



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 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.

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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