

County of Monterey

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



Meeting Agenda - Final

Thursday, January 9, 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 Históricas 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)
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- + 1 929 205 6099 US (New York)
- + 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 Históricas 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 Housing Advisory Committee’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

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

PUBLIC COMMENT

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

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

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

SCHEDULED MATTERS

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

1. 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

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

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

Attachments: [2023-2024 Draft CLG Report](#)

3. DISCUSSION OF THE COUNTY OF MONTEREY'S MILLS ACT PROGRAM.**BOARD COMMENTS, REQUEST AND REFERRALS**

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

DEPARTMENT UPDATE**ADJOURNMENT**

For additional information, or if you are unable to attend the meeting, please contact Phil

Angelo at (831) 784-5731. Should you have any questions regarding a specific project please contact the staff person or planner assigned to the project at (831) 755-5025.



County of Monterey

Item No.1

Board Report

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

Legistar File Number: 24-834

January 09, 2025

Introduced: 12/17/2024

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

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

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 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.

DISCUSSION:

A Phase I historic assessment dated January 14, 2024 was prepared by Kent L. Seavey, a qualified historian on the County's list of historical consultants, which concludes that the property is historically significant under California Register of Historical Resources (CRHR) Criterion (important persons) for its association with association with nationally noted American watercolorist, Donald Teague, who the house was built for, and under CRHR Criterion 3 (architecture) as a very good example of the Post-Adobe method of construction developed by Carmel master-builder Hugh W. Comstock. The historic assessment concludes the property retains a high degree of integrity.

In 1951, constructed was a one-story post adobe residence. In 1955, the original garage was converted into living space. Sometime between 1953 and 1955, a detached art studio/two car garage was added at the south end of the property. Per Monterey County Code (MCC) section 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.

The applicant proposes to remodel 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 (four feet in height). 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 to match existing cedar shingle roof.

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: Elizabeth Gonzales, Manager/ Erika Isidro-Valdovinos, Permit Tech II
Reviewed and 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 - Combined Phase I and Phase II Historic Report

cc: Ray Parks (Agent); Project File PLN240293



County of Monterey Historic Resources Review Board

Item No.1

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

January 09, 2025

Legistar File Number: 24-834

Introduced: 12/17/2024

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

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 to 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

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 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.

DISCUSSION:

A Phase I historic assessment dated January 14, 2024 was prepared by Kent L. Seavey, a qualified historian on the County's list of historical consultants, which concludes that the property is historically significant under California Register of Historical Resources (CRHR) Criterion (important persons) for its association with association with nationally noted American watercolorist, Donald Teague, who the house was built for, and under CRHR Criterion 3 (architecture) as a very good example of the Post-Adobe method of construction developed by Carmel master-builder Hugh W. Comstock. The historic assessment concludes the property retains a high degree of integrity.

In 1951, constructed was a one-story post adobe residence. In 1955, the original garage was converted into living space. Sometime between 1953 and 1955, a detached art studio/two car garage was added at the south end of the property. Per Monterey County Code (MCC) section 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.

Legistar File Number: 24-834

The applicant proposes to remodel 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 (four feet in height). 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 been horizontal wood siding at gables, brick fireplace and chimney, wood clad windows the match existing cedar shingle roof.

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: Elizabeth Gonzales, Manager/ Erika Isidro-Valdovinos, Permit Tech II

Reviewed and 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 - Combined Phase I and Phase II Historic Report

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. 24-XXX

PLN240293 - SCOTT GALE TRUST

Resolution by the Monterey County Historic Resources Review Board (HRRB) to recommend that the Chief of Planning: 1) Find the project categorically exempt pursuant to CEQA Guidelines 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, 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.

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. In 1951, constructed was a one-story post adobe residence. In 1955, the original garage was converted into living space. Sometime between 1953 and 1955, a detached art studio/two car garage was added at the south end of the property. Per Monterey County Code (MCC) section 18.25.020 of Monterey County Code the County must preserve protect and enhance those structures and areas that contribute to the historical heritage of the County of Monterey.

WHEREAS, a Phase I historic assessment dated January 14, 2024 (HCD-Planning File No. LIB240269) was prepared by Kent L. Seavey, a qualified historian on the County’s list of historical consultants, which concludes that the property, which is historically significant under California Register of Historical Resources (CRHR) Criterion (important persons) for its association with association with nationally noted American watercolorist, Donald Teague, who the house was built for, and under CRHR Criterion 3 (architecture) as a very good example of the Post-Adobe method of construction developed by Carmel master-builder Hugh W. Comstock. The historic assessment concludes the property retains a high degree of integrity.

WHEREAS, Scott Gale (applicant) filed with the County of Monterey, an application for an Administrative 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 (four feet in height). 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.

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on January 9, 2025, pursuant to the regulations for the Preservation of Historic Resources as contained in Chapter 18.25 of the Monterey County Code.

WHEREAS, A phase II historic report was prepared by Kent L Seavey (HCD-Planning File No. LIB240269) dated October 14, 2024, which concludes that the project would be consistent with the Secretary of the Interior's Standards. The main structure was constructed in 1951 for the artist, Donald Teague, who does qualify for association as a significant person from the past for his national prominence as a watercolor artist.

WHEREAS, 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" are exempt from CEQA. The project is consistent with the Secretary of the Interior's Standards and therefore meets the criteria of this exemption.

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, all of which are supported by the listed evidence:

Finding: The proposed work is consistent with the purposes of the Monterey County Code Chapter 18.25 (Preservation of Historic Resources) and will neither adversely affect the significant architectural features of the designated resource nor adversely affect the character, historical, architectural, or aesthetic interest or value of the designated resource and its site.

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

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

- 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. Combined Phase I and Phase II Historic Assessment conducted by Kent L. Seavey, dated October 14, 2024 (HCD-Planning File No. LIB240269
 5. Oral testimony and HRRB discussion during the public hearing and the administrative record.

Passed and adopted on this **9th day of January, 2025**, upon motion of _____,
seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Attest
Name, Phil Angelo, HRRB Secretary
January 9, 2025

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Exhibit B

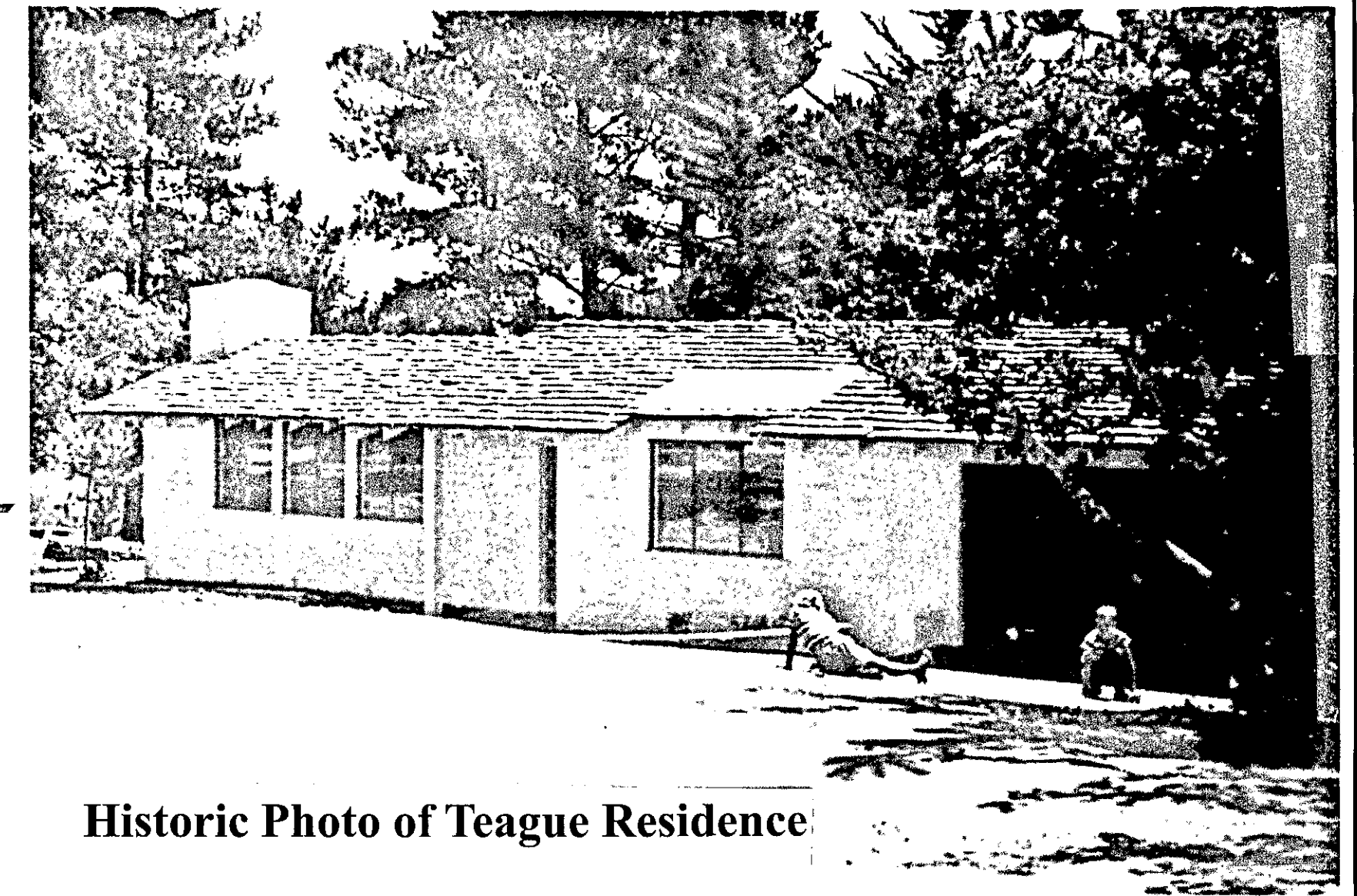
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Scott Gale & Nina Nygard Family Trust

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 1953. 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 second story bedroom suite above and remodel the studio to a ADU. Please see Planning Statistics for the size

Planning Statistics:

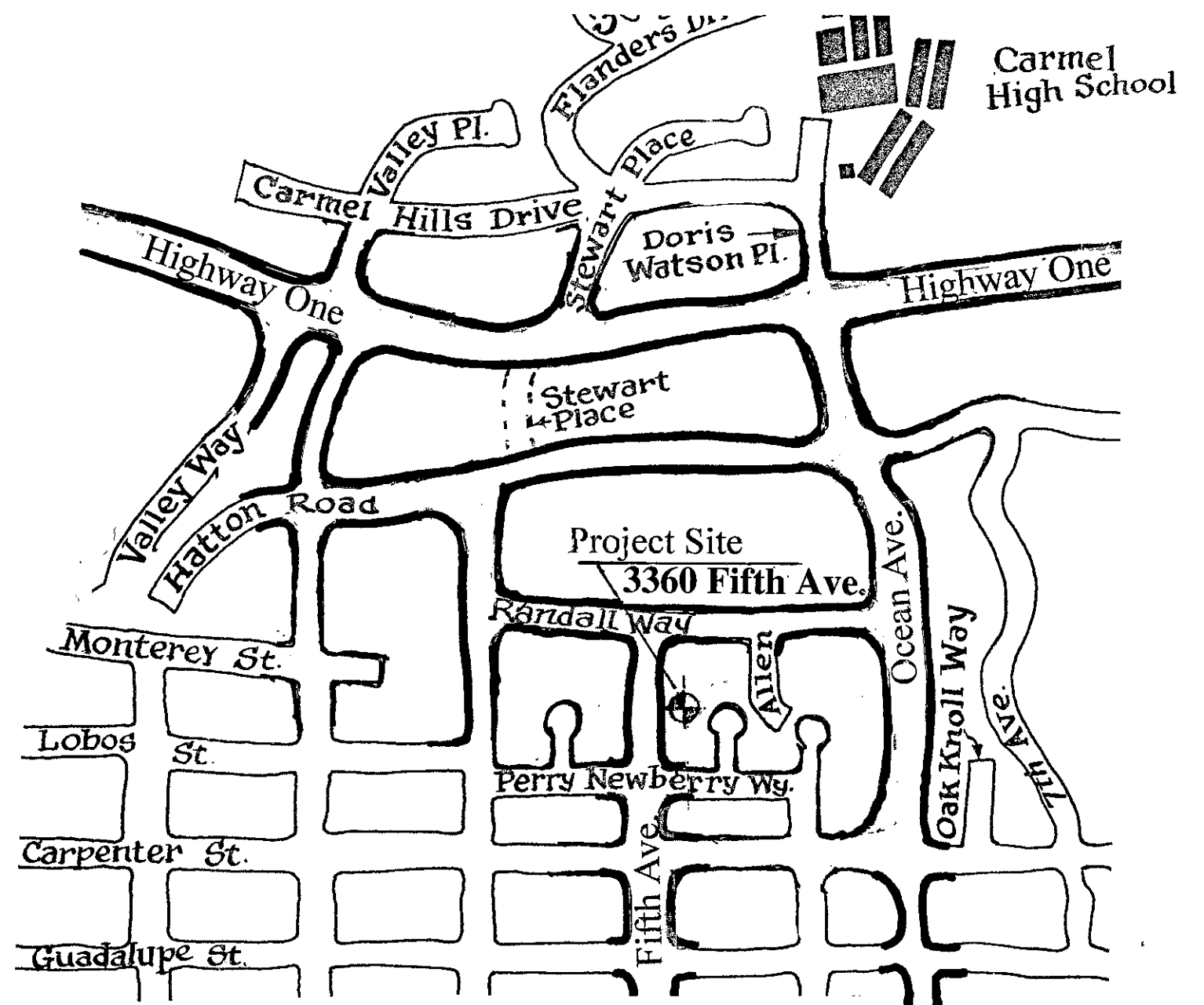
- Lot size: 11,394 sq.ft. or .26 acres
- Existing Residence: 2,545 sq.ft.
- Existing Studio & Garage: 580 sq.ft.
- Proposed Res: 1st floor @ 2,589.25 sq.ft.
- Proposed Res. Addition: 2nd floor @ 523.75 sq.ft.
- Remodel Area: 1st floor @ 1,740 sq.ft.
- Total Proposed Residence: 3,113 sq.ft.
- Proposed Balcony: 2nd floor @ 48.33 sq.ft.
- Existing Studio: 356.75 sq.ft. with garage @ 222.25 sq.ft.
- Total Studio conversion to ADU: 580 sq.ft.
- Total Building Coverage: 3,169.25 sq.ft. ... 27.8 %

Abbreviations

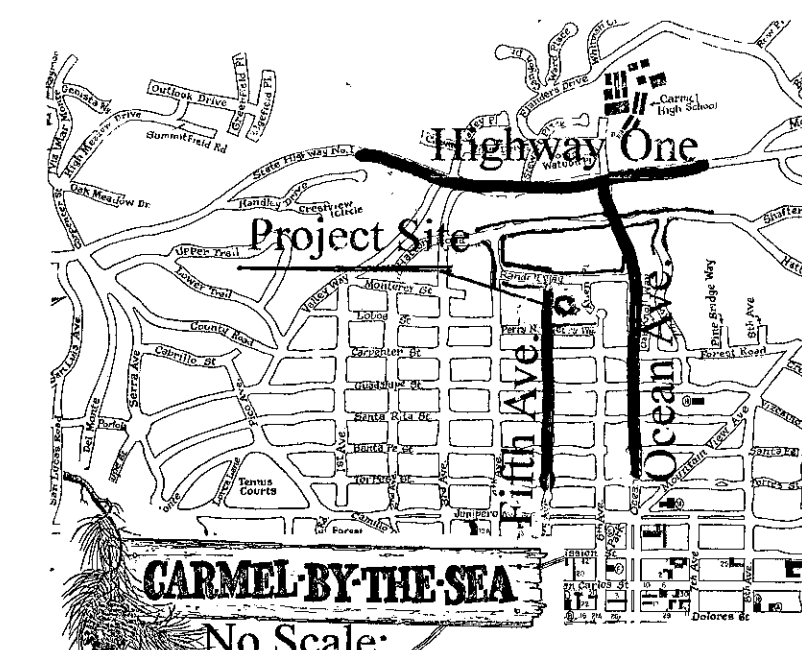
Acous.	Acoustical	F.F.	Finnish Floor	Pt.	Point
Adj.	Adjustable	Flash	Flashing	#	Pound or Number
Agg.	Aggregate	Flou	Fluorescent	PTDF	Pressure Treated Douglas Fir
AB	Anchor Bolt	Fl.	Foot or Feet	Rad.	Radius
Approx.	Approximately	Ftg.	Footing	Rwd.	Redwood
Arch.	Architectural	FAU	Forced Air Unit	Ref.	Reference 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	Sh.	Sheet
Ce.	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	Str.	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	Min.	Minimum	TOW	Top of Wall
Dwg.	Drawing	Misc.	Miscellaneous	T&G	Tongue 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
Elec.	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	With	Wth	Water Heater
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:

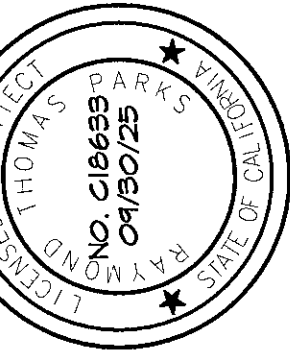


Vicinity Map
No Scale:

Sheet Index

No.	Title
A1.0	Cover
A1.1	Existing Site Plan
A1.2	Proposed Site Plan
A2.0	Existing Foundation Plan
A2.1	Existing Floor Plan
A2.2	Demolition Plan
A2.3	Proposed First Floor Plan
A2.4	Proposed Second Floor Plan
A2.5	Studio Floor Plans
A3.0	Original Exterior Elevations
A3.1	Existing Exterior Elevations
A3.2	Proposed Ext. Elevations {N&S}
A3.3	Proposed Ext. Elevations {E&W}
A3.4	Studio Exterior Elevations

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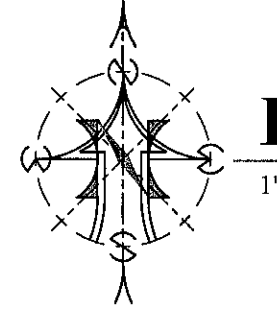
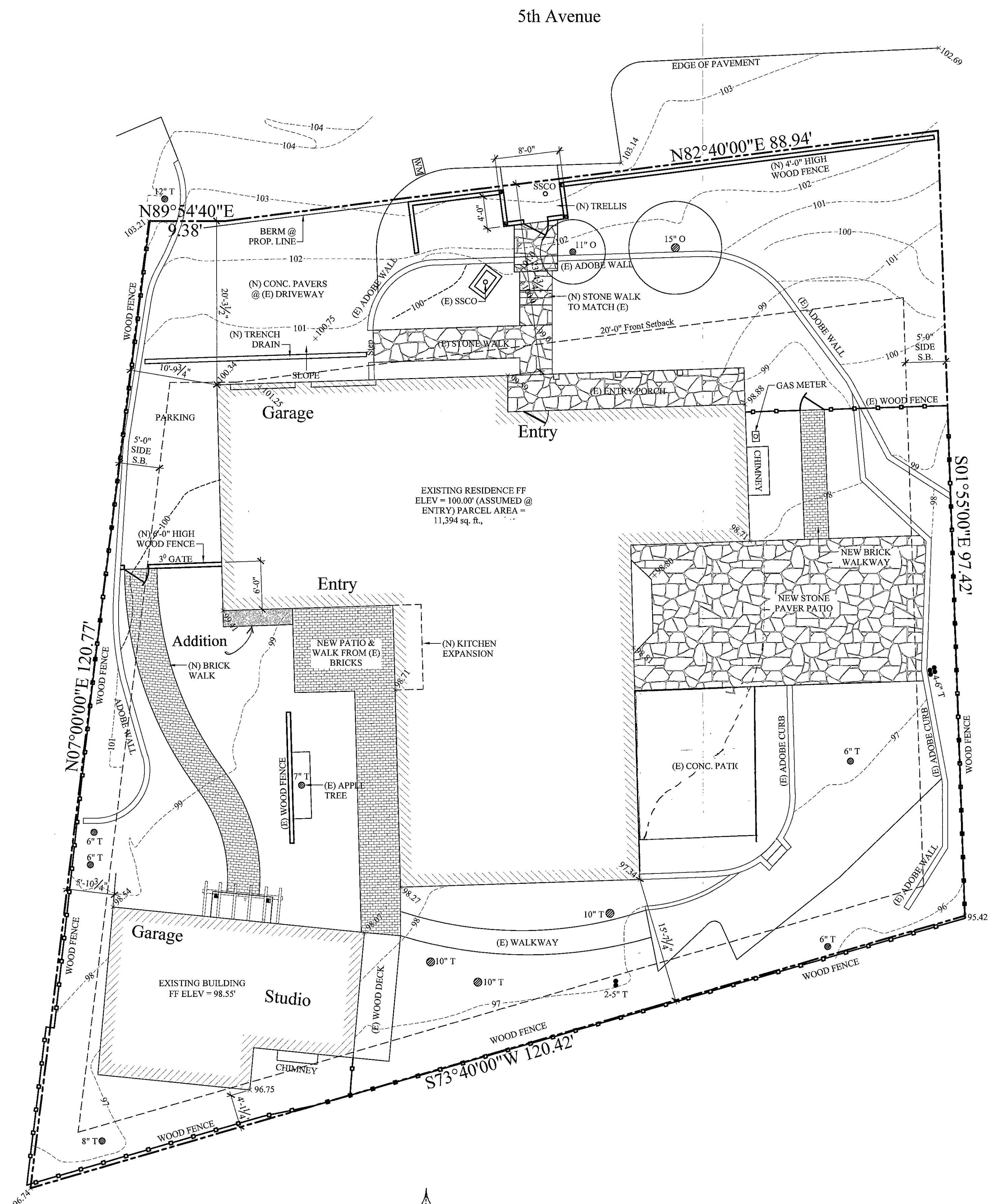


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Cover
 Scott Gale & Nina Nygard Family Trust
 Historic Donald Teague House & Studio
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 APN: 009-162-029

Drawing Date: 08-13-24
 Revision:
 Revision:
 Revision:

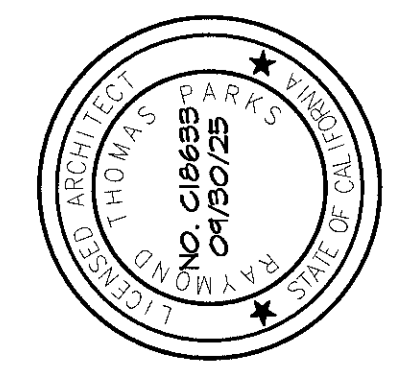
A1.0



Proposed Site Plan
1"=8'

5th Avenue

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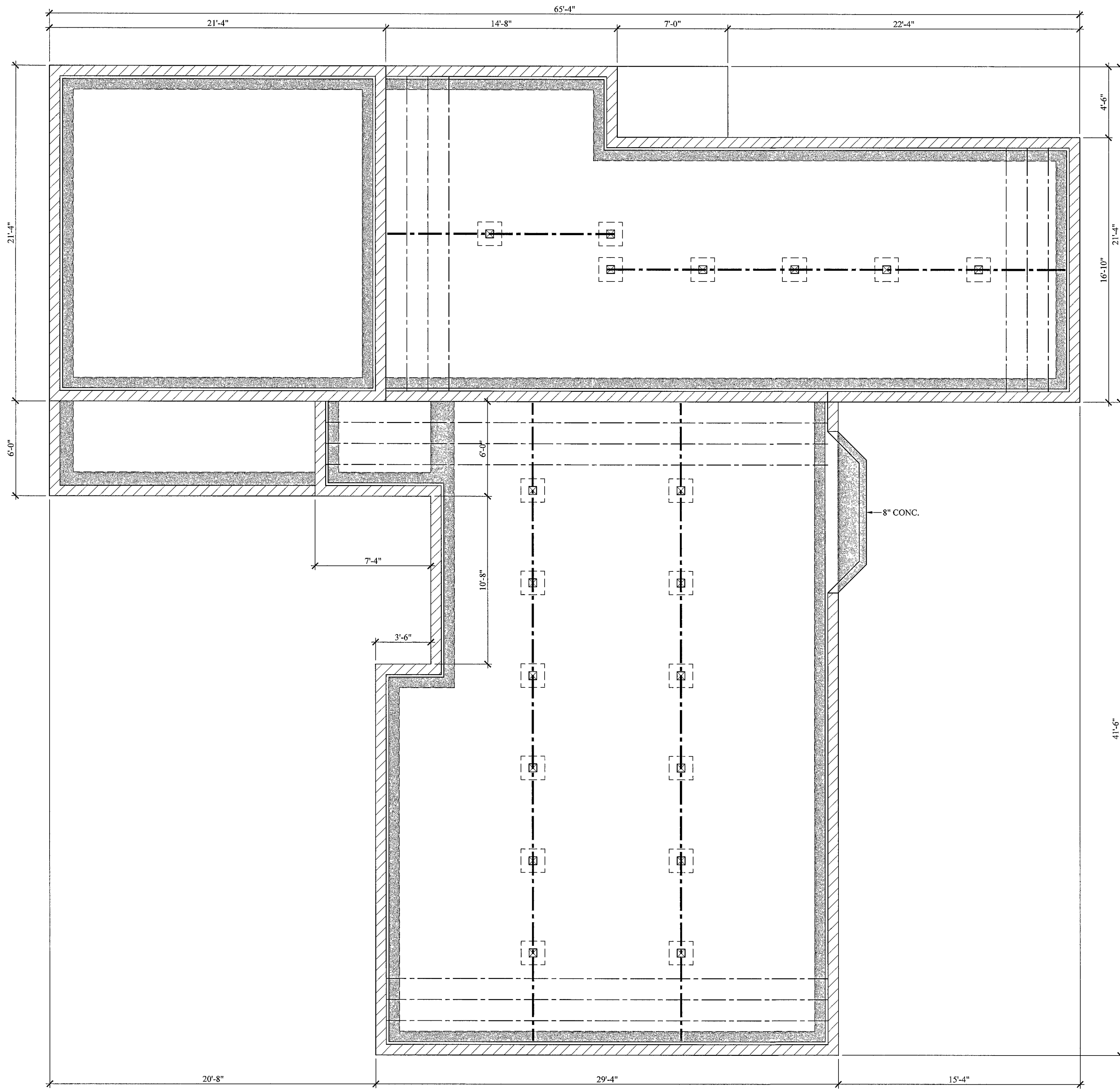


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Proposed Site Plan
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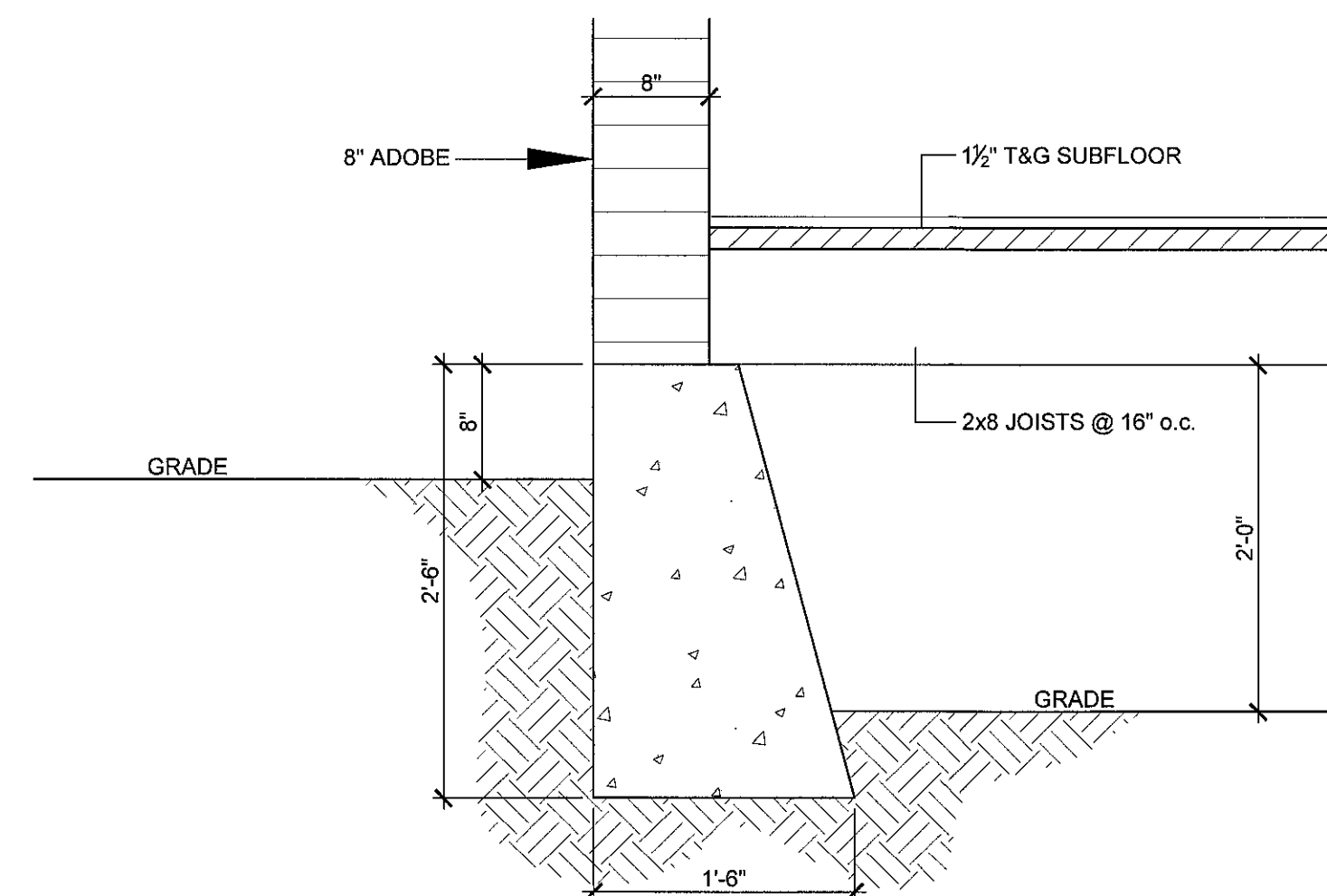
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Revision:
Revision:
Revision:

A1.2

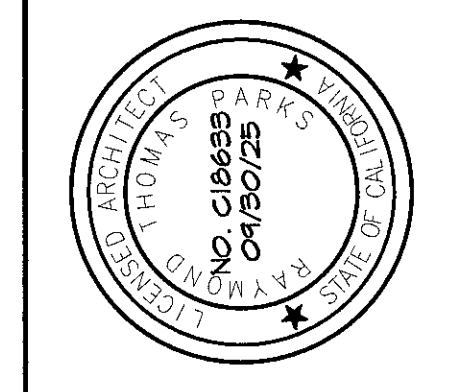


Existing Foundation Plan

1/4" = 1'-0"



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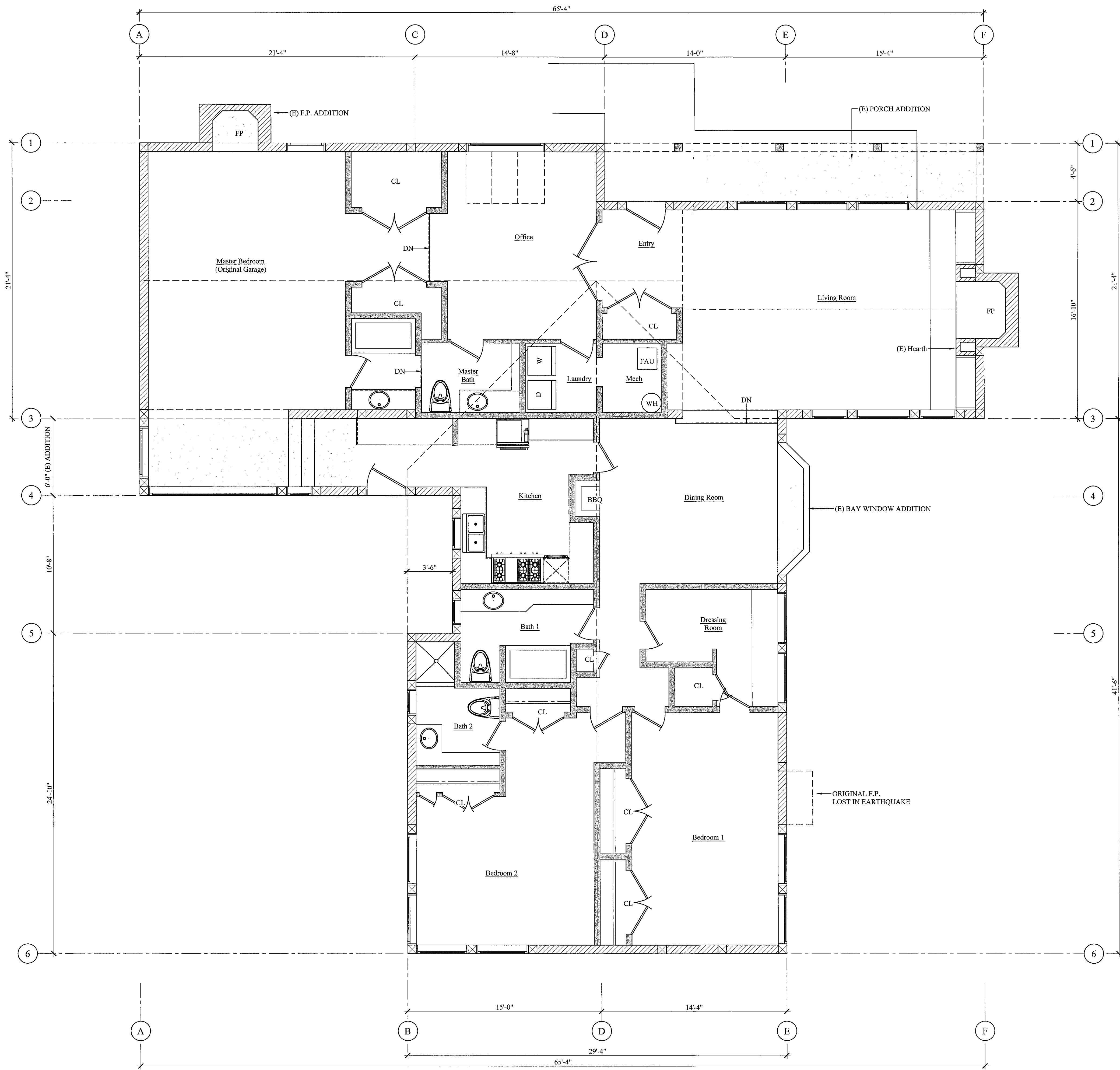


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Existing Foundation Plan
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A2.0



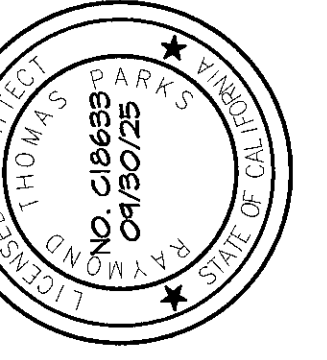
LEGEND:

- (E) 2x6 FRAMING
- (E) 8" ADOBE BRICK WALLS & 8x8 POSTS
- (E) ADDITIONS TO ORIGINAL HISTORIC HOME

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.

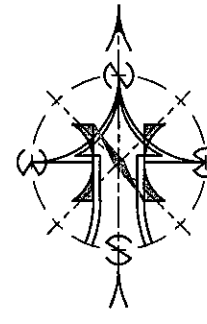
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Existing Floor Plan
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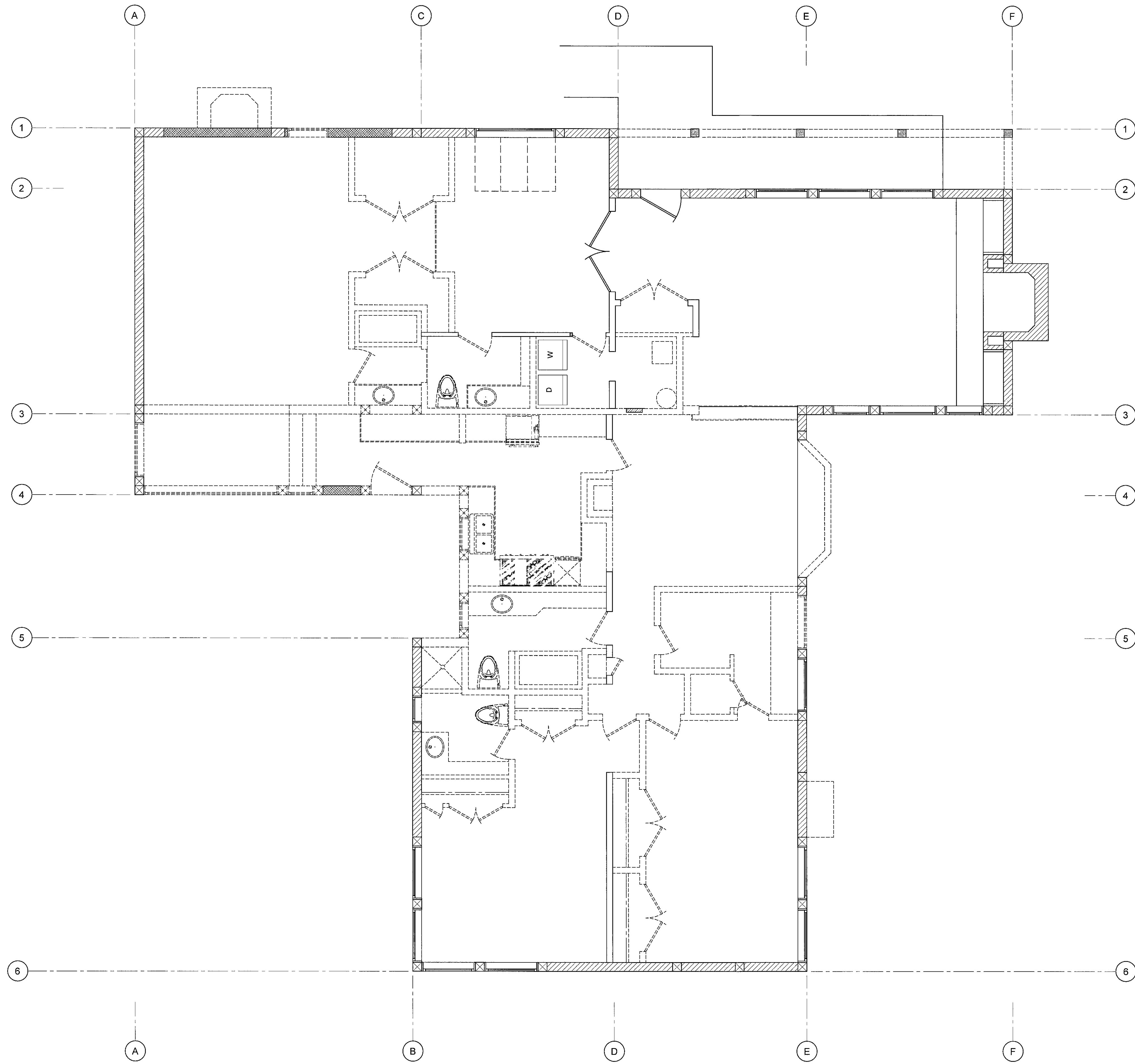
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 Revision:



Existing Floor Plan

1/4" = 1'-0"

A2.1



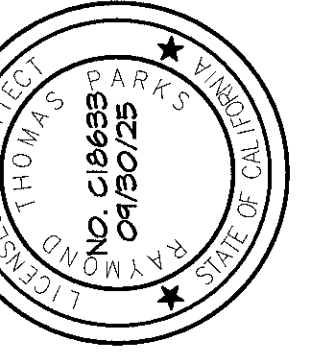
LEGEND:

- (E) 2x6 FRAMING
- ▨ (E) 8" ADOBE BRICK WALLS & 8x8 POSTS
- ▩ (E) WALLS TO BE ALTERED
- - - (E) WALLS TO BE REMOVED

NOTE:

- GRID LINES ARE TO FACE OF FRAMING, U.O.N.
- DIMENSIONS ARE TO FACE OF FRAMING, U.O.N.
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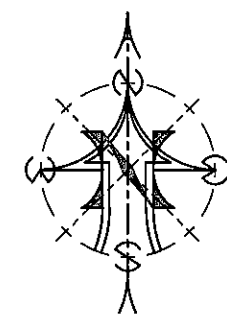


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Demolition Plan
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 APN: 009-162-029

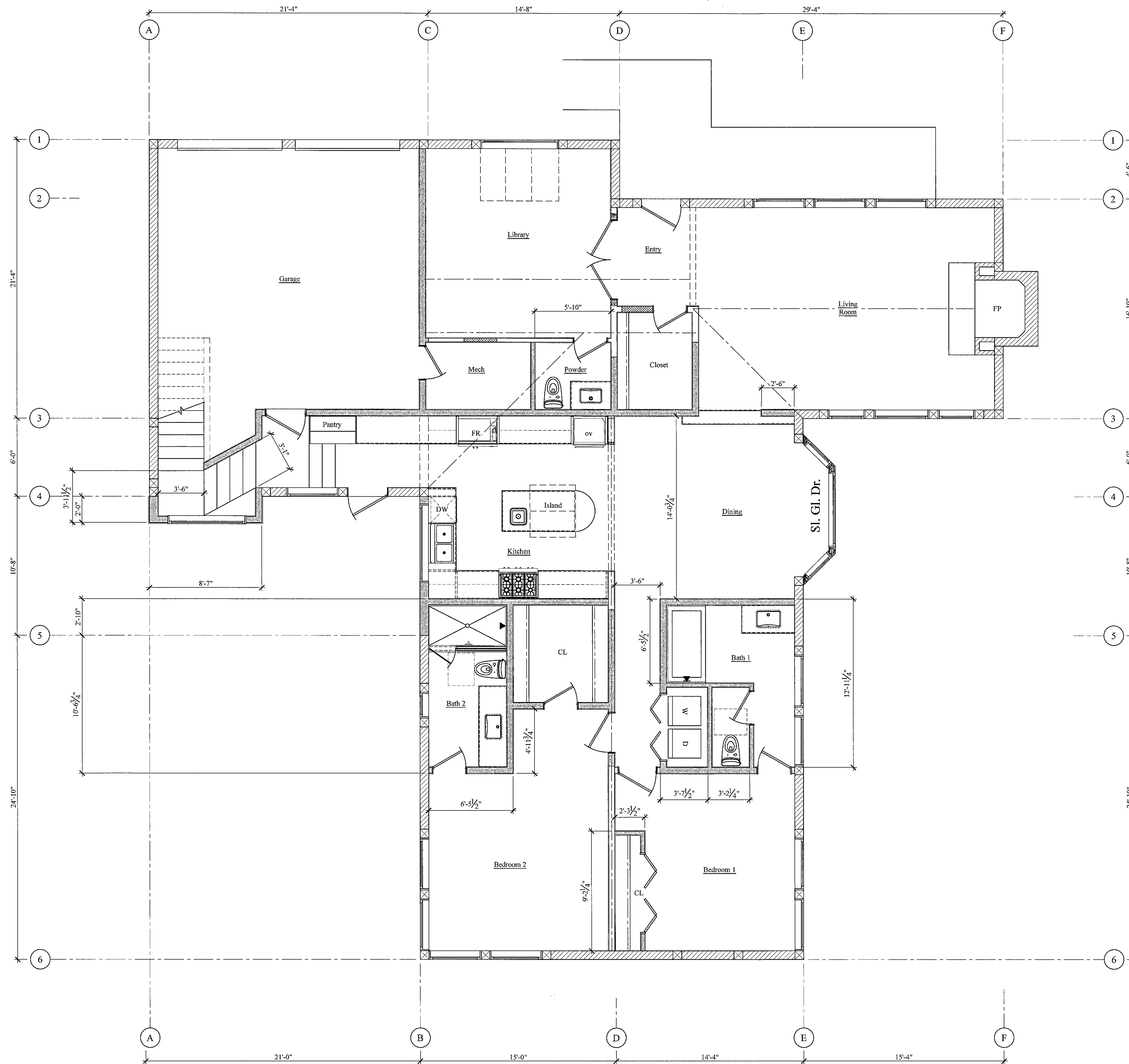
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 Revision:
 Revision:
 Revision:

A2.2



Demolition Plan

1/4" = 1'-0"



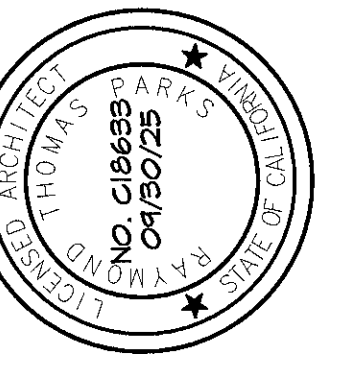
LEGEND:

- (N) 2x6, 2x8 & 2x4 WALL FRAMING
- (E) WALLS TO BE ALTERED
- (E) 8" ADOBE BLOCK WALLS & 8x8 POSTS
- (E) WOOD FRAMED WALLS

NOTE:

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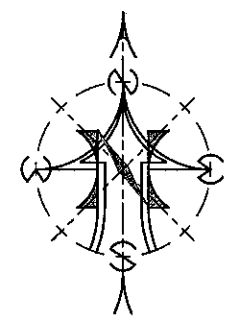


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Proposed Floor Plan

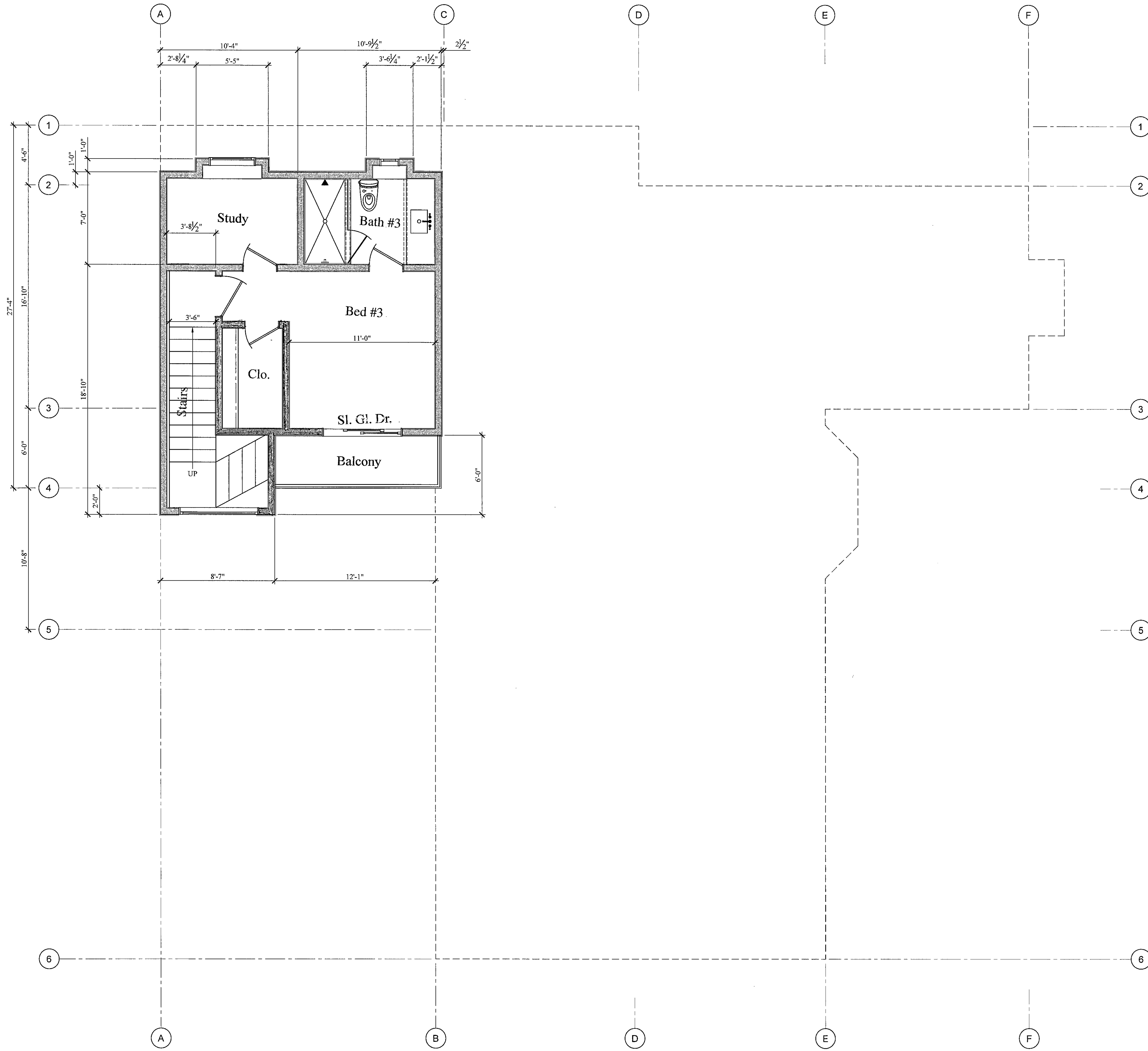
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Drawing Date: 08-13-24
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Proposed First Floor Plan
 1/4" = 1'-0"

A2.3



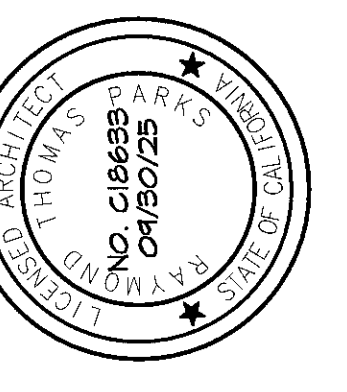
LEGEND:

- (N) 2x4 FRAMING
- (E) 2x4 FRAMING

NOTE:

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

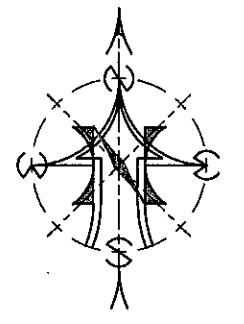
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Proposed Upper Floor Plan
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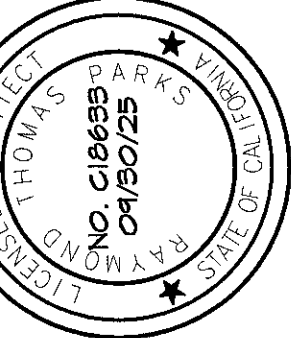
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Proposed Second Floor Plan
 Scale: 1/4"=1'-0"

A2.4

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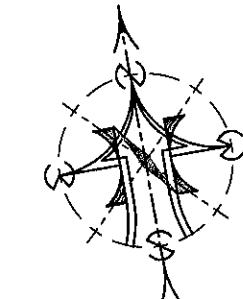
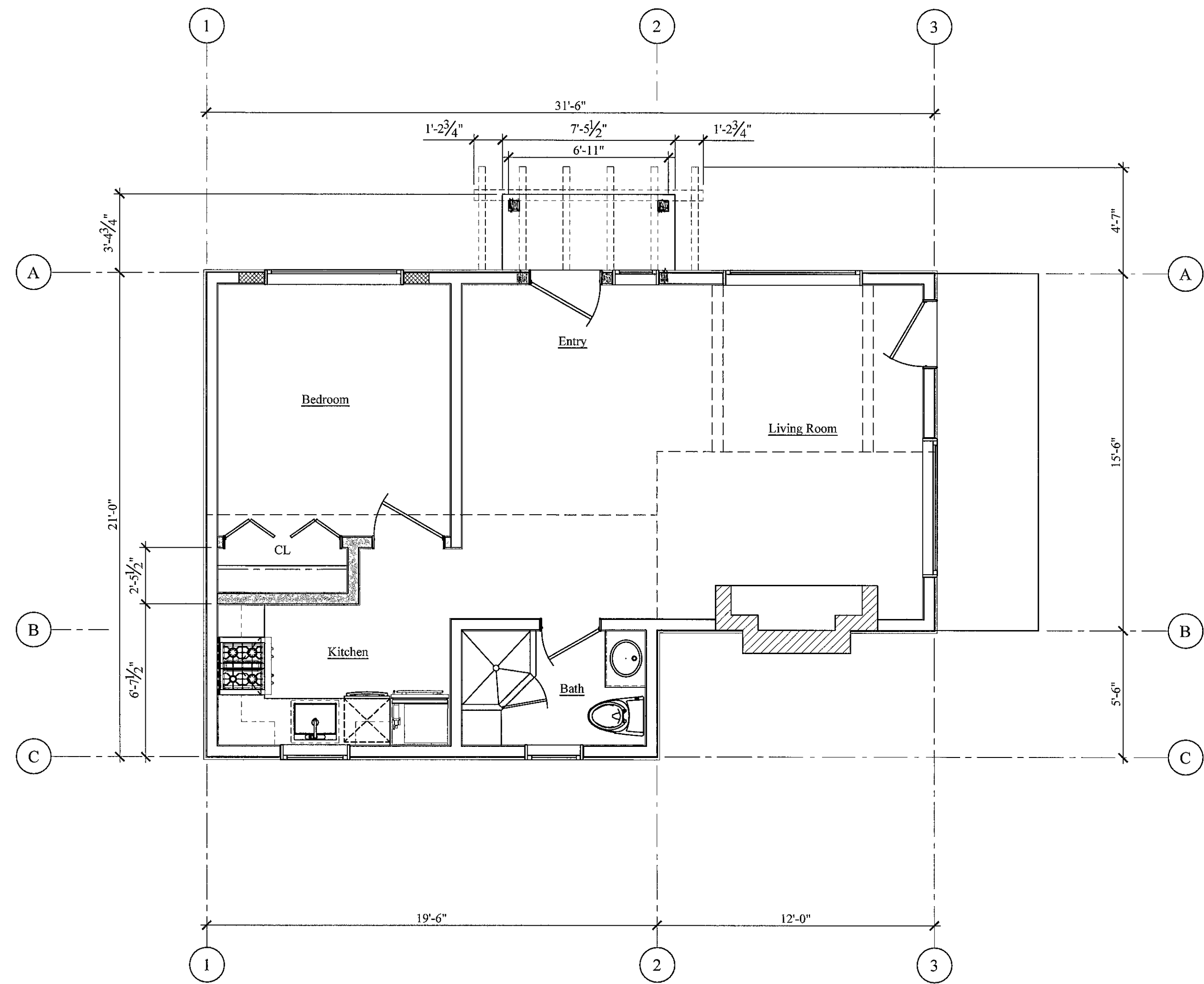
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LEGEND:

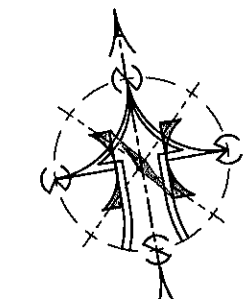
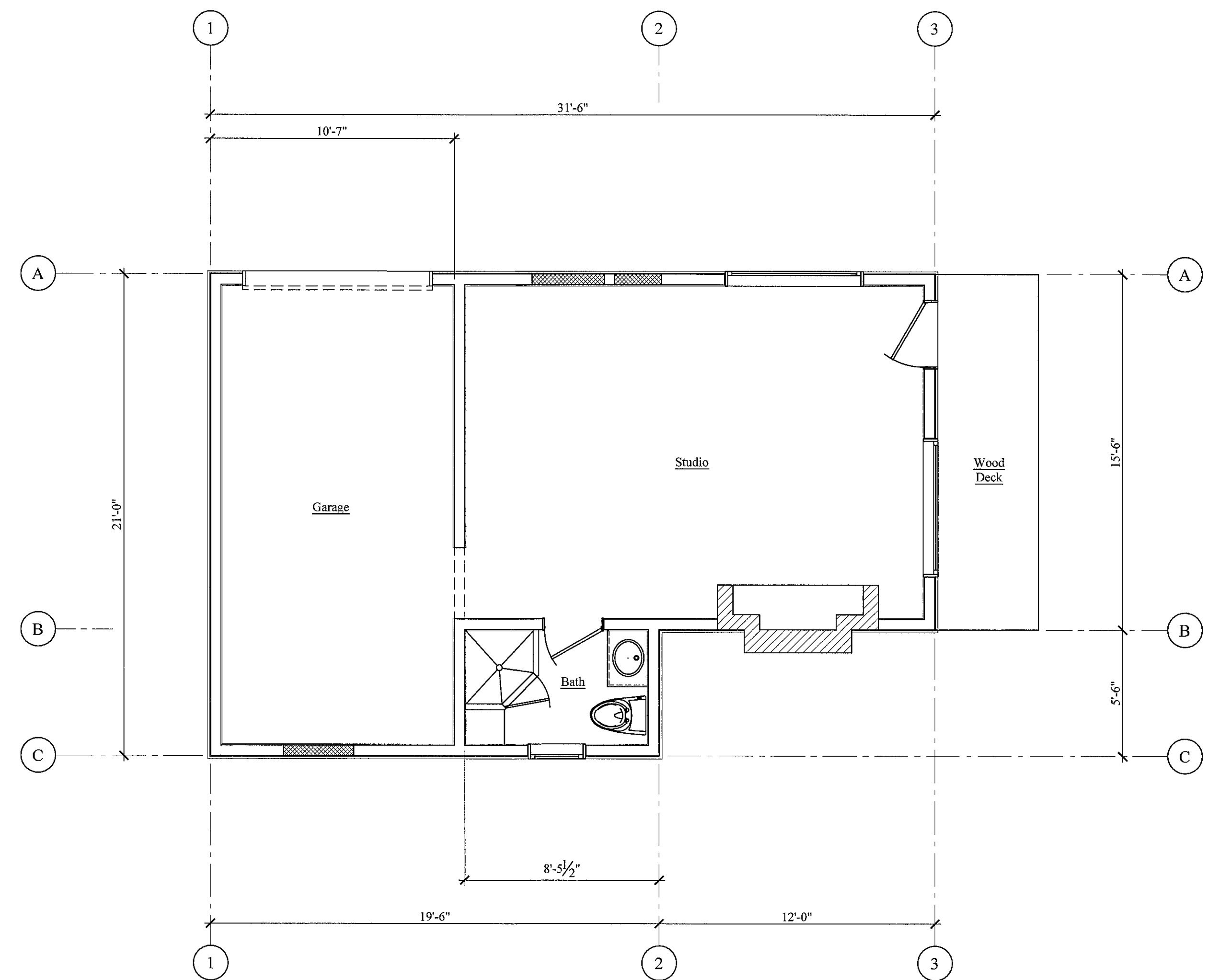
- (N) 2x4 FRAMING
- (E) 2x4 FRAMING
- (E) 2x4 FRAMING TO BE ALTERED
- (E) 2x4 FRAMING TO BE REMOVED

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.



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



Existing Studio Floor Plan
 1/4" = 1'-0"

Studio Floor Plans (ADU)

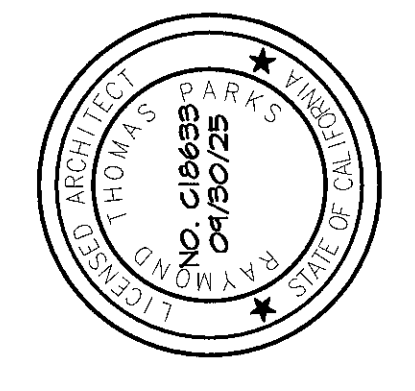
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Revision:	

A2.5



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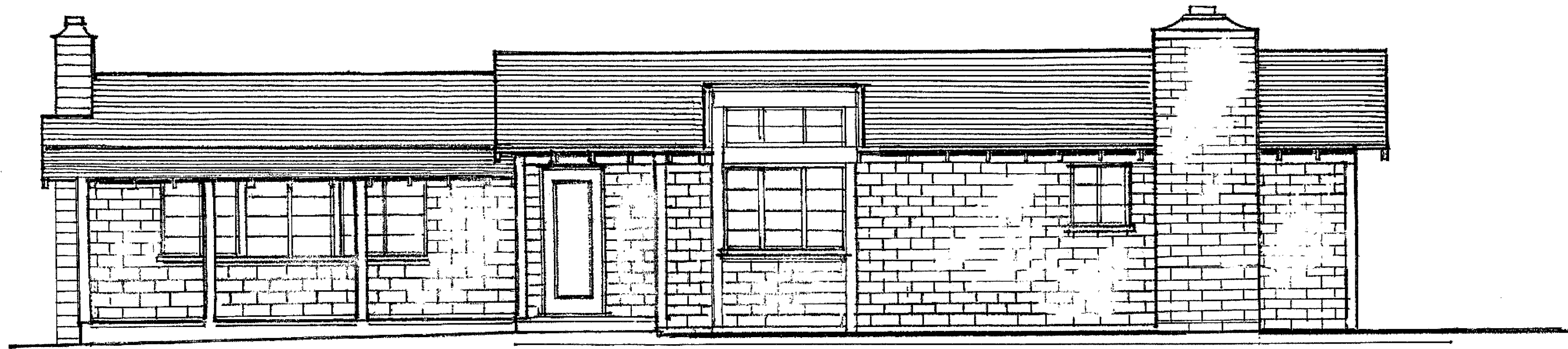


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Original Elevations
Scott Gale & Nina Nygard Family Trust
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APN: 009-162-029

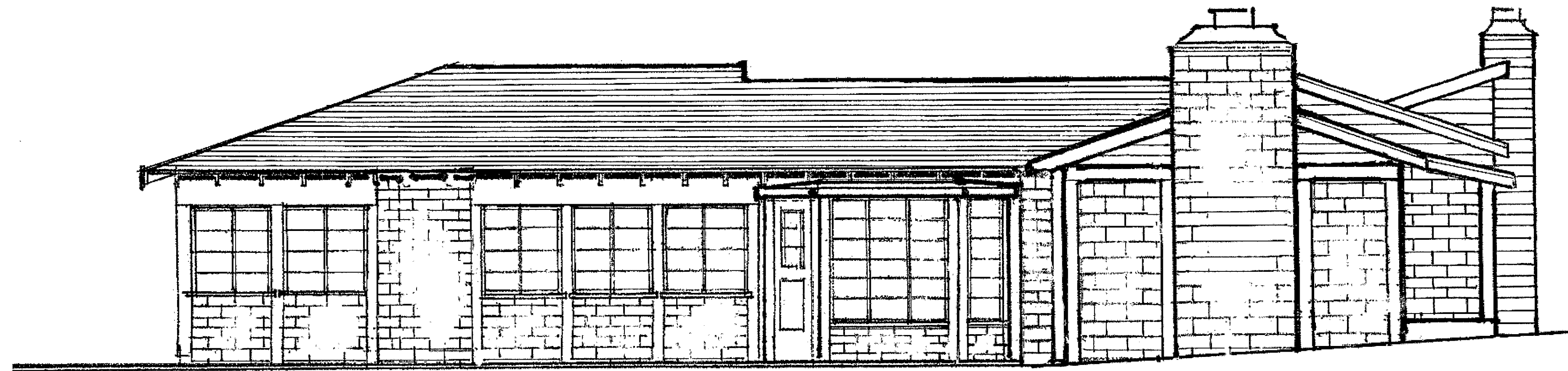
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Revision:
Revision:

A3.0



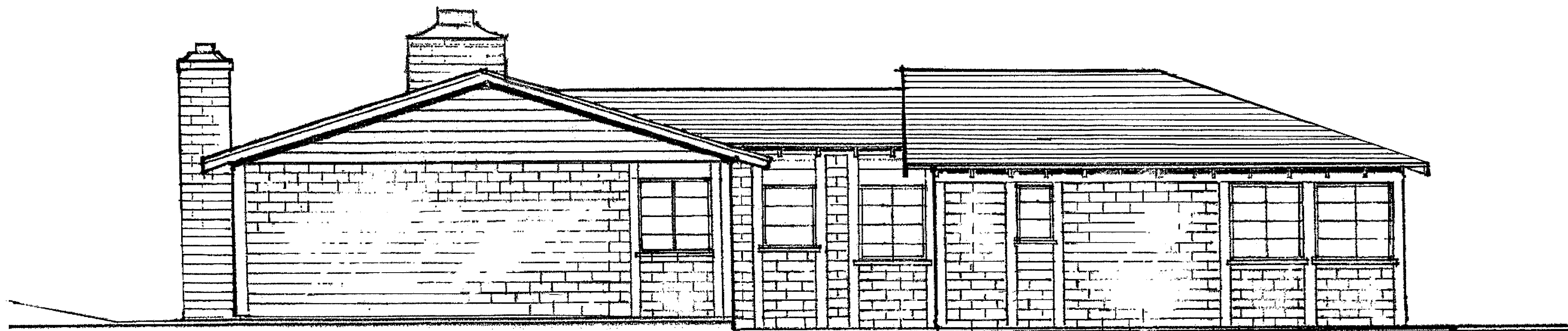
North Elevation

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



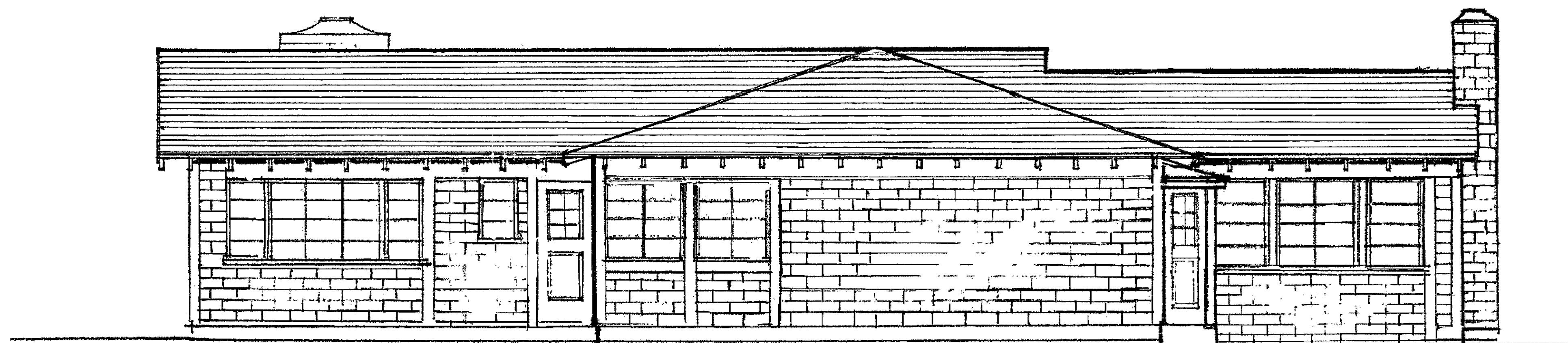
East Elevation

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



West Elevation

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



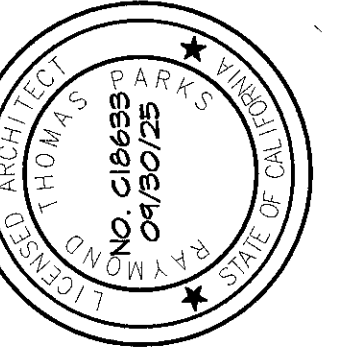
South Elevation

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

Existing Exterior Materials

Redwood Post & Adobe construction
 Windows metal frame & mullions
 Wood wood doors
 Cedar Shingle Roof

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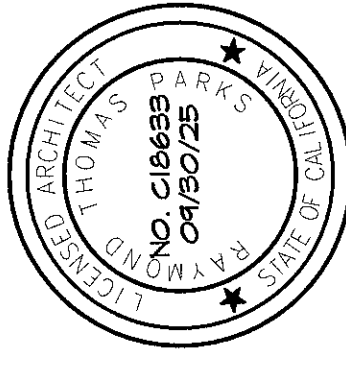
Existing Elevations

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 APN: 009-162-029

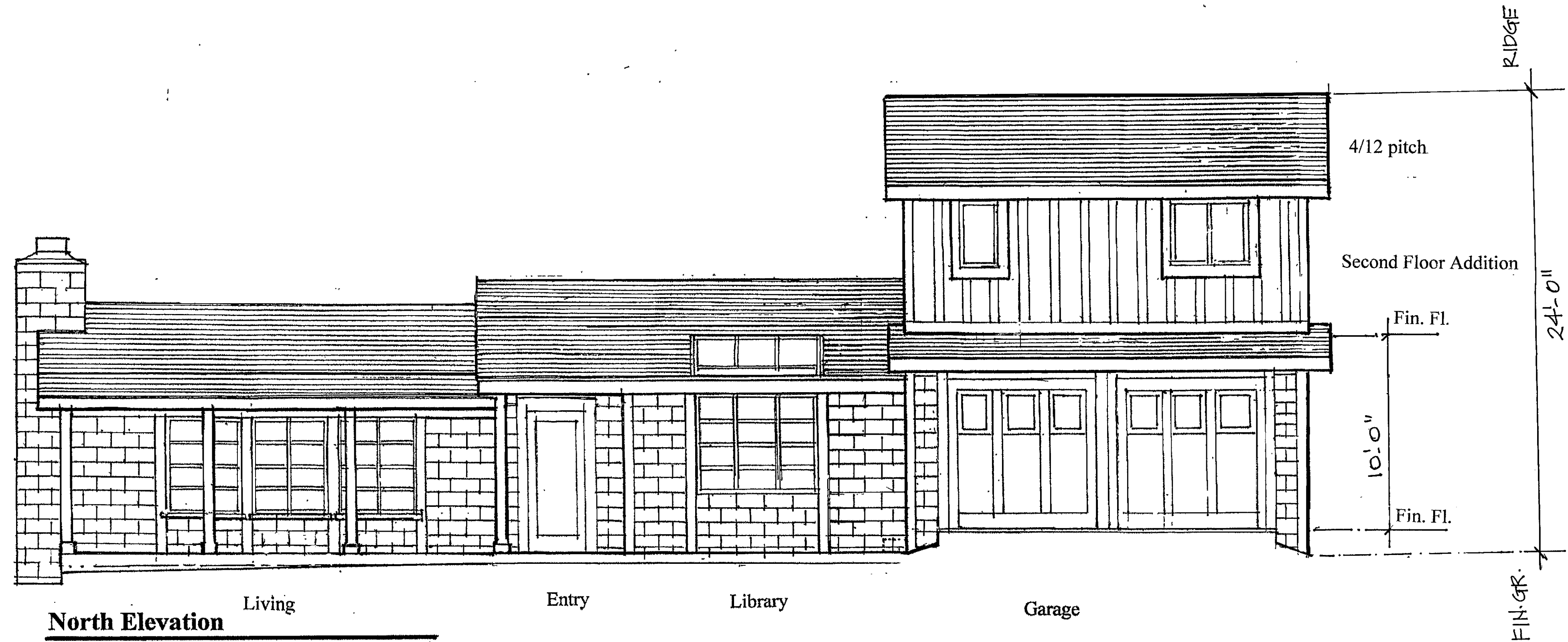
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A3.1

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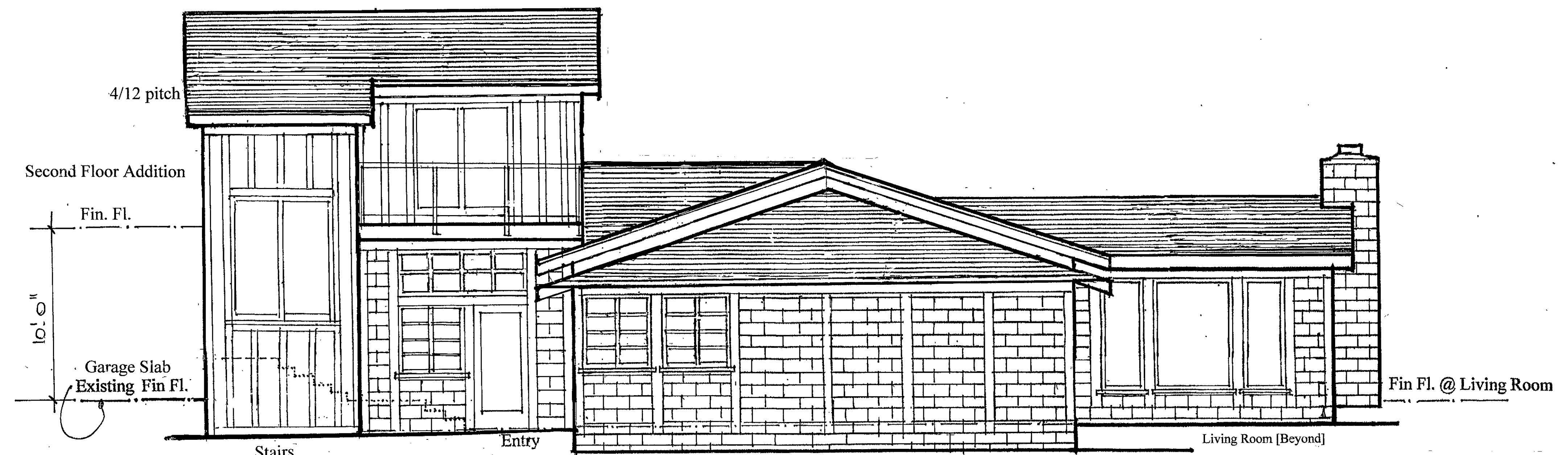
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 Phone: 831-624-1647 ray@rayparks.com



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

Existing Exterior Materials
 Redwood Post & Adobe construction
 Windows metal frame & mullions
 Wood wood doors
 Cedar Shingle Roof

Proposed Exterior Materials
 Cedar Board & Batten siding @ new addition
 New custom wood garage doors with Glass windows
 New wood clad windows
 New glass railing @ balcony
 New cedar shingles to match



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

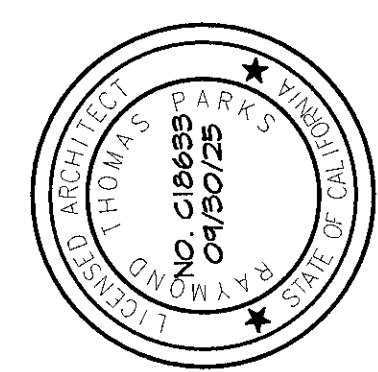
Proposed Elevations

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 APN: 009-162-029

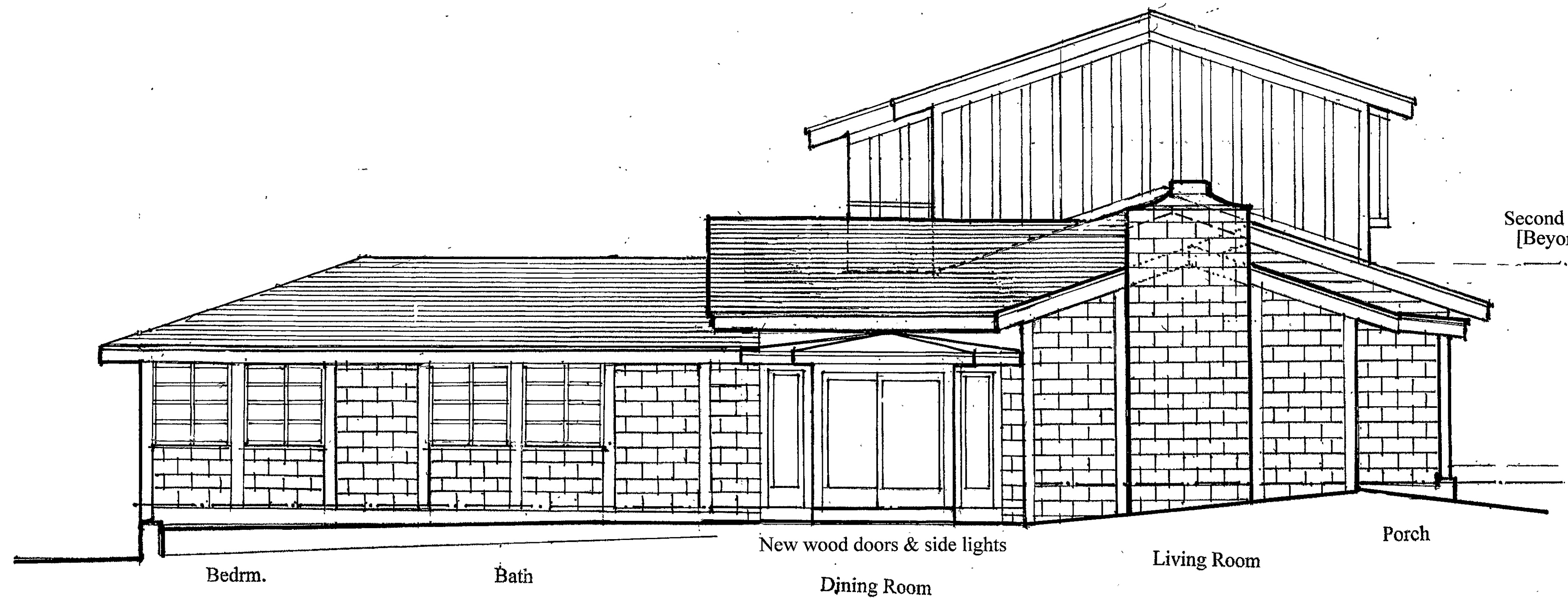
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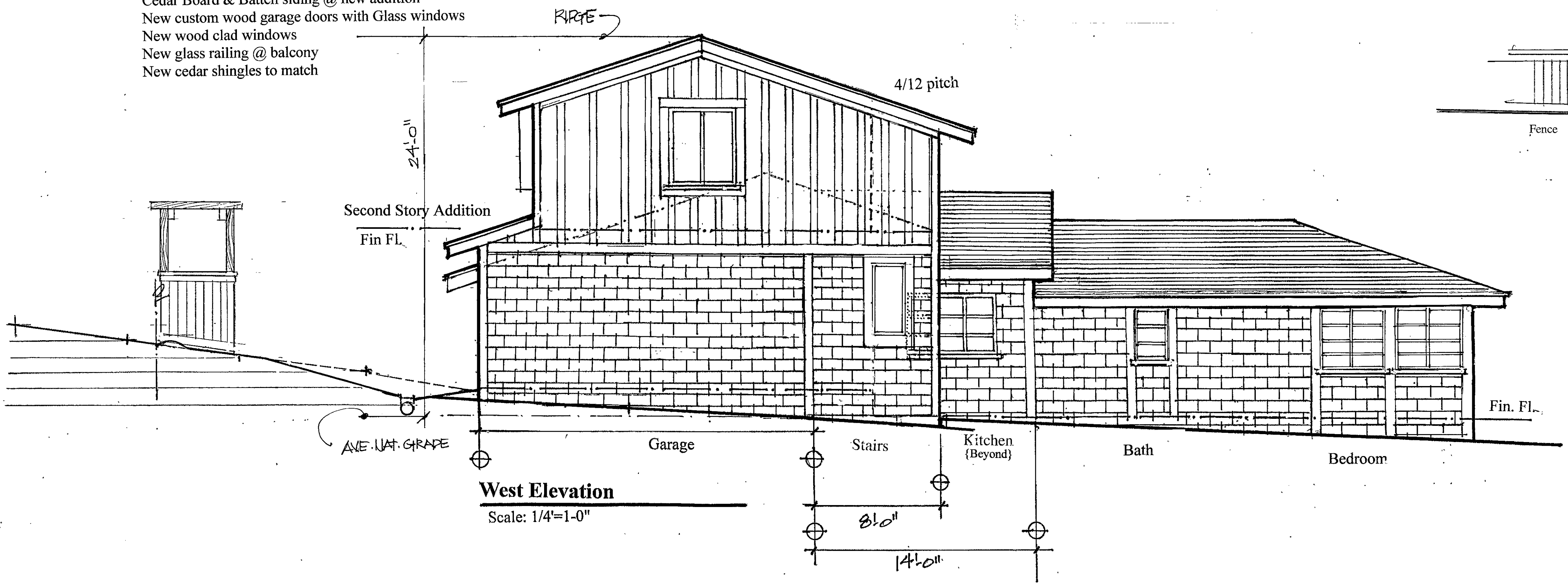


Second Floor Addition
[Beyond]

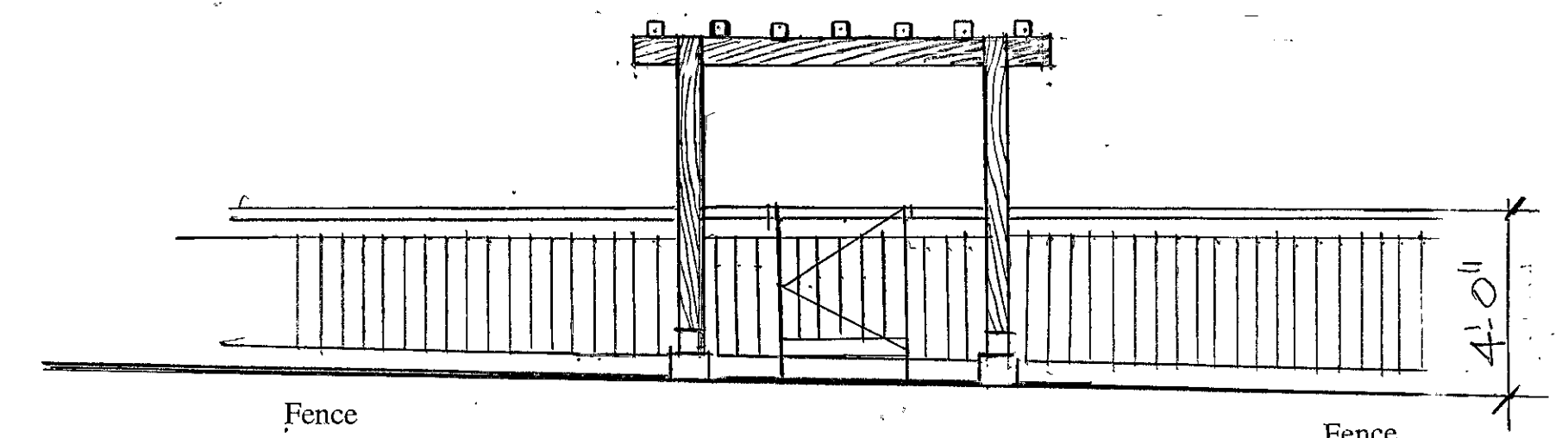
East Elevation
 Scale: 1/4"=1-0"

Existing Exterior Materials
 Redwood Post & Adobe construction
 Windows metal frame & mullions
 Wood wood doors
 Cedar Shingle Roof

Proposed Exterior Materials
 Cedar Board & Batten siding @ new addition
 New custom wood garage doors with Glass windows
 New wood clad windows
 New glass railing @ balcony
 New cedar shingles to match



West Elevation
 Scale: 1/4"=1-0"



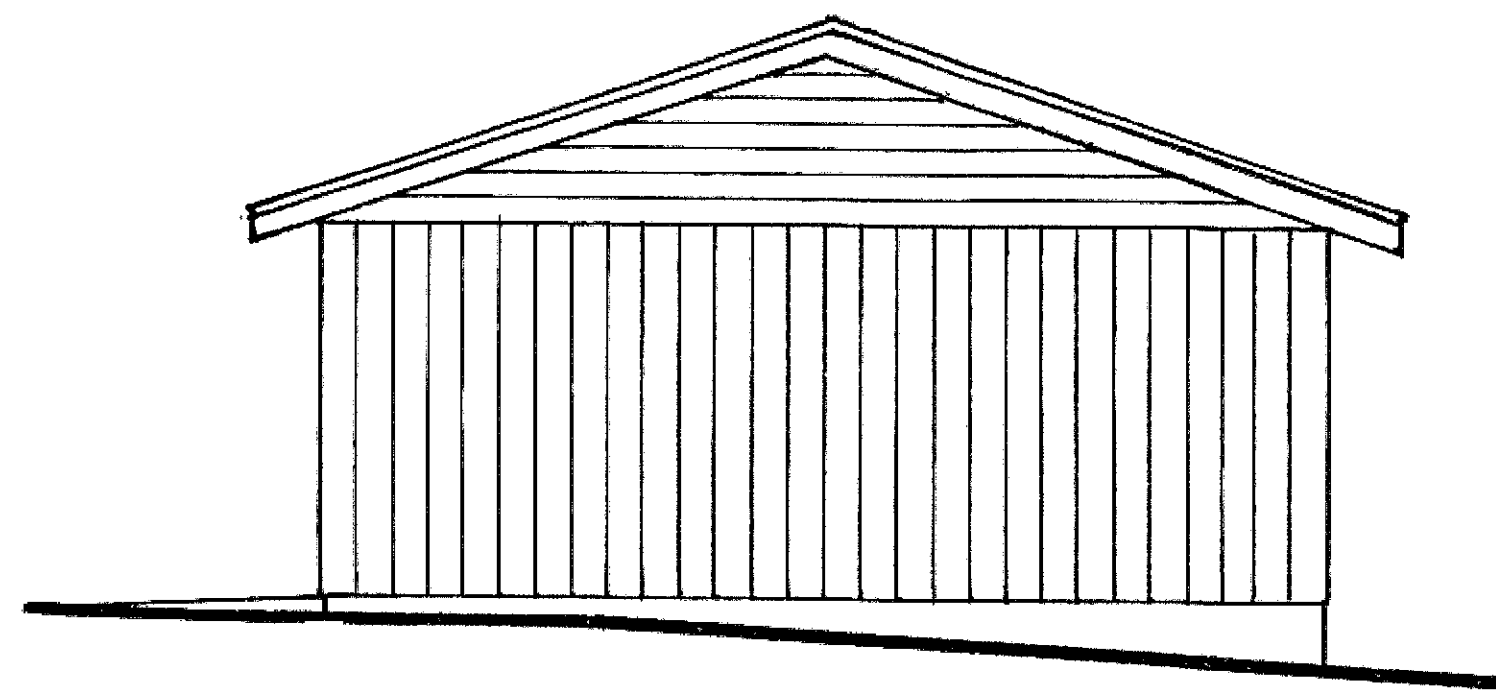
New Entry Redwood Trellis
 Scale: 1/4"=1-0"

Proposed Elevations

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

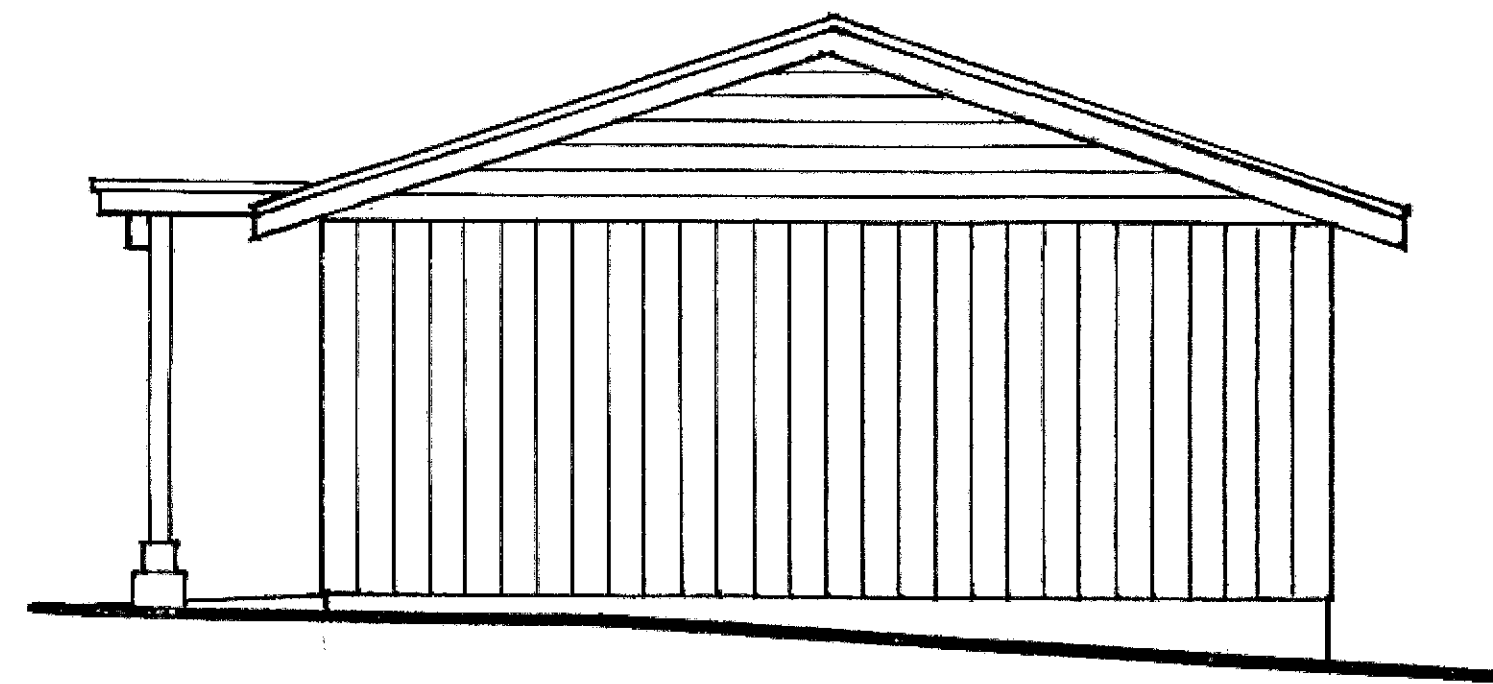
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A3.3



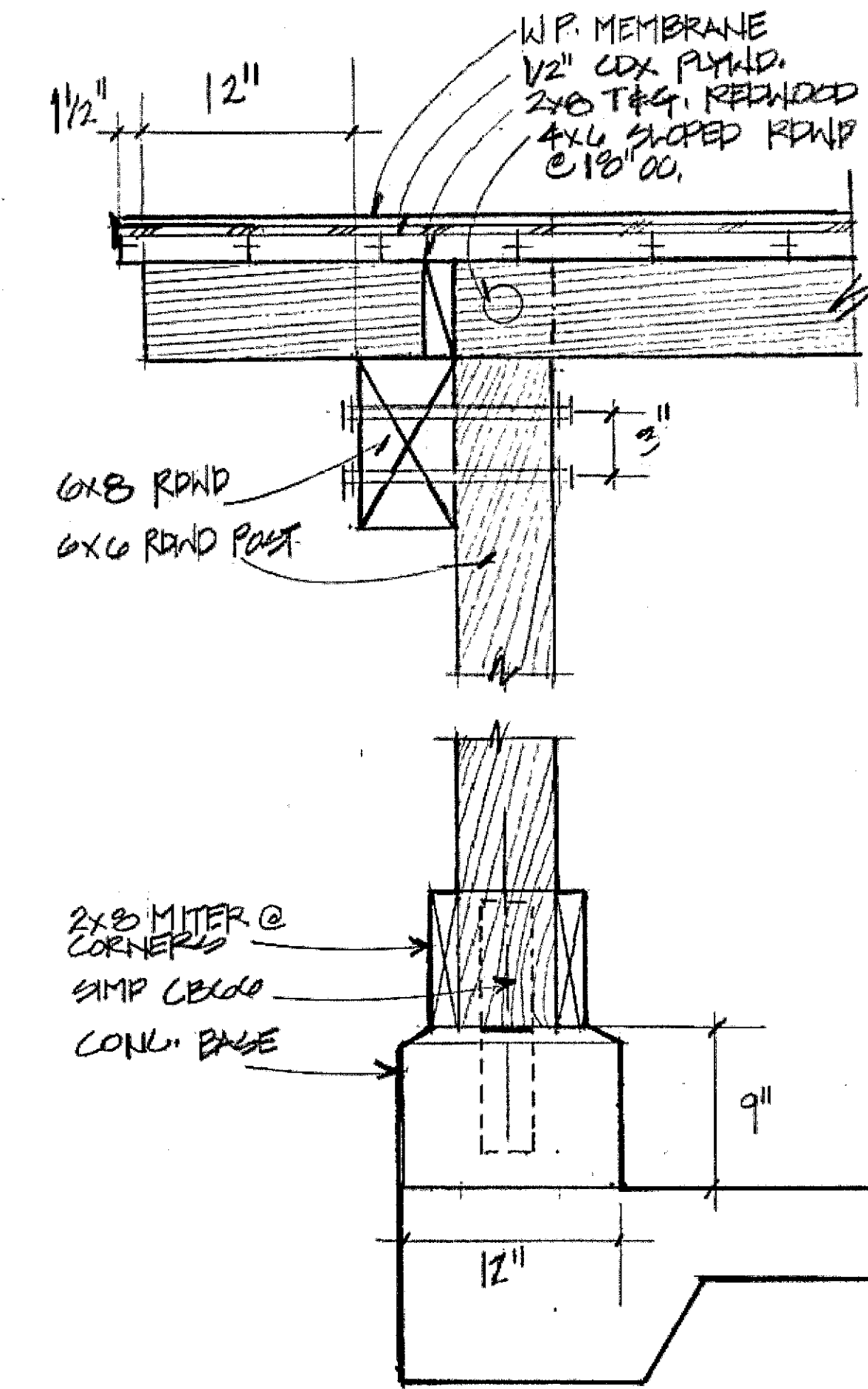
Existing West Elevation

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



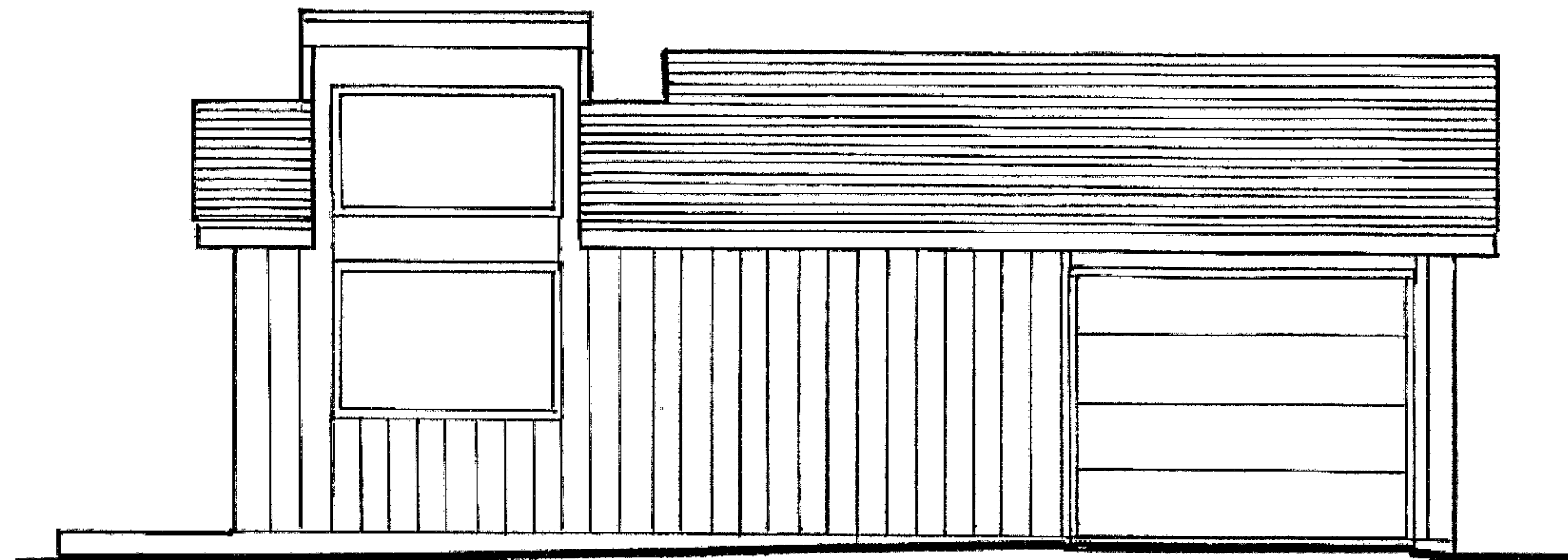
Proposed West Elevation

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



Trellis Detail

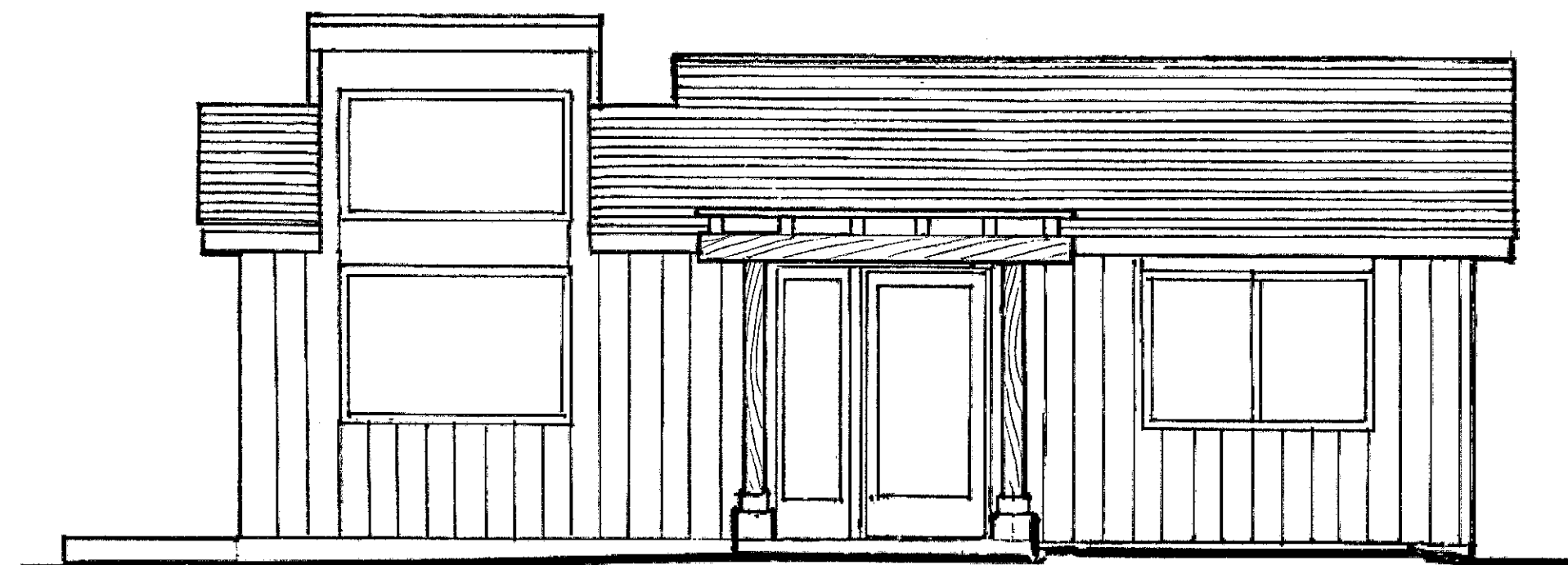
Scale: 1 1/2"=1'-0"



Remove metal garage door.

Existing North Elevation

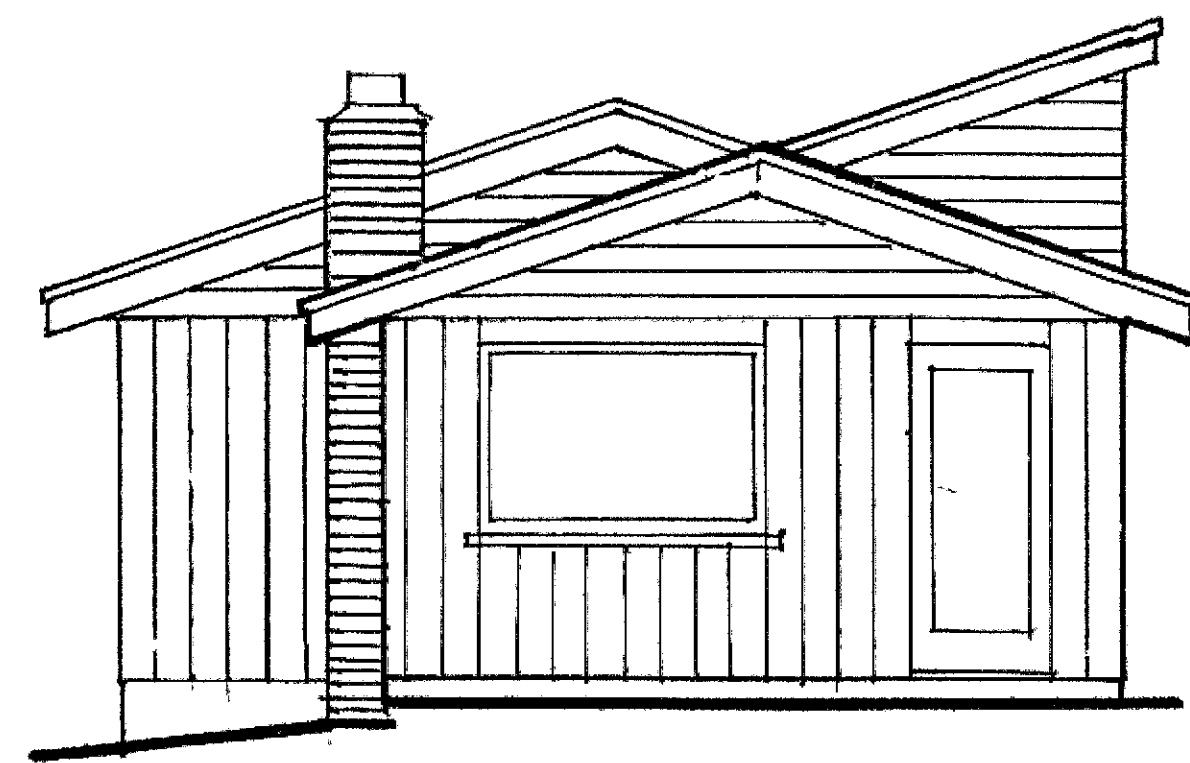
Scale: 1/4"=1'-0"



New Wood Entry Door
New Redwood Trellis
See Detail

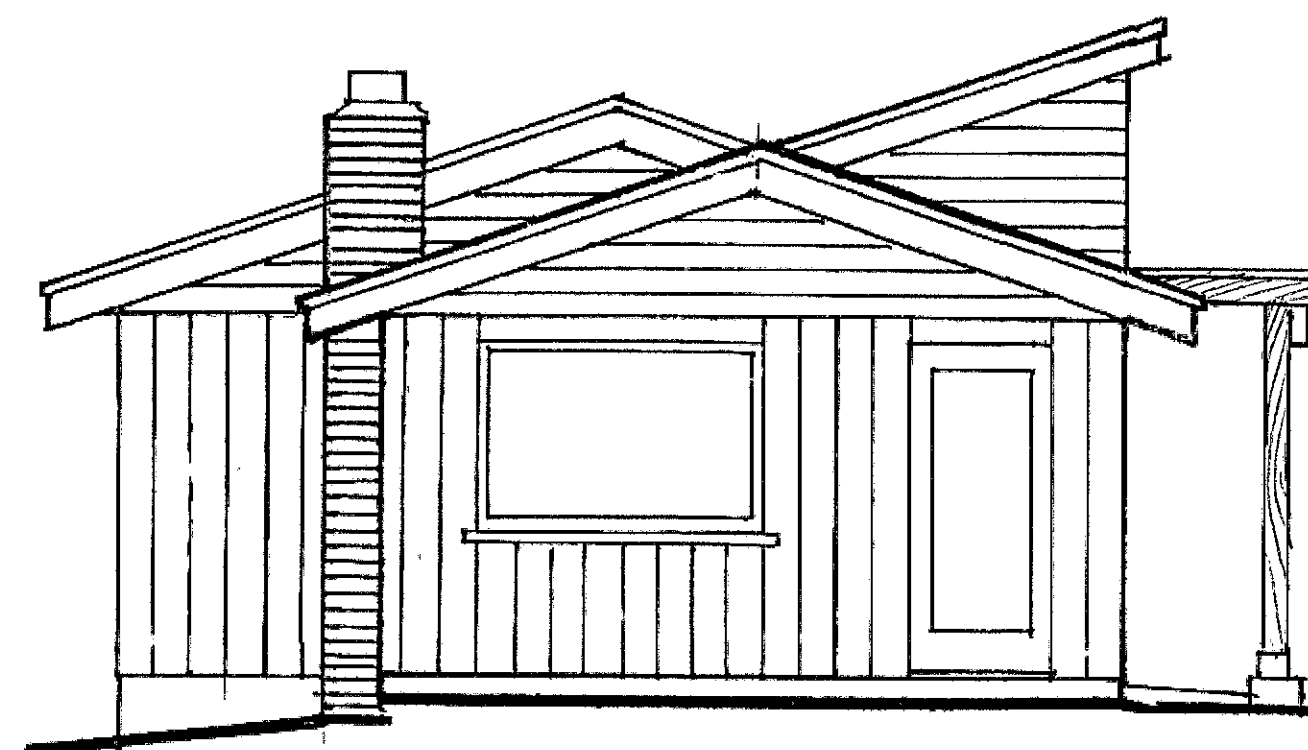
Proposed North Elevation

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



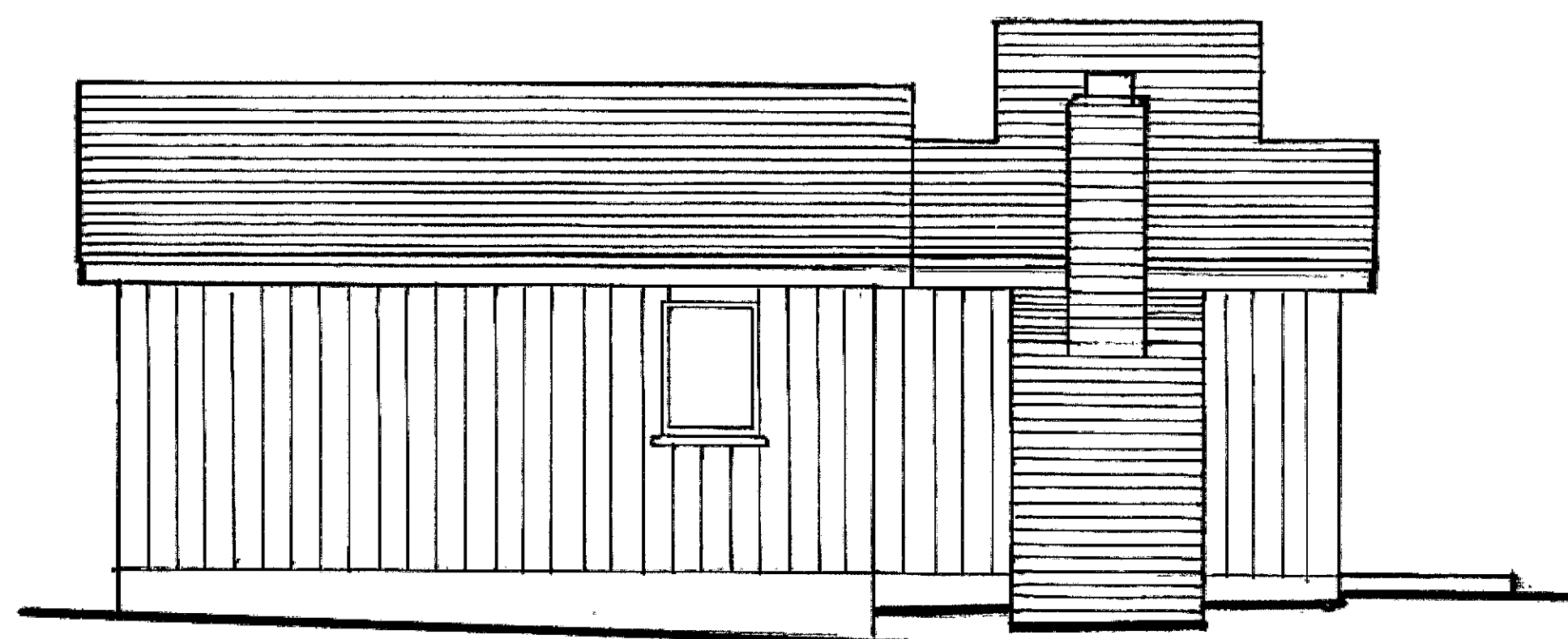
Existing East Elevation

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



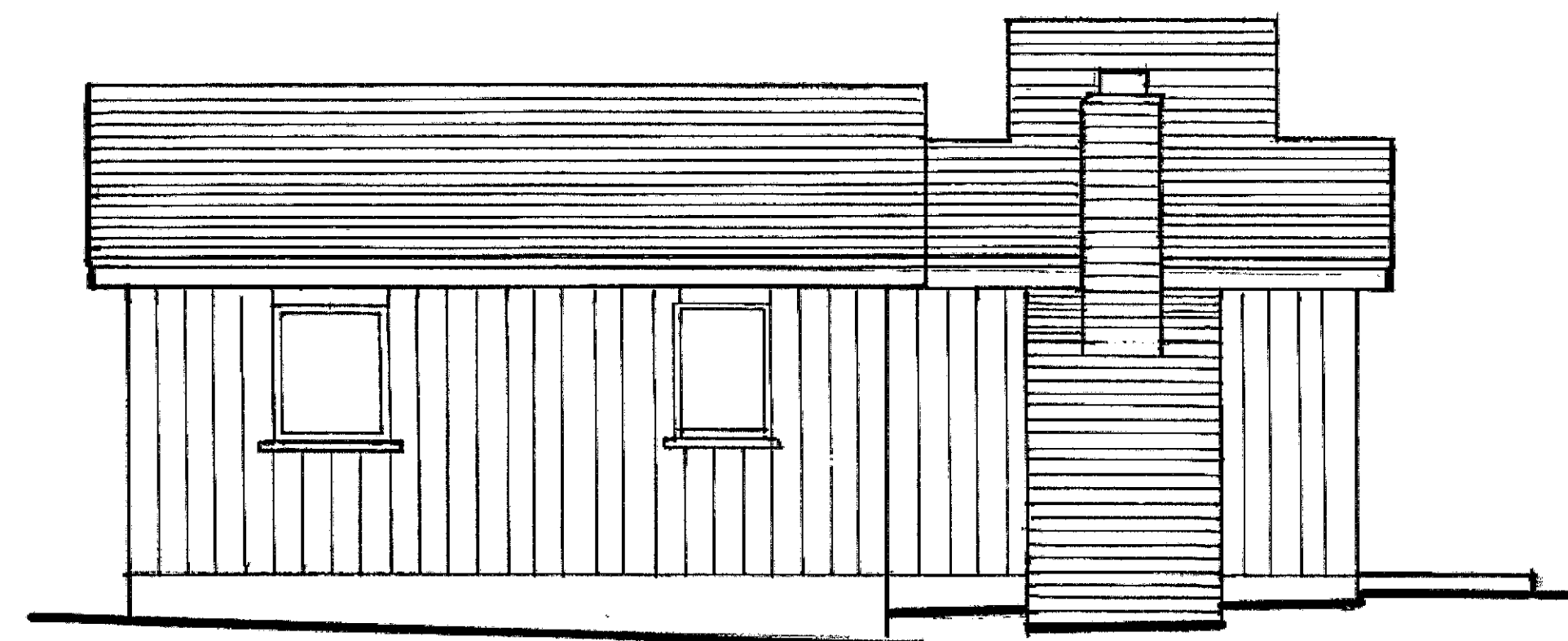
Proposed East Elevation

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



Existing South Elevation

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



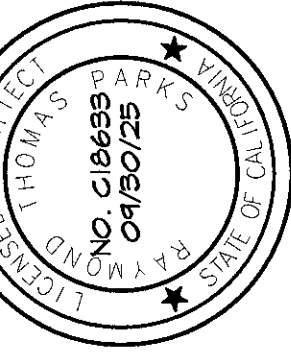
Proposed South Elevation

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

Existing & Proposed Exterior Materials

- 2 x 10 redwood verticle siding
- Horizontal wood siding at gables
- Brick Fireplace & Chimney
- Wood clad windows and doors; to match
- Existing Cedar shingle roof

THIS DOCUMENT IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND IS THE PROPERTY OF RAY PARKS & ASSOCIATES, INC. THIS IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF RAY PARKS, ARCHITECT



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

Studio Elevations

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

Drawing Date: 08-13-24
Revision:
Revision:
Revision:

A3.4

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 (831) 755-5025
Salinas, California 93901-4527 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: 1/
City/State/Zip: CARMEL, CA. Email: 1/
APPLICANT: RAY PARKS Telephone: 831.915.1665
Address: P.O. BOX 5473 Fax:
City/State/Zip: CARMEL, CA. Email: ray@rayperks.com
AGENT: _____ Telephone: _____
Address: SAMERS APPLICANT 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 @ PFS. & STENO

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: MDR 12 / 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.
_____ 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

JAY PARKS

Print Name

10-21-24

Date

COLOR SAMPLES FOR PROJECT FILE NO. _____

Material:
Description:

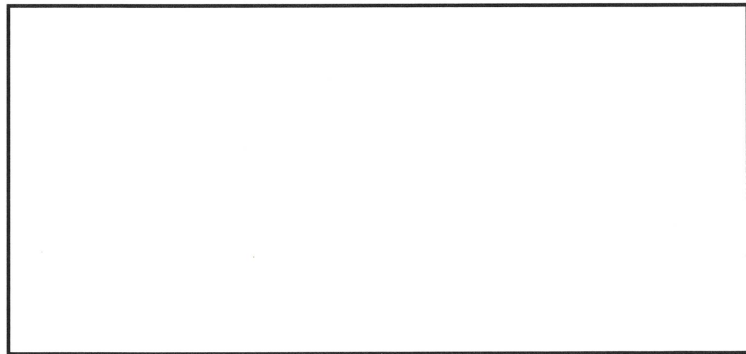


Photo #6. Looking SE at the c.1953 Art studio, left and new garage, right, Kent Seavey, December, 2022.

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.

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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.

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.

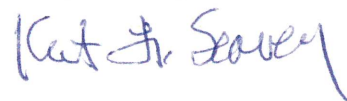
Conclusion:

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 that reads "Kurt J. Seaver". The signature is written in a cursive style with a large, sweeping initial "K".

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 551

Other
 Review Code

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 Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
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: _____ B3. Original Use: residential

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 todays 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.

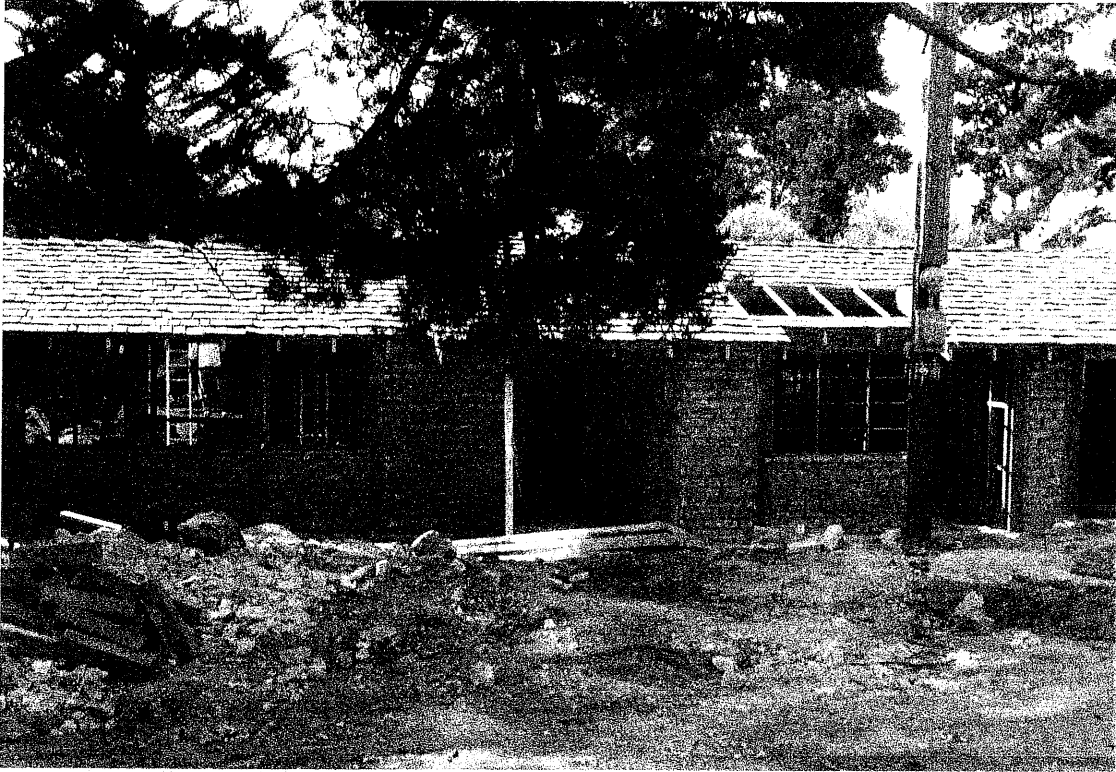
B10 (cont.) Donald Teague (1897-1991), who had the Post-Adobe house constructed for his family & workspace was an internationally acclaimed watercolorist. Born in Brooklyn, he studied his craft at the Art Students League of New York, and later, after naval service in WWI, continued his studies in London, 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.



Subject property under construction, 1951. Photo, Donald Teague.



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.

L. R. McWETHY

ENGINEER AND BUILDER

BOX 203 • R.F.D. 1

TELEPHONE 7-6931

CARMEL, CALIFORNIA

June 5, 1951.

Mr. Donald Teague,
Carmel, California

Dear Mr. Teague:

Following is my best estimate of the cost of completion of your residence, as of this date.

Amount Vouchered #1 to 25 incl. \$ 22256.07

Balance to complete	
Concrete Work, Garage & Patio	\$ 224.00
Screeds	114.00
Plumbing & Heating	1191.00
Electric Wiring	240.00
Electric Fixtures (Allowance)	150.00
Millwork (Materials)	45.00
Shower Door	38.00
Slate (Estimated by Mason)	450.00
Linoleum	185.00
Tilework	668.00
Screenâ (Approx. \$3,00 Each)	39.00
Tool rental	200.00
Cleaning	50.00
Insurance & Deductions	400.00
Builders Fee	1000.00
Labor estimated at	280.00

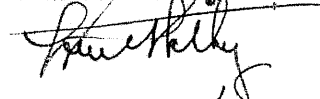
this includes our estimate on the cost of conditioning and hanging shutters. Detail on the book case at the end of the living room is necessary to save time.

5274.00

Total Cost \$ 27530.07

Respectfully submitted,

L.R. McWethy



As all from previous figure and labor, the above are actual figures required for completion, all items except voucher 24 and above are paid in full L.R. McWethy.

Donald Teague - Selected Awards and Exhibitions

TEAGUE, Donald - artist: b. Brooklyn, N.Y., student Art Students League of New York, also studied in London, England. married Verna Timmins, July 19, 1938; children - daughters Linda, Hilary.

Illustrated for the Saturday Evening Post, McCall's, Collier's, Woman's Home Companion, American and other magazines; also illustrated under the pseudonym of Edwin Dawes.

Paintings exhibited in Metropolitan Museum of Art, National Academy of Design, Royal Watercolor Society, London; Tokyo Museum; Kyoto Museum; Museum of Watercolor, Mexico City; Brooklyn Museum; Sydney Museum, Australia; Art Institute, Chicago; Toledo Museum; Conn. Academy, and various other museums throughout the country.

Awarded J. Francis Murphy Memorial Prize, National Academy 1932

Grant Prize, New Rochelle Art Assn., 1935

Thumb Box Prize, Salmagundi Club, 1936

Isador Watercolor Prize, 1939

Zabriskie Prize, 1944

Winsor & Newton Prize, 1954

Newcastle Memorial Prize, 1955

American Watercolor Society;

First Prize for Watercolor, National Academy, 1947, 49, 52, 59, 65

First Prize Watercolor, California State Fair, 1952

First Prize Watercolor, Society Western Artists, 1952, 53, 54

Gold Medal Honor, American Watercolor Society, 1953

First Prize Watercolor, California Statewide Exhibit, Santa Cruz, 1955

American Artist Magazine Medal of Honor, American Watercolor Society, 1957

Painting Award, Madonna Festival, Los Angeles, 1965

Silver Medal of Honor, American Watercolor Society, 1961

The S.F.B. Morse Gold Medal, National Academy, 1962

Certificate of Merit, National Academy, 1963

Certificate of Merit, American Watercolor Society, 1962

Grand Award (\$600) and Gold Medal of Honor, American Watercolor Society, 1964

Resolution of Commendation, Senate of State of California, 1964

Butler Award, American Watercolor Society, 1966

Saportas Award, American Watercolor Society, 1967

Oehler Award, American Watercolor Society, 1968

Jurors Special Mention, First International Exhibition, Marietta College, 1968

Obrig Prize, National Academy, 1969

Lehmann Award, American Watercolor Society, 1969

Keane Award for Best in Show, Society of Western Artists, 1969

Bronze Medal for Merit, American Watercolor Society, 1971

Silver Medal for Watercolor, Cowboy Artists of America, 1971

William A. Paton Award, National Academy, 1972

Award for Excellence, International Exhibition, Marietta College, 1972

Gold Medal for Watercolor, Cowboy Artists of America, 1972

Gold Medal for Watercolor, National Cowboy Hall of Fame, 1973, 1975

Gold Medal for Western Art, Franklin Mint, 1973, 74, 75

Bronze Medal for Acrylic, National Academy Western ART, 1976

Silver Medal for Watercolor, National Academy Western Art 1977

Gold Medal for Watercolor, Cowboy Artists of America, 1977

Silver Medal, Mixed Media Cowboy Artists of America, 1978

Gold Medal for Watercolor, National Academy of Western Art 1980

Trustees Gold Medal, National Academy of Western Art, 1980

Member: National Academy of Design, American Watercolor Society, Bohemian Club.

Honorary Membership: American Watercolor Society, 1972, Salmagundi Club, 1968.

Represented in: Virginia Museum of Fine Arts, Richmond, Va., Frye Museum, Seattle, Washington.

Collection of State of California, Sacramento, Calif.; Collection of U.S. Air Force, Colorado Springs, Colorado; Mills College Art Gallery, Oakland, Calif.; University of Oregon, Eugene, Ore.; University of Kansas, Lawrence, Kan.; Phoenix Art Museum, Phoenix, Ariz.; National Cowboy Hall of Fame, Oklahoma City, Okla., and many private collections.

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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: 24-840

January 09, 2025

Introduced: 12/18/2024

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

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

Certified Local Government Program -- 2023-2024 Annual Report

(Reporting period is from October 1, 2023 through September 30, 2024)

INSTRUCTIONS: This a Word form with expanding text fields and check boxes. It will probably open as Read-Only. Save it to your computer before you begin entering data. This form can be saved and reopened.

Because this is a WORD form, it will behave generally like a regular Word document except that the font, size, and color are set by the text field.

- Start typing where indicated to provide the requested information.
- Click on the check box to mark either yes or no.
- To enter more than one item in a particular text box, just insert an extra line (Enter) between the items.

Save completed form and email as an attachment to Shannon.Pries@parks.ca.gov. You can also convert it to a PDF and send as an email attachment. Use the Acrobat tab in WORD and select Create and Attach to Email. You can then attach the required documents to that email. If the attachments are too large (greater than 10mb total), you will need to send them in a second or third email.

Name of CLG

County of Monterey

The County of Monterey Housing and Community Development Department administers our historic preservation program. Our local historic preservation commission is referred to as the Historic Resources Review Board (HRRB).

Report Prepared by: **Phil Angelo, Senior Planner** Date of commission/board review: **January 7, 2025**

MINIMUM REQUIREMENTS FOR CERTIFICATION

I. Enforce Appropriate State or Local Legislation for the Designation and Protection of Historic Properties.

A. Preservation Laws

1. What amendments or revisions, if any, are you considering to the certified ordinance? Please forward drafts or proposals. **REMINDER:** Pursuant to the CLG Agreement, OHP must have the opportunity to review and comment on ordinance changes prior to adoption. Changes that do not meet the CLG requirements could affect certification status. **Updating our certified ordinance is task 22-03 on our Long-Range Work Program.**
2. Provide an electronic link to your ordinance or appropriate section(s) of the municipal/zoning code. **The certified local ordinance is found within multiple sections of the Monterey County Code:**

Certified Local Government Program -- 2023-2024 Annual Report

(Reporting period is from October 1, 2023 through September 30, 2024)

Chapter 2.56 – Historic Resources Review Board:

https://library.municode.com/ca/monterey_county/codes/code_of_ordinances?nodeId=TIT2AD_CH2.56HIREREBO

Chapter 18.25 – Preservation of Historic Resources:

https://library.municode.com/ca/monterey_county/codes/code_of_ordinances?nodeId=TIT18BUCO_CH18.25PRHIRE

Chapter 21.64.270 – Preservation of Historic Resources:

https://library.municode.com/ca/monterey_county/codes/code_of_ordinances?nodeId=TIT21ZO_CH21.64SPRE_21.64.270REHIRE

Chapter 21.54 – Regulations for Historic Resource Zoning or “HR” Districts:

https://library.municode.com/ca/monterey_county/codes/code_of_ordinances?nodeId=TIT21ZO_CH21.54REHIREZODIHRDI

B. New Local Landmark Designations (Comprehensive list of properties/districts designated under local ordinance, HPOZ, etc.)

1. During the reporting period, October 1, 2023 – September 30, 2024, what properties/districts have been locally designated?

Two properties were added to the Monterey County Register of Historic Resources and one property was rezoned to include a Historic Resources overlay zoning district.

Property Name/Address	Date Designated	If a district, number of contributors	Date Recorded by County Recorder
Ferris Bagley House, 4161 Sunridge Road, Pebble Beach (APN's 008-071-011 and 008-071-012)	December 5, 2023 (Local register listing)	N/A	
June Haas House, 62 Yankee Point Drive (APN 243-152-005)	October 24, 2023 (Local register listing)	N/A	
Donald G. Thompson House, 51410 Partington Ridge Road (APN 420-221-011)	July 9, 2024 (HR Overlay Zone)	N/A	

Certified Local Government Program -- 2023-2024 Annual Report

(Reporting period is from October 1, 2023 through September 30, 2024)

REMINDER: Pursuant to California Government Code § 27288.2, “the county recorder shall record a certified resolution establishing an historical resources designation issued by the State Historical Resources Commission or a local agency, or unit thereof.”

2. What properties/districts have been de-designated this past year? For districts, include the total number of resource contributors?

Property Name/Address	Date Removed	Reason
None		

C. Historic Preservation Element/Plan

1. Do you address historic preservation in your general plan? No
 Yes, in a separate historic preservation element. Yes, it is included in another element.

Provide an electronic link to the historic preservation section(s) of the General Plan.

2010 General Plan Public Services Element (applies in inland areas of County):

<https://www.co.monterey.ca.us/home/showdocument?id=45810>

1982 General Plan Public Services & Facilities Element (applies in coastal areas of County):

<https://www.co.monterey.ca.us/home/showpublisheddocument/37963/636371079943570000>

Many of the County’s Area Plans (apply in the inland) and Land Use Plans (apply in the coastal zone) also contain supplemental policies which address historical resources. These are all also on our website:

<https://www.co.monterey.ca.us/government/departments-a-h/housing-community-development/planning-services/current-planning/land-use-regulations-11559>

Certified Local Government Program -- 2023-2024 Annual Report

(Reporting period is from October 1, 2023 through September 30, 2024)

2. Have you made any updates to your historic preservation plan or historic preservation element in your community's general plan? Yes No If you have, provide an electronic link. Type here.

3. When will your next General Plan update occur?
The County is currently in the process of updating the Housing, Safety, and Environmental Justice Elements of our General Plan. The Big Sur Land Use Plan and Moss Landing Community Plan, which provides much of the planning framework and policy direction for those areas are also in the process of being updated. Timing of a comprehensive update is unknown.

D. Review Responsibilities

1. Who takes responsibility for design review or Certificates of Appropriateness?

All projects subject to design review go the commission.

Some projects are reviewed at the staff level without commission review. What is the threshold between staff-only review and full-commission review?

Some roof replacement projects, foundation work and rear lot line fence replacement or repair within the Spreckels Historic District are reviewed at the staff level and not required to be referred to the HRRB, consistent with the adopted Spreckles Design Guidelines.

Projects where a phase I historical assessment has been prepared, but that assessment determines that the property would not qualify for listing under the national, state, or local historic registers due to a lack of historic significance are also not referred to the HRRB.

2. California Environmental Quality Act

- What is the role of the staff and commission in *providing input* to CEQA documents prepared for or by the local government?

County staff prepare CEQA documents but the HRRB are typically not involved in the document preparation process. Sometimes projects are referred early to the HRRB for input on appropriate mitigation measures.

Certified Local Government Program -- 2023-2024 Annual Report

(Reporting period is from October 1, 2023 through September 30, 2024)

What is the role of the staff and commission in *reviewing* CEQA documents for projects that are proposed within the jurisdiction of the local government?

County Staff and the HRRB review CEQA documents that are either prepared for County projects, or prepared for projects within the County jurisdiction where the County is acting as a responsible agency.

One CEQA document for a project related to historic resources was referred to the County and HRRB for review from an external agency during the reporting period, the Draft Environmental Impact Report for the Limkeiln Creek Bridge Replacement Project (REF240001).

3. Section 106 of the National Historic Preservation Act

- What is the role of the staff and commission in *providing input* to Section 106 documents prepared for or by; the local government?

Staff provides input on Section 106 documents. The HRRB provides input on large Section 106 projects. Typically review is limited to Section 106 documents referred to the County by outside agencies, as County projects which would be considered federal undertakings are rare.

What is the role of the staff and commission in *reviewing* Section 106 documents for projects that are proposed within the jurisdiction of the local government?

Staff reviews Section 106 documents and the and the HRRB reviews documents involving large projects.

II. Establish an Adequate and Qualified Historic Preservation Review Commission by State or Local Legislation.

A. Commission Membership

Name	Professional Discipline	Date Appointed	Date Term Ends	Email Address
Salvador Muñoz	Architect	02/2000	12/01/2024	munfris@hotmail.com
Kellie Morgantini	Attorney/Planner	09/2010	12/31/2024	kellie@lassmc.net

Certified Local Government Program -- 2023-2024 Annual Report

(Reporting period is from October 1, 2023 through September 30, 2024)

Judy MacClelland	Planner	08/2008	12/31/26	Judymacc39@gmail.com
Sheila Lee Prader	Genealogist/Historian	02/2010	12/31/27	cccoastresearch@gmail.com
John Scourkes	Architect	03/1995	12/31/2026	john@scourkesarchitecture.com
Belinda Taluban	Engineer	09/2016	12/31/2024	taluban@sbcglobal.net
Michael E. Bilich		12/2019	12/31/2025	m.bilich909@gmail.com

Attach resumes and Statement of Qualifications forms for all members.

If you do not have two qualified professionals on your commission, explain why the professional qualifications not been met and how professional expertise is otherwise being provided. **N/A**

If all positions are not currently filled, why is there a vacancy, and when will the position will be filled? **No vacancy**

B. Staff to the Commission/CLG staff

Is the staff to your commission the same as your CLG coordinator? Yes No If not, who serves as staff?

If the position(s) is not currently filled, why is there a vacancy? **No vacancy**

Attach resumes and Statement of Qualifications forms for staff.

Name/Title	Discipline	Dept. Affiliation	Email Address
Phil Angelo, Senior Planner	Planning	Housing and Community Development	AngeloP@countyofmonterey.gov
Armida R. Estrada, Secretary	Administration	Housing and Community Development	Estradaar@countyofmonterey.gov

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C. Attendance Record

Please complete attendance chart for each commissioner and staff member. Commissions are required to meet four times a year, at a minimum. If you haven't met at least four times, explain why not.

The HRRB meetings for the months of April 2024, May 2024, July 2024, and August 2024 were cancelled.

Commissioner/Staff	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Salvador Munoz	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Kellie Morgantini	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Judy MacClelland	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Shiela Lee Prader	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
John Scourkes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Belinda Taluban	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Michael E. Bilich	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

D. Training Received

Indicate what training each commissioner and staff member has received. Remember it is a CLG requirement is that all commissioners and staff to the commission attend at least one training program relevant to your commission each year. It is up to the CLG to determine the relevancy of the training.

Commissioner/Staff Name	Training Title & Description (including method presentation, e.g., webinar, workshop)	Duration of Training	Training Provider	Date
Michael E. Bilich	Modernism Week Palm Springs	Approx. 8 hours	Various provided by Modernism	October 19-22, 2023
Michael E. Bilich	Historical Buildings	1 hour 30 minutes	National Park	February 22, 2024

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Michael E. Bilich	Building on History: A Summit for Housing Solutions Foundation (webinar)	7 Hours	California Preservation	May 29, 2024
Judy MacClelland	Preservation Brief 16 Use of Substitute Materials (webinar)	90 minutes	National Park Service	February 6, 2024
Judy MacClelland	Architect Plan Books and The Small House Movement (webinar)	60 minutes	California Preservation Foundation	July 25, 2024
Belinda A. Taluban	Preservation Brief 16 - Use of Substitute Materials	90 minutes	California Preservation Foundation	February 6, 2024
Belinda A. Taluban	Preservation of Glass/Stained Glass	60 minutes	Californina Preservation Foundation	April 18, 2024
Salvador Muñoz	Protecting Visual Storytelling for Mural Documentation and Presentation (zoom)	3 hours	California Preservation Foundation	July 18, 2024
Salvador Muñoz	Property Research Rabbit Hole with George Smart, USModernist.org (zoom)	1 hour 30 minutes	California Preservation Foundation	June 27, 2024
Salvador Muñoz	Building on History: A summit for Housing Solutions (zoom)	7 hours 30 minutes	California Preservation Foundation	May 29, 2024
Salvador Muñoz	The women Who Change Architecture (zoom)	1 hour	Type here.	August 8, 2024
Salvador Muñoz	Meeting Future in the Historical Heart of Salinas Histortic	2 hours 20 minutes	Presentation at the Salinas Heritage Center & Welcome Center	June 20, 2024
Salvador Muñoz	AMAP Presentation of Joe Mora legacy At Totter Gallery P. G. Annual Meeting	2 hours 30 minutes	Type here.	July 3, 2024
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III. Maintain a System for the Survey and Inventory of Properties that Furthers the Purposes of the National Historic Preservation Act

A. Historical Contexts: initiated, researched, or developed in the reporting year (excluding those funded by OHP)

NOTE: California CLG procedures require CLGs to submit survey results, including historic contexts, to OHP. If you have not done so, submit a copy (PDF or link if available online) with this report.

Context Name	Description	How it is Being Used	Date Submitted to OHP
None			

B. New Surveys or Survey Updates (excluding those funded by OHP)

NOTE: The evaluation of a single property is not a survey. Also, material changes to a property that is included in a survey, is not a change to the survey and should not be reported here.

Survey Area	Context Based-yes/no	Level: Reconnaissance or Intensive	Acreage	# of Properties Surveyed	Date Completed	Date Submitted to OHP
None						

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Survey Area	Context Based-yes/no	Level: Reconnaissance or Intensive	Acreage	# of Properties Surveyed	Date Completed	Date Submitted to OHP

How are you using the survey data?

C. Corrections or changes to Historic Property Inventory

Property Name/Address	Additions/Deletions to Inventory	Status Code Change From _ To _	Reason	Date of Change
Ferris Bagley House, 4161 Sunridge Road, Pebble Beach (APN's 008-071-011 and 008-071-012)	Addition	Addition to Monterey County Register of Historic Resources	Request by property owner	December 5, 2023
June Haas House, 62 Yankee Point Drive (APN 243-152-005)	Addition	Addition to Monterey County Register of Historic Resources	Request by property owner	October 24, 2023
Donald G. Thompson House, 51410 Partington Ridge Road (APN 420-221-011)	Addition	Historic Resources Zoning Overlay applied to property (property already on local historic register)	Required by Monterey County Code as a condition for approved alterations to a field identified historic resource	July 9, 2024

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IV. Provide for Adequate Public Participation in the Local Historic Preservation Program

A. Public Education

What public outreach, training, or publications programs has the CLG undertaken? How were the commissioners and staff involved? Please provide copy of (or an electronic link) to all publications or other products not previously provided to OHP.

Item or Event	Description	Date
None		

ADDITIONAL INFORMATION FOR NATIONAL PARK SERVICE ANNUAL PRODUCTS REPORTS FOR CLGS

NOTE: OHP will forward this information to NPS on your behalf. Please read “Guidance for completing the Annual Products Report for CLGs” located at http://www.nps.gov/clg/2015CLG_GPRA/FY2013_BaselineQuestionnaireGuidance-May2015.docx.

A. CLG Inventory Program

During the reporting period (October 1, 2023 -September 30, 2024) how many historic properties did your local government **add** to the CLG inventory? This is the total number of historic properties and contributors to districts (or your best estimate of the number) added to your inventory **from all programs**, local, state, and Federal, during the reporting year. These might include National Register, California Register, California Historic Landmarks, locally funded surveys, CLG surveys, and local designations.

Program area	Number of Properties added
Local Register Designation	Two

B. Local Register (i.e., Local Landmarks and Historic Districts) Program

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1. During the reporting period (October 1, 2023 -September 30, 2024) did you have a local register program to create local landmarks and/or local districts (or a similar list of designations) created by local law? Yes No

2. If the answer is yes, then how many properties have been added to your register or designated from October 1, 2023 to September 30, 2024? **Two**

C. Local Tax Incentives Program

1. During the reporting period (October 1, 2023 -September 30, 2024) did you have a Local Tax Incentives Program, such as the Mills Act? Yes No

2. If the answer is yes, how many properties have been added to this program from October 1, 2023 to September 30, 2024?

Name of Program	Number of Properties Added During 2023-2024	Total Number of Properties Benefiting From Program
Mills Act Program (Monterey County Code Chapter 18.28)	Two Ferris Bagley House, 4161 Sunridge Road, Pebble Beach (APN's 008-071-011 and 008-071-012) Corey House, 100 River Road (APN 139-221-024)	Fifteen

D. Local “bricks and mortar” grants/loan program

1. During the reporting period (October 1, 2023 -September 30, 2024) did you have a local government historic preservation grant and/or loan program for rehabilitating/restoring historic properties? Yes No

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2. If the answer is yes, then how many properties have been assisted under the program(s) from October 1, 2023 to September 30, 2024?

Name of Program	Number of Properties that have Benefited

E. Design Review/Local Regulatory Program

1. During the reporting period (October 1, 2023 -September 30, 2024) did your local government have a historic preservation regulatory law(s) (e.g., an ordinance) authorizing Commission and/or staff review of local government projects or impacts on historic properties? Yes No
2. If the answer is yes, how many historic properties did your local government review for compliance with your local government’s historic preservation regulatory law(s) from October 1, 2023 to September 30, 2024?

Four properties were reviewed for compliance with design regulations during the reporting period:

- **PLN230203 – PORTER VALLEJO MASION, 29 Bishop Street, Pajaro (referral by public works department)**
- **DA230229 – DAMSCHEN, 37 Railroad Avenue, Spreckles (Design Review)**
- **PLN220327 RIVERA – 4161 Sunridge Road, Pebble Beach (Design Review)**
- **PLN240083 CRAIG – 62 Fourth Street, Spreckles**

F. Local Property Acquisition Program

1. During the reporting period (October 1, 2023 - September 30, 2024) did you have a local program to acquire (or help to acquire) historic properties in whole or in part through purchase, donation, or other means? Yes No
2. If the answer is yes, then how many properties have been assisted under the program(s) from October 1, 2023 to September 30, 2024?

Name of Program	Number of Properties that have Benefited
Type here.	Type here.

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IN ADDITION TO THE MINIMUM CLG REQUIREMENTS, OHP IS INTERESTED IN A SUMMARY OF LOCAL PRESERVATION PROGRAMS

- A. What are your most critical preservation planning issues?
- 1) **Preservation of 20th Century Historic Resources;**
 - 2) **Lack of context statements for each planning area to assist in the evaluation of resources;**
 - 3) **Ensuring all projects that potentially impact historic resources are referred to the HRRB for review and recommendation;**
 - 4) **Loss/damage of historic resources due to demolitions, vandalism and insensitive remodels; and**
 - 5) **Contentious preservation projects.**
- B. What is the single accomplishment of your local government this year that has done the most to further preservation in your community?
- Added two properties to the Mills Act Program, ensuring future preservation of these historic structures is required and more economically feasible for the property owners.**
- C. What recognition are you providing for successful preservation projects or programs? **None.**
- D. How did you meet or not meet the goals identified in your annual report for last year?
- Last year included two goals:**
- 1) **HRRB to provide additional staff training for projects being referred to HRRB;**
 - 2) **For the HRRB to work with County staff in an effort to update the Local Historic Preservation Ordinance.**

HRRB training for staff was discussed and a list of potential trainings was drafted, but the training curriculum has not been put together. There has not been progress on the historic preservation update over the last year. While the historic preservation ordinance update is on the County's Long Range Work Plan as a 2010 General Plan implementation task, it's been given a low priority, generally indicating that it will be considered in future years, after priority projects are first completed.

- E. What are your local historic preservation goals for 2023-2024?

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- 1) HRRB to provide additional staff training for projects being referred to HRRB;
- 2) For the HRRB to work with County staff in an effort to update the Local Historic Preservation Ordinance; and
- 3) Update information the County has available on historic resources, including more easily accessible lists of resources for staff and the public, and administrative procedures for staff.

F. So that we may better serve you in the future, are there specific areas and/or issues with which you could use technical assistance from OHP?

Targeted training on loss or damage of historic resources through unpermitted demolition and demolition by neglect.

G. In what subject areas would you like to see training provided by the OHP? How you like would to see the training delivered (workshops, online, technical assistance bulletins, etc.)?

Training Needed or Desired	Desired Delivery Format
Design Review Interpretation of the Secretary of Interior Standards Cultural Landscapes, Rural and Designed Coordination with CALBO Discussion of Historic Building Code Training on loss or damage of historic resources through unpermitted demolition and demolition by neglect	Workshop, webinar, technical assistance bulletin

H. Would you be willing to host a training working workshop in cooperation with OHP? Yes No

G. Is there anything else you would like to share with OHP?

XII Attachments

- Resumes and Statement of Qualifications forms for **all** commission members/alternatives and staff
- Minutes from commission meetings
- Drafts of proposed changes to the ordinance

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Drafts of proposed changes to the General Plan

Public outreach publications

Email to Shannon.Pries@parks.ca.gov



County of Monterey

Item No.3

Board Report

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

Legistar File Number: 24-839

January 09, 2025

Introduced: 12/18/2024

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

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