

MONTEREY COUNTY HISTORIC RESOURCES REVIEW BOARD

Thursday, November 4, 2021 11:30 a.m.

Monterey County Government Center

1441 Schilling Place, Salinas, CA 93901

Via Teleconference/Zoom

AGENDA

IMPORTANT NOTICE REGARDING COVID-19 AND PARTICIPATION IN THE HISTORIC RESOURCES REVIEW BOARD MEETING

The Historic Resources Review Board will be held via teleconference in order to minimize the spread of the COVID-19 virus, in accordance with the State of Emergency proclaimed by Governor Newsom on March 4, 2020, Executive Order N-29-20 issued by Governor Newsom on March 17, 2020, and the Shelter in Place Order issued by the Monterey County Health Officer on March 17, 2020, as may be periodically amended. To participate in this meeting, the public are invited to observe and address the Committee telephonically or electronically. Instructions for public participation are below:

Participate via Zoom Meeting Link:

<https://montereycty.zoom.us/j/99251584111?pwd=eEdzQ0V5aWh1ZHNwZ3g3UGhySVFSZz9>

Participate via Phone: 1-669-900-6833

Meeting ID Access Code: 99251584111

Password (if required): 823003

Public Participation Instructions:

The meeting will be conducted via teleconference using the Zoom program, and Board Members will attend electronically or telephonically. The meeting will have no physical location to physically attend. The public may observe the Zoom meeting via computer by clicking on the meeting link listed above, or the public may listen via phone by dialing the phone number listed above and then when prompted, entering the Meeting ID Access Code listed above as well. You will be asked for a "Participant ID". You do not need a Participant ID to join the meeting, press the pound key (#) again and you will be automatically connected.

Members of the public may wish to comment on a specific agenda item while the matter is being heard.

When the Chair calls for public comment on an agenda item, they will then call on speakers and unmute their device one at a time. Public speakers may be broadcast in audio form only.

Members of the public who wish to make a general public comment for items not on the day's agenda may submit their comment via email, preferably limited to 250 words or less, to HernandezE7@co.monterey.ca.us .

Individuals with disabilities who desire to request a reasonable accommodation or modification to observe or participate in the meeting may make such request by sending an email to support staff at HernandezE7@co.monterey.ca.us . The request should be made no later than 2:00 p.m. on the Wednesday prior to the meeting date in order to provide time for the County to address the request.

CALL TO ORDER

Chair John Scourkes

ROLL CALL

Chair John Scourkes

Kellie Morgantini

Salvador Muñoz

Judy MacClelland

Michael Bilich

Sheila Lee Prader

Belinda Taluban

APPROVAL OF MINUTES

October 7, 2021 minutes

PUBLIC COMMENT

The Historic Resources Review Board (HRRB) will receive public comment on non-agenda items within the purview of the HRRB. The Chair may limit the length of individual presentations.

PROJECT REVIEW

1. **Project: DA210132 – LIND RICHARD J & MARSHA K TRS**

Project Location: 60 Third St., Spreckels

Assessor's Parcel No.: 177-053-007-000

Planning Area: Greater Salinas Area Plan

Project Description: Design Approval to allow the demolition of existing detached 324 square foot garage & shed, and rebuild a 247 square foot garage. The colors and materials to consist of board and batt siding and asphalt roof to match existing single family dwelling.

Recommended to the: Chief of Planning

Planner: Joanne Leon

2. **Project: DA210172 – DAMSCHEN DIANE G & RONALD M**

Project Location: 37 Railroad Ave., Spreckels

Assessor's Parcel No.: 177-033-007-000

Planning Area: Greater Salinas Area Plan

Project Description: Design Approval to allow the removal of the front and rear porches; a new 96 square foot addition, new front and rear doors, a 53 square foot front porch and stairs, an 87 square foot rear porch and ramp, a 936 square foot reroof, new exterior paint colors and a 936 square foot interior remodel to an existing single family dwelling. Materials and colors: CertainTeed black pearl asphalt

composition roof, teton blue exterior walls, white trim and railings and red doors.

Recommended to the: Chief of Planning

Planner: Cynthia Bettencourt

3. **Project: PLN200177 – PELTIER JASON & PELTIER JEAN-MARI**

Project Location: 2852 Forest Lodge Rd, Pebble Beach

Assessor's Parcel No.: 007-192-009-000

Planning Area: Greater Monterey Peninsula Area Plan

Project Description: Mills Act Contract Application for property owned by Peltier Jason & Peltier Jean-Mari.

Recommended to the: Board of Supervisors

Planner: Craig Spencer

4. **Project: PLN210296 – RANCHO EL ROBLEDO**

Project Location: 8 Rancho El Robledo, Carmel Valley

Assessor's Parcel No.: 197-151-011-000

Planning Area: Carmel Valley Master Plan

Project Description: Request for a Mills Act contract between property owners Jeffery Webster and Kimberly Clemson and the County of Monterey on property and structures located at 8 Rancho El Robledo, Carmel Valley.

Recommended to the: Board of Supervisors

Planner: Craig Spencer

OTHER MATTERS

HRRB COMMENTS

Members of the HRRB and/or staff may have comments on non-agenda items, which are within the purview of the Board. At this time, members may also request that an item be added to a future HRRB agenda.

ADJOURNMENT

For additional information, or if you are unable to attend the meeting, please contact Craig Spencer at (831) 755-5233. Should you have any questions regarding a specific project please contact the staff person or planner assigned to the project at (831) 755-4800.

NEXT MEETING

Date: December 2, 2021

Time: 11:30 a.m.

Location: Teleconference/Zoom

*Note: Digital Recordings of meeting minutes available at:
http://www.in.co.monterey.ca.us/planning/cca/HRRB/hrrb_main.htm

DOCUMENT DISTRIBUTION: Documents relating to agenda items that are distributed to the Board Members less than 72 hours prior to the meeting are available by request by sending an email to HernandezE7@co.monterey.ca.us. Documents distributed by County

staff at the meeting of the Board Members will be available upon request by sending an email to HernandezE7@co.monterey.ca.us.

If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda, please call the Monterey County Housing and Community Development at (831)755-4800.

MONTEREY COUNTY HISTORIC RESOURCES REVIEW BOARD

Thursday, October 7, 2021 11:30 a.m.
Monterey County Government Center
1441 Schilling Place, Salinas, CA 93901
Via Teleconference/Zoom

Minutes

CALL TO ORDER

Chair John Scourkes called the meeting to order at 11:32 a.m.

ROLL CALL

Present: John Scourkes, Judy MacClelland, Kellie Morgantini, Belinda Taluban, Shelia Lee Prader, Michael Bilich (*connected to audio at 12:07 p.m.*)

Absent: Salvador Munoz (*connected to audio at 12:14 p.m.*)

Staff: Craig Spencer, Philip Angelo, Melissa McDougal, Elizbeth Hernandez and Norma Villa

APPROVAL OF MINUTES

Approval of the May 6, 2021, Historic Resources Review Board meeting minutes.

Motion: It was moved by Judy MacClelland, seconded by Kellie Morgantini, and passed by the following vote to approve the May 6, 2021, Historic Resources Review Board meeting minutes with the removal of the section stating that Salvador Munoz recused himself In addition, to correcting the section of 'Roll Call', adding Sheila's last name and adding the time that Kellie Morgantini joined the dais, at 11:42 a.m., to be shown in parentheses by the name:

AYES: Judy McClelland, Kellie Morgantini, John Scourkes, Sheila Lee Prader

NOES: None

ABSENT: Salvador Munoz

ABSTAIN: Belinda Taluban, Michael Bilich

PUBLIC COMMENT

No Public Comment.

HRRB Clerk Melissa McDougal informed the Board of additional correspondence received from Staff for Agenda Item No. 1, which was distributed by email on October 5, 2021.

PROJECT REVIEW

1. Project: PLN210053

Project Location: 51410 Partington Ridge Rd., Big Sur

Assessor's Parcel No.: 420-221-011-000

Planning Area: Big Sur Coast Land Use Plan, Coastal Zone

Project Description: Allow construction of a new 1,300 square foot detached garage and workshop with an approx. 400 square foot deck; remodel an existing historic single-family home by demolishing a 100 square foot deck and replacing it with an approx. 300 square foot deck and entry, demolishing an approx. 150 square foot laundry room and pantry, and constructing an approx. 100 square foot addition.

Philip Angelo, Associate Planner, presented the project.

Owner/Applicant: Christopher Grimes

Applicant's Representative: Joel Panzer

Public Comment: None

Motion: It was moved by Kelli Morgantini, seconded by Judy McClelland and passed by the following vote to recommend approval of the Combined Development permit (PLN210053) to the Monterey County Planning Commission as presented by Staff with the included condition presented in the resolution.

AYES: Judy McClelland, Shelia Lee Prader, Kellie Morgantini, Belinda Taluban, John Scourkes, Michael Bilich

NOES: None

ABSENT: Sal Munoz

ABSTAIN: None

For the record, Michael Bilich was able to connect to audio at 12:07 p.m. He stated he had been in the meeting since the beginning but hadn't been able to connect to audio to be able to speak.

OTHER MATTERS

1. Discussion regarding AB 361 (enable the Commission to hold its meetings via teleconference).

Craig Spencer provided an update on AB 361.

For the record, at 12:14 p.m., Chair Scourkes pointed out that Salvador Munoz had shown up to the meeting. Salvador Munoz stated he joined on his phone and was not able to connect to audio therefore, unable to vote during the meeting.

2. Craig Spencer and the Board Members scheduled a special meeting for October 20, 2021 at 11:30 a.m. to include two Mills Act contract applications needed for recommendation to the Board of Supervisors to be approved by end of the calendar year.
3. Secretary Craig Spencer gave update on Garapata bridge rail replacement.
4. Secretary Craig Spencer informed the Board Members that Phil Angelo will be taking over as the HRRB Secretary.

HRRB COMMENTS

Chair Scourkes wants update on CLG report.

Belinda Taluban wants update on Menopour House.

ADJOURNMENT

Meeting was adjourned by Chair Scourkes at 12:38 p.m.

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MONTEREY COUNTY

HOUSING AND COMMUNITY DEVELOPMENT

Erik V. Lundquist, AICP, Director



HOUSING, PLANNING, BUILDING, ENGINEERING, ENVIRONMENTAL SERVICES

1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527

(831)755-5025
www.co.monterey.ca.us

MEMORANDUM

Date: September 28, 2021

To: Monterey County Historic Resources Review Board (HRRB)

From: Joanne León, Permit Technician

Subject: DA210132 – LIND RICHARD J & MARSHA K TRS (Review of Design Approval Application)

cc: HRRB Secretary; File No. DA210132

Proposed Action Requested:

The Monterey County Historic Resources Review Board (HRRB) adopt a resolution recommending approval of a Design Approval application to allow the demolition of existing detached 324 square foot garage and partially rebuild a 247 square foot garage located at 60 Third Street, Spreckels (APN: 177-053-007-000).

Discussion:

The project is set for the November 4, 2021. Monterey County Historic Resources Review Board (HRRB). The Phase 2 Historic Assessment Report conducted for the project on May 25, 2021 by PAST Consultants LLC, a Monterey County Qualified Historian Consulting firm, is filed under Library No. LIB210190.

As determined by the qualified Historian, the subject property is a contributing resource to the Spreckels Historic District. According to Monterey County's historic preservation ordinance, alterations to a listed historic property must conform to the Secretary of the Interior's Standards for Rehabilitation. Proposed alterations to properties within the district also must follow the 1999 document by Glenn David Mathews, AIA, Spreckels, California: Design Guidelines. The garage is not historic, only the single family dwelling. Since the house is not impacted by this project, the garage only is evaluated for the proposed project.

According to the Phase 2 Historic Assessment, only the main house is considered historic. The subject property was constructed circa-1911 as a Craftsman-style residence for the company town of Spreckels. Constructed along Third Street and fronting Spreckels Memorial Park, the subject property was designed by noteworthy architect William H. Weeks during the third phase of Spreckels development, when the community park was laid out in the center of the residential area. The garage will be constructed of the same materials, massing and spacing from the existing historic residence, satisfying the Standards for rehabilitation.

HRRB Requested Review

The application before the HRRB is to review the Design Approval application to allow demolition of existing detached 324 square foot garage and partially rebuild a 247 square foot garage. The present garage is in poor condition, with significant deflection of the sidewalls and roof, a lack of foundation support and water infiltration coming through the roof. Kenneth R. Tunstall, civil engineer, inspected the building on May 17, 2021. A letter summarizing the inspection concluded that the building is in extremely poor condition. The existing garage lacks adequate foundational and structural support and should be replaced.

Replacing the garage does not affect the existing historic single family dwelling.

The following attachments are on file with the Housing and Community Development:

- Attachment 1 - Draft HRRB Resolution
- Attachment 2 - Phase 2 Historic Assessment including the Phase 1 Historic Assessment under Appendix A (LIB190234)
- Attachment 3 - Application Materials, Plans, Site Photos and Colors and Material Boards

Attachment 1

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DRAFT Resolution

**Before the Historic Resources Review Board in and for the
County of Monterey, State of California**

In the matter of the application of:

RESOLUTION NO. DA210132 - LIND

RICHARD J & MARSHA K TRS

Resolution by the Monterey County Historic Resources
Review Board:

Recommend approval of a Design Approval application
to allow the demolition of existing detached 324 square foot
garage and partially rebuild a 247 square foot garage.

The project is located at The property is located at 60
Third Street, Spreckels, Greater Salinas Area Plan
(Assessor's Parcel Number 177-053-007-000)

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the
County of Monterey on November 4, 2021, pursuant to the regulations for the Preservation of
Historic Resources as contained in Chapter 18.25 of the Monterey County Code and the
Secretary of the Interior's Standards for Rehabilitation; and

WHEREAS, the parcel is located at 60 Third Street, Spreckels, (APN: 177-053-007-000) where
as determined by the qualified Historian, the subject property is a contributing resource to the Spreckels
Historic District. According to Monterey County's historic preservation ordinance, alterations to a listed
historic property must conform to the Secretary of the Interior's Standards for Rehabilitation. The garage
is not historic, only the single family dwelling.

WHEREAS, pursuant to the Phase 2 Historic Assessment, only the main house is considered historic.
The subject property was constructed circa-1911 as a Craftsman-style residence for the company town of
Spreckels. Constructed along Third Street and fronting Spreckels Memorial Park, the subject property
was designed by noteworthy architect William H. Weeks during the third phase of Spreckels
development, when the community park was laid out in the center of the residential area. The parcel is
zoned High Density Residential with a maximum of 5.1 units per acre, Historical Resources and
a Design Control Overlay [HDR/5.1-HR-D].

WHEREAS, the garage will be constructed of the same materials, massing and spacing from the
existing historic residence, satisfying the Standards for rehabilitation.

WHEREAS, Richard and Marsha Linda (applicant) filed with the County of Monterey, an
application for a Design Approval to allow demolition of existing historic detached 324 square
foot garage and partially rebuild a 247 square foot garage; and

WHEREAS, at the conclusion of the hearing, the matter was submitted to the HRRB for a
recommendation. Having considered all the written and documentary information submitted,
oral testimony, and other evidence presented before the HRRB, the HRRB rendered its decision
to adopt findings and evidence to recommend approval of the Design Approval, subject to the
following findings:

Finding: The proposed work is consistent the Secretary of the Interior’s Standards for Rehabilitation.

Finding: The garage will be constructed of the same materials, massing and spacing from the existing historic residence.

Evidence:

1. Design Approval Application and other materials in file DA210132 (Lind).
2. Secretary of the Interior's Standards for the Treatment of Historic Properties.
3. Phase II Historic Report prepared by Seth A. Bergstein, PAST Consultants, LLC on May 25, 2021.
4. Sustainable Development Goals (SDG)
5. Oral testimony and HRRB discussion during the public hearing and the administrative record.

NOW, THEREFORE, BE IT RESOLVED THAT, based on the above findings and evidence and subject to the attached condition of approval, the Historic Resources Review Board does hereby:

PASSED AND ADOPTED this 4th day of November, 2021 upon motion of xxxx, seconded by xxxx, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

HRRB Secretary

Attachment 2

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P A S T
CONSULTANTS LLC

Seth A. Bergstein
415.515.6224
seth@pastconsultants.com

May 25, 2021

Richard and Marsha Lind
60 Third Street
Spreckels, CA 93962

Re: Phase Two Historic Assessment for 60 Third Street, Spreckels CA
APN. 177-053-007-000

Dear Mr. and Mrs. Lind:

This letter evaluates the proposed replacement of the existing garage located at 60 Third Street, Spreckels, California. PAST Consultants, LLC (PAST) completed a site visit to the property on April 12, 2021 to view the property's existing conditions.

The property contains a circa-1911, single-story residence constructed in the Craftsman style and a circa-1950s garage outbuilding constructed behind the house. The garage outbuilding is in extremely poor condition and requires replacement.

The subject property is a contributing resource to the Spreckels Historic District. According to Monterey County's historic preservation ordinance, alterations to a listed historic property must conform to the *Secretary of the Interior's Standards for Rehabilitation*. Proposed alterations to properties within the district also must follow the 1999 document by Glenn David Mathews, AIA, *Spreckels, California: Design Guidelines*. Design Drawings by Jeff Crockett, Building Designer, were the design drawings reviewed for this document. Due to poor engineering condition of the current garage, the owner proposes the replacement of the existing garage.

The following provides a summary property history, a building chronology and an evaluation of the proposed garage replacement according to the *Secretary of the Interior's Standards for Rehabilitation*. Since the house is not impacted by this project, the garage only is evaluated for the proposed project.

The Secretary of the Interior's Standards

The *Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards)* provides the framework for evaluating the impacts of additions and alterations to historic buildings. The *Standards* describe four treatment approaches: preservation, rehabilitation, restoration and

reconstruction. The *Standards* require that the treatment approach be determined first, as a different set of standards apply to each approach. For the proposed project, the treatment approach is rehabilitation. The *Standards* describe rehabilitation as:

In **Rehabilitation**, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation; however, an assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in the **Standards for Rehabilitation and Guidelines for Rehabilitation** to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions.¹

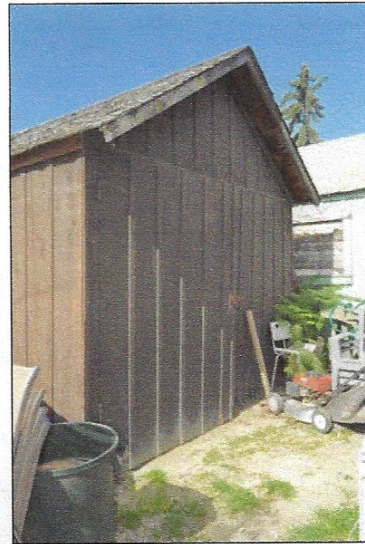
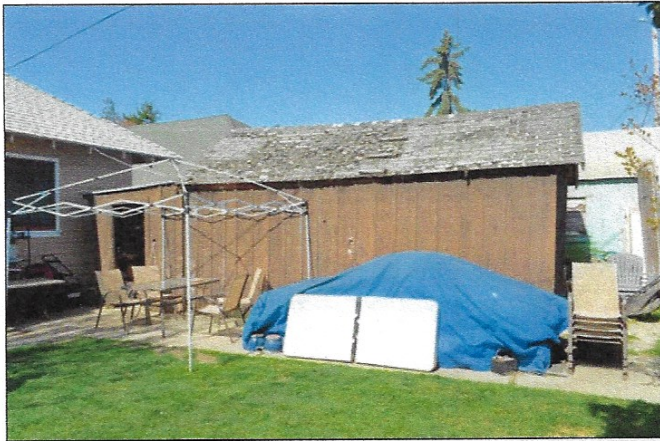
The ten *Standards* for rehabilitation are:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

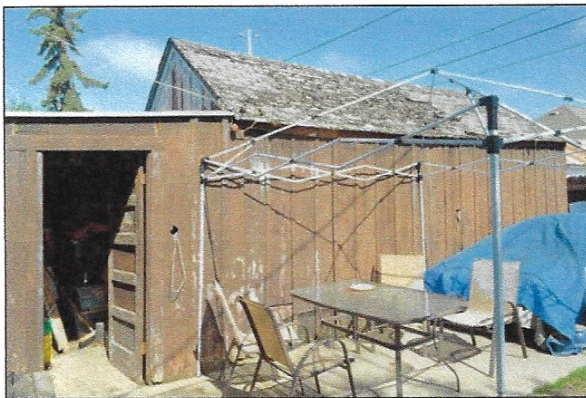
¹ *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (accessed via <http://www.nps.gov/hps/tps/standguide/>).

Property Description

The circa-1950s garage outbuilding was constructed as a gable-roofed structure with board-and-batten wood siding and a pair of barn doors on the north elevation. A shed-roofed addition was constructed onto the south elevation at an unknown date (**Figures 1 - 4**).



Figures 1 and 2. Left image shows the east elevation, with evident sagging of the roof and deteriorated roofing material. Right image shows the north elevation facing the alley.



Figures 3 and 4. Left image details the shed-roofed addition to the south elevation. Note the sagging roof members and leaning walls. Right image details the garage interior's east wall, looking north, showing inadequate vertical and lateral support of the east wall.

Summary Property History and Building Chronology

Summary History

The subject property was constructed circa-1911 as a Craftsman-style residence for the company town of Spreckels. Constructed along Third Street and fronting Spreckels Memorial Park, the subject property was designed by noteworthy architect William H. Weeks during the third phase of Spreckels development, when the community park was laid out in the center of the residential area. Weeks chose the popular Craftsman style for houses fronting the park and constructed during this third phase.² A 1925 Sanborn map of the area appears below.

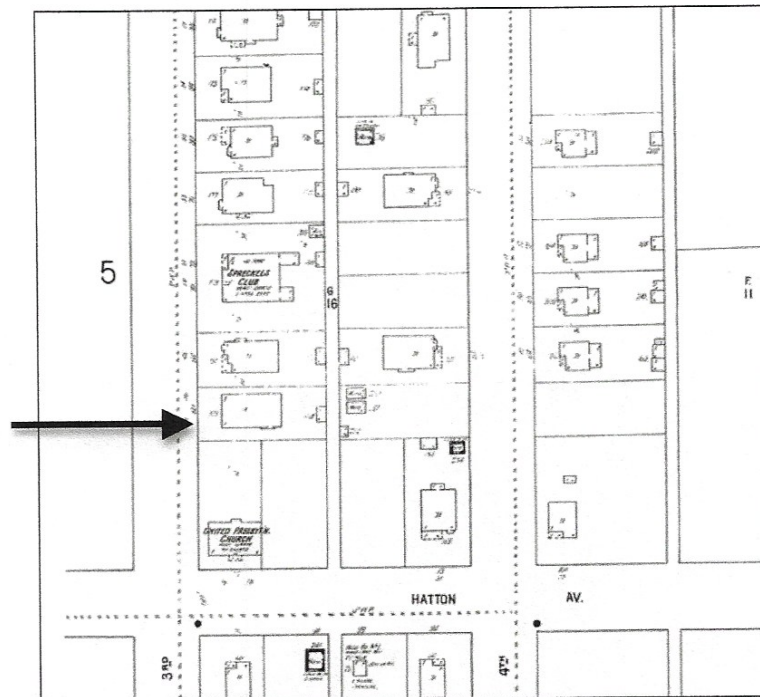


Figure 5. 1925 Sanborn map, showing the subject property with an arrow. The rear outbuilding was demolished prior to construction of the existing, circa-1950s garage outbuilding, which is located at the northwest corner of the lot.

² Glenn David Mathews, AIA. *Spreckels, California: Design Guidelines*, 1999, 18.

Building Chronology

A records search to review existing permits for the subject property was conducted. Permits indicating dates of building alterations are minimal, with no permits available to date any alterations to the subject garage. The following is the construction chronology:

- 1911: Construction of single-family residence and rear outbuilding.
- After 1925: Demolish rear outbuilding.
- Circa-1950s: Construct existing garage outbuilding at northwest corner of lot.
- Circa-1960s: Construct shed-roofed addition to south elevation of garage outbuilding.

Existing Conditions Summary

The present garage is in poor condition, with significant deflection of the sidewalls and roof, a lack of foundation support and water infiltration coming through the roof. Kenneth R. Tunstall, civil engineer, inspected the building on May 17, 2021. A letter summarizing the inspection concluded that the building is in extremely poor condition. The existing garage lacks adequate foundational and structural support and should be replaced.³

Summary of Proposed Alterations

Design Drawings by Jeff Crockett, Building Designer, were the design drawings reviewed for this historic evaluation. Proposed alterations affecting the garage include:

- Remove existing garage. Construct new garage in same location as a gable-roofed structure with board-and-batten wood siding.

Evaluation of Proposed Alterations

For the proposed alterations to the subject building, the following lists the ten *Standards* for rehabilitation, with an evaluation given below each standard.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The proposed alterations will allow the property to retain its residential building use by correcting the engineering deficiencies of the garage, in keeping with this *Standard*.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

³ Letter from Kenneth R. Tunstall, civil engineer, to Mr. and Mrs. Richard Lind, property owners, 5/18/2021.

The proposed garage replacement will correct the poor engineering condition of the garage outbuilding of a listed property. The new garage will be constructed of the same materials, massing and spacing from the existing historic residence, satisfying this *Standard*.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The proposed project does not add conjectural features or elements from other historic properties that would confuse the remaining character-defining features of the existing building, in keeping with this *Standard*.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

The proposed alterations do not impact any changes to the building that may have acquired historic significance.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The proposed garage replacement will use the same massing, exterior cladding and detailing as the existing garage, in keeping with this *Standard*.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The proposed alterations will correct the engineering deficiencies of the circa-1950s garage and return the garage to its historic appearance.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

This *Standard* does not apply, as the listed Craftsman-style house is not impacted for this project.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

This *Standard* does not apply, as archaeological features are not identified at the site.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

As stated previously, the garage's poor existing conditions require its replacement. The garage will be constructed in the same footprint and of the same massing and materials as the original garage, which will differentiate it from the existing Craftsman-style residence and meet this *Standard*.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

This *Standard* does not apply, as the replaced garage will not be removed from the site. However, it should be noted that the listed Weeks-designed house on the subject property is the site's primary contributing resource to the Spreckels Historic District. Replacement of the existing, deteriorated garage will not impact the historic integrity of the property as a contributor to the district.

Spreckels Design Guidelines

The 1999 *Spreckels Design Guidelines* provide General Rules for the construction of new buildings.⁴ The following provides responses to the general rules regarding new construction within the district:

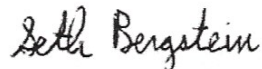
1. Determine the character of contributing structures in your neighborhood.
Existing outbuildings in the vicinity of the subject property are of Vernacular design, with gable roofs, vertical-board or board-and-batten wood siding and few decorative details. The proposed replacement garage uses materials and details that complement similar outbuildings in the area.
2. Identify the visual characteristics of surrounding buildings. New residential construction should maintain the patterns of building setbacks, massing, volume, scale, roof type, spacing and siting of adjoining structures and the neighborhood as a whole.
The new garage will maintain the existing building setbacks and match the existing garage's massing, volume, scale and roof type. The new garage will be sited in the same position as the present garage.
3. Identify distinctive elements existing near your site, such as porches, materials used, window types and window patterns. Make a reference to these in your design by using similar elements, materials, window types and window patterns.
The proposed new design matches the existing in scale, massing, materials and exterior wall cladding.
4. New buildings should complement the original historical styles of the community.
As stated above, the proposed new garage design matches the scale, wood details and overall Vernacular design of the existing garage.

⁴ Glenn David Mathews, AIA. *Spreckels, California: Design Guidelines*, 1999, 53.

Conclusion

In conclusion, the proposed design alterations to 60 Third Street, Spreckels, California, meet the *Secretary of the Interior's Standards for Rehabilitation* and the *Spreckels Design Guidelines*. The proposed changes do not impact the remaining character-defining features or overall historic integrity of the subject property. Because the proposed alterations to the site meet the *Standards*, the alterations are considered as mitigated to a level of less than a significant impact on the historic resource and do not constitute a substantial adverse change to the historic resource, thus conforming to the requirements of the California Environmental Quality Act (CEQA).

Please contact me if you have any questions about this evaluation.
Sincerely,



Seth A. Bergstein, Principal

Cc: Monterey County Planning Department; Jeff Crockett, Designer

Tunstall Engineering Consultants, Inc.
Civil Engineers

Kenneth R. Tunstall, C.E.

124 East Alisal Street
Salinas, California 93901-3519
Phone: 831-758-2765
Fax: 831-758-2141

Email: Kenneth@tunstallengineering.com

May 18, 2021

Job No. 21-05

Mr. & Mrs. Richard Lind
60 Third Street
Spreckels, CA 93962

Dear Mr. & Mrs. Lind

INTRODUCTION:

Mr. & Mrs. Lind are planning to replace the existing frame garage at the rear of their property at 60 Third Street, in Spreckels California with a new garage that meets present building codes, prescribed setbacks and is structurally sound. The existing garage has been determined to be of historical importance by the Historical Society of Monterey County. As a result, they have required that you, the owners, engage a Civil Engineer to review and assess the structural integrity of the structure to enable the Historical Society to make an informed decision on your application for the reconstruction of your garage.

Tunstall Engineering Consultants, Inc. has been hired to perform this function. This report summarizes my findings and recommendations to date.

OBSERVATIONS:

On May 17, 2021, I personally met with Mr. & Mrs. Lind at the site and made the following observations. The main residence fronts on Third Street and for the purposes of this report I will assume the front of the residence faces south. The residence itself is well maintained and appears to have no major problems. At the rear of the main residence, adjacent to the west property line, lies the existing garage which is the subject of this report.

This structure is composed of two parts, the main portion being the original 21 foot by 11.5 foot frame garage with a pair of 5 foot wide barn doors on the north end providing vehicular access from the alley. The set back from the westerly property line is approximately one foot. The second portion is a 6.6 foot by 11.5 foot lean-to addition that was attached to the south end of the original garage at a later date. With this addition to the garage, the separation between the garage and the main residence is approximately three feet.

The main garage portion is of single wall construction comprised of 1x12 redwood boards with redwood batts over each joint between boards with a 4x4 redwood post at each corner of the structure. The 1x12 boards rest on a 2x4 redwood mud sill resting directly on the ground and the top of the wall is tied together with a 2x4 redwood plate extending around the perimeter of the garage. The roof over this portion is comprised of 2x4 redwood rafters at 42" o.c. with a 1x4 redwood collar tie at the plate line to prevent lateral spreading. These questionable "trusses" support 1x6 redwood spaced sheathing with 4" gaps between boards which likely supported wood shakes or shingles when originally constructed. Presently, the spaced sheathing supports plywood sheathing (assumed to be 3/8") with extremely weathered composition shingles.

The lean-to portion is also of single wall construction, similar to the original garage, however, it appears to have been added to the original garage some time after the garage was first constructed. This is evident because the mud sills of this portion lie upon a concrete slab which was poured after the construction of the original garage.

With the aid of a four foot long level, it was determined that the structure has developed a lean toward the north such that it is out of plumb two inches in the four foot length of the level. By this same method, it was determined that the structure also leans toward the west and is out of plumb in this direction more than two inches in four feet. In addition, there is a noticeable sag in the ridge of the structure from one end to the other.

CONCLUSIONS:

Based on my observations, it is my opinion that the existing garage and attached lean-to addition would at a minimum require extensive repairs or complete replacement as a result of numerous shortcomings and deficiencies of the existing structures. These deficiencies include:

1. Lack of an adequate foundation to support the structure.
2. No provision for transfer of horizontal forces induced by wind or seismic loading on the structure, to the foundation by means of shear walls, diaphragms, or bracing of any sort.
3. Single wall construction relies on the 1x12 boards on edge to transmit vertical loads from the roof system to the foundation. There is no wall framing such as studs to perform this task as well as to resist horizontal wind loads normal to the exterior walls.
4. There is a noticeable list of the structure in both principal axes of the structure.
5. There is a noticeable sag in the length of the roof ridge.
6. Rafter spacing and span of roof sheathing is excessive.
7. Roof system does not perform as a horizontal diaphragm.

8. Proximity to west property line requires construction of an exterior wall with an adequate fire rating for this west wall of the garage.
9. Added lean-to shed results in inadequate fire separation from existing residence. This portion of the garage structure should be removed and not replaced as part of any improvements.
10. The existing roofing is in dire need of replacement and likely is not weatherproof. As it now stands, I believe it is unsafe to even have a person on the roof to attempt any repair or replacement.
11. The fact that the structure is racked, and noticeably leaning toward the northwest is of great concern. There is little doubt that this leaning has gradually developed over a period of time and can be expected to continue in the future. As a result, the structure is now subject to failure and will become more prone to collapse in the future due to lateral loads it may be subjected too in the form of wind or a seismic event.

Please feel free to call at any time should you have any questions concerning this matter or if I may be of further assistance. Thank you for this opportunity to be of service.

Respectfully,

Kenneth R. Tunstall
RCE 19001

KRT/kt

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Attachment 3

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**MONTEREY COUNTY
RESOURCE MANAGEMENT AGENCY**

LAND USE & COMMUNITY DEVELOPMENT | PUBLIC WORKS & FACILITIES | PARKS
1441 Schilling Place, South 2nd Floor (831)755-4800
Salinas, California 93901-4527 www.co.monterey.ca.us/rma

INLAND DESIGN APPROVAL APPLICATION FORM

ASSESSOR'S PARCEL NUMBER: 177-053-007-000

PROJECT ADDRESS: 60, Third Street, Spreckels Ca.

PROPERTY OWNER: Richard and Marsha Lind Telephone: 831-214-3384
Address: 60 Third St. Fax: _____
City/State/Zip: Spreckels, Ca. Email: marshamellow54@yahoo.com

APPLICANT: Richard and Marsha Lind Telephone: 831-214-3384
Address: 60 Third St. Fax: _____
City/State/Zip: Spreckels, Ca. Email: marshamellow54@yahoo.com

AGENT: Jeff Crockett Telephone: 831-484-2265
Address: 209 San Benancio Road Fax: _____
City/State/Zip: Salinas, Ca. 93908 Email: jeffcrock@comcast.net

Mail Notices to: Owner Applicant Agent
(Check only one)

PROJECT DESCRIPTION: (Attach Scope of Work) _____
Remove existing detached garage and shed. Replace 12'x20'6" garage portion only.

MATERIALS TO BE USED: Match board and batt siding, asphalt roofing to match house

COLORS TO BE USED: Match existing residence

I acknowledge that I will need a building permit and must comply with the Monterey County Building Ordinance and that this approval is for design of the structures and compliance with zoning regulations only. For properties served by Onsite Wastewater Treatment System (OWTS), the Environmental Health Bureau (EHB) will not review this application but may need to require redesign of the project in the subsequent construction permit application to address impacts related to the existing OWTS or future standby area. A project redesign may require a subsequent Design Approval application and additional fees.

PROPERTY OWNER/AGENT SIGNATURE: [Signature] DATE: 05/20/21

FOR DEPARTMENT USE ONLY

ZONING: _____ AREA PLAN: _____
ADVISORY COMMITTEE: _____ RELATED PERMITS: _____
PLANNER: _____
WITHIN ARCH BUFFER ZONE? YES NO ON SEPTIC SYSTEM (OWTS)? YES NO
LEGAL LOT: _____ YES NO DOES THIS CORRECT A VIOLATION? YES NO

FINDINGS:
 The project is consistent with the 2010 General Plan, the applicable Area Plan, and meets the regulations in Title 21 (Zoning Ordinance-Inland); and
 The design of the proposed project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property because: _____

DECISION: OVER-THE-COUNTER ADMINISTRATIVE
ACTION: APPROVED DENIED
CONDITIONS: ATTACHED NONE
APPROVED BY: _____ DATE: _____
COPY TO APPLICANT: IN PERSON OR MAILED DATE: _____



GENERAL PLAN POLICY CONSISTENCY CHECKLIST FOR DESIGN APPROVALS (Inland Only)

To be completed by Applicants

LAND USE DESIGNATION: HDR/5.1-HR-D	APN: 177-053-007-000	PLANNING NUMBER: DA210132
AREA PLAN: <input type="checkbox"/> Cachagua Area Plan <input type="checkbox"/> Carmel Valley Master Plan <input type="checkbox"/> Central Salinas Valley Area Plan <input type="checkbox"/> Fort Ord Master Plan <input type="checkbox"/> Greater Monterey Peninsula Area Plan <input type="checkbox"/> Greater Salinas Area Plan <input type="checkbox"/> North County Area Plan <input type="checkbox"/> South County Area Plan <input type="checkbox"/> Toro Area Plan <input type="checkbox"/> Agriculture & Winery Corridor Plan	PROJECT DESCRIPTION: Remove existing detached garage and shed. Replace garage portion only matching existing footprint and setbacks.	

Please answer each question based on the description of the project (see back of questionnaire for policy references)	
	The project is for: <input checked="" type="checkbox"/> Residential use <input type="checkbox"/> Commercial use <input type="checkbox"/> Agricultural use <input type="checkbox"/> Public or Quasi-Public use <input type="checkbox"/> Industrial use
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project proposes a cell-site, telcom (digital) communication facility/site?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The project includes the construction of a new structure?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The project includes the enlarging, altering, repairing, moving, improving, or removing of existing structures? If "yes", describe removing detached garage and shed
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The project includes demolition work? If "yes", describe per above
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Project includes the use of roofing materials that are different in type and/or color from the original materials?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Project includes replacement and/or repair of (50%) or more of the exterior walls of a structure?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Project includes historical structure or a structure more than fifty (50) years old?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Project includes an accessory structure(s)? If "yes", describe: detached garage
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Project includes the placement of a manufactured home, mobile home, modular or prefabricated unit? <input type="checkbox"/> Private property <input type="checkbox"/> Park installation (mobile home park)
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Project includes retaining walls?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Project involves new, change or modifications to existing utilities and/or power lines?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Project is change or modification to an approved application.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does the project propose a lot line adjustment or subdivision?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does the project include subdivision creating five or more lots, or new commercial/industrial use that creates intensity equal to or greater than five residences?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Is the project located near an incorporated area (City)?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Is the project located within a Community Area or Rural Center?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is the project located within ¼ mile of a public airport?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is this the first residence on a property?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does the project propose a secondary unit?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Would native vegetation be removed with this project?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Would proposed development occur within 100 feet a creek/drainage (including seasonal) or river?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does the project propose any tree removal? If "yes" Type _____ Size _____ Number _____
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Project includes grading, dirt importation, dirt removal, and/or drainage changes.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Would the project be connected to an existing well or private water system?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project includes constructing, enlarging, altering, repairing, moving, improving or removing a well.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Project is associated with a new or improvements to a water system. water system _____ number of connections _____
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does the project include a new individual or existing wastewater system (e.g. septic)?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project includes constructing, enlarging, altering, repairing, moving, improving or removing a septic tank/system?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does the project propose development on slopes over 25%?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is the project 50 feet from a bluff?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Project is located within 100 feet of seasonal or permanent drainage, lake, marsh, ocean, pond, slough, stream, wetlands. If "yes", describe _____
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does the project include cultivation of land that is currently not cultivated?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does the project propose non-agricultural uses adjacent to agricultural uses?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is the project located within the winery corridor?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Would any portion of the proposed development be visible from a public road, designated vista point, or public park? If yes, is it located on a slope or near the top of a hill? <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does the project propose or require affordable housing?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does the project require a General Plan Amendment?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is the project located within a Special Treatment Area?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is the project located within a Study Area?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Project involves or includes an existing or proposed trail or easement.

I, the undersigned, have authority to submit application for a permit on the subject property. I have completed this questionnaire accurately based on the proposed project description. It is my interpretation that the project is consistent with the 2010 Monterey County General Plan. I understand that Monterey County may require project changes or some other permit/entitlement if the project is found to be inconsistent with any General Plan policy.

Signature Jeff Crockett

Date 05/20/21

Print Name: Jeff Crockett

PROJECT FILE NO. _____

PHOTOGRAPHS

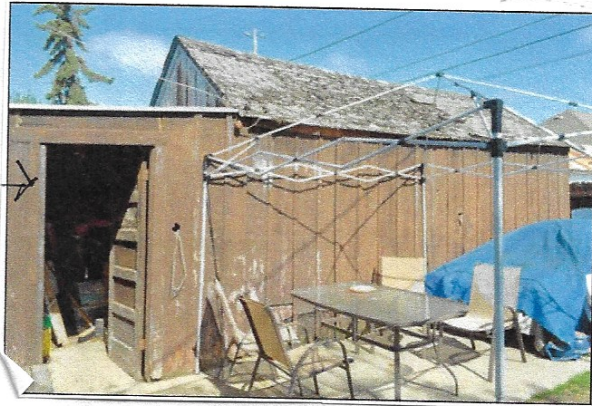


Date: _____
Description: _____

EXISTING HOUSE COLORS: BRN SIDING, WHITE TRIM & LT. GRAY ROOF

PROJECT FILE NO. _____

PHOTOGRAPHS



GARAGE & SHED
TO BE REMOVED

Date: _____ Site Address: _____ Planner: _____

Description: EXISTING GARAGE & SHED
BR. & BRN SIDING & ASPHALT COMP ROOFING

Staff Use Only		
BASED ON REVIEW OF THE PROJECT DESCRIPTION PROPOSED, THE PROJECT IS: NOTES / COMMENTS:	<input type="checkbox"/>	CONSISTENT WITH THE 2010 MONTEREY COUNTY GENERAL PLAN
	<input type="checkbox"/>	INCONSISTENT WITH THE 2010 MONTEREY COUNTY GENERAL PLAN
PLANNER:	PLANNING TEAM:	DATE:

POLICY REFERENCE BASED ON TOPIC	
GENERAL PLAN AMENDMENT	LU-1.7, LU-2.18, LU-2.19, LU-2.21, LU-2.23, LU-2.24, LU-2.27, LU-2.29, LU-6.5, LU-9.6 thru LU-9.8, GS-1.11, CSV-1.4, PS-3.1, OS-5.20, OS-8.6,
WITHIN CITY SPHERE OF INFLUENCE OR MEMORANDUM OF UNDERSTANDING	LU-2.14 THRU LU-2.19, AG-1.12, GS-1.14
COMMUNITY AREAS	LU-1.8, LU-1.19, LU-2.3, LU-2.10 thru LU-2.12, LU-2.20 thru LU-2.27, LU-2.29, LU-9.5, C-1.1, OS-3.6, OS-5.17, OS-8.6, OS-9.2, OS-10.10, T-1.7, AWCP-3.4A, NC-1.5, GS-1.1, GS-1.13, AG-1.3, AG-1.4, PS-1.1, PS-1.2, PS-3.1, PS-4.13, PS-5.1, PS-8.2, PS-11.14, S-2.5, S-5.17, S-6.4, S-6.5,
RURAL CENTERS	LU-1.8, LU-1.19, LU-2.3, LU-2.11, LU-2.12, LU-2.26 thru LU-2.32, OS-5.17, OS-9.2, OS-10.10, T-1.7, T-1.8, AWCP-3.4A, NC-1.5, GS-1.13, AG-1.3, PS-1.1, PS-1.2, PS-3.1, PS-4.13, PS-5.1, PS-8.2, S-5.17, S-6.5,
SPECIAL TREATMENT AREAS	T-1.4, T-1.8, GS-1.1 thru GS-1.3, GS-1.10, GS-1.12, GMP-1.6 thru GMP-1.9, CSV-1.1, CSV-1.3, CSV-1.5 thru CSV-1.7, CV-1.22, CV-1.23, CV-1.25, CV-1.27, CACH-1.5,
STUDY AREAS	GS-1.7, GS-1.11, CSV-1.4, CV-1.26
WINERY CORRIDOR	AG-4.1 thru AG-4.5, AWCP
DEVELOPMENT OUTSIDE COMMUNITY AREAS OR RURAL CENTERS	LU-1.19, S-2.7, OS-3.6
DEVELOPMENT ON SLOPES OVER 25%	LU-9.5, OS-3.5, OS-3.6, OS-3.9, S-1.2, CV-2.9, CV-6.2, CV-6.4, CV-6.5, FOMP-A-6, GMP-4.1, GS-1.1, GS-3.1, NC-1.3, NC-3.9, NC-3.10, T-3.6
CONVERSION TO AGRICULTURE	OS-3.5, OS-5.22, AG-1.6, AG-1.7, AG-1.12, AG-2.9, AG-3.3, NC-3.10, NC-3.11, CV-6.2, CV-6.4,
ROUTINE AND ON-GOING AG ACTIVITIES	AG-3.1 thru AG-3.3
NON-AG ADJACENT TO AG USES	LU-1.5, LU-2.8, AG-1.2, AG-2.8, CV-6.1, GS-1.1, T-1.8
AGRICULTURE (F, PG, & RG)	LU-3.1, LU-3.2, 6.0 – AGRICULTURE ELEMENT
FARM WORKER HOUSING	AG-1.6
AG EMPLOYEE HOUSING	AG-1.7
AG SUPPORT FACILITIES	AG-2.1 thru AG-2.9
RURAL RESIDENTIAL (LDR, RDR, & RC)	LU-2.34 thru LU-2.37
URBAN RESIDENTIAL (HDR & MDR)	LU-2.33
COMMERCIAL (LC, HC, & VPO)	LU-4.1 thru LU-4.8, ED-2.3, ED-4.2
INDUSTRIAL (AI, LI, & HI)	LU-5.1 thru LU-5.9, ED-2.3, ED-4.2
PUBLIC / QUASI PUBLIC (PQP)	LU-6.1 thru LU-6.5
AFFORDABLE HOUSING	LU-1.19, LU-2.11 thru LU-2.13, LU-2.23, LU-2.28, T-1.7, T-1.8, NC-1.5, GS-1.13, GMP-1.9, FOMP-H-1.1, FOMP-C.3, CV-1.6, CV-1.27
SECONDARY UNITS	LU-2.10, CV-1.6, GS-1.13, NC-1.5, T-1.7, PS-1.1
SUBDIVISION	LU-1.7, LU-9.3 thru LU-9.5, AG-1.3, NC-1.5, AWCP-3.5.A, T-1.5, T-1.7, GS-1.13, CV-1.6, CV-1.7, PS-1.1, PS-3.2, PS-3.9, PS-3.19, PS-4.9, PS-4.13, PS-11.10, S-1.7, S-2.7, S-4.10, S-4.27, S-6.7, OS-1.5, OS-1.10, OS-6.5, OS-7.5, OS-8.4,
LOT LINE ADJUSTMENT	LU-1.14 thru LU-1.16
OFF-SITE ADVERTISING	LU-1.10
EXTERIOR LIGHTING	LU-1.13
LANDSCAPING	OS-5.6, OS-5.14
TREE REMOVAL	OS-5.9, OS-5.10, OS-5.25, PS-12.10, CACH-3.4, CV-3.11, FOMP-C-1, FOMP-C-2.1 thru FOMP-C-2.5, GMP-3.3, GMP-3.5, GS-1.5, GS-1.8, GS-3.3, NC-3.4, T-3.7.
CIRCULATION (e.g. roads, transportation)	Chapter 2.0

MONTEREY COUNTY

HOUSING AND COMMUNITY DEVELOPMENT

Erik V. Lundquist, AICP, Director

HOUSING, PLANNING, BUILDING, ENGINEERING, ENVIRONMENTAL SERVICES

1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527



(831)755-5025
www.co.monterey.ca.us

MEMORANDUM

Date: August 4, 2021

To: The Monterey County Historic Resources Review Board (HRRB)

From: Cynthia Bettencourt, Permit Technician II

Subject: Design Approval DA210172

cc: File No. DA210172
Ronald and Diana Damschen
Mark Edwin Norris

Recommendation

Staff recommends that the Monterey County Historic Resources Review Board (HRRB) adopt a resolution to recommend approval of a Design Approval (DA210172) to allow the removal of the front and rear porches; a new 96 square foot addition, new front and rear doors, a 53 square foot front porch and stairs, an 87 square foot rear porch and ramp, a 936 square foot reroof, new exterior paint colors and a 936 square foot interior remodel to an existing single family dwelling.

Discussion

The existing house was constructed in 1932. The structures on this parcel are Supporting to the town of Spreckels (Code "S" on Significance Map). The alterations, addition and re-roof will comply with the the Spreckels Design Guidelines for Residential Building Types.

The proposed work is consistent with the purposes of Chapter 18.25 of the Monterey County Code 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.

The following attachments are on file with the Housing and Community Development:

- Attachment 1 - Draft HRRB Resolution
- Attachment 2 - Photos

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Attachment 1

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Draft Resolution

*Before the Historic Resources Review Board in and for the
County of Monterey, State of California*

Resolution No: **DA210172 (DAMSCHEN)**

Resolution by the Monterey County Historic Resources Review Board (HRRB) to recommend approval of a Design Approval to allow the removal of the front and rear porches; a new 96 square foot addition, new front and rear doors, a 53 square foot front porch and stairs, an 87 square foot rear porch and ramp, a 936 square foot interior remodel to an existing single family dwelling. The property is located at 37 Railroad Avenue, Spreckels (Assessor's Parcel Number 177-033-007-000), Greater Salinas Area Plan.

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on November 4, 2021, pursuant to the regulations for the Preservation of Historic Resources as contained in Chapter 18.25 of the Monterey County Code and the Secretary of the Interior's Standards for Rehabilitation.

WHEREAS, the parcel is located at 37 Railroad Avenue, Spreckels. The zoning for this parcel is High Density Residential, 5.1 acres per unit, Historic Resources, Design Control District (HDR/5.1-HR-D), (APN 177-033-007-000) of the County of Monterey.

WHEREAS, the existing house was constructed in 1932. The structures on this parcel are Supporting to the town of Spreckels (Code "S" on Significance Map). The alterations, addition and re-roof will comply with the Spreckels Design Guidelines for Residential Building Types.

WHEREAS, Mark Edwin Norris (applicant) filed with the County of Monterey, an application for a Design approval for the removal of the front and rear porches; a new 96 square foot addition, new front and rear doors, a 53 square foot front porch and stairs, an 87 square foot rear porch and ramp, a 936 square foot interior remodel to an existing single family dwelling.

WHEREAS, the proposed is consistent with the Spreckels Design Guidelines, Section 4, specifically Policy 2: Façade Elements and Details. The addition and changes to the structure will maintain the design integrity and distinguishing features of the building. The alterations will not radically change, obscure, or destroy the original materials, character-defining spaces, features, or finishes of the building.

WHEREAS, at the conclusion of the hearing, the matter was submitted to the HRRB for a recommendation. Having considered the oral testimony, and other evidence presented before the HRRB, the HRRB rendered its decision to adopt findings and evidence to recommend approval of the Design Approval, subject to the following findings:

Finding: The proposed work is found to be consistent with the purposes of Chapter 18.25 of the Monterey County Code and the Spreckels Design Guidelines 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 effect 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 DA210172 (Damschen)
 2. Oral testimony and HRRB discussion during the public hearing and the administrative record.
 3. The proposed work on the subject property will be executed consistent with the Spreckels Design Guidelines.

THEREFORE, it is the decision of the Monterey County Historic Resources Review Board to recommend **approval of the Damschen Design Approval.**

Passed and adopted on this **4th day of November, 2021**, upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Attest
Cynthia Bettencourt, Project Planner
November 4, 2021

Attachment 2

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PROJECT FILE NO. _____

PHOTOGRAPHS



Date: _____

Site Address: _____

Planner: _____

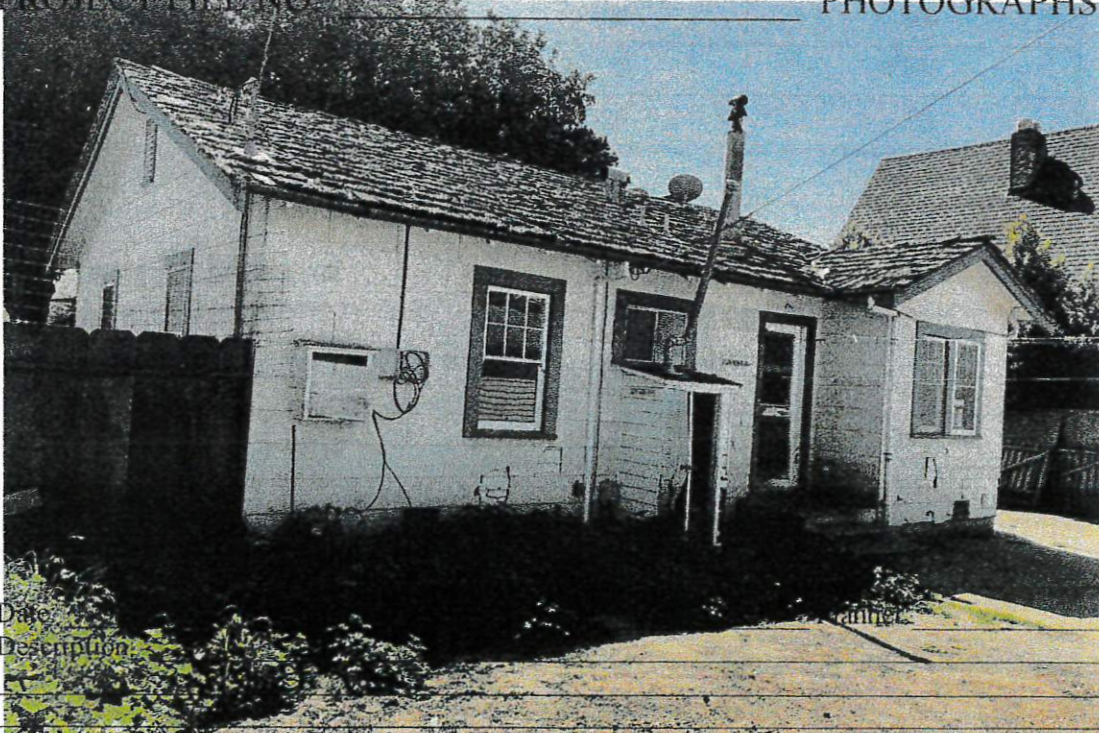
37 RAILROAD AVE., SPRECKELS

FRONT

4.25.21

PROJECT FILE NO. _____

PHOTOGRAPHS



Date: _____

Description: _____

Planner: _____

REAR

4.7.21

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MONTEREY COUNTY

HOUSING AND COMMUNITY DEVELOPMENT

Erik V. Lundquist, AICP, Director



HOUSING, PLANNING, BUILDING, ENGINEERING, ENVIRONMENTAL SERVICES

1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527

(831)755-5025
www.co.monterey.ca.us

MEMORANDUM

Date: November 4, 2021

To: The Monterey County Historic Resources Review Board (HRRB)

From: Craig Spencer

Subject: Mills Act Contract Application from property owners Peltier Jason E & Jean-Mari TRS, for the property commonly referred to as the "2852 Forest Lodge Road" house located at 2852 Forest Lodge Road, Pebble Beach (Assessor's Parcel Number 007-192-009-000).

cc: File No. PLN200177
Jason and Jean-Mari Peltier, owners

Recommendation

Staff recommends that the Monterey County Historic Resources Review Board (HRRB) acknowledge the recommendation for approval already made for this project on December 3, 2020.

Discussion

Staff did not schedule this item for consideration by the Board of Supervisors before the end of the 2020 calendar year. In revitalizing the project, staff scheduled the matter for a recommendation by the HRRB as would be the normal course of review of applications for the calendar year but has subsequently identified that this item has already been reviewed by the HRRB on December 3, 2020.

No new action is needed at this time and staff will schedule this matter for consideration by the Board of Supervisors in December of 2021 and forward the recommendation of the HRRB from December 3, 2020. Staff has attached the December 2020 staff report and resolution for reference.

The following attachments are on file with HCD:

- Attachment 1 - HRRB Mills Act Resolution December 3, 2020
- Attachment 2 - Phase 1 Historic Assessment (DPR 523B Form)
- Attachment 3 - Proposed 10-Year Work Program

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Attachment 1

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DRAFT RESOLUTION

Before the Historic Resources Review Board in and for the County of Monterey, State of California

RESOLUTION NO. PLN200177 -

PELTIER

Monterey County Historic Resources Review Board (HRRB) Resolution to recommend that the Chief of Planning: 1) determine the property commonly referred to as the "2852 Forest Lodge Road" House is eligible for a historic property contract; and 2) Recommend to the Board of Supervisors the approval of a Historic Property (Mills Act) Contract (PLN200177) with property owners Peltier Jason E & Jean-Mari TRS., for property located at 2852 Forest Lodge Road, Pebble Beach (Assessor's Parcel Number 007-192-009-000).

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) on December 3, 2020, pursuant to the regulations contained in Chapter 18.28 of the Monterey County Code (The Mills Act Program for Monterey County); and

WHEREAS, on May 7, 2020, the Monterey County HRRB recommended that the Board of Supervisors add the "2852 Forest Lodge Road" house to the Monterey County Register of Historic Resources by a Vote 7-0 (File No. REF200012); and

WHEREAS, on July 21, 2020, the Monterey County Board of Supervisors adopted a resolution adding the "2852 Forest Lodge Road" house to the Monterey County Register of Historic Resources by a Vote 5-0 (BOS Resolution No. 20-117); and

WHEREAS, the "2852 Forest Lodge Road" House qualifies as a Historical Property for the purposes of Chapter 18.28 Mills Act Program; and

WHEREAS, the subject property is a residential property with a fair market value of \$2,360,000 and therefore is eligible for a Mills Act Contract according to Sections 18.28.080(4) and 18.28.040(C) of the Monterey County Code; and

WHEREAS, the property owners Jason and Jean-Mari Peltier, applied for a Mills Act Contract (PLN200177) to obtain a preferential property tax assessment in exchange for restrictions on the property to help preserve, restore and/or maintain the historic building located at 2852 Forest Lodge Road, Pebble Beach; and

WHEREAS, after reviewing the Mills Act Application, the HRRB has determined that the property is eligible for a Mills Act Contract pursuant to Section 18.28.080 and based on the following findings and evidence:

- Finding: The application is consistent with the requirements of Chapter 18.28 “Mills Act Program” of the Monterey County Code.
- Finding: The application is consistent with the County's historic preservation goals and policies.
- Finding: The application is consistent with the applicable Secretary of the Interior's Standards for the Treatment of Historic Properties.
- Evidence: 1. Mills Act application and supporting materials submitted by Jason and Jean-Mari Peltier for the "2852 Forest Lodge Road" House contained in File No. PLN200177.
2. State of California & Resource Agency Department of Parks and Recreation Primary Record Form DPR 523 B for the “2852 Forest Lodge Road” House
3. The General Plan Historic Preservation Goals and Policies
4. The Secretary of the Interior's Standards

NOW, THEREFORE, BE IT RESOLVED THAT, it is the decision of the Monterey County Historic Resources Review Board to recommend:

- 1) The Chief of Planning determine the property commonly referred to as the "2852 Forest Lodge Road” House is eligible for a historic property contract and
- 2) 2) The Board of Supervisors approve a Historic Property (Mills Act) Contract (PLN200177) with property owners Peltier, Jason & Jean-Mari Trs, for property located at 2852 Forest Lodge Road, Pebble Beach (Assessor’s Parcel Number 007-192-009-000) subject to the following conditions:
 1. All exterior improvements shall be subject to Design Review and review by the Historic Resource Review Board prior to construction.
 2. The Applicant submits a written statement requesting for and allowing the County to apply the Historic Resources District Overlay on the property.
 3. The Work Program be updated to remove the kitchen remodel, delete the word “replace” throughout and add “restore and preserve”, and remove redundant references to the water heater replacement.

PASSED AND ADOPTED this 4th day of November 2021, upon motion of _____, seconded by _____, by the following vote:

AYES:
 NOES:
 ABSENT:
 ABSTAIN:

Attest
 Craig Spencer, Secretary
 HCD - Planning Department

Attachment 2

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PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 6

*Resource Name or #: (Assigned by recorder) 2852 Forest Lodge Road

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted *a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary)

*b. USGS 7.5' Quad Monterey Date 2012; Mount Diablo B.M.

c. Address 2852 Forest Lodge Road City Pebble Beach Zip 93953

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, etc., as appropriate)

Monterey County APN 007-192-009

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

The single-family residence at 2852 Forest Lodge Road is a one-story 2,538 square-foot Spanish Colonial Revival house that was constructed in 1926-27, after plans by the celebrated San Francisco architect Clarence A. Tantau, and subsequently enlarged by another prominent architect, Wesley W. Hastings (DPR 523A Photo and figures 1-4). The wood-frame house, with a partial basement, is built roughly on a U-plan and faces southeast by south, or south as it is designated here for simplicity and clarity, toward Forest Lodge Road. The primary entry is a glazed-and-paneled door near the southeast corner of the house. The exterior walls are clad with lightly textured stucco siding, painted white. The complex roof system is composed of low-pitched cross-gabled and shed roofs, characterized by no overhang at the eaves and finished with American Spanish tile, as well as a flat roof above the family room at the northeast corner. The flat roof has significant overhang on the north side and no overhang on the west side and is finished with composition sheets or roll roofing. A stepped stucco-clad wall runs along the west and south sides of a courtyard with a brick and concrete-block floor. A large fountain is set near the center of the courtyard. A gabled roof extends over a *corredor* on the north side of the courtyard and is supported by wooden posts crowned by *zapatas*. The brick floor of the *corredor*—or “passage” as it is called in the plans—wraps the northeast corner of the courtyard, becoming what is described as a (continued on page 3)

*P3b. Resource Attributes: (List attributes and codes) HP2 – Single Family Property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #) Looking northeast at west and south sides, 3/26/19

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
1926-28; Original Plans, Pebble Beach Architectural Review Office

*P7. Owner and Address:
Jason and Jean-Mari Peltier
2852 Forest Lodge Road
Pebble Beach, CA 93953

*P8. Recorded by: (Name, affiliation, and address)
Anthony Kirk, Ph.D.
420 Alberto Way, No. 13
Los Gatos, CA 95032

*P9. Date Recorded: 5/27/19

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (cite survey report and other sources, or enter “none.”) Page & Turnbull, *Pebble Beach Historic Context Statement* (San Francisco, 2013).

*Attachments: NONE Location Map Sketch 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)

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 2852 Forest Lodge Road

- B1. Historic Name: None
- B2. Common Name: None
- B3. Original Use: Single-family residence
- B4. Present Use: Single-Family Residence

*B5. Architectural Style: Spanish Colonia Revival

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed 1926-27; enlarged 1927-28; family room built on east side ca. 1945-60; wood-sash windows replaced with vinyl-sash windows above garage ca. 1990; front door to house replaced 1998; balcony on south side of garage removed and new garage door installed 2000.

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

*B8. Related Features:

B9a. Architect: Clarence Tantau, Wesley W. Hastings b. Builder:

*B10. Significance: Theme Architecture Area Pebble Beach

Period of Significance 1926-27 Property Type House Applicable Criteria A5, B1

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Address integrity.)

The house at 2852 Forest Lodge Road is significant under Criterion A5 and Criterion B1 of the Monterey County Local Register of Historical Resources (MCLRHR), as a handsome example of Spanish Colonial Revival architecture, the work of two master architects, Clarence A. Tantau and Wesley W. Hastings. According to the *Pebble Beach Historic Context Statement*, prepared by the San Francisco firm Page & Turnbull (San Francisco, 2013), Tantau was in all likelihood “the most prolific architect in the early development of Pebble Beach.” He designed Spanish Colonial Revival houses for Kenneth Montegale, Francis McComas, and others who lived in the community. Wesley W. Hastings was responsible for handsome houses built in a variety of styles. While living in Pacific Grove he drew plans for the distinguished Spanish Colonial Revival houses of the brothers Sylvester and Salvador Enea. The *Pebble Beach Historic Context Statement* lists eleven character-defining features associated with the Mediterranean and Spanish Colonial Revival styles, of which the house at 2852 Forest Lodge Road boasts ten.

In 1915 the Panama-California Exposition opened in San Diego and the splendid fair buildings of Bertram Grosvenor Goodhue’s fantasy city at Balboa Park, inspired by his study of the architecture of Spain and Mexico, aroused enormous interest in the building traditions of the Hispanic world. Increasingly throughout the southwestern (continued on page 4)

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

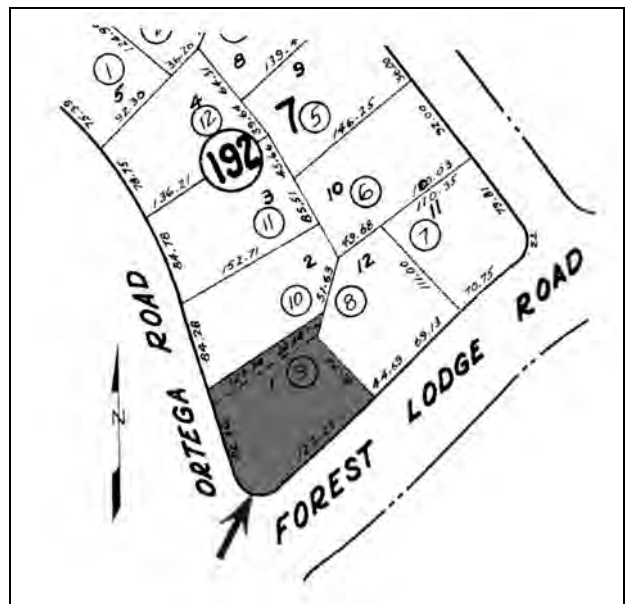
*B12. References: See page 4.

B13. Remarks:

*B14. Evaluator: Anthony Kirk, Ph.D.

*Date of Evaluation: 5/27/19

(This space reserved for official comments.)



P3a. Description:

cloister, protected by the overhang of a cross-gabled roof. A second courtyard is situated to the north, extending west between two bedroom wings to a stucco-clad wall with a plank gate. A *corredor* with a brick floor runs along the south and west sides and is covered by the overhanging roof. Fenestration is asymmetrical and consists exclusively of wood-sash windows, chiefly fixed and casements, some with wrought-iron grilles, others with wrought-iron balconettes. A large fixed window with flanking double-hung windows is set at the south end of the east side. A bay window, with five-light fixed windows and a terra-cotta tile roof, protrudes from the same side. Four- and five-light French doors provide entrance to the house on almost all sides. Four skylights admit natural light to the kitchen and family room. A large internal stucco-clad chimney rises from the living room and pierces the roof, which is double pitched on the north side. A brick chimney rises from a gas heater in a corner of the family room.

A gated stucco-clad wall extends from the house to a two-car garage, which has a guest house on the second floor. The garage/guest house is irregular in plan and rests on a concrete-slab foundation. Entrance to the garage is by way of an overhead aluminum segmental door. The door is set in a two-foot extension of the garage, which is crowned by a low-pitched gabled roof that is characterized by no overhang at the eaves and is finished with American Spanish tile. At the back of the garage is an enclosed laundry room. On the west side, a staircase, with tile-clad risers, winds up to the second-story guest house. The exterior walls are clad with lightly textured stucco that is painted white. The low-pitched front-gabled roof is double pitched on the east side. It is characterized by no overhang at the eaves and is finished with American Spanish tile. Fenestration in the garage and guest house is asymmetrical and consists chiefly of wood-sash and vinyl-sash windows, almost all of which are casements. The laundry room is illuminated by two steel-sash windows, an awning window flanked by fixed windows and two six-light casements crowned by a four-light transom window.

As constructed in 1926-27, after plans by Clarence Tantau, the house was significantly smaller than it is today, consisting of a living room, two bedrooms with adjoining baths, and a kitchen. It was distinguished by an enclosed courtyard at the southwest corner. The plans show the house connected to an integral two-car garage on the east side, but the garage was not built. A brick-floored *corredor* ran along the north side of the courtyard, with French doors opening to the bedrooms, and a cloister extended along the east side, where French doors opened from a commodious living room. The house was begun as a summer home for E. W. and Claire Prentice, who separated in November 1926, a month or so after construction had begun. It was sold in August 1927 to Everett and Francis Tolman, a wealthy Illinois couple who made it their vacation home for decades. Red marking on the plans suggest that Tantau made changes during the course of construction. The Tolmans were presumably not pleased with the work and engaged the architect Wesley W. Hastings to enlarge the house. A new bedroom wing was built to the north of the older bedroom wing; the space between the two wings became a courtyard. The plans drawn by Hastings show double-hung windows, but casements were actually installed. A two-car garage, with a second-story apartment, was constructed to the east of the house. The garage is not integral with the house, as shown in the Clarence Tantau plans, but is set some fifteen feet to the east and rotated toward the west. The garage was built on a different plan than shown in the drawings, with a double-pitched roof on the north side. The plans show French doors on the south side, opening to a balcony but casement windows rather than French doors were installed. Presumably the work was completed in late 1927 or early 1928.

A family room, which is not visible to pedestrians or motorists, was added to the house in the late 1940s or 1950s, when a concrete-floored patio was enclosed and roofed. There are no plans for the family room in the Pebble Beach Architectural Review office. Vinyl-sash windows were installed in the apartment above the garage about 1990. The original front door to the house was removed in 1998 and replaced with the current door. In 2000, the Pacific Grove architect Jeanne C. Byrne prepared plans for altering the garage. The balcony on the south side was removed and a roll-up aluminum segmental door installed.

The house, which appears to be in good-to-excellent condition, stands at the corner of Forest Lodge and Ortega Roads. The grounds are informally landscaped with towering oaks and pines, small yuccas, a redwood tree, shrubs, and countless succulents, a large Camilla, and potted plants.

B10. Significance:

states and Florida, architects produced plans for houses, hotels, business blocks, churches, and other building types in a design mode that came to be known as Spanish Colonial Revival (even though some of what was built was generally more Mediterranean in character, showing the influences of Italy and southern France). "By the 1920s," as the architectural historian David Gebhard observed, "it became *the* style for Southern California." It was widely popular through much of the central reaches of the state, as well, including the extensive and exclusive Monterey Peninsula development of Del Monte, where under the management of the energetic Yale-educated Samuel F. B. Morse, the Del Monte Properties Company made Spanish Colonial Revival *the* style of the emerging American Riviera.

As William Otis Raigul observed in an article on the company's Monterey Peninsula Country Club subdivisions in the October 1926 issue of *Architect and Engineer*, deeds of sale required review and approval of all building plans by Del Monte Properties. In order to promote "harmonious development," the company required "the style of architecture shall be similar to that found in early California, Spain, Italy, Southern France or Mexico." Scattered through the article, titled "Monterey Enchantment," are numerous photographs illustrating the Spanish Colonial Revival character of the new golf-oriented community, including pictures of the Club House designed by Clarence A. Tantau and more than a dozen residences. The house at 2852 Forest Lodge Road handsomely exemplifies the romantic imagery associated with the Spanish Colonial Revival. It embodies the distinctive characteristics of the style and is distinguished by its imaginative massing and fenestration, large focal windows, inviting enclosed courtyards, and handsome wrought-iron window grilles and balconettes.

The character-defining features of the house at 2852 Forest Lodge Road are the U-shaped plan, asymmetrical façade, cross-gabled roof, terra-cotta roof tiles, textured stucco siding, *corredors*, with wooden posts and *zapatas*, courtyards, wrought-iron balconettes, decorative tile risers, and wood-sash casement, fixed, and double-hung windows.

B12. References:

- Residential Building Record: 2852 Forest Lodge Road, Office of the Monterey County Assessor.
2852 Forest Lodge Road file, Pebble Beach Architectural Review Office.
William Otis Raigul, "Monterey Enchantment," *Architect and Engineer* 87 (October 1926): 33-86.
"S.F. Clubman Is Sued for Divorce," *Oakland Tribune*, 30 November 1927.
"Mrs. Prentice Wins Divorce," *San Francisco Examiner*, 30 November 1927.
Page & Turnbull, *Pebble Beach Historic Context Statement* (San Francisco, 2013): 96, 98.
Krista Van Laan, "Wesley Warren Hastings: Pacific Coast Architect," *Continuity* (Winter 2017): 13-17.



Figure 1. Looking northwest toward courtyard and south and east sides of house, 3/26/19.

Figure 2. Looking southeast at east side of house and north side of garage/guest house, 3/26/19.





Figure 3. Looking northeast at corridor running along south side of bedroom wing designed by Wesley W. Hastings, 3/26/19.

Figure 4. Looking northeast at south and west sides of courtyard designed by Clarence A. Tantau, 3/26/19.



Attachment 3

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**MILLS ACT WORK PROGRAM FOR MAINTENANCE,
REHABILITATION AND RESTORATION**

PELTIER HOME

2852 FOREST LODGE, PEBBLE BEACH

COSTS FOR A TEN-YEAR PLAN

2021: REMEDIATE 1970S REMODELING OF KITCHEN TO MAKE IT CONSISTENT WITH SPANISH COLONIAL STYLE, INCLUDING REMOVAL OF INAPPROPRIATE CABINETS, COUNTER TOPS; REPLACE APPLIANCES AS NEEDED.	\$75,000
2022: RESTORE OR REPLACE FLOORING IN MASTER AND ADJOINING BEDROOM, INCLUDING POSSIBLE ASBESTOS REMEDIATION	\$15,000
2023: RESTORE BACK YARD TO MISSION STYLE, INCLUDING WALKWAYS, FOUNTAIN, FLOWER BEDS, RETAINING WALLS; LEVEL GROUND TO REDUCE RUN OFF ISSUES	\$30,000
2023: REPLACE FOUNTAIN IN FRONT PATIO	\$ 4,000
2024: RESTORE FIREPLACE SURROUND TO SPANISH COLONIAL DESIGN	\$ 5,000
UPGRADE ELECTRICAL SYSTEMS, INCLUDING REMOVAL OF KNOB AND TUBE	\$50,000
UPGRADE PLUMBING	\$15,000
REPLACE OR RE-GLAZE OLD WINDOWS THROUGHOUT THE HOME	\$ 8,000
MAINTAIN AND IMPROVE PLANTING ON THE OUTSIDE PERIMETER FENCING TO ENHANCE STREET VIEW OF THE HOME	\$ 6,000
PAINTING EXTERIOR, WITH TRIM PAINTED EVERY THREE YEARS	\$20,000
REPAIR DRY ROT IN PLASTER WALLS AS DISCOVERED	\$10,000
MAINTAIN TILE ROOF, MAKING REPAIRS AS LEAKS ARE DISCOVERED	\$10,000
LANDSCAPE MAINTENANCE, INCLUDING DRIP IRRIGATION	\$3,600
FIREPLACE MAINTENANCE	\$1,500
REPLACE WATER HEATERS	\$3,000
INTERIOR MAINTENANCE AND MISC. REPAIR	\$ 6,000
ON-GOING RODENT AND TERMITE CONTROL	\$ 4,800

REPLACE HEATER NUMBER ONE	\$ 3,000
REPLACE HEATER NUMBER TWO	\$ 3,000
REPAIR AND TREAT SALTILLO FLOORS (ON-GOING)	\$ 4,000
FENCE REPAIR AND MAINTENANCE (ON-GOING)	\$ 2,500

NOTES: ALL COSTS ARE ESTIMATES BASED ON CONVERSATIONS WITH REAL ESTATE AND CONSTRUCTION PROFESSIONALS ONLY; NO ALLOWANCE FOR INFLATION INCLUDED IN THIS ESTIMATE.

MONTEREY COUNTY

HOUSING AND COMMUNITY DEVELOPMENT

Erik V. Lundquist, AICP, Director



HOUSING, PLANNING, BUILDING, ENGINEERING, ENVIRONMENTAL SERVICES

1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527

(831)755-5025
www.co.monterey.ca.us

MEMORANDUM

Date: November 4, 2021

To: The Monterey County Historic Resources Review Board (HRRB)

From: Craig Spencer

Subject: Mills Act Contract Application from property owners Jeffery Webster and Kimberly Clemenson, for the property commonly referred to as the "Rancho El Robledo" located at 8 Rancho El Robledo Drive, Carmel Valley (Assessor's Parcel Number 197-151-011-000).

cc: File No. PLN210296
Jeffery Webster and Kimberly Clemenson, owners

Recommendation

Staff recommends that the Monterey County Historic Resources Review Board (HRRB) recommend:

- 1) The Board of Supervisors add Rancho El Robledo to the Monterey County Register of Historic Resources;
- 2) The Chief of Planning determine the property at 8 Rancho El Robledo Drive, Carmel Valley is eligible for a Historic Property Contract; and
- 3) That the Board of Supervisors approve an Historic Property (Mills Act) Contract (PLN210296) with property owners Jeffery Webster and Kimberly Clemenson, for property located at 8 Rancho El Robledo Drive, Carmel Valley (Assessor's Parcel Number 197-151-011-000).

Discussion

Rancho El Robledo was designed and built by Hugh Comstock circa 1939 and the home and guest home on the property are an excellent example of Comstock's early work. Hugh Comstock was a designer and builder known for introducing the fairy tale style cottages in Carmel. An historic report prepared by Kent Seavey found the structures on the property eligible for listing on the California Register under criterion 3 "*as perhaps the best, and most intact example of an early (1939) California Ranch Housing design by Carmel master builder, Hugh W. Comstock.*" The structure is also eligible for listing on the Monterey County Register of Historic Resources under Criterion A5 and Criterion B1 of the Monterey County Historic Preservation Ordinance (Chapter 18.25 of the Monterey County Code), as an excellent example of architecture and the work of a master builder. Recent remodeling of the structure has

Designation of the property on an historic register (local, state, or federal) is required for qualification for a Historic Property Contract (Mills Act Contract) as defined in Title 18 Chapter 18.28 of the

Monterey County Code. On June 10, 2021, an application was submitted by the property owners for a Mills Act Contract with a proposed 10-Year Maintenance/Rehabilitation Work Program (see attached). Staff reviewed the application materials and determined that the property is eligible for listing and once listed is also eligible for a Mills Act Contract pursuant to Chapter 18.28 of the Monterey County Code. To be eligible for a Mills Act contract, the following criteria must be met.

1. The property that is the subject of the application is a qualified historical property as defined by Chapter 18.27.
2. The application is consistent with the County's historic preservation goals and policies, as set forth in the County's General Plan and ordinances.
3. The application is consistent with the applicable Secretary of the Interior's Standards for the Treatment of Historic Properties, the rules and regulations of the Office of Historic Preservation of the California State Parks Department, and the California Historical Building Code.
4. The fair market value of the property that is the subject of the application is equal to or less than [\$3 million (for a residential property)], unless an exception has been granted.
5. The application is consistent with the requirements of Chapter 18.27.

Criteria 1: As mentioned above, the home is eligible for listing on the Monterey County Register of Historic Resources, The HRRB is asked to forward a recommendation to the Board of Supervisors regarding addition of the home to the County's register. The Board will be asked to add the property to the list as a prerequisite to consideration of the Mills Act Contract application.

Criteria 2: A 10-year work plan that describes how property tax savings will be used in the preservation and maintenance of the home was submitted by the applicant with the application. The work plan provides for a proposed investment in the property of over \$150,000 in the 10-year period covered by the plan (this figure excludes some tree pruning and cleaning expenses which are included in the proposed work plan).

Criteria 3: Staff has reviewed the proposed work plan and finds the proposed work appropriate for ongoing maintenance and preservation and therefore consistent with the applicable standards.

Criteria 4: The applicant for the contract has submitted an appraisal of the property that estimates the current fair market value of the property is well over the \$3 million property value cap. Therefore, an exception to the cap is required in this case (see discussion on cap exception below).

Criteria 5: All materials necessary for review of the Mills Act Contract application have been submitted and reviewed by staff. The proposed work plan appears consistent with the relevant policies in Chapter 18.27 of the Monterey County Code.

Exception to Value Cap

Eligibility for historic property contracts shall be limited to residential properties whose fair market value (land plus improvement value) does not exceed three million dollars (\$3,000,000.00) unless an exception is granted. A property that exceeds the valuation limits set forth in Section 18.28.040.C of the Monterey County Code may be eligible for an exception to the valuation limits if the following criteria are met:

1. The site, building, object, or structure is a particularly important resource such as the last or only example of its kind, and it represents an exceptional example of an architectural style, the work of a master, or is associated with the lives of significant persons or events important to history; and
2. The historical property contract will result in the preservation of a site, building, object, or structure whose significance as a historical resource would otherwise be at immediate risk of

substantial adverse change. A substantial adverse change in the significance of the historical resource means the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the resource would be materially impaired; and

3. The exception is warranted due to one or more of the following additional factors:
 - a. The resource is highly visible to the public;
 - b. The difference between the current property tax obligation for the property and the estimated property tax obligation under the Mills Act is within the same range as the expected estimated lost property taxes from historic property contracts for properties meeting the valuation limit;
 - c. The work program proposes to provide for critical improvements immediately necessary to preserve the resource, and it provides for the best and most efficient use of the expected property tax savings; or
 - d. Approval of the contract would generate heritage tourism, affordable housing, or similar public benefits.

Rancho El Robledo has a fair market value of approximately \$6.7 million, more than twice the amount of the maximum \$3 million established in the code. Therefore, the findings listed above must be made in order for this property to qualify for a Mills Act Contract. The applicant has submitted written justification for the exception (**Attachment D**) that describes the significance of this property being an exceptional example, and perhaps one of the best remaining examples of the work of Hugh Comstock, that the type of materials and construction require special attention to detail in repair and maintenance because much of the materials are no longer widely available making the structure at risk without the Mills Act contract, and the applicant is willing to provide public access to the site. The work program submitted with the Mills Act application reflects ongoing maintenance and repair costs that total over \$150,000 over a ten-year period making for appropriate use of the projected property tax reductions anticipated under the Mills Act Program (See below for projected property tax reductions).

Staff has reviewed the applicant's justification letter and agrees that the property qualifies for an exception to the value cap due to its exception nature, potential for adverse changes without careful maintenance and preservation, and because the property will benefit public access and heritage tourism.

Fiscal Impact

The property and structure are currently assessed (under Proposition 13 value) based on combined value of approximately \$3 million which equates to approximately \$19,700 in annual property tax revenue. Under the Mills Act restricted value, the property tax would be reduced by more than \$10,000 annually. If the property were sold at the current fair market value, these figures would increase.

The purpose of an Historic Property Contracts is to allow an owner of a qualified historical property to obtain preferential property tax assessment in exchange for restrictions on the property to help preserve, restore, and maintain the historic property. The subject application is in keeping with this purpose.

The following attachments are on file with HCD:

- Attachment 1 - Draft HRRB Mills Act Resolution
- Attachment 2 - Phase 1 Historic Assessment (DPR 523B Form)

- Attachment 3 - Proposed 10-Year Work Program
- Attachment 4 - Applicant's value cap exception justification letter
- Attachment 5 - Supporting documentation

Attachment 1

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DRAFT RESOLUTION

Before the Historic Resources Review Board in and for the County of Monterey, State of California

RESOLUTION NO.

PLN210296 - RANCHO EL ROBLEDO

Monterey County Historic Resources Review Board (HRRB) Resolution to recommend that:

- a) The Board of Supervisors add Rancho El Robledo to the Monterey County Register of Historic Resources;
- b) The Planning Director find once listed, “Rancho El Robledo” is eligible for an Historic Property Contract; and
- c) The Board of Supervisors approve a Mills Act Contract for Rancho El Robledo.

The property is located at 8 Rancho El Robledo Road, Carmel Valley (Assessor’s Parcel Number 197-151-011-000).

WHEREAS, the property owners, Jeffery Webster and Kimberly Clemenson, applied for a Mills Act Contract (PLN210296) to obtain a preferential property tax assessment in exchange for restrictions on the property to help preserve, restore and/or maintain the historic building located at 8 Rancho El Robledo Road, Carmel Valley. In order to qualify for a Mills Act contract, the property must be listed on the local, state, or federal register of historic places and the property owners consent to listing of the home a 8 Rancho El Robledo Road on the Monterey County Register of Historic Resources; and

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) on November 4, 2021, pursuant to the regulations contained in Chapters 18.25 and (Historic Preservation) and 18.28 of the Monterey County Code (The Mills Act Program for Monterey County); and

WHEREAS, the residential home located at 8 Rancho El Robledo, Carmel Valley, is found to be eligible for listing on the Monterey County Register of Historic Resources under Criterion A5 and B1 as an excellent example of a California Ranch style home built by Hugh Comstock in 1939; and

WHEREAS, Once listed, Rancho El Robledo will qualify as an Historic Property for the purposes of Chapter 18.28 (The Mills Act Program), however, the subject property is a residential property with a fair market value of over \$6,000,000 which exceeds the \$3,000,000 cap for properties eligible for a Mills Act Contract according to Sections 18.28.080(4) and 18.28.040.C of the Monterey County Code. In order to approve the Mills Act Contract, the property must meet the exceptions to the fair market value cap contained in Section 18.28.080.B; and

WHEREAS, the applicant has submitted written justification for the exception that

describes that describes the significance of this property being an exceptional example, and perhaps one of the best remaining examples of the work of Hugh Comstock, that the type of materials and construction require special attention to detail in repair and maintenance because much of the materials are no longer widely available making the structure at risk without the Mills Act contract, and the applicant is willing to provide public access to the site. The work program submitted with the Mills Act application reflects ongoing maintenance and repair costs that total over \$150,000 over a ten-year period making for appropriate use of the projected property tax reductions anticipated under the Mills Act Program; and

WHEREAS, Section 18.28.040.B of the Monterey County Code allows granting of an exception to the \$3,000,000 value cap if the following criteria are met:

1. The site, building, object, or structure is a particularly important resource such as the last or only example of its kind, and it represents an exceptional example of an architectural style, the work of a master, or is associated with the lives of significant persons or events important to history; and
2. The historical property contract will result in the preservation of a site, building, object, or structure whose significance as a historical resource would otherwise be at immediate risk of substantial adverse change. A substantial adverse change in the significance of the historical resource means the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the resource would be materially impaired; and
3. The exception is warranted due to one or more of the following additional factors:
 - a. The resource is highly visible to the public;
 - b. The difference between the current property tax obligation for the property and the estimated property tax obligation under the Mills Act is within the same range as the expected estimated lost property taxes from historic property contracts for properties meeting the valuation limit;
 - c. The work program proposes to provide for critical improvements immediately necessary to preserve the resource, and it provides for the best and most efficient use of the expected property tax savings; or
 - d. Approval of the contract would generate heritage tourism, affordable housing, or similar public benefits; and

WHEREAS, with regard to the first exception criteria, 8 Rancho El Robledo is an exceptional example of the California Ranch Style adobe architecture that reflects the work of master builder Hugh Comstock; and

WHEREAS, with regard to the second exception criteria, the house has been recently rehabilitated and is well maintained. Lack of readily available construction materials including the adobe walls and locally sourced redwood beams represent a risk of deterioration of the structure overtime if not carefully maintained; and

WHEREAS, with regard to the third criteria, the property owner has agreed, as a term of the Mills Act Contract, to make the home available for heritage tourism which could increase public access to the site; and

WHEREA, The home is currently assessed property tax (under Proposition 13 value) based on a just over \$3 million value which equates to approximately \$76,000 in annual property tax revenue. Under the Mills Act restricted value, the property tax would be reduced by around \$50,000 annually; and

WHEREAS, after reviewing the application, the HRRB has determined that the property qualifies for an exception to the \$3,000,000 value limit as described above and is therefore eligible for a Mills Act Contract.

NOW, THEREFORE, BE IT RESOLVED THAT, it is the decision of the Monterey County Historic Resources Review Board to recommend:

- a) The Board of Supervisors add Rancho El Robledo to the Monterey County Register of Historic Resources;
- b) The Planning Director find that once listed, "Rancho El Robledo" is eligible for an Historic Property Contract; and
- c) The Board of Supervisors approve a Mills Act Contract for Rancho El Robledo.

PASSED AND ADOPTED this 4th day of November, 2021, upon motion of _____, seconded by _____, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Attest

Craig Spencer, Secretary

HCD - Planning Department

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Attachment 2

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PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 6

Resource Name or #: (Assigned by recorder) Rancho El Robledo

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County Monterey
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address: 8 Rancho El Robledo City Carmel Valley Zip 93924
d. UTM: (Give more than one for large and/linear resources) _____ ; _____ mE/ _____ mN
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 197-151-011

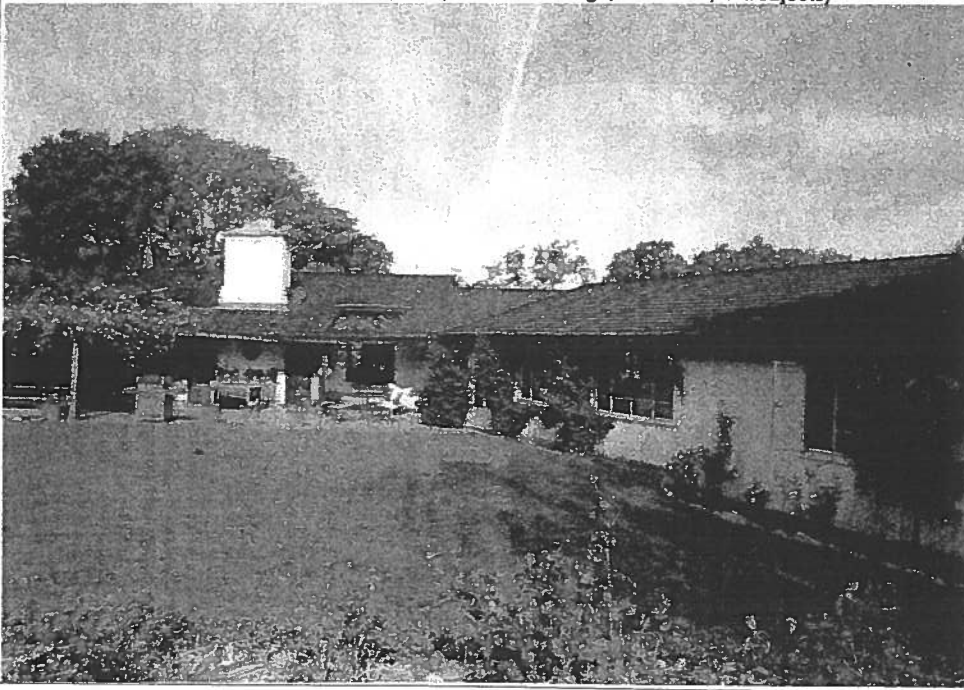
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, 1939 California Ranch House Style residence, essentially U-shaped in plan resting on a concrete foundation. The exterior wall-cladding is a combination of two-foot thick adobe, reinforced with with concrete bond beams and steel rods, and wood-framed vertical board-and-batten. The low-pitched, and stepped side-gabled roof rambles around the building envelope, with overhanging eaves, exposed rafter-tails and a simple, natural wood fascia on the gutters along the NW facing facade. There is one, large adobe brick exterior eave-wall chimney present, centered on the rear (SE) of the main adobe building block. The main roof extends beyond the chimney to form an open patio roof for outdoor living. The roof extension is supported on stout redwood posts. A flat, wood pergola extends out from the eave line, creating even more outdoor living space just SE of the central chimney, which also functions as a barbecue for the rear patio. All roof covering is in heavy wood shakes. There is a large, diamond-paned skylight near the eave line a little NE of the chimney. The original open loggia along the rear of the NE bedroom wing, was enclosed c. 1968, as was the hall between the kitchen and maids quarters during the Elmer Ladd occupancy.

P3b. Resource Attributes: (List attributes and codes) HP2 - Single Family Property

P4. Resources Present Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
Looking NW at the rear elevation, Kent Seavey, 9/28/2015., note enclosed loggia at right.

P6. Date Constructed/Age and Sources
 Prehistoric Historic Both

1939-Mo. Co. Assessor's records

P7. Owner and Address

*Jeff Webster & Kimberly Clemenson
2716 Sapra Street
Thousand Oaks, CA 91362*

P8. Recorded by: (Name, affiliation, and address)

*Kent L. Seavey
Preservation Consultant
310 Lighthouse Ave.
Pacific Grove, CA 93950*

P9. Date Recorded: 11/22/2015

P10. Survey Type: (Describe)

Intensive-CEQA required review

P11. Report Citation: (Cite survey report and other sources, or enter "none")

None

Attachments NONE Continuation Sheet District Record Rock Art Record Other: (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Rancho El Robledo*

B1. Historic Name: *Rancho El Robledo*

B2. Common Name: *El Robledo*

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *California Ranch House Style*

B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed, 1939 (Mo. Co. Assessor's records); open loggias enclosed c. 1960.

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features: *detached swimming pool and pool house, c. 1951; modified in 1962 for use as a professional dog kennel (MCBP# 4363). Because of its loss of physical integrity the pool house does not appear to qualify for historic designation.*

B9a. Architect: *Designer/ Hugh Comstock*

b. Builder: *Hugh Comstock*

B10. Significance: Theme: *residential development*

Area: *Carmel Valley*

Period of Significance: *1939*

Property Type: *single family residence*

Applicable Criteria: *CR3*

(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 under California Register criterion 3, in the area of architecture, as perhaps the best, and most intact example of an early (1939) California Ranch House design by Carmel master builder, Hugh W. Comstock.

Hugh W. Comstock (1893-1950) is most remembered for his introduction of "Fairy Tale" residential design to Carmel between 1924 and 1930, which fostered the perception that Carmel was a "village a forest" of picturesque little cottages. The local press characterized Comstock as "a builder of dreams." However, Hugh Comstock was much more than that, developing useful local construction materials and treatments over his productive life that improved the building trade, and have left a lasting legacy of design innovation on the Monterey Peninsula. Always striving for an economy of means, Comstock looked back at Monterey's Spanish/Mexican building traditions, especially that of masonry construction. The contractor experimented with the fabrication of adobe bricks, first inventing a method of sealing and finishing the material to look like tile when used in flooring, then to make the adobe waterproof for actual use in modern building construction. Unable to access commercial waterproof adobe bricks, the contractor invented his own sealing solution, "Bitudobe" in the mid 1930s, and began producing the material at his own adobe brick plant in Carmel Valley. In order to assure the structural stability of his now waterproofed construction material, the contractor initially employed the use of a concrete bond beam at the roof-wall junction of some residences. The subject property being of this type. The concrete bond beam has clearly worked over time to stabilize the adobe brick structure. In fact preservationists continue to employ concrete bond beams in the restoration of early California adobe homes. In the 1940s Comstock settled on heavy post and beam timber framing, to simplify the introduction of needed infrastructure into the building envelopes.

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

Hess, Alan, *The Ranch House*, Harry N. Abrams, Inc.:NY, 2004.

Ketcham, Hank, *The Merchant of Dennis The Menace*, Abbeville Press:NY, 1990.

Kansas City Library: *Muffin Man* (Bio. of Fred Wolferman.),
<http://www.kclibrary.org/blog/week-kansas-city-history/muffin-man>.

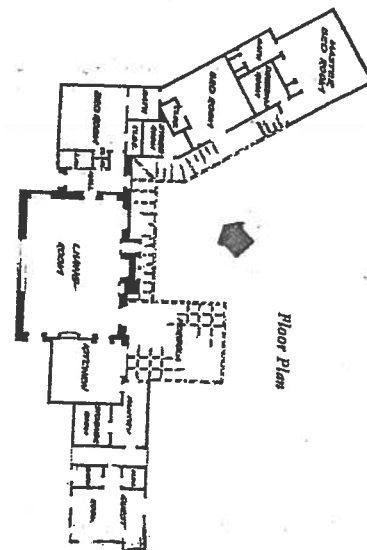
B13. Remarks: *Zoning: LDR/B-6-D-S-RAZ*

B14. Evaluator: *Kent Seavey*

Date of Evaluation: *11/22/2015*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 3 of 6

Resource Name or #: (Assigned by recorder) *Rancho El Robledo*

Recorded by: *Kent L. Seavey*

Date *11/22/2015*

Continuation Update

P3 (Cont.): Fenestration is irregular and consists of multi-paned fixed and casement type metal windows in a variety of shapes and sizes. There are heavy redwood lintels over the windows in the main adobe building block, and on the adjacent adobe guest house, which also has solid, wood paneled shutters with hand-forged metal shutter fasteners. There are hand-hewn plank redwood doors on the principal entry to both the main building block and guest house, with hand-forged latches and hinges on both. The principal entry to the main building block is located on the NW side of the west end of the building envelope, and centered on the NE facing facade of the guest house.

The subject property is sited on a high bench, on a hill mass rising toward the SW above the Carmel Valley, screened from below by a copse of mature oak trees, and surrounded by large grassed lawns and terraced flower beds with adobe brick retaining walls, covering about one acre of the eight acre parcel. The property is accessed by a winding private road rising from the wooded Robles Del Rio neighborhood below. The Robles Del Rio development is characterized by one and two-story homes of varying ages, sizes and styles. As noted above, the detached guest house was constructed in 1939 with the residence, designed by the same builder in the same California Ranch House Style and employing the same building materials and finishes inside and out (see photo continuation sheets). A cement swimming pool and wood-framed pool house, about one hundred yards NE of the subject property, was constructed in the early 1950s by the Speigl family. It was employed briefly as a studio by cartoonist Hank Ketcham, who owned the property from 1955-1960. During that same period Ketcham created the still popular Dennis The Menace Park in the city of Monterey. After several years abroad (1960-1977), which Ketcham identified in his 1990 autobiography as his productive years, the cartoonist returned to Monterey area in 1977 and established his last drawing studio, now identified as Ketcham House, in the Monterey city government complex, part of a National Historic Landmark District. In 1962 the pool house was modified by a later owner into the Chaledon dog breeding kennels (MCBP# 4363). The new use included the addition of attached caged spaces along the full length of the rear (NE) elevation and alterations to the NW and SE ends of the building. Because of its loss of physical integrity due to these changes, the pool house does not appear to qualify for historic consideration.

B10 (Cont): The concrete bond beam has clearly worked over time to stabilize the adobe brick structure. In fact preservationists continue to employ concrete bond beams in the restoration of early California adobe homes. His 1940s Post-Adobe method of construction is still used in building construction today.

A principal source for the modern style was the Spanish/Mexican adobe rancho, or *hacienda*, and the early vernacular wood structures introduced with the American occupation of California during the Gold Rush, in the 1840s and 1850s. Both house types were built to answer the immediate need for basic shelter. That they had good design qualities was due in part to an imposed economy of means based on limited materials and money, and to the inherent discipline of the carpenters and masons who built them. The good design was also an unintended byproduct of the building materials themselves. As a result of the imperfection of hand work with the board-and-batten, and the unevenness of adobe bricks, they cast interesting shadows that articulate their surfaces with the movement of the sun. Culturally, as architect/author Cliff May noted, "The ranch house was also shaped by the needs for a special way of living-informal, but gracious-it remained flexible under the stress of meeting an infinite variety in terrain and climate." Given the above, it is clear that there can be no one ranch house, as there is no fixed form to be copied.

The forms name and modern Genesis appears to have been introduced in 1925 by Henry H. Saylor, Editor of the *American Architect* magazine in an article entitled, "15 Years of Home building on the Pacific Coast". Saylor noted, "There is still another type that stood out from the medley of jumbled styles, lack of styles, or mere affectations, and that was the California Ranch House. Apparently it just grew, naturally, inevitably, a logical result of meeting definite needs in the most direct workmanlike manner possible with the materials at hand." He went on to bemoan the fact that there were to few of them at the time to influence public taste.

That began to change by the early 1930s when the popular home and travel *Sunset Magazine*, featured California architect William W. Wurster's 1929 classic Gregory Farmhouse on its cover in 1930, then awarded the Santa Cruz home its prestigious "House Beautiful" award in 1931. *Sunset Magazine* would continue to promote the building form, publishing its seminal *Sunset Western Ranch House*, edited by Cliff May, in 1946. Rancho El Robledo appeared on the cover, and was featured in the December, 1942 issue of *Sunset*. It also appears in the 1947 *Western Ranch House* book.

At the same time William W. Wurster was working on the "unarchitected" Gregory Farm House, he was also completing a modern California Ranch House for Diantha Miller on Mesa Road on the outskirts of Carmel. Wurster's work in Carmel and Santa Cruz County on Marion Hollings Pasatiempo Country Club the same year, was not lost on Hugh Comstock who was also looking forward by looking backward to develop his own version of the ranch house form, working with more traditional adobe construction in Carmel and Carmel Valley at this time. As noted above, Rancho El Robledo would be a major expression of that developmental process. El Robledo (the oak), retains its integrity as constructed in 1939 to a high degree. Its character-defining features include its asymmetrical plan; horizontal form; combined adobe brick and vertical board-and-batten exterior wall-cladding; wood shake roof with wide overhang eaves and exposed rafter-tails; an open loggia along one full side of the residence (although part of this loggia, as noted above, has been enclosed toward the NE); a blended living and dining room as part of its modern open plan spatial configuration, and a symbol of relaxed living.

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 4 of 6

Resource Name or #: (Assigned by recorder) *Rancho El Robledo*

Recorded by: *Kent Seavey*

Date *11/22/2015*

Continuation Update

(B10 Cont): Although sited on an eight acre parcel, El Robledo is part of the once extensive Rancho Las Tularcitos, granted to Rafael Gomez by the Mexican government in 1834. Las Tularcitos was later acquired by Alberto Trescony, who used part of the original property as a dairy. In the late 1880s Trescony sold the property to a Frederick Gates, who quickly sold it to others. Each succeeding sale, well into the twentieth century, saw the acreage diminish in size until its acquisition by Fred Wolferman, the ninth owner in 1939, when only a little over sixty-one acres remained.

Mr. Wolferman, was a successful Missouri grocer, who operated under the simple slogan "Good Things to Eat", and patented his own recipes. He was known in the mid-west as the Muffin Man, for his delectable English muffins, which were cooked over an open griddle in Sardine tins, and helped make his fortune. Wolferman and his wife Etna had El Robledo constructed for a summer home, and used it as such from 1939 to 1949, when it was sold to Ellis H. Speigl (Spiegel) a Salinas farmer-businessman who helped introduce modern mechanization to row cropping. During WWII he had the largest dehydration plant in the world, supplying dry vegetables to our armed forces abroad. The Spiegel's had the pool and pool house constructed c.1951.

Hank Ketcham, the creator of cartoon character Dennis the Menace purchased the property in 1955. During his brief residence he designed and helped the City of Monterey build a children's playground, still in use as Dennis the Menace Park. Ketcham moved to Geneva, Switzerland in 1960, after the death of his first wife, where he remained until 1977, calling his European stay the most productive period of his life. He returned to the Monterey Peninsula in that year and established his last working studio in what is now called The Ketcham House, in the Monterey city government center near Colton Hall. c. 1962, subsequent owners of El Robledo, Tom and Ann Stevenson, turned the pool house into a dog kennel and whelping space for their Chaliendon Kennels business.

The next owner, Elmer Ladd, a cattle rancher from Bakersfield, bought the place in 1967 with the intention of clearing the land for grazing. It was during his ownership that the minor modifications to the home's front breezeway and enclosure of the loggia along the NE side of the rear (SE) elevation were made. The grazing project did not get off the ground, so Ladd moved southern Oregon leaving Rancho El Robledo vacant for over a year. In 1971 George and Marsha Lockwood purchased the property and remained in ownership, maintaining the aesthetic character of the residence and its grounds for over 40 years, until its recent sale to the current owners.

Rancho El Robledo may be the best existing example of a California Ranch House design by noted Monterey area master-builder Hugh W. Comstock. The subject property and its immediate environment personifies the Ranch House aesthetic, reflecting a lifestyle of simplicity, privacy and informality close to nature, that began to take on a contemporary form in custom house design in the late 1920s and 1930s. However, the style achieved its true import in the American post war boom of the 1950s. El Robledo contributes to the understanding of a major architectural trend that went on to become one of the most dominant architectural forces in the suburban landscape of the nation. The residence retains a high degree of physical integrity and a strong sense of time and place and of feeling and association with the residential development of the Carmel Valley. It clearly qualifies for listing, at the local level, in the California Register of Historic Resources and the Monterey County Register of Historical Resources.

B12(Cont.)

Kansas City Times, Mrs. Etna Wolferman, (Obit.) Mrs. Etna Wolferman.

Lockwood, George, personal archives of longtime owner of the subject property on its history & ownership. *Home Sweet Home American Vernacular Domestic Architecture*. Rizzoli:NY, 1982.

May, Cliff, Edit., *Sunset Western Ranch House*, Lane Pub. Co.:San Francisco, 1947.

McCoy, Ester, & Hitchcock, Ester,

Monterey County Assessor's records, Mo. Co Assessor's office, Salinas, CA.

Monterey Peninsula Herald, Ellis H. Speigl, (Obit.) 1/13/1983.

Salinas Californian, Lucille A. Speigl (Obit.) 5/1/2013.

Sunset Magazine, "Western Home In Adobe And Redwood", December, 1942,

Van Gelder, Lawrence, "Hank Ketcham, Father of Dennis the Menace, Dies at 82", *The New York Times* (Obit.) 6/2/2001

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

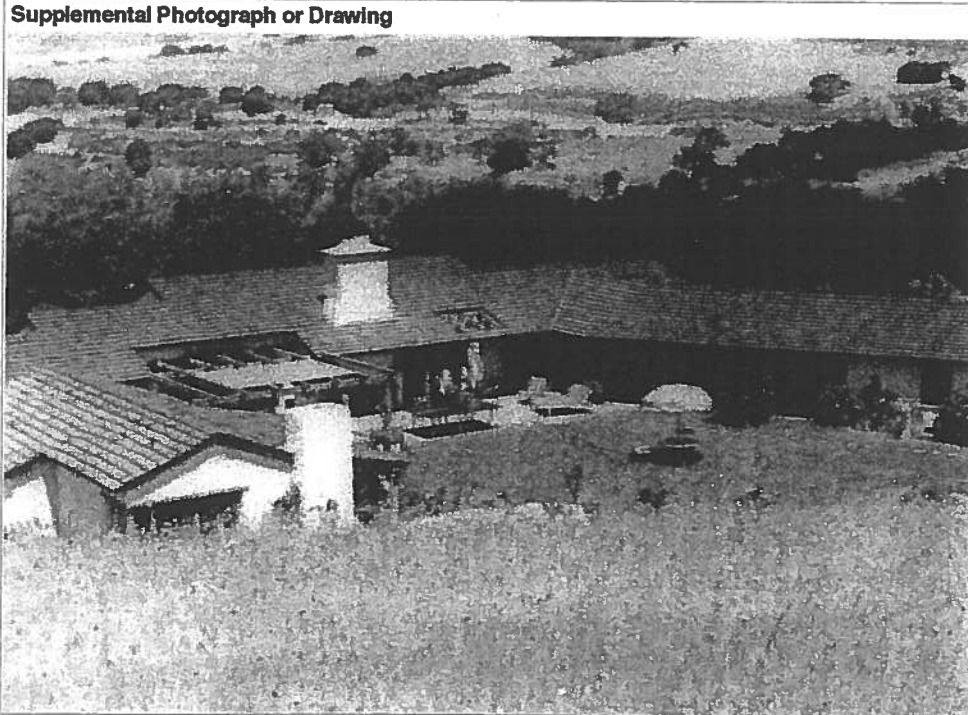
Page 5 of 6 Resource Name or #: (Assigned by recorder) *Rancho El Robledo*

Recorded by: *Kent L. Seavey*

Date *11/22/2015*

Continuation Update

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession#)

Looking north at the rear elevation, c. 1941, photographer unknown, note original open loggia along SE bedroom wing at right.

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 6 of 6

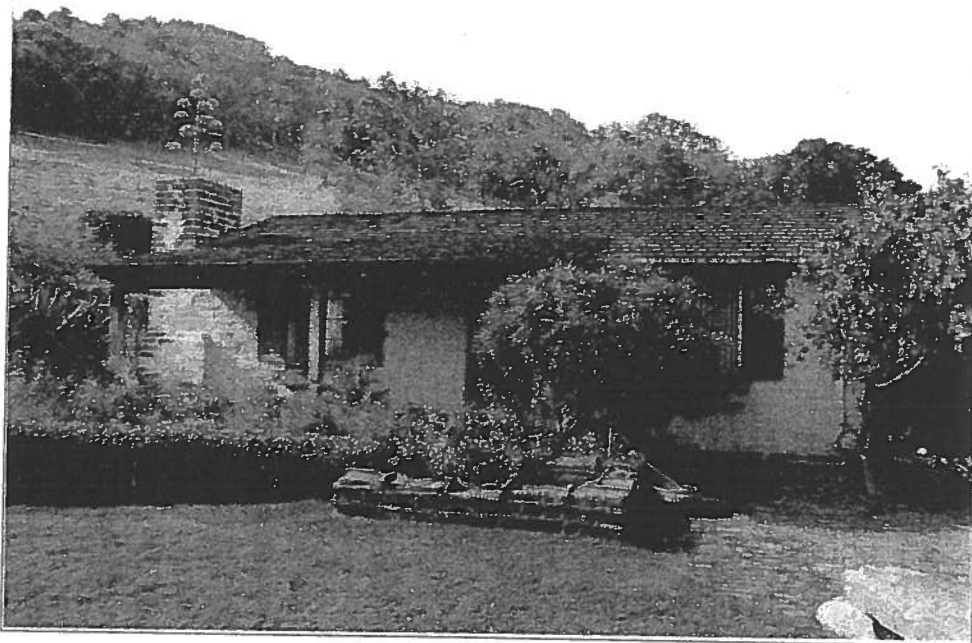
Resource Name or #: (Assigned by recorder) *Rancho El Robledo*

Recorded by: *Kent Seavey*

Date *11/22/2015*

Continuation Update

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession#)

Looking west at the SE facing facade of the guest hse., Kent Seavey, 9/28/2015N

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession#)

Looking North at the SW side & SE facing facade of the guest Hse., Kent Seavey, 9/28/2015.

Attachment 3

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8 Rancho El Robledo Maintenance Plan- Main house and Guest House					
	Cost	Frequency	Year 1	Years 2-5	Years 6-10
Replace cedar wood shake roof	\$ 80,000	15 years	\$ 80,000		
Paint structure and protect exposed wood	\$ 60,000	10 years		\$ 60,000	
Window repairs and maintenance	\$ 1,000	Annual	\$ 1,000	\$ 4,000	\$ 5,000
Restore and maintain original redwood and pine wood floors	\$ 4,000	Every 3-4 years		\$ 4,000	\$ 4,000
Prune and maintain specimen oaks	\$ 5,000	Annual	\$ 5,000	\$ 20,000	\$ 20,000
Restore water feature	\$ 12,000	20 years	\$ 15,000		
Pest control	\$ 1,000	Annual	\$ 1,000	\$ 4,000	\$ 5,000
General cleaning repairs & maintenance	\$ 3,000	Annual	\$ 3,000	\$ 12,000	\$ 15,000
Fire protection and fire abatement	\$ 1,000	Annual	\$ 1,000	\$ 4,000	\$ 5,000

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Attachment 4

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Jeff Webster and Kimberly Clemenson
8 Rancho El Robledo
Carmel Valley, CA 93924
(805) 795-4631
jdwebster1962@gmail.com

Craig Spencer
Monterey County
Housing and Community Development
Phone: (831) 755-5233
Email: spencerc@co.monterey.ca.us

Dear Craig,

On June 14, we submitted a request for designation of our main house, guest house and surrounding grounds as a Monterey County Historic Resource and also provided information relevant to receiving Mills Act status and benefits. In a reply on July 7, you communicated to us that our property exceeds the \$3 million residential property limit per Monterey County Code Section 18.28.80, and that we would need approval of an exception to the eligibility criteria in order to be considered. We provide information to support approval of an exception as follows:

- The first and best grounds for approval of an exception is that the main house, guest house and surrounding grounds are *“a particularly important resource such as the last or only example of its kind, and it represents an exceptional example of an architectural style, the work of a master, or is associated with the lives of significant persons or events important to history.”* In this respect, I’d offer Kent Seavey’s report. To summarize specific thoughts from Kent’s report through the lens of the Monterey County Code criteria:
 - *“The subject property is significant under California Register criterion 3, in the area of architecture, as perhaps the best and most intact example of an early (1939) California Ranch House design by Carmel master builder, Hugh W. Comstock.”* We have taken pains during restoration to ensure that the structures retain that “intactness” that Kent noted. Some examples of this are:
 - Fenestration is all original, and most of the original window panes remain
 - Hardware and doors are original, including hand forged hinges and latches
 - Original wood cabinets and floors remain, including a rare wide plank redwood floor in the living room and pine floors in the bedrooms
 - Original architectural features have been preserved and/or restored. The grape arbor and roof skylights were replaced as these were in a state of disrepair. The original breezeway was restored, having been enclosed by Elmer Ladd in 1967. Similarly, the pony wall and windows that had enclosed the loggia were removed and replaced with large glass panels that provide a look and feel more akin to the original structure.
 - The only visible difference between the adobe guest house as originally constructed and its current form are the updated electrical receptacles.
 - The main and guest houses are adobe structures (not post-adobe), and are exceptional examples of Hugh Comstock’s use of this architectural style. *“Unable to access commercial waterproof adobe bricks, the contractor invented his own sealing*

- solution, "Bitudobe" in the mid 1930's, and began producing the material at his own brick plant in Carmel Valley. In order to assure the structural stability of his now waterproofed construction material, the contractor initially employed the use of a concrete bond beam at the roof-wall junction of some residences. The subject property being of this type."*
- Hank Ketcham owned the property from 1955-1960, and lived there with wife and son, Dennis. During that same period, he created the still popular Dennis the Menace Park in the city of Monterey. The property appears in photographs and print in Ketcham's autobiography "The Merchant of Dennis." Other property owners have also been notable, but perhaps none with the broad appeal of Ketcham.
 - The property was featured on the cover of the December 1942 edition of Sunset Magazine. The accompanying article focused on the future of Western architecture and building materials, and employed Rancho El Robledo as an example of the kind of lifestyle the United States was fighting for during a time of war. The property also appears in other Sunset publications.
 - Kent summarizes that "*Rancho El Robledo **may be the best existing** example of a California Ranch House design by noted master-builder Hugh W. Comstock. The subject property and its immediate environment personifies the Ranch House aesthetic, reflecting a lifestyle of simplicity, privacy and informality close to nature, that began to take on a contemporary form in custom house design in the late 1920s and 1930s. El Robledo contributes to the understanding of a major architectural trend that went on to become one of the most dominant architectural forces in the suburban landscape of the nation. The residence retains a high degree of physical integrity and a strong sense of time and place and of feeling and association with the residential development of Carmel Valley."*
 - To the second criteria in Section 18.28.040, I'd offer that many of the materials of construction are no longer available, whether that regards the old-growth redwood timbers that constitute the living room floor, ceiling beams and joists, doors and lintels, the extensive use of wide-plank old growth redwood inside and out, the original fenestrations, the original adobe bricks, and the original hardware among others; special attention and protections have been and are required to maintain these in their near-original condition. Protecting the structures from the ever present risk of a fire, which could result in their permanent destruction, has also been of primary concern to us. Maintaining the cedar shingle roof in top condition, tree maintenance, having enough fire-retardant gel to coat the roof and siding, and maintaining a water system with hydrants around the house and with access to 10,000 gallons of water from tanks and 40,000 gallons of water from the pool are all steps needed to assure the safety of this Monterey County gem.
 - To the third criteria, we are more than excited to allow the annual access to the property at least once per year so that others can appreciate the simple beauty and nature of this truly special place- all the words above can't really express what it means to be here and see it. We believe providing this access will provide a significant public benefit for the County, its residents and visitors.

Finally, I'd just highlight that the spirit of the laws and code and the spirit with which we have carefully and caringly restored this important Monterey County resource are one and the same. We've already made the substantial investments of our time, emotional energy

(restoration took 5 years) and capital to restore Rancho El Robledo to what it is today. What we seek from Monterey County is their participation its preservation and maintenance through the Mills Act.

I hope that these points resonate with those who make these decisions, that we are able to obtain approval of an exception to the residential property limit, that we can get Rancho El Robledo on the Monterey County List of Historic Resources, and that we can access Mills act benefits to maintain and preserve this important place.

I welcome a visit by anyone who would like to see the property first-hand; we feel privileged to live here and love showing it off.

Respectfully,

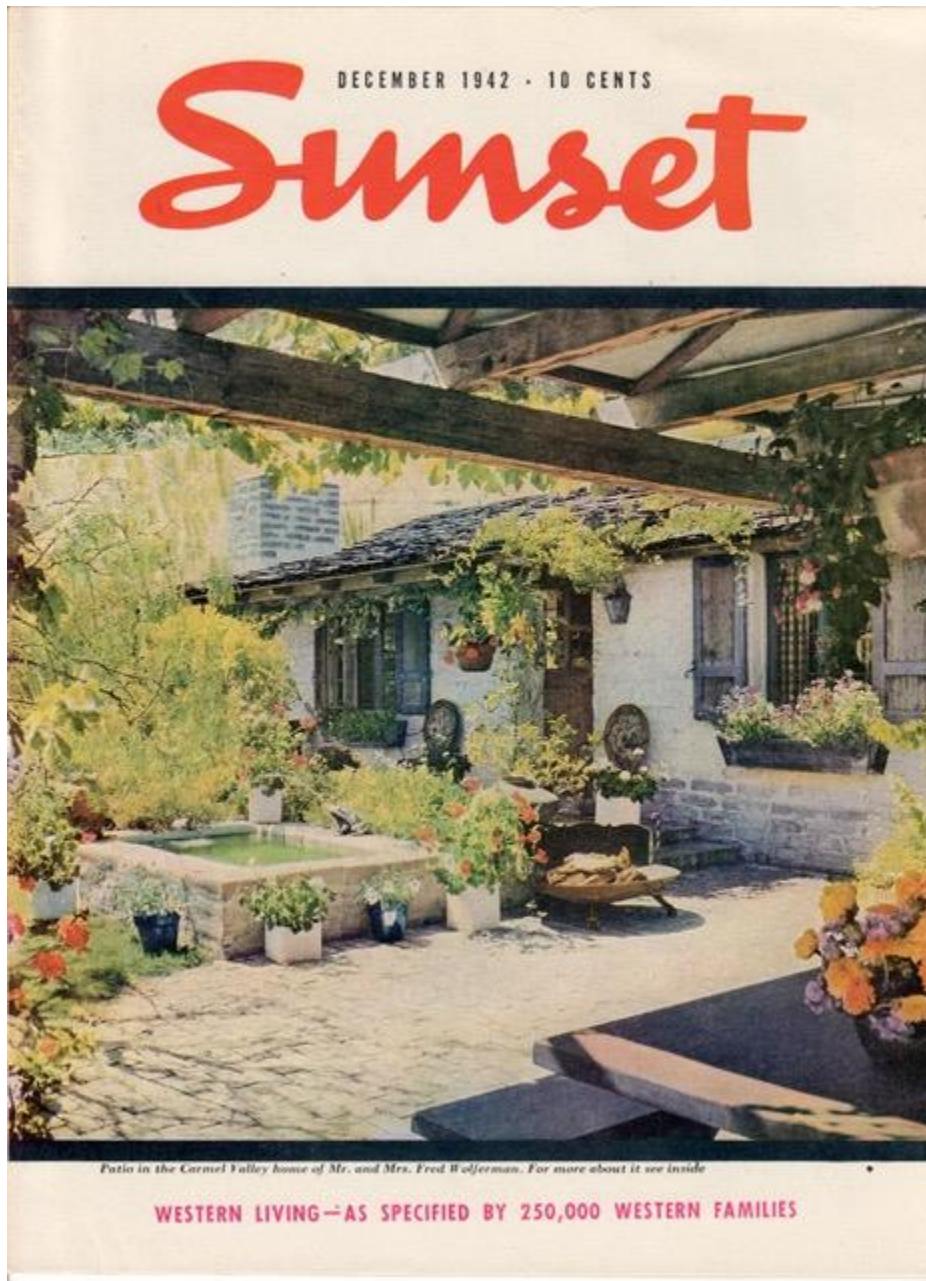
Jeff Webster

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Attachment 5

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Jeff Webster



Sunset

THE MAGAZINE OF WESTERN LIVING

THE PROMISE WE ARE FIGHTING TO KEEP.....

THIS WEST OF OCEANS has always been a glorious promise. Once, in the imagination of men, it was a land of gold. Once it held the promise shared by all frontiers. Always it has been the land of great abundance, fragrant with ripening fruit, splashed green and gold with limitless forests, grasses, and grains. And always it has been that exciting mystery—the very edge of America, an entrance to the Seven Seas.

In many strange ways these promises are a living part of us now. The old frontier of raw land has changed to a state of mind, of impatience with the old and readiness to accept the new. More and more we seek nearness and kinship with the rich soil of this abundance. More and more we feel that preciousness of the mountains we look up to, the forests we have almost lost, the ocean we must free.

More and more we are learning how to build this West of ours into our homes. We are making them worship the Western sun, even as we. We are remembering the quietude of our forests. We are trying to keep some of the West's elbow

room, to catch its range of color.

Our homes—they are the flags of America. They are the symbols of the kind of living we are fighting for. To plan the home of tomorrow is to plan the peace of tomorrow; to give that peace substance, reality, and direction; to give reason and understanding to the bitter sacrifices that stand between us and the new peaceful enjoyment of that home. So let's plan the home of the future now, and let's pay for it, as we plan, with War Bonds.

Such planning must not be made of dreams. On one future day, materials of a new and bewildering variety will be thrust upon us. To use them intelligently, to make them fashion for us a better way of living, we must study them now, and likewise, our own needs and desires.

The home of tomorrow is now taking shape on many drafting tables. It is being carefully studied by our government, our architects, manufacturers of war materials—all who will help redesign and rebuild our world. But their blueprints will never be complete until they read

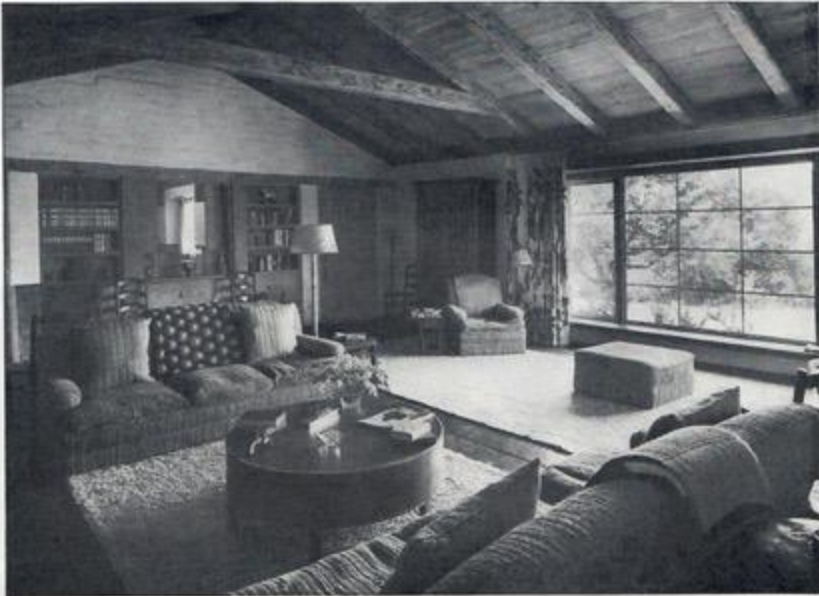
the details of all your specifications.

Sunset would like to give voice to your specifications of the home of the future. After all, regardless of changes in building materials and processes, your specifications and the way you want to live will set the limits on the home of the future. So send us your list of desiderabilia which should be incorporated in this new home. What elements in the home of today should be changed? What faults can you find with present bathrooms, kitchens, living rooms, storage space? How far do you want to go in combining outdoor-indoor living?

It seems certain that materials will be at hand to make possible almost any change. The cost of those materials and the method of their assembly must be within the reach of all of us. So let your imagination have free rein. Change forms and sizes of any and all equipment. Imagine partitions that are movable, space that is flexible. Picture a home wherein there will be less work, more leisure, more ways to enjoy that leisure. Then write your specifications. Send them to us and let us see if, together, we can help architect and manufacturer to give us what we want.



As we look toward Christmas in this world at war this photograph of a Western home has the power to say, without irony, "Peace on earth, good will toward men." Our homes are America's flags of Peace. And in our vision of our future homes must be the design of the Peace to come.



With accent on informal living, a dining room was sacrificed in favor of more spacious proportions in the living room. The large fireplace is not shown. Book shelves flank a service bar from the kitchen. The wide windows look out on a large sloping lawn toward the oaks.



For all its charm, this kitchen is highly efficient. There's something especially friendly in the warm colors of the copper hood and fixtures, and the red brick wall and floor.

WESTERN HOME IN ADOBE AND REDWOOD

THE HOME of the Fred Wollermans in the Carmel Valley of California expresses in many delightful ways the spirit of living in thousands of Western homes.

Built in a U-shape, toward the hillside and a terraced flower garden, the large brick-paved terrace and barbecue (see photo at left, and front cover) is well protected for outdoor living. The barbecue pit shares the chimney with the indoor fireplace. The large living room, shown above, runs the width of the terrace. One arm of the U contains three bedrooms, two of which are accessible from the patio. The other arm (severed by a narrow passageway yet still a part of the U) consists of two guest apartments, one with fireplace. Kitchen, butler's pantry, and servants' quarters are to the left of the living room. The patio as well as the spacious grounds surrounding the house are a veritable flower show the year around.



Perched on the diving board just outside the cabana/studio at the ranch are sculptor Arch Garner, artist Bob Paplow, writer Fred Toole, syndicate president Bob Hall, and Frank Ketcham.

Holley, a young fitness nut and a clever cartoonist with a special affinity for the younger generation. We were in business! Other cartoonists who shared their pen-and-ink talents with me in those early days and who made unique contributions to *Dennis the Menace* were George Crenshaw, Vic Lockman, Homer Provence, and Owen Fitzgerald.

The adobe main house of El Robledo, seventy heavenly acres in the Pastures of Heaven. Below: The pool and the surrounding studio quarters.



Jim had the weekend off and took the train to Sacramento where his son and his family lived. He also took the canary. When he returned on Monday, he presented me with a fresh ten-pound salmon wrapped in the comic section of the *Sacramento Bee*.

"My son say thank you for bird," said Jim with a polite nod. I caught a glimmer of his gold tooth, so I knew he was smiling. I wasn't. I felt sadly deflated, but what could I say? Well, so much for the warbling and trilling.

Aside from trolling for salmon and spearing bottom fish on summer camping vacations when I was growing up in the Evergreen State, I had very little fishing ex-

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