



# Monterey County

Item No.

## Board Report

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

Legistar File Number: RES 20-117

July 21, 2020

Introduced: 7/7/2020

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

- a. Public hearing to consider adding the “2852 Forest Lodge Road” (REF200012 - PELTIER) House to the Monterey County Register of Historic Resources, the Local Official Register of Historic Resources.

**Proposed CEQA action:** Categorically exempt per CEQA Guidelines Section 15331.

**Project Location:** 2852 Forest Lodge Road, Pebble Beach, Del Monte Forest Land Use Plan area (Assessor’s Parcel Number 007-192-009-000).

### RECOMMENDATION:

It is recommended that the Board of Supervisors adopt a resolution (Attachment A) to:

- a. Add the “2852 Forest Lodge Road” House to the Monterey County Register of Historic Resources, the Local Official Register of Historic Resources. The property is located at 2852 Forest Lodge Road, Pebble Beach (APN 007-192-009-000).

### PROJECT INFORMATION:

**Planning File Number:** REF200012

**Owners:** Jason Peltier and Jean-Mari Peltier, husband and wife

**Plan Area:** Del Monte Forrest

### SUMMARY:

On March 9, 2020, Jason and Jean-Mari Peltier, property owners of the historic building site, submitted a written request to add the “2852 Forest Lodge Road” House to the Monterey County Register of Historic Resources which is the Local Official Register of Historic Resources. On May 7, 2020, the Monterey County Historic Resources Review Board (HRRB) reviewed the Historic Listing Request and supporting documentation at a public meeting. By a 7-0 vote, the HRRB recommended that the Board of Supervisors approve adding the “2852 Forest Lodge Road” House to the Monterey County Register of Historic Resources due to the structure being eligible for listing under Criterion A5 and Criterion B1 of the Monterey County Historic Preservation Ordinance (Chapter 18.25 of the Monterey County Code), as it is a handsome example of Spanish Colonial Revival architecture from the work of two master architects, Clarence A. Tantau (1884-1943) and Wesley W. Hastings (1881-1939) (See **Attachment B**). Adding the home to the Monterey County Register of Historic Resources, the Local Official Register of Historic Resources under Section 18.25.100 of the Monterey County Code, provides the property owners the opportunity to apply for a Historic Property (Mills Act) contract in the future to receive a historic property tax reduction in exchange for the continued maintenance and preservation of the historic structure. Approval of a Mills Act contract will require a separate discretionary action by the Board of Supervisors.

DISCUSSION:

The supporting documentation provided by the owners/applicants included a Phase 1 Historic Assessment (Department of Parks and Recreation Primary Record) prepared by Monterey County Qualified Architectural Historian Consultant Anthony Kirk (dated May 27, 2019) (see **Attachment C**). The assessment determined that the “2852 Forest Lodge Road” House qualifies for listing in the Monterey County Historic Resources Register pursuant to Section 18.25.070 of the Monterey County Code for the following reasons:

1. The building meets County Historic Preservation Review Criterion A.5 (Monterey County Code Section 18.25.070.A.5), since the buildings architecture is from the work of two master architects, Clarence A. Tantau (1884-1943) and Wesley W. Hastings (1881-1939). Clarence A. Tantau was identified in the County’s 2013 Pebble Beach Historic Context Statement as the most prolific architect in the early development of Pebble Beach. Wesley W. Hastings was responsible for handsome houses built in a variety of styles in the San Jose and Monterey communities.
2. The building meets County Historic Preservation Review Criterion B.1 (Monterey County Code Section 18.25.070.B.1), as it represents a handsome example of Spanish Colonial Revival architecture which includes character-defining Spanish Colonial Revival style of architecture features such as: a U-shaped floor plan, asymmetrical façade, cross-gabled roof, terra-cotta roof tiles, textured stucco siding, corridors with wooden posts, courtyards, wrought-iron balconettes, decorative tile risers and double-hung windows.

A letter from historian Anthony Kirk was submitted on March 27, 2020 to clarify that the historic resource listing request does not include the detached garage with a second story guesthouse located on the property some fifteen feet to the east of the house, as it was determined to not be a contributor to the historic complex; however the garage structure does not affect the historic integrity of the historic resource (see **Attachment D**).

The Historic Resources Review Board also reviewed the application and recommended unanimously (7-0 vote) that the Board of Supervisors approve adding the “2852 Forest Lodge Road” House to the Monterey County Register of Historic Resources (HRRB Resolution No. 20-003). Based on the evidence discussed above, staff is recommending the Board of Supervisors approve adding the “2852 Forest Lodge Road” House to the Monterey County Register of Historic Resources.

The consequences of placing this home on the Monterey County Register of Historic Resources are as follows:

- Any future modifications to the structure will be subject to Secretary of the Interior’s Standards for the Treatment of Historic Properties and required to be reviewed by the Monterey County Historic Resources Review Board (HRRB).
- The owners will be eligible to apply for a Mills Act contract to receive a property tax reduction in return for the continued maintenance, restoration and/or rehabilitation of the historic structure. A request for a Mills Act contract would be processed as a separate application and brought to the Board of Supervisors for the Board’s separate consideration

and discretionary action.

- The parcel on which the house is located may be re-zoned with a Historic Resources (HR) overlay, the purpose of which would be to provide incentives and regulation for the protection, preservation, enhancement, and perpetuation of those structures and areas of historic, architectural and engineering significance which contribute to the historic heritage of Monterey County and to encourage conservation of the County's important representative and unique historical sites and features.

This action is categorically exempt under CEQA Guidelines Section 15331 because designating the structure as an historical resource will enhance the potential for preservation of an historical resource.

OTHER AGENCY INVOLVEMENT:

The Monterey County Historic Resources Review Board recommended adding the "2852 Forest Lodge Road" House to the Monterey County Register of Historic Resources. (HRRB Resolution No. 20-003, attached as Attachment B.)

FINANCING:

Adding the property to the Monterey County Historic Register has no immediate fiscal impact, although it may lead to a fiscal impact in the future because adding the property to the local historic register allows the property owner to apply for a Mills Act Contract which provides a property tax reduction in exchange for the continued maintenance and preservation of the historic property. However, a Mills Act Contract would need to be applied for under a separate application and would be processed through the Board of Supervisors as a separate action. Adding a property to the Register is only step one of a two-step process, where step two is not guaranteed. Funding for staff time associated with this application to add the property to the Historic Register is included in the FY20-21 Adopted Budget for RMA-Planning.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:


This action represents effective and timely response to our RMA customers. Processing this application in accordance with all applicable policies and regulations also provides County accountability for proper management of our land resources.

Check the related Board of Supervisors Strategic Initiatives:

- Economic Development
- Administration
- Health & Human Services
- Infrastructure
- Public Safety

Prepared by: Shelley Glennon, Senior Planner

Reviewed by: Brandon Swanson, Interim RMA Chief of Planning

Approved by: John M. Dugan, FAICP, Deputy Director - RMA Land Use and Community Development 

The following attachments are on file with the Clerk of the Board:

Attachment A - Board of Supervisors Resolution

Attachment B - HRRB Resolution No. 20-003

Attachment C - Historic Resource Listing Request

Attachment D - Letter from Historian Anthony Kirk, Ph. D

cc: Front Counter Copy; Planning Commission, County Counsel, Brandon Swanson (Interim RMA Chief of Planning); Jason and Jean-Mari Peltier (Owners); The Open Monterey Project (Molly Erickson); LandWatch; HRRB, Project File REF200012