

Attachment C

This page intentionally left blank.

From: [Steve Fields](#)
To: [Glennon, Shelley x5173](#)
Subject: FW: Seavey report for Mills Act
Date: Monday, October 22, 2018 6:36:00 PM
Attachments: [Seavey report.pdf](#)
[arial view of Hatton 1945.pdf](#)
[legal description of 25227 Hatton Road.pdf](#)
[sale of our property to Nastovic in 1927.pdf](#)
[FW Sketch and building record; APN 009-171-011; 25227 Hatton.msg](#)

Shelley Glennon
Monterey County
Planning Department

Hi Shelly: Craig Spencer suggested we forward info on our historic home in Monterey County. We would like to have it listed on the Monterey County Register of Historic Places. Local historian Kent Seavey worked up an extensive report on it.

Attached find a DPR523 report and other documents on our 91 year old house. It was built in 1927 by a locally well-respected builder. We have also attached some other legal documents that speak to the history of our property.

We bought this house ten years ago, and want to honor the structure and integrity of the original building. The costs to maintain our house is steep and we are looking to apply for some tax relief thru the Mills Act.

Please advise us the next steps.

Thank you

Steve & Wendy Fields
25227 Hatton Road
Carmel, CA 93923

831 392 7108

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 5S2

Other
 Review Code

Reviewer

Date

Listings

Page 1 of 3

*Resource Name or #: (Assigned by recorder) A. N. Nastovic House

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 Location:** Not for Publication Unrestricted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 25227 Hatton Road 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# 009-171-011

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

A three-story, wood-framed towered sub-style of the French Norman Style of architecture, asymmetrical in plan, resting on a concrete foundation. The exterior wall-cladding is a combination of cement stucco, horizontal wood siding and a section of the south side-elevation painted with faux half-timbering. The pyramidal roof system sweeps down on at least two elevations to a flaring eave line and supports five separate small, and large roof and wall dormers. The largest wall dormer is on the second story, on the rear (east) elevation with a shed roof. The north side-elevation has one small example, in the third story. A similar roof dormer is found above the west facing facade. A larger arched roof dormer projects SW off the low-pitched conical tower that houses the primary entrance, and finally, a larger shed-roofed dormer immediately adjacent to a tall chimney on the south side-elevation. The tall chimney is an eave-wall type clad in stucco.

***P3b. Resource Attributes:** (List attributes and codes) single family residence (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 east at the west facing facade, Kent Seavey, September 5, 2018.

***P6. Date Constructed/Age and Source:**
 1927-Monterey County Assessor's records

Historic Prehistoric Both

***P7. Owner and Address:**
 James S. & Wendy Field, 25227 Hatton Rd., Carmel, CA 93923

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

***P9. Date Recorded:** September 20, 2018

***P10. Survey Type:** (Describe)
 Intensive-owners request

***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) A. N. Nastovic House *NRHP Status Code 5S2
 Page 2 of 3

B1. Historic Name: A. N. Nastovic House B2. Common Name: _____
 B3. Original Use: residence

B4. Present Use: residence *B5. Architectural Style: French Norman Style (towered sub-style)

*B6. Construction History: (Construction date, alterations, and date of alterations)
 Constructed 1927 (Mo. Co. Assessor's records); open deck on south side-elevation 2011.

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

*B8. Related Features:
 One story garage-laundry (1927). Laundry converted to living quarters (undated). Rectangular building envelope w/stucco-clad exterior wall cladding, wood shingle roof. Garage doors, carriage type.

B9a. Architect: A. N. Nastovic b. Builder: D. Cademartori, of Oakland.

*B10. Significance: Theme Arch Development-Carmel (1888-1965) Area Carmel
 Period of Significance 1927 Property Type SFR 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, at the local level, under California Register Criterion 3, in the area of architecture, as an excellent and essentially unaltered example of French Norman Style of architecture from the 1920s period of romantic revival design in Carmel. It is also significant under Criterion 2, for its association with its architect and builder, A. N. Nastovic. Athanase N. Nastovic (1876-1965) was a native of Belgrade, Serbia, and an architect by education, who stated he was associated with the architectural Department of Moscow University, prior to his removal to Shanghai, China during the Russian Revolution. He and his wife Olga, came to California in 1921, and after a brief stay in San Francisco, settled in Oakland in 1924.

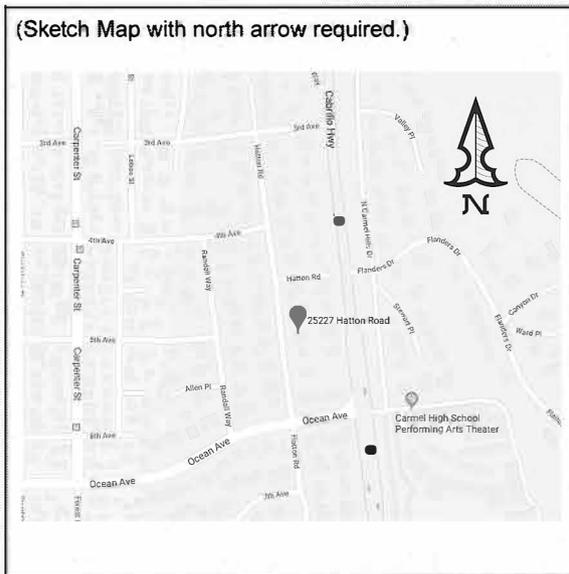
B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:
 Carmel Cymbal, June 15, 1926, p.15.
 Los Angeles Times, March 6, 1932.

B13. Remarks:

*B14. Evaluator: Kent Seavey
 *Date of Evaluation: September 20, 2018

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: A. N. Nastovic House

Page 3 of 3

P3 (cont.) A small, one-story mud room projects off the SE corner of the rear elevation. It has a small, flared side-gabled roof. The slightly overhanging eaves of the roof system has exposed rafter-tails. All dormers are clad in horizontal wood siding except for the wall dormer on the rear elevation which is stucco-clad. The south gable apex is clad in the same horizontal wood siding, immediately below which one finds the painted faux half-timbering. All roof covering is in wood shingles.

Fenestration is irregular, with a combination of single and paired 18/18 multi-paned double-hung wood windows, and tall multi-paned casement type. A newer pair of French doors were added in 2011 to access a deck addition off the south side-elevation. As noted above, the principal entry is on the south side of the west facing facade, recessed slightly within an arched opening in the tower base. The vertically planked front door, with its Z-shaped wood bracing seems to be a signature of the architect, as these door types appear on several of his houses in the Monterey-Carmel area. The entry is accessed off a raised brick terrace, which is reached by open, Carmel stone steps, Carmel stone also faces the outside of the terrace wall. A second entry, facing south from the wall enclosing the terrace to the north, has a multi-paned wood French door similar in form to the tall casement type wood windows.

The residence is sited well back from the east side of Hatton Road, screened from the street by mature trees and shrubbery. The gravel covered driveway reads as an abbreviated court d'honneur. More mature shrubbery surrounds the building envelope. Much of the grounds toward the south and SW were once a more formal garden, but now are relatively fallow, with ornamental trees screening the immediate neighbors. The subject property is located in a wooded residential neighborhood of one and two-story homes of varying ages, sizes and styles.

Character-defining features include the asymmetrical plan; mixed stucco and horizontal wood wall cladding; multi-paned wood windows; cylindrical tower with low conical roof; numerous roof dormers; wood shingle roof system; mixed Carmel stone and red brick raised entry terrace and informal landscape plantings.

B10 (cont.) The architect was also identified as a professor of architecture at the Art Academy in Petrograd. Nastovic's first American designs were in Oakland in 1924. A commercial building at 1532 Franklin (demolished), in which he had his office, and the Kempton apartment building on Kempton Ave., where he resided with his wife Olga, who managed the apartments, from 1924 to 1930. In June of 1926 "The Carmel Cymbal" noted that six houses were being built in Hatton Fields at once, Three of the houses were to be located along Ocean Ave., and the other three, "among the trees to the south". The architect for the project was identified as A. Nastovic, In January or 1927 the "Peninsula Daily Herald" cited Hatton Fields as the " peninsula's newest fine home territory", with Nastovic named as building designer. By November of 1927 The architect had secured an agreement with a Mrs. June Todd to build five more homes in Monterey's Peter's Gate Tract, as contractor. Unfortunately, with the onset of the Great Depression in 1929, Nastovic fell into bankruptcy and essentially, by 1933 had lost all his investment in Monterey Peninsula real estate, including the subject property. The last located notice of Nastovic in California is an article in the "Los Angeles Times", dated May 6, 1932, where the architect's work is being exhibited in the architect's building material exhibit at Fifth and Figueroa streets in that city. Athanase N. Nastovic passed away in Flushing, New York 21 November, 1965 and is buried in Cedar Grove Cemetery.

NOTE: The June 15th, 1926 article in the "Carmel Cymbal" credits Nastovic with being the designer of the 1914 Emperor Alexander III Monument in Moscow. Further research identified A.N. Opekushin as the sculptor, but did not name the designer, or engineer.

The French Norman Cottage Style was not as popular as the Tudor Revival forms during the 1920s, but shared much of the same Medieval design traditions, especially in the area of domestic housing. French examples, while employing varied and mixed exterior wall-claddings and sometimes half-timbering, normally lack the the dominant front-facing cross-gables characteristic of the Tudor. The towered sub-type, such as the subject property, is loosely patterned after similar farmhouses found in northwestern France. The Nastovic design is delightfully picturesque, with all the whistles and bells of decorative detailing associated with the style, from the conical tower with its arched recessed, signature Z-braced vertically paneled front door, to the faux half-timbering on the south-side-elevation. The sweeping roof-planes flare at their eaves and are covered in wood shingles carrying the patina of age. The property evokes a strong sense of time and place and of feeling and association with its late 1920s period of significance. The residence retains a high degree of physical integrity, and reflects the architectural skill of its architect-builder, A. N. Nastovic, as a paradigm of the many romantic revival homes he designed both in Carmel and Monterey in the brief but significant window of time he practiced here. The residence clearly qualifies for listing in the California Register of Historical Resources and the Monterey County Historic Resources Inventory, as an excellent example of its style and type, and as a strong reminder of the aesthetic contribution its designer and builder has made to the architectural character of the Monterey Peninsula. Its period of significance is 1927.

B12 (cont.) Monterey County Assessor's records, Mo. Co. Assessor's office, Salinas, CA.

Monterey County Deeds, May 28, 1927, between Carmel Land Co. & A Nastovic and Olga Nastovic, Lot 10 Blk 26, Hatton Fields Tract #2.

Monterey County Post, August 23, 1929.

Monterey Peninsula Herald, Aug. 16, 1926; Jan. 8, 1927; Sept. 27, 1929 p. 15; Oct. 18, 1929 p. 31.; Feb. 9, 1931; Aug. 3, 1933.

Oakland Public Library, History Room, Nastovic newspaper listings.

Washington, Passenger & Crew Lists, 1882-1965