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DA240329 - VARELA ERNEST & MARTHA

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

RECOMMENDATION:

Staff recommends that the County of Monterey Historic Resources Review Board (HRRB) adopt a resolution recommending that the Chief of Planning: 1) Find the project qualifies for a class 3 exception pursuant to section 15331 of the CEQA guidelines; and 2) approve an after the fact Design Approval to clear code enforcement case (24CE00295) for the painting of an historic residence and to complete the repairs of a dilapidated detached storage shed to include an additional 150 square feet and convert back to a garage.

DISCUSSION:

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

The residence is a 2,126 square foot two-story L-shaped Victorian Cottage house constructed in 1857. In 1954 a detached 450 square foot garage/storage was built on the rear left side of the property according to Monterey County Assessor’s records. According to Monterey County building records, in 1995 the County approved Design Approval DA94039 for a 72 square foot addition to the front of the house. In 1999, a building permit was finaled for repairs to the foundation for the

single-family dwelling and showed the garage/shop to be 342 square feet. In 2003, a building permit was finaled for the interior bathroom remodel, new 20 square foot mechanical room addition, new 220 square foot uncovered deck, new stair rails and the replacement of windows in the bathroom and stairs.

In June 2024, a code enforcement case (24CE00295) was opened for alterations to the main structure and detached accessory structure within a Historic Resource District without the benefit of permits. The applicant now proposes an after the fact Design Approval for the painting of the historic residence and to complete the repairs of the dilapidated detached storage shed to include an additional 150 square feet and convert back to a garage. Colors to consist of 407 Carbon (black) for the trim, HLS4252 (Tudor Tan) for the accent and HLS4263 Hammered Pewter (greyish) for the house, and new materials to consist of vertical wood siding for the garage.
The Design Guidelines for Residential Building Types address 1) changes to existing residential buildings, 2) new construction of residential buildings. Pursuant to Policy 1, new buildings, alterations and additions to residental buildings should reflect the architectural qualities that unify the structures of the district. Designs for new buildings should also maintain the design integrity and distinguishing features of the existing historic district and of existing historic buildings. Guideline R1.10 states, accessory buildings should use the same materials and be finished in the same or compatible colors as the main structure. Accessory buildings should be smaller than the main building and can be a maximum height of 15 feet. The proposed repairs of the dilapidated 450 square foot detached storage shed with an additional 150 square feet brings it to a 600 square foot proposed garage. Colors and materials will match the existing single-family dwelling. The proposed siding is vertical and opposite of the existing horizontal siding of the historic structure. Staff would recommend that the siding of the new structure be horizontal in order to be consistent with the main structure.

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

CEQA
The proposed project qualifies for a class 3 exemption pursuant to section 15331 of the CEQA Guidelines with no exceptions to section 15300.2. This exemption applies to projects that are for the "**maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources**" in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties" ("the Standards") are exempt from CEQA. Additionally, the project will not have a cumulative impact on the environment, there are no unusual circumstances regarding this project that will cause a significant impact to the environment, the project

is not visible from any scenic highways, the project is not located on a hazardous waste site and the proposed project will not cause a substantial change to any historical resources.

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Reviewed by: Elizabeth Gonzales, Permit Center Manager
Approved by: Phil Angelo, Senior Planner

The following attachments are on file with Housing and Community Development:
Exhibit A - Draft Resolution
Exhibit B - Project Plans, Colors and Materials
Exhibit C - Design Approval application with Site Photos
Exhibit D - Site Visit Photos

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