Bathroom aggregate glazing >3 sq. ft., >openable OR provide artificial light & a fan w/ min. 50 cfm for intermittent or 25 cfm for continuous ventilation; exhaust air vented directly to outside. (CRC R303.3) Each bathroom combo fan with Energy Star cap. (min.50cfm) w/ humidistat installed. (CRC R303.3.1)
- The following windows shall be fully tempered: (CRC R308.4)
 - Sliding opening glass door
 - Glazing in walls and enclosures facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers, and swimming pools where the glazing is less than 60" above the standing surface within the compartment and within 60" horizon-tally of the water's edge (CRC R308.4.5)
 - Glazing within a 24" arc of a door that is less than 60" above the floor. Safety glazing required on a wall less than 180 degrees from the plane of the door in a closed position and within 24" of hinge side of an in-swinging door. (R308.4.2)
 - Glazing where the exposed area is greater than 9sq.ft, bottom is less than 18" and at least 36" above the floor, and adjacent to a walking surface.
 - Within 60" of the bottom tread of a stairway and less than 36" above the landing + Glazing in guards and railings
 - Glazing adjacent to stairways, landings, and ramps within 36" horizontally of the walking surface less than 36" above the walking surface
- Provide full protection in accordance with C.R.C. Section R312.2.1 for the operable windows with sills located less than 24" above finished floor and greater than 72" above the finished grade, or surface on the outside of the building C.R.C. Section R312.2
- Provide attic cross ventilation: 1/150 of attic area or 1/300 with min. 49% but not <29%. Provide min. 4" of air space between insulation & roof sheathing. (CRC R306) Under floor cross ventilation: min.1.0 sq. ft. for each 150 sq. ft. of under floor area. When a class 1 vapor retarder is installed, min. area of ventilation may be limited to 1sq.ft. for each 1500 square feet of under floor area. One square foot of 3" each building corner (CRC R408.1.1). Unvented crawl spaces shall comply with CRC R408.3.
- Minimum 3" deep x door width landing & light at all exterior doors.
- Minimum room dimensions (CRC R304):
 - Habitable rooms shall be min. 70 sq. ft.
 - Habitable rooms, hallways & basements min. 7' ceiling height. Bathrooms, toilet rooms, laundry & basements w/o habitable spaces min. 6'8" ceiling height. (CRC R305.1 & R305.1.1)
 - Habitable spaces in basements min. 6'4" under obstructions. (CRC R305.1)
 - Kitchen shall be provided with passageway min. 3' in width between counters/appliances.
 - Shall not be less than 7 ft. in any dimension except kitchens. Hallways shall have a minimum width of 36" (CRC R311.6)

EGRESS AND RESCUE OPENINGS

- Provide each bedroom, basement, and habitable attic with a minimum of one exterior egress and rescue opening. Such opening shall lead directly to the public way. The egress and rescue opening shall have a clear net opening of 5.7 square feet (58 for grade floor). The minimum net clear height shall be 24" and the minimum net clear width shall be 20". The opening shall have the bottom of the clear opening not greater than 44 inches measured from the floor. (CRC R310.1 – R310.3) Area Wells, ladders, steps, and area well drainage shall comply with CRC R310.4 Bars, grilles, covers, and screens or similar devices shall be releasable or removable from the inside without the use of a key, tool, special knowledge, or force greater than 15lbs. (CRC R310.4.4) Photovoltaic panels & modules shall not be placed on the portion of the roof below the emergency escape and rescue openings within 36" (CRC 324.6.3)
- Provide landings and a porch light at all exterior doors. Landings are to be minimum 3' deep x width of door. Landings at required egress doors may step down a maximum of 7.75" when the door does not swing over the landing and 1.5" when door swings onto the landing. Other than required exterior egress doors, may have a threshold of 7.75" maximum; a landing is not required if a stair with two or fewer risers is located on the exterior side and the door does not swing over the stairway. (CRC R311.3-R311.3.2)
- At least one egress door shall be provided for each dwelling unit, the egress door shall be side hinged with a minimum openable width of 32"; the minimum clear openable height shall be 78" minimum (other doors shall not be required to comply with these dimensions). Egress doors shall be readily openable from the inside without the use of a key, special knowledge, or effort. (CRC R311.2)

AGING-IN-PLACE

- For new construction at least one bathroom on the entry level shall be provided with grab bar reinforcement. If no entry level bathroom is present at least one bathroom on 2nd or 3rd floor shall comply with CRC R327.1.1. Reinforcement shall be 2x8 lumber or equal and located between 32" and 39.25" above the finished floor flush with wall framing. Water closet reinforcement shall be installed on both side walls of the fixture, or on the side and back wall. Shower reinforcement shall be continuous where wall framing is provided. Bathtub and combo tub/shower reinforcement shall be continuous on each end of tub and the back wall. Back wall reinforcement for a lower grab bar shall be provided with bottom edge located to more than 6" above the tub rim. Info with location of reinforcement shall be placed in the operations and maintenance manual.
- Electrical outlets, switches and controls shall be located not more than 48" from the top of the outlet box and not less than 15" from the bottom of the outlet box above the finished floor. (CRC R327.1.2) Doorbell buttons shall be installed not more than 48" above the finished floor measured to the top of the button. (CRC R327.1.4)
- Effective July 1st, 2024, at least one bathroom and bedroom on entry level shall provide a doorway with net clear opening of not less than 32" measured with door open at a 90-degree angle. (CRC R327.1.3)

FOUNDATIONS & CONCRETE SLABS

- Slope drainage 6" within the first 10' from the foundation wall. If physical obstructions or lot lines prohibit the 10' distance, a 2-5% slope shall have an approved alternative method of diverting the water away from the foundation. Impermeous surfaces sloped a minimum of 2% for 10' away from structures to an approved drainage way. (CRC R403.1.3)
- Stepped drainage req. when bottom footing slope >1 in 10 (V:H) (CRC R403.1.5)
- Concrete slabs: 3 1/2" minimum (CRC R506.1). Slabs shall have a 4" thickness of 3" minimum gravel under the concrete slab. Separate from soil with a 10-mil poly vapor retarder with joints lapped not less than 2". A capillary break shall be installed when a vapor retarder req. per CGBC Section 4.505. Provide an 18" x 24" under-floor access, unobstructed by pipes and within 5' of each under-floor plumbing connection and not located under a door to the residence. Provide a solid cover or screen. (CRC 408.4 & CPC 707.9)
- Sliding opening glass door
- Minimum sill bolting: 1/2" anchor bolts or approved anchors at 6 ft. o.c. maximum for one story. (CRC R403.1.6) Use anchor bolts at 4 ft. o.c. maximum for three story construction. Embed bolts 7" minimum. The anchor bolts shall be placed in third of the width of the plate. 1/2" o.c. end bolts not less than 7 ft. diameters, nor more than 12" from ends of sill members. In SDC D0 and above Provide 3"X3"X0.225 plate washers on each bolt at braced or shear wall locations, standard cut washers permitted for floor bolts not located in braced/shear wall lines. (CRC R403.1.6.1 & R602.11.1)

CLEARANCES AND TREATMENT FOR WOOD FRAMING

- Weather exposed glazing, beams and posts shall be pressure treated or shall be wood of natural resistance to decay. (CRC R317.1.3 & 5)
- Columns exposed to weather or in basements, when supported on concrete pier or metal pedestals, pressure treated or natural resistance to decay unless pier/pedestals project 1" above concrete or 6" above earth & earth covered by approved impervious moisture barrier. (CRC R317.1.4 etc. 1)
- Columns in enclosed crawl spaces or unexcavated areas located within the periphery of the building shall be pressure treated or natural resistance to decay unless the column is supported by a concrete pier or metal pedestal of a height 8" or more, and the earth is covered by an impervious moisture barrier. (CRC R317.1.4 etc. 2)
- Wood joists 18" clearance to earth and girders 12" to earth, or shall be pressure treated or natural resistance to decay when located within the periphery of the building foundation. (CRC R317.1 (1))
- Fasteners for siding attachment & into p1 timber shall be treated. (CRC R317.5)
- Wood of natural resistance to decay or pressure treated wood per CRC R3170

FLOORS

- Wood floor joist size, spacing, and grades for conventional construction per CRC Tables R502.3.(1)-(2). Cantilvered joists shall conform to CRC Tables R502.3.(1)-(2).
- Joists shall be designed by structural cases employed by a registered California Design Professional.
- Wood floor girder size, spacing, and grades for conventional construction per CRC Tables R602.7.(1), R602.7.(2) and R602.7.(3). Others designed by structural cases per California Design Professional.
- Joists under and parallel to bearing 1" Specify type, thickness, and attachment of floor sheathing per table R503.2.1.(1). Nail spacing for floor plywood sheathing: 6" o.c. on the edges and 12" o.c. in the field □ Solid block all joint at ends and supports or use other approved method. (CRC R502.7)
- Provide species for the use of engineered wood products. (CRC R502.12-7)
- Positive connection shall be provided to ensure against uplift and lateral displacement. (CRC R502.9 & CRC 2304.10.7)

WALLS

- Stud size, height, grade & spacing (CRC Table R602.3.(5) & R602.3.1). Exterior & interior studs continuous from floor to roof unless braced at ceiling. (R602.3)
- The length of bracing along each braced wall line shall not be less than required for wind speed in Table R602.10.3.(1) and per the SDC in CRC Table R602.10.3.(2) and R602.10.3.(4) for adjustment factors based on story height, wall dead loads, exposure types, roof eave-to-ridge heights, bracing methods, etc.
- The braced wall panel uplift value exceeds 109plf per CRC Table R602.11. Provide an approved install connector. (CRC 230.5)
- Braced wall lines max angle of plane 45 degrees for max 8" diagonal length (CRC R602.10.1.4)
- End of braced wall panel shall be at least 24" from SDC DO, D1, and D2 and 58".
- o.c. in SDC C (CRC Table R602.10.1.3). Braced wall joints at exterior walls in seismic design categories DO, D1, and D2 shall have a braced wall panel located at each end of the braced wall line. (See exceptions below)
- If structural wood sheathing is used, it's permitted to begin no more than 108" from each end of the braced wall line per R602.10.7.
- Min. 24" wide panel at each building corner & braced wall line continuously sheathed per R602.10.4.2.
- End of braced wall panel closest to the corner shall have a hold-down device installed with a minimum uplift value of 1.800lbs and the braced wall line is continuously sheathed or WSP sheathing.
- Braced wall panels in one-and-two story buildings may be spaced at 35' o.c. in order for one single room not exceeding 900sf. (CRC Table R602.10.1.2)
- Alternate braced wall panels per CRC R602.10.6.1. Clearly provide an alternate braced wall detail showing minimum lengths, hold-down device used, fastener spacing, headers, etc.
- Continuous braced wall sheathing per CRC R602.10.4.2 and R602.10.7.
- Provide full depth blocking directly above and below braced wall lines when joists parallel to wall & not provided directly above/below per CRC Figure R602.10.8.2).
- Braced wall panel connections to roof framing per CRC R602.10.8.2.
- 2x blocking for horizontal and vertical joints in braced wall panels (CRC R602.10.4.4)
- Where shear design values exceed 490lbs per foot, all framing member receiving edge nailing from abutting panels not less than a single 3" nominal or foot 2" members stich nailed together per the design professional. Panel joints and sill plate nailing shall be staggered. 3x sill plate required or 2x sill wall double the # of anchors required for the 3x sill. (CBC T-2306.2.(1) and sections 4.3.6.1 and 4.3.6.4.3 of ASCE/PDPSWS)
- Post to beam connections per CRC R502.9 & CRC 2304.10.7)
- Minimum header size & size of supports for light frame per CRC R502.5 & Tables 602.7.(1), (2) & (3).
- Double top plate with minimum 24" lap splice length each side of end joint. Nail with 12 16d each side of lap joint. (CRC T-R602.3.(1)) Lap plate shall be staggered. (CRC R602.2)
- Minimum wood structural panel sheathing nailing: 6" o.c. edge including nailing into mudsill and top plate. 12" o.c. nailing in field (CRC T-R602.3.(1))
- Min. 2x6 framing in plumbing walls for drying/nicheing of studs. (CRC R602.6)
- Fasteners for siding & pressure treated lumber corrosion resistant (CRC R317.3)
- Fire-block in concealed spaces of stud walls/partitions, vertically at ceiling/floor levels, & horizontally at 10ft. intervals. Fire-block at soffits, drop ceilings/similar locations & in concealed spaces at the top/bottom of stair stringers. (CRC R302.11)
- Provide approved building paper under the building siding and approved flashing at exterior openings. (CRC R703.2 Min. of 0.72 layers of Grade D paper under stucco and 2 layers of 15lb felt under stone veneer.
- Stucco minimum clearance to earth of 4" and 2" to paved surfaces with approved weep screen. (CRC R703.7.1) Masonry stone veneer finished first course of masonry and provided with weep holes above the flashing. (CRC R703.8.5 and R703.8.6)

ROOF

- Roof sheathing can only cantilever 9" beyond a gable end wall unless supported by overhang framing. (CRC 802.5.2.1)
- Provide a minimum 22" x 30" access opening to attic (CRC R807) may be required to be 30"x30" to remove the largest piece of mechanical equipment per the CMc.
- Roof drains/gutters installed per the CPC with leaf debris protection also installed. (CRC R3137)
- Roof construction and coverings shall comply with CRC Chapters 8, 9 and local ordinance. All roofing shall be tested/listed Class A minimum.
- Asphalt shingles with sloped roofs 2/12 to <4/12 shall have two layers of underlayment applied per CRC R905.2.2.

MECHANICAL

- Provide combustion air for all gas fired appliances per CMC Chapter 7
- Gas vents passing through an insulated assembly shall have a metal insulation shield a minimum 2" above insulation. (CMC 509.6.2.7)
- Gas water heater & furnace not located in areas opening to basements, closets or bedrooms unless installed in closet equipped with a listed gasketed door & self-closing device w/ all combustion air obtained from outdoors. (CPC 504)
- Rooftop equipment w/over 412 slope, 30"X30" platform. (CMC 504.2)
- Exhaust openings terminating to outdoors shall be covered w/ a corrosion resistant screen 1/4"-1/2" in size (not required for clothes dryers). (CMC 502.1)
- Vent dryer to outside of building (not to under-floor area). Vent length 14' max & terminate min. 3' from property line & any opening. (CMC 504.4.2)
- Environmental Air Ducts shall not terminate less than 3' to a property line, 10' to a forced air inlet, 3' to openings & shall not discharge to public way. (CMC 502.2.1)
- Exhaust openings terminating to outdoors shall be covered w/ a corrosion resistant screen 1/4"-1/2" in size (not required for clothes dryers). (CMC 502.1)
- Heating system is required to maintain 68 degrees at 3' above floor level and 2' from exterior walls in all habitable rooms. (CRC R303.10)

ELECTRICAL

- No electrical panels in clothes closets or bathrooms. Maintain 36" front clearance, 30" wide or width of equipment & 6'-0" headroom. (CEC 110.2.16)
- Provide min. 3 lug interstem bonding bus bar at main service. (CEC 250.94)
- Automatic garage door openers shall have a battery backup function that is designed to operate when activated because of an electrical outage. (58-049)
- A concrete-encased electrode (furr) consisting of 20' of rebar or #4 copper wire in bottom of a footing required for all new construction. (CEC 250.52(A))
- (3) Bond all metal gas and water pipes to ground. All ground clamps shall be accessible and of an approved type. (CEC 250.104)
- All 15/20-amp receptacles shall be listed tamper-resistant receptacles. (CEC 406.12)
- All branch circuits supplying 15/20-amp outlets in family rooms, dining rooms, living rooms, porches, lawns, patios, bedrooms, bathrooms, rec. rooms, closets, hallways, kitchens, laundry room or similar rooms/areas shall be protected by a listed combo type AFCI. (CEC 210.12) Provide a minimum of one 20A circuit to be used for the laundry receptacle. (CEC 210.11(C)(3))
- Provide at least one 20A circuit for bathroom outlets. (CEC 210.11(C)(3))
- Provide at least one outlet in basements, garages, laundry rooms, decks, balconies, porches & within 3' of outside of each bathroom basin. (CEC 210.52 (D), (F) & (G))
- Furnaces installed in attics and crawl spaces shall have an access platform, light switch & service receptacle. (CEC 210.63)
- All dwellings must have one exterior outlet at front & back (CEC 210.52(E))
- Garage receptacles shall not serve outlets outside garage. Exception: Readily accessible outdoor receptacle outlets. (CEC 210.11 (C)(4)) A minimum of 1 receptacle shall be provided for each dwelling. (210.52(G)(1))
- At least one dedicated lighting outlet shall be installed in every habitable room, bathroom, hallways, stairways, attached & detached garages with electrical power, equipment spaces (attics, basements, etc.). (CEC 210.70)
- Kitchens, dining rooms, pantries, breakfast rooms, and similar areas must have a minimum of two 20A circuits. Kitchen, pantry, breakfast rooms, dining rooms, work surfaces and similar areas counter outlets must be installed in every counter space 12" or wider, not greater than 4' o.c., within 24" of the end of any counter space and not higher than 20" above counter. (CEC 210.52 (C)) Island counter spaces shall have at least 1 outlet unless a range top or sink is installed than 2 may be required. 1 receptacle required for peninsula counter spaces. Receptacles shall be located behind kitchen sinks if counter depth behind sink is more than 12" for straight counters and 18" for corner installations. (CEC 210.52(X1))
14. Main electrical service rated not less than 100 amps. C.E.C. 230.79(C)
15. Receptacles shall be installed at 12' o.c. max in walls starting at 6' max from the wall ends. Walls 2' or longer shall have a receptacle. Hallway walls longer than 10' shall have a receptacle in hallways. (CEC 210.52(A))
16. Receptacles shall not be installed within or directly over a bathtub or shower stall. (CEC 408-90) Light pendants, ceiling fans, lighting tracks, etc. shall not be located within 3' horizontally and 5' vertically above a shower and/or bathtub threshold. (CEC 410.10(D))
17. Lighting/fan fixtures in wet/damp areas rated for application. (CEC 410.10)
18. GFCI outlets required: all kitchen receptacles for countertops, dishwashers, bathrooms, under-floor spaces, unfinished basements, crawl space lighting outlets, exterior outlets, within 6' of laundry/utility wet bar sinks, laundry areas, and all garage outlets including for a single device or garage door opener. (CEC 210.8)
19. All 15/20 amp receptacles in wet locations shall have bubble covers. All receptacles in wet locations listed weather-resistant type. (CEC 406.9(B)(1))
20. Carbon-monoxide alarms shall be installed in dwelling units with fuel-burning appliances or with attached garages. (CRC R315):
 - Outside of each separate sleeping area in the immediate vicinity of bedrooms
 - On every level of a dwelling unit including basements
 - Smoke alarms shall be installed (CRC 63.14):
 - In each room used for sleeping purposes.
 - Outside of each separate sleeping area in the immediate vicinity of bedrooms.
 - In each story, including basements.
 - At top of stairways between habitable floors where intervening door or obstruction prevents smoke from reaching the smoke detector.
 - Shall not be installed within 20' horizontally of cooking appliances & no closer than 3' to registers, ceiling fans and bathroom doors with a bathtub or shower unless this would prevent placement of a smoke detector (314.3.(4)).
 - All smoke and CO2 alarms hardened w/ battery backup (CRC R314.4 & R315.1.2)
 - Within 10' to 20' of smoke alarm silencing switch. (CRC R314.3.3)

GREEN BUILDING

- Projects which disturb less than one acre of soil and are not part of a larger common plan of development which disturbs one acre or more, shall manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion, and retain soil runoff on the site (CGSBC 4.106.2):
 - Retention basins of sufficient size shall be utilized to retain storm water on site.
 - Storm water conveyed to a public drainage system, collection point, gutter, or similar disposal method, water shall be filtered by a wattle, etc. or approved by the enforcing agency.
- Residential projects with an aggregate landscape area equal to or greater than 500 square feet shall comply with either a local water efficient landscape ordinance or current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent. Automatic irrigation system controllers installed at time of final inspection shall have weather soil-based controllers and/or weather-based controllers with rain sensors. Soil moisture-based controllers are not required to have rain sensor input. (CGSBC 4.304)
- All new residential construction with attached private garages shall have the following for electric vehicle (EV) charging stations (CGSBC 4.106.4):
 - Install a minimum 1-inch conduit capable of supplying a 208/240V branch circuit for EV charging. The other end shall terminate to the main service and/or subpanel.
 - Main panel/subpanel, 40-amp dedicated branch circuit, labeled "EV CAPABLE".
- Multiple shower heads serving a single shower shall have a combined flow rate of 1.8 gpm or only one shower outlet to be in operation at a time. (CGSBC 4.303.1.3.2)
- 65% minimum of nonhazardous construction and demolition waste reused/recycled. CGBC 4.408.1
- At time of final inspection, a building operation and maintenance manual, compact disc, etc. shall be provided containing the following: (CGSBC 4.410)
 - Directions that manual shall remain on site for the life of the building.
 - Operation and maintenance instructions for equipment, appliances, roof/rain drainage, irrigation systems, etc.
 - Information from local utility, water, and waste recovery providers
 - Public transportation and carpool options
 - Material regarding importance of keeping humidity levels between 30-60 percent.
 - Information regarding routine maintenance procedures
 - State solar energy incentive program information
 - A copy of any required special inspection notifications that were required (if any)
- The project shall meet minimum pollutant control requirements for adhesives,
- HVAC ducts shall be covered with tape, plastic, sheet metal to reduce amount of water, dust and debris which may enter the system. (CGSBC 4.504.1)
- Provide ENERGY STAR rated bathroom fan per CGIBC Section 4.506, controlled with humidistat capable of adjustment between a relative humidity range of 50% to 80%

PLUMBING

- Underfloor cleanouts located not more than 5' from underfloor access. (CPC 707.9)
- ABS piping shall not be exposed to direct sunlight unless protected by water based synthetic latex paints. (CPC 312.13)
- PVC piping shall not be exposed to direct sunlight unless protected by water based synthetic latex paint, .04" thick wrap or UV protected. (CPC 312.14)
- Underground water lines shall have 14 awg shielded tracer wire. (CPC 604.10.1)
- The adjacent space to showers without the threshold considered a "wet location" when using the CRC, CBC, and the CEC. (CPC 408.5)
- Shower compartment minimum finished interior of 1024 square inches (32" by 32") and capable of encompassing a 30" circle, measured at height equal to top of the threshold and maintained to a point not less than 70" above shower drain outlet. (CPC 408.6) Provide curtain rod or door a minimum of 22" in width. (CPC 408.5)
- Showers and tub showers, non-absorbent surface up to 6" above the floor. (CRC R307.2) Minimum shower receptor slope is 1/8" per foot. (CPC 408.5)
- Domestic hot water lines insulated to the thickness of the pipe diameter up to 2" in size and minimum 2" thickness for pipes larger than 2" in diameter. (CPC 609.11)
- Water heaters located in attics, ceiling and raised floor assemblies shall show a watertight corrosion resistant minimum 1 1/2" deep pan under the water heater with a minimum 1/3 inch drain to the exterior of the building. (CPC 507.5)
- Water closet shall be located in a space not less than 30" x width (15" on each side) and 24" minimum ceiling height. (CPC 408.2)
- Max hot water temp for a bathtub or whirlpool 120 degrees °F. (CPC 408.3)
- Pressure relief valve draining to outside for water heater. (CPC 504.6)
- Provide seismic strapping in the upper & lower riser (CPC 507.2)

TITLE 24 ENERGY

- Provide compliance documentation for mandatory measures to shown throughout the plans. All ducts in conditioned spaces must include R-4.2 insulation. (California Energy Code 150.1(c)(9)) Minimum heating and cooling filter ratings shall be MERV 13. (California Energy Code 150.0(m) 12)
- Isolation water valves required for residential water heaters 6.88 BTU/hr and above. Valves shall be installed on both cold and hot water lines. Each valve will need a hose bib or other fitting allowing for flushing the water heater when the valves are closed. (California Energy Code 110.3(c)(6))
- All luminaires must be high efficiency (150.0(k)(1A))
 - Luminaires recessed in insulated ceilings must meet five requirements (150.0(k)(1C)):
 - They must be rated for direct illumination contact (IC).
 - They must be certified as airtight (AT) construction.
 - They must have a sealed gasket or caulking between housing and ceiling to prevent flow of air out of living areas and into the ceiling cavity.
 - 100 luminaire bulbs or drivers, allow bulb(s) or driver maintenance and replacement readily accessible from below ceiling w/o cutting holes in ceiling.
 - They may not contain a screw base socket.
- In bathrooms, garages, laundry, and utility rooms, at least one luminaire shall be controlled by a vacancy or occupant sensor provided: occupant sensor is initially programmed like a vacancy sensor (manual-on operation). (150.0(k)(21))
- Joint Appendix A (JAA8) certified lamps shall be considered high efficacy & controlled by a vacancy sensor or dimmer. (Exception: 70sf closets and hallway) (150.0(k)(2K))
- Under-cabinet lighting switching separately from other lighting systems. (150.0(k)(2L))
- All exterior lighting high efficacy, controlled by a manual on/off switch and have one of the following controls (150.0(k)(3A)):
 - Photo-control and motion sensor
 - Photo-control and automatic time switch control
 - Astronomical time clock control turning lights off during the day.
- All high efficacy light fixtures certified as "high efficacy" light fixtures by the CEC.
- Contractor shall provide homeowner lighting schedule (10-103(b))
- Blank electrical boxes more than 5" above finished floor shall not be greater than number of bedrooms & served by a dimmer, vacancy sensor, or fan speed control. (150(k)(1B))
11. Provide a gasket insulation on all interior attic/under-floor accesses. (110.7)
12. Building to meet minimum ventilation and indoor air quality requirements per ASHRAE Standard 62.2. Window operation not allowed for required whole building ventilation. Subject to HERs testing. Attach following label to the fan switch: "To maintain minimum levels of outside air ventilation: required for good health, fan control should be on at all times when building is occupied, unless there's severe outdoor air contamination." (150.66)
13. A minimum 100 CFM HERs verified indoor air quality fan required in kitchen Minimum heating and cooling filter ratings shall be MERV 13. (150.0(m)(2))
14. Energy storage system (ESS) ready. At least one of the following shall be provided:
 - ESS ready interconnection equipment with a minimum backed-up capacity of 60 amps and a minimum of four ESS-supplied branch circuits, or
 - A dedicated raceway from the main service panel to a panelboard (subpanel) that supplies the following branch circuits: refrigerator, lighting circuit near primary egress door of sleeping room receptacles and one additional 20-amp circuit in main panel with rating with space for system isolation equipment/trip switch, within 3'. Install raceways between panel & isolation equipment for backup power source.
15. Heat pump space heater ready. Gas or propane furnace shall have dedicated 240-volt branch circuit within 3' rated at 30 amps minimum. Main electrical service shall have space for the installation of a double pole circuit breaker, permanently marked as "For future 240V use." (150.06)
16. Electric cooktop ready. Gas or propane cooktop shall have a dedicated 240-volt branch circuit within 3' of the cooktop rated at 50 amps minimum. The main electrical service shall have space for double pole circuit breaker, permanently marked as "For future 240V use." (150.06)
17. Electrical clothes dryer ready. System gas or propane dryer shall include a dedicated 240-volt branch circuit with 3' of the clothes dryers. The branch circuit rated at 30 amps minimum.
18. Electrical service shall have space for installation of a double pole circuit breaker, permanently marked as "For future 240V use." (150.06.) Lighting in habitable spaces (living rooms, dining rooms, kitchens, and bedrooms, etc. shall have readily accessible dimming controls. (CEC 150(k))
19. Radiant barrier shall be installed on all gable ends per the manufacturer specifications.

- Projects which disturb less than one acre of soil and are not part of a larger common plan of development which disturbs one acre or more, shall manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion, and retain soil runoff on the site (CGSBC 4.106.2):
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- Provide ENERGY STAR rated bathroom fan per CGIBC Section 4.506, controlled with humidistat capable of adjustment between a relative humidity range of 50% to 80%

CODE COMPLIANCE STATEMENT

PROJECT SHALL COMPLY WITH THE 2022 CALIFORNIA CODE OF REGULATIONS, TITLE 24 TO INCLUDE: CALIFORNIA BUILDING CODE (CBC) CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE (CEnc) AND CALIFORNIA GREEN CODE (CalGreen)

DESIGN NOTE

THESE DRAWINGS SHALL REMAIN THE PROPERTY OF BLACKWELL DESIGN CONSULTANTS LLC. NO PART SHALL BE USED FOR ANY PROJECT, OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED, WITHOUT THE CONSENT OF BLACKWELL DESIGN CONSULTANTS LLC. CONTRACTORS AND/OR OWNER-BUILDER SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. BLACKWELL DESIGN CONSULTANTS LLC. MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

PROPOSED IMPROVEMENTS FOR

ROBERT WILLIAMSON
3322 17 MILE DRIVE
PEBBLE BEACH, CA. 93953
APN: 008-423-025-000

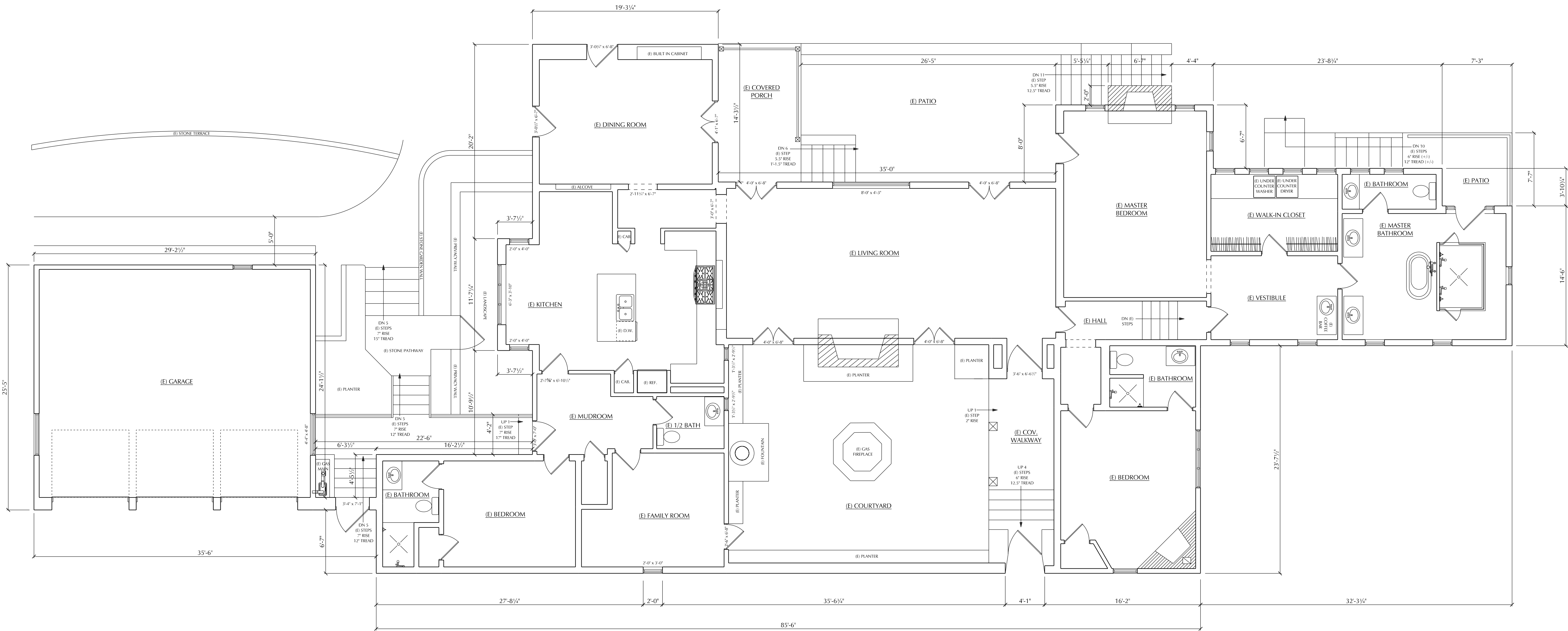
PROJECT DATA:

ZONING:
LDR/1.5-D (CZ)

CONSTRUCTION TYPE:
TYPE V-B

OCCUPANCY GROUP:
R-3

SCOPE OF WORK:
-PROPOSED INTERIOR REMODEL



EXISTING FLOOR PLAN
SCALE: 3/16" = 1'-0"



DATE: 10/15/2025
JOB NO: 2024-05
DRAWN BY: KAS
REVISIONS:

PLANS PREPARED BY:



**AFFINITY
RESIDENTIAL
DESIGN**
P.O. BOX 333
CARMEL VALLEY, CA. 93924
TEL: 831-238-5266

ROBERT WILLIAMSON
3322 17 MILE DRIVE
PEBBLE BEACH, CA. 93953

PROPOSED IMPROVEMENTS FOR:

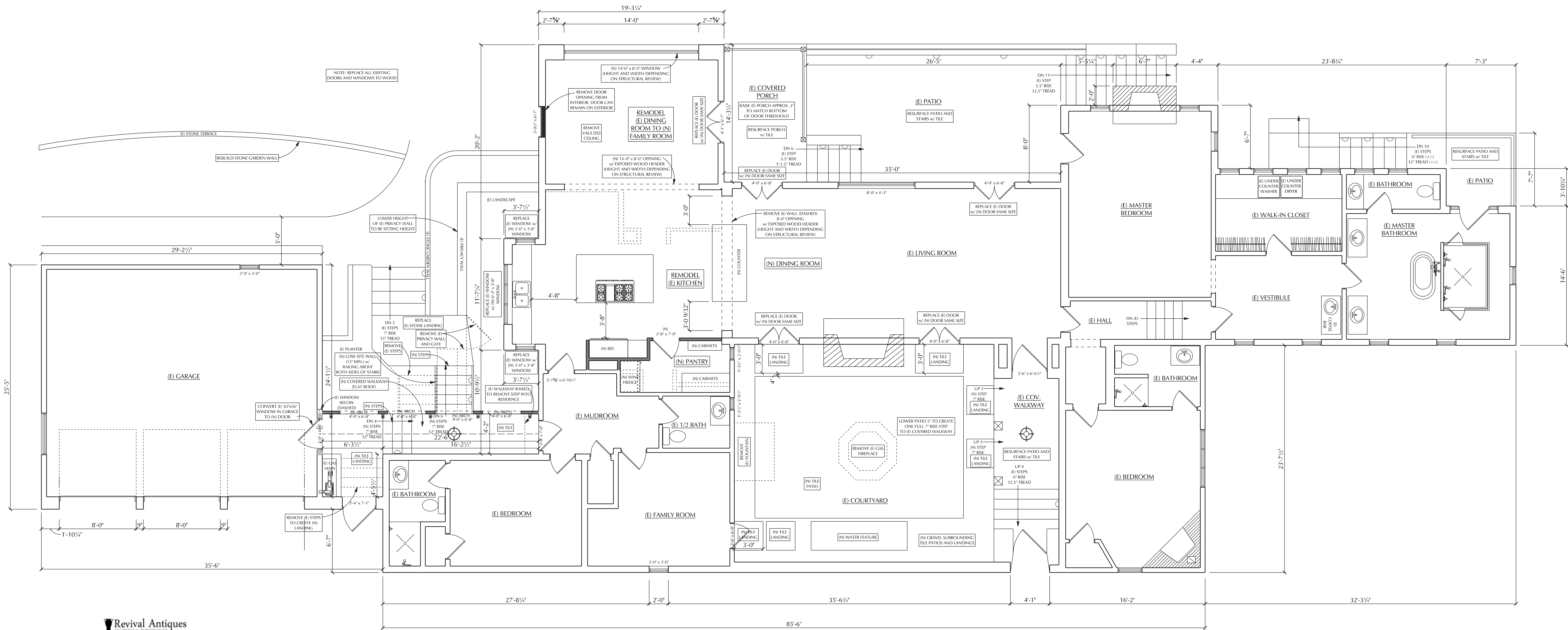
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SHEET:

A2.0

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6



DATE: 10/15/2025
JOB NO: 2024-05
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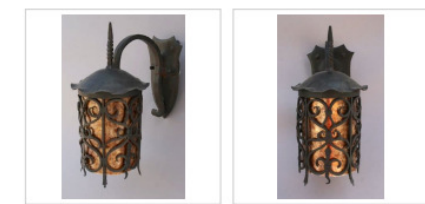
PROPOSED IMPROVEMENTS FOR:

APN: 008-423-025-000

SHEET:
A3.0
OF
6

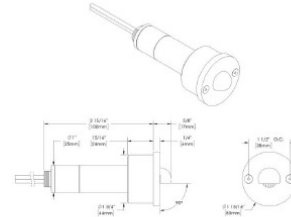
Revival Antiques
RESTORING & REFINISHING

7992. Wrought Iron Exterior Fixture With Mica
Custom copy of 1920's wrought iron exterior light. 6" W x 14" T x 7.75" projection



PROPOSED WALL SCONCE
(PROPOSED PENDANT CUSTOM MADE
TO MATCH DESIGN OF SCONCE)

Fixtures | Wall Recessed
MICRO STEP STAR - Wall Recessed - Low Voltage - LED
High-Power - Round - Core Drill - Faceplate: Standard -
Pattern B - Micro



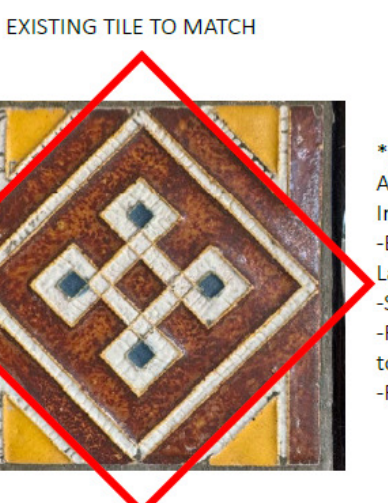
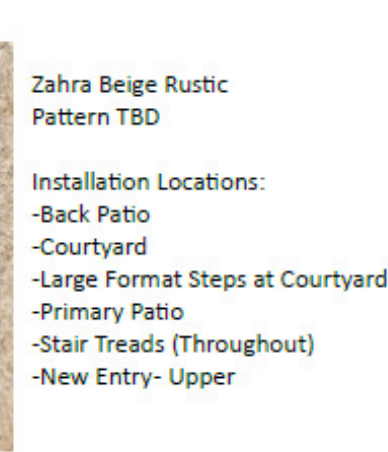
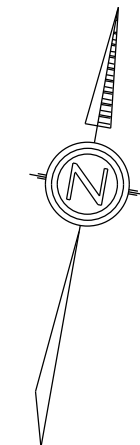
PROPOSED STEP LIGHT

WALL TYPE	SYMBOL
EXISTING 2x WALL	[Solid line]
PROPOSED 2x WALL	[Dashed line]
EXISTING 2x WALL REMOVED	[Dotted line]

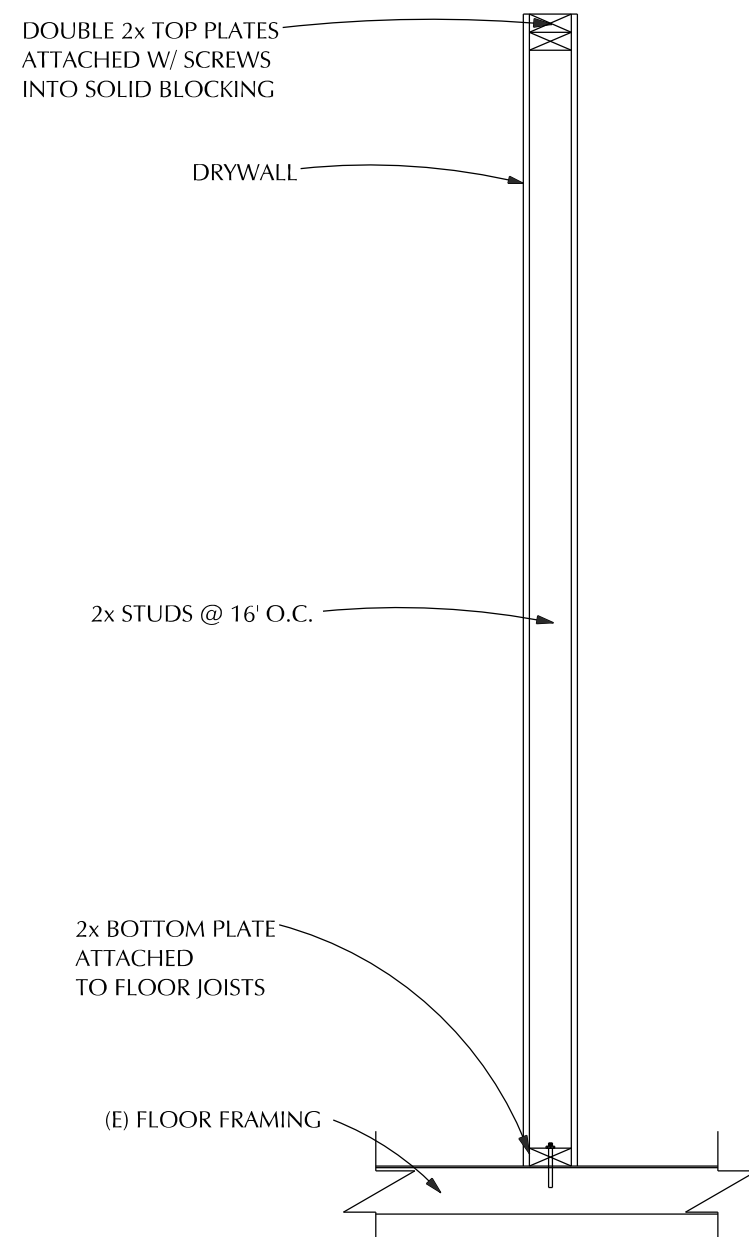
ELECTRICAL DESIGN NOTES
-IN STEP LIGHTS AT ALL EXTERIOR STAIRS
-IN EXTERIOR WALL SCONCES
-INTERIOR DESIGNER TO SPECIFY TYPE AND
LOCATION OF ALL IN-EXTERIOR LIGHTS

ELECTRICAL	SYMBOL
ELECTRICAL PANEL	[Square with 'P']
PENDANT LIGHT	[Circle with 'P']
WALL SCONCE	[Circle with 'S']
STEP LIGHT	[Circle with 'S']

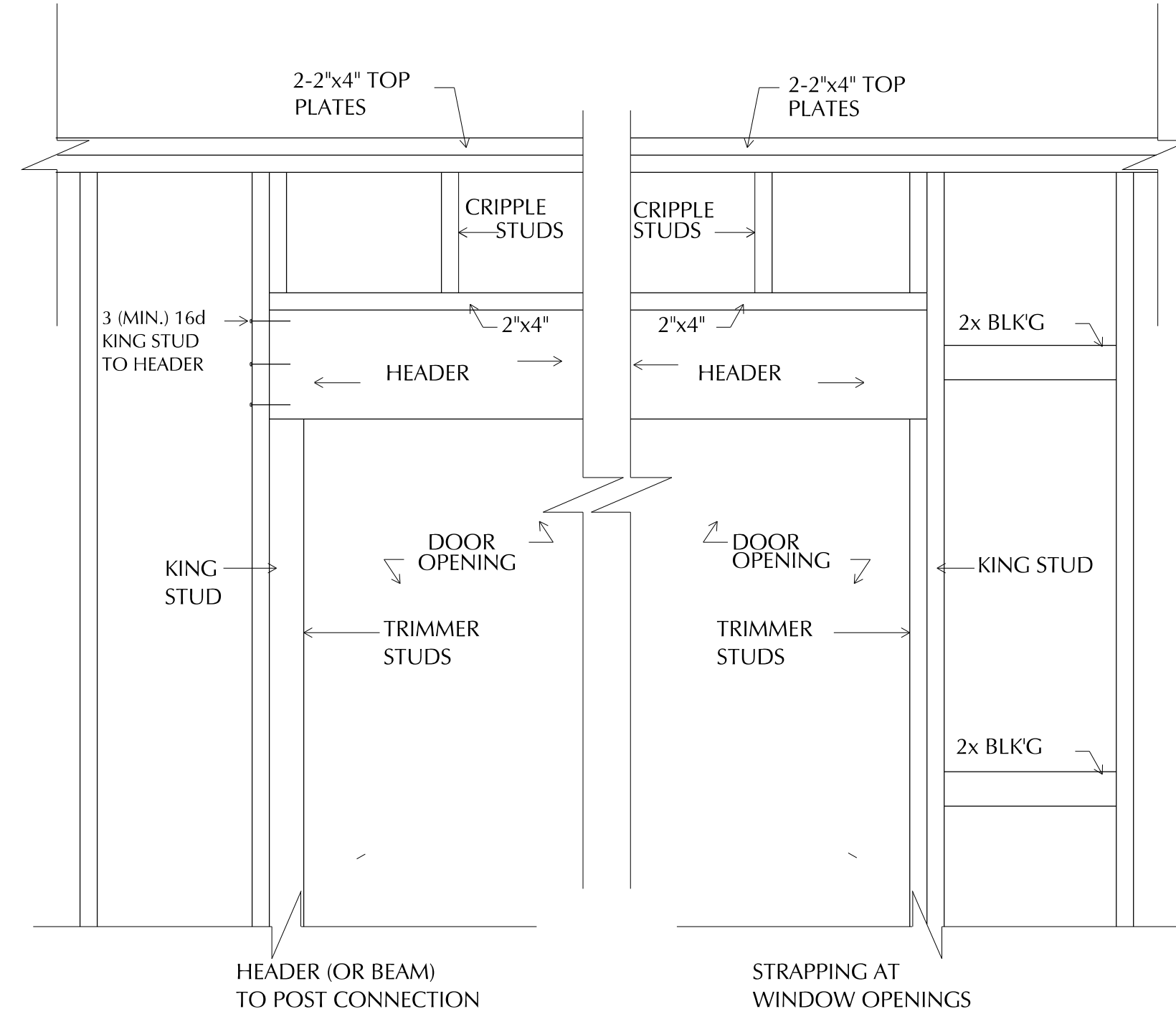
PROPOSED FLOOR PLAN
SCALE: 3/16" = 1'-0"



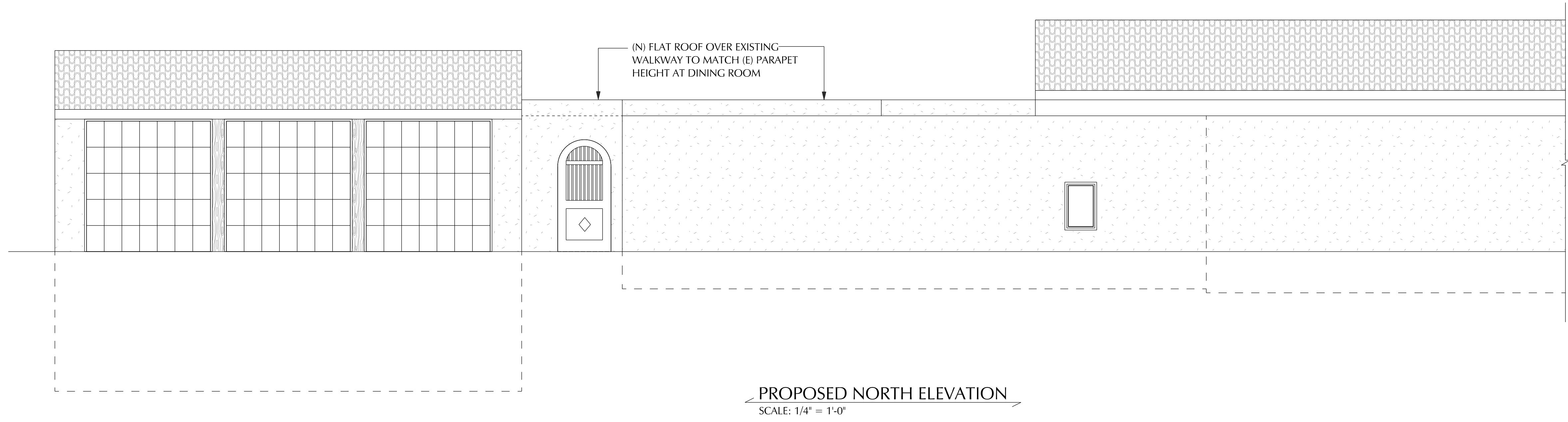
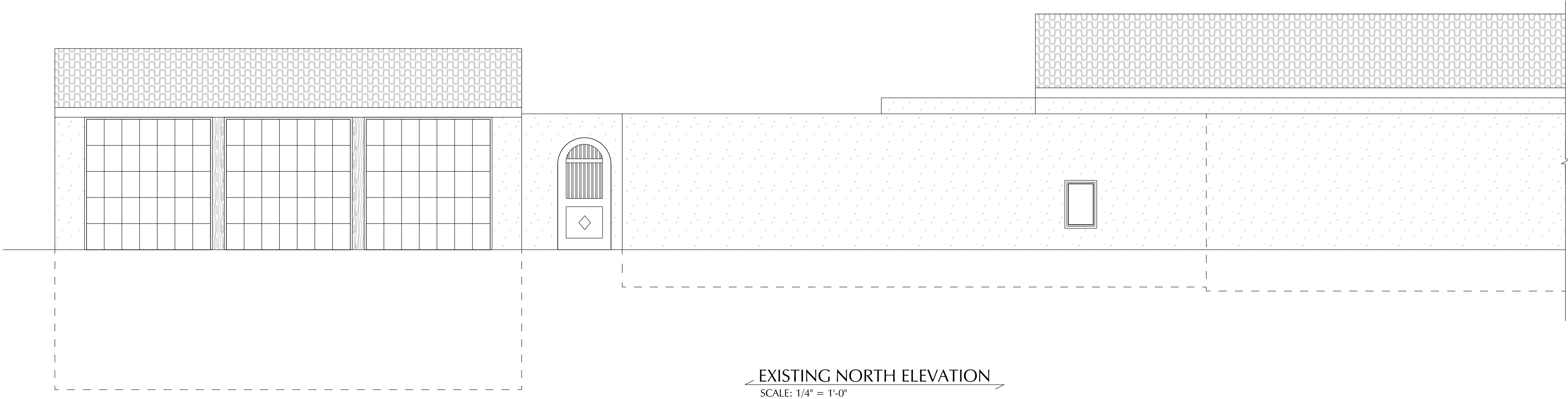
*RED BORDER INDICATES
AREA OF INTEREST
Installation Locations:
-Border at Entry Foyer -
Landing and Stairs
-Stair Risers Throughout
-Riser at step from courtyard
to foyer
-Fountain Cladding



PROPOSED PARTITION DETAIL
N.T.S.



TYPICAL HEADER DETAILS
N.T.S.



DATE: 10/15/2025
JOB NO: 2024-05
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REVISIONS:

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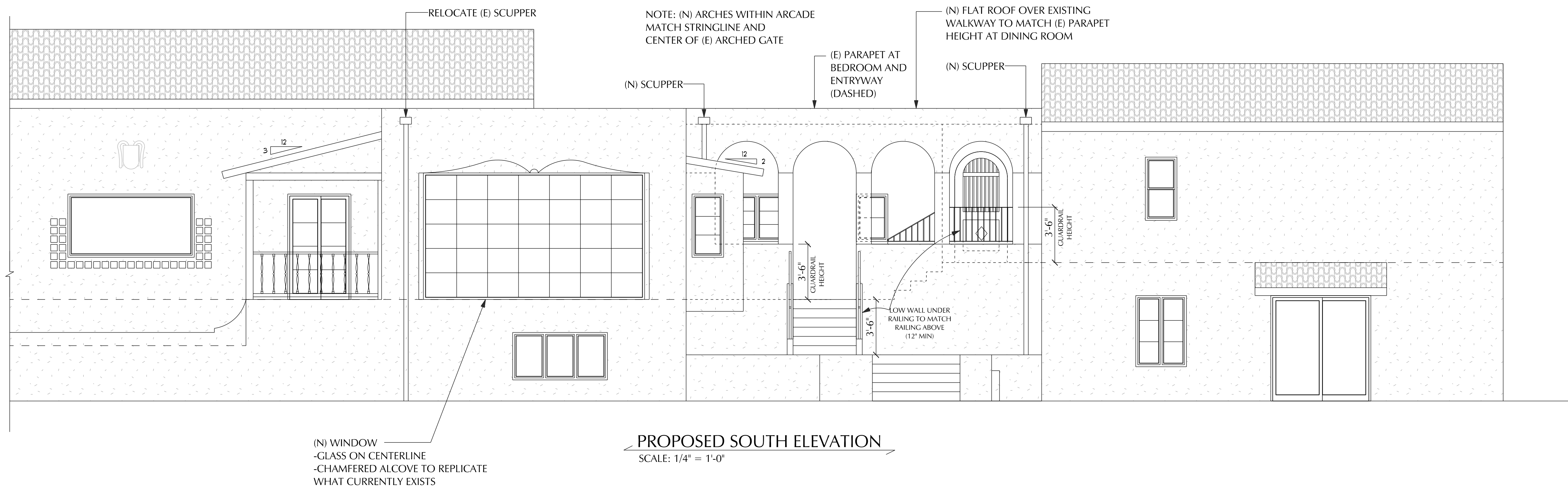
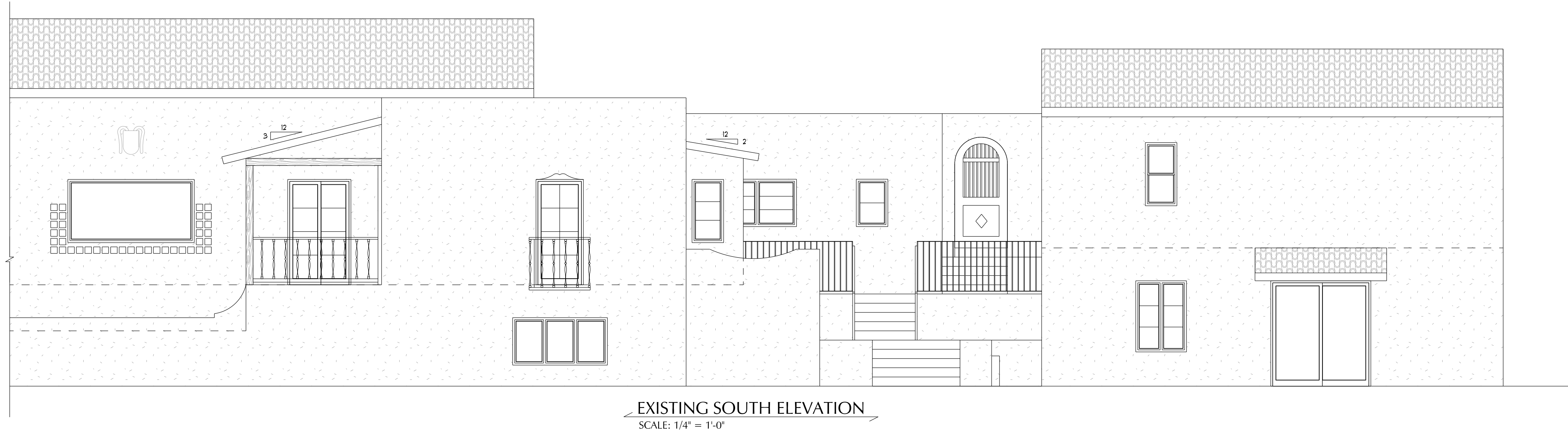
ROBERT WILLIAMSON
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APN: 008-423-025-000

SHEET:

A4.0

OF
6



DATE: 10/15/2025
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OF
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Exhibit C

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EVANS & DE SHAZO

ARCHAEOLOGY HISTORIC PRESERVATION

**A HISTORIC RESOURCE EVALUATION, LOCAL
ASSESSMENT, AND SECRETARY OF INTERIOR'S
STANDARDS FOR THE TREATMENT OF HISTORIC
PROPERTIES REVIEW FOR THE PROPERTY AT 3322 17
MILES DRIVE IN UNINCORPORATED PEBBLE BEACH,
MONTEREY COUNTY, CALIFORNIA**

SUBMITTED TO:

Robert Williamson

SUBMITTED BY:

Stacey De Shazo M.A., Principal Architectural Historian
and

Nicole Wyton M.S., Architectural Historian
with

Bee Thao M.A. Cultural Resources

**June 18, 2025,
updated November 7, 2025**

Evans & De Shazo, Inc
1141 Highway 116 South
Sebastopol, CA 95472
707-823-7400
www.evans-deshazo.com



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A Historic Resource Evaluation, Local Assessment, and a Secretary Of Interior's Standards for the Treatment of Historic Properties Review for the Property at 3322 17 Miles Drive, in Unincorporated Pebble Beach, Monterey County, California.



INTRODUCTION

Evans & De Shazo, Inc. (EDS) was contacted by Robert Williamson to complete a Historic Resource Evaluation (HRE) and Department of Parks and Recreation (DPR) 523 forms for the property located at 3322 17 Miles Drive, Pebble Beach, an unincorporated community of Monterey County, within the 0.57 Assessor Parcel Number (APN) 008-423-025 (Property). The Property consists of a 1920 house (Casa de la Estrella), a ca. 1930 detached garage, and landscape. The proposed project consists of changes to the south and east elevations of the 1920 house, including the removal of an existing window and the enlargement of the opening to allow for a new, large wood window to the rear façade, including a new covered walkway and replacing wood doors and windows as needed, in-kind, as well as resurfacing of the existing patios and courtyard, and installing a new hot tub pad. The Property is not currently listed on any local, state, or national historic registry, is not listed within the Office of Historic Preservation's (OHP) Built Environment Resources Directory (BERD) and does not appear to have been previously evaluated for individual listing on the California Register of Historical Resources (CRHR). The built environment was previously recorded on DPR 523 forms; however, due to discrepancies, such as missing historical context from which to evaluate the Property and the California Environmental Quality Act (CEQA) compliance issues, EDS updated the DPR 523 forms. The HRE was also completed in compliance with the California Environmental Quality Act (CEQA) to determine if any built environment resources within the Property are eligible for listing on the CRHR.

The HRE follows specific guidelines and evaluation criteria of the CRHR (Code of California Regulations [CCR], Title 14, Section (§) 15064.5 and Public Resources Code (PRC) § 21084.1). The HRE was completed by EDS Principal Architectural Historian Stacey De Shazo, M.A., and Architectural Historian Nicole Wyton, M.S., both of whom exceed the Secretary of the Interior's qualification standards in Architectural History, and Bee Thao, M.A. degree in Cultural Resource Management. The methods used to complete the HRE included a record search, literature review, and a historic architectural survey of the Property to document any architectural style, form, materials, character-defining features, and alterations to the built environment within the Property. The results of the HRE are presented herein.

PROPERTY LOCATION

The 0.57-acre Property (APN 008-423-025) is located at 3322 17 Miles Drive, Pebble Beach, Monterey County, California (Figure 1). The Property is approximately 1.77 miles west of Highway 1, bordered by 17 Miles Drive on the north, and a Pebble Beach Resort and Golf Course to the south, and residential neighborhoods on the east and west.

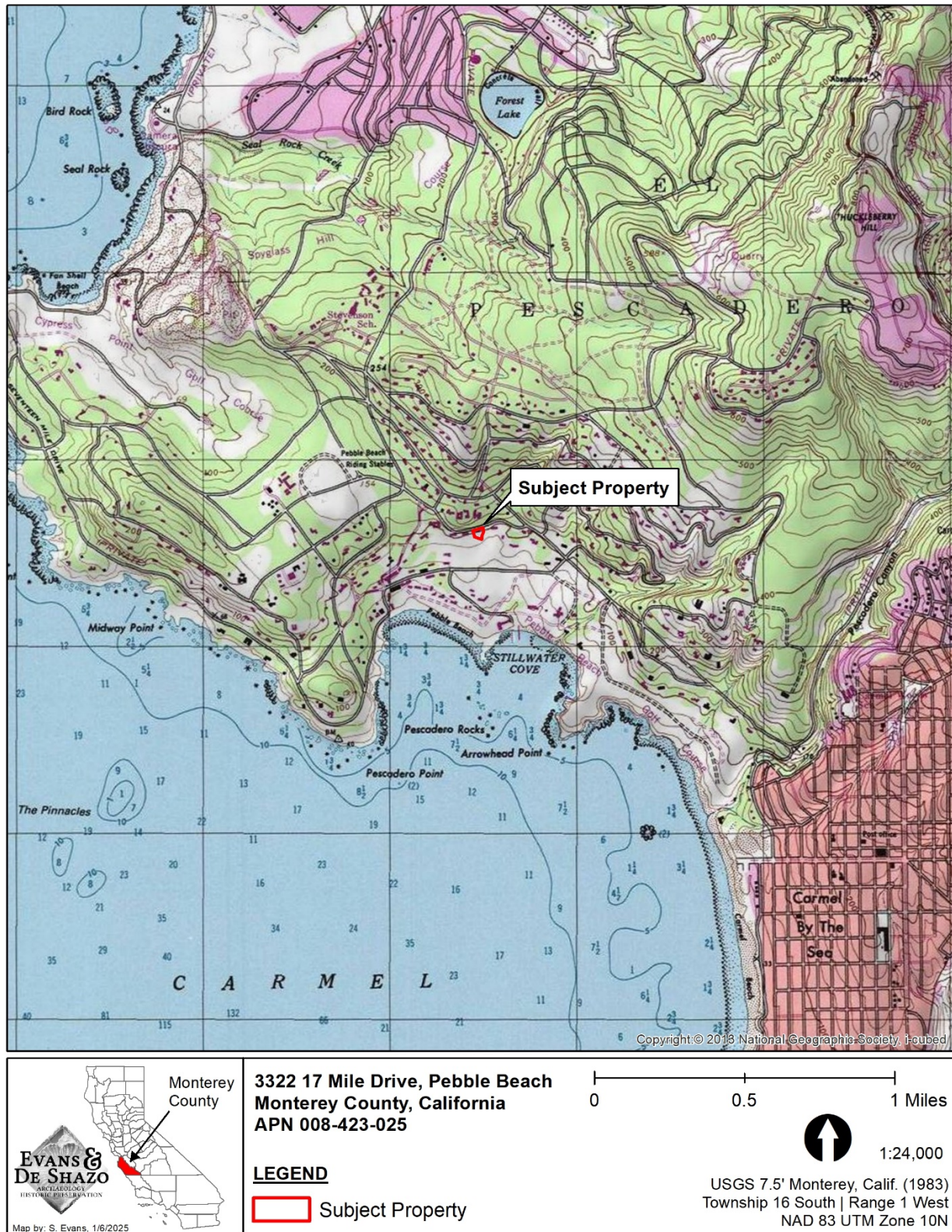


Figure 1. Property Location Map.



REGULATORY SETTING

The CEQA regulations and guidelines, as they pertain to cultural resources, and the County of Monterey Preservation Resources Code, as well as the Standards for Rehabilitation, are outlined below.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

CEQA and the Guidelines for Implementing CEQA (State CEQA Guidelines, Section 15064.5) give direction and guidance for evaluating a project's potential adverse impacts on the environment and the preparation of Initial Studies, Categorical Exemptions, Negative Declarations, and Environmental Impact Reports. Pursuant to California State law, Pebble Beach is legally responsible and accountable for determining the environmental impact of any land use proposal it approves. Cultural resources are aspects of the environment that require identification and assessment for potential significance under CEQA (14 CCR 15064.5 and PRC 21084.1). There are five classes of cultural resources defined by the State Office of Historic Preservation (OHP). These are:

- **Building:** A structure created principally to shelter or assist in carrying out any form of human activity. A "building" may also be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn.
- **Structure:** A construction made for a functional purpose rather than creating human shelter. Examples include mines, bridges, and tunnels.
- **Object:** Construction primarily artistic in nature or relatively small in scale and simply constructed. It may be movable by nature or design or made for a specific setting or environment. Objects should be in a setting appropriate to their significant historic use or character. Examples include fountains, monuments, maritime resources, sculptures and boundary markers.
- **Site:** The location of a significant event. A prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archaeological value regardless of the value of any existing building, structure, or object. A site need not be marked by physical remains if it is the location of a prehistoric or historic event and if no buildings, structures, or objects marked it at that time. Examples include trails, designed landscapes, battlefields, habitation sites, Native American ceremonial areas, petroglyphs, and pictographs.
- **Historic District:** Unified geographic entities which contain a concentration of historic buildings, structures, or sites united historically, culturally, or architecturally.

According to CCR § 15064.5, cultural resources are historically significant if they are:

- (1) A resource listed in or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources (PRC §5024.1, 14 CCR § 4850 et seq.).
- (2) A resource included in a local register of historical resources, as defined in PRC § 5020.1(k) or identified as significant in a historical resource survey meeting the requirements PRC § 5024.1(g),



shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of the evidence demonstrates that it is not historically or culturally significant.

- (3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (PRC § 5024.1, 14 CCR § 4852), including the following:
- (1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
 - (2) Is associated with the lives of persons important in our past;
 - (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
 - (4) Has yielded, or may be likely to yield, information important in prehistory or history.

COUNTY OF MONTEREY PRESERVATION RESOURCES CODE

The Property was also evaluated for local designation based on the guidance within the "Preservation of Historic Resources Code of the County of Monterey," as found in Chapter 18.25.¹

18.25.070 – Review Criteria.

An improvement, natural feature, or site may be designated an historical resource and any area within the County may be designated a historic district if such improvement, natural feature, site, or area meets the criteria for listing on the National Register of Historic Places, the California Register of Historic Resources, or one or more of the following conditions are found to exist:

A. Historical and Cultural Significance.

- 1. The resource or district proposed for designation is particularly representative of a distinct historical period, type, style, region, or way of life.
- 2. The resource or district proposed for designation is, or contains, a type of building or buildings which was once common but is now rare.
- 3. The resource or district proposed for designation was connected with someone renowned.

¹ "Title 18 – Building and Construction: Chapter 18.25 – Preservation of Historic Resources," *Monterey County, California – Code of Ordinances*, April 7, 2025. accessed 5/27/2025, 2025 https://library.municode.com/ca/monterey_county/codes/code_of_ordinances?nodeId=TIT18BUCO_CH18.25PRHIRE



4. The resource or district proposed for designation is connected with a business or use which was once common but is now rare.
5. The resource or district proposed for designation represents the work of a master builder, engineer, designer, artist, or architect whose talent influenced a particular architectural style or way of life.
6. The resource or district proposed for designation is the site of an important historic event or is associated with events that have made a meaningful contribution to the nation, State, or community.
7. The resource or district proposed for designation has a high potential of yielding information of archaeological interest.

B. Historic, Architectural, and Engineering Significance.

1. The resource or district proposed for designation exemplifies a particular architectural style or way of life important to the County.
2. The resource or district proposed for designation exemplifies the best remaining architectural type of a community.
3. The construction materials or engineering methods used in the resource or district proposed for designation embody elements of outstanding attention to architectural or engineering design, detail, material or craftsmanship.

C. Community and Geographic Setting.

1. The proposed resource materially benefits the historic character of the community.
2. The unique location or singular physical characteristic of the resource or district proposed for designation represents an established and familiar visual feature of the community, area, or county.
3. The district is a geographically definable area, urban or rural possessing a significant concentration or continuity of site, buildings, structures, or objects unified by past events, or aesthetically by plan or physical development.
4. The preservation of a resource or resources is essential to the integrity of the district.

STANDARDS FOR REHABILITATION

Rehabilitation as a Treatment and Standards for Rehabilitation (36 CFR Part 67, 1990) as provided by the National Parks Service.²

Rehabilitation is defined as the act or process of making possible a compatible use for a property through

² NPS, "The Secretary of the Interior's Standards for the Treatment of Historic Properties: Rehabilitation as a Treatment and Standards for Rehabilitation," accessed May 27, 2025, <https://www.nps.gov/articles/000/treatment-standards-rehabilitation.html>.



repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

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 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.
10. 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.

METHODS

The methods used to complete the HRE included an intensive level survey, and literature search and review.

EDS Principal Architectural Historian Stacey De Shazo, M.A., completed a historic architectural survey of the Property including the 1920 house, ca. 1930 detached garage, and landscape to identify the age, any known architectural style or form, associated architect/designer/builder, character-defining features, materials,



and alterations of built environment resources. A database search conducted by the Northwest Information Center (NWIC) of the California Historical Information Systems (CHRIS) (NWIC File # 24-1037 to determine if the Property has been previously documented or evaluated. EDS also conducted in-person research at the Monterey County Recorder Office and the Monterey County Free Library. EDS also completed extensive online research (detailed below) and reviewed digital files maintained by EDS, such as historical maps, historical aerial photographs, and other primary source documents. The purpose of the research was to understand the Property history and the history of the surrounding area to assist in developing a historical context in which to evaluate the historical significance of the 1920 house, ca. 1930 detached garage, and landscape. As part of the HRE report, EDS also completed Department of Parks and Recreation (DPR) 523 forms were also completed for the Property (Appendix A)

The methods used to complete the Standards review include reviewing the Project's architectural plans and assessing them for consistency with the Standards for Rehabilitation. To ensure compliance with the Standards, EDS will work directly with the Project's architect, providing guidance and suggestions on compliance with the Standards.

CULTURAL RESOURCE INVENTORIES

As part of the record search, the following inventories were reviewed:

- National Register of Historic Places (NRHP)
- California Register of Historical Resources (CRHR)
- California Historical Landmarks (CHL)
- California Points of Historical Interest (CPHI)
- Inventory of Historic Resources Database for City of Carmel, San Mateo County (2022)
- California Office of Historic Preservation (OHP) Built Environment Resources Directory (BERD) for Monterey County, California (2022)

ONLINE RESEARCH

Online research was also conducted that utilized the following sources:

- www.newspapers.com
- www.ancestry.com
- www.calisphere.com (University of California)
- www.library.ca.gov (California State Library)
- www.cdnc.ucr.edu (California Digital Newspaper Collection)

LOCAL RESEARCH

- Monterey County Assessor/Recorder Office
 - On December 11, 2024, EDS Principal Architectural Historian Stacey DeShazo, M.S.,



conducted research at the Monterey County Recorder Office to obtain ownership information of the Property.

- Monterey County Free Library
 - On December 16, 2024, EDS researcher Bee Thao, M.A. contacted the Monterey County Library via email to obtain additional information about the Property and George T. Cook. On December 16, 2024, the Library replied that they did not have any information about George T. Cook.

HISTORICAL SETTING

The following section provides a brief history of Pebble Beach and the specific history of the Property to provide an understanding of the development of the area and the specific context within which the built environment resources were evaluated.

MEXICAN PERIOD (1822 – 1848)

In 1821, Mexico declared its independence from Spain and took possession of “Alta California,”³ marking the end of the Spanish period (1769 – 1821) and the beginning of the Mexican period, also referred to as the “rancho” period, in Alta California. At the time, the City of Monterey became the capital of California. From 1834 to 1836, the Spanish missions in California were secularized by the Mexican Government, and mission-owned land was dissolved, including *San Carlos Borromeo de Carmelo Mission* (Carmel Mission; extant), founded in 1770 by Fray Junipero Serra. During this time, extraordinary changes occurred throughout Alta California, as the Mexican government lacked the strong oversight and military rule previously imposed by the Spanish. As such, there were new trade opportunities when foreign ships, previously held off by Spanish-guarded military ports, could dock and provide a variety of provisions to local settlers throughout California. These new provisions, including tea, coffee, sugar, spices, spirits, and various manufactured goods, soon entered the region. The taxes on these imported goods became the primary source of revenue for the Mexican government in Alta California. Likewise, products produced in Alta California were exported, which bolstered the hide and tallow trade that became the primary business activity in Alta California during this time. During this time, the Mexican colonial authorities encouraged the settlement of Alta California by providing large land grants called ranchos to politically prominent persons loyal to the Mexican government and permitting foreigners to settle the land. As a result, the approximately 20 Spanish ranchos in Alta California increased to roughly 800 ranchos, varying from 10,000 to 20,000 acres.

During this time, the Property was situated within land previously controlled by the Carmel Mission, until secularization in the 1830s when the land was transferred to the Mexican government. In 1836, the Property was part of the 4,436-acre Rancho Pescadero⁴ (also called “Punta del Cipreses”), a Mexican land grant given in 1836 by Governor Nicolás Gutiérrez to Fabián Barreto. The grant extended along the Pacific

³ Alta California was a polity of New Spain founded in 1769 and became a territory of Mexico after the Mexican War of Independence in 1821.

⁴ Pescadero means fishing place in Spanish.



coast from Rancho Punta de Pinos and Seal Rocks south to Carmel by the Sea and encompassed present day Pebble Beach, California. Barreto, a Mexican citizen who arrived in Monterey, Alta California in 1827. He married María del Carmen García in 1833. Barreto died in 1841, and the grant passed to his widow, Maria Barreto, in 1844, married Juan Madariaga. In 1846 Maria Barreto Madariaga sold the Rancho Pescadero to John Fredericke Romie.⁵

EARLY AMERICAN PERIOD (1848-1853)

The beginning of the American Period in California is marked by the end of the Mexican American War (1846-1848), when the U.S. took possession of Mexican territories, including present-day California, New Mexico, Arizona, and parts of Colorado, Oklahoma, Kansas, and Wyoming, and Mexico relinquished all claims to Texas, in the signing of the Treaty of Guadalupe Hidalgo on February 2, 1848. The Treaty of Guadalupe Hidalgo provided resident Mexicans their American citizenship and guaranteed title to ranchos obtained during the Mexican period. However, less than two weeks before the treaty's signing, on January 24, 1848, James Marshall discovered gold at Sutter's Mill, which marked the start of California's Gold Rush (1848 to 1855). Soon, the excitement of the Gold Rush and the promise of fertile and abundant land brought between 150,000 and 200,000 new settlers to California from all over the U.S. and Scotland, Ireland, England, Germany, and France.⁶ Many new settlers squatted on Mexican rancho property and unclaimed land during this time, resulting in land ownership disputes. To quickly resolve Mexican rancho land disputes, the U.S. Congress passed the California Land Act of 1851, establishing a three-member Public Land Commission (Commission) to determine the validity of prior Spanish and Mexican land grants.⁷ The act required landowners who claimed title under the former Mexican government to file a claim with the Commission within two years. Although the Commission eventually confirmed most of the original Mexican land grants, the burden was on landowners to prove their title. The cost of litigation forced many rancho owners to sell off their land to newly arriving settlers, including some who had illegally squatted on their land, land speculators, and lawyers hired to defend their land claims in court.⁸

By 1841, the Property was within the 4,426-acre Rancho Pescadero owned by Maria Madariaga, which also included portions of the Del Monte Forest, Cypress Point, and Pebble Beach.⁹ In 1846, Maria sold the rancho to John Fredericke Romie. John was born in Hamburg, Germany and immigrated to Mexico in 1835 with his wife Maria A. Frohn. In 1846, John and Maria left Mexico for California, settling within the rancho. John died 1849, and Maria inherited the rancho. In 1852, Maria sold the rancho to John

⁵ Stanford University Libraries, "John C. Gore, Sr. Family Papers, circa 1833-1952," accessed June 9, 2025, https://searchworks-lb.stanford.edu/catalog?q=%22Gore+family%22&search_field=search_author.

⁶ Karen Clay, "Property Rights and Institutions: Congress and the California Land Act 1851," *The Journal of Economic History*, Cambridge University Press, 59(01):122-142, March 1999.

⁷ The Spanish government-controlled California land from approximately 1770 to 1821 and the Mexican government-controlled California land from 1821 to 1846.

⁸ Nancy Olmsted, *Vanished Waters: A History of San Francisco's Mission Bay*, Mission Creek Conservancy, San Francisco, 1986.

⁹ Burgess Shumway, *California Ranchos*, 2nd ed. (Borgo Press, 1988), 58.



Christopher Gore for \$4,400.48.¹⁰

HISTORY OF PEBBLE BEACH (1850S – 1980S)

In 1850, California was admitted to the Union as the 31st state in the U.S. and one of the early European American settlers in Monterey County was David Jacks. Jacks was born David Jack in 1822 in Crieff, Scotland, to William Jack and Janet McEwan.¹¹ However, he changed his name to Jacks when he immigrated from Scotland to New York in 1841. While in New York he worked as army contractor in the 3rd Regiment of Artillery as a custom and tax collector in Brooklyn. He profited greatly from his work and invested his money in revolvers. In the late 1840s he traveled to San Francisco, where he sold his stock in revolvers for a considerable profit.¹² He then took a job in San Francisco's Custom's House and engaged in loaning money. The interest on the loans helped fund his relocation and land investments in Monterey. In 1850, Jacks visited Monterey, and by 1852, he moved to Monterey County. Shortly afterward he was elected Treasurer of Monterey County, and he began purchasing land. During the early 1850s, Jacks worked as an assistant to various Monterey merchants, becoming familiar with the local business. At this time, the owner of Pescadero Rancho, where the Property is located, was John Gore, a widower who lived with his two sons in a two-story log house situated adjacent to Gulch Creek on Stillwater Cove near what is today the fourth hole at Pebble Beach Golf Links course.¹³ Gore was born into a wealthy merchant family in 1806, and he grew up on Park Street in downtown Boston. He graduated from Andover Academy, then later from West Point, before studying art in Boston.¹⁴ Gore then studied at the Accademia di Belle Arti in Florence, Italy. Gore returned to Boston and married Mary James in 1830. In 1834, he was elected to the National Academy of Design, where his landscape and portrait paintings were exhibited at galleries along the East Coast. As required by the Land Act of 1851, a claim for Rancho Pescadero was filed by John C. Gore with the Public Land Commission in 1853; however, the Commission rejected the claim in 1854.

In the 1850s, the nearby City of Monterey emerged as a thriving fishing port. In 1851, the first Chinese settlers set up camp at the cove of Point Lobos, south of Cannery Row. After discovering the abundance of Monterey Bay, the Chinese, of who many were experienced fishermen, established settlements at Pescadero (now Stillwater Cove-the location of the Pebble Beach Golf Course, west of Pebble Beach; Figure 2) and at Point Alones, near present-day Cannery Row. By 1853 there were approximately 500 to 600 Chinese fishermen, working the waters of the Monterey Bay. At this time, Point Lobos, Pescadero Point, and Stillwater Cove were primarily fished for abalone, rockfish, flatfish, sardines, and squid (Figure 3.) Some of the new settlers also worked in the shore whaling industry, off the coastline of Carmel in

¹⁰ Neal Hotelling, "The Question of Ownership," *Forest News*, October – December 2010, 1.

¹¹ Ancestry.com. *Scotland, Select Births and Baptisms, 1564-1950*.

¹² Page & Turnbull, "Pebble Beach Historic Context Statement," Monterey County. August 29, 2013.

¹³ Page & Turnbull, "Pebble Beach Historic Context Statement," Monterey County. August 29, 2013.

¹⁴ National Park Service, "Person: John Christopher Gore," accessed June 7, 2025, <https://www.nps.gov/people/john-gore.htm>.



Monterey County.¹⁵

Interestingly, in 1860 María Madariaga, who previously owned the Pescadero Rancho re-sold the land, but this time she sold it to David Jacks, who by this time, owned the adjoining Rancho Aguajito to the east. The grant was then patented to David Jacks in 1868. Jacks was married to Maria Cristina Soledad Romie, who was the daughter of John Frederick and Maria Romie. Litigation over the two deeds to the former Mexican land grant began in 1860, when Gore filed a lawsuit against Jacks for the ownership of the land; however, it was made more complicated when Gore sold the Pescadero Ranch property to Edward Tompkins. Tompkins then sold it in 1862. However, in 1880 Jacks sold the same property to the Pacific Improvement Company. During this time, several canneries were established in support of the fishing industry. Although most of the work in the fishing industry was done by Chinese, and Japanese workers, soon Portuguese fishermen had also settled in the villages occupied by Chinese and Japanese fishermen. However, by 1870, most of the Chinese fishermen left the shared villages for other accommodations.¹⁶

The Pacific Improvement Company (1880 - 1905) was headed by the “Big Four” of railroad fame—Charles Crocker, Leland Stanford, Collis Huntington and Mark Hopkins, and open the Hotel Del Monte near Monterey (Figure 4). Although the original hotel burned down in 1887, it was quickly rebuilt and was re-opened in 1888. The initial development of 17-Mile Drive began in 1881 (Figure 5), one of the most well-known and important elements of Pebble Beach, which was constructed by the Pacific Improvement Company. During this time, significant infrastructure improvements occurred within and around Pebble Beach, including water supplies, rail service, and roads. Other important developments occurred during this time, including the construction of the Forest Lake Reservoir, which was completed by Chinese laborers, and the continued contribution of the Chinese fishing in Monterey County. In 1897, the Del Monte Golf Course opened. It was a 9-hole golf course (expanded to an 18-hole golf course in 1903) and is considered the oldest golf course west of the Mississippi River. In 1901, the Pacific Improvement Company opened a toll road along 17-Mile Drive, charging liverymen twenty-five cents per person to drive the road from Monterey to Pacific Grove. During the late 1800s, the Pacific Improvement Company opened a sand plant, currently the site of the Spanish Bay Inn. During the 1890s, the Company began mining sand for use by the Southern Pacific Railroad to put on its tracks for improved traction. They also supplied sand to rebuilt San Francisco after the Great 1906 Earthquake. The plant remained open until 1973.

Early development of the town and residences of Pebble Beach occurred between 1906 and 1918. Important events that shaped this time include the final resolution of the land title for Pescadero Rancho,¹⁷ the construction of the Pebble Beach Lodge (1909), and the creation of Pebble Beaches’ first residential subdivision (coastal lots were sold from between \$500 to \$2,500). Importantly, this period

¹⁵ Whales were killed for whale oil and used for kerosene lamps, though this practice was entirely abandoned by the 1880s.

¹⁶ Architectural Resources Group, Inc., “Historic Context Statement Carmel-By-The-Sea” San Francisco, California, 2008.

¹⁷ Gore v. Jacks Case, 1904. Collection Number: ARC 552. Monterey Public Library.



also marks the arrival of Samuel F. B. Morse, who, more than any other person, shaped the future development of the area—including the initial development of Pebble Beach Golf Links. In 1915, the Pacific Improvement Company hired the entrepreneurial 29-year-old Samuel F.B. Morse, a distant cousin of the inventor of the Morse Code, to liquidate all the Company's land holdings, and by 1919 the Del Monte Properties Company was created. The new company purchased 18,000-acres of mostly undeveloped Del Monte land, including the Hotel Del Monte. In 1919 the Lodge at Pebble Beach (Figure 6) and Pebble Beach Golf Links opened with the former Pescadero Rancho.¹⁸ The Pebble Beach Golf Links was designed by Jack Neville and Douglas Grant and originally boasted a figure-eight route that placed many holes with views of the Monterey coastline.

During the 1920s, the area of Pebble Beach continued to grow. At this time, it was a growing tourist destination, with summer homes, golf, and grand hotels. Pebble Beach also saw a new equestrian center, a Beach and Tennis club (originally designed as a fishing club), and the establishment of new roads throughout the area connecting to 17-Mile Drive. This time also saw the construction of new houses; however, there was no cohesive style established for the community. As such, around 1925, the Del Monte Properties Company adopted guidelines specifying a Mediterranean or Spanish architectural style for any new housing. Between 1920 and 1925, fifty-one new houses were constructed in Pebble Beach, including the 1920 house within the Property. Another thirty-three houses were constructed between 1926 and 1930. In 1924, Hotel Del Monte's main hotel building burned down; however, it was rebuilt and re-opened again in 1926. This same year, Del Monte hosted the 1926 Monterey Peninsula Open on Pebble Beach Golf Links, offering a \$5,000 purse and attracting most of the top golfers—professionals and amateurs—in the country. 1928 saw the Links course's first major tournament, the U.S. Amateur. During the 1930s, Pebble Beach attracted not only golf but other sports enthusiasts. It also served Hollywood well, as Pebble Beach and its coastline, were often used as filming locations for movies, including *Anna Karenina*, starring Greta Garbo. During the 1930s more than thirty major film productions were made in Monterey County.

The Great Depression (1929 – 1939), a global economic downturn – marked by the 1929 Stock Market Crash, and a run on the banks, affected many cities and towns throughout the U.S., including the community of Pebble Beach. The biggest effects on the area were on tourism, including small businesses, hotels, and golfing, which saw a significant decrease, as people had less disposable income. The Hotel Del Monte in Monterey (associated with Pebble Beach), saw a sharp decline in visitors, and membership numbers at Pebble Beach Golf Links were reduced significantly, which nearly financially crippled the course.¹⁹ However, Samuel Morse continued to invest his finances in the golf course and development of the surrounding properties. During this time, Morse's financial backing helped maintain the golf course and the development of the Cypress Point Club, which opened around the time the Great Depression hit. In 1935, Pebble Beach hosted the California State Open.

¹⁸ William H. Brewer and Francis P. Farquhar, *Up and Down California in 1860-1864: The Journal of William H. Brewer* (Berkeley, CA: University of California Press, 1966), 114n.

¹⁹ Neal Hotelling, *Pebble Beach Golf Links – The Official History*, (Chelsea, Michigan: Sleeping Bear Press, 1999).



In 1941, the U.S. entered World War II (WWII). During this time, golfing events at the Pebble Beach were canceled. In 1943, the U.S. Navy leased the Hotel Del Monte as a naval pre-flight school “for the duration” of the WWII. During this time, Morse moved away from his focus on luxury accommodation and instead focused much of his financial efforts on changes to the operations at the Pebble Beach Golf Links. After WWII ended in 1945, golfing came back booming in Pebble Beach, with the Bing Crosby National Pro-Am golf tournament in 1947, and the Amateurs also returned this same year. In 1948, the U.S. Navy purchased the Hotel Del Monte from the Del Monte Properties Company for \$2.2 million and is now the location of the Naval Postgraduate School.

The 1950s saw additional houses constructed with Pebble Beach, as larger lots were subdivided. In 1950, the first annual Pebble Beach Concours d’Elegance was held at The Lodge at Pebble Beach, in conjunction with the short-lived Pebble Beach Road Races (1950 – 1956; Figure 7).²⁰ The 1950s and 1960s in Pebble Beach continued to focus on golfing, as the sport gained popularity as it was now widely viewed on television sets throughout the U.S. and other countries. In 1966, the Spy Glass Golf Course opened in Pebble Beach.



Figure 2. ca 1870 photograph along 17-Mile Drive, showing a small fishing village.

²⁰ Ibid.



Figure 3. A ca. 1890 photograph of the “Jung family shell stand” with Pebble Beach and Stillwater Cover in the background (courtesy of Bancroft Library, UC Berkeley).

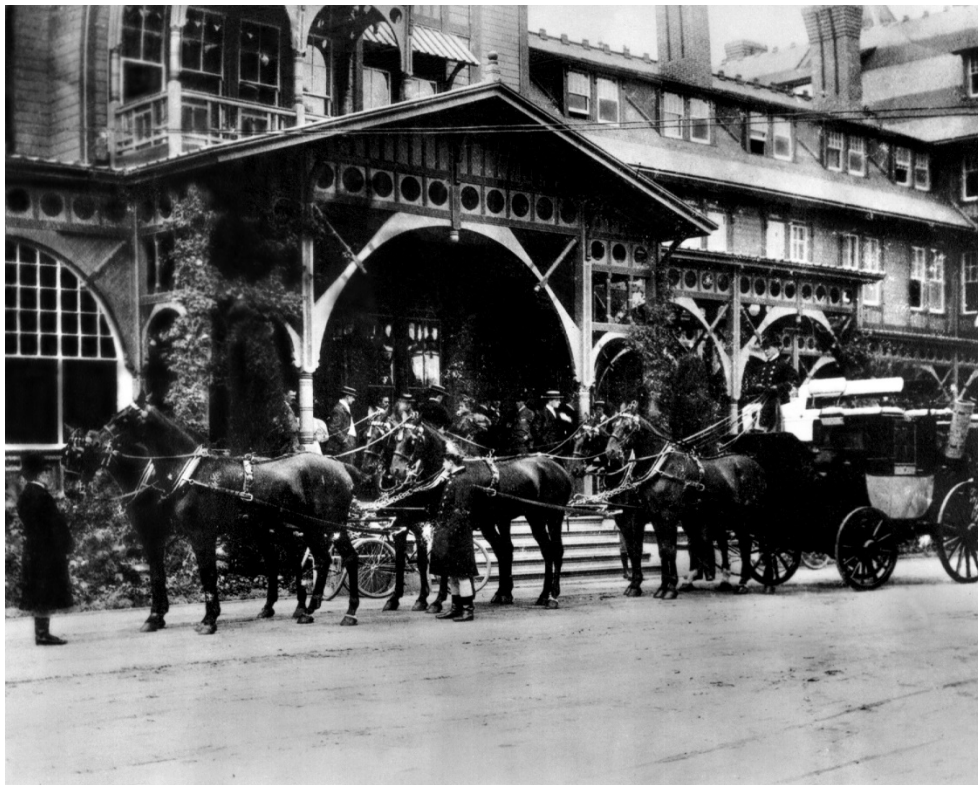


Figure 4. ca. 1881 photograph of the Hotel Del Monte, where the first carriage departed from in 1881, traveling along 17-Mile Drive.



Figure 5. ca. 1881 photograph of 17-Mile Drive in Pebble Beach, and a section known as the loop (courtesy of 2025 Pebble Beach Company).



Figure 6. ca. 1919 photograph of the Lodge at Pebble Beach (courtesy of the 2025 Pebble Beach Company).



Figure 7. ca. 1950s photograph of the Pebble Beach Road Races (courtesy of the Pebble Beach Company).

PROPERTY HISTORY

Prior to the development of the Property, the land was located within the Pescadero Rancho. It was later owned by Gore, and Jacks. By the time, the Pacific Improvement Company purchased the land from Jacks it the Property was part of a two-acre parcel known as Lot 64 (Figure 8, Figure 9, and Figure 10). The Pacific Improvement Company was incorporated in 1878 by California's Big Four railroad barons, Leland Stanford, Collis P. Huntington, Mark Hopkins, and Charles Crocker. The Company acquired a vast amount of land in the Monterey Peninsula but was dissolved in 1899.²¹ During the early 20th Century, the land was owned by the heirs of the railroad barons, but in 1916, they liquidated their holdings, with the assistance of Samuel F.B. Morse, who then created the Del Monte Properties Company in 1919 – further subdividing the land. This same year, the land including the subject Property was purchased by the Del Monte Properties Company.²² ²³ This same year, the company sold Lot 64, including Property, and Lot 65, the adjacent lot, to George and Ethel Cook, the first owners of the 1920 house.

²¹ California Digital Newspaper Collection, "Pacific Improvement Company Dissolved," *San Francisco Call*, November 10, 1899.

²² No Author. "Del Monte Properties Company, Del Monte Lodge, Pebble Beach, CA." Pacific Coast Architecture Database. Access 01/10/205. <https://pcad.lib.washington.edu/building/16872/>

²³ The Del Monte Properties Company was incorporated in 1919 by Samuel Finley Brown Morse and Herber Fleishacker. In 1977, the company's name was changed to the Pebble Beach Company and has since gone through several owners.



Figure 8. 1877 Official Map of Monterey County showing the approximate location Property (red star) within the Pescadero Rancho (courtesy of Calisphere.com).

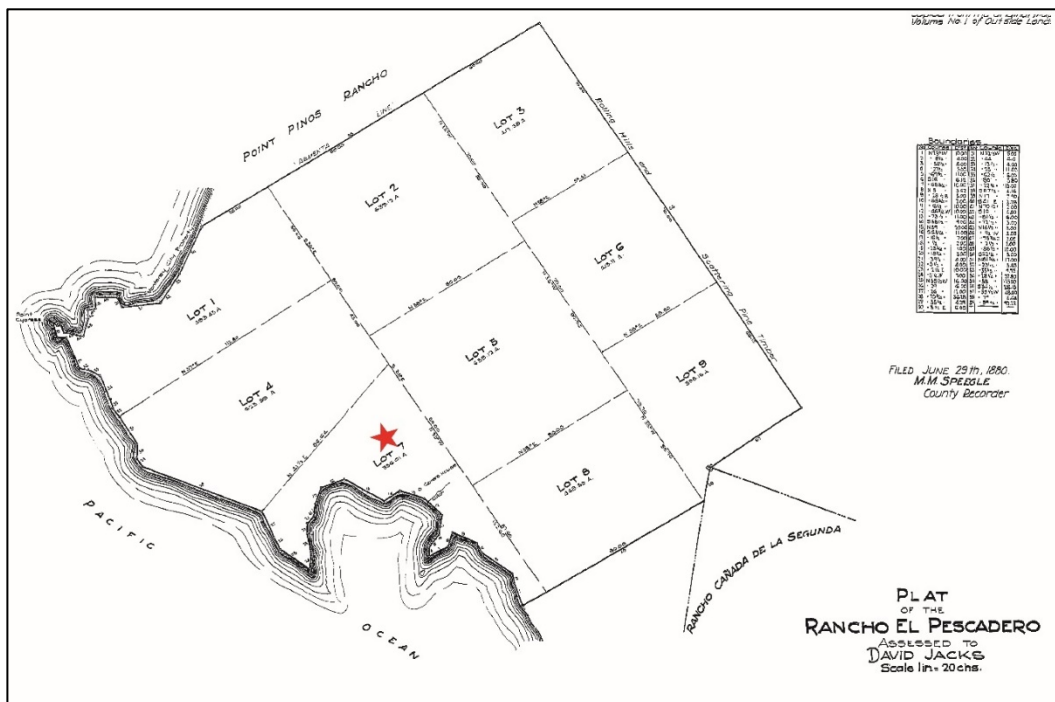


Figure 9. 1880 Rancho El Pescadero Map (aka Pescadero Rancho) showing the Property (red star) within the 368-acre, Lot 7 (courtesy of Stanford University Library).

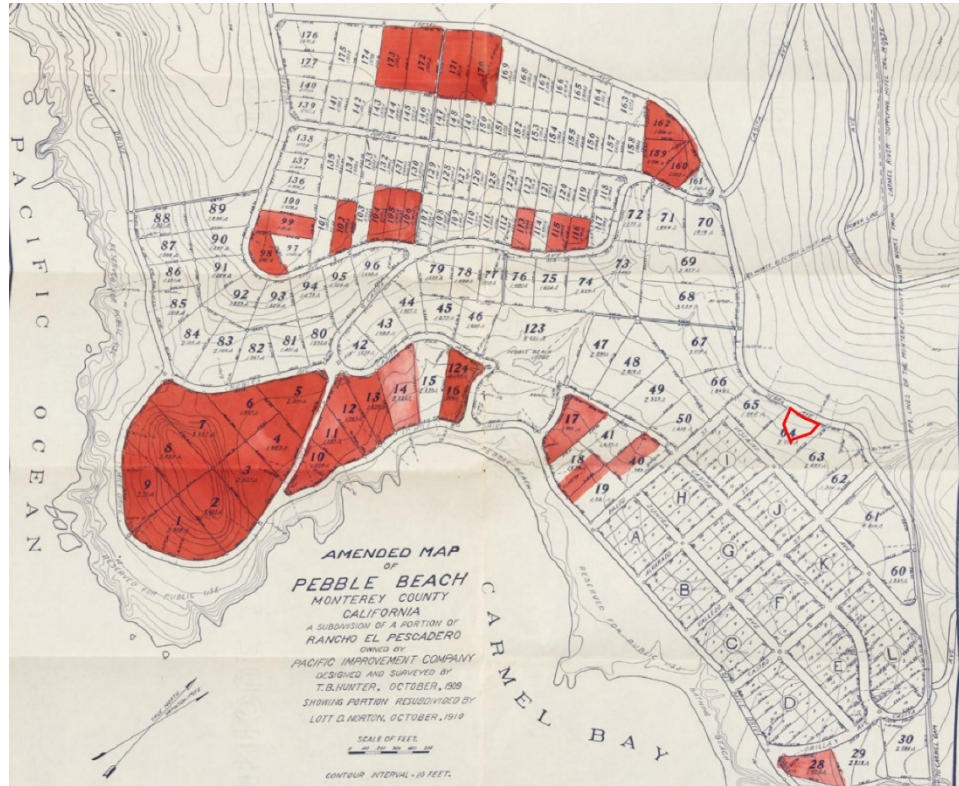


Figure 10. 1911 Amended Map of Pebble Beach showing the Property (outlined in red) within Lot 64 (courtesy of PBA Galleries.com).

Table 1. Ownership and Occupant

1920 House, ca. 1930 Garage, and Landscape		
Dates	Owners and Occupants	Details
1919-1962	Owners: George T. Cook and Ethel Hannah Cook (née Bugbee)	- The first owners of the Property were George T. and Ethel Hannah Cook. - In 1919, George and Ethel purchased the Property, with plans to construct a summer vacation home.²⁴ The couple hosted a groundbreaking ceremony in July of 1919; among the guests were Mr. and Mrs. Pierpont Davis, the principal of Davis & Davis, the architecture firm that designed the house.²⁵ - While the Cooks were away, the 1920 house was used as a filming location for scenes from <i>Passion's Playground</i>, a 1920 Katherine MacDonald and Rudolph Valentino film. The film, though distributed, has since been lost by the studio. However, there are several photographs showing the actors on the south patio of the 1920 house (Figure 11). The house was also showcased in the November

²⁴ California Digital Newspaper Collection, "Monterey," *Salinas News*, May 10, 1919.

²⁵ Newspapers.com, "Del Monte and Pebble Beach Notes," *The Monterey Daily Cypress and Monterey America*, July 16, 1919.



1920 House, ca. 1930 Garage, and Landscape		
Dates	Owners and Occupants	Details
		1921 edition of <i>The Architect and Engineer</i> (Figure 12 and Figure 13),²⁶ and mentioned in Elmer Grey's article "Some Country House Architecture in the Far West," which was published in the October 1922 edition of <i>The Architectural Record</i>.²⁷ • As shown on the 1920 Map of Pebble Beach, the Property was part of a 2-acre parcel that encompassed the adjacent parcel to the south and east (Figure 14).²⁸ After George and Ethel acquired lot 63, they subdivided it into lots 63, 64, and 65, creating the current shape of the Property as shown on the 1938 Map (Figure 15). The remaining portions were then deeded to the Del Monte Properties Company.²⁹ • In 1966, George and Ethel further subdivided the then 2-acre parcel into two one-acre lots and sold the adjacent one-acre parcel to Frank Bray.³⁰ • George was born in 1871 in Kansas City, Missouri, and Ethel was born in 1873 in Larkin, Kansas. In 1896, George and Ethel married in Missouri but moved to Kansas. In Kansas, George for the Kansas City Fort Scott and Memphis Railroad company. He later became the president of the Kansas City Bolt and Nut company then the president of the Sheffield Steel Company.³¹ In 1910, George established the George T. Cook Co., a railroad and industrial equipment and supplies manufacturing company. The couple did not have any children and mainly resided in Kansas until 1925. • In 1925, George and Ethel moved to the Property to live full-time. • George died in 1945, and the Property was deeded to Ethel.³² She remained in the 1920 house until the 1950s when she moved to Long Beach.³³ In 1962, Ethel died and the Property was sold to George and Elizabeth Sperling.
1962-1995	Owners: George Elmer Sperling and Elizabeth Smollett Sperling	• In 1962, the Property, then a one-acre parcel, was owned by George and Elizabeth Sperling. • In 1973, George and Elizabeth had the one-acre parcel subdivided creating the current size of the Property. • George was born in 1914 in Pennsylvania and Elizabeth was born in 1911 in Minnesota. Prior to marrying George, Elizabeth and Granville G. Stevens married in 1938 in Minnesota when they were 29 years

²⁶ Archives.org, "The Cook House," *The Architect and Engineer*, Vol. LXVII, No. 2, November 1921.

²⁷ Archives.org, "Some Country House Architecture in the Far West," *The Architectural Record*, Vol. LIII, No. 4, Serial 289, October 1922.

²⁸ Newspapers.com, "Real Estate," *The Californian*, May 31, 1919.

²⁹ Newspapers.com, "Real Estate," *Salinas Morning Post*, May 23, 1937.

³⁰ 1966 Monterey County Deed.

³¹ Newspapers.com, "George T. Cook is Dead," *The Kansas City Star*, December 12, 1945.

³² Ancestry.com. *California, U.S., Death Index, 1940-1997*.

³³ Ancestry.com. *U.S., City Directories, 1822-1995*.



1920 House, ca. 1930 Garage, and Landscape		
Dates	Owners and Occupants	Details
		old. Together, Granville and Elizabeth had one child, Mary in 1942; however, in 1943, Granville died.^{34 35} - In 1945, Elizabeth and George married, and they had two children, Doris and Patricia.³⁶ In 1950, the U.S. Federal Census Record lists George as an attorney for the Carnation Milk Company in Minnesota and Elizabeth keeping house.³⁷ In 1948, the family moved to Los Angeles where George continued working as a lawyer for the Carnation Milk Company. The family moved to the Property in 1962, and appear to have lived here full-time after George retired from Carnation Milk Company in 1982. The same years as his retirement, he opened the law firm of Buckley & Sperling with his son-in-law, Dennis Buckley.³⁸ - Elizabeth died in 1994, and in 1995 the Property was deeded George and their daughter, Doris, who both had equal interest in the Property.³⁹ George died in 2001.^{40 41}
1995-2001	Owner Doris Fulton Buckley (née Sperling) and George E. Sperling	- From 1995 to 2001, the Property was jointly owned by George and his daughter Doris. However, it appears only George lived within the 1920 house. During this time, Doris lived in Watsonville and later moved to Hawai'i.⁴² - Doris was born in 1947 in Wisconsin to George Sperling and Elizabeth Smollett Sperling. In 1968, Doris and Dennis L. Buckley married in Los Angeles.⁴³ - George died in 2001, and the Property was deeded to Doris.
2001-2016	Owner Doris Fulton Buckley (née Sperling)	- Doris became the sole owner in 2001, Doris was the sole owner of the Property. - During this time, Doris divided her time between the Property and her house in Hawai'i.⁴⁴

³⁴ Newspapers.com, "Births: Girls," *The Minneapolis Star*, December 21, 1942.

³⁵ Ancestry.com. *Minnesota, U.S., Death Index, 1908-2017*.

³⁶ Newspapers.com, No title, *The Pittsburgh Press*, February 18, 1945.

³⁷ Ancestry.com. *1950 United States Federal Census*.

³⁸ No Author. "George E. Sperling Jr.," *Los Angeles Times*, accessed on 01/10/2025, <https://www.legacy.com/us/obituaries/latimes/name/george-sperling-obituary?id=28196720>.

³⁹ Monterey County Deed, 1995.

⁴⁰ Newspapers.com, "Obituaries/Funeral Announcement," *The Los Angeles Times*, January 23, 1994.

⁴¹ Ancestry.com. *U.S., Social Security Death Index, 1935-2014*.

⁴² Ancestry.com. *U.S., Index to Public Records, 1994-2019*.

⁴³ Ancestry.com. *California, U.S., Marriage Index, 1960-1985*.

⁴⁴ Ancestry.com. *U.S., Index to Public Records, 1994-2019*.



Figure 11. Scene showing actors Norman Kerry (left), Katherine MacDonald and Rudolph Valentino from the 1920 movie *Passion's Playground*, which was filmed at the Property and shows the patio on the south elevation of the 1920 house. It was allegedly without the George or Ethel Cook's permission or knowledge (photograph courtesy of Silent Era image collection, accessed January 31, 2025, <http://www.silentera.com/PSFL/data/P/PassionsPlayground1920.html>).

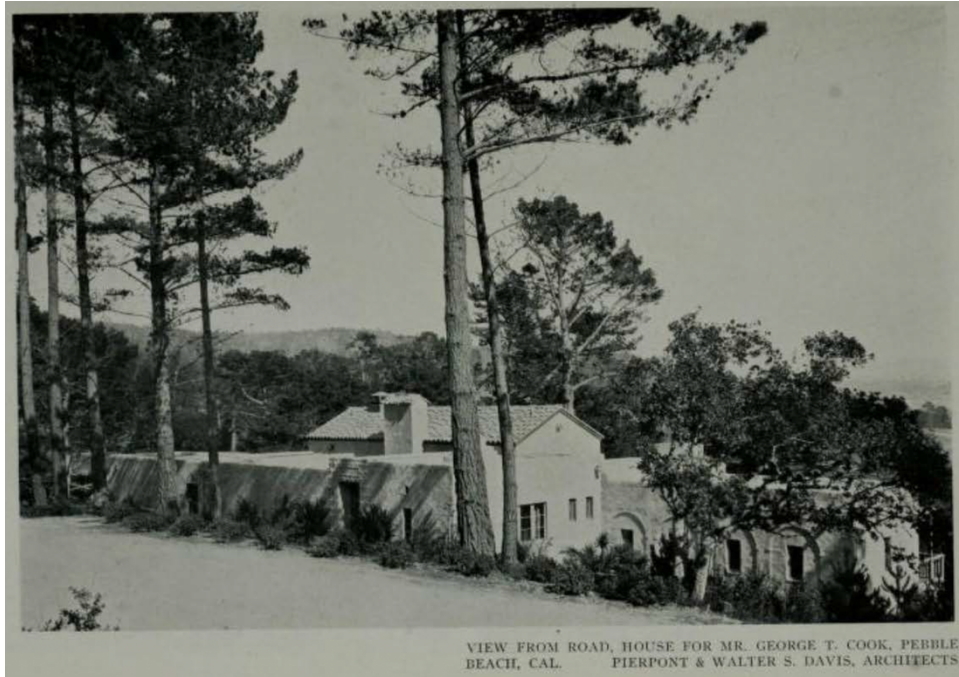


Figure 12. Photographs of the north and west elevations of from *The Architect and Engineer*, November 21, 1921. (Courtesy of Archive.org)

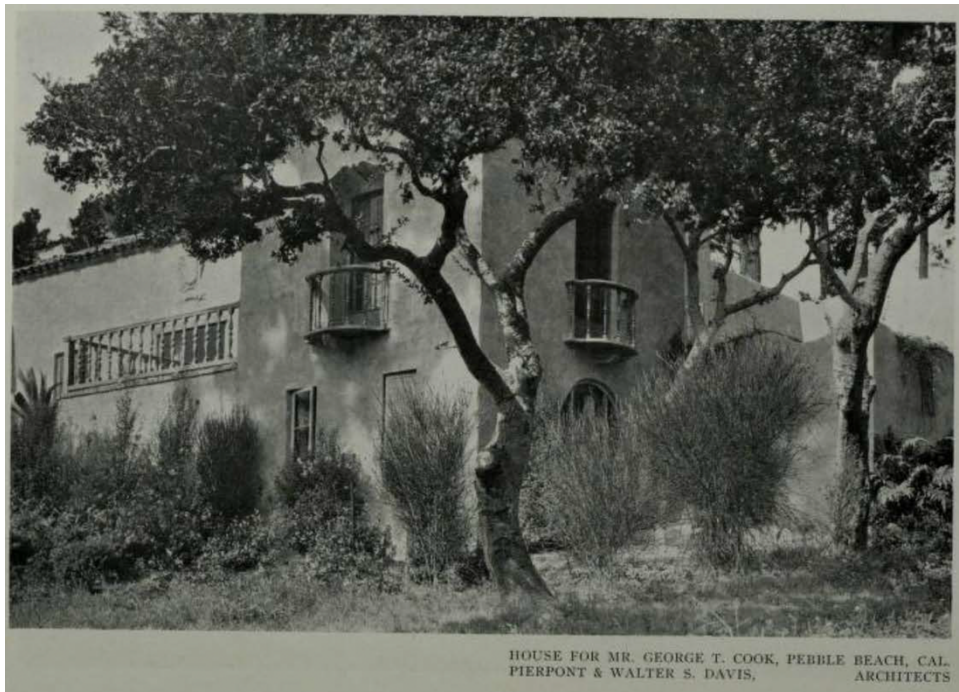


Figure 13. Photographs of the north and west elevations of from *The Architect and Engineer*, November 21, 1921. (Courtesy of Archive.org)

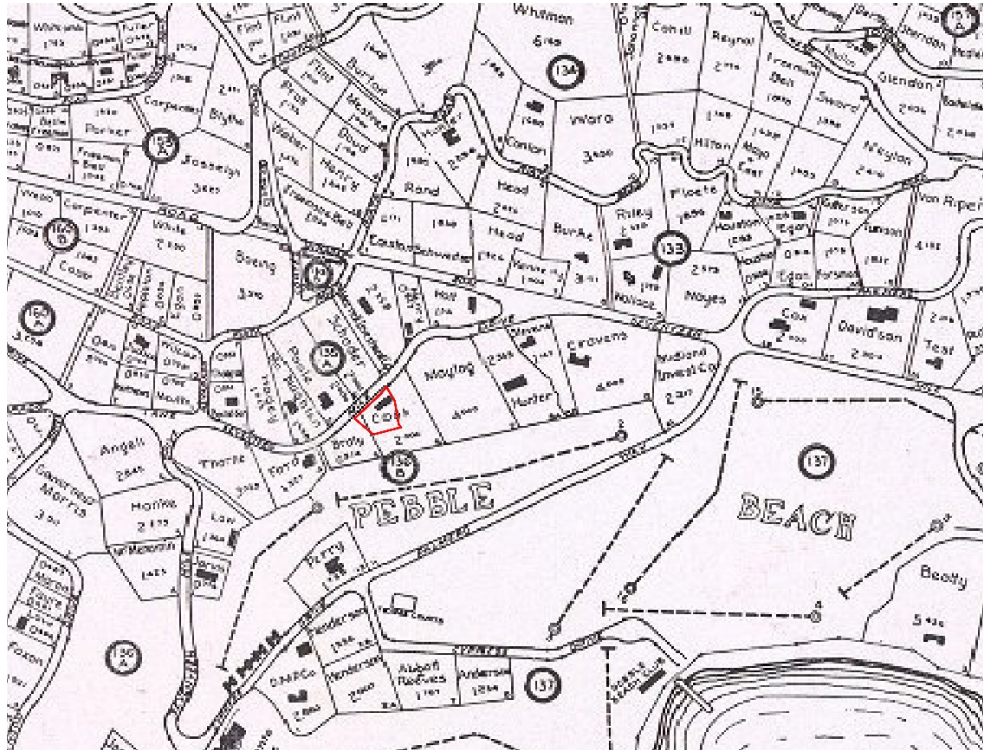


Figure 14. 1920 Brochure Map showing the Property (outlined in red) as a 2-acre parcel belonging to "Cook" (courtesy of the David Rumsey Map Collection.com).



Figure 15. 1938 Map of El Pescadero Rancho Map showing the Property (outlined in red) within a parcel labeled as "Cook" (courtesy of California State University Monterey Bay Library).



ARCHITECTURAL STYLE

SPANISH REVIVAL (1915 - 1940)

The Panama-California Exposition of 1915 in San Diego introduced Spanish architecture to the continental U.S. Prior to 1915, Spanish influence was relegated to the Hispanic Missions seen throughout Mexico, Florida, Texas and the southwest, however, the Exposition introduced the variety and wealth of Spanish architecture. Inspired by the Exposition, architects toured Spain and brought designs inspired by the vast culture and diversity seen throughout the country, which was heavily influenced by Byzantine, Moorish, Gothic and Renaissance design. As such, it demonstrates elaborate detailing that was not present in either the Spanish Colonial Revival or Pueblo architecture. Due to the variety of elaborate designs, the buildings often included elaborately carved wood doors, with either arches or low-relief carving and ornamentation at doorways, around the windows or cornices. Buildings have a stucco exterior, often with decorative tiles or cartouches. Windows were multi-paned, casement windows, often with decorative wood or iron grilles. In some instances, windows or doors opened to wood or iron railed balconies. Inspired by Spanish form as well as design, buildings often had asymmetrical facades, with informal, varied massing. Typical building forms include side-facing gable, cross-gable, combination hipped-and-gable, hipped roof and flat roof; the roofs were low-pitched, clay tile with little-to-no-eave overhang. The buildings with larger footprints that demonstrated the informal massing often incorporated a walled entry to courtyard; courtyards often included either trabeated or arched porches. Due to the variety of influences seen in Spanish architecture, Spanish Revival architecture was as varied as its inspiration. Some designs emphasized Moorish influence, with keyhole or horseshoe arches, decorative tiles in elaborate designs, and vaulted ceilings, while others incorporated Gothic or Renaissance. Although Spanish Revival was employed throughout the country, it was most popular in regions where Spain had its colonies, including Florida, Texas and the southwest. Although Spanish Revival surged in popularity in the 1920s and 1930s, with entire developments, private residences, commercial and civic buildings utilizing this style, by the 1940s, its use was negligible.

Character defining features of this style include:

- Low-pitched, clay tile roof
- Round arches at entryway, porch or windows
- Porch arcade with columns, either arched or trabeated
- Low-relief carving at doorways, windows and cornices
- Stucco exterior walls
- Elaborately carved doors
- Decorative window grills of wood or iron
- Spiral columns
- Multi-paned windows, typically casement



- Balconies or terraces
- Curvilinear gable

ARCHITECT/ARCHITECTURAL FIRM

DAVIS & DAVIS (1916 - 1942)

Davis & Davis is a Los Angeles-based architecture firm founded in 1916 by brothers F. Pierpont Davis and Walter S. Davis.⁴⁵ F. Pierpont was born December 27, 1884, while Walter S. was born November 7, 1887, in Baltimore, MD, to the architect Frank Earlougher Davis, and his wife Annie Legate Swindell. Pierpont received his education from Baltimore City College, finishing at Maryland Institute of Design, Engineering, and Mathematics, while Walter attended the Massachusetts Institute of Technology, where he received his Bachelors and Masters. Pierpont moved to California, where he began his career in architecture, with known designs beginning in 1907.⁴⁶ By 1916, both brothers were living in Los Angeles, where they founded the firm Davis & Davis. As both brothers fought in WWI, the first designs of the firm were completed in 1918. Davis & Davis specialized in Revival styles, particularly Spanish Revival, Spanish Colonial Revival and Mediterranean Revival. Like many architects of the early 20th century, Pierpont toured Europe and the Northern countries of Africa, an experience which contributed to the designs of Davis & Davis. In 1941, Pierpont worked as the Assistant to the Chief Architect behind the Pentagon in Washington, DC. Additionally, Pierpont belonged to the Allied Architects of Los Angeles, where he assisted in the design of Los Angeles Hall of Justice (1925), the Bob Hope Patriotic Hall (1926), Los Angeles General Medical Center (1928), and the Hollywood Bowl Music Shell (1929). The work of Davis & Davis was showcased in several architectural magazines, and their work is included in both the NRHP, including St. John's Cathedral and the El Greco Apartments in L.A, and six of their works are listed on the LA Historical-Cultural Landmarks.

HISTORIC ARCHITECTURAL SURVEY

On December 11, 2024, EDS Principal Architectural Historian Stacey De Shazo, M.A., completed an architectural survey of the 1920 house, ca. 1930 garage, and associated landscape within the Property. The following section documents the results of the survey.

1920 HOUSE (CASA DE LA ESTRELLA)

The 1920 house is associated with the Spanish Revival architectural style. The one-story building is constructed on the side of a hill on a raised foundation, which allows a basement unit that is accessed from the exterior. The house consists of a composite form that gives the appearance of several phases of construction, with a central, side-facing gable form that has an L-shaped flat roof section attached to the east elevation and an irregular, flat roof form attached to the west elevation. The two north elevations of the flat roof sections are connected by a stucco wall, creating an enclosed courtyard. The house is finished

⁴⁵ PCAD, "Davis and Davis, Architects (Partnership)," accessed January 24, 2025, <https://pcad.lib.washington.edu/firm/331/>.

⁴⁶ PCAD, "Francis Pierpont Davis (Architect).



with a textured stucco. Due to the composite form of the house, the central, side-facing gable section of the house has a moderately sloped roof with Spanish red-clay tiles, which is continued at three shed-roofs – one over the projecting bay window of the east elevation, which is adjacent to a membrane finished, sloped section that is cut into the flat roof for water shedding, and two on the porches of the south elevation. The remainder of the house has a flat roof with a raised stucco parapet with varying heights, which gives the appearance of multiple phases of construction. Within the central side-facing gable, there are two chimneys, an interior ridge chimney without many defining features and an exterior chimney on the eave wall, which is finished with stucco with two Spanish, red-clay tile shoulders and a side-facing gable chimney cap with Spanish red-clay tiles; within the gables of the chimney cap are two small stucco cartouches, a feature that is continued throughout the house. On the west wing of the house, there are an additional two chimneys. One chimney is located at the northwest corner and extends from the raised parapet; this chimney has a stepped form with projecting geometric decorative features, while the other chimney consists of an exterior chimney on the south elevation, with a stucco finish and large cartouche.

North Elevation (Primary Façade)

The north elevation is the primary façade and consists of the simple, street-facing elevation (Figure 16). The north elevation consists of the north walls of two flat-roof sections, a stucco wall that connects them, and an interior eave wall of the central side-facing gable form. The east wing of the elevation has a copper rain collector and downspout, which was installed over the scupper ca. 2024 (Figure 17). West of the downspout is a small window with a decorative, geometric wood grille (Figure 18) and a double three-light, wood casement window (Figure 19). The stucco wall that encloses the courtyard does not have any fenestration or character-defining features. However, the eave wall of the side-facing gable section has a recessed barbed quatrefoil alcove with a decorative tile centered within it. The primary entrance is adjacent to this wall and consists of a recessed entrance with a large wood door with custom, hand-forged iron details (Figure 20). Surrounding the doorframe, there are fifty raised eight-point stars that surround the stucco plaque that reads “Casa de la Estrella (Figure 21 and Figure 22).” The plaque was set between two ca. 1930 iron sconces that were removed in 2024 and currently have caps over the wall connection. The wood door consists of vertical panels, with decorative nail heads, a centered, iron keyhole surrounded by an arabesque iron plate, with a large iron bolt and a custom door knob and iron trim plate with the initial G. T. C., for George T. Cook (Figure 23). To the west of the door is a fixed vertical wood window with turned wood grille (Figure 24). The west wing of the house consists of a blind arcade with four two-light wood casement windows, each set within a blind arch; at the west end of the arcade is a copper rain collector and downspout, which was installed over a scupper (Figure 25). The north wall within the courtyard consists of an elaborate wood door accessed via the loggia, which has decorative tile and springing arches. On either side of the chimney, there is



Figure 16. North elevation, facing southwest.



Figure 17. East wing of north elevation, facing southwest.



Figure 18. Detail of geometric wood grille.



Figure 19. East wing of north elevation, facing southeast.



Figure 20. Entrance to loggia and courtyard, facing south.



Figure 21. Stucco "Casa de la Estrella" over door, surrounded by raised eight-point star details.



Figure 22. Detail of eight-point stars.



Figure 23. Wood door with hand-forged wrought iron details, bolt, key hole and door knob, with “G T C” carved into the iron trim plate.



Figure 24. North and west elevations, facing southeast.



Figure 25. Blind arcade on west wing of the north elevation, facing southeast.



East Elevation

The east elevation consists of an exposed section of the gable, the east wall of the east wing, and a wall within the back patio (Figure 26). Per historical photographs, the east elevation underwent alterations ca. 1930, including the expansion of the kitchen, which includes a single door on the east wall, with a sloped roof that connection the two flat sections of the roof and the side-facing gable form and the projecting bay window, supported by wood brackets with a shed roof that has exposed rafters beneath the eave overhangs. Centered within the gable is a recessed barbed quatrefoil alcove with a decorative tile centered within it. The east wall of the east wing consists of a single, eight-light wood door that opens onto a wood Juliet balcony, centered over a single door with glazing and sidelights that have turned wood mullions, all set within an arched doorway at the basement level (Figure 27). To the north of these two doors is a walled courtyard accessed via a wood gate. Within the courtyard is a projecting bay window with exposed rafters extending past the east wall of the bay and supporting wood brackets; each of the side walls has three-light wood casement windows, while the larger east wall has a ribbon of three/three light wood casement windows (Figure 28). To the north of the projecting bay is a two-light wood fixed window and a single wood door with nine-light glazing (Figure 29). The door is accessed via a raised walkway with double basket weave brick pavers, with a metal rail. The east wall within the patio has a single wood door with eight-light glazing (Figure 30). Above the door is a hand-painted tile portrait of St. Anthony of Padua (Figure 31).



Figure 26. East elevation, facing northwest.



Figure 27. Arched door with sidelights and single door with Juliet balcony on east elevation.



Figure 28. Projecting bay window on the east elevation, facing southwest.



Figure 29. Two-light fixed wood windows and single wood window, facing northwest.



Figure 30. East wall within raised patio, with single wood door and tile portrait of St. Anthony of Padua.



Figure 31. Hand-painted tile of St. Anthony on east elevation above door.

South Elevation

The south elevation faces Hole 2 of the Pebble Beach Golf Course and consists of the majority of character-defining features, as the primary, public façade is restrained (Figure 32). The west wing of the elevation consists of a blind colonnade, with trabeated wood pilasters and brackets, with a shed roof with Spanish red-clay tiles (Figure 33). The fenestration of this elevation consists of a single wood door with four-light glazing, set between two four-light sidelights, which is set back from the plane of the blind colonnade, and six fixed wood windows with turned wood grilles (Figure 34). The door opens onto a raised brick patio with wood-turned balusters; the patio is accessed by three steps. Below the patio is an access door to the crawl space below the west wing. To the east of the blind colonnade is the exterior stucco chimney with a large stucco cartouche; the chimney is set between two three-light wood casement windows (Figure 35, Figure 36, and Figure 37). Abutting the chimney is a set of concrete steps providing access to a raised brick patio with a basket-weave brick paver pattern (Figure 38). The south elevation within this patio consists of a wood French door, each of the pair has eight-light glazing, which opens to a wood Juliet balcony that is supported by a central wood bracket (Figure 39). At the top left corner of the door is a single, hand-forged metal scone. Along this elevation is a large fixed wood window, which is surrounded by hand-painted tiles that demonstrate scenes from Don Quixote; above the window is a stucco cartouche (Figure 40). To the east of this window, and within the porch raised above the patio, is a wood French door, and each door has four-light glazing. The raised porch has a shed roof and is supported by two wood columns and a wood pilaster, each with decoratively carved capitals; between the columns and pilaster is a turned wood baluster (Figure 41). A hand-forged lantern is affixed to the central rafter of the shed roof, which likely matches the



sconces on the north elevation (Figure 42). Below the patio is a single wood door with six-light glazing and a louvered vent, which provides access to the mechanical room. The southernmost wall of elevation consists of a picture window at the basement level, which consists of a central fixed wood window set between two, single-light wood casement windows; centered above this window is a single, eight-light wood window that opens to a wood Juliet balcony that is supported by a central wood bracket (Figure 43). This door is set within a decorative alcove, with chamfered edges and a double lamb's tongue. The single door is off centered on the elevation; however, the wall was extended west, likely ca. 1930, when the garage was added to the property. A copper rain collector and downspout were added ca. 2024 to the elevation, parallel to the seam where the ca. 1930 addition abuts the original wall. The south wall of the east wing consists of a three-light, double casement wood window, and a single two-light fixed wood window, the latter of which was added ca. 1930 (Figure 44). In ca. 1930, the easternmost wing was extended, removing a corner bracket and adding a wing-wall with a single arched doorway with an arched wood door.



Figure 32. South elevation, facing north.



Figure 33. Blind colonnade on the west elevation of the south elevation, facing north.



Figure 34. Wood grille within the window of the blind arcade on the south elevation.



Figure 35. Exterior stucco chimney and steps leading to rear, raised patio, facing northeast.

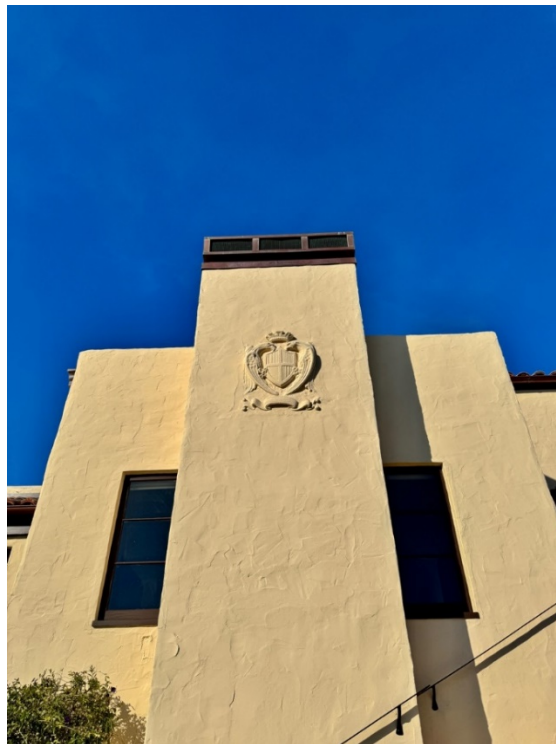


Figure 36. Exterior stucco chimney on the south elevation, facing north.



Figure 37. Stucco cartouche on exterior stucco chimney of the south elevation.



Figure 38. Raised patio and raised porch with shed roof, facing north.



Figure 39. South elevation within the raised patio, facing northeast.



Figure 40. Details of the hand-painted tiles that demonstrate scenes from Don Quixote surrounding the large window on the south elevation.



Figure 41. Raised covered porch.



Figure 42. Hand-forged, hanging lantern within shed porch, added ca. 1930.



Figure 43. Eight-light wood door set within decorative alcove with Juliet balcony above picture window, facing north.



Figure 44. South elevation of east wing, with wing wall connected the 1920 house to ca. 1930 garage, facing north.



West Elevation

The west elevation consists of several different walls of the house, with two sections of the flat roof with a parapet and the wall within the raised porch (Figure 45). The northernmost section of the elevation consists of a ribbon of three, three-light wood casement windows and two vertical, fixed windows with turned wood grilles (Figure 46). The westernmost wall consists of a single vertical fixed window with a turned wood grille (Figure 47). Centered within the west-facing gable is a recessed barbed quatrefoil alcove with a decorative tile centered within it. Additionally, there is a single, three-light wood casement window perpendicular to the blind colonnade (Figure 48). The west wall of the raised porch consists of a wood French door, and each door has four-light glazing (Figure 49). The pair of doors is set between two hand-painted tiles.



Figure 45. West and north elevations, facing east.



Figure 46. West elevation with stepped parapet to stucco chimney, facing east.



Figure 47. West elevation of west wing, facing east.



Figure 48. South and west elevations, facing northeast.



Figure 49. West elevation within the rear patio, facing northeast.

CA. 1930 DETACHED GARAGE

The ca. 1930 detached garage is associated with Spanish Revival architecture, with a saltbox form (Figure 50). The garage has a basement unit with a concrete slab on a grade foundation; the first story has a



concrete slab that is supported by the wall of the basement and has a concrete apron that extends to the driveway. The building is finished with textured stucco. The moderately sloped roof is clad with Spanish red-clay tiles, with wide eave overhangs that have exposed rafters. Within the gables of the building, there are three Spanish red-clay tile vents. There is also an exterior wall stucco chimney on the east elevation. The north elevation is the primary façade and consists of three single-car, wood garage doors set within a trabeated colonnade, with central wood columns with brackets. The west elevation consists of two double, three-light, wood casement windows, one at the basement level and on the south side of the elevation, while the other is centered at the first story level (Figure 51). The south elevation consists of a double, three-light, wood casement window and a French wood door, where each of the paired doors has six-light glazing located at the basement level and a two-light fixed wood window at the first level (Figure 52). The fenestration of the east elevation was not visible during the survey, however, there is a projecting exterior stucco-finished chimney on the south side of the elevation and a double, three-light, wood casement window at the first story.



Figure 50. North elevation of the garage.



Figure 51. West elevation, facing east.



Figure 52. South elevation, facing north.



LANDSCAPE

The landscape associated with the Property consists of a driveway that extends around a long island that has a tall hedge, which shields the primary façade from view from the public-right-of-way (Figure 53 and Figure 54). Between the driveway and the house, there is a path of stone pavers surrounded by a variety of shrubs and plants. This path leads to the front door, which provides access to an interior courtyard that has a brick patio, a fountain, a central gas fireplace, and Moorish loggia with springing arches and decorative tile. Between the 1920 house and the ca. 1930 garage is a stucco wing wall with an arched doorway and arched wood gate (Figure 55). The gate opens to a set of concrete steps that leads to a brick walkway to the house and a small exterior courtyard with a low stucco wall (Figure 56). The stucco wall has a central gate; within this courtyard, there is a camelia bush, as well as a few unidentified bushes (Figure 57). The stone pavers extend southward onto the property, with a slight slope, while the lawn is terraced (Figure 58). The path splits, with one leading to the raised patio and the other veering towards the golf course, ending in an overlook with a bench below a single tree (Figure 59). At the northwest corner of the Property, there are several large trees, under which is an above-ground hot tub (Figure 60).



Figure 53. Entrance to the driveway of 1920 house.



Figure 54. Driveway along the north elevation of the 1920 house.



Figure 55. Arched gate through wing wall.



Figure 56. Stucco wall surrounding courtyard off the east elevation.



Figure 57. Courtyard with low stucco wall.



Figure 58. Terraced backyard with slate walkway, facing northeast.



Figure 59. Stone steps to lookout.



Figure 60. Hot tub set into a circular concrete pad.

EVALUATION OF HISTORICAL SIGNIFICANCE

The Property, including the 1920 house, ca. 1930 garage, and associated landscape, was evaluated for historical significance following the CRHR criteria.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The CRHR is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the CRHR through several methods. State Historical Landmarks and National Register-listed properties are automatically listed in the CRHR. Properties can also be nominated to the CRHR by local governments, private organizations, or citizens.

To qualify for listing in the CRHR, a Property must possess significance under one of the four criteria and have historic integrity. Determining integrity consists of evaluating seven variables or aspects, including location, design, setting, materials, workmanship, feeling, and association. According to the OHP, the criteria for evaluation for eligibility for listing in the California Register are based upon National Register criteria and include seven characteristics defined as follows:

- **Location** is the place where the historic property was constructed.
- **Design** is the combination of elements that create the form, plans, space, structure, and style of the property.
- **Setting** addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s).
- **Materials** refer to the physical elements that were combined or deposited during a particular



period of time and in a particular pattern of configuration to form the historic property.

- **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history.
- **Feeling** is the property's expression of the aesthetic or historic sense of a particular period of time.
- **Association** is the direct link between an important historic event or person and a historic property.

The following section examines the eligibility of the Property containing the 1920 house, ca. 1930 garage and associated landscape, at least 45 years of age, for listing on the CRHR.

CRHR EVALUATION

1. **(Event): Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.**

The Property, containing the 1920 house, ca. 1930 garage, and associated landscape, was not found to be associated with any events that made a significant contribution to the broad patterns of California's history or cultural heritage.

Therefore, the Property, including the 1920 house, ca. 1930 garage, and associated landscape, does not appear eligible for listing on the CRHR under Criterion 1.

2. **(Person): Is associated with the lives of persons important in our past.**

Thorough research was completed for the Property and former owners; however, the research did not reveal any person associated that is important to our past, as it related to California history.

Therefore, the Property does not appear individually eligible for listing in the CRHR under Criterion 2.

3. **(Construction/Architecture): Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values**

Architecture/Spanish Revival: The 1920 house is associated with Spanish Revival architecture, with a period of significance of 1920, the year the house was constructed. The building demonstrates an excellent instance of Spanish Revival design, showcasing one of the unique elements of its form, which utilizes different roof forms and heights to give the appearance of a building constructed over time. The house incorporates both sloped roofs with Spanish red-clay tiles and flat roofs with raised parapets. Each roof form is distinguished by a different part of Spanish Revival, with Moorish characteristics in the north elevation, the front courtyard and loggia, the barbed quatrefoil on each of the elevations, wood casement windows, and turned wood grilles, and Juliet balconies. The house utilizes both an arcade with springing arches within the loggia, a blind arcade on the north elevation, and a blind colonnade on the south elevation. It utilizes varying heights in the floors and roofs to distinguish the entertainment spaces of the courtyard, living room, and patio from the private spaces of the bedrooms and den and the hosting areas, e.g., the dining room and covered



patio, from the working areas, e.g., kitchen and laundry room. Although the primary façade is simple, the primary entrance demonstrates the craftsmanship seen throughout the entire building.

The front door consists of a custom-made wood door with a hand-forged door knob, plate, keyhole, and bolt. The plaque over the door, which is surrounded by raised eight-point stars and set between two hand-forged sconces, denotes the attention to detail and focus on handcrafted character-defining features. The craftsmanship is seen on the interior and exterior, with the large painted rafters of the living room, the detailed tile within the loggia and the courtyard, and the stucco cartouches, hand-painted tile, turned wood balusters, and wood windows and doors. The house demonstrates a textbook example of a Spanish Revival house constructed in 1920. As such, the building is an excellent example of Spanish Revival and appears individually eligible for listing on the CRHR.

Architect/Davis & Davis: The 1920 house is associated with the architecture firm Davis & Davis, the firm that designed the house. Davis & Davis was an L.A.-based architecture firm that specialized in Spanish and Mediterranean Revival architecture. Founded in 1916, their early work established their style and later success in Southern California, with their most prolific decade occurring in the 1920s, which started with the construction of the 1920 house. The house demonstrates Davis & Davis' capacity and understanding of the Spanish Revival style, with the characteristic form, which gives the appearance of several phases of construction, incorporating both pitched and flat roofs, seamlessly incorporating Moorish elements with the Spanish elements. Therefore, the house demonstrates an excellent example of the firm's residential architectural style and appears individually eligible for listing on the CRHR under Criterion 3 for association with Davis & Davis.

Architecture/Spanish Revival: The ca. 1930 garage is associated with Spanish Revival architecture. The garage does not exhibit a typical Spanish Revival form. However, it has several characteristics of Spanish Revival architecture, including the trabeated colonnade on the north elevation, clay tile vents, wood casement windows, and the materiality seen in the textured stucco finish and Spanish red-clay tile roof and wood garage doors. Although the garage demonstrates a distinct association with Spanish Revival design, it is a simple instance of the style and does not appear individually eligible for listing on the CRHR.

The associated landscape is not associated with an architectural style or local vernacular design, architect, builder, landscape architect, or planned design.

Therefore, the 1920 house appears eligible for listing on the CRHR under Criterion 3 due to its association with Spanish Revival architecture and with the firm Davis & Davis. The ca. 1930 garage and associated landscape do not appear eligible for listing on the CRHR under Criterion 3.

4. (Information potential): Has yielded, or may be likely to yield, information important in prehistory or history.

Criterion 4 most commonly applies to resources that contain or are likely to contain information bearing on an important archaeological research question. While most often applied to archaeological sites, Criterion 4 can also apply to buildings that contain important information. For



a building to be eligible under Criterion 4, it must be a principal source of important information, such as exhibiting a local variation on a standard design or construction technique can be eligible if a study can yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.

The 1920 house and ca. 1930 garage are associated with Spanish Revival architecture; although associated with Spanish Revival, they are not able to convey important information about this architectural typology. As such, none of the built environment resources within the Property are eligible for listing in the CRHR under Criterion 4.

INTEGRITY

To qualify for listing in the CRHR, a property must possess significance under one or more of the above-listed criteria and have historic integrity. There are seven variables, or aspects, that are used to judge historic integrity, including location, design, setting, materials, workmanship, feeling, and association.⁴⁷ A resource must possess the aspects of integrity that relate to the historical theme(s) and period of significance identified for the built-environment resources. National Register Bulletin 15 explains, “only after significance is fully established can you proceed to the issue of integrity.”

The 1920 house within the Property was found eligible under CRHR Criterion 3; therefore, an integrity analysis was completed.

- **Location.** The 1920 house remains at its original location where it was constructed.

Therefore, the 1920 house retains integrity of location.

- **Design.** The 1920 house has received minor modifications, most of which occurred on the east elevation. Per 1921 images from *The Architect and Engineer*, the north and south wings on the east side of the side-facing gable were connected with the low sloped roof and projecting bay on the east elevation was added. Additionally, the east wall of the north wing was extended, and a window was added. It appears that the alterations complimented the original design. Furthermore, the dining room off the south elevation was expanded, encroaching on the raised porch deck. At the time of this renovation, a shed roof was added, which is supported by carved columns and pilasters. Despite these alterations, the majority of the design and form appears original. The alterations on the east elevation were not visible from either the public right of way, or the golf course, and did not impact character defining features or the form of house. The addition to the south elevation impacted the balance of the south elevation, as the single door and Juliet balcony and the two windows within the basement were centered on the façade. The remainder of the house retains its original design from 1920, including the irregular form, with the side-facing gable and flat roof sections, the blind colonnade and blind arcade on the west wing, the exterior stucco chimneys, the wood grilles and Juliet balconies, and wood windows and doors. As such, the 1920 house retains its Spanish Revival design.

⁴⁷ National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: United States Department of the Interior, 1997).



Therefore, the 1920 house retains integrity of design from 1920.

- **Setting.** When 1920 house was constructed within the neighborhood north of the Pebble Beach Golf Course. Although additional residences were added to the neighborhood, the setting has remained unchanged.

Therefore, the 1920 house retains integrity of setting.

- **Materials.** The 1920 house retains integrity of material, with very little changes done to the materiality of the house. The house retains its character defining exterior finishes including the textured stucco, with stucco cartouches, and hand painted tiles. The interior southeast corner of the porch has been altered; the room was extended, which impacted two doors and a window. It appears that the single door on the west wall, and the double door of the south wall were switched, while the single fixed window was removed entirely. Additionally, the two wood casement windows below the single door and Juliet balcony were joined by a fixed, large wood window. Aside from these alterations, it appears that each of the wood windows, wood doors and wood balconies are original.

Therefore, the 1920 house retains integrity of materials from 1920.

- **Workmanship.** Workmanship is evidenced by skill or craft from a particular period or region. The 1920 house retains workmanship regarding the knowledge and application of materials associated with Spanish Revival architecture, particularly seen in the hand-formed details of the front door, and the metal lantern and sconces. It is seen in the hand-painted tiles, the stucco formed cartouches. Furthermore, the wood windows and doors, and the turned balusters, Juliet balconies and wood grilles are excellent examples of the carpenter's skills. The house utilizes several types of craftsmanship, which demonstrates the individual workmanship that was knit together by the design of Davis & Davis.

Therefore, the 1920 house retains integrity of workmanship from 1920.

- **Feeling.** Integrity of feeling is a property's quality in evoking the aesthetic or historical sense of a past period. The 1920 house was built as a retirement home for Mr. and Mrs. George T. Cook, and evokes the feeling of a wealthy residence, which was designed for the intention of hosting. This house retains the extravagance of the era.

Therefore, the 1920 house retains integrity of feeling from 1920.

- **Association.** The 1920 house retains association with Spanish Revival architecture from its date of construction.

Therefore, the 1920 house retains integrity of association from 1920.

An assessment of integrity found that the 1920 house retains all seven aspects of integrity, including location, design, setting, materials, workmanship, feeling, and association.



MONTEREY COUNTY REGISTER OF HISTORIC RESOURCES ASSESSMENT

The following assessment is based on the County of Monterey Municipal Code, Chapter 18.25, Preservation of Historic Resources, subsection, 18.25.070 - Review Criteria. The following criteria are to be applied to “an improvement, natural feature, or site may be designated an historical resource and any area within the County may be designated a historic district if such improvement, natural feature, site, or area meets the criteria for listing on the National Register of Historic Places, the California Register of Historic Resources, or one or more of the following conditions are found to exist:”⁴⁸

A. Historical and Cultural Significance

A1 through A7

1. The resource or district proposed for designation is particularly representative of a distinct historical period, type, style, region, or way of life.

The resource consists of the 1920 house of a single-family residence, designed in the Spanish Colonial Revival architectural style by the architecture firm Davis & Davis and constructed in 1920 for George T. Cook. The house is a representative example of early Spanish Colonial Revival design in the Pebble Beach area of Monterey County, which has become a characteristic style of the area.

Therefore, the 1920 house appears eligible under Criterion A.1.

2. The resource or district proposed for designation is, or contains, a type of building or buildings which was once common but is now rare.

The resource consists of the 1920 house of a single-family residence, designed in the Spanish Colonial Revival architectural style by the architecture firm Davis & Davis and constructed in 1920 for George T. Cook. The resource remains a single-family residence designed in the Spanish Colonial Revival style, which was common in 1920 and remains ubiquitous throughout the area.

Therefore, the 1920 house does not appear eligible under Criterion A.2.

3. The resource or district proposed for designation was connected with someone renowned.

The resource consists of the 1920 house of a single-family residence, designed in the Spanish Colonial Revival architectural style by the architecture firm Davis & Davis and constructed in 1920 for George T. Cook. Although Cook is known in the area, the history of the Property does not appear to be associated with someone “renowned.”

Therefore, the 1920 house does not appear eligible under Criterion A.3.

⁴⁸ “18.25.070 - Review criteria,” *Monterey County Municipal Code: Chapter 18.25 - Preservation Of Historic Resources*, accessed January 31, 2025, https://library.municode.com/ca/monterey_county/codes/code_of_ordinances?nodeId=TIT18BUCO_CH18.25PRHI_RE_18.25.160DAST



4. The resource or district proposed for designation is connected with a business or use which was once common but is now rare.

The resource consists of the 1920 house of a single-family residence, designed in the Spanish Colonial Revival architectural style by the architecture firm Davis & Davis and constructed in 1920 for George T. Cook. The history of the house was thoroughly researched, and it is not connected to a business or use that was once common in the community or the world at large but is now rare. Therefore, the 1920 house is not associated with a business.

Therefore, the 1920 house does not appear eligible under Criterion A.4.

5. The resource or district proposed for designation represents the work of a master builder, engineer, designer, artist, or architect whose talent influenced a particular architectural style or way of life.

The resource consists of the 1920 house of a single-family residence, designed in the Spanish Colonial Revival architectural style by the architecture firm Davis & Davis and constructed in 1920 for George T. Cook. The resource is associated with the master architecture firm Davis & Davis during the peak of their success and therefore appears eligible for association with the architecture firm Davis & Davis.

Therefore, the 1920 house appears eligible under Criterion A.5.

6. The resource or district proposed for designation is the site of an important historic event or is associated with events that have made a meaningful contribution to the nation, State, or community.

The resource consists of the 1920 house of a single-family residence, designed in the Spanish Colonial Revival architectural style by the architecture firm Davis & Davis and constructed in 1920 for George T. Cook. The house is not the location of an important historic event or is associated with events that have made a meaningful contribution to the nation, State, or community.

Therefore, the 1920 house does not appear eligible under Criterion A.6.

7. The resource or district proposed for designation has a high potential of yielding information of archaeological interest.

The resource was not evaluated for archaeological interest.

B. Historic, Architectural, and Engineering Significance.

B1 through B3

1. The resource or district proposed for designation exemplifies a particular architectural style or way of life important to the County.

The resource consists of the 1920 house of a single-family residence, designed in the Spanish Colonial Revival architectural style by the architecture firm Davis & Davis and constructed in



1920 for George T. Cook. The resource exemplifies Spanish Colonial Revival design, which is prolific throughout the county.

Therefore, the 1920 house appears eligible under Criterion B.1.

2. The resource or district proposed for designation exemplifies the best remaining architectural type of a community.

The resource consists of the 1920 house of a single-family residence, designed in the Spanish Colonial Revival architectural style by the architecture firm Davis & Davis and constructed in 1920 for George T. Cook. The resource does not exemplify the best remaining architectural type of a community.

Therefore, the 1920 house does not appear eligible under Criterion B.2.

3. The construction materials or engineering methods used in the resource or district proposed for designation embody elements of outstanding attention to architectural or engineering design, detail, material or craftsmanship.

The resource consists of the 1920 house of a single-family residence, designed in the Spanish Colonial Revival architectural style by the architecture firm Davis & Davis and constructed in 1920 for George T. Cook. The resource embodies elements of outstanding attention to architectural design, detail, material, and craftsmanship.

Therefore, the 1920 house appears eligible under Criterion B.3.

C. Community and Geographic Setting.

C1 through C4

1. The proposed resource materially benefits the historic character of the community.

The resource consists of the 1920 house of a single-family residence, designed in the Spanish Colonial Revival architectural style by the architecture firm Davis & Davis and constructed in 1920 for George T. Cook. The resource materially benefits the historic character of the community, as it was constructed at the beginning of Pebble Beach's development and ultimately set the tone for the neighborhood and the development that followed.

Therefore, the 1920 house appears eligible under Criterion C.1.

2. The unique location or singular physical characteristic of the resource or district proposed for designation represents an established and familiar visual feature of the community, area, or county.

The resource consists of the 1920 house of a single-family residence, designed in the Spanish Colonial Revival architectural style by the architecture firm Davis & Davis and constructed in 1920 for George T. Cook. The resource does not have a unique location or singular physical characteristic that represents an established and familiar visual feature of the community, area, or county.



Therefore, the 1920 house does not appear eligible under Criterion C.2.

- 3. The district is a geographically definable area, urban or rural possessing a significant concentration or continuity of site, buildings, structures, or objects unified by past events, or aesthetically by plan or physical development.**

The resource consists of the 1920 house of a single-family residence, designed in the Spanish Colonial Revival architectural style by the architecture firm Davis & Davis and constructed in 1920 for George T. Cook. The resource is not a district, and therefore, the criterion is not applicable for consideration.

Therefore, the 1920 house does not appear eligible under Criterion C.3.

- 4. The preservation of a resource or resources is essential to the integrity of the district.**

The resource consists of the 1920 house of a single-family residence, designed in the Spanish Colonial Revival architectural style by the architecture firm Davis & Davis and constructed in 1920 for George T. Cook. The resource is not a contributor to a district, and therefore, the criterion is not applicable for consideration.

Therefore, the 1920 house does not appear eligible under Criterion C.4.

Local Listing Recommendations

The resource, consisting of the 1920 house, appears eligible for local listing for association with Criteria 1 and 5 of A. Historical and Cultural Significance; Criteria 1 and 3 of B. Historical, Architectural, and Engineering Significance; and Criterion 1 of C. Community and Geographic Setting. As such, EDS recommends that the 1920 house is eligible for local listing.

SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION REVIEW

This HRE completed by EDS recommends that the 1920 house meets CRHR Criterion 3 for association with both Spanish Revival architecture and the architecture firm Davis & Davis, and retains integrity and, therefore, appears eligible for listing on the CRHR.

To assess the Project's potential impacts on the historical resource, EDS completed a Standards review to ensure the Project meets the Standards. The EDS team worked with the Project's design team at Affinity Residential Design (previously Blackwell Design Consultants) reviewing the final drawings dated October 15, 2025.

Secretary of Interior Standards for Rehabilitation Review

The following section addresses the current Project concept design within the context of the Secretary of the Interior's Standards for Rehabilitation. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. When repair and replacement of deteriorated features are necessary, when alterations or additions to the property are planned for a new or continued use, and when its depiction at a particular period of time is not appropriate, Rehabilitation may



be considered as a treatment.

According to the Standards, “some exterior and interior alterations to a historic building are generally needed as part of a Rehabilitation project to ensure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include changes to the site or setting, such as the selective removal of buildings or other features of the building site or setting that are intrusive, not character-defining or outside the building’s period of significance.”

The Standards and EDS analysis of the Project as it relates to the Standards are presented below. The Project was reviewed using the Project designs by Affinity Residential Design dated October 15, 2025, and the Project description provided by the designer, which was applied to each of the Standards, if applicable. The results of the Standards analysis are presented below with an “EDS Response” and an “EDS Analysis” that identifies if the Project conforms with Standards. “EDS Recommendations” are also provided, if warranted. The Project includes changes to the 1920 house, particularly to the south and east elevations, including the removal of an existing window and the enlargement of the opening to allow for a new, large wood window to the rear façade, including a new covered walkway and replacing wood doors and windows as needed, in-kind, as well as resurfacing of the existing patios and courtyard, and installing a new hot tub pad.

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**

There are no proposed changes to the historic use of the 1920 house, as it will still remain a private residence.

EDS Analysis: The proposed project complies with Standard 1.

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**

Historic Character: The 1920 house is characterized by Spanish Colonial Revival design, which was altered in ca. 1930 with additions consisting of expanding the dining room at the south towards the west, with a covered porch, the kitchen was extended east with the low sloped roof and the bay window, and the room at the northeast corner of the building was extended east. Further additions to the house include the two sconces on either side of the entrance, the gate connecting the 1920 house and the ca. 1930 garage, and the picture window at the basement level.

Proposed Changes: The Project proposes to return certain aspects of the façade, including the removal of the sconces on the front façade, added in ca. 1930, and not part of the original 1920 design by Davis & Davis, which returns the house to its original 1920 appearance. Per plan page A3.0, the Project includes replacing three of the windows within the ca. 1930 bay addition on the west elevation; as these windows were not original to 1920 house, this proposal does not impact character defining features of the historic house. The Project also includes the removal of the eight-light wood door set within a decorative, recessed doorway with chamfered edges that opens to a



Juliet balcony on the south elevation (Figure 61) and replacing it with a large, rectangular wood window (Figure 62). The proposed project requires the removal of the decorative doorway with chamfered edges and scrolling, the Juliet balcony, and the wood door. The replacement window consists of the installation of a rectangular wood window, which will be set within a large rectangular opening that will replicate the chamfered edge and scrolling on the existing window. Although the proposed project removes historic materials and features that contribute to the character of the property, the door is replaced with a window that compliments the character of the Property, without giving a false sense of history, as the window will not appear original (Figure 62). While the proposed project includes the removal of the characteristic door, the project returns the north elevation (primary façade) to its original 1920 appearance and alters only one original section of the house. In addition, the matching door and Juliet balcony on the east wall will remain but will no longer be functional.

Assessment: The proposed Project does not alter the association of the property to the architectural style of Spanish Colonial Revival; the proposed replacement window meets the Standards, as it does not impact the historic character of the Property, as it is a style commonly found within Spanish Colonial Revival, it will be wood, and it will not present a false sense of history.



Figure 61. Eight-light wood door set within a decorative alcove with Juliet balcony above picture window, facing north.

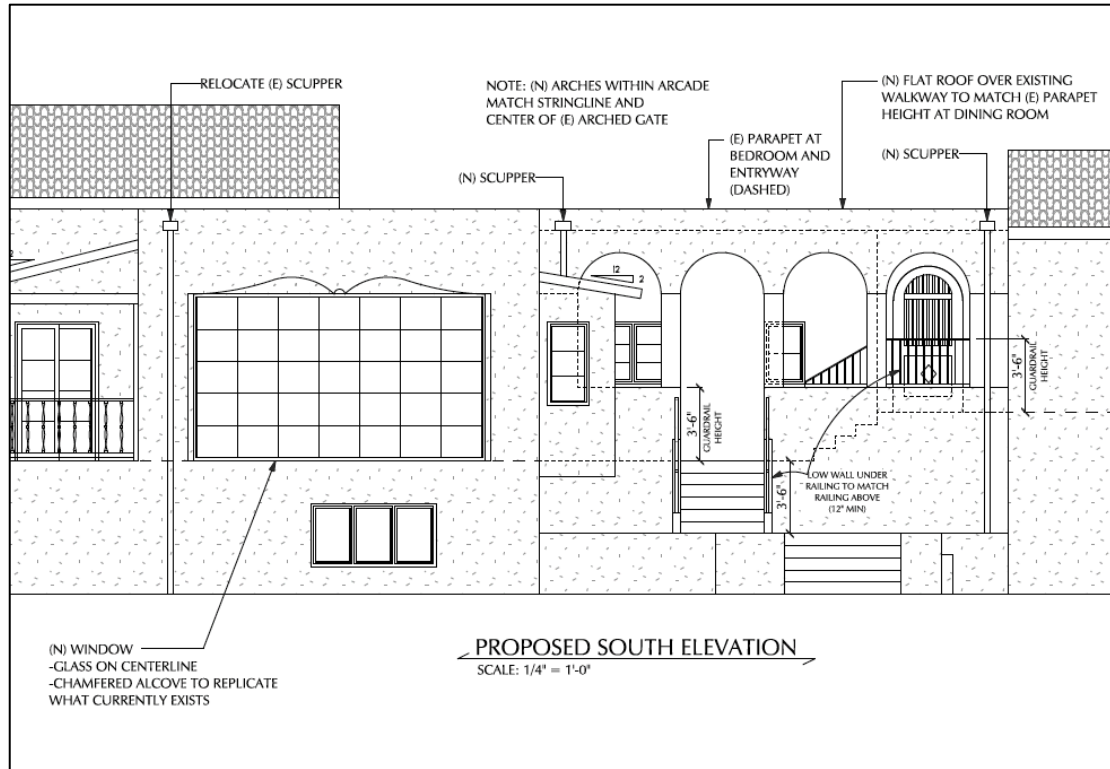


Figure 62. Page A4.1 from design plans for the *Robert Williamson Residence* by Affinity Residential Design dated October 15, 2025 (courtesy of Affinity Residential Design)

EDS Analysis: The proposed Project meets the Standards, as all the windows will be wood, and the replacement window

- Each property shall 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 architectural elements from other buildings, shall not be undertaken.

There are no proposed changes to the 1920 house that would create a false sense of history.

EDS Analysis: The current proposed Project complies with Standard 3.

- Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

There are no proposed changes to the 1920 house that have become “significant in their own right.”

EDS Analysis: The proposed Project complies with Standard 4.

- Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

The proposed Project retains the majority of the distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property; however, the project



proposes to remove an original wood Juliet balcony, eight-light wood door, and the decorative, stucco scrolling around the doorway (Figure 63 and Figure 64). The door represents a distinctive feature; however, it is a single element on the south façade, which has been altered significantly due to the extension of the room and the addition of the picture window, which impact the original 1920 design.



Figure 63. Eight-light wood door set within a decorative alcove with Juliet balcony above picture window, facing north.

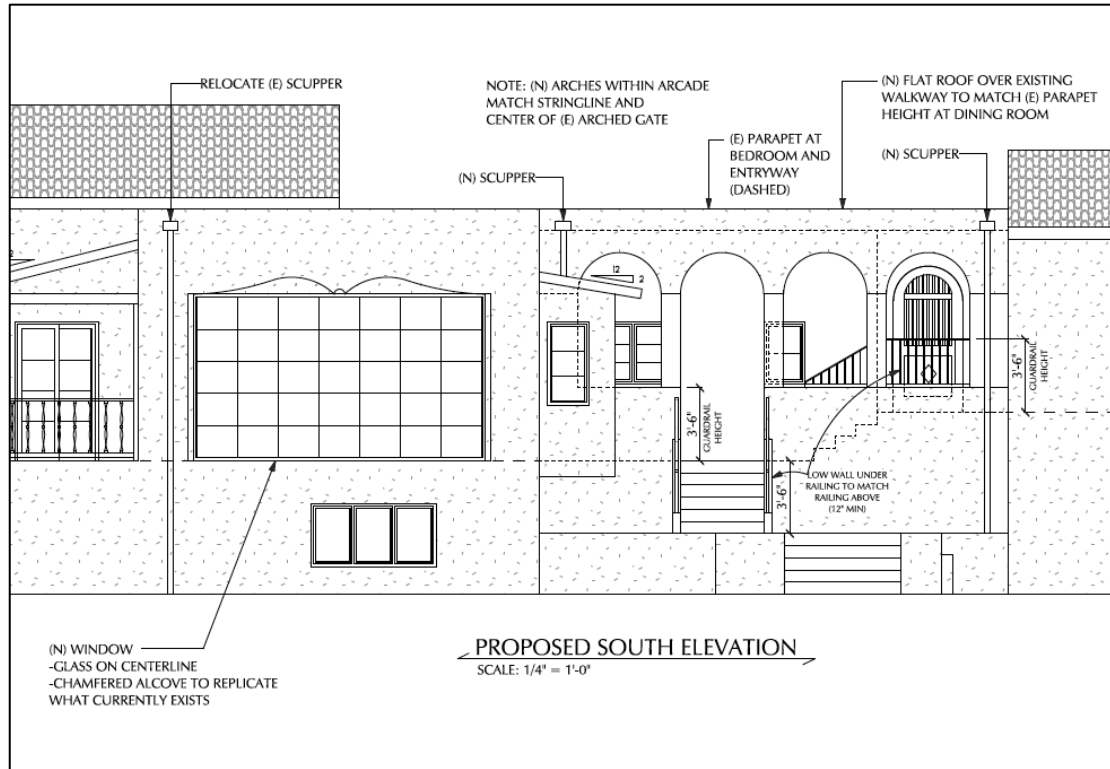


Figure 64. Page A4.1 from design plans for the *Robert Williamson Residence* by Affinity Residential Design dated October 15, 2025 (courtesy of Affinity Residential Design)

EDS Analysis: Since the majority of the character-defining features will be preserved, the proposed Project appears to comply with Standard 5.

6. **Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacing a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and materials where possible. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**

The proposed Project does not include the replacement or repair of deteriorated features. During the project, if features, such as windows, appear deteriorated beyond repair, then they must be replaced in-kind in design, color, material, texture, and other visual qualities. Any deteriorated features that are replaced will be documented thoroughly.

EDS Analysis: As such, Standard 6 does not appear to apply; however, if any of the windows require replacement, they will be replaced in-kind, meaning similar style, opening, and material.

7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**

EDS Analysis: Not applicable to the proposed Project.

8. **Significant archaeological resources affected by a project shall be protected and preserved. If**



such resources must be disturbed, mitigation measures shall be undertaken.

EDS Analysis: Not assessed herein, as a professional archaeologist would need to make this determination.

9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**

The proposed Project includes enclosing the walkway between the 1920 house and ca. 1930 garage with a flat roof arcade. The arcade is constructed around sections of both the 1920 house and the ca. 1930 additions (Figure 65). The proposed addition does not destroy historic materials that characterize the property and is compatible with the massing, size, scale, and architectural features, as it does not overpower the existing, historic material while also complimenting the Spanish Colonial Revival design of the 1920 house (Figure 62).



Figure 65. South elevation of the east wing, with wing wall, connected the 1920 house to ca. 1930 garage, facing north.



EDS Analysis: The proposed Project appears to comply with Standard 9.

10. New additions and adjacent or related new construction shall 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 proposed Project includes the addition of the arcade connecting the 1920 house and the ca. 1930 garage, which could be removed in the future without impacting the essential form and integrity of the historic property.

EDS Analysis: The proposed Project appears to comply with Standard 10.

The proposed project, as detailed in the architectural drawings by Affinity Residential Design dated October 15, 2025, complies with the Secretary for Rehabilitation.

CONCLUSIONS AND RECOMMENDATIONS

In accordance with CEQA regulations and guidelines, EDS completed an HRE of the Property at 3322 17 Mile Drive, Pebble Beach, Monterey County, California, within the 0.57-acre Property (APN 008-423-025) containing the 1920 house, ca. 1930 garage, and associated landscape to determine if any of the built environment resources within the Property are eligible for listing on the CRHR. The HRE was completed by EDS Principal Architectural Historian Stacey De Shazo, M.A., and Architectural Historian Nicole Wyton, M.S., both who exceed the Secretary of the Interior's qualification standards in Architectural History and History, and researcher Bee Thao, M.A. The HRE was completed following CEQA regulations (PRC § 21000) and the Guidelines for Implementing CEQA (14 CCR § 15000 et seq.). In addition, EDS completed a local assessment, following the County of Monterey Municipal Code, Chapter 18.25, Preservation of Historic Resources, subsection, 18.25.070 - Review Criteria, as well as a Standards review, following the NPS Standards for Rehabilitation.

The HRE determined that the 1920 house within the Property is eligible for listing on the CRHR under Criterion 3 for association with Spanish Colonial Revival Architecture and association with the architectural firm of Davis & Davis, with a period of significance of 1920, and retains all seven aspects of integrity. In addition, the local assessment recommends that the 1920 house appears eligible for local listing for association with Criteria 1 and 5 of A. Historical and Cultural Significance; Criteria 1 and 3 of B. Historical, Architectural, and Engineering Significance; and Criterion 1 of C. Community and Geographic Setting.

Based on the HRE findings, EDS completed a Standards review to determine if the proposed Project would significantly impact the integrity of the 1920 house. As part of the Standards review, EDS worked directly with Affinity Residential Design [Blackwell Design Consultants], ensuring the Project meets the Standards for Rehabilitation. Based on the current drawings by Affinity Residential Design dated October 15, 2025, EDS has determined that overall, the Project meets the Standards for Rehabilitation. Furthermore, the Property may be eligible for the Mills Act (Ordinance Number 5238, adopted on April 8, 2014, by Monterey County as seen in Chapter 18.28 – Mills Act Program).



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Appendix A:

DPR Forms

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

Primary #
HRI #
Trinomial
NRHP Status Code 3CS, 5S3

Other Listings
Review Code

Reviewer

Date

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*Resource Name or #: George T. Cook House

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Monterey and

*b. USGS 7.5' Quad Monterey Date 1983 T 16S; R 1W; ☐ of ☐ of Sec 10; MD B.M.

c. Address 3322 17 Miles Drive City Pebble Beach Zip 93953

d. UTM: Zone 10, 594366 mE/ 4047824 mN

e. Other Locational Data: The resource is within the Assessor Parcel Number 008-423-025. The Property is approximately 1.77 miles west of Highway 1, bordered by 17 Miles Drive on the north, and a Pebble Beach Resort and Golf Course to the south, and residential neighborhoods on the east and west.

*P3a. Description: The resource consists of the 1920 George T. Cook house and ca. 1930 detached garage. The 1920 house is associated with Spanish Revival architectural style. The one-story building is constructed into the side of a hill on a raised foundation, which allows a basement unit that is accessed from the exterior. The house consists of a composite form that gives the appearance of several phases of construction, with a central, side-facing gable form that has an L-shaped flat roof section attached to the east elevation, and an irregular, flat-roof form attached to the west elevation. (Continued on Continuation Sheet, Page 3)

P5a.



*P3b. Resource Attributes: HP2.
Single Family Property (1920 house)
HP4. Ancillart Building (ca. 1930
detached garage)

*P4. Resources Present: ☒ Building
☐ Structure ☐ Object ☐ Site ☐ District
☐ Element of District ☐ Other

P5b. Description of Photo 1920
house, facing southwest

*P6. Date Constructed/Age and
Source: ☒ Historic ☐
Prehistoric ☐ Both 1920 house;
various sources

*P7. Owner and Address: Withheld
by owners

*P8. Recorded by: Stacey De Shazo,
M.A., Evans & De Shazo, Inc., 1141
Gravenstein Highway S, Sebastopol, CA
95472

*P9. Date Recorded: 12/11/2024

*P10. Survey Type: Intensive

*P11. Report Citation: Stacey
DeShazo, Nicole Wyton, and Bee Thao
(2025): Historic Resource Evaluation

and A Secretary of Interior's Standards for the Treatment of Historic Properties Review for the Property at 3322 17 Miles Drive, in Unincorporated Pebble Beach, Monterey County, California.

*Attachments: ☐ NONE ☒ Location 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

*Resource Name or # George T. Cook House

*NRHP Status Code 3CS, 5S3

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B1. Historic Name: George T. Cook House

B2. Common Name: _____

B3. Original Use: Private Residence

B4. Present Use: Private Residence *B5. Architectural Style: Spanish Revival

*B6. Construction History: The George T. Cook house was constructed in 1920, in ca. 1930, several additions were completed, including on the east elevation and on the patio on the south elevation. Additionally, the ca. 1930 detached garage was constructed and the house and garage were attached with a wing wall.

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

*B8. Related Features: N/A

B9a. Architect: Davis & Davis b. Builder: Unknown

*B10. Significance: Theme Architecture: Spanish Revival Area Pebble Beach Period of Significance 1920
(Architecture) Property Type Private Residence Applicable Criteria 3

(See Continuation Sheet, Page 30)

B11. Additional Resource Attributes: N/A

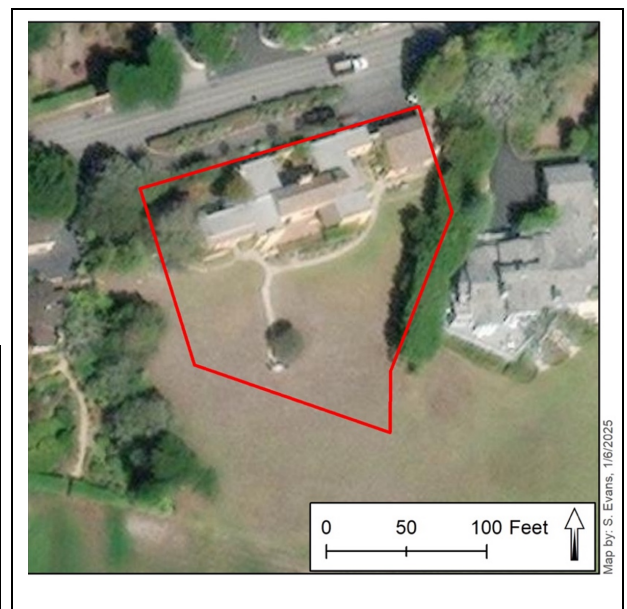
*B12. References:

B13. Remarks: N/A

*B14. Evaluator: Stacey De Shazo, M.A., Principal Architectural Historian, and Nicole Wyton, M.S., Architectural Historian; Evans & De Shazo, Inc.

*Date of Evaluation: 12/11/2024

This space reserved for official comments.)



CONTINUATION SHEET

Property Name: George T. Cook House

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(Continued from Primary Record, Page 1)

1920 house (George T. Cook House/Casa de la Estrella)

The 1920 house is associated with the Spanish Revival architectural style. The one-story building is constructed into the side of a hill on a raised foundation, which allows a basement unit that is accessed from the exterior. The house consists of a composite form that gives the appearance of several phases of construction, with a central, side-facing gable form that has an L-shaped flat roof section attached to the east elevation, and an irregular, flat-roof form attached to the west elevation. The two north elevations of the flat roof sections are connected by a stucco wall, creating an enclosed courtyard. The house is finished with textured stucco. Due to the composite form of the house, the central, side-facing gable section of the house has a moderately sloped roof with Spanish red-clay tiles, which is continued at three shed-roofs – one over the projecting bay window of the east elevation, which is adjacent to a membrane finished, sloped section that is cut into the flat roof for water shedding, and two on the on the porches of the south elevation. The remainder of the house has a flat roof with a raised stucco parapet with varying heights, which gives the appearance of multiple phases of construction. Within the central side-facing gable, there are two chimneys, an interior ridge chimney without many defining features and an exterior chimney on the eave wall, which is finished with stucco with two Spanish, red-clay tile shoulders and a side-facing gable chimney cap with Spanish red-clay tiles; within the gables of the chimney cap are two small stucco cartouches, a feature that is continued throughout the house. On the west wing of the house, there are an additional two chimneys. One chimney is located at the northwest corner and extending from the raised parapet; this chimney has a stepped form with projecting geometric decorative features, while the other chimney consists of an exterior chimney on the south elevation, with a stucco finish and large cartouche.

North Elevation (Primary Façade)

The north elevation is the primary façade and consists of the simple, street-facing elevation (Figure 1). The north elevation consists of the north walls of two flat-roof sections, a stucco wall that connects them, and an interior eave wall of the central side-facing gable form. The east wing of the elevation has a copper rain collector and downspout, which was installed over the scupper ca. 2024 (Figure 2). West of the downspout is a small window with a decorative, geometric wood grille (Figure 3) and a double three-light, wood casement window (Figure 4). The stucco wall that encloses the courtyard does not have any fenestration or character-defining features; however, the eave wall of the side-facing gable section has a recessed barbed quatrefoil alcove with a decorative tile centered within it. The primary entrance is adjacent to this wall and consists of a recessed entrance with a large, wood door with custom, hand-forged iron details (Figure 5). Surrounding the doorframe, there are fifty raised eight-point stars that surround the stucco plaque that reads “Casa de la Estrella (Figure 6 and Figure 7).” The plaque was set between two ca. 1930 iron sconces that were removed in 2024 and currently have caps over the wall connection. The wood door consists of vertical panels, with decorative nail heads, a

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Property Name: George T. Cook House

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centered, iron keyhole surrounded by an arabesque iron plate, with a large iron bolt and a custom door knob and iron trim plate with the initial G. T. C., for George T. Cook (Figure 8). To the west of the door is a fixed vertical wood window with a turned wood grille (Figure 9). The west wing of the house consists of a blind arcade with four two-light wood casement windows, each set within a blind arch. At the west end of the arcade is a copper rain collector and downspout, which was installed over a scupper (Figure 10). The north wall within the courtyard consists of an elaborate wood door accessed via the loggia, which has decorative tile and springing arches. On either side of the chimney, there is



Figure 1. North elevation, facing southwest.

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Property Name: George T. Cook House

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Figure 2. East wing of north elevation, facing southwest.



Figure 3. Detail of geometric wood grille.

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Property Name: George T. Cook House

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Figure 4. East wing of north elevation, facing southeast.



Figure 5. Entrance to loggia and courtyard, facing south.

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Figure 6. Stucco "Casa de la Estrella" over door, surrounded by raised eight-point star details.



Figure 7. Details of eight-point stars.

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Figure 8. Wood door with hand-forged wrought iron details, bolt, key hole and door knob, with "G T C" carved into the iron trim plate.



Figure 9. North and west elevations, facing southeast.

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Property Name: George T. Cook House

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Figure 10. Blind arcade on the west wing of the north elevation, facing southeast.

East Elevation

The east elevation consists of an exposed section of the gable, the east wall of the east wing, and a wall within the back patio (Figure 11). Per historic photos, the east elevation underwent alterations ca. 1930, including the expansion of the kitchen, which includes single door on the east wall, with a sloped roof that connection the two flat sections of the roof and the side-facing gable form and the projecting bay window, supported by wood brackets with shed roof that has exposed rafters beneath the eave overhangs. Centered within the gable is a recessed barbed quatrefoil alcove with a decorative tile centered within it. The east wall of the east wing consists of a single, eight-light wood door that opens onto a wood Juliet balcony, centered over a single door with glazing and sidelights that have turned wood mullions, all set within an arched doorway at the basement level (Figure 12). To the north of these two doors is a walled courtyard, accessed by a wooden gate. Within the courtyard is a projecting bay window with exposed rafters extending past the east wall of the bay and supporting wood brackets. Each of the side walls has three-light wood casement windows, while the larger east wall has a ribbon of three, three-light wood casement windows (Figure 13). To the north of the projecting bay, is a two-light wood fixed window and a single wood door with nine-light glazing (Figure 14). The door is accessed via a raised walkway with double basket weave brick pavers, with a metal rail. The east wall within the patio has a single wood door with eight-light glazing (Figure 15). Above the door is a hand-painted tile portrait of St. Anthony of Padua (Figure 16).

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Figure 11. East elevation, facing northwest.



Figure 12. Arched door with sidelights and single door with Juliet balcony on east elevation.

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Figure 13. Projecting bay window on the east elevation, facing southwest.



Figure 14. Two-light fixed wood windows and a single wood window, facing northwest.

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Figure 15. East wall within raised patio, with single wood door and tile portrait of St. Anthony of Padua.



Figure 16. Hand-painted tile of St. Anthony on east elevation above door.

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South Elevation

The south elevation faces Hole 2 of the Pebble Beach Golf Course and consists of the majority of character-defining features, as the primary, public façade is restrained (Figure 17). The west wing of the elevation consists of a blind colonnade, with trabeated wood pilasters and brackets, which has a shed roof with Spanish red-clay tiles (Figure 18). The fenestration of this elevation consists of a single wood door with four-light glazing, set between two four-light sidelights, which is set back from the plane of the blind colonnade, and six fixed wood windows with turned wood grilles (Figure 19). The door opens onto a raised brick patio with wood turned balusters; the patio is accessed by three steps. Below the patio is an access door to the crawl space below the west wing. To the east of the blind colonnade is the exterior stucco chimney with a large stucco cartouche. The chimney is set between two three-light wood casement windows (Figure 20, Figure 21 and Figure 22). Abutting the chimney is a set of concrete steps that provide access to a raised brick patio, which has a basket weave brick paver pattern (Figure 23). The south elevation within this patio consists of a wood French door, each of the pair has eight-light glazing, which opens to a wood Juliet balcony that is supported by a central wood bracket (Figure 24). At the top, left corner of the door is a single, hand-forged metal sconce. Along this elevation is a large, fixed wood window, which is surrounded by hand-painted tiles that demonstrate scenes from Don Quixote; above the window is a stucco cartouche (Figure 25). To the east of this window, and within the porch raised above the patio, is a wood French door, and each door has four-light glazing. The raised porch has a shed roof and is supported by two wood columns and a wood pilaster, each with decoratively carved capitals, between the columns and pilasters is a turned wood baluster (Figure 26). A hand forged lantern is affixed to the central rafter of the shed roof, which likely matched the sconces on the north elevation (Figure 27). Below the patio is a single wood door with six-light glazing and a louvered vent, which provides access to the mechanical room. The southernmost wall of elevation consists of a picture window at the basement level, which consists of a central fixed wood window set between two, single-light wood casement windows; centered above this window is a single, eight-light wood window that opens to a wood Juliet balcony that is supported by a central wood bracket (Figure 28). This door is set within a decorative alcove, with chamfered edges and a double lamb's tongue. The single door is off-centered on the elevation; however, the wall was extended west, likely ca. 1930, when the garage was added to the property. A copper rain collector and downspout were added ca. 2024 to the elevation, parallel to the seam where the ca. 1930 addition abuts the original wall. The south wall of the east wing consists of a three-light, double casement wood window and a single two-light fixed wood window, the latter of which was added ca. 1930 (Figure 29). In ca. 1930, the easternmost wing was extended, removing a corner bracket and adding a wing-wall with a single arched doorway with an arched wood door.

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Figure 17. South elevation, facing north.



Figure 18. Blind colonnade on the west elevation of the south elevation, facing north.

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Figure 19. Wood grille within window of blind arcade on south elevation.



Figure 20. Exterior stucco chimney and steps leading to rear, raised patio, facing northeast.

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Figure 21. Exterior stucco chimney on south elevation, facing north.



Figure 22. Stucco cartouche on exterior stucco chimney of the south elevation.

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Figure 23. Raised patio and raised porch with shed roof, facing north.



Figure 24. South elevation within the raised patio, facing northeast.

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Figure 25. Details of the hand-painted tiles that demonstrate scenes from Don Quixote surrounding the large window on the south elevation.

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Figure 26. Raised covered porch.



Figure 27. Hand-forged, hanging lantern within shed porch, added ca. 1930.

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Figure 28. Eight-light wood door set within a decorative alcove with Juliet balcony above picture window, facing north.



Figure 29. South elevation of east wing, with wing wall connected the 1920 house to ca. 1930 garage, facing north.

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West Elevation

The west elevation consists of several different walls of the house, with two sections of the flat roof with parapet and the wall within the raised porch (Figure 30). The northernmost section of the elevation consists of a ribbon of three, three-light wood casement windows and two vertical fixed windows with turned wood grilles (Figure 31). The westernmost wall consists of a single vertical fixed window with a turned wood grille (Figure 32). Centered within the west-facing gable is a recessed barbed quatrefoil alcove with a decorative tile centered within it. Additionally, there is a single, three-light wood casement window perpendicular to the blind colonnade (Figure 33). The west wall of the raised porch consists of a wood French door, and each door has four-light glazing (Figure 34). The pair of doors is set between two hand-painted tiles.



Figure 30. West and north elevations, facing east.

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Figure 31. West elevation with stepped parapet to stucco chimney, facing east.



Figure 32. West elevation of west wing, facing east.

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Figure 33. South and west elevations, facing northeast.



Figure 34. West elevation within rear patio, facing northeast.

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ca. 1930 detached garage

The ca. 1930 detached garage is associated with Spanish Revival architecture, with a saltbox form (Figure 35). The garage has a basement unit, with a concrete, slab on grade foundation; the first story has a concrete slab that is supported by the wall of the basement and has a concrete apron that extends to the driveway. The building is finished with textured stucco. The moderately sloped roof is clad with Spanish red-clay tiles, with wide eave overhangs that have exposed rafters. Within the gables of the building, there are three Spanish red-clay tile vents. There is also an exterior able wall stucco chimney on the east elevation. The north elevation is the primary façade and consists of three single-car, wood garage doors, set within a trabeated colonnade, with two central wood columns with brackets. The west elevation consists of two double, three-light, wood casement windows, one at the basement level and on the south side of the elevation, while the other is centered at the first story level (Figure 36). The south elevation consists of a double, three-light, wood casement window and a French wood door, where each of the paired doors has six-light glazing located at the basement level, and a two-light fixed wood window at the first level (Figure 37). The fenestration of the east elevation was not visible during the survey; however, there is a projecting exterior stucco-finished chimney on the south side of the elevation and a double, three-light, wood casement window at the first story.



Figure 35. North elevation of the garage.

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Property Name: George T. Cook House

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Figure 36. West elevation, facing east.



Figure 37. South elevation, facing north.

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Landscape

The landscape associated with the Property consists of a driveway that extends around a long Island that has a tall hedge, which shields the primary façade from view from the public right-of-way (Figure 38 and Figure 39). Between the driveway and the house, there is a path of stone pavers, surrounded by a variety of shrubs and plants. This path leads to the front door, which provides access to an interior courtyard that has a brick patio, a fountain, a central gas fireplace, and a Moorish loggia with springing arches and decorative tiles. Between the 1920 house and the ca. 1930 garage is a stucco wing wall, with an arched doorway and an arched wood gate (Figure 40). The gate opens to a set of concrete steps that lead to a brick walkway to the house and a small exterior courtyard with a low stucco wall (Figure 41). The stucco wall has a central gate within this courtyard, there is a camelia bush, as well as a few unidentified bushes (Figure 42). The stone pavers extend southward on the property, with a slight slope, while the lawn is terraced (Figure 43). The path splits, with one leading to the raised patio, and the other veering towards the golf course, ending in an overlook with a bench below a single tree (Figure 44). At the northwest corner of the Property there are several large trees, under which is an above-ground hot tub (Figure 45).



Figure 38. Entrance to driveway of 1920 house.

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Figure 39. Driveway along the north elevation of the 1920 house.



Figure 40. Arched gate through wing wall.

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Figure 41. Stucco wall surrounding courtyard off the east elevation.



Figure 42. Courtyard with low stucco wall.

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Figure 43. Terraced backyard with slate walkway, facing northeast.



Figure 44. Stone steps to lookout.

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Figure 45. Hot tub is set into a circular concrete pad.

Continued from BSO, Page 2

California Register of Historic Resources Evaluation

- A. (Event):** Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

The Property, containing the 1920 house, ca. 1930 garage, and associated landscape, was not found to be associated with any events that made a significant contribution to the broad patterns of California's history or cultural heritage.

Therefore, the Property, including the 1920 house, ca. 1930 garage, and associated landscape, does not appear eligible for listing on the CRHR under Criterion 1.

- B. (Person):** Is associated with the lives of persons important in our past.

Thorough research was completed for the Property and former owners; however, the research did not reveal any person associated that is important to our past, as it related to California history.

Therefore, the Property does not appear individually eligible for listing in the CRHR under Criterion 2.

- 3. (Construction/Architecture):** Embodies the distinctive characteristics of a type, period, region,

CONTINUATION SHEET

Property Name: George T. Cook House

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or method of construction, or represents the work of an important creative individual, or possesses high artistic values

Architecture/Spanish Revival: The 1920 house is associated with Spanish Revival architecture, with a period of significance of 1920, the year the house was constructed. The building demonstrates an excellent instance of Spanish Revival design, showcasing one of the unique elements of its form, which utilizes different roof forms and heights to give the appearance of a building constructed over time. The house incorporates both sloped roofs with Spanish red-clay tiles and flat roofs with raised parapets. Each roof form is distinguished by a different part of Spanish Revival, with Moorish characteristics in the north elevation, the front courtyard and loggia, the barbed quatrefoil on each of the elevations, wood casement windows, and turned wood grilles, and Juliet balconies. The house utilizes both an arcade with springing arches within the loggia, a blind arcade on the north elevation, and a blind colonnade on the south elevation. It utilizes varying heights in the floors and roofs to distinguish the entertainment spaces of the courtyard, living room, and patio from the private spaces of the bedrooms and den and the hosting areas, e.g., the dining room and covered patio, from the working areas, e.g., kitchen and laundry room. Although the primary façade is simple, the primary entrance demonstrates the craftsmanship seen throughout the entire building.

The front door consists of a custom-made wood door with a hand-forged door knob, plate, keyhole, and bolt. The plaque over the door, which is surrounded by raised eight-point stars and set between two hand-forged sconces, denotes the attention to detail and focus on handcrafted character-defining features. The craftsmanship is seen on the interior and exterior, with the large painted rafters of the living room, the detailed tile within the loggia and the courtyard, and the stucco cartouches, hand-painted tile, turned wood balusters, and wood windows and doors. The house demonstrates a textbook example of a Spanish Revival house constructed in 1920. As such, the building is an excellent example of Spanish Revival and appears individually eligible for listing on the CRHR.

Architect/Davis & Davis: The 1920 house is associated with the architecture firm Davis & Davis, the firm that designed the house. Davis & Davis was an L.A.-based architecture firm that specialized in Spanish and Mediterranean Revival architecture. Founded in 1916, their early work established their style and later success in Southern California, with their most prolific decade occurring in the 1920s, which started with the construction of the 1920 house. The house demonstrates Davis & Davis' capacity and understanding of the Spanish Revival style, with the characteristic form, which gives the appearance of several phases of construction, incorporating both pitched and flat roofs, seamlessly incorporating Moorish elements with the Spanish elements. Therefore, the house demonstrates an excellent example of the firm's residential architectural style and appears individually eligible for listing on the CRHR under Criterion 3 for association with Davis & Davis.

CONTINUATION SHEET

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Architecture/Spanish Revival: The ca. 1930 garage is associated with Spanish Revival architecture. The garage does not exhibit a typical Spanish Revival form. However, it has several characteristics of Spanish Revival architecture, including the trabeated colonnade on the north elevation, clay tile vents, wood casement windows, and the materiality seen in the textured stucco finish and Spanish red-clay tile roof and wood garage doors. Although the garage demonstrates a distinct association with Spanish Revival design, it is a simple instance of the style and does not appear individually eligible for listing on the CRHR.

The associated landscape is not associated with an architectural style or local vernacular design, architect, builder, landscape architect, or planned design.

Therefore, the 1920 house appears eligible for listing on the CRHR under Criterion 3 due to its association with Spanish Revival architecture and with the firm Davis & Davis. The ca. 1930 garage and associated landscape do not appear eligible for listing on the CRHR under Criterion 3.

4. (Information potential): Has yielded, or may be likely to yield, information important in prehistory or history.

Criterion 4 most commonly applies to resources that contain or are likely to contain information bearing on an important archaeological research question. While most often applied to archaeological sites, Criterion 4 can also apply to buildings that contain important information. For a building to be eligible under Criterion 4, it must be a principal source of important information, such as exhibiting a local variation on a standard design or construction technique can be eligible if a study can yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.

The 1920 house and ca. 1930 garage are associated with Spanish Revival architecture; although associated with Spanish Revival, they are not able to convey important information about this architectural typology. As such, none of the built environment resources within the Property are eligible for listing in the CRHR under Criterion 4.

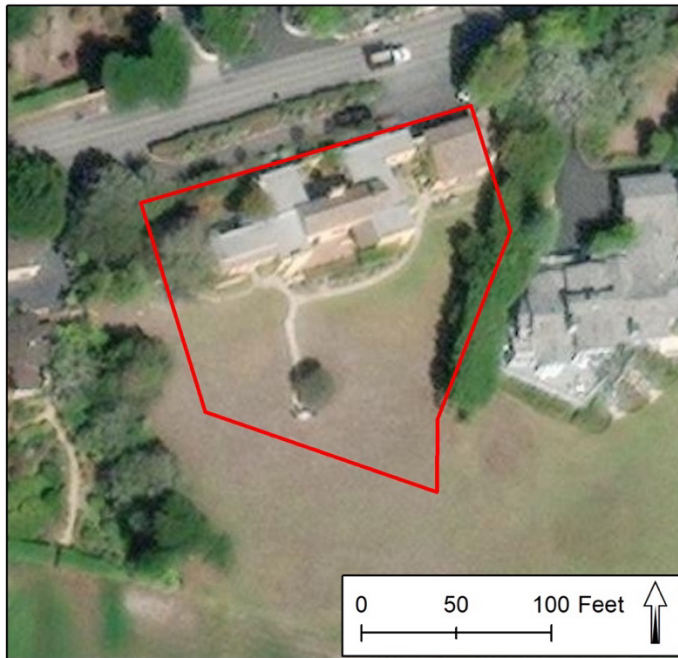
State of California Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

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*Resource Name or # George T. Cook House

*Map Name: USGS 7.5' Monterey, Calif. *Scale: 1:24,000 *Date of map: 1983

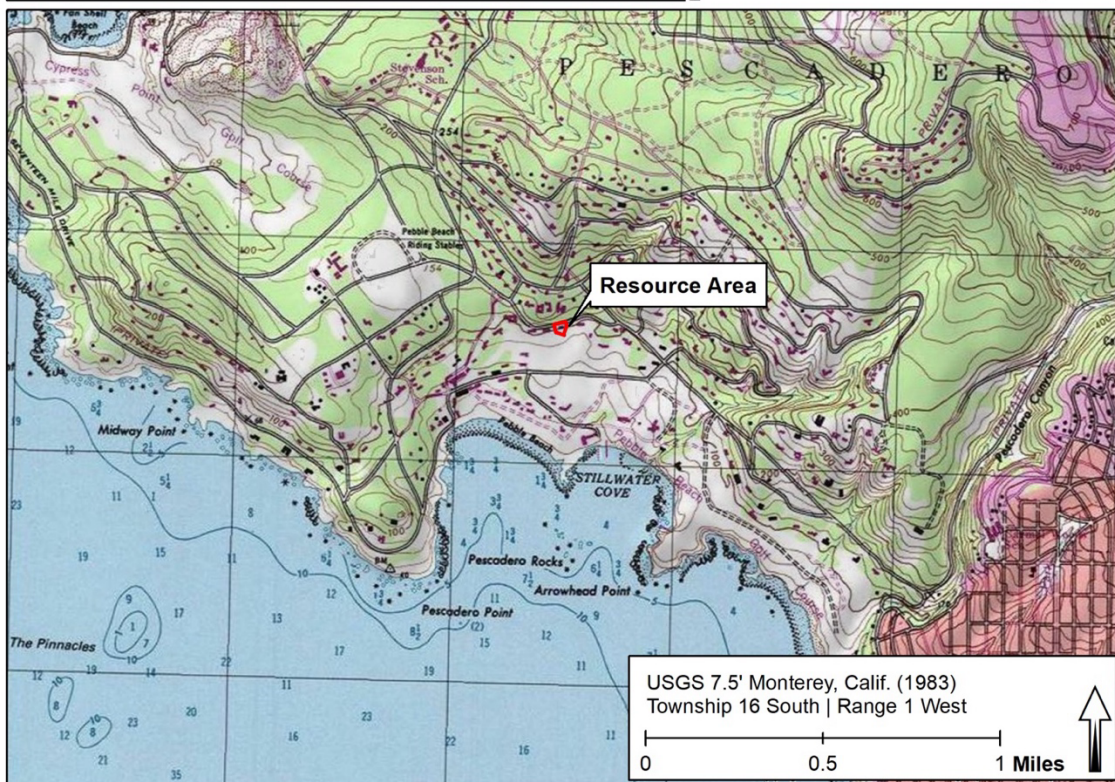


Resource Location Map

1920 House (Casa de la Estrella),
ca. 1930 Detached Garage,
and Landscape
3322 17 Mile Drive, Pebble Beach
Monterey County, California
APN 008-423-025

Legend

Resource Area



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County of Monterey

Item No.2

Board Report

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

Legistar File Number: 26-637

July 02, 2026

Introduced: 6/22/2026

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

DA240329 - VARELA ERNEST & MARTHA

Public hearing to consider recommending that the Chief of Planning approve an after the fact Design Approval to clear code enforcement case (24CE00295) for the painting of an historic residence and to complete the repairs of a dilapidated detached storage shed to include an additional 150 square feet to the non-habitable accessory structure serving as a work garage. Colors to consist of 407 Carbon (black) for the trim, HLS4252 (Tudor Tan) for the accent and HLS4263 Hammered Pewter (greyish) for the house, materials to consist of vertical wood siding for the garage. The property is located at 20 First Street, Spreckels (Assessor's Parcel Number 177-033-018-000) Greater Salinas Area Plan.

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 qualifies for a Class 31 exception pursuant to section 15331 of the CEQA guidelines; and 2) approve an after the fact Design Approval to clear code enforcement case (24CE00295) for the painting of an historic residence and to complete the repairs of a dilapidated detached storage shed, as well as to include an additional 150 square feet to the non-habitable accessory structure and convert back to a garage.

DISCUSSION:

On June 5, 2025, the Varela application went before the HRRB to consider the application before them. However, the application was continued to a date uncertain due to confusion caused by the lack of a legible clear plan set and potential inconsistencies of the proposal with the Spreckels Design Guidelines. Staff stated a construction permit would be required and the current plans would be insufficient to submit for that purpose. HRRB member, Belinda Taluban, recommended revising the plan set for clarity, and suggested the applicant work with a draft person or professional designer to do so, and to consider working with staff and the HRRB site design subcommittee on ways to bring the project into alignment with the Spreckels Design Guidelines.

On April 21, 2026, the applicants submitted revised plans to address the lack of legible clear plan set of the 1954 detached garage. Although the site is historic, the Assessor's records show this detached structure is a storage structure built after the Victorian House of 1857. The existing storage structure will be rebuilt to maintain its historic roof and will use the same materials and be finished in the same colors as the main structure (Guideline R1.10); and the small 150 square foot addition in the front of the accessory structure will differentiate from the original structure.

The applicants maintain the colors used on the historic main house are compatible with the material of the historic structure, the historic character of the district, the style of the building and compatible with adjacent structures. There is a home around the corner with the same dark grey base but with a white

trim (Guideline R4.3).

According to the Spreckels Design Guidelines established by the Monterey County Planning and Building Inspection Department, the house is a residential type A, two story L-shaped Victorian Cottage house. This type of home was built from 1898-1908 by prominent architect, William H. Weeks. The residence is located on one of the main blocks, block "B". On August 27, 1991, the town of Spreckels became an official designated Historic District when the County enacted the new Monterey County Zoning Ordinance (Title 21). This concludes that the property is historically significant. According to the Official Map of Spreckels, the structure is a contributing structure with minor corrections. Contributing refers to a structure that was built by the Spreckels Sugar Company for worker housing, commercial or public use between 1897-1957. The contributing structures in Spreckels include residential buildings, early commercial buildings and some civic structures. Contributing structures must maintain their original historic characteristic, such as style, materials, and details in order to be labeled in this category.

The residence is a 2,126 square foot two-story L-shaped Victorian Cottage house constructed in 1857. In 1954 a detached 450 square foot garage and storage structure was built on the rear left side of the property according to Monterey County Assessor's records. According to Monterey County building records, in 1995 the County approved Design Approval DA94039 for a 72 square foot addition to the front of the house. In 1999, a building permit was finalized for repairs to the foundation for the single-family dwelling and showed the garage/shop to be 342 square feet. In 2003, a building permit was finalized for the interior bathroom remodel, new 20 square foot mechanical room addition, new 220 square foot uncovered deck, new stair rails and the replacement of windows in the bathroom and stairs.

In June 2024, a code enforcement case (24CE00295) was opened for alterations to the main structure and detached accessory structure within a Historic Resource District without the benefit of permits. The applicant now proposes an after-the-fact Design Approval for the painting of the historic residence and to complete the repairs of the dilapidated detached storage shed to include an additional 150 square feet and convert back to a garage. Colors to consist of 407 Carbon (black) for the trim, HLS4252 (Tudor Tan) for the accent and HLS4263 Hammered Pewter (greyish) for the house, and new materials to consist of vertical wood siding for the garage.

The Design Guidelines for Residential Building Types address 1) changes to existing residential buildings, 2) new construction of residential buildings. Pursuant to Policy 1, new buildings, alterations and additions to residential buildings should reflect the architectural qualities that unify the structures of the district. Designs for new buildings should also maintain the design integrity and distinguishing features of the existing historic district and of existing historic buildings. Guideline R1.10 states, accessory buildings should use the same materials and be finished in the same or compatible colors as the main structure. Accessory buildings should be smaller than the main building and can be a maximum height of 15 feet. The proposed repairs of the dilapidated 450 square foot detached storage shed with an additional 150 square feet brings it to a 600 square foot proposed garage. Existing roof structure will remain 15 feet in height. Colors and materials will match the existing single-family dwelling. The proposed siding is horizontal consistent with the existing horizontal siding of the historic

structure.

Appropriate materials, colors and finishes, in Policy 4, state colors and finishes that complement the existing building's style and materials, and the surrounding environment, should be used. The homes in Spreckels are simple structures and should be painted using simple schemes. Monochrome or polychrome color schemes, using white, light pastel or earthtone base colors with one or two compatible trim colors are appropriate. Hammered pewter (dark grey) and Carbon (black) are considered earthtone base colors. The two blend into a monochrome scheme and there are other houses in the neighborhood that have color schemes of a similar character. If the HRRB wishes, staff would be amenable to requiring the trim to be the same color as the roof accent. The Tudor Tan accent is consistent with the character of the neighborhood.

CEQA

The proposed project qualifies for a class 3 exemption pursuant to section 15331 of the CEQA Guidelines with no exceptions to section 15300.2. 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. Additionally, the project will 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 change to any historical resources.

Prepared by: Elizabeth Gonzales, Permit Center Manager

Reviewed and Approved by: Jordan Evans-Pollockow, Assistant Planner

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

Exhibit A - Draft Resolution

Exhibit B - Revised Project Plans

Exhibit C - Design Approval application with Photo of Existing House

Exhibit D - Site Visit Photos

Cc: Ernest Varela (Owner/Applicant); Project File DA240329



Historic Resources Review Board

Legistar File Number: 26-637

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DA240329 - VARELA ERNEST & MARTHA

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On April 21, 2026, the applicants submitted revised plans to address the lack of legible clear plan set of the 1954 detached garage. Although the site is historic, the Assessor's records show this detached structure is a storage structure built after the Victorian House of 1857. The existing storage structure will be rebuilt to maintain its historic roof and will use the same materials and be finished in the same colors as the main structure (Guideline R1.10); and the small 150 square foot addition in the front of the accessory structure will differentiate from the original structure.

The applicants maintain the colors used on the historic main house are compatible with the material of the historic structure, the historic character of the district, the style of the building and compatible with adjacent structures. There is a home around the corner with the same dark grey base but with a white

trim (Guideline R4.3).

According to the Spreckels Design Guidelines established by the Monterey County Planning and Building Inspection Department, the house is a residential type A, two story L-shaped Victorian Cottage house. This type of home was built from 1898-1908 by prominent architect, William H. Weeks. The residence is located on one of the main blocks, block "B". On August 27, 1991, the town of Spreckels became an official designated Historic District when the County enacted the new Monterey County Zoning Ordinance (Title 21). This concludes that the property is historically significant. According to the Official Map of Spreckels, the structure is a contributing structure with minor corrections. Contributing refers to a structure that was built by the Spreckels Sugar Company for worker housing, commercial or public use between 1897-1957. The contributing structures in Spreckels include residential buildings, early commercial buildings and some civic structures. Contributing structures must maintain their original historic characteristic, such as style, materials, and details in order to be labeled in this category.

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The proposed project qualifies for a class 3 exemption pursuant to section 15331 of the CEQA Guidelines with no exceptions to section 15300.2. 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. Additionally, the project will 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 change to any historical resources.

Prepared by: Elizabeth Gonzales, Permit Center Manager

Reviewed and Approved by: Jordan Evans-Polockow, Assistant Planner

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

Exhibit A - Draft Resolution

Exhibit B - Revised Project Plans

Exhibit C - Design Approval application with Photo of Existing House

Exhibit D - Site Visit Photos

Cc: Ernest Varela (Owner/Applicant); Project File DA240329

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.

DA240329 - VARELA ERNEST & MARTHA

Resolution by the Monterey County Historic Resources Review Board (HRRB) to recommend the approval of an after the fact Design Approval to clear code enforcement case (24CE00295) for the painting of an historic residence and to complete the repairs of a dilapidated detached storage shed to include an additional 150 square feet to the non-habitable accessory structure serving as a work garage Colors to consist of 407 Carbon (black) for the trim, HLS4252 (Tudor Tan) for the accent and HLS4263 Hammered Pewter (greyish) for the house, new materials to consist of vertical wood siding for the garage. The property is located at 20 First Street, Spreckels (assessor's parcel number 177-033-018-000)

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey **on June 5, 2025, and July 2, 2026**, pursuant to the regulations for the **Preservation of Historic Resources as contained in Chapter 18.25 of the Monterey County Code, the Secretary of the Interior's Standards for Rehabilitation and the Spreckels Design Guidelines established by the Monterey County Planning and Building Inspection Department.**

WHEREAS, the parcel is located at 20 First Street, Spreckels (Assessor's Parcel Number 177-033-018-000). **The zoning is “HDR/5.1-HR-D” High Density Residential, 10 units per acre, Design Control District in the inland 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. On August 27, 1991, the town of Spreckels became an official designated Historic District when the county enacted the new Monterey County Zoning Ordinance (Title 21). This concludes that the property is historically significant.

WHEREAS, according to the Spreckels Design Guidelines established by the Monterey County Planning and Building Inspection Department, the house is a residential type A, two story L-shaped Victorian Cottage house. This type of home was built from 1898-1908 by prominent architect, William H. Weeks. The residence is located on one of the main blocks, block “B”.

WHEREAS, according to the Official Map of Spreckels, the structure is a contributing structure. Contributing refers to a structure that was built by the Spreckels Sugar Company for worker housing, commercial or public use between 1897-1957. The contributing structures in Spreckels

include residential buildings, early commercial buildings and some civic structures. Contributing structures must maintain their original historic characteristic, such as style, materials, and details in order to be labeled in this category.

WHEREAS, **Ernest Varela (Owner)** filed with the County of Monterey, an application for an after the fact Design Approval to clear code enforcement case (24CE00295) for the painting of an historic residence and to complete the repairs of a dilapidated detached storage shed to include an additional 150 square feet and convert back to a garage. Colors to consist of 407 Carbon (black) for the trim, HLS4252 (Tudor Tan) for the accent and HLS4263 Hammered Pewter (greyish) for the house, materials to consist of vertical wood siding for the garage. The property is located at 20 First Street, Spreckels (Assessor's Parcel Number 177-033-018-000) Greater Salinas Area Plan.

WHEREAS, On June 5, 2025, the Varela application went before the HRRB to consider the application before them. However, the application was continued to a date uncertain due to confusion caused by the lack of a legible clear plan set and potential inconsistencies with the proposal. There was no specific conversation regarding inconsistencies with the Spreckels Design Guidelines. Staff stated a construction permit would be required and the current plans would be insufficient to submit for that purpose. HRRB member, Belinda Taluban, recommended revising the plan set for clarity, and suggested the applicant work with a draft person or professional designer to do so, and to consider working with staff and the HRRB site design subcommittee on ways to bring the project into alignment with the Spreckels Design Guidelines.

WHEREAS, On April 21, 2026, the applicants submitted revised plans to address the lack of legible clear plan set of the 1954 detached garage. Although the site is historic, the Assessor's records show this detached structure is a storage structure built after the Victorian House of 1857. The existing storage structure will be rebuilt to maintain its historic roof and will use the same materials and be finished in the same colors as the main structure (Guideline R1.10); and the small 150 square foot addition in the front of the accessory structure will differentiate from the original structure. The applicants maintain the colors used on the historic main house are compatible with the material of the historic structure, the historic character of the district, the style of the building and compatible with adjacent structures. There is a home around the corner with the same dark grey base but with a white trim (Guideline R4.3).

WHEREAS, The Design Guidelines for Residential Building Types address 1) changes to existing residential buildings, 2) new construction of residential buildings. Pursuant to Policy 1, new buildings, alterations and additions to residential buildings should reflect the architectural qualities that unify the structures of the district. Designs for new buildings should also maintain the design integrity and distinguishing features of the existing historic district and of existing historic buildings. Guideline R1.10 states, accessory buildings should use the same materials and be finished in the same or compatible colors as the main structure. Accessory buildings should be smaller than the main building and can be a maximum height of 15 feet. The proposed repairs of the dilapidated 450 square foot detached storage shed with an additional 150 square feet brings it to a 600 square foot proposed garage. Colors and materials will match the existing single-family dwelling. The proposed siding is horizontal consistent with the existing horizontal

siding of the historic structure. The siding of the new structure provides for consistency with the main structure.

WHEREAS, Appropriate materials, colors and finishes, in Policy 4, state colors and finishes that complement the existing building's style and materials, and the surrounding environment, should be used. The homes in Spreckels are simple structures and should be painted using simple schemes. Monochrome or polychrome color schemes, using white, light pastel or earthtone base colors with one or two compatible trim colors are appropriate. However, the colors hammered pewter (dark grey) and Carbon (black) that the applicant used to paint their home are considered earthtone base colors. A definition of earthtone includes deep chocolate shades to darker charcoal. The two blend into a monochrome scheme and there are other houses in the neighborhood that have color schemes of a similar character. The Tudor Tan accent is consistent with appropriate colors.

WHEREAS, at the conclusion of the hearing, the matter was submitted to the HRRB for a recommendation. Having considered all the written and documentary information submitted, oral testimony, and other evidence presented before the HRRB, the HRRB rendered its decision to adopt findings and evidence to recommend approval of the Design Approval, subject to the following findings:

Finding: The proposed project qualifies for a class 3 exemption pursuant to section 15331 of the CEQA Guidelines with no exceptions to section 15300.2. 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. Additionally, the project will 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 change to any historical resources

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 because it is located behind the house, just visible from the street.

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 because colors are consistent with appropriate paint colors set by the Spreckels design guide.

Evidence: 1. **Design Approval Application and other materials in file DA240329**
 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. Spreckels Design Guidelines for Monterey County
5. Oral testimony and HRRB discussion during the public hearing and the administrative record.

THEREFORE, it is the decision of the Monterey County Historic Resources Review Board to recommend **approval of the Design Approval subject to the following conditions:**

1. Obtain a construction permit for the after the fact construction once the Design Approval has been approved.
2. The existing storage structure will maintain its historic roof and be finished in the same colors as the main structure. The small 150 square foot addition in the front of the accessory structure will differentiate from the original structure.
3. Consider changing the black trim to Tudor Tan as an appropriate color scheme.

Passed and adopted on this **2ND day of July, 2026**, upon motion of _____, seconded by _____, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

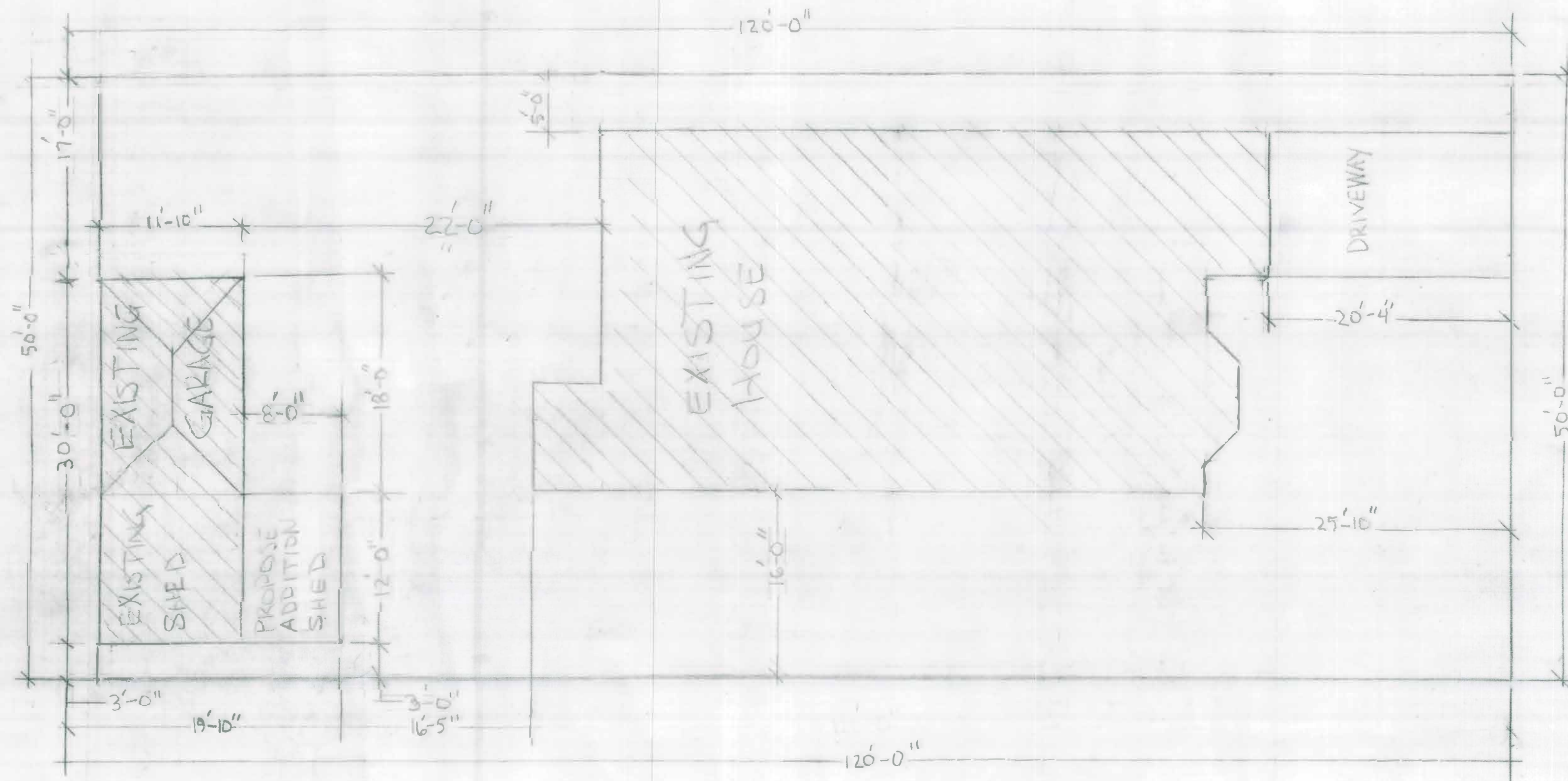
Attest

Name, Jordan Evans-Polockow, HRRB Secretary

Date

Exhibit B

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SCALE: 1/8" = 1'-0"

APPROVED BY:

DRAWN BY ERNIE VARELA

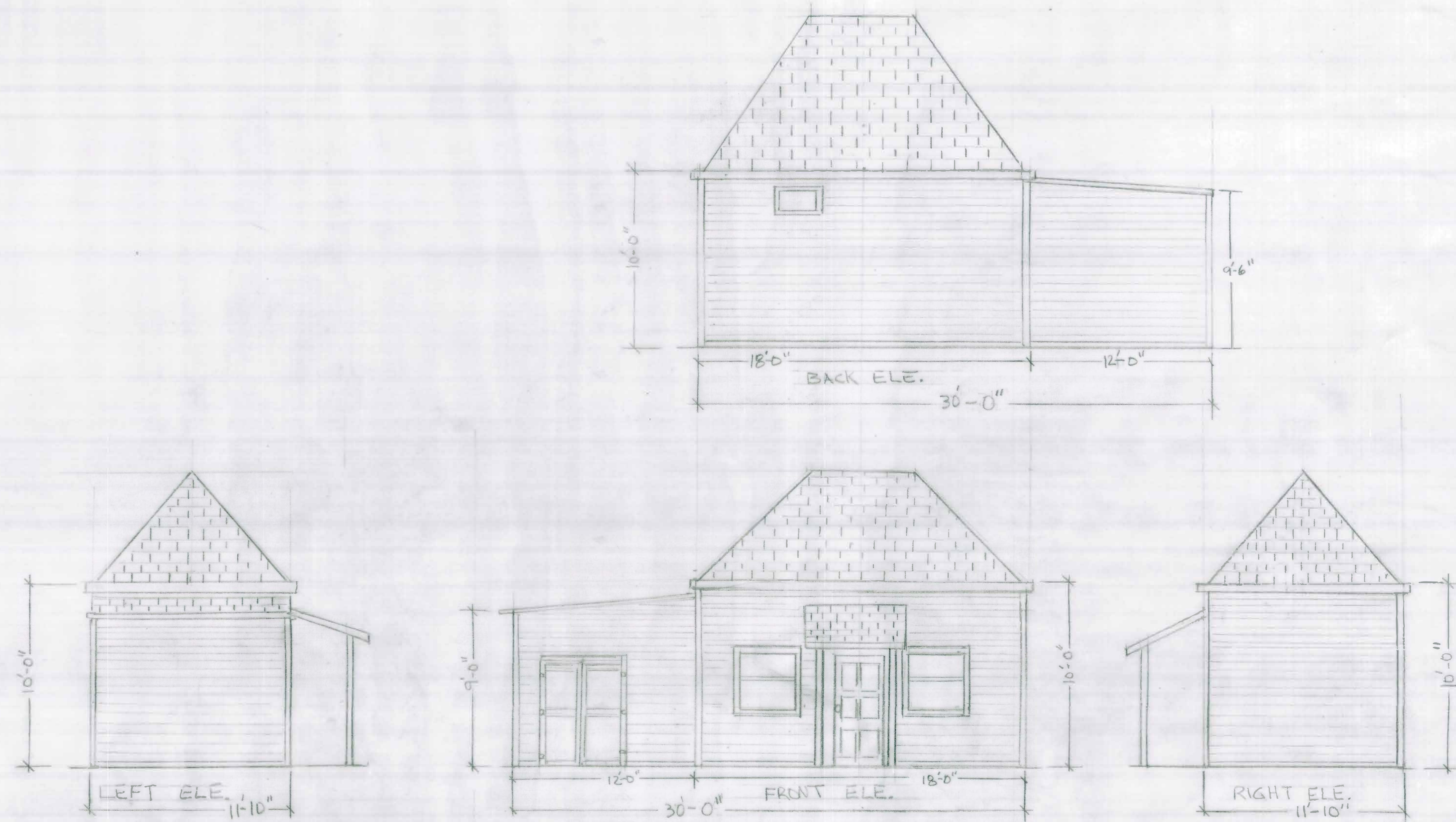
DATE: 04-16-

REVISED

20 1st STREET Lot Size 50'x120'
SPRECKELS CA. 93962

DRAWING NUMBER

1 OF 6



BEFORE:

SCALE: NO. SCALE

APPROVED BY:

DRAWN BY ERNIE VAELA

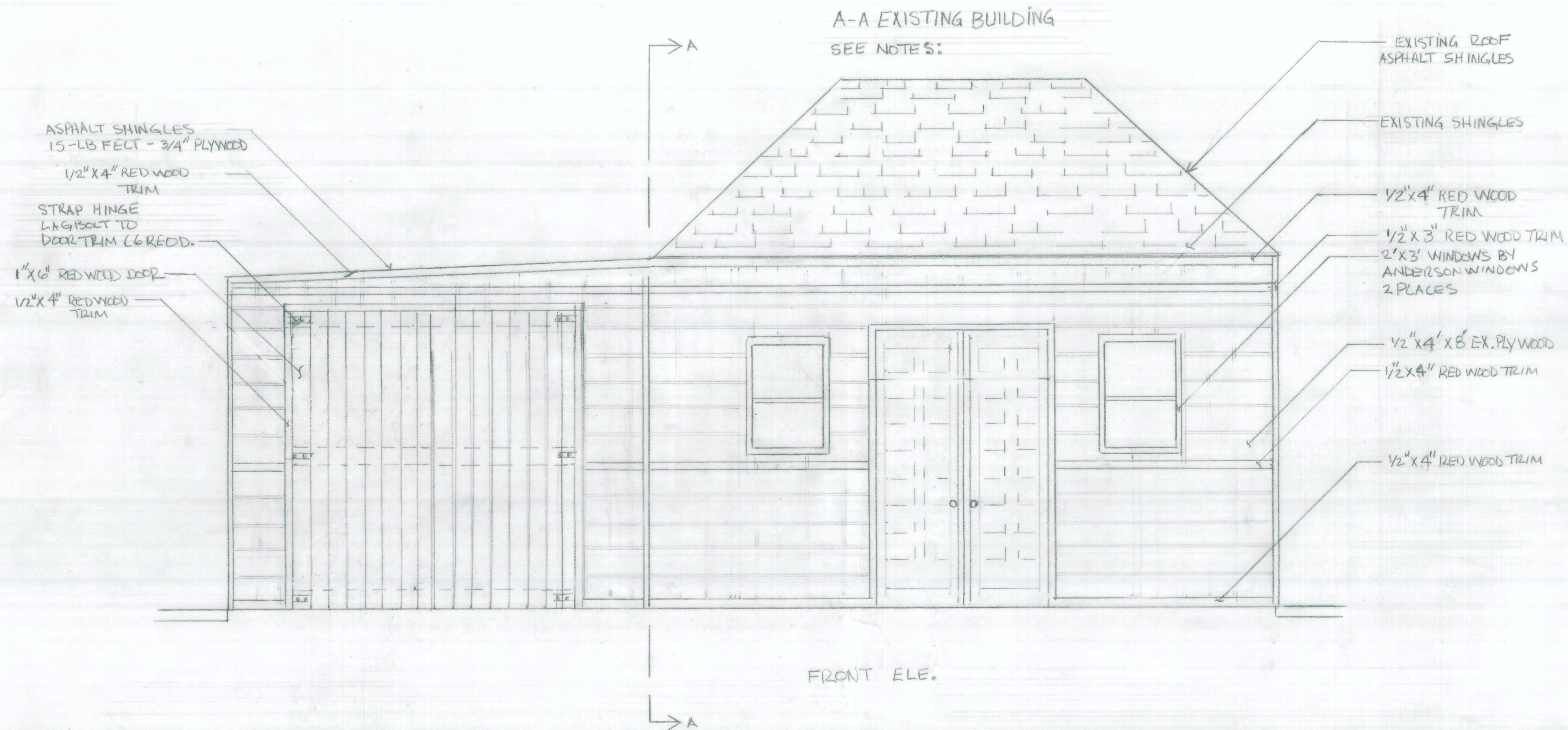
DATE: 09-16-27

REVISED

20 1ST STREET LOT SIZE 50' X 120'
SPRECKLES CA. 93962

DRAWING NUMBER

2 of 6



NOTES: 1. EXISTING BUILDING TO REMOVE OLD ROTTED EX. WOOD AND OLD ROTTED STUDS.
2. INSTALL NEW STUDS AND REPLACE ROTTED EX. WOOD WITH 1/2" x 4' x 8' EX. PLYWOOD

SCALE: 1/2" = 1'-0"

APPROVED BY:

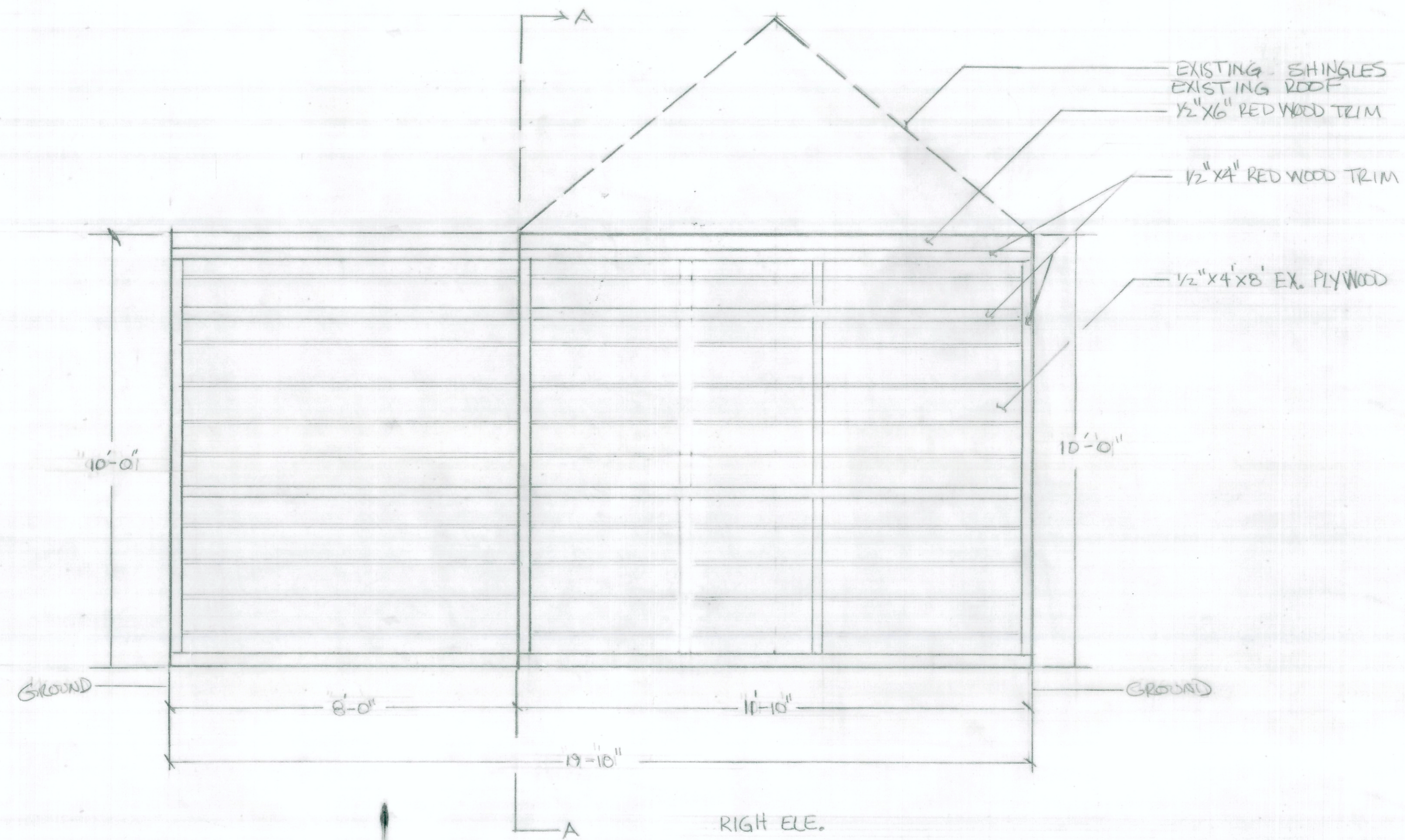
DRAWN BY ERNIE VARELA

DATE:

REVISED

20 1ST STREET LOT SIZE 50' x 120'
SPRECKLES CA. 93962

DRAWING NUMBER
3 OF 6



NOTES: 1. EXISTING BUILDING TO REMOVE OLD ROTTED STUDS
2. NEW 2" X 4" STUDS. D.F.
3. NEW 2" X 6" STUDS. D.F.
4. NEW 4" X 4" STUDS. D.F.

NOTES:
DOUGLAS FIR = D.F.
A-A = EXISTING BUILDING (SHED)

SCALE: 1/2" = 1'-0"

APPROVED BY:

DRAWN BY ERNIE VARELA

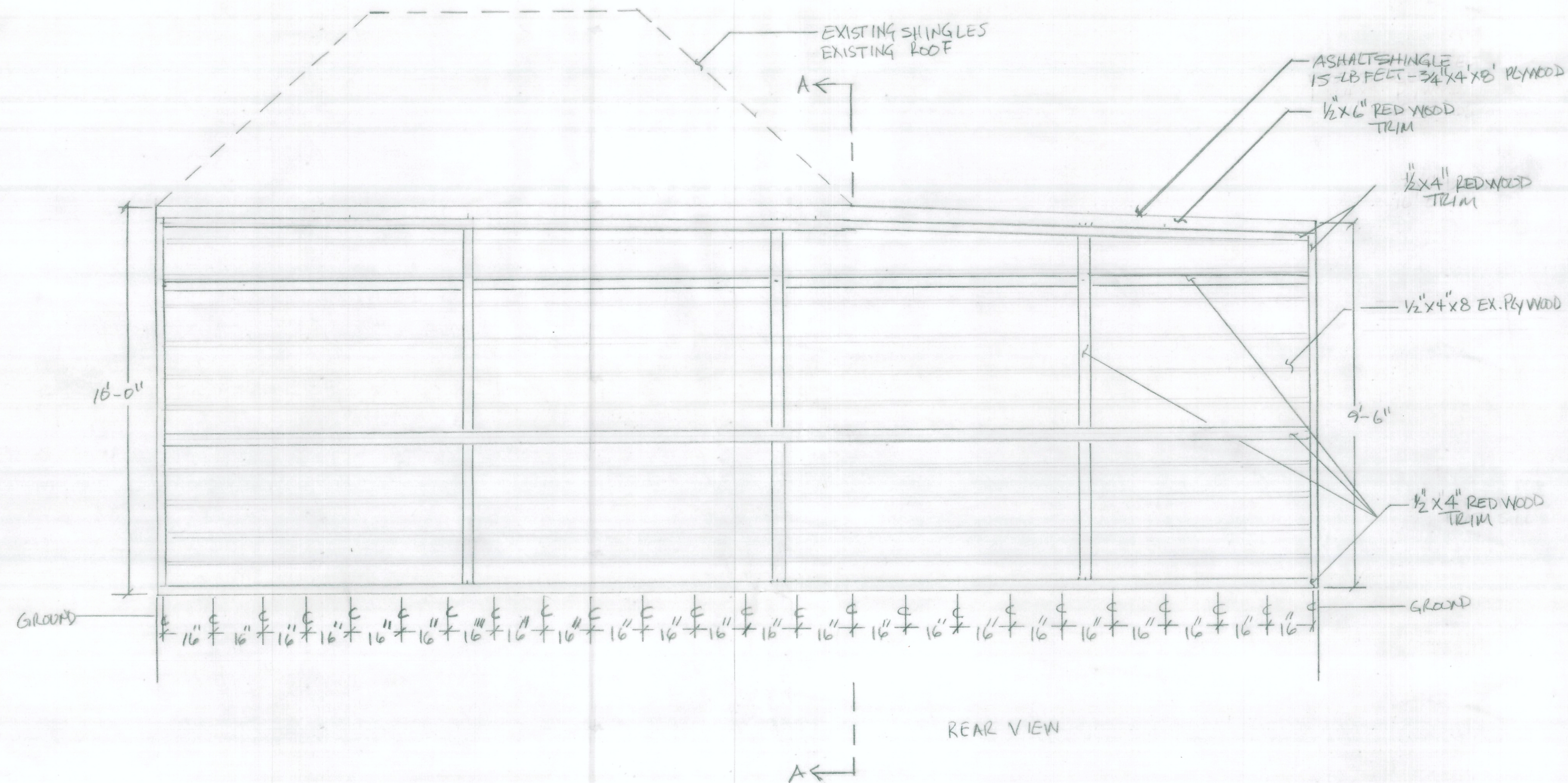
DATE:

REVISED

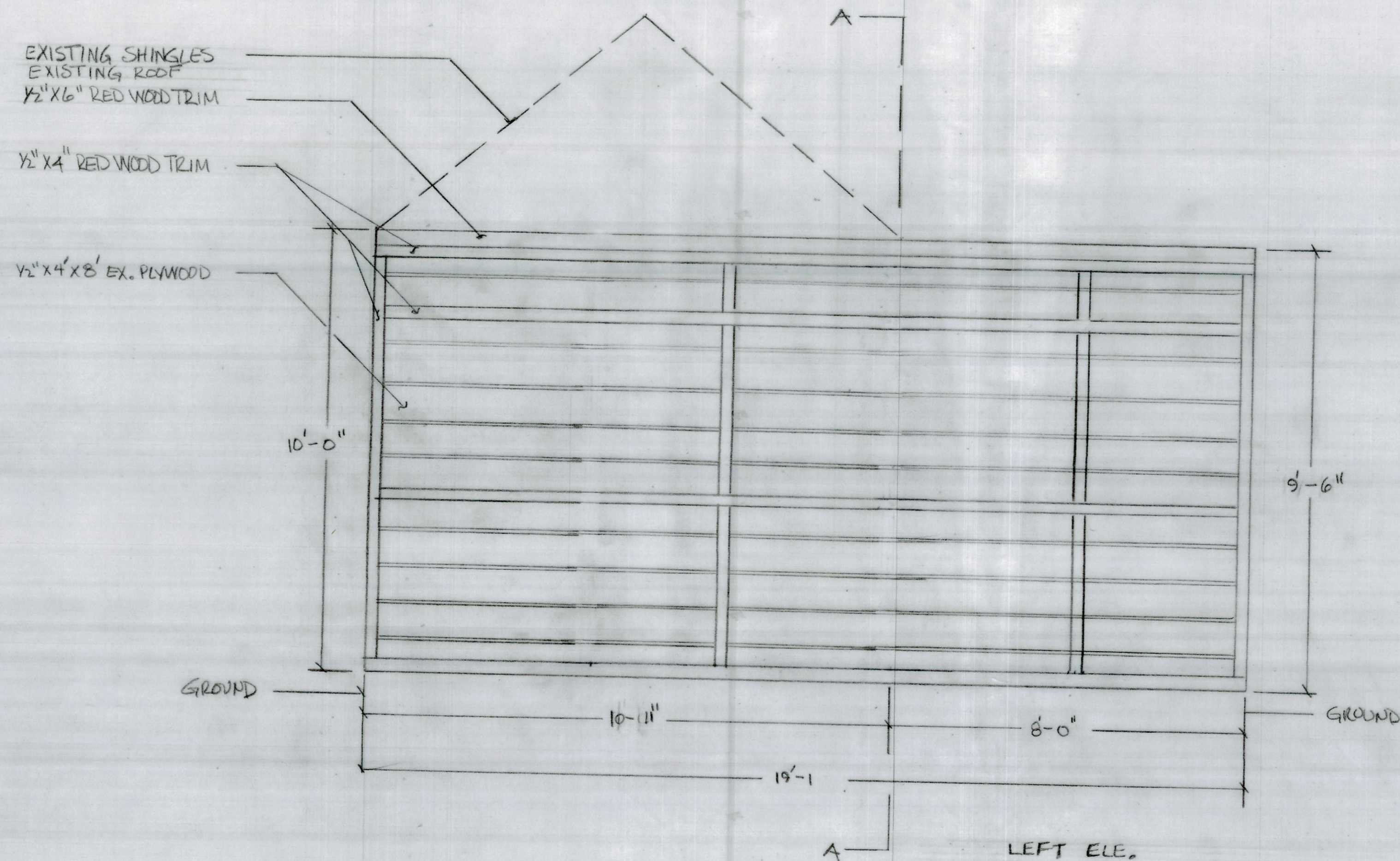
20 1ST STREET LOT SIZE 50' X 120'
SPRECKELS CA. 93962

DRAWING NUMBER

4 OF 6



NOTES: 1. EXISTING BUILDING TO REMOVE OLD ROTTED STUDS 2. NEW 2"x4" STUDS D.O.F. 5. ALL BACK STUDS ARE 3. NEW 2"x6" STUDS D.O.F. 2"x6" 4. NEW 4"x4" STUDS D.O.F.		NOTE: DOUGLAS FIR = D.O.F. A-A = EXISTING BUILDING (SHED)	
SCALE: 1/2" = 1'-0"	APPROVED BY:		DRAWN BY ERNIE YARELA
DATE:			REVISED
20 1ST STREET LOT SIZE 50' X 120' SPRECKELS CA. 93962			
			DRAWING NUMBER 5 OF 6



NOTES: 1. EXISTING BUILDING TO REMOVE OLD ROTTED EX. WOOD AND OLD ROTTED STUDS.
2. INSTALL NEW STUDS AND REPLACE ROTTED EX. WOOD WITH 1/2" X 4' X 8' EX. PLYWOOD.

SCALE: 1/2" = 1'-0"

DATE:

APPROVED BY:

DRAWN BY ERNIE VARELA

REVISED

20 1ST STREET LOT SIZE 50' X 120'
SPRECKELS CA. 93962

DRAWING NUMBER
6 OF 6

Exhibit C

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FILE #: _____



**MONTEREY COUNTY
RESOURCE MANAGEMENT AGENCY**

LAND USE & COMMUNITY DEVELOPMENT | PUBLIC WORKS & FACILITIES | PARKS
1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527
(831)755-4800
www.co.monterey.ca.us/rma

INLAND DESIGN APPROVAL APPLICATION FORM

ASSESSOR'S PARCEL NUMBER: 177-033-018-000
PROJECT ADDRESS: 20 First St Spreckels CA 93962
PROPERTY OWNER: Ernest/Martha Varela Telephone: (831)262-5690
Address: 20 First St. Spreckels CA 93962 Fax: _____
City/State/Zip: Spreckels / CA / 93962 Email: evarelaz@gnail.com

APPLICANT: Same Telephone: _____
Address: _____ Fax: _____
City/State/Zip: _____ Email: _____

AGENT: _____ Telephone: _____
Address: _____ Fax: _____
City/State/Zip: _____ Email: _____

Mail Notices to: ☒ Owner ☐ Applicant ☐ Agent
(Check only one)

PROJECT DESCRIPTION: (Attach Scope of Work) Paint house due to weathered siding and chipped paint. new colors attached. Also repair siding to back carriage house only. Main house ~~no~~ siding replaced.
replace
MATERIALS TO BE USED: Wood siding. Paint

COLORS TO BE USED: Carbon / Tudor Tan / Evening City (colors attached)
407 Carbon trim, HLS 4252 Tudor Tan agent & HLS 4263 Hammered Pewter House

I acknowledge that I will need a building permit and must comply with the Monterey County Building Ordinance and that this approval is for design of the structures and compliance with zoning regulations only. For properties served by Onsite Wastewater Treatment System (OWTS), the Environmental Health Bureau (EHB) will not review this application but may need to require redesign of the project in the subsequent construction permit application to address impacts related to the existing OWTS or future standby area. A project redesign may require a subsequent Design Approval application and additional fees.

PROPERTY OWNER/AGENT SIGNATURE: [Signature] DATE: 7/12/24

FOR DEPARTMENT USE ONLY

ZONING: _____ AREA PLAN: _____
ADVISORY COMMITTEE: _____ RELATED PERMITS: _____
PLANNER: _____
WITHIN ARCH BUFFER ZONE? ☐ YES ☐ NO ON SEPTIC SYSTEM (OWTS)? ☐ YES ☐ NO
LEGAL LOT: _____ ☐ YES ☐ NO DOES THIS CORRECT A VIOLATION? ☐ YES ☐ NO

FINDINGS:

- ☐ The project is consistent with the 2010 General Plan, the applicable Area Plan, and meets the regulations in Title 21 (Zoning Ordinance-Inland); and
☐ The design of the proposed project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property because: _____

DECISION: ☐ OVER-THE-COUNTER ☐ ADMINISTRATIVE
ACTION: ☐ APPROVED ☐ DENIED
CONDITIONS: ☐ ATTACHED ☐ NONE
APPROVED BY: _____

DATE: _____

COPY TO APPLICANT: ☐ IN PERSON OR ☐ MAILED

DATE: _____

Two story L shaped Cottage



**GENERAL PLAN POLICY CONSISTENCY CHECKLIST
FOR DESIGN APPROVALS (Inland Only)**
To be completed by Applicants

LAND USE DESIGNATION:	APN:	PLANNING NUMBER:
AREA PLAN: ☐ Cachagua Area Plan ☐ Carmel Valley Master Plan ☐ Central Salinas Valley Area Plan ☐ Fort Ord Master Plan ☐ Greater Monterey Peninsula Area Plan ☐ Greater Salinas Area Plan ☐ North County Area Plan ☐ South County Area Plan ☐ Toro Area Plan ☐ Agriculture & Winery Corridor Plan	PROJECT DESCRIPTION:	

Please answer each question based on the description of the project (see back of questionnaire for policy references)	
	The project is for: ☒ Residential use ☐ Commercial use ☐ Agricultural use ☐ Public or Quasi-Public use ☐ Industrial use
☐ Yes ☒ No	The project proposes a cell-site, telcom (digital) communication facility/site?
☐ Yes ☒ No	The project includes the construction of a new structure?
☒ Yes ☐ No	The project includes the enlarging, altering, repairing, moving, improving, or removing of existing structures? If "yes", describe <i>carriage house in back of main house was falling over and water damage from rain.</i>
☒ Yes ☐ No	The project includes demolition work? If "yes", describe <i>repair old siding. Not removing existing carriage house</i>
☐ Yes ☒ No	Project includes the use of roofing materials that are different in type and/or color from the original materials?
☒ Yes ☐ No	Project includes replacement and/or repair of (50%) or more of the exterior walls of a structure?
☒ Yes ☐ No	Project includes historical structure or a structure more than fifty (50) years old?
☐ Yes ☒ No	Project includes an accessory structure(s)? If "yes", describe:
☐ Yes ☒ No	Project includes the placement of a manufactured home, mobile home, modular or prefabricated unit? ☐ Private property ☐ Park installation (mobile home park)
☐ Yes ☒ No	Project includes retaining walls?
☐ Yes ☒ No	Project involves new, change or modifications to existing utilities and/or power lines?
☐ Yes ☒ No	Project is change or modification to an approved application.
☐ Yes ☒ No	Does the project propose a lot line adjustment or subdivision?
☐ Yes ☒ No	Does the project include subdivision creating five or more lots, or new commercial/industrial use that creates intensity equal to or greater than five residences?
☐ Yes ☒ No	Is the project located near an incorporated area (City)?
☐ Yes ☒ No	Is the project located within a Community Area or Rural Center?
☐ Yes ☒ No	Is the project located within 1/4 mile of a public airport?
☐ Yes ☒ No	Is this the first residence on a property?
☐ Yes ☒ No	Does the project propose a secondary unit?
☐ Yes ☒ No	Would native vegetation be removed with this project?
☐ Yes ☒ No	Would proposed development occur within 100 feet a creek/drainage (including seasonal) or river?
☐ Yes ☒ No	Does the project propose any tree removal? If "yes" Type _____ Size _____ Number _____
☐ Yes ☒ No	Project includes grading, dirt importation, dirt removal, and/or drainage changes.
☐ Yes ☒ No	Would the project be connected to an existing well or private water system?
☐ Yes ☒ No	The project includes constructing, enlarging, altering, repairing, moving, improving or removing a well.
☐ Yes ☒ No	Project is associated with a new or improvements to a water system. _____ water system _____ number of connections
☐ Yes ☒ No	Does the project include a new individual or existing wastewater system (e.g. septic)?
☐ Yes ☒ No	The project includes constructing, enlarging, altering, repairing, moving, improving or removing a septic tank/system?
☐ Yes ☒ No	Does the project propose development on slopes over 25%?
☐ Yes ☒ No	Is the project 50 feet from a bluff?
☐ Yes ☒ No	Project is located within 100 feet of seasonal or permanent drainage, lake, marsh, ocean, pond, slough, stream, wetlands. If "yes", describe _____
☐ Yes ☒ No	Does the project include cultivation of land that is currently not cultivated?
☐ Yes ☒ No	Does the project propose non-agricultural uses adjacent to agricultural uses?
☐ Yes ☒ No	Is the project located within the winery corridor?
☐ Yes ☒ No	Would any portion of the proposed development be visible from a public road, designated vista point, or public park? If yes, is it located on a slope or near the top of a hill? ☐ Yes ☐ No
☐ Yes ☒ No	Does the project propose or require affordable housing?
☐ Yes ☒ No	Does the project require a General Plan Amendment?
☐ Yes ☒ No	Is the project located within a Special Treatment Area?
☐ Yes ☒ No	Is the project located within a Study Area?
☐ Yes ☒ No	Project involves or includes an existing or proposed trail or easement.

I, the undersigned, have authority to submit application for a permit on the subject property. I have completed this questionnaire accurately based on the proposed project description. It is my interpretation that the project is consistent with the 2010 Monterey County General Plan. I understand that Monterey County may require project changes or some other permit/entitlement if the project is found to be inconsistent with any General Plan policy.

Signature: Ernest Varel

Date: 7/12/24

Print Name: Ernest Varel

It is unlawful to alter the substance of any official form or document of Monterey County.

DA Request Form Inland Only Rev. 07/17/17

**Staff Use
Only**

Based On Review Of The Project Description Proposed , The Project Is:	☐ Consistent With The 2010 Monterey County General Plan ☐ Inconsistent With The 2010 Monterey County General Plan
Notes / Comments: 	
Planner:	Planning Team:
Date:	

Policy Reference Based On Topic	
General Plan Amendment	Lu-1.7, Lu-2.18, Lu-2.19, Lu-2.21, Lu-2.23, Lu-2.24, Lu-2.27, Lu-2.29, Lu-6.5, Lu-9.6 Thru Lu-9.8, Gs-1.11, Csv-1.4, Ps-3.1, Os-5.20, Os-8.6,
Within City Sphere Of Influence Or Memorandum Of Understanding	Lu-2.14 Thru Lu-2.19, Ag-1.12, Gs-1.14
Community Areas	Lu-1.8, Lu-1.19, Lu-2.3, Lu-2.10 Thru Lu-2.12, Lu-2.20 Thru Lu-2.27, Lu-2.29, Lu-9.5, C-1.1, Os-3.6, Os-5.17, Os-8.6, Os-9.2, Os-10.10, T-1.7, Awcp-3.4a, Nc-1.5, Gs-1.1, Gs-1.13, Ag-1.3, Ag-1.4, Ps-1.1, Ps-1.2, Ps-3.1, Ps-4.13, Ps-5.1, Ps-8.2, Ps-11.14, S-2.5, S-5.17, S-6.4, S-6.5,
Rural Centers	Lu-1.8, Lu-1.19, Lu-2.3, Lu-2.11, Lu-2.12, Lu-2.26 Thru Lu-2.32, Os-5.17, Os-9.2, Os-10.10, T-1.7, T-1.8, Awcp-3.4a, Nc-1.5, Gs-1.13, Ag-1.3, Ps-1.1, Ps-1.2, Ps-3.1, Ps-4.13, Ps-5.1, Ps-8.2, S-5.17, S-6.5,
Special Treatment Areas	T-1.4, T-1.8, Gs-1.1 Thru Gs-1.3, Gs-1.10, Gs-1.12, Gmp-1.6 Thru Gmp-1.9, Csv-1.1, Csv-1.3, Csv-1.5 Thru Csv-1.7, Cv-1.22, Cv-1.23, Cv-1.25, Cv-1.27, Cach-1.5,
Study Areas	Gs-1.7, Gs-1.11, Csv-1.4, Cv-1.26
Winery Corridor	Ag-4.1 Thru Ag-4.5, AWCP
Development Outside Community Areas Or Rural Centers	Lu-1.19, S-2.7, Os-3.6
Development On Slopes Over 25%	Lu-9.5, Os-3.5, Os-3.6, Os-3.9, S-1.2, Cv-2.9, Cv-6.2, Cv-6.4, Cv-6.5, FOMP-A-6, Gmp-4.1, Gs-1.1, Gs-3.1, Nc-1.3, Nc-3.9, Nc-3.10, T-3.6
Conversion To Agriculture	Os-3.5, Os-5.22, Ag-1.6, Ag-1.7, Ag-1.12, Ag-2.9, Ag-3.3nc-3.10, Nc-3.11, CV-6.2, Cv-6.4,
Routine And On-Going Ag Activities	Ag-3.1 Thru Ag-3.3
Non-Ag Adjacent To Ag Uses	Lu-1.5, Lu-2.8, Ag-1.2, Ag-2.8, Cv-6.1, Gs-1.1, T-1.8
Agriculture (F, PG, & RG)	Lu-3.1, Lu-3.2, 6.0 – Agriculture Element
Farm Worker Housing	Ag-1.6
Ag Employee Housing	Ag-1.7
Ag Support Facilities	Ag-2.1 Thru Ag-2.9
Rural Residential (LDR, RDR, & RC)	Lu-2.34 Thru Lu-2.37
Urban Residential (HDR & MDR)	Lu-2.33
Commercial (LC, HC, & VPO)	Lu-4.1 Thru Lu-4.8, Ed-2.3, Ed-4.2
Industrial (Ai, Li, & Hi)	Lu-5.1 Thru Lu-5.9, Ed-2.3, Ed-4.2
Public / Quasi Public (PQP)	Lu-6.1 Thru Lu-6.5
Affordable Housing	Lu-1.19, Lu-2.11 Thru Lu-2.13, Lu-2.23, Lu-2.28, T-1.7, T-1.8, Nc-1.5, Gs-1.13, Gmp-1.9, Fomp-H-1.1, Fomp-C.3, Cv-1.6, Cv-1.27
Secondary Units	Lu-2.10, Cv-1.6, Gs-1.13, Nc-1.5, T-1.7, Ps-1.1
Subdivision	Lu-1.7, Lu-9.3 Thru Lu-9.5, Ag-1.3, Nc-1.5, Awcp-3.5.A, T-1.5, T-1.7, Gs-1.13, Cv-1.6, Cv-1.7, Ps-1.1, Ps-3.2, Ps-3.9, Ps-3.19, Ps-4.9, Ps-4.13, Ps-11.10, S-1.7, S-2.7, S-4.10, S-4.27, S-6.7, Os-1.5, Os-1.10, Os-6.5, Os-7.5, Os-8.4,
Lot Line Adjustment	Lu-1.14 Thru Lu-1.16
Off-Site Advertising	Lu-1.10
Exterior Lighting	Lu-1.13
Landscaping	Os-5.6, Os-5.14
Tree Removal	Os-5.9, Os-5.10, Os-5.25, Ps-12.10, Cach-3.4, Cv-3.11, Fomp-C-1, Fomp-C-2.1 Thru Fomp-C-2.5, Gmp-3.3, Gmp-3.5, Gs-1.5, Gs-1.8, Gs-3.3, Nc-3.4, T-3.7.
Circulation (E.G. Roads, Transportation)	Chapter 2.0



Exhibit D

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