

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. 25-

**PLN250160 - URBAN ANNE G & NITZBERG
WILLIAM J**

Resolution by the Monterey County Historic Resources Review Board (HRRB) to recommend that the Chief of Planning: 1) Find the Project categorically exempt from CEQA pursuant to CEQA Guidelines section 15331; and 2) approve an Administrative Design Approval to allow a major remodel and a 1,122 square foot addition to an existing two-story single-family dwelling known as the historic Goulding house. Colors and materials to match the existing exterior (off-white stucco), Class A Brava synthetic shake roof (weathered), retrofit wood windows to match existing, new aluminum clad windows (brown color to match), copper gutters & downspouts, wood trim & siding color (Tanner's Brown).

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on October 2, 2025, pursuant to the regulations for the Preservation of Historic Resources as contained in Chapter 18.25 of the Monterey County Code.

WHEREAS, Eric Wynkoop (applicant) filed with the County of Monterey, an application for an Administrative Design Approval for a renovation/remodel and additions to the existing single-family home.

WHEREAS, the subject parcel is located at 3377 4th Avenue, Carmel (APN 009-153-006-000). The zoning is "MDR/2-D(CZ)" Medium Density Residential/2 units per acre, Design Control District, Coastal Zone. Per Title 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, the property is an approximately 25,700 square feet located in Hatton Fields Subdivision Tract #2, and currently developed with a single-family residence and detached garage (Goulding House), constructed in 1928. The Goulding House takes its name from long-time owners Dr. Robert L. Goulding and his wife Alice who lived in the house for six decades.

WHEREAS, a Phase One DPR completed in December 2024 (Clovis) was included with the Phase II report. It determined that the Goulding House is ligible for the listing on the California

Register of Historical Resources at the local level of significance under California Register Criterion 3 and eligible for listing on the Monterey County Register of Historic Resources under Criteria A1, A5, and B1. Specifically, the house is eligible because it embodies the distinctive characteristics of the French Eclectic style of architecture, and it represents the work of locally significant architect Anthanase Nastovic. The Period of Significance for the house is 1928, the year of construction.

WHEREAS, the proposed includes a 2,900 square foot interior remodel; demolition of a portion previous 1940 and 1967 additions; and a 1,112 square foot addition on the rear (northern) side of the residence. First floor additions consist of a new sunroom at the northwest elevation and and pop out dining area on the northeast elevation, totaling 457 square feet. The second floor addition is 665 square feet, and includes two bedrooms, a bathroom, and a lounge. The second floor addition would connect to terraces on top of the first floor addition. The entire home would be re-roofed with a mixed size weathered synthetic shake, and gutters and downspouts would be added to the roof. Second floor windows will be replaced in-kind only where necessary due to deterioration of existing windows, and the vinyl window at the tower on the southern elevation will be replaced with a solid wood replica type. Exterior finishes consistent of exterior stucco and horizontal wood siding. These would be compatible with but appropriately differentiated from the historical materials.

WHEREAS, the Goulding House was built in 1928 and is in the Hatton Fields subdivision which was developed by the Carmel Land Company. The developers did not build model homes but relied on contractors who invested their own money to build speculative houses. One such builder was Serbian architect Anthanase Nastovic (1876-1965) who built the subject property as well as five other homes in Hatton Fields (*Carmel Cymbal*, 2/9/1927). Nastovic was formerly a professor of architecture at the Art Academy at Petrograd. By 1926 Nastovic was partnered with the Carmel Development Company and started building residences in Hatton Fields and in the Peter's Gate area of Monterey. The Carmel Development Company promoted Nastovic as "an architect with the reputation of building distinctive homes" (*Carmel Pine Cone*, 4/8/1928) in the popular revival styles of architecture.

WHEREAS, the wood-framed Goulding House has an asymmetrical plan composed of a one-story side gabled west wing and a two-story east wing with a front facing gable and tower. Two additions have been constructed on the rear of the house: a two-story 1940 addition and a one-story 1967 addition. The steeply sloped roof is covered with asphalt composition shingles. Exterior walls are stucco and horizontal wood siding fills the apex of each gable and clads the dormers. The house is an example of the towered subtype of the French Eclectic style (also known as the French Norman style) which became popular after World War I. Elements of the house that represent the French Eclectic style include the prominent tower with conical roof and narrow, vertically oriented windows; the flared eaves at the roof-wall junction; the hipped dormers (the 1940 addition has shed roof dormers); half-timbering in the front gable; and the mix of materials, in this case stucco and horizontal wood siding. Fenestration in the original and 1940 section of the house is wood casement multi-paned sash. An oriel window with three narrow, vertically oriented multi-paned windows is in the second story gable on the front elevation. Vertically oriented tripartite windows run across the front elevation's one-story wing. Brick steps with a wood railing lead to the raised front entry porch. The plank front door, which is flanked

by sidelites, is overlayed with a “Z” pattern – one of architect Nastovic’s signature features. His other signature feature is the Gothic arch which can be found inside the house and in the wing wall gate that connects the house and garage. A tapered stucco covered chimney is located on the north eave wall. The two previous additions do not fall within the period of significance which is 1928.

WHEREAS, the character-defining features of the Goulding House include its Original 1928 footprint, height and massing; tower with conical roof; gabled roof forms with flared eaves; half-timbering detail; wood casement windows including oriel window dating to 1928; steep roof slope and hipped dormers; stucco exterior walls with horizontal wood siding in gables and on hipped dormers; panel front door with “Z” detail and sidelites; wing wall, garage and arched garden gate; and tapered chimney.

WHEREAS, the proposed project qualifies for a class 31 categorical exemption pursuant to section 15331 of the CEQA Guidelines. 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. None of the exceptions to categorical exemptions in section 15300.2 apply to the project. The project would 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 adverse change to any historical resources.

WHEREAS, the proposed alterations to the Goulding House have reviewed with respect to the ten Secretary of the Interior’s Standards for the Treatment of Historic Properties under the treatment approach of rehabilitation in a Phase II historic report prepared by Meg Clovis, HCD-Planning Library Number LIB250253. The report concludes that project is consistent with the standards and would not adversely affect the integrity of the Goulding house. Staff have reviewed this report and concur with its conclusions.

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, which are supported by the listed evidence:

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

Finding: The proposed work is consistent with Section 18.25.20 of the Monterey County Zoning Code (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.

Evidence:

1. Design Approval Application and other materials in file PLN250160.
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. Phase II historic assessment prepared by Meg Clovis July, 2025, along with a DPR Assessment dated December 2024 (LIB250253).
5. Oral testimony and HRRB discussion during the public hearing and the administrative record.
6. The State CEQA Guidelines.

Passed and adopted on this **2nd day of October, 2025**, upon motion of _____,
seconded by _____, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Attest

Name, Phil Angelo, HRRB Secretary

Date October 2, 2025