

County of Monterey

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



Meeting Agenda - Final

Thursday, June 5, 2025

11:30 AM

Historic Resources Review Board

IMPORTANT NOTICE REGARDING PARTICIPATION IN THE HISTORIC RESOURCES REVIEW BOARD MEETING

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

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

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

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

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

- + 1 213 338 8477 US (Los Angeles)
- + 1 669 219 2599 US (San Jose)
- + 1 669 900 6833 US (San Jose)
- + 1 929 205 6099 US (New York)
- + 1 312 626 6799 US (Chicago)

Enter this Meeting ID number 977 0337 1869 when prompted.

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

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

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

ALTERNATIVE FORMATS: If requested, the agenda shall be made available in appropriate

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

INTERPRETATION SERVICE POLICY: The Monterey County Historic Resources Review Board invites and encourages the participation of Monterey County residents at its meetings. If you require the assistance of an interpreter, please contact the Monterey County Housing and Community Development Department located in the Monterey County Government Center, 1441 Schilling Place, 2nd Floor South, Salinas - or by phone at (831) 755-5025. The Clerk will make every effort to accommodate requests for interpreter assistance. Requests should be made as soon as possible, and at a minimum 24 hours in advance of any meeting of the Historic Resources Review Board.

La medida recomendada indica la recomendación del personal en el momento en que se preparó la agenda. Dicha recomendación no limita las acciones alternativas del Consejo de Revisión de Recursos Históricos del Condado de Monterey sobre cualquier asunto que se le haya sometido.

Además de asistir en persona, la participación del público estará disponible por ZOOM y/o medios telefónicos:

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

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

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

- + 1 213 338 8477 US (Los Angeles)
- + 1 669 219 2599 US (San Jose)
- + 1 669 900 6833 US (San Jose)
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- + 1 312 626 6799 US (Chicago)

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

COMENTARIO PÚBLICO: Por favor envíe su comentario (limitado a 250 palabras o menos) al personal del Consejo de Revisión de Recursos Históricos del Condado de Monterey al correo

electrónico: hrrbhearingcomments@co.monterey.ca.us. En un esfuerzo por ayudar al personal, indique en la línea de asunto, la audiencia de la reunión (por ejemplo, la agenda del Consejo de Revisión de Recursos Históricos del Condado de Monterey) y el número de punto (por ejemplo, el No. de agenda 10). Su comentario se incluirá en el registro de la audiencia del Consejo de Revisión de Recursos Históricos del Condado de Monterey.

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

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

FORMATOS ALTERNATIVOS: Si se solicita, la agenda se pondrá a disposición de las personas con discapacidad en formatos alternativos apropiados, según lo exige la Sección 202 de la Ley de Estadounidenses con Discapacidades de 1990 (42 USC Sec. 12132) y las reglas y regulaciones federales adoptadas en implementación de la misma. Para obtener información sobre cómo, a quién y cuándo una persona con una discapacidad que requiere una modificación o adaptación para participar en la reunión pública puede hacer una solicitud de modificación o adaptación relacionada con la discapacidad, incluidas las ayudas o servicios auxiliares, o si tiene alguna pregunta sobre cualquiera de los temas enumerados en esta agenda, llame al Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey al (831) 755-5025.

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

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

NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report

Participate via Zoom Meeting Link:

<https://montereycty.zoom.us/j/97703371869?from=addon>

Participate via Phone: 1-669-900-6833

Meeting ID Access Code: 977 0337 1869

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

Present:

John Scourkes (Chair)

Kellie Morgantini (Vice Chair)

Michael Bilich

Judy MacClelland

Sheila Lee Prader

Salvador Munoz

Belinda Taluban

Secretary Phil Angelo reviewed the Zoom protocols.

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 6, 2024, September 5, 2024, October 3, 2024, October 17, 2024, January 9, 2025, and March 6, 2025, HRRB draft meeting minutes.

Attachments: [HRRB Draft Minutes 06-06-24](#)
 [HRRB Draft Minutes 09-05-24](#)
 [HRRB Draft Minutes 10-03-24](#)
 [HRRB Draft Minutes 10-17-24](#)
 [HRRB Draft Minutes 01-09-25](#)
 [HRRB Draft Minutes 03-06-25](#)

SCHEDULED MATTERS**1. PLN240293 - SCOTT GALE TRUST**

CONTINUED from January 9, 2025, a Public hearing to consider recommending that the Chief of Planning approve an Administrative Design Approval to allow the remodel of a previously altered 2,545 square foot historic single family residence, to allow returning the original 1951 garage space from a previously approved master bedroom and additionally raising the garage roof to meet code, adding a new 506 square foot single story bedroom addition to the side of the house, a 38 square foot kitchen expansion, and a 40 square foot porch addition; remodeling and converting an existing 580 square foot detached art studio/garage located in the rear of the property to an accessory dwelling unit, and adding a new entry redwood trellis in the front setback. Colors and materials to match existing residence where possible, vertical board-and-batten wood siding for the addition. New custom garage wood doors for main house to be beige to match adobe siding.

Project Location: 3360 5th Avenue, Carmel (Assessor's Parcel Number 009-162-029-000), Carmel Land Use Plan, Coastal Zone

Attachments:[Staff Report](#)[Exhibit A - Draft Resolution](#)[Exhibit B - Project Plans, Colors and Materials](#)[Exhibit C - Design Approval application with Site Photos](#)[Exhibit D - Phase I DPR 523 Historic Report](#)[Exhibit E - Amended Phase II Historic Report prepared by Kent L. Seavey dated April 12, 2025](#)**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 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.

Attachments:[Staff Report](#)[Exhibit A - Draft Resolution](#)[Exhibit B - Project Plans, Colors and Materials](#)[Exhibit C - Design Approval application with Site Photos](#)[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**

The meeting was adjourned by Chair John Scourkes at



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 25-035

June 05, 2025

Introduced: 5/28/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Minutes

Approval of the June 6, 2024, September 5, 2024, October 3, 2024, October 17, 2024, January 9, 2025, and March 6, 2025, HRRB draft meeting minutes.

County of Monterey

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



Meeting Minutes - Draft

Thursday, June 6, 2024

11:30 AM

**1441 Schilling Place, Salinas, CA 93901
South Building 2nd. Floor, Thyme Conference Room**

Historic Resources Review Board

11:30 A.M. - CALL TO ORDER

The meeting was called to order by John Scourkes (Chair) at 11:31 am

ROLL CALL

Present:

John Scourkes (Chair)

Kellie Morgantini (Vice Chair)

Michael Bilich

Belinda Taluban

Salvador Muñoz

Sheila Lee Prader

Absent: Judy MacClelland

Secretary Phil Angelo reviewed the Zoom protocols.

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

None

APPROVAL OF MINUTES

- A. Approval of the March 7, 2024, Historic Resources Review Board draft meeting minutes.

It was moved by Kellie Morgantini, seconded by Salvador Muñoz and passed by the following vote to approve the HRRB meeting minutes for March 7, 2024.

RESULT: Approved

MOVER: Kellie Morgantini

SECONDER: Salvador Muñoz

AYES: (6) John Scourkes, Kellie Morgantini, Michael Bilich, Belinda Taluban, Salvador Muñoz

Sheila Lee Prader

NOES: 0

ABSENT: (1) Judy MacClelland

SCHEDULED MATTERS**1. PLN240083 - CRAIG, SCOTT AND BECKY**

Public hearing to consider recommending that the Chief of Planning approve a Design Approval to allow a remodel of an existing single-family residence, including removal of the existing front entry porch for a 144 square foot addition to the front of the residence and replacement of the porch, relocation/replacement of six windows and one door, and construction of a 241 square foot attached carport. Colors and materials to consist of horizontal wood siding and asphalt roof shingles all to match existing colors and materials (reclaimed wood siding-grey, dark grey roofing materials).

Project Location: 62 Fourth St., Spreckels CA 93962 (Assessor's Parcel Number 177-052-012-000), Greater Salinas Area Plan

Elizabeth Gonzales, Permit Center Manager presented the item.

Public Comment: Mark Norris, Neighbor send correspondence via e-mail, which was presented to board, agent, and staff.

Applicant/Applicant's Representative: Ken Turgin, Designer

Public Comment: None

It was moved by Kellie Morgantini, seconded by Michael Bilich, to recommend denial of the project and direct staff to prepare a revised resolution finding the project inconsistent with the applicable historic preservation regulations, inconsistent with the Spreckles Design Guidelines and Secretary of the Interior's Standards for Rehabilitation, and not qualifying for an exemption under CEQA.

RESULT: Recommendation of Denial

MOVER: Kellie Morgantini

SECONDER: Michael Bilich

AYES: (5) John Scourkes, Kellie Morgantini, Michael Bilich, Salvador Muñoz, Sheila Lee Prader

NOES: (1) Belinda Taluban

ABSENT: (1) Judy MacClelland

OTHER MATTERS

None

BOARD COMMENTS, REQUEST AND REFERRALS

Kellie Morgantini mentioned presenting a class/meeting for HCD planner and front counter staff to inform them of the Historic Preservation Regulations. Kellie Morgantini, Belinda Taluban, and Salvador Muñoz will create a presentation.

DEPARTMENT UPDATE

Secretary Angelo, Garrapata Creek Bridge Rails going back to the BOS on June 25, 2024.

ADJOURNMENT

The meeting was adjourned at 12:47 pm

NEXT REGULAR MEETING

July 11, 2024

County of Monterey

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



Meeting Minutes - Draft

Thursday, September 5, 2024

11:30 AM

**1441 Schilling Place, Salinas, CA 93901
South Building 2nd. Floor, Thyme Conference Room**

Historic Resources Review Board

11:30 A.M. - CALL TO ORDER

The meeting was called to order by John Scourkes (Chair) at 11:30 a.m.

ROLL CALL**Present:**

John Scourkes (Chair)

Kellie Morgantini (Vice Chair)

Salvador Muñoz

Sheila Lee Prader

Absent:

Belinda Taluban

Michael Bilich

Judy MacClelland

Judy MacClelland arrived at 11:32 am

Secretary Phil Angelo reviewed the Zoom protocols.

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Armida advised that correspondence on from Laura Fenwick regarding Historic Pebble Beach Equestrian Center and was distributed to HRRB members.

SCHEDULED MATTERS

1. PLN240186 - MOSS RICHARD F & BETTINA E MOSS TRS

Public hearing to consider a request to add the "McDonald House" to the Monterey County Register of Historic Resources; and a Historic Property (Mills Act) Contract for the property at 55 Encina Drive, Carmel Valley (Assessor's Parcel Number 187-041-042-000).

Project Location: 55 Encina Drive, Carmel Valley, CA 93924

Phil Angelo, Project Planner presented the item.

Applicant/Applicant's Representative: Richard Moss, Applicant; Kent Seavey, historical consultant; Tai Tang, Agent

Public Comment: None

It was moved by Kellie Morgantini, seconded by Judy MacClelland to adopt a resolution recommending the Zoning Administrator find the project qualifies for a Class 31 categorical exemption pursuant to CEQA Guidelines section

15331, and that none of the exceptions from Section 15300.2 apply; Chief of Planning determine that the property at 55 Encina Drive Carmel Valley would qualify for a Historic Property Contract should it be listed on the Monterey County Register of Historic Resources; Board of Supervisors list of the “McDonald House” on the Monterey County Register of Historic Resources; and Board of Supervisors approve said Historic Property Contract.

RESULT: Approved

MOVER: Kellie Morgantini

SECONDER: Judy MacClelland

AYES: Kellie Morgantini, Judy MacClelland, John Scourkes, Salvador Muñoz, and Sheila Lee Prader

NOES: None

ABSENT: Belinda Taluban, and Michael Bilich

OTHER MATTERS

Kellie Morgantini discussed putting together historic resources training for staff to have everyone at the same level of understanding when it comes to applications being reviewed for historic resources impacts. One step has been completed, a handout that addresses recommendations given by Salvador Muñoz.

BOARD COMMENTS, REQUEST AND REFERRALS

Sheila Prader commented on the Equestrian Center Stables demolitions and was wondering why it was not presented to the Historic Resources Review Board.

DEPARTMENT UPDATE

Three items on next month’s agenda. The Mills Act application and a Coastal Development Permit for the house at 62 Yankee Point, the June Haas House, and a Mills Act application for the Porter Vallejo Mansion.

ADJOURNMENT

The meeting was adjourned by Chair John Scourkes at 12:24 p.m.

NEXT REGULAR MEETING

October 3, 2024

County of Monterey

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



Meeting Minutes - Draft

Thursday, October 3, 2024

11:30 AM

Historic Resources Review Board

11:30 A.M. - CALL TO ORDER

The meeting was called to order by John Scourkes (Chair) at 11:30 am

ROLL CALL**Present:**

John Scourkes (Chair)

Kellie Morgantini (Vice Chair)

Judy MacClelland

Belinda Taluban

Michael Bilich

Absent:

Sheila Lee Prader

Salvador Muñoz

Present:

Salvador Muñoz 11:32 am

Secretary Craig Spencer reviewed the Zoom protocols.

Fionna Jenson requested that HRRB members confirm who could not attend special meeting on October 17, 2024. Belinda, Sal, Michael, John confirmed they could be present, and Kellie confirmed she could be present via zoom.

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

None

SCHEDULED MATTERS**1. PLN210268 - YEUNG GABRIEL M TR**

Public hearing to consider recommending that the Zoning Administrator approve a Combined Development Permit to allow alterations to an existing 2,153 square foot single family dwelling and associated site improvements, including enclosing an existing patio to create a 160 square foot bathroom addition, demolition of a 292 square foot garage, construction of a 772 square foot detached garage and a 633-square-foot detached non-habitable writing studio, and installation of a 685 square-foot ground-mounted solar system. The project involves development within 750 feet of known archaeological resources.

Project Location: 62 Yankee Point Dr., Carmel (Assessor's Parcel Number 243-152-005-000), Carmel Area Land Use Plan, Coastal Zone

Fionna Jensen, Project Planner presented the item.

Applicant/Applicant's Representative: Tai Tang, Agent had no comments.

Public Comment: Kent L. Seavey, historical consultant for the project.

It was moved by Belinda Taluban, seconded by Salvador Muñoz, and passed by the following vote to adopt a resolution recommending that the Zoning Administrator: Find and adopting a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines; and approve a Combined Development Permit consisting of Coastal Administrative Permit and Design Approval to allow alterations to an existing 2,153 square foot single family dwelling and associated site improvements, including enclosing an existing patio to create a 160 square foot bathroom addition, demolition of a 292 square foot garage, construction of a 772 square foot detached garage and a 633-square-foot detached non-habitable writing studio, and installation of a 685 square-foot ground-mounted solar system; and Coastal Development Permit to allow development within 750 feet of known archaeological resources; and adopt a Mitigation Monitoring and Reporting Plan.

RESULT: Approve

MOVER: Belinda Taluban

SECONDER: Salvador Muñoz

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

Bilich, Salvador Muñoz

NOES: None

ABSENT: Sheila Lee Prader

2. PLN240184 - YEUNG GABRIEL M TR

Public hearing to make a recommendation on a Historic Property (Mills Act) Contract for the property located at 62 Yankee Point Drive, Carmel (Assessor's Parcel Number 243-152-005-000), which contains the "June Haas House".

Project Location: 62 Yankee Point Drive, Carmel, CA 93923

Fionna Jensen, Project Planner presented the item.

Applicant/Applicant's Representative: Tai Tang, Agent.

Public Comment: Kent L. Seavey, historical consultant for the project.

It was moved by Kellie Morgantini, seconded by Judy MacClelland and passed by the following vote to adopt a resolution recommending that the Board of

Supervisors: Find the project qualifies for a Class 31 categorical exemption pursuant to CEQA Guidelines section 15331, and that none of the exceptions from Section 15300.2 apply; Chief of Planning determines that the property at 62 Yankee Point drive, containing the “June Haas House” qualifies for a Historic Property (Mills Act) contract, including granting an exception to the value cap limitation for residential properties; its proposal in exceptional example of the significant architectural style that cannot be replicated (Style and craftsmanship) and Board of Supervisors approve said Historic Property Contract.

RESULT: Approved

MOVER: Kellie Morgantini

SECONDER: Judy MacClelland

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

NOES: None

ABSENT: Sheila Lee Prader

OTHER MATTERS

Belinda Taluban, potentially reviewing the Mills Act: Calculations of Mills Act for tax savings; the state level submits forms with some estimates.

John Scourkes mentioned historic preservation grants and the County budget.

BOARD COMMENTS, REQUEST AND REFERRALS

Belinda Taluban, spoke on the Red Barn being historic and what wanted to do actives there but she expressed the red barn needed to stay preserved.

DEPARTMENT UPDATE

None

ADJOURNMENT

Meeting adjourned at 12:36 p.m.

NEXT REGULAR MEETING

October 17, 2024

County of Monterey

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



Meeting Minutes - Draft

Thursday, October 17, 2024

11:30 AM

Historic Resources Review Board

11:30 A.M. - CALL TO ORDER

The meeting was called to order by John Scourkes (Chair) at 11:30 am

ROLL CALL**Present:**

John Scourkes (Chair)

Judy MacClelland

Belinda Taluban

Michael Bilich

Salvador Muñoz

Sheila Lee Prader, arrived at 11:40 am

Absent:

Kellie Morgantini (Vice Chair)

Secretary Craig Spencer reviewed the Zoom protocols.

PUBLIC COMMENT

Eloise Shim, Historic Resources Board Member at City of Salinas; shared that October 25th and 26th. at the First Mayor's House at 6 o'clock for unhaunted house Halloween theme event. In addition, there will be a fundraiser for the Historic Resource in Chinatown on the 2nd of November from 11 am to 2 pm. \$50 fundraiser for the Republic Café. Fundraiser will be held in the Buddhist Temple.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

None

SCHEDULED MATTERS**REF240031 - COUNTY OF MONTEREY (PORTER-VALLEJO MANSION)**

Public hearing to make a recommendation to the department of Public Works, Facilities, and Parks regarding proposed alterations to the historic Porter Vallejo Mansion, including

Project Location: 29 Bishop Street, Royal Oaks (Assessor's Parcel Number 117-323-013-000)

Joseph Alameda, Project Planner presented the item.

Applicant/Applicant's Representative: Christine Merkel Hine, Architect; Florence Kabwasa-Green, Applicant; Mag Clovis, Historian

Public Comment: None

It was moved by Judy MacClelland, seconded by Salvador Muñoz and passed by the following vote to accept staff's report to allow the alterations to a historic resource (the Porter Vallejo

Mansion), including a new stairway egress with new fire exits on the second and third floors; new outdoor space with new shade structures and picnic tables; and new sustainable landscaping will neither adversely affect the significant architectural features of the designated resource nor adversely affect the character of historical, architectural, or aesthetic interest or value of the designated resource and its site; the project is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties, under the treatment approach of rehabilitation; and the project qualifies for a Class 31 categorical exemption pursuant to CEQA Guidelines section 15331, and that none of the exceptions from Section 15300.2 apply.

RESULT: Approved

MOVER: Judy MacClelland

SECONDER: Salvador Muñoz

AYES: John Scourkes, Judy MacClelland, Belinda Taluban, Michael Bilich, Salvador Muñoz, Sheila Lee Prader

NOES: None

ABSENT: Kellie Morgantini

OTHER MATTERS

John Scourkes and Judy MacClelland shared that there is a CPF seminar has a 3 part on the California Historic Building Code which will be a good opportunity to get familiar with and invite interested staff (plan checkers and building officials) and will be cost efficient. Wayne Donald's will be one of the speakers.

BOARD COMMENTS, REQUEST AND REFERRALS

Craig Spencer gave update on bridge rails at Garrapata.

DEPARTMENT UPDATE

None

ADJOURNMENT

Meeting adjourned at 11:52 am

NEXT REGULAR MEETING

November 7, 2024

County of Monterey

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



Meeting Minutes - Draft

Thursday, January 9, 2025

11:30 AM

Historic Resources Review Board

11:30 A.M. - CALL TO ORDER

The meeting was called to order by John Scourkes (Chair) at 11:32 a.m.

ROLL CALL

Present:

John Scourkes (Chair)

Judy MacClelland

Belinda Taluban

Michael Bilich

Salvador Muñoz

Absent: Kellie Morgantini (Vice Chair), and Sheila Lee Prader

Secretary Phil Angelo reviewed the Zoom protocols.

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

None

SCHEDULED MATTERS

1. PLN240293 - SCOTT GALE TRUST

Public hearing to consider recommending that the Chief of Planning approve a Design Approval to allow the remodel of a previously altered 2,545 square foot historic single family residence, including converting the attached garage back to a garage, a 524 square foot second floor addition and a new 48 square foot second floor balcony, and conversion of an existing detached studio/garage to a 580 square foot accessory dwelling unit, and a new entry redwood trellis. Colors and materials for the attached garage to consist of cedar board and batten siding for new addition, new custom wood garage doors and wood clad windows, and new glass railing. Colors and materials for accessory dwelling unit to be horizontal wood siding at gables, brick fireplace and chimney, wood clad windows the match existing cedar shingle roof.

Project Location: 3360 5th Avenue, Carmel (Assessor's Parcel Number 009-162-029-000), Carmel Land Use Plan, Coastal Zone

Erika Isidro-Valdovinos, Permit Technician II presented the item.

Applicant/Applicant's Representative: Scott Gale, Applicant; Kent Seavey, Historian

Public Comment: Eloise Shim, Historic Resources Board for Salinas

The applicant requested a continuance to a date uncertain on the project to

address some design concerns raised by the board during their deliberation.

The board unanimously concurred.

OTHER MATTERS

2. REVIEW AND DISCUSS THE DRAFT 2023-2024 CERTIFIED LOCAL GOVERNMENT PROGRAM ANNUAL REPORT (CLG).

Secretary Phil Angelo presented the report and incorporated minor changes. Staff to finalize report and send to State Parks.

3. DISCUSSION OF THE COUNTY OF MONTEREY'S MILLS ACT PROGRAM.

Board discussed program and John Scourkes provided an update that he's in conversations with his District Supervisor regarding the program.

BOARD COMMENTS, REQUEST AND REFERRALS

None

DEPARTMENT UPDATE

John Scourkes (Chair) addressed working with planning code enforcement on cases in Spreckles, and Carmel by the Sea. Two properties have been red tagged with one having to go through Coastal Development permit.

Second update is nomination will need to be scheduled as well as the 2025 hearing dates for the next meeting date.

Michael Bilich shared that January 16th through April 27th. at the Monterey Museum of Art Program, morally bare modernism in Northern California, architecture in photography.

Salvador Muñoz shared about a memorial event for Ron Anderson who was one of the original charter members of the Historical Review Board at Salinas Depot complex on January 25th. from 1-3 pm.

ADJOURNMENT

Meeting adjourned at 1:19 p.m.

County of Monterey

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



Meeting Minutes - Draft

Thursday, March 6, 2025

11:30 AM

Historic Resources Review Board

11:30 A.M. - CALL TO ORDER

The meeting was called to order by John Scourkes (Chair) at 11:30 a.m.

ROLL CALL

Present:

John Scourkes (Chair)

Kellie Morgantini (Vice Chair)

Judy MacClelland

Belinda Taluban

Sheila Lee Prader

Absent: Michael Bilich and Salvador Muñoz

Salvador Muñoz arrived at 11:32 a.m.

Secretary Phil Angelo reviewed the Zoom protocols.

PUBLIC COMMENT

Member of the public Eloise Shim shared meeting that she will be conducting on the first week of April regarding the Chinatown Historic Republic Café.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

None

SCHEDULED MATTERS

1. DA240266 - DOWLER RANDALL R AND STACEY G

Public hearing to consider recommending that the Chief of Planning approve a Design Approval to allow alterations to the Fan Shell house including all single pane plate glass glazing will be replaced with insulated glazing in aluminum frame units in existing openings; addition of new windows and access doors from the courtyard to the garage (convert portion of garage into office/gym with 1/2 bath); and a new green roof over the garage; replace trellis sections at the north and south ends of the structure; casement egress windows to be replaced with new aluminum frame units in existing openings; new built-in hot tub spa, planters and bench proposed within the existing courtyard. The courtyard was previously a swimming pool, recently permitted to be filled. Colors and materials to match existing masonry and concrete (tan slump stone block); unfinished incense cedar wood siding and trim, sand finish concrete patio, and new mullion pattern windows to match existing.

Project Location: 3137 17 Mile Dr Pebble Beach, (Assessor's Parcel Number 008-263-001-000) Del Monte Forest Land Use Plan.

Liz Gonzales, Permit Center Manager presented staff's report.

Applicant/Applicant's Representative: Gretchen Flesher, agent.

Public Comment: Kent L. Seavey, applicant's historical consultant.

It was moved by Belinda Taluban, seconded by Salvador Muñoz, and passed by the following vote to adopt a resolution recommending that the Chief of Planning: Find the project Categorically exempt per CEQA Section 15331; and approve a Design Approval to allow alterations to the Fan Shell House including all single pane plate glass glazing will be replaced with insulated glazing in aluminum frame units in existing openings; addition of new windows and access doors from the courtyard to the garage (convert portion of garage into office/gym with 1/2 bath); and a new green roof over the garage; replace trellis sections at the north and south ends of the structure; casement egress windows to be replaced with new aluminum frame units in existing openings; new built-in hot tub spa, planters and bench proposed within the existing courtyard. The courtyard was previously a swimming pool, recently permitted to be filled. Colors and materials to match existing masonry and concrete (tan slump stone block); unfinished incense cedar wood siding and trim, sand finish concrete patio, and new mullion pattern windows to match existing. The motion included correction of the draft resolution to clarify that the project description included conversion a portion of the garage rather than its entirety, correct the footer to reflect the file number, and correct the property address.

RESULT: Approved

MOVER: Belinda Taluban

SECONDER: Salvador Muñoz

AYES: Belinda Taluban, Salvador Muñoz, John Scourkes, Judy MacClelland, and Sheila Lee

Prader

NOES: None

ABSENT: Michael Bilich

OTHER MATTERS

None

BOARD COMMENTS, REQUEST AND REFERRALS

Kellie Morgantini announced she has started a temporary position with the planning department to assist with current planning applications, and that she will not be working on HRRB files as to not conflict with her duties as a board member.

Secondly, she provided an update on the historic preservation training for staff. Phil Angelo shared staff meeting times to be able to present HRRB training.

John Scourkes had a conversation with his district supervisor regarding the Mills Act, and the HRRB briefly discussed the program. Kent Seavey provided public comment.

DEPARTMENT UPDATE

Phil Angelo announced that elections meeting, Mills Act discussion, and Meeting Minutes will be agendaized for the next meeting.

ADJOURNMENT

Meeting adjourned at 12:48 p.m.



County of Monterey

Item No.1

Board Report

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

Legistar File Number: 25-392

June 05, 2025

Introduced: 5/28/2025

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

PLN240293 - SCOTT GALE TRUST

CONTINUED from January 9, 2025, a Public hearing to consider recommending that the Chief of Planning approve an Administrative Design Approval to allow the remodel of a previously altered 2,545 square foot historic single family residence, to allow returning the original 1951 garage space from a previously approved master bedroom and additionally raising the garage roof to meet code, adding a new 506 square foot single story bedroom addition to the side of the house, a 38 square foot kitchen expansion, and a 40 square foot porch addition; remodeling and converting an existing 580 square foot detached art studio/garage located in the rear of the property to an accessory dwelling unit, and adding a new entry redwood trellis in the front setback. Colors and materials to match existing residence where possible, vertical board-and-batten wood siding for the addition. New custom garage wood doors for main house to be beige to match adobe siding.

Project Location: 3360 5th Avenue, Carmel (Assessor's Parcel Number 009-162-029-000), Carmel Land Use Plan, Coastal Zone

RECOMMENDATION:

Staff recommends that the County of Monterey Historic Resources Review Board (HRRB) adopt a resolution recommending that the Chief of Planning 1) Find the project qualifies for a class 31 exception pursuant to section 15331 of the CEQA guidelines; and 2) approve an Administrative Design Approval to allow the remodel of a previously altered 2,545 square foot historic single family residence to allow returning the original 1951 garage space from a previously approved master bedroom and additionally raising the garage roof to meet code, and additionally raising the garage roof, adding a new 506 square foot single story bedroom addition to the side of the house, a 38 square foot kitchen expansion, and a 40 square foot porch addition; remodeling and converting an existing 580 square foot detached art studio/garage located in the rear of the property to an accessory dwelling unit, and adding a new entry redwood trellis in the front setback. Colors and materials to match existing residence where possible, vertical board-and-batten wood siding for the addition. New custom garage wood doors for main house to be beige to match adobe siding.

DISCUSSION:

The property contains the Donald Teague residence, a one story Post-Adobe residence constructed in 1951. The residence is historically significant under the California Register of Historic Resources (CRHR) criterion 3, architecture, as a very good example of the Post-Adobe method of construction developed by Hugh W. Comstock; and under criterion 2, important persons, for its association with noted American watercolorist Donald Teague. Its character defining features include its Post-Adobe construction, one-story height, irregular plan, low-pitched gable and hip roof form, wood shake roof covering, multi-panel metal casement type fenestration, outdoor patios and terraces, and informal

landscape setting. The historic assessment prepared for the project by Kent L. Seavey (Exhibit E) concludes the property retains a high degree of integrity.

On January 9, 2025, the Gale project went before the HRRB for a recommendation on a remodel to the residence, with a new a second story addition, re-construction of a two-car garage in its original location, conversion of a detached studio/garage into an ADU, and other minor additions. In its discussion the HRRB identified a few concerns with the proposal. The project included a second story addition on the primary façade that would be highly visible from the street. As the residence's one-story height and post-adobe construction are both character defining, there was concern that this would materially alter these historic features and be inconsistent with the Secretary of the Interior's Standards for Rehabilitation. There were also requests for clarity in how information is communicated on the project plans and description of the project. As an example, the original plan set included the original design elevations, existing elevations, and new elevations, but these were placed on different sheets making comparison difficult. Similarly, they included an increase in the height of the roof that was not called out as part of the discussion.

During the deliberation in January, the applicant's agent requested a continuance to a date uncertain to address the design concerns raised by the HRRB. The Board unanimously concurred, recommending that the addition be single story and proposed towards the back or the side of the existing house. They also requested the applicants address raising the garage roof. On February 18, 2025, the applicant's agent submitted a revised historic report with revised plans with the following changes: 1) removal of the proposed second story above the proposed garage space; 2) addition of a one-story, gable-roofed living space, off the east end of the front elevation. This will be done with vertical board and batten wood siding, to differentiate the new work from the original Post-Adobe building material, consistent with Rehabilitation Standards; 3) return the original 1951 garage space, raising the garage roof slightly, to provide for a code conforming overhead beam for the doors. The raised gable would be faced with vertical board and batten wall-cladding, again the differentiate the original Post-Adobe from the new material; 4) Maintain hip and gale appearance or roof above the kitchen space along the westside elevation; 5) reroof the residence with appropriate code conforming Class A regulations; 6) repair and replace original metal fenestration, matching any proposed new windows in kind; and 7) changeout multi-panel glazing in 1955 east side bay to full-height single panel panels. An addendum to the phase II historical report dated April 12, 2025 is attached as **Exhibit E**. **Exhibit D** includes both the phase I DPR 523 form and the original phase II historical report dated October 15, 2024. Please note that the October 15, 2024 phase II report includes analysis of the previous version of the project, which included a second story addition that is no longer part of the project.

CEQA

The proposed project qualifies for a class 31 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: Erika Isidro-Valdovinos, Permit Tech II

Reviewed by: Elizabeth Gonzales, Permit Center Manager

Approved by: Phil Angelo, Senior Planner

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

Exhibit A - Draft Resolution

Exhibit B - Project Plans, Colors and Materials

Exhibit C - Design Approval application with Site Photos

Exhibit D - Phase I DPR 523 Historic Report

Exhibit E - Amended Phase II Historic Report prepared by Kent L. Seavey dated April 12, 2025

Cc: Ray Parks (Agent); Project File PLN240293



Historic Resources Review Board

Legistar File Number: 25-392

June 05, 2025

Introduced: 5/28/2025

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

PLN240293 - SCOTT GALE TRUST

CONTINUED from January 9, 2025, a Public hearing to consider recommending that the Chief of Planning approve an Administrative Design Approval to allow the remodel of a previously altered 2,545 square foot historic single family residence, to allow returning the original 1951 garage space from a previously approved master bedroom and additionally raising the garage roof to meet code, adding a new 506 square foot single story bedroom addition to the side of the house, a 38 square foot kitchen expansion, and a 40 square foot porch addition; remodeling and converting an existing 580 square foot detached art studio/garage located in the rear of the property to an accessory dwelling unit, and adding a new entry redwood trellis in the front setback. Colors and materials to match existing residence where possible, vertical board-and-batten wood siding for the addition. New custom garage wood doors for main house to be beige to match adobe siding.

Project Location: 3360 5th Avenue, Carmel (Assessor's Parcel Number 009-162-029-000), Carmel Land Use Plan, Coastal Zone

RECOMMENDATION:

Staff recommends that the County of Monterey Historic Resources Review Board (HRRB) adopt a resolution recommending that the Chief of Planning 1) Find the project qualifies for a class 31 exception pursuant to section 15331 of the CEQA guidelines; and 2) approve an Administrative Design Approval to allow the remodel of a previously altered 2,545 square foot historic single family residence to allow returning the original 1951 garage space from a previously approved master bedroom and additionally raising the garage roof to meet code, and additionally raising the garage roof, adding a new 506 square foot single story bedroom addition to the side of the house, a 38 square foot kitchen expansion, and a 40 square foot porch addition; remodeling and converting an existing 580 square foot detached art studio/garage located in the rear of the property to an accessory dwelling unit, and adding a new entry redwood trellis in the front setback. Colors and materials to match existing residence where possible, vertical board-and-batten wood siding for the addition. New custom garage wood doors for main house to be beige to match adobe siding.

DISCUSSION:

The property contains the Donald Teague residence, a one story Post-Adobe residence constructed in 1951. The residence is historically significant under the California Register of Historic Resources (CRHR) criterion 3, architecture, as a very good example of the Post-Adobe method of construction developed by Hugh W. Comstock; and under criterion 2, important persons, for its association with noted American watercolorist Donald Teague. Its character defining features include its Post-Adobe construction, one-story height, irregular plan, low-pitched gable and hip roof form, wood shake roof covering, multi-panel metal casement type fenestration, outdoor patios and terraces, and informal

landscape setting. The historic assessment prepared for the project by Kent L. Seavey (Exhibit E) concludes the property retains a high degree of integrity.

On January 9, 2025, the Gale project went before the HRRB for a recommendation on a remodel to the residence, with a new a second story addition, re-construction of a two-car garage in its original location, conversion of a detached studio/garage into an ADU, and other minor additions. In its discussion the HRRB identified a few concerns with the proposal. The project included a second story addition on the primary façade that would be highly visible from the street. As the residence's one-story height and post-adobe construction are both character defining, there was concern that this would materially alter these historic features and be inconsistent with the Secretary of the Interior's Standards for Rehabilitation. There were also requests for clarity in how information is communicated on the project plans and description of the project. As an example, the original plan set included the original design elevations, existing elevations, and new elevations, but these were placed on different sheets making comparison difficult. Similarly, they included an increase in the height of the roof that was not called out as part of the discussion.

During the deliberation in January, the applicant's agent requested a continuance to a date uncertain to address the design concerns raised by the HRRB. The Board unanimously concurred, recommending that the addition be single story and proposed towards the back or the side of the existing house. They also requested the applicants address raising the garage roof. On February 18, 2025, the applicant's agent submitted a revised historic report with revised plans with the following changes: 1) removal of the proposed second story above the proposed garage space; 2) addition of a one-story, gable-roofed living space, off the east end of the front elevation. This will be done with vertical board and batten wood siding, to differentiate the new work from the original Post-Adobe building material, consistent with Rehabilitation Standards; 3) return the original 1951 garage space, raising the garage roof slightly, to provide for a code conforming overhead beam for the doors. The raised gable would be faced with vertical board and batten wall-cladding, again the differentiate the original Post-Adobe from the new material; 4) Maintain hip and gable appearance or roof above the kitchen space along the westside elevation; 5) reroof the residence with appropriate code conforming Class A regulations; 6) repair and replace original metal fenestration, matching any proposed new windows in kind; and 7) changeout multi-panel glazing in 1955 east side bay to full-height single panel panels. An addendum to the phase II historical report dated April 12, 2025 is attached as **Exhibit E**. **Exhibit D** includes both the phase I DPR 523 form and the original phase II historical report dated October 15, 2024. Please note that the October 15, 2024 phase II report includes analysis of the previous version of the project, which included a second story addition that is no longer part of the project.

CEQA

The proposed project qualifies for a class 31 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: Erika Isidro-Valdovinos, Permit Tech II

Reviewed by: Elizabeth Gonzales, Permit Center Manager

Approved by: Phil Angelo, Senior Planner

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

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Exhibit E - Amended Phase II Historic Report prepared by Kent L. Seavey dated April 12, 2025

Cc: Ray Parks (Agent); Project File PLN240293

Exhibit A

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DRAFT RESOLUTION

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

Resolution No. 25-XXX

PLN240293 (SCOTT GALE TRUST)

Resolution by the Monterey County Historic Resources Review Board (HRRB) to recommend that the Chief of Planning: 1) Categorically exempt per CEQA Section 15331; and 2) approve an Administrative Design Approval to allow the remodel of a previously altered 2,545 square foot historic single family residence to allow returning the original 1951 garage space from a previously approved master bedroom and additionally raising the garage roof to meet code, adding a new 506 square foot single story bedroom addition to the side of the house, a 38 square foot kitchen expansion, and a 40 square foot porch addition; remodeling and converting an existing 580 square foot detached art studio/garage located in the rear of the property to an accessory dwelling unit, and adding a new entry redwood trellis in the front setback. Colors and materials to match existing residence where possible, vertical board-and-batten wood siding for the addition. New custom garage wood doors for main house to be beige to match adobe siding.

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on January 9, 2025 and June 5, 2025, 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 Historic Assessment done by Monterey County Historian Kent L. Seavey.

WHEREAS, the parcel is located at 3360 5th Ave, Carmel (APN 009-162-029-000). The zoning is "MDR/2-D (CZ)" Medium Residential, 2 units per acre, Design Control District in the 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. Although this home is not located with an "HR" historic overlay, it has been deemed Historic by a Monterey County Historian for its age, location, design, workmanship, materials, and its association with Nationally noted American watercolorist, Donald Teague, who the house was built for.

WHEREAS, Scott Gale (applicant) filed with the County of Monterey, an application for an Administrative Design Approval for the remodel of a previously altered 2,545 square foot historic

single family residence to allow returning the original 1951 garage space from a previously approved master bedroom and additionally raising the garage roof to meet code, and additionally raising the garage roof, adding a new 506 square foot single story bedroom addition to the side of the house, a 38 square foot kitchen expansion, and a 40 square foot porch addition; remodeling and converting an existing 580 square foot detached art studio/garage located in the rear of the property to an accessory dwelling unit, and adding a new entry redwood trellis in the front setback. Colors and materials to match existing single-family dwelling.

WHEREAS, On January 9, 2025, the Gale project went before the HRRB for a recommendation on a remodel to the residence, with a new a second story addition, re-construction of a two-car garage in its original location, conversion of a detached studio/garage into an ADU, and other minor additions. In its discussion The HRRB identified a few concerns with the proposal. The project included a second story addition on the primary façade that would be highly visible from the street. As the residence's one-story height and post-adobe construction are both character defining, there was concern that this would materially alter these historic features and be inconsistent with the Secretary of the Interior's Standards for Rehabilitation. There were also requests for clarity in how information is communicated on the project plans and description of the project. As an example, the original plan set included the original design elevations, existing elevations, and new elevations, but these were placed on different sheets making comparison difficult. Similarly, they included an increase in the height of the roof that was not called out as part of the discussion. During the deliberation in January, the applicant's agent requested a continuance to a date uncertain to address the design concerns raised by the HRRB. The Board unanimously concurred, recommending that the addition be single story and proposed towards the back or the side of the existing house. They also wanted the applicants to address raising the garage roof.

WHEREAS, On February 18, 2025, the applicant's agent submitted a revised historic report with revised plans with the following changes: 1) removal of the proposed second story above the proposed garage space; 2) addition of a one-story, gable-roofed living space, off the east end of the front elevation. This will be done with vertical board and batten wood siding, to differentiate the new work from the original Post-Adobe building material, consistent with Rehabilitation Standards; 3) return the original 1951 garage space, raising the garage roof slightly, to provide for a code conforming overhead beam for the doors. The raised gable would be faced with vertical board and batten wall-cladding, again the differentiate the original Post-Adobe from the new material; 4) Maintain hip and gable appearance or roof above the kitchen space along the westside elevation; 5) reroof the residence with appropriate code conforming Class A regulations; 6) repair and replace original metal fenestration, matching any proposed new windows in kind; and 7) changeout multi-panel glazing in 1955 east side bay to full-height single panel panels.

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:

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 project qualifies as a Categorical Exemption pursuant to CEQA Guidelines Section 15331 because 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. The minor renovation of this project meets this criterion for an exemption.

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 PLN240293
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. Revised Phase II Historic Assessment conducted by Kent L. Seavey, dated April 12, 2025.
5. Oral testimony and HRRB discussion during the public hearing and the administrative record.

Passed and adopted on this **5TH day of June, 2025**, upon motion of _____, seconded by _____, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Attest

Name, Phil Angelo, HRRB Secretary

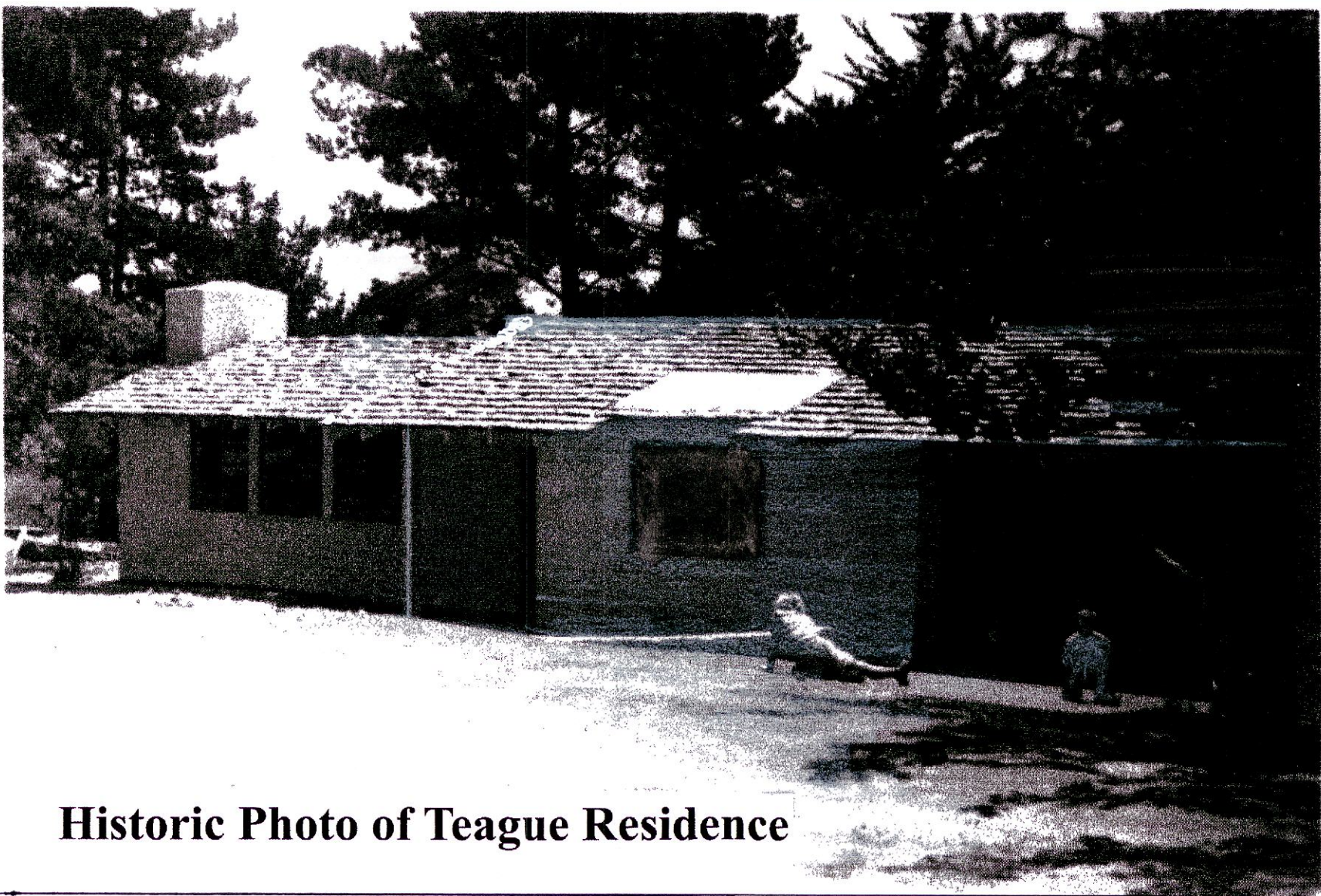
Date

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Exhibit B

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Scott Gale & Nina Nygard Family Trust
Historic Donald Teague House & Studio
3360 Fifth Ave. Carmel, Ca 93923
APN: 009-162-029



Historic Photo of Teague Residence

Project Description:

The existing Post- Adobe residence was built for a noted American artist Donald Teague in 1951 and a separate artist studio built in 1955. There have been remodels and additions to the residence since the initial construction and both structures are considered to be significantly historic. This proposal is to maintain the historic elements of the two structures, reinstate the original 2 car garage, add a new single story bedroom and expand kitchen and remodel existing bathrooms. Remodel the artist studio and convert to an ADU.

Planning Statistics:

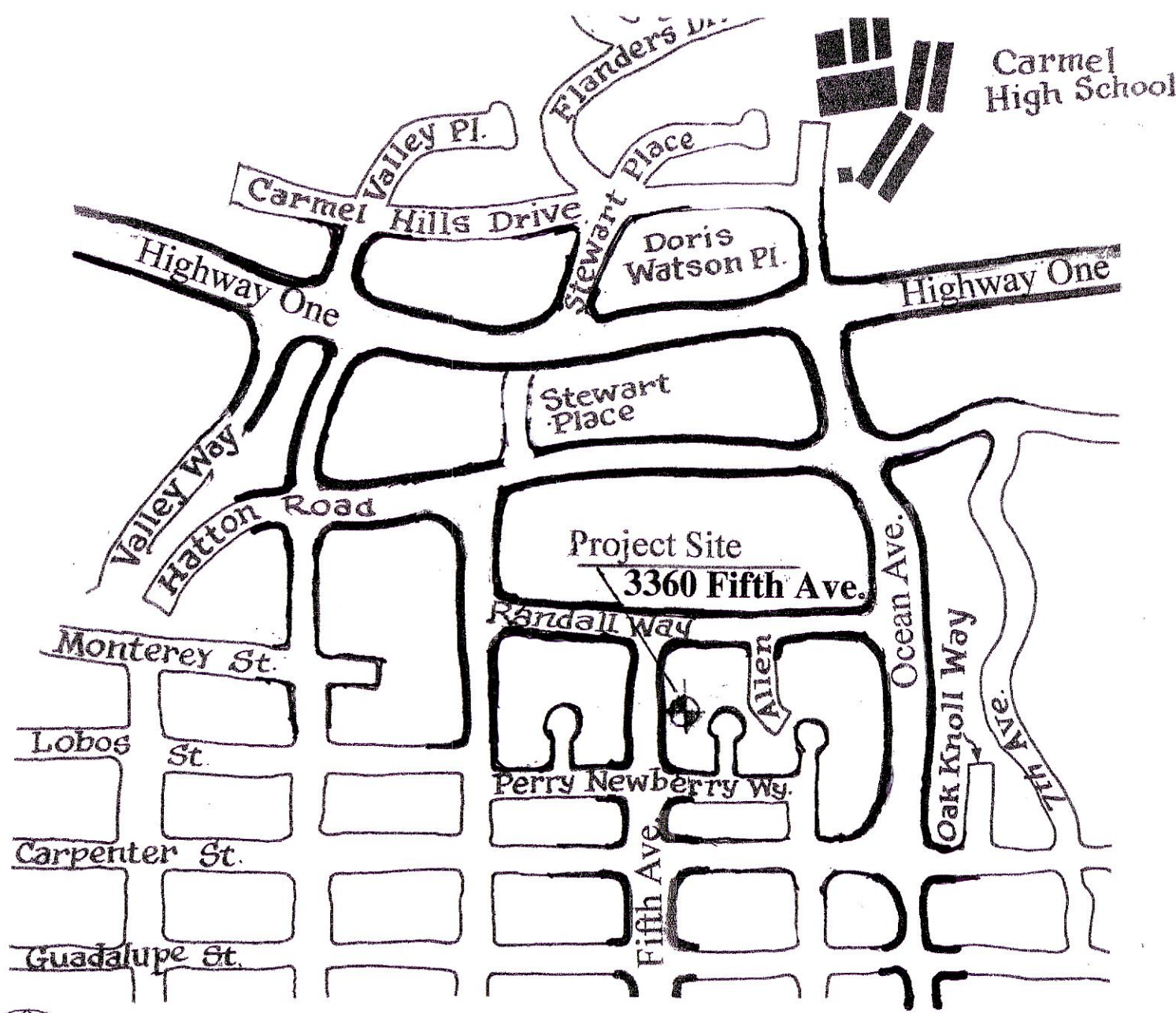
Lot size: 11,394 sq.ft. or .26 acres
Existing Residence: 2,545 sq.ft.
Existing Studio & Garage: 580 sq.ft.
Proposed Bedroom Addition 506 sq.ft.
Proposed Porch Addition 40 sq.ft.
Proposed Kitchen Addition 38 sq.ft.
Total Addition 584 sq.ft.
Total Residence 3,129 sq.ft.
Total building coverage 3,709 sq.ft. @ 32.5 %

Abbreviations

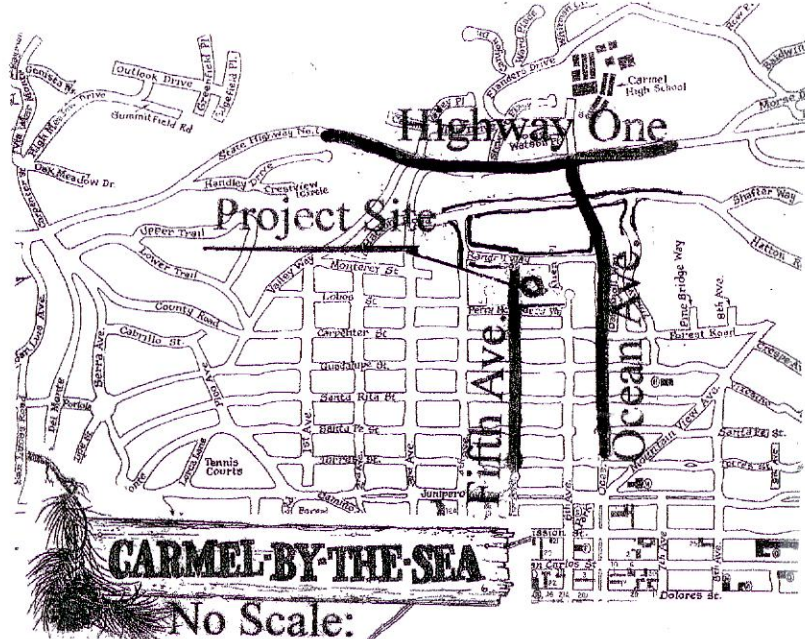
Acous.	Acoustical	F.F.	Finnish Floor	Pt.	Point
Adj.	Adjustable	Flash	Flashing	#	Pound or Number
Agg.	Aggregate	Flou	Flourescent	PTDF	Pressure Treated Douglas Fir
AB	Anchor Bolt	Ft.	Foot or Feet	Rad.	Radius
Approx.	Approximately	Fig.	Footing	Rwd.	Redwood
Arch.	Architectural	FAU	Forced Air Unit	Ref.	Reference or Refrigerator
AC	Asphalt Concrete	Fdn.	Foundation	Reinf.	Reinforced
AS	Asphalt Surface	Furr.	Furring	Req.	Required
@	At	Galv.	Galvanized	Resil.	Resilient
ANG	Average Natural Grade	Ga.	Gauge	Ret.	Retaining
Bm	Beam	GL	Glass	Rm.	Room
Blk.	Block	GLB	Glue Laminated Beam	R.O.	Rough Opening
Blocks	Blocking	G.B.	Grab Bar	Sched.	Schedule
BD	Board	Gr.	Grade	Sect.	Section
Bldg.	Building	GFI	Ground Fault Interrupter	Sht.	Sheet
Clg.	Ceiling	Gnd.	Ground Fault Interrupter	Sim.	Similar
Cem.	Cement	Gyp.	Gypsum	S.B.	Solid Blocking
Chr.	Center	H.C.	Handicap	S.C.	Solid Core
C.O.	Clean Out	Hdr.	Header	S	South
Clr.	Clear	Htr.	Heater	Spec.	Specification
Cl.	Closet	Ht.	Height	Sq.	Square
Col.	Column	H.C.	Hollow Core	Std.	Standard
Conc.	Concrete	H.M.	Hollow Metal	Stl.	Steel
Det.	Detail	Horiz.	Horizontal	Stor.	Storage
Dia.	Diameter	H.B.	Hose Bib	Strl.	Structural
Dim.	Dimension	Insul.	Insulation	Susp.	Suspended
Dr.	Door	Int.	Interior	TOC	Top of Concrete
Dbl.	Double	J.H.	Joist Hanger	TOF	Top of Footing
D.F.	Douglas Fir	Max.	Maximum	TOP	Top of Pavement
Dn.	Down	Mln.	Minimum	TOW	Top of Wall
Dwg.	Drawing	Misc.	Miscellaneous	T&G	Tounge and Groove
D	Dryer	Mtd.	Mounted	Typ.	Typical
Ea.	Each	Nat.	Natural	UON	Unless Otherwise Noted
E	East	(N)	New	Vert.	Vertical
E.N.	Edge Nailing	N	North	W.C.	Water Closet
Ele.	Electrical	NIC	Not in Contract	W.H.	Water Heater
Ele.	Elevation	NTS	Not to Scale	WP	Water Proof
Eq.	Equal	O.C.	On Center	Wt.	Weight
Eqpt.	Equipment	Opp.	Opposite	WWM	Welded Wire Mesh
(E)	Existing	O'	Over	W	West or Washing Machine
Ext.	Exterior	Pr.	Pair	Wdw.	Window
FOC	Face of Concrete	d	Denny	W/	With
FOF	Face of Framing	Plas.	Plaster.	W/in	Within
FOF	Face of Framing	PL	Plate	W/O	Without
F.G.	Finnish Grade	Plywd.	Plywood	Wd.	Wood

Archaeological Note:

If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface of subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation required for recovery.



Location Map
No Scale:

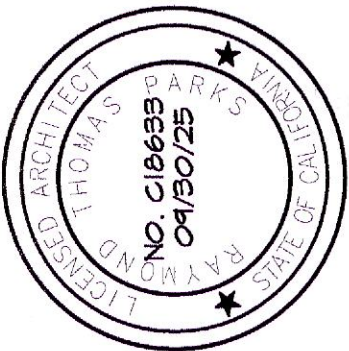


Vicinity Map

Sheet Index

No.	Title
A1.0	Cover
A1.1	Existing Site Plan
A1.2	Proposed Site Plan & Trellis
A2.0	Existing Res. Floor Plan
A2.1	Proposed Res. Floor Plan
A2.2	Studio Exist. & Proposed Floor Plans
A3.0	Res. North & East Elevations
A3.1	Res. South & West Elevations
A3.2	Studio Elevations

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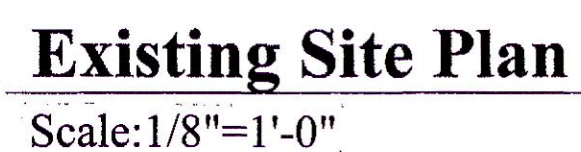
Post Office Box 5473 Carmel, Ca 93921
Phone: 831-624-1647 ray@rayparks.com

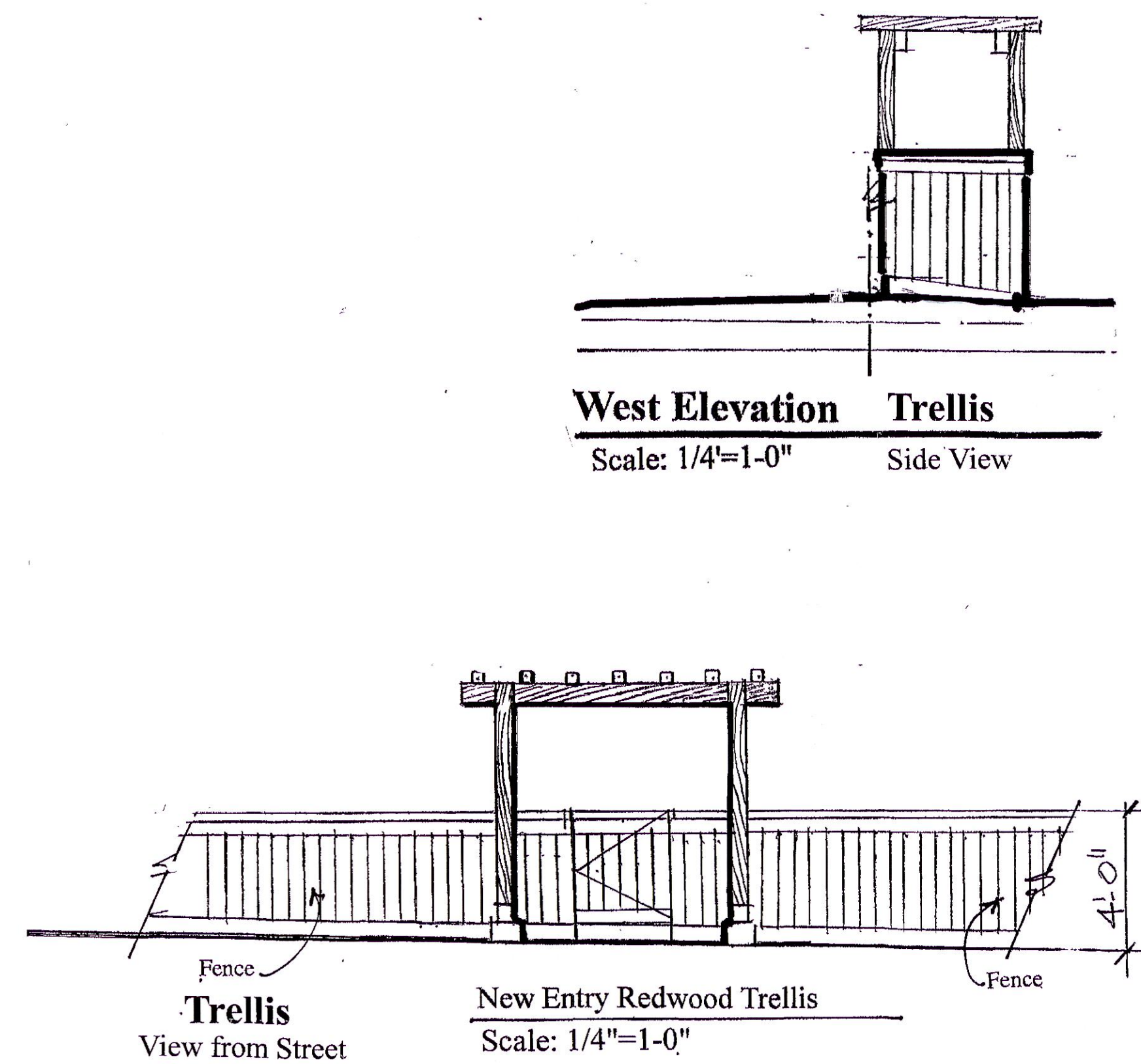
Scott Gale & Nina Nygard Family Trust
Historic Donald Teague House & Studio
3360 Fifth Ave. Carmel, Ca 93923
APN: 009-162-029

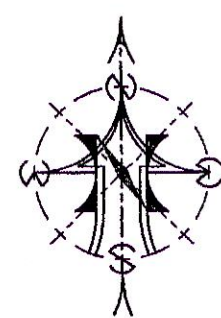
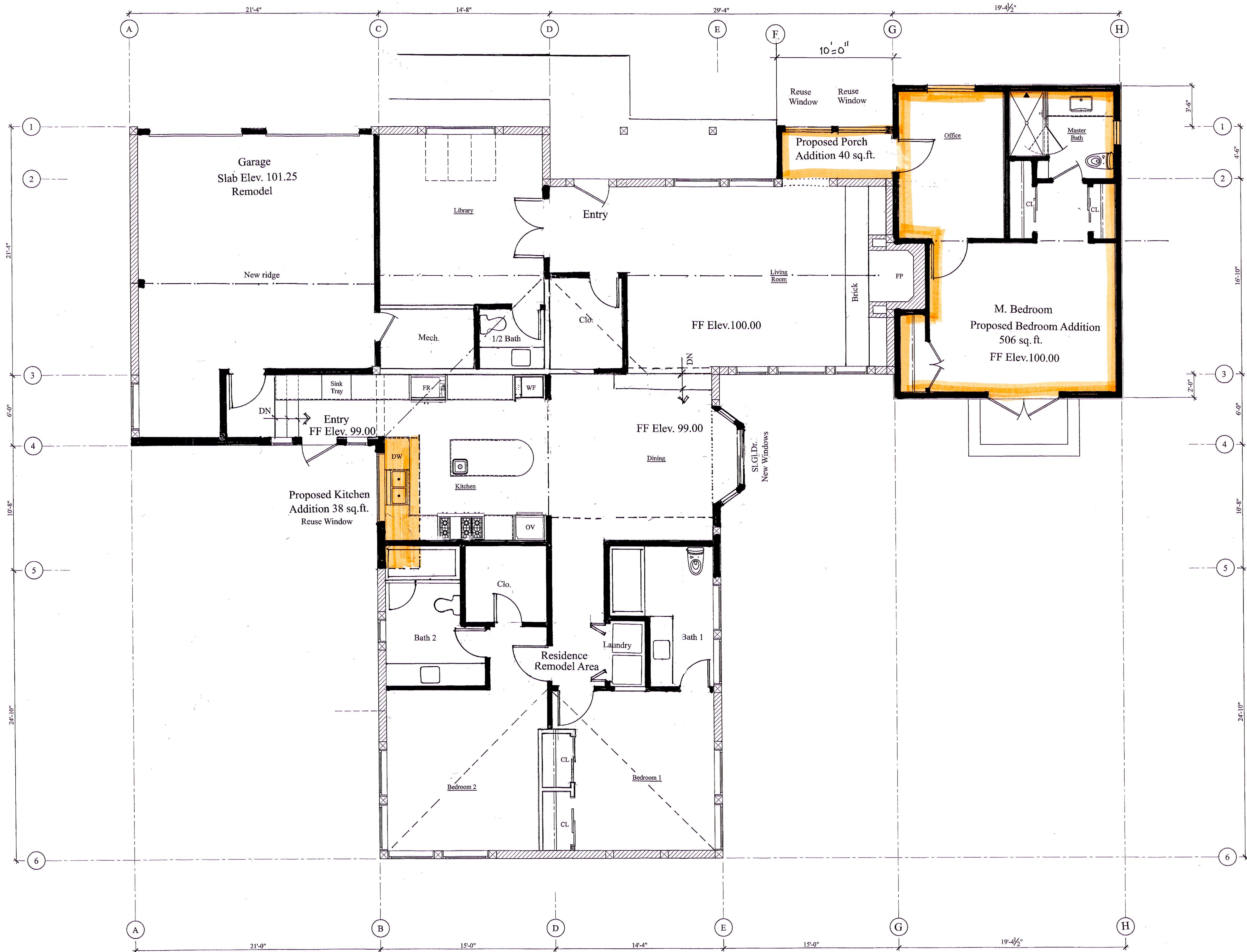
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Drawing Date: 08-13-24
Revision: 2-18-25
Revision:
Revision:

A1.0







Proposed Floor Plan
Scale: 1/4"=1'-0"

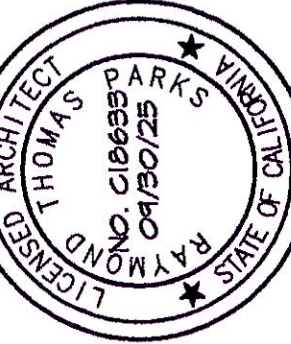
LEGEND:

- (N) 2x6 WALL FRAMING
- (N) 2x4 WALL FRAMING
- (E) 8" ADOBE BLOCK WALLS
- (E) WOOD FRAMED WALLS TO REMAIN

NOTE:

- GRID LINES ARE TO FACE OF FRAMING, U.O.N.
- DIMENSIONS ARE TO FACE OF FRAMING, U.O.N.
- FIELD VERIFY ALL FRAMING DIMENSIONS PRIOR TO CONSTRUCTION.

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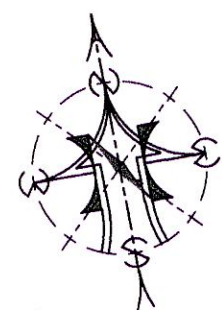
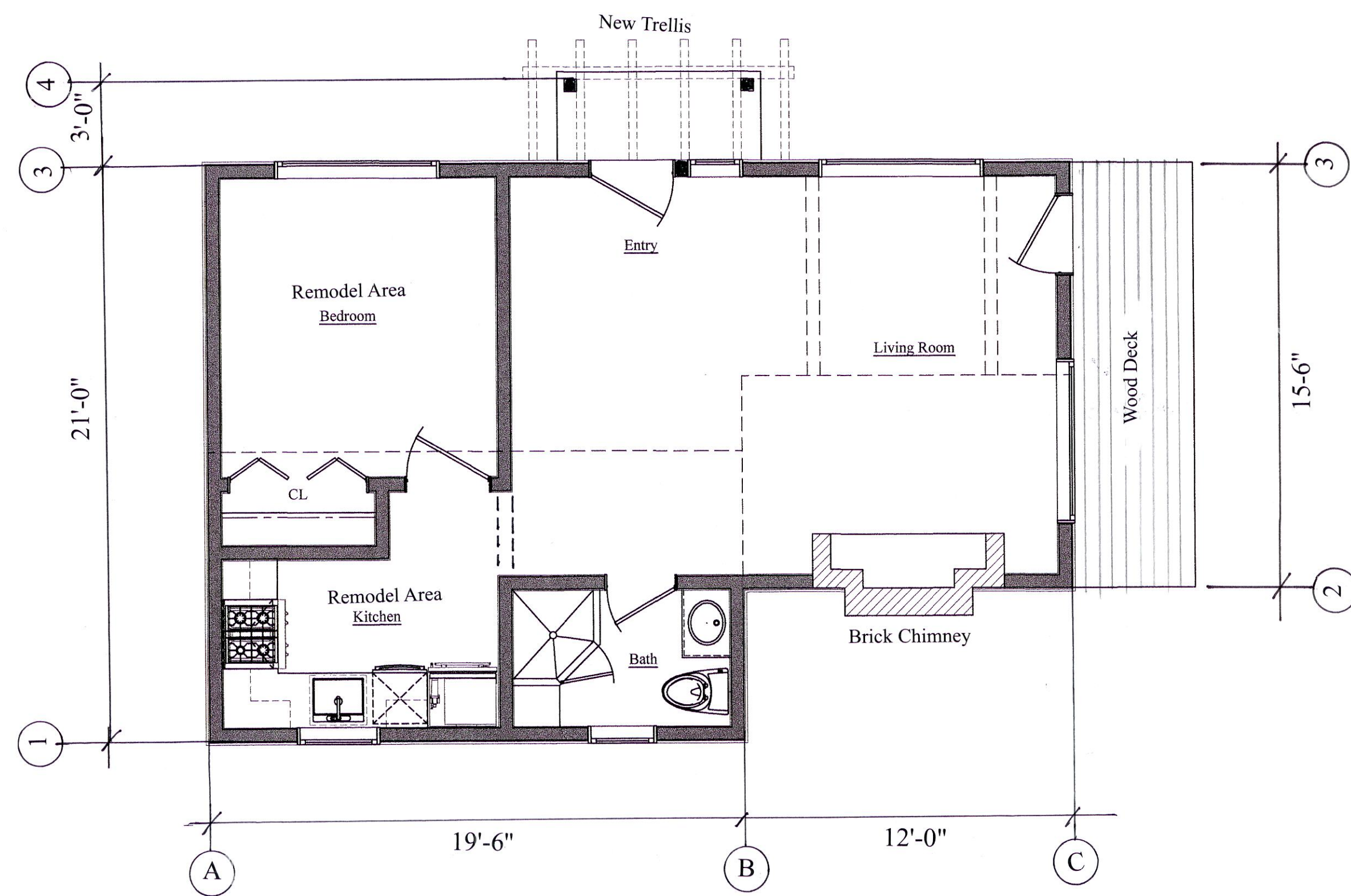
Ray Parks & Associates
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ray@rayparks.com

Proposed Floor Plan

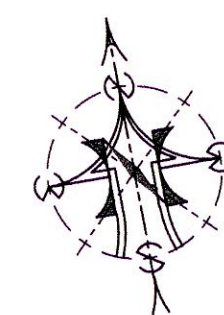
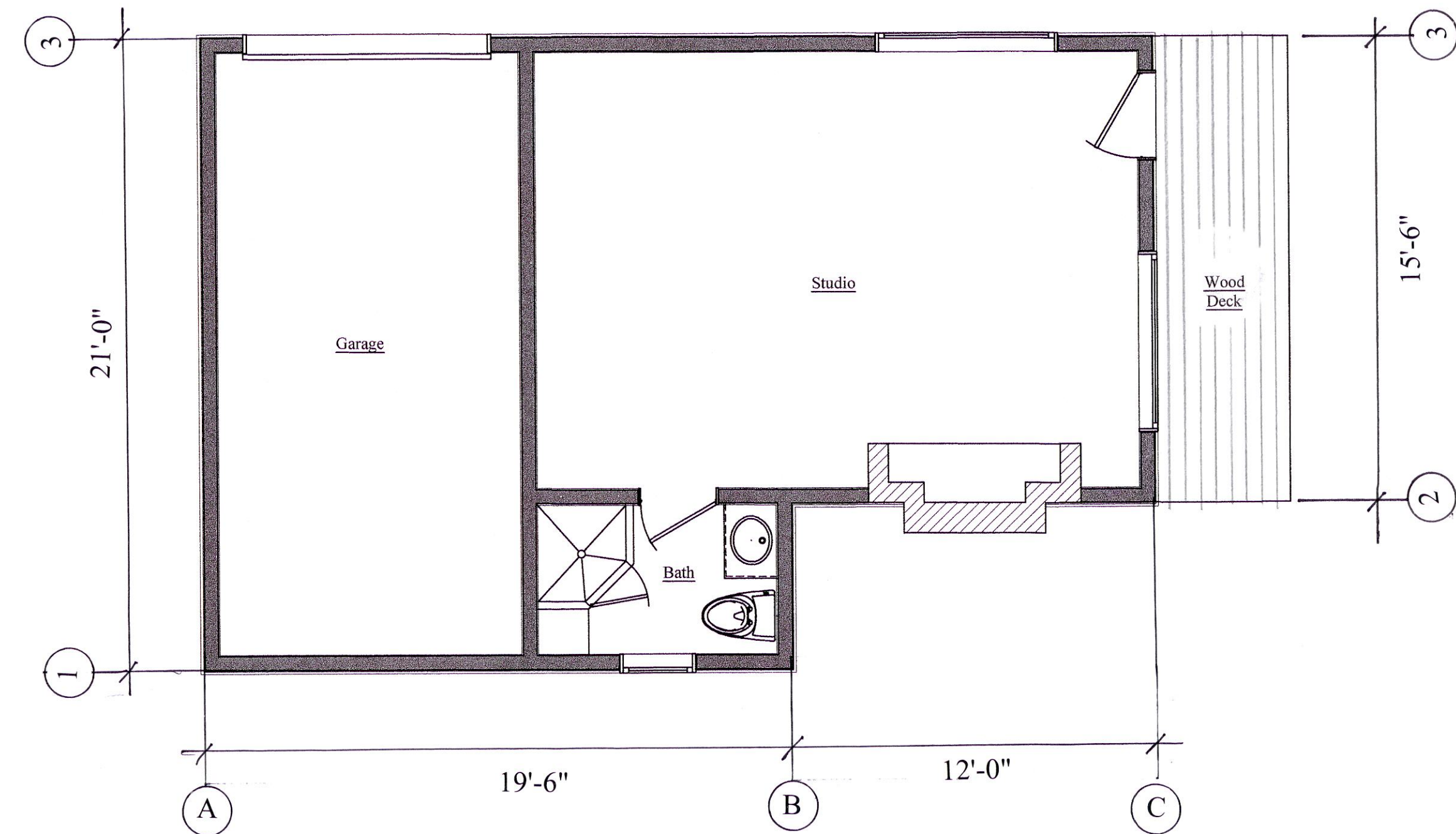
Scott Gale & Nina Nygard Family Trust
Historic Donald Teague House & Studio
3360 Fifth Ave. Carmel, Ca 93923
APN: 009-162-029

Drawing Date: 12-12-23
Revision: 2-18-25
Revision:
Revision:

A2.1

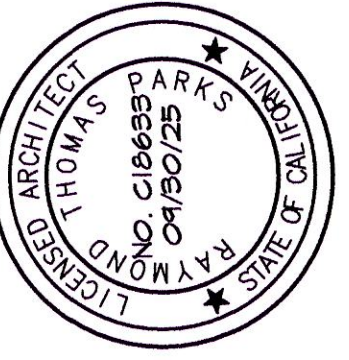


Proposed Studio Floor Plan (ADU)
Scale: 1/4"=1'-0"



Existing Studio Floor Plan
Scale: 1/4"=1'-0" 1955 Addition

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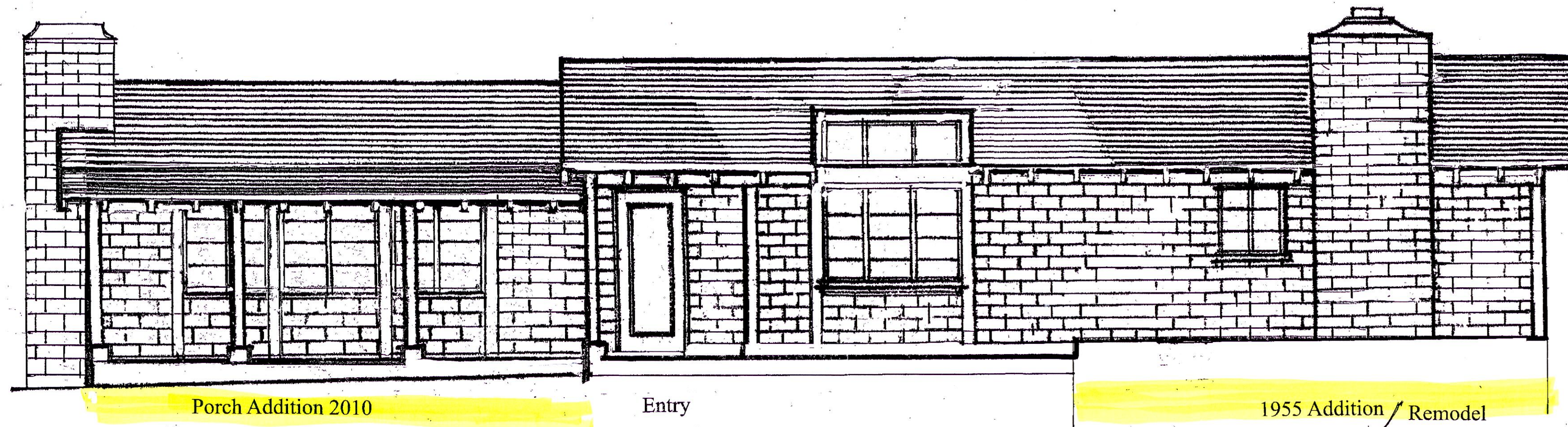


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Studio Floor Plans (ADU)

Scott Gale & Nina Nygard Family Trust
Historic Donald Teague House & Studio
3360 Fifth Ave. Carmel, Ca 93923
APN: 009-162-029

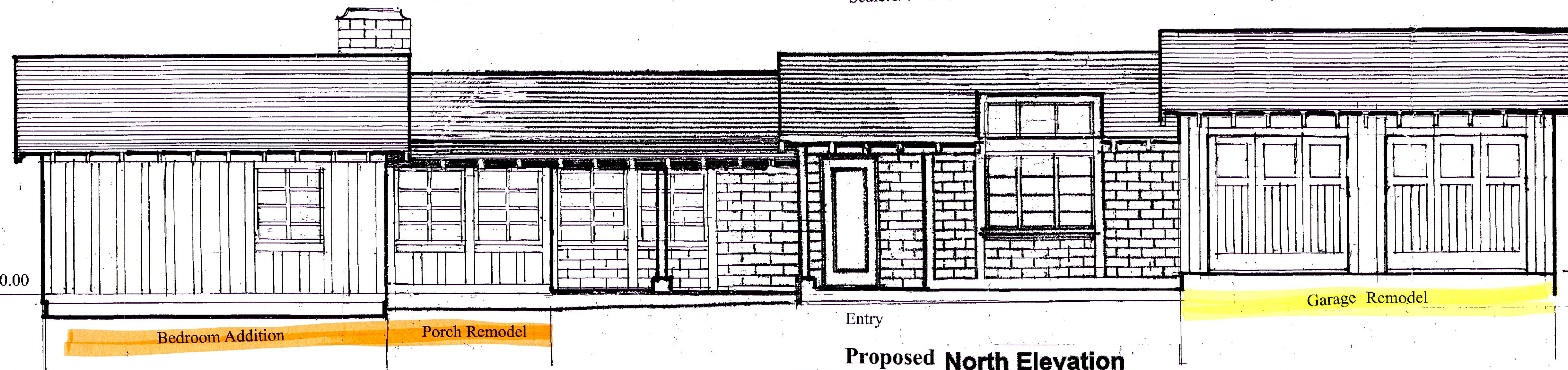
Drawing Date: 12-12-23
Revision: 2-18-25
Revision:
Revision:



Entry

Existing North Elevation

Scale: 1/4"=1'-0"



Entry

Proposed North Elevation

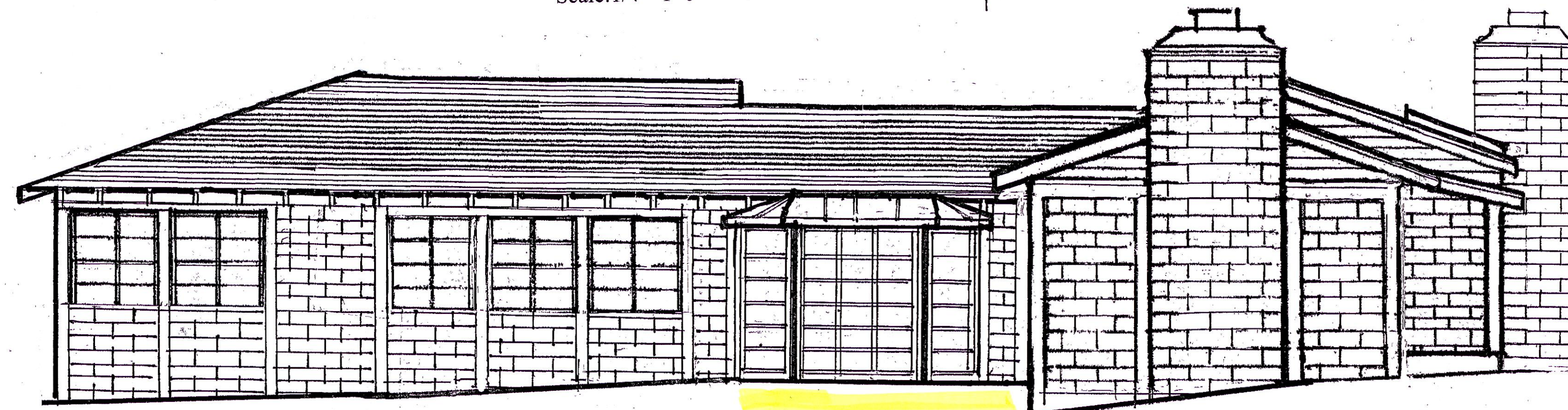
Scale: 1/4"=1'-0"

Exterior Materials: match existing materials and colors
 Existing & New Adobe; Beige color
 Existing & New Redwood Posts; Light Beige color
 Existing & Proposed Wood Trim; Light Beige color
 Existing & Proposed Metal Windows; Dark Green color
 Salvage Existing Windows; when feasible
 Existing & Proposed Roof Cedar Shingles; Natural
 New Board & Batt Siding; Beige color to match Adobe
 New Custom Garage Wood Doors; Beige to match Adobe



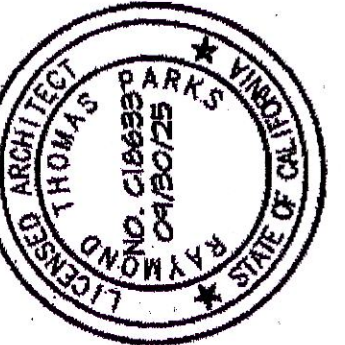
Proposed East Elevation

Scale: 1/4"=1'-0"



Existing East Elevation

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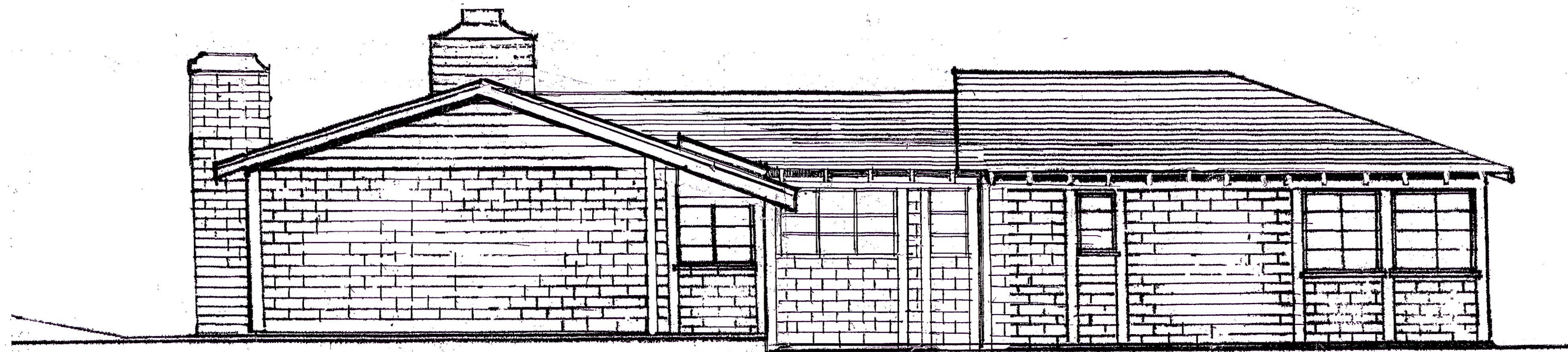


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Exterior Elevations
Scott Gale & Nina Nygard Family Trust
 Historic Donald Teague House & Studio
 3360 Fifth Ave. Carmel, Ca 93923
 APN: 009-162-029

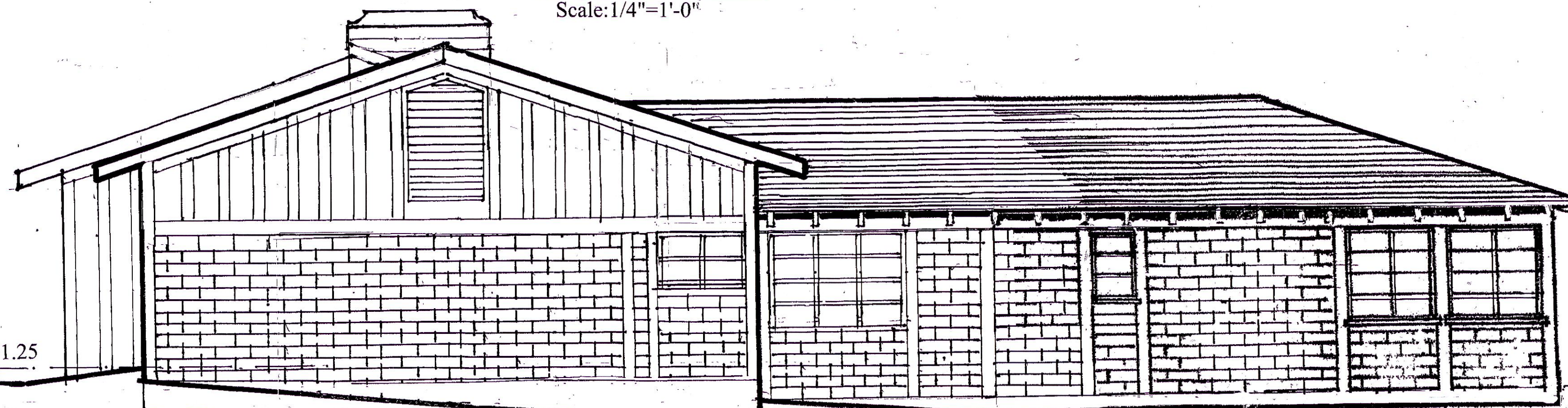
Drawing Date: 11-02-23
 Revision: 2-18-25
 Revision:
 Revision:

A3.0



Existing West Elevation

Scale: 1/4"=1'-0"



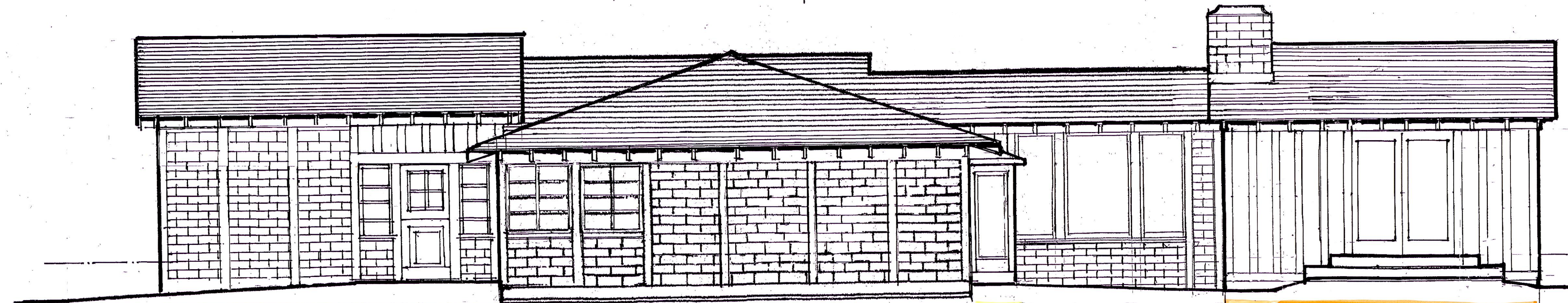
Remodel

Addition

Proposed West Elevation

Scale: 1/4"=1'-0"

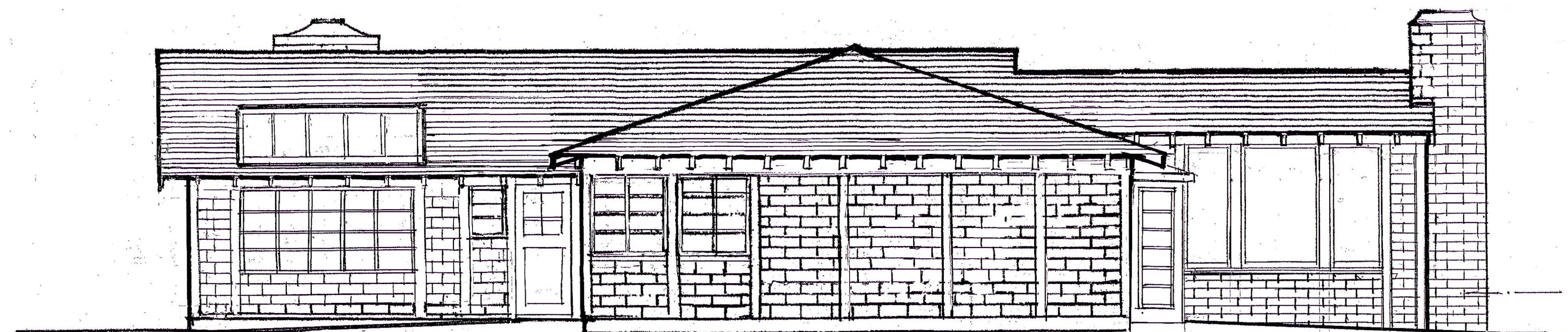
Exterior Materials: match existing materials and colors
 Existing & New Adobe; Beige color
 Existing & New Redwood Posts; Light Beige color
 Existing & Proposed Wood Trim; Light Beige color
 Existing & Proposed Metal Windows; Dark Green color
 Salvage Existing Windows; when feasible
 Existing & Proposed Roof Cedar Shingles; Natural
 New Board & Batt Siding; Beige color to match Adobe
 New Custom Garage Wood Doors; Beige to match Adobe



M. Bedroom Addition

Proposed South Elevation

Scale: 1/4"=1'-0"

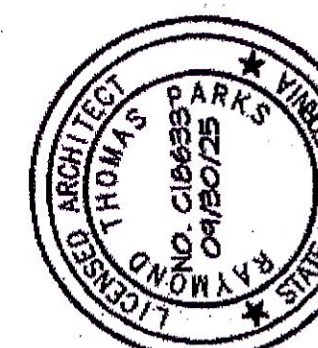


1955 Remodel

Existing South Elevation

Scale: 1/4"=1'-0"

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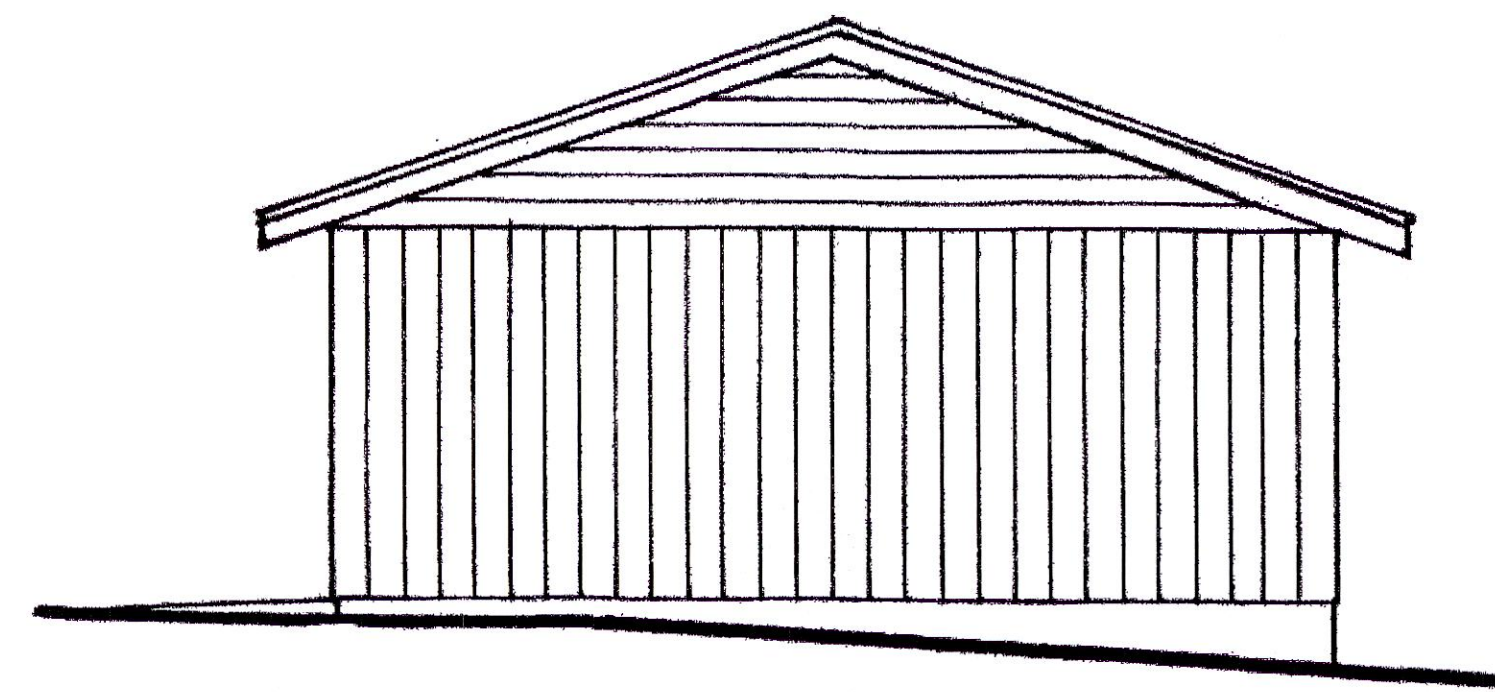


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Exterior Elevations
 Scott Gale & Nina Nygard Family Trust
 Historic Donald Teague House & Studio
 3360 Fifth Ave. Carmel, Ca 93923
 APN: 009-162-029

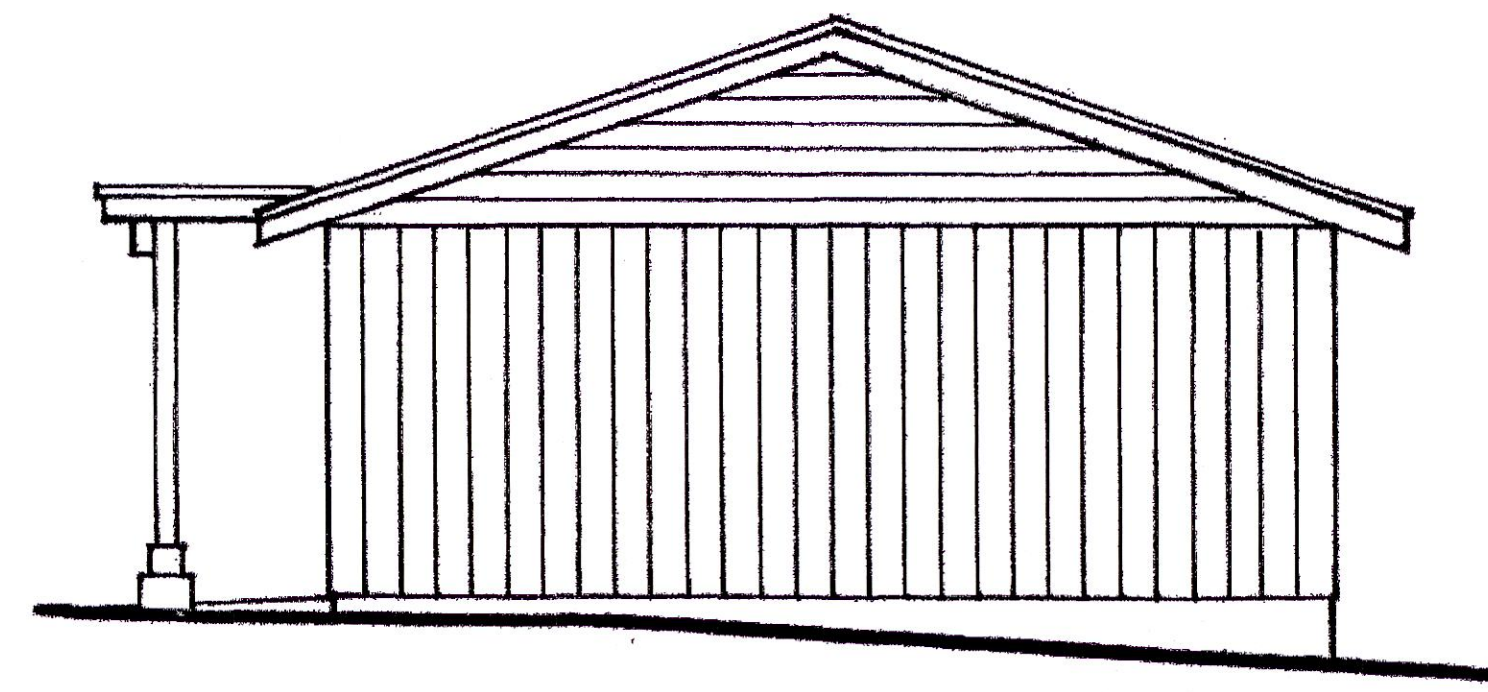
Drawing Date: 11-02-23
 Revision: 2-18-25
 Revision:
 Revision:

A3.1



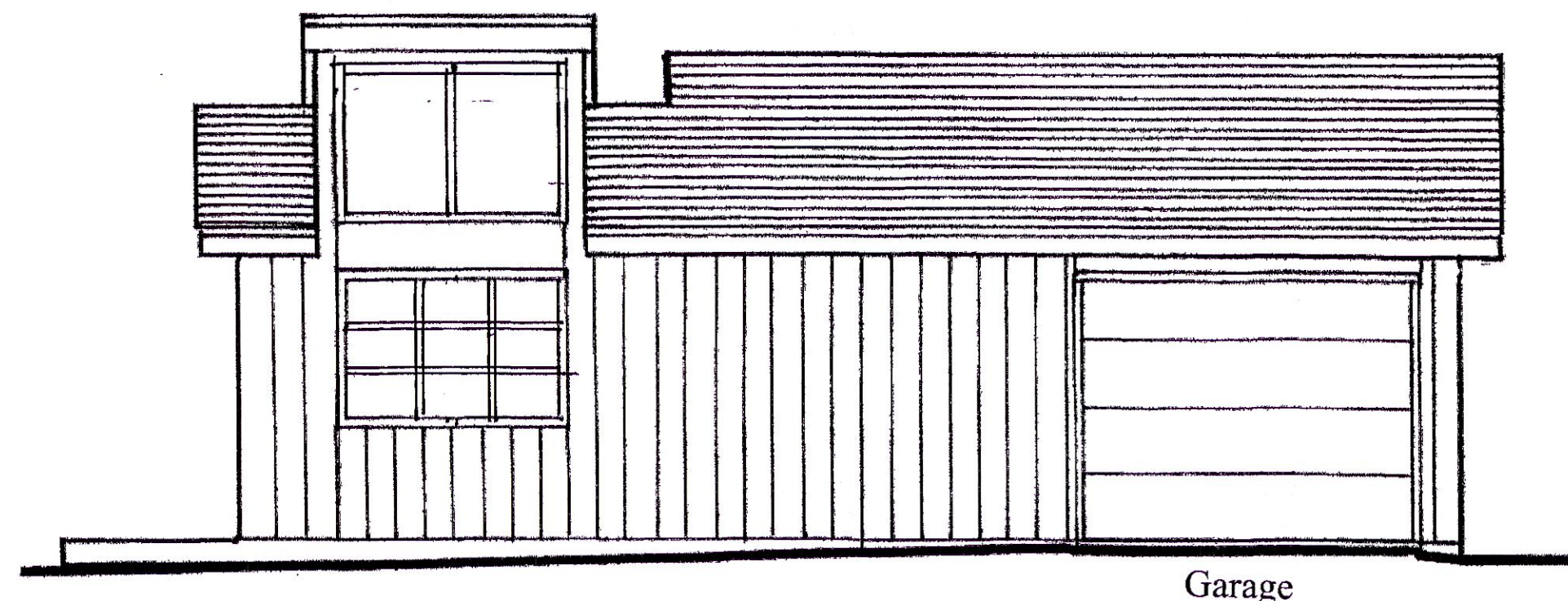
Existing West Elevation

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Proposed West Elevation

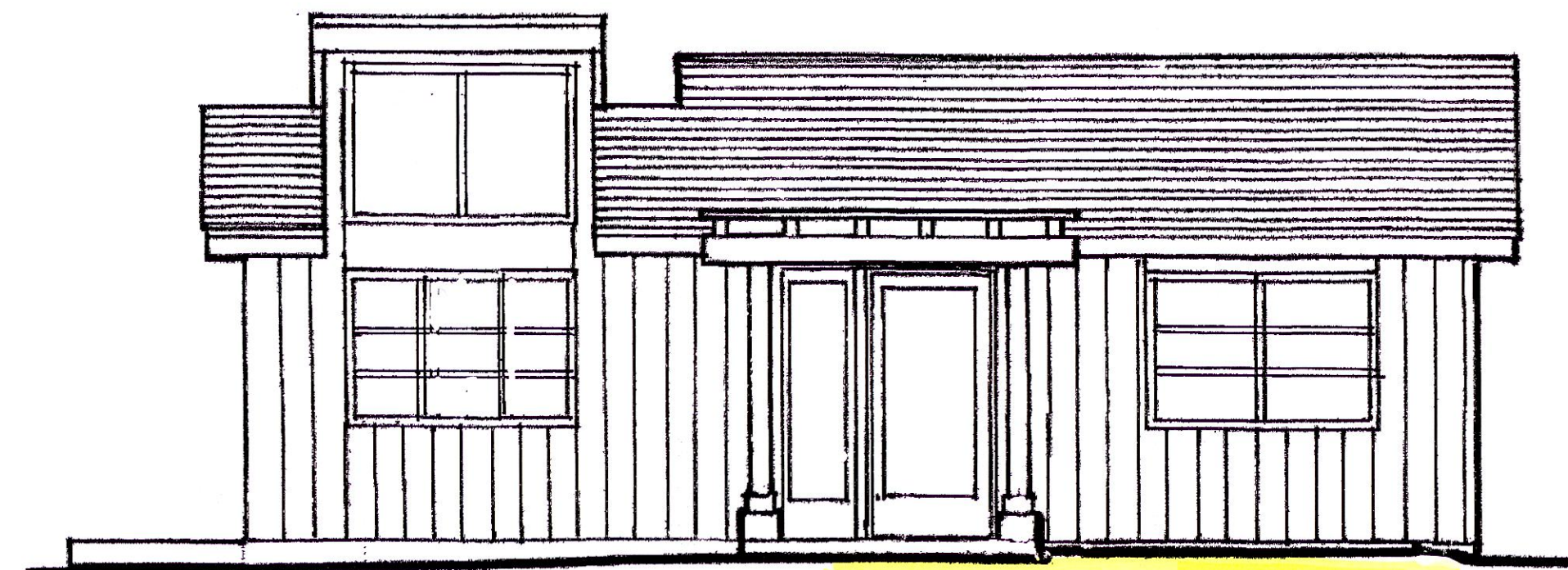
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Existing North Elevation

Scale: 1/4"=1'-0"

1955 Addition

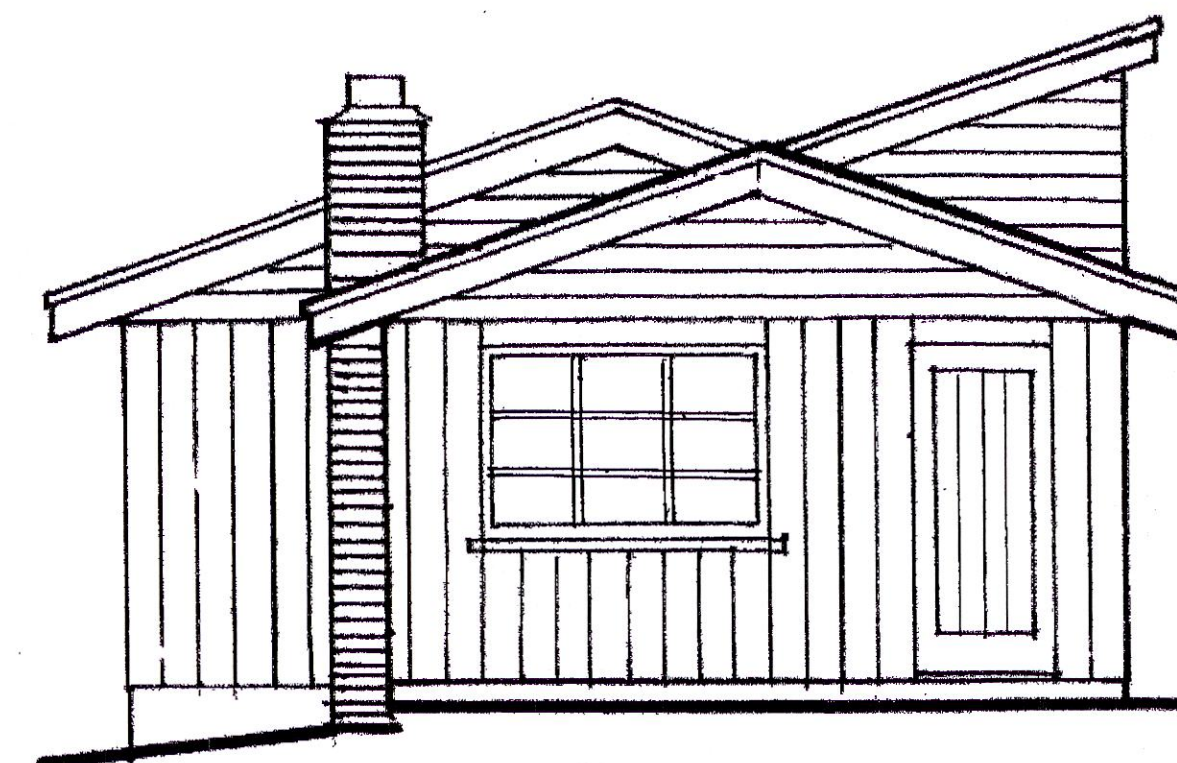


Proposed North Elevation

Scale: 1/4"=1'-0"

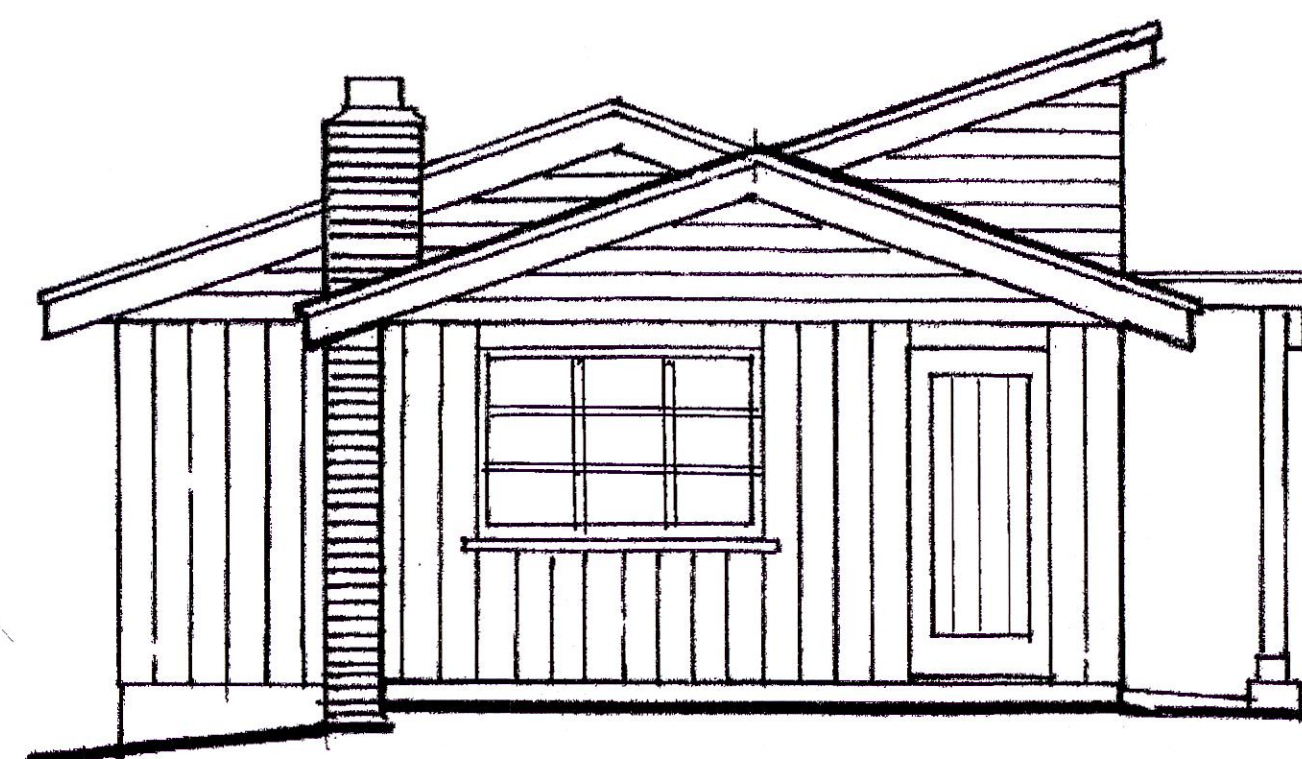
Entry New Trellis

New Window
M. Bedroom



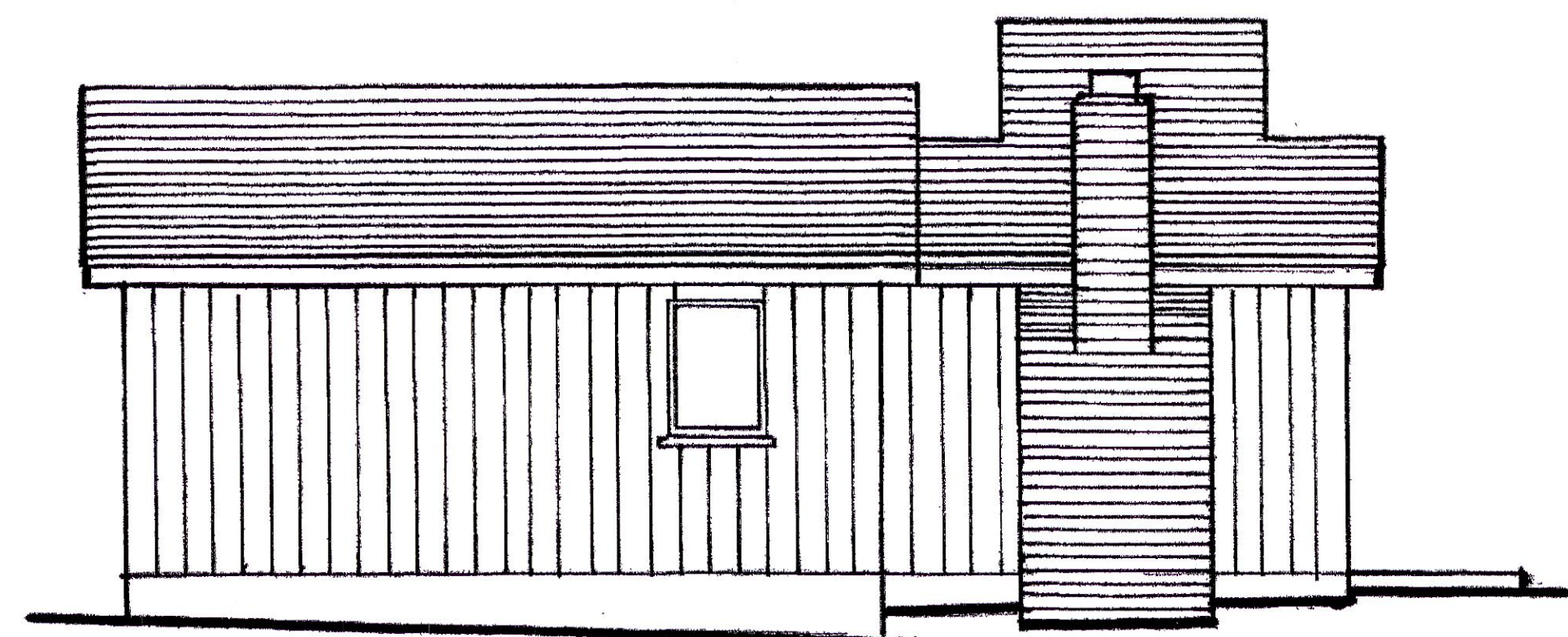
Existing East Elevation

Scale: 1/4"=1'-0"



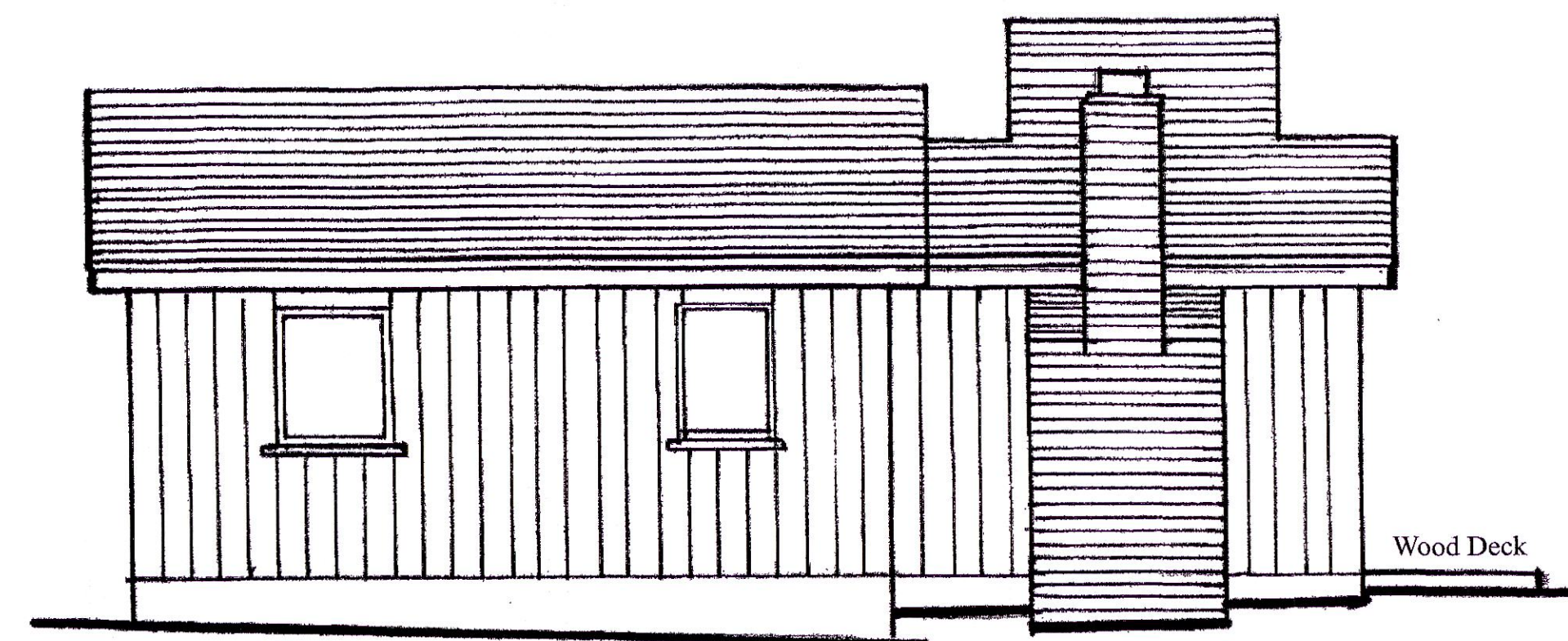
Proposed East Elevation

Scale: 1/4"=1'-0"



Existing South Elevation

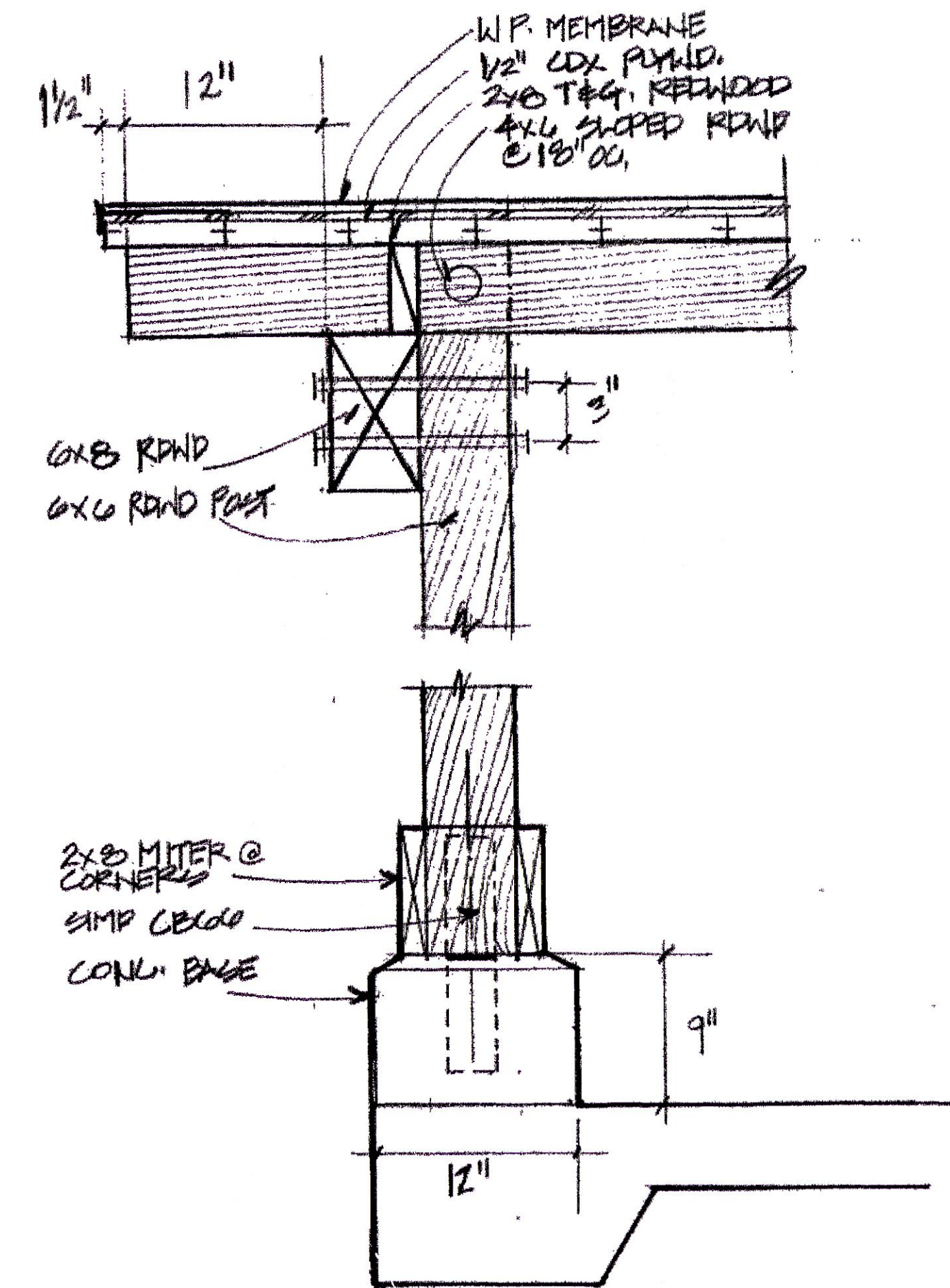
Scale: 1/4"=1'-0"



Proposed South Elevation

Scale: 1/4"=1'-0"

Wood Deck

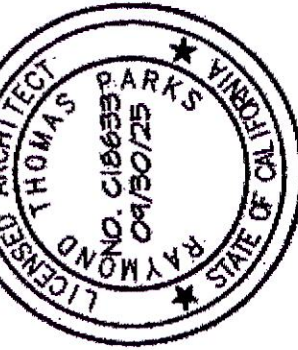


Trellis Detail

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

Existing Materials; new to match existing
1x8 Vertical Siding; beige
Wood trim; light beige
Typ. Metal Windows; dark green
Cedar Shingles; natural
Brick Chimney; natural

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Planning & Architecture
Post Office Box 5473 Carmel, Ca 93921
Phone: 831-624-1647
ray@rayparks.com

Studio Elevations [ADU]
Scott Gale & Nina Nygard Family Trust
Historic Donald Teague House & Studio
3360 Fifth Ave. Carmel, Ca 93923
APN: 009-162-029

Drawing Date: 12-12-23
Revision: 2-18-25
Revision:
Revision:

A3.2

Exhibit C

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FILE #: DLN240293



**MONTEREY COUNTY
HOUSING AND COMMUNITY DEVELOPMENT**

HOUSING, PLANNING, BUILDING, ENGINEERING, ENVIRONMENTAL SERVICES
1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527
(831) 755-5025
www.co.monterey.ca.us

COASTAL DESIGN APPROVAL APPLICATION FORM

ASSESSOR'S PARCEL NUMBER: 009-162-029
PROJECT ADDRESS: 3360 FIFTH AVE. CARMEL CA. 93923
PROPERTY OWNER: SCOTT GALE TRUST Telephone: NA
Address: 3360 FIFTH AVE Fax: 11
City/State/Zip: CARMEL, CA. Email: 11
APPLICANT: RAY PARKS Telephone: 831.915.1665
Address: P.O. BOX 5473 Fax:
City/State/Zip: CARMEL, CA. Email: ray@r2yperks.com
AGENT: SA MEAS APPLICANT Telephone:
Address: Fax:
City/State/Zip: Email:

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

PROJECT DESCRIPTION: (Attach Scope of Work) 2nd story ADDITIONS (524 #)
TO POTENTIAL HISTORIC RESIDENCE & INTERIOR
REMODEL

MATERIALS TO BE USED: MAINTAIN EXISTING WPS & STAIN

COLORS TO BE USED: MATCH EXISTING COLORS SEE PHOTOS

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: 10-21-24

FOR DEPARTMENT USE ONLY

ZONING: MDR12/CZ(D) LAND USE PLAN: CARMEL LUP
ADVISORY COMMITTEE: CHAC 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 1982 General Plan, the applicable Land Use Plan and Coastal Implementation Plan, and meets the regulations in Title 20 (Zoning Ordinance-Coastal); 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:

STATEMENT OF PLANNING SCOPE OF WORK

(COASTAL ONLY)

PLEASE CHECK "YES" OR "NO" FOR ALL BOXES

- | | Yes | No | |
|-----|-------------------------------------|-------------------------------------|---|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Project is for residential use. |
| 2. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | The project is commercial use. |
| 3. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | The project is for agricultural use. |
| 4. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | The project is for industrial use. |
| 5. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | The project is public or quasi/public. |
| 6. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | The project includes a subdivision/lot line adjustment. |
| 7. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | The project is for cell site, telecom (digital) communication facility/site. |
| 8. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Project includes construction of a new structures. |
| 9. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Project includes enlarging, altering, repairing, moving, improving, or removing an existing structures.
If "yes" describe <u>REMODEL & ADDITION SEE PLANS</u> |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | The project includes demolition work.
If "yes" describe <u>INTERIOR REMODEL</u> |
| 11. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Project includes replacement and/or repair of (50%) or more of the exterior walls of a structure. |
| 12. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Project includes historical structure or a structure more than fifty (50) years old. |
| 13. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Project includes an accessory structure(s)
If "yes" describe <u>EXIST STUDIO CONVERT TO ADU.</u> |
| 14. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Project includes the placement of a manufactured home, mobile home, modular or prefabricated unit.
<input type="checkbox"/> Private property <input type="checkbox"/> Park installation _____ (mobile home park) |
| 15. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Project includes retaining walls, sea wall, riprap. |
| 16. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | The project includes constructing, enlarging, altering, repairing, moving, improving or removing a septic tank/system. |
| 17. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | The project includes constructing, enlarging, altering, repairing, moving, improving or removing a well. |
| 18. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Project is associated with a new or improvements to a water system. _____ number of connections. |
| 19. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Project includes removal of trees.
If "yes", type _____ size _____ number _____ |
| 20. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Project includes grading, dirt importation, dirt removal, and/or drainage changes. |
| 21. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Project is visible from a public area. (public road, park, slough, beach, trail) |
| 22. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Project is located on a slope/hillside. (30 percent (25 percent-North County) |
| 23. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Project is located within 50 feet of bluff. |
| 24. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Project is located within 100 feet of seasonal or permanent drainage, lake, marsh, ocean, pond, slough, stream, wetlands.
If "yes", describe _____ |
| 25. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Project includes the use of roofing materials that are different in type and/or color from the original materials.
If "yes", describe _____ |
| 26. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Project is change or modification to an approved application. |
| 27. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Project involves or includes an existing or proposed trail or easement. |
| 28. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Project involves new, change or modifications to existing utilities and/or power lines. |

PLEASE DESCRIBE COMPLETELY AND FULLY THE PROJECT YOU ARE APPLYING FOR. INCLUDE INFORMATION ON ALL QUESTIONS ANSWERED WITH A "YES". ATTACH ADDITIONAL SHEETS IF NECESSARY.

NEW 2ND STORY ADDITION (524 sq ft) & REMODEL
INTERIOR OF MAIN RESIDENCE
REMODEL INTERIOR OF EXISTING ART
STUDIO TO ADU.

I hereby certify that the above information is complete and correct. I certify that I am the property owner or that I am authorized to act on the property owner's behalf.

[Signature]
Signature
RAY PARKS
Print Name

10-21-24
Date

COLOR SAMPLES FOR PROJECT FILE NO. _____

Material:
Description:

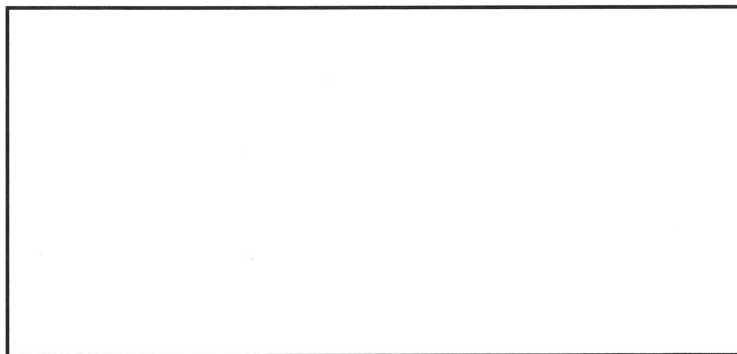


Photo #6. Looking SE at the c.1953 Art studio, left and new garage, right,
Kent Seavey, December, 2022.

Material:
Description:

Page 6 of 6

STUDIO
MATCH EXISTING
MATERIALS & COLORS



Materials: _____ Colors: _____
Description: _____

240293

PHOTOGRAPHS



Photo #2, Looking SE at North facing facade, note c.1953 in fill of original garage for bedroom space, Kent Seavey, December, 2022.

MATCH EXISTING MATERIALS & COLORS

Page 4 of 6

Planner: _____

Exhibit D

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

October 15, 2024

Dr. Scott Gale & Nina Nygard
3360 Fifth Ave.
Carmel, CA 93923

Dear Owners:

Introduction:

This Phase II Historic Assessment has been prepared on your behalf as part of an application for additions & alterations to a listed historic residence. The subject property is located at 3360 Fifth Ave. (APN #009-162-029), in Carmel, Mo. Co. (see photos, plans & drawings provided).

Historical Background & Description

The subject property is an altered one-story post-adobe residence, constructed in 1951, by L. R. McWethy, an engineer & builder from Carmel, for nationally noted American watercolorist, Donald Teague. The altered buildings herein are primarily reviewed under *the Secretary of the Interior's Standards for the Treatment of Historic Properties* for the properties association with artist Donald Teague, within the *Standard for Rehabilitation*.

The subject property is a 1951 one-story Post-Adobe residence, irregular in plan resting on a concrete foundation. The side-gabled & hipped roof system has wide, overhanging eaves with exposed rafter-tails. There are three chimneys present. An eave-wall type just east of the front entrance on the North facing facade, one centered in the ridge line at the East end of the main living room, & one on the South wall of the master bedroom wing. All roof covering is in wood shake. Fenestration includes single, paired and banked multi-paned metal casement type windows. A full-height angled bay, with operable multi-paned metal windows, was added at the South side junction of the living-room wing & dining room c.1997. In c.1955 the original garage, off the West side-elevation was converted to living space. A detached art studio/two-car garage was added at the South end of the property, 1953/55.

As noted, the residence was constructed in 1951 (Mo Co Assessors records); the detached studio/garage constructed c.1953; Original garage off main building block remodeled as living space c.1955; Earthquake repairs to house, including removal and wall in fill of an existing chimney on the rear (East) elevation c. 2003; an angled bay added on the same elevation c. 1997. The Detached wood-framed art studio and garage combination to rear of main residence, c.1953, with alterations c.1955. Monterey County Zoning Permit #4574 dated 5/6/1953 identifies L.R. McWethy of Carmel, as the contractor/builder of the studio-garage.

The residence is sited in an informal landscape setting, framed by mature street trees. It is located in a residential neighborhood of one and two-story residences of varying ages, sizes and styles.

Character-defining features of the property include its irregular plan; side-gabled-roof; Post Adobe exterior wall-cladding, multi-paned metal windows, partial-width open front porch and cedar shingle roof covering (DPR523 provided).

Project Description

Based on the *Secretary of the Interior's Treatment of Historic Properties*, the appropriate treatment approach would be Rehabilitation. The owners propose to (1) Remove the brick chimney on the front (North) elevation and return the garage space to its original location. (2) Add a wood-framed, bedroom space, with board-and-batten exterior wall-cladding as a second story above the garage space. (3) Add French doors and a Juliet balcony to the South elevation of this feature. (4) Modify the 2007 bump-out fenestration on the East side elevation with new wood doors and sidelights. (5) Replace existing metal garage door on the detached art studio (1953/55), and add a new wood entry door with fixed sidelight, fronted by a redwood trellis, with paired casement windows to the West of the proposed entry (see photos, plans & drawings provided)

Evaluation for Significance

Introduction

The following summarizes the National, State and local criteria and provides an evaluation of historic significance for each criteria level.

National, State and Local Registration Criteria

Historic resources may be designated on the federal, state or local level. Generally, to be eligible for listing, a resource must be historically significant and retain enough historic integrity to convey that significance. The criteria for listing in the National Register of Historic Places, California Register of Historical Resources and the Monterey County Historic Preservation Ordinance are described below.

National Register of Historic Places (NR)

The National Historic Preservation Act of 1966 authorized the Secretary of the Interior to create a National Register of Historic Places. Districts, sites, buildings, and objects significant in American history, architecture, archaeology, engineering and culture are eligible for listing if they meet at least one of four criteria (16 U.S.C. 470, *et seq.*, as amended. 36 C.F. R. 60.1(a).) Eligible resources are those:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history, or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important to prehistory or history.

Eligible resources must also retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association to convey the relevant historic significance (36 C.F.R. 60. 1(a). The seven aspects of integrity are described later in this section.

California Register of Historic Resources (CR)

A resource is eligible for listing in the California Register of Historical Resources if it:

1. Is associated with events that have made a significant contribution to the broad patterns of California 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 value.
4. Has yielded, or is likely to yield, information important in prehistory or history (California Public Resources Code 5024 1(c)).

The California Code of Regulations notes that integrity is the authenticity of a historical resource's physical identity as evidenced by the survival of characteristics that existed during the resource's period of significance. Resources eligible for listing in the California Register must retain enough of their historic character or appearance to be recognizable as historic resources and convey the reasons for their significance.

The same seven aspects of integrity are considered when evaluating resources for listing in the National Register and California Register: Location, design, setting, materials, workmanship, feeling and association. Alterations over time or historic changes in use may themselves be significant. However, resources that may not retain enough integrity to meet National Register criteria may still be eligible for listing in the California Register.

Monterey County Historic Preservation Ordinance (Chapter 18.25 of the Monterey County Building Code).

The criteria employed by Monterey County for designation of historic resources are the same general standards by which the significance of a historic property is judged for inclusion in the National (NR) and/or California Register (CR), and are included in the Monterey County Preservation Ordinance, (Chapter 18.25 Preservation of Historic Resources Ordinance.

Historic Integrity

National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation defines historic integrity as "the ability of a property to convey its significance." Historic properties either retain their integrity or they do not. To retain integrity, a resource will always retain several and usually most of the seven aspects of integrity.

1. **Location:** the place where the historic property was constructed or the place where the historic event occurred.
2. **Design:** the combination of elements that create the form, plan, space, structure, and style of a property.

3. **Setting:** the physical environment of a historic property.
4. **Materials:** the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
5. **Workmanship:** the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
6. **Feeling:** a property's expression of the aesthetic or historic sense of a particular period of time.
7. **Association:** the direct link between an important historic event or person and a historic property.

National Register Bulletin 15 notes that evaluating historic integrity may be a subjective analysis, but is always based on understanding the property's physical features and how they relate to the property's historic significance. The integrity evaluation can begin only after the evaluator establishes the property's significance: *why* it is significant (identifying its area of significance and how it meets the relevant National, State and Local designation criteria), *where* it is important (location), and *when* the resource is significant (its "period of significance").

Eligibility for historic listing of buildings, structures, objects, sites and districts, i.e., rests on the twin factors of historic significance and integrity to be considered for listing in the National Register of Historic Places, the California Register of Historical Resources, and the 2007 Pacific Grove Historic Resources Survey. Loss of integrity, if sufficiently great, will overwhelm the historic significance a resource may possess and render it ineligible for historic listing. Likewise, a resource can have complete integrity, but if it lacks significance, it must also be considered ineligible.

The National and California Registers, as well as the Pacific Grove Historic Resources Survey adopt the same methods of establishing historic integrity, as described above.

National and California Register Significance

The subject property is significant under National (NR), and State (CR) Register's criteria. It is not associated with events that have made a significant contribution to the broad patterns of our history (NR-A CR-1).

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However, according to Monterey County Assessor's records, it was constructed in 1951 for the artist, Donald Teague, who does qualify for association as a significant person from the past (NR-B CR-2) for his national prominence as a watercolor artist. This altered example of Post-Adobe housing, still reflects its architectural type sufficiently to qualify it under (CR-3), in the area of architecture, for listing in the Monterey County Historic Resource Inventory, but the property is far more suited for historic designation because of its association with Donald Teague as a nationally recognized watercolor artist and magazine illustrator (see documentation provided).

Evaluation of Historic Integrity

The seven aspects of Integrity are:

- ***Setting:*** The house is in its original landscape setting. Although altered over time, the subject property still retains sufficient integrity of setting.
- ***Location:*** The house remains in its original location, giving it integrity of location.
- ***Design:*** The 1951 house still retains much of its original design, as modified over time. Changes, noted above, have somewhat diminished but not compromised the integrity of its design.
- ***Workmanship:*** In spite of the changes over time, noted above, the house retains sufficient integrity of workmanship.
- ***Materials:*** significant changes notwithstanding, the house retains most of its original materials.
- ***Feeling:*** The house retains sufficient character-defining features, in context with its neighborhood, to retain its integrity of feeling.
- ***Association:*** The residence retains its integrity of association, in the context of its association with nationally recognized artist, Donald Teague.

Conclusion

The subject property appears to have had several changes over its over 70+ years in service. Because of its essentially intact Post-adobe method of construction, it continues to evoke a sense of time and place and of feeling and association with the architectural evolution of Carmel, in Monterey County. 6

It qualifies as a historic resource under criterion (CR-2/3), at the local level of significance, in the context of the themes noted above.

IMPACTS OF THE PROPOSED PROJECT

Introduction

The *Secretary of the Interior's Standards for the Treatment of Historic Properties (standards)* provides the framework for evaluating the impacts of additions and alterations to historic buildings. The *Standards* describe four treatment approaches: preservation, rehabilitation, restoration and reconstruction. The *Standards* require that the treatment approach be determined first, as a different set of *Standards* apply to each approach.

For the subject property, the treatment approach is rehabilitation. The *Standards* describe rehabilitation as: historic building materials and character-defining features are protected and maintained as they are in the treatment for Preservation; however, an assumption is made prior to the work that existing historic fabric has become damaged or deteriorated over time and, as a result more repair and replacement will be required.

Thus, latitude is given in the *Standards for Rehabilitation and Guidelines for Rehabilitation* to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions. (see *The Secretary of the interior's Standards for Treatment of Historic Properties*) Washington, D.C.: National Park Service, 1995.

The ten standards for rehabilitation are:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive material, 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.

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- Changes that create a false sense of historical development, such as adding conjectural features, or elements from spaces or elements from other other historic properties will not be undertaken.
4. Changes to a historic 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 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 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. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
 10. New additions and adjacent or related new construction will be undertaken in such a manner, that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Project Impacts

The proposed project includes the addition of a second-story living space above a former garage at the front of the existing building envelope. This feature will encompass about one-third of the existing roof space with a low-gabled roof, slightly above the existing roof, and matching the earlier features roofing material, with an exterior wall-cladding differentiating the old from the new, consistent with Standard #9, somewhat limiting its visual appearance from the public right-of-way. Other minor changes will be out of public view. The detached art studio, currently functioning in part as a garage, will be returned to its original use. fenestration will be limited, and reflect that on the original building envelope.

All new work will be undertaken in conformance with the *The Secretary of the Interior's Standards for the Treatment of Historic Properties, under the Standard for Rehabilitation*.

The Secretary's Standards encourages “placing a new addition on a non-character-defining elevation.” and locating alterations to historic properties in areas where previous alterations already exist. The 1992 National Park Service *Illustrated Guidelines for Rehabilitating Historic Buildings*, states that “The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.”

In this instance, the proposed rehab work will provide needed interior living space by relocating a bedroom to the new addition (see photos, & plans and drawings provided). The visual separation will clearly differentiate the historic building envelope from the new, protecting the principal architectural design character of the house. The project is primarily for association, not architecture.

The proposed changes, while requiring the loss of some existing roof structure, are designed and will be constructed so that the character-defining features of the historic building and its environment will not be obscured, or destroyed. The new elements will reflect the existing historic building fabric for continuity of design. The work will be compatible with the size, scale, proportions and massing of the historic resource to protect the integrity of the subject property and its environment. This is consistent with Rehabilitation Standard #2, #5.

Consistent with the Secretary of the Interior’s Standards for Rehabilitation, under the treatment of building sites and for new additions to historic buildings, the proposed alterations will be located on an inconspicuous area of the historic building, and limited in size and scale in relationship to it. Every feasible effort will be made to preserve the features of the site that are important in defining its overall historic character, retaining the relationship between buildings, landscape features and open space. If removed in future, the essential form and integrity of the historic residence will be unimpaired, consistent with Rehabilitation Standards #9 and #10 (see photos, plans and drawings provided).

Impacts of the Proposed Project:

The owners have proposed the following additions & alterations for contemporary usage.

NORTH (FRONT) ELEVATION (primary, altered)

The Secretary's Standards recommend that in designing additional stories, "they be set back from the wall plane and are inconspicuous as possible when viewed from the street", hence the continuity of the existing & proposed roof forms and materials, there should be minimal visual exposure of the change in the building envelope. Mature street trees also limit the view from the public right-of-way (see photos and plans & drawings provided).

EAST SIDE-ELEVATION (secondary, altered)

Modification of the existing altered 2007 side access to a patio space will not be seen from a public right-of-way (see photos and plans & drawings provided).

SOUTH (REAR) ELEVATION (secondary, altered)

This elevation should not be visible from neighboring homes, or the public right-of-way, limited to new first & second-story windows on an interior stair landing, and ground floor doors (see photos and plans & drawings provided).

WEST SIDE-ELEVATION (secondary, altered)

This elevation will be visible from a neighbor's residence, with the new small second story. Again, there will be limited visual exposure of the change in the building envelope from the street view (see photos and plans & drawings provided).

NOTE: Any modifications to the site must consider existing street trees, in terms of compliance with County tree protection ordinances.

As proposed, the work shall reuse, to the extent feasible, any available historic building material, and where necessary match required replacement features, in kind (see photos and plans & drawings provided). New work will be differentiated from the old, but compatible with the size, scale, proportions and massing to protect the integrity of the subject property and its environment. If removed in future, the essential form and integrity of the historic resource and its environment will be unimpaired.

Mitigation of Project Impacts

As stated above, the proposed treatment plan for the subject property is rehabilitation. The proposed project requires no other mitigation than compliance with City forestation regulations, because it follows the *Standards*, as outlined below.

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

The building is being retained in its original residential use, which supports this Standard.

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.*

As noted above, the Secretary's Standards recommend that in designing additional stories, "they be set back from the wall plane and are inconspicuous as possible when viewed from the street", Such is the case with the proposed addition, set well back from and below street level, with the proposed second floor back from the front of the original gabled roof.

Most of the proposed work is at the rear of the building envelope, off secondary elevations, the subject property, while having some damage from the loss of a portion of the existing roof, should not be obscured or destroyed by these changes, which if removed in future will return the roof to its earlier form & integrity unimpaired, which supports this Standard.

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, spaces or elements from other historic properties will not be undertaken.*

The original 1951 house appears to be almost intact as constructed. Its current physical appearance is noted in the 2023 DPR523 on file with the Monterey Planning Dept., and attached to this report Planning Dept. which states that the building retains sufficient integrity to be historically listed.

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The proposed treatment makes very clear what is historic and what is new, without creating a false sense of historical development with conjectural elements from other historic properties, which supports this Standard.

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

See Standard #3 above which supports this Standard.

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

The only proposed material change to the original building envelope will be the addition of the new partial upper-floor, differentiated by its design. Repair and maintenance of examples of craftsmanship exhibited on the existing historic building envelope will occur as necessary, consistent with National Park Service preservation standards, thus satisfying Standard #5.

6. *Deteriorated 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.*

The proposed project will repair, in kind, deteriorated historic features as needed. Any required window replacement, will be with in-kind materials. Standard #6 is satisfied.

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.*

The Standard will be satisfied by employing the gentlest means possible if the house is repainted.

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

This Standard is not applicable.

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

There will be minor loss of historic building fabric, but the proposed work is primarily limited to the removal of some roof surface, in order to add the new needed living area. The new roof will closely match the form and materials of the existing, which provides evidence of its original building materials, their finishes, and fenestration.

As noted above, the new work will be differentiated from the old and compatible with the historic fabric, as well as reasonably compatible with the size, scale and proportion and massing of the historic house to protect the integrity of the property and its environment, thus satisfying Standard #9.

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.*

The proposed addition could be relatively easy to remove in future, as it is essentially a roof form, thus satisfying the Standard.

NOTE: The Secretary's Standards for Rehabilitation is defined "as the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

The Standard proposes "placing a new addition on a non-character-defining elevation." and locating alterations to historic properties in areas where previous alterations already exist. The 1992 National Park Service *Illustrated Guidelines for Rehabilitating Historic Buildings*, states that "The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

That being said, the National Parks Service 2010 Preservation Brief #14 emphasizes "the focus on new additions is to ensure that they preserve the character of historic building.

Preservation of significant historic material, compatibility of the addition and its differentiation from the historic property are the desired results of this approach.

As regards the house at 3360 Fifth Ave, it is the intent of the owners to retain it as closely as possible to its 1951/53 form and appearance, protecting the historic, architectural and culturally significant portion of the subject property to meet the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, and to adequately address the concerns cited in National Park Service Preservation Brief #14.

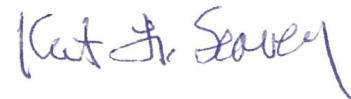
Conclusion:

The proposed work on the subject property will be executed consistent with the *Secretary's Standards for Rehabilitation*, with the least possible loss of historic material so that the remaining character-defining features of the resource, and its environment will not be obscured, damaged or destroyed. The proposed additions are reversible. As proposed the new work should not cause a significant change to the listed historic residence, and will not create a significant adverse effect on the environment. The subject property is primarily employing NR & CR criteria 2, for association with nationally regarded artist Donald Teague protect his cultural legacy.

Mitigation

The proposed project appears to be in conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* under the *Standard for Rehabilitation*. (see documentation, photos and plans & drawings provided).

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Kurt J. Seaver".

Bibliography

McWethy, L.R., project building estimate for 1951 build.

Monterey Co. Assessor's records, Mo. Co. Assessor's off., Salinas.

Monterey County building records bldg. records, Monterey County Planning Office, Salinas, CA.

National Park Service Preservation Brief #14: New Exterior Additions to Historic Buildings: Preservation Concerns. U.S. Dept. of the Interior, 2010.

National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation. U.S. Dept. of the Interior, National Park Service, 1997.

National Register Bulletin 16A: How to Complete the National Register Registration Form. U.S. Dept. of the Interior, National Park Service, 1997.

Monterey County building records bldg. records, Monterey County Planning Office, Salinas, CA.

Seavey, Kent, DPR523, 3360 Fifth Ave., 2023.

Teague, Donald, Selected Awards and Exhibitions.

3360 Fifth Avenue-Carmel



Photo #1. Looking SW at the entry drive to the subject property from Fifth Ave., Kent Seavey, October, 2024.



Photo#2. Looking South at the landscape setting of the Subject property, as seen from Fifth Ave., Kent Seavey, October, 2024.

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

Other
Review Code

Primary #
HRI #
Trinomial
NRHP Status Code 5S1

Reviewer

Date

Listings

Page 1 of 6

*Resource Name or #: (Assigned by recorder) Donald Teague House & Studio

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

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

c. Address 3360 5th Ave. City Carmel Zip 93923

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

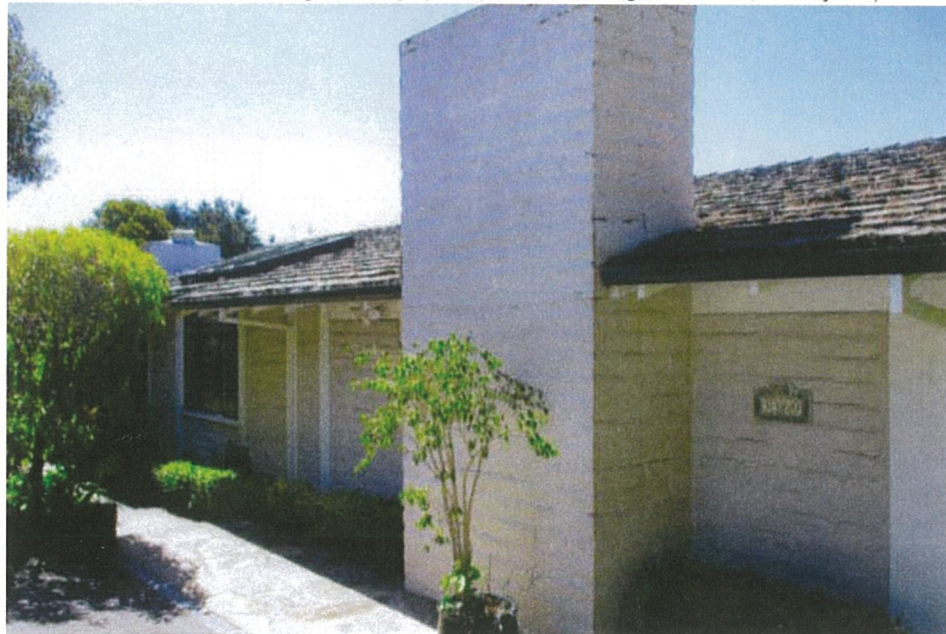
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN #009-162-029

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

A 1951 one-story Post-Adobe residence, irregular in plan resting on a concrete foundation. The side-gabled & hipped roof system has wide, overhanging eaves with exposed rafter-tails. There are three chimneys present. An eave-wall type just east of the front entrance on the North facing facade, one centered in the ridge line at the East end of the main living room, & one on the South wall of the master bedroom wing. All roof covering is in wood shake. Fenestration includes single, paired and banked multi-paned metal casement type windows. A full-height angled bay, with operable multi-paned metal windows, was added at the South side junction of the living-room wing & dining room c.1997. In c.1955 the original garage, off the West side-elevation was converted to living space. A detached art studio/two-car garage added at the South end of the property, 1953/55.

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



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

P5b. Description of Photo: (view, date, accession #)

Looking SE at the North facing facade, Dec 2022, Kent Seavey

*P6. Date Constructed/Age and Source:
1951 Mon. Co. Assessor's records

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:
Scott Gale & Nina Nygaard Family Trust,
3360 Fifth St., Carmel, CA 93923

*P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey, 310 Lighthouse Ave., Pacific Grove, CA 93950

*P9. Date Recorded: 1/14/23

*P10. Survey Type: (Describe)
Intensive-Owner requested

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

*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):

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION HRI# Primary #
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Donald Teague House & studio *NRHP Status Code 5S1

Page 2 of 6

B1. Historic Name: Donald Teague House & Studio B2. Common Name: _____

B4. Present Use: residential *B5. Architectural Style: Post-Adobe type (method of construction)

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

Constructed 1951 (Mo Co Assessors records); detached studio/garage constructed c.1953; Original garage off main building block remodeled as living space c.1955; ; Earthquake repairs to house, including removal and wall in fill of an existing chimney on the rear (East) elevation c. 2003; an angled bay added on the same elevation c. 1997.

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

*B8. Related Features:

Detached wood-framed art studio and garage combination to rear of main residence, c.1953, with alterations c. 1955. County Zoning Permit #4574 dated 5/6.1953 identifies L.R. McWethy of Carmel, as the builder.

B9a. Architect: possibly Comstock Associates b. Builder: possibly Comstock Assoc.

*B10. Significance: Theme Arch. deve of Carmel (1885-1965) Area Carmel (Monterey County)
Period of Significance 1951-1965 Property Type SFR-art studio Applicable Criteria CR 2 & 3 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject property is significant under Calif. Register criterion 3, in the area of architecture, as a very good example of the Post-Adobe method of construction, developed by Carmel master-builder, Hugh W. Comstock. It is also significant under Calif. Register criterion 2, for its association with noted American watercolorist Donald Teague. Hugh W. Comstock (1893-1950) the contractor/building designer who developed the Post-Adobe method of construction, introduced a number of useful local construction materials and treatments that improved the building trades, and has left a lasting legacy of design innovation on the Monterey Peninsula and beyond. Always striving for an economy of means in the 1930s and early 1940s the building designer looked back at Monterey's Spanish/Mexican building traditions, especially that of masonry construction.

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

*B12. References:

Comstock, Hugh (1893-1950), Archival material from the Monterey Area Architectural Resources Archive, Monterey, CA.
Daragon, Rick, "Tribute to Teague", Monterey County Herald, 8/14/1992, p. 3D.

B13. Remarks:

*B14. Evaluator: Kent L. Seavey

*Date of Evaluation: _____

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: Donald Teague House & Studio

Page 3 of 6

P3 (cont.) The contractor experimented with the fabrication of adobe bricks. As part of this process Comstock sought a method for waterproofing the bricks, for practical use in modern building construction. Unable to find a suitable material, he invented his own sealing solution which he labeled "Bitudobe", and started fabricating his own adobe bricks. In order to assure the structural stability of his now waterproofed construction material, the contractor employed heavy, load-bearing redwood posts, placed at regular intervals along the walls, and similar ceiling-beams to frame the adobe bricks, much like medieval nogging. The framing posts were routed and able to carry electrical wiring in metal pipes. The posts were drilled at their bases and caps to fit on metal pipe dowels in the concrete foundations and ceiling beams for further strengthening, like today's seismic anchors. Electric switch boxes were mortised into the wood posts to carry the conduit. The adobe bricks and wood posts were locked together by a waterproof mortar. Comstock even had a waterproof paint, which kept his sealant from bleeding & discoloring the exterior finish. In 1949 he self-published a builders manual for Post-Adobe construction that included several residential designs reflecting both the then popular California Ranch, and Mid-Century Modern flat-roofed styles (in which he used steel-framing). Most of the homes were modest in size, but attractive and affordable & were well received, seeing a marked increase in Post Adobe construction in the Post-WWII & Korean War housing environment. They are still being constructed today.

Character-defining features include Post-Adobe construction; one-story height; irregular plan, low-pitched gable & hip roof form; wood shake roof covering; multi-paned metal casement type fenestration; outdoor patios and terraces & informal landscape setting.

B10 (cont.) Donald Teague (1897-1991), who had the Post-Adobe house constructed for his family & workspace was an internationally acclaimed watercolorist. Born in Brooklyn, he studied his craft at the Art Students League of New York, and later, after naval service in WWI, continued his studies in London, England. Returning to New York in 1921 he began his professional career as an illustrator for such popular magazines of the era, as the Saturday Evening Post, Colliers and The American Magazine & Women's Home Companion. His work allowed him to travel extensively, worldwide and painting on site. According to author, Betty McGlynn, the artist had circled the world at least 21 times, always intent on his concern for "capturing the possibilities of light and paint" in his highly observant watercolors of landscape and life. Mrs. McGlynn notes as well, "He also in imagination has traveled the world of the Old west so successfully that he is one of the most revered members of the National Academy of Western Art and the Cowboy Artists of America". Mr. Teague came to California in 1938. As a member of the Carmel art Association, he became their only artist to become a National Academician as a watercolorist in 1948, and one of the very few nationally the year before he settled permanently in Carmel. When he and his family moved into their new Post Adobe house in 1951, his studio was in the front room. The wood-framed 1953 storage space to the rear of the property became a playroom space for the Teague family's two daughters, but was soon converted to the artists studio space c. 1955. In 1991 Donald Teague was inducted into the Society of Illustrators Hall of Fame. (See partial listing of Awards and Exhibitions provided).

The Donald Teague Post-Adobe House & Studio Retains a high degree of historic integrity, as both a significant example architecturally for its Post-Adobe method of construction, and for its long association as the working studio for internationally noted American watercolor artist, Donald Teague. It retains its location, design, materials and workmanship. The subject property also evokes a strong sense of time and place and of feeling and association with its 1950s neighborhood setting. It clearly qualifies for listing in the California Register of Historical Resources, and the Monterey County Historic Resources Inventory, at the state level of significance. Its period of significance is 1951-1991.

B12 (cont.)

Meyer, Cludia, Donald Teague A Life in Color, Nygard Publishing Co.:Bozeman, Montana, 1988.

Hauk, Steve, "Artist Donald Teague dies in Carmel at 94", The Herald, 12/14/1991.



Photo #1, Looking SE at the North facing facade, 1951,
Photo attributed to Donald Teague.



Photo #2, Looking SE at North facing facade, note c.1953 in fill of original
garage for bedroom space, Kent Seavey, December, 2022.



Photo #3. Looking North at the South side-elevation, note original door at right, chimney at left being built, Donald Teague photo, 1951.



Photo #4. Looking NE at the South side elevation, note angled c. 2007 bay to right & c. 2003 in filled chimney at left, Kent Seavey, Dec., 2022.



Photo #5. Looking North at original pass through chimney box on South side elevation, Donald Teague photo, 1951.



Photo #6. Looking SE at the c.1953 Art studio, left and new garage, right, Kent Seavey, December, 2022.

Exhibit E

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

April 12, 2025

Housing & Community Development Dept.
County of Monterey
1441 Schilling Place, 2nd flr.
Salinas, CA 93901

To Whom it may concern:

This letter will act as an addendum to the Phase II Historic Assessment for changes to the residential property owned by Dr. Scott & Nina Nygard located at 3360 Fifth St. (APN#009-162-029) in Carmel, Mo. Co. (see photos, plans & drawings provided).

The Following are proposed changes to the October 14, 2024 documentation of the subject project, for consistency with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* under the *Standard for Rehabilitation*. (1) Removal of the second story above the proposed garage space. (2) Addition of a one-story, gable-roofed living space, off the East end of the North (front) elevation. This will be done with vertical board-and-batten wood siding, to differentiate the new work from the original Post-Adobe building material, consistent with Rehabilitation Standards #5 & 9. (3) Return the original 1951 garage space, raising the garage roof slightly, to provide for a code confirming overhead beam for the doors, and adding some greatly needed storage space above. The raised gable end of this feature would be faced with vertical board-and-batten wall-cladding, again to differentiate the original Post-Adobe from the new material. (4) Maintain gable & hip appearance of roof above the kitchen space along the West side elevation (5) reroof the residence with appropriate code conforming Class A & WUI regs. material, reflecting original wood shingles if possible. (6) Repair, replace original metal fenestration, as required, matching any proposed new windows, in kind, with appropriate coloring, if any. Remove 1955 fenestration on the South elevation of the garage, replacing with original Post-Adobe material. (7) Change out multi-paned glazing in 1955 East side bay to full-height single pane panels. (see plans and drawings provided).

HISTORIC PRESERVATION MUSEUM INTERPRETATION

Most of the changes cited above are going to be done on areas of the building envelope that have been altered over time. The original house was constructed in 1951. In 1955 the original garage (proposed for return) was converted to living space. Earthquake repairs saw the loss of a chimney on the same elevation and in fill with adobe brick in 2003, and an extension of the front porch in 2010.

A careful review of Hugh Comstock's "Post-Adobe Simplified Adobe Construction" manual, published in 1948, has been the The projects principal reference guide for the rehabilitation, save for the formerly proposed second floor bedroom, now discarded for a simple one-story treatment. The proposed work will be done adherent with Post-Adobe method of construction. This to include the one story height, irregular plan, low-pitched gable and hip roof forms and a code compliant roof covering reflecting the original wood shake appearance, while meeting Class A and High fire {WUI} regulations.

Existing adobe brick will be salvaged from necessary removals for reuse on the project, and matched with similar material if necessary. Every effort will be made to repair, as needed, any original fenestration and matching, in kind, any required new windows for the project, including Comstock's suggested color treatments as finishes. Some ceiling height adjustments will need to be made to conform to head clearance between interior spaces.

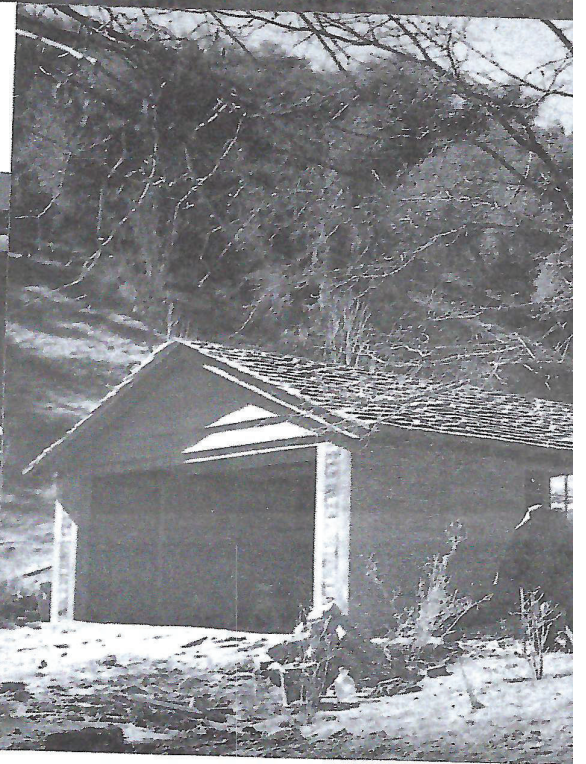
As modified, the current plan has tried to correctly address those concerns of the County HPC Commissioners and Planning staff in the consistency of the proposed changes for the project, with the *Secretary of the Interiors Standards for Rehabilitation*, particularly for Standard #3, "that the property will be recognized as a physical record of its time, place and use." Standard #5, that "Distinctive materials, features and finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.", and Standard #9, that "New additions, exterior alterations, or related new construction will not destroy historic materials, features and spatial relationships that characterize the property, that the new work shall be differentiated from the old and be compatible with the historic materials, features, size, scale and proportions and massing to protect the integrity of the property and its environment".

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "K. S. Seavey". The signature is written in a cursive, flowing style.



LARGE RESIDENCE BUILT OF POST-ADOBE IN 1941



GARAGE OF POST-ADOBE IN CARMEL V

POST-ADOBE SHED ADDITION TO A
COUNTRY HOME IN CARMEL VALLEY

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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: 25-393

June 05, 2025

Introduced: 5/28/2025

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 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.

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 3 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 to include an additional 150 square feet and convert back to a garage.

DISCUSSION:

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. 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/storage 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. Colors and materials will match the existing single-family dwelling. The proposed siding is vertical and opposite of the existing horizontal siding of the historic structure. Staff would recommend that the siding of the new structure be horizontal in order to be consistent with the main 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. Staff struggled with the colors the applicant used to paint their historic home. However, 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. Staff believes the Tudor Tan accent is consistent. There is a home around the corner with the same dark grey base but with a white trim.

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: Erika Isidro-Valdovinos, Permit Tech II

Reviewed by: Elizabeth Gonzales, Permit Center Manager

Approved by: Phil Angelo, Senior Planner

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

Exhibit A - Draft Resolution

Exhibit B - Project Plans, Colors and Materials

Exhibit C - Design Approval application with Site Photos

Exhibit D - Site Visit Photos

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



Historic Resources Review Board

Legistar File Number: 25-393

June 05, 2025

Introduced: 5/28/2025

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

DA240329 - VARELA ERNEST & MARTHA

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Prepared by: Erika Isidro-Valdovinos, Permit Tech II

Reviewed by: Elizabeth Gonzales, Permit Center Manager

Approved by: Phil Angelo, Senior Planner

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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. 25-

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 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, 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**, 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, 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 vertical and opposite of the existing horizontal siding of the historic structure. The siding of the new structure should be horizontal to provide 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. Staff struggled with the colors the applicant used to paint their historic home. However, 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. 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 proposed siding of the new accessory structure shall be horizontal to provide for consistency with the main structure.
3. Consider changing the black trim to Tudor Tan to as an appropriate color scheme.

Passed and adopted on this **5th day of June, 2025**, upon motion of _____, seconded by _____, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Attest

Name, Phil Angelo, HRRB Secretary

Date

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Exhibit B

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Front

20 1st Street - Lot Size 50'x120'

House 2100 sq ft.

Driveway

18'

15'

22'

16.5'

3' door

8' door

18'

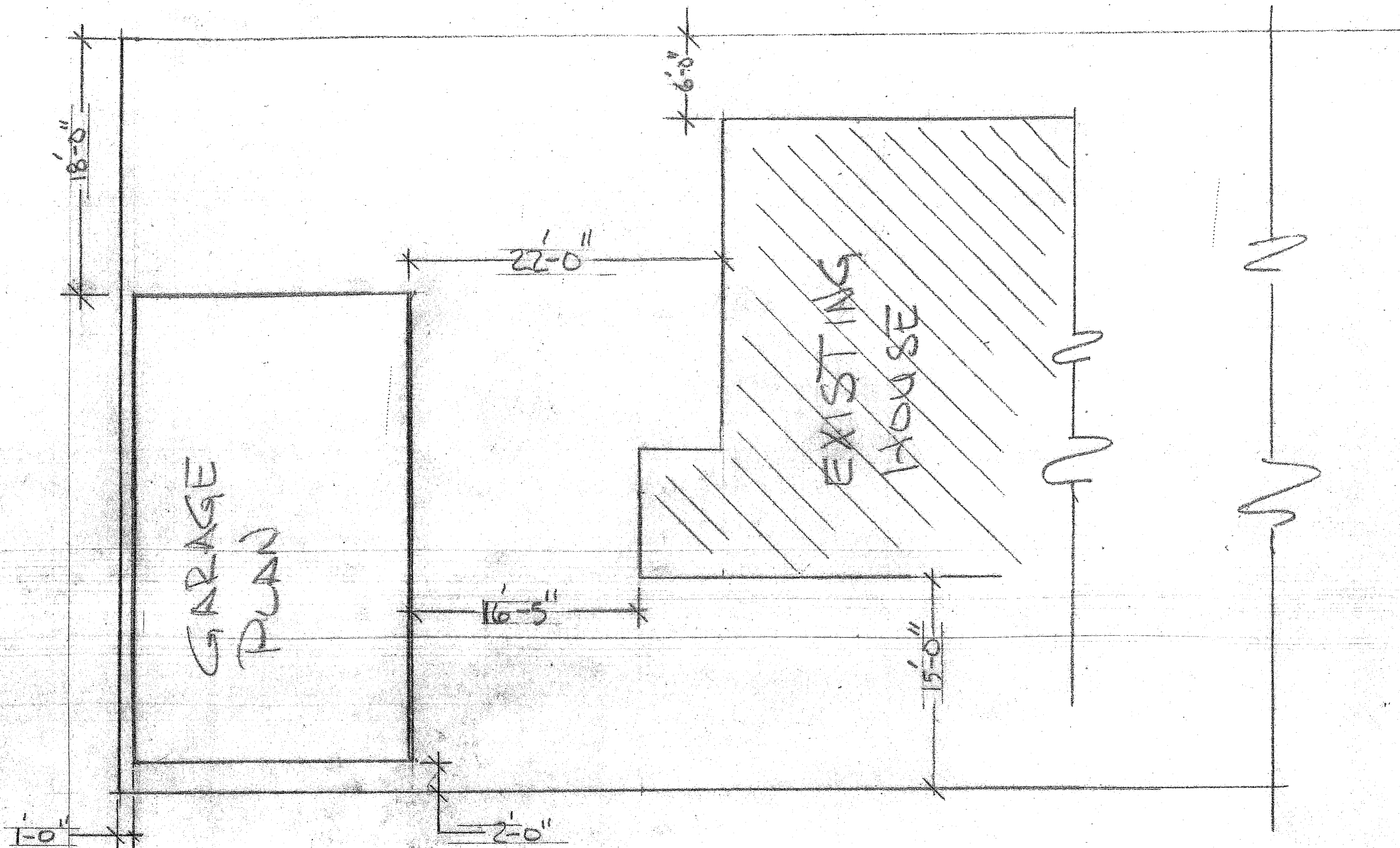
2'

30'X20' GARAGE (600sqft)

Back

1' set back from property line

104



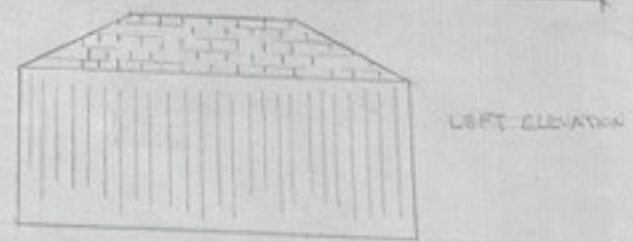
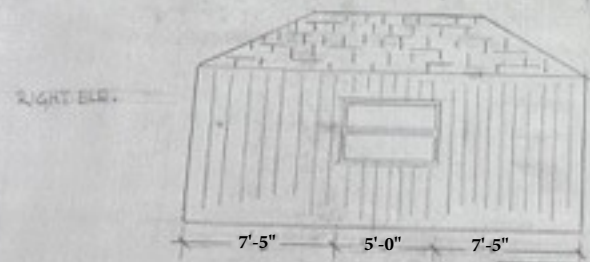
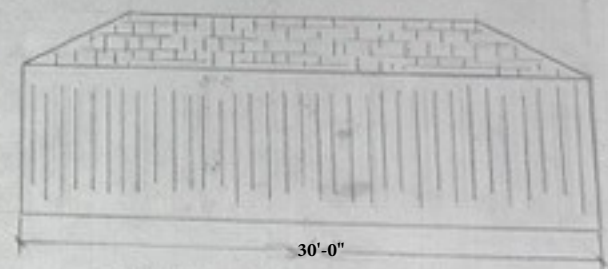
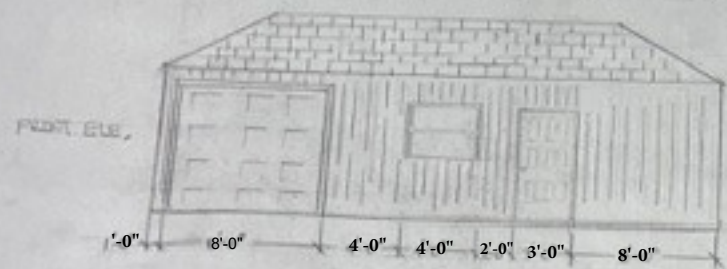
Site Plan

App: 177-033-018-000

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

DATE: 04-16-25

APPROVED BY:



APP: 177-033-018-000

SCALE: 1/4"=1'-0"

APPROVED BY:

DATE: 09-16-25

DRAWN BY ERNIE VADELA

REVISED

20 1ST STREET LOT SIZE 50'X120'
SPRINKLES CA. 93962

DRAWING NUMBER
2 OF 2

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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: <input type="checkbox"/> Cachagua Area Plan <input type="checkbox"/> Carmel Valley Master Plan <input type="checkbox"/> Central Salinas Valley Area Plan <input type="checkbox"/> Fort Ord Master Plan <input type="checkbox"/> Greater Monterey Peninsula Area Plan <input type="checkbox"/> Greater Salinas Area Plan <input type="checkbox"/> North County Area Plan <input type="checkbox"/> South County Area Plan <input type="checkbox"/> Toro Area Plan <input type="checkbox"/> 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: <input checked="" type="checkbox"/> Residential use <input type="checkbox"/> Commercial use <input type="checkbox"/> Agricultural use <input type="checkbox"/> Public or Quasi-Public use <input type="checkbox"/> Industrial use
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project proposes a cell-site, telcom (digital) communication facility/site?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project includes the construction of a new structure?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The project includes demolition work? If "yes", describe <i>repair old siding. Not removing</i>
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Project includes the use of roofing materials that are different in type and/or color from the original materials?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Project includes replacement and/or repair of (50%) or more of the exterior walls of a structure?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Project includes historical structure or a structure more than fifty (50) years old?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Project includes an accessory structure(s)? If "yes", describe:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Project includes the placement of a manufactured home, mobile home, modular or prefabricated unit? <input type="checkbox"/> Private property <input type="checkbox"/> Park installation (mobile home park)
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Project includes retaining walls?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Project involves new, change or modifications to existing utilities and/or power lines?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Project is change or modification to an approved application.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does the project propose a lot line adjustment or subdivision?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is the project located near an incorporated area (City)?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is the project located within a Community Area or Rural Center?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is the project located within 1/4 mile of a public airport?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is this the first residence on a property?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does the project propose a secondary unit?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Would native vegetation be removed with this project?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Would proposed development occur within 100 feet a creek/drainage (including seasonal) or river?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does the project propose any tree removal? If "yes" Type _____ Size _____ Number _____
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Project includes grading, dirt importation, dirt removal, and/or drainage changes.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Would the project be connected to an existing well or private water system?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project includes constructing, enlarging, altering, repairing, moving, improving or removing a well.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Project is associated with a new or improvements to a water system. _____ water system _____ number of connections
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does the project include a new individual or existing wastewater system (e.g. septic)?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project includes constructing, enlarging, altering, repairing, moving, improving or removing a septic tank/system?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does the project propose development on slopes over 25%?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is the project 50 feet from a bluff?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Project is located within 100 feet of seasonal or permanent drainage, lake, marsh, ocean, pond, slough, stream, wetlands. If "yes", describe _____
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does the project include cultivation of land that is currently not cultivated?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does the project propose non-agricultural uses adjacent to agricultural uses?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is the project located within the winery corridor?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does the project propose or require affordable housing?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does the project require a General Plan Amendment?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is the project located within a Special Treatment Area?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is the project located within a Study Area?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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:	<input type="checkbox"/> Consistent With The 2010 Monterey County General Plan <input type="checkbox"/> 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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