

**ORDINANCE NO. 3556 C.S.**

**AN ORDINANCE OF THE COUNCIL OF THE CITY OF MONTEREY**

**REZONING THE PROPERTY AT 1250 SEVENTH STREET FROM R-3-6 TO R-3-6-H-2**

THE COUNCIL OF THE CITY OF MONTEREY DOES ORDAIN, as follows:

**SECTION 1:**

WHEREAS, the property at 1250 Seventh Street is eligible for H-2 (City Historic Resource) Historic Overlay Zoning in accordance with the criteria set forth in MCC Section 38-73.f. as described in Exhibit A; and

WHEREAS, the City of Monterey Planning Office determined the project is exempt from the California Environmental Quality Act (CEQA) Guidelines (Article 19, Sections 15305, Class 5) because the addition of H-2 overlay zoning to the property will not result in significant changes to land use limitations and will maintain a designated historic building consistent with the Secretary of Interior's Standards.

Furthermore, the project does not qualify for any of the exceptions to the categorical exemptions found at CEQA Guidelines Section 15300.2.

Exception a - Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located - a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. The addition of H-2 overlay zoning will not impact a resource of critical concern. The project will have a positive impact in that a historic resource will be maintained. The environment is not particularly sensitive (existing building and paved areas).

Exception b - Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant. The addition of H-2 overlay zoning will add an additional layer of protection to the resource. No cumulative impact is anticipated.

Exception c - Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. No unusual circumstances exist at the site. The building is an existing structure and the surrounding environment is an established residential area. The addition of H-2 overlay zoning will add an additional layer of protection to the resource. No significant impact is anticipated.

Exception d - Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified Environmental Impact Report (EIR). The property is not located on or viewable from a state scenic highway.

Exception e - Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code. The project site is not listed pursuant to Government Code Section 65962.5. The project has no impact on hazardous waste sites.

Exception f - Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource. The building is eligible as a local historic resource and the addition of H-2 overlay zoning will add an additional layer of protection to the resource.

NOW THEREFORE, the Monterey City Council declares as follows:

SECTION 2: The property at 1250 Seventh Street is hereby rezoned from R-3-6 (Residential Multi-Family District) to R-3-6-H-2 (Residential Multi-Family District – City Historic Resource Overlay) as shown on Exhibit B.

SECTION 3: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION 4: This Ordinance shall be in full force and effect thirty (30) days from and after its final passage and adoption.

PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF MONTEREY this 6<sup>th</sup> day of December, 2016, by the following vote:

AYES:	5	COUNCILMEMBERS:	Albert, Barrett, Haffa, Smith, Roberson
NOES:	0	COUNCILMEMBERS:	None
ABSENT:	0	COUNCILMEMBERS:	None
ABSTAIN:	0	COUNCILMEMBERS:	None

APPROVED:

  
\_\_\_\_\_  
Mayor of said City

ATTEST:



DO NOT REMOVE

State of California - The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 552

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 1250 Seventh Street

**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: 1250 Seventh Street City Monterey Zip 93940

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. 001-849-003

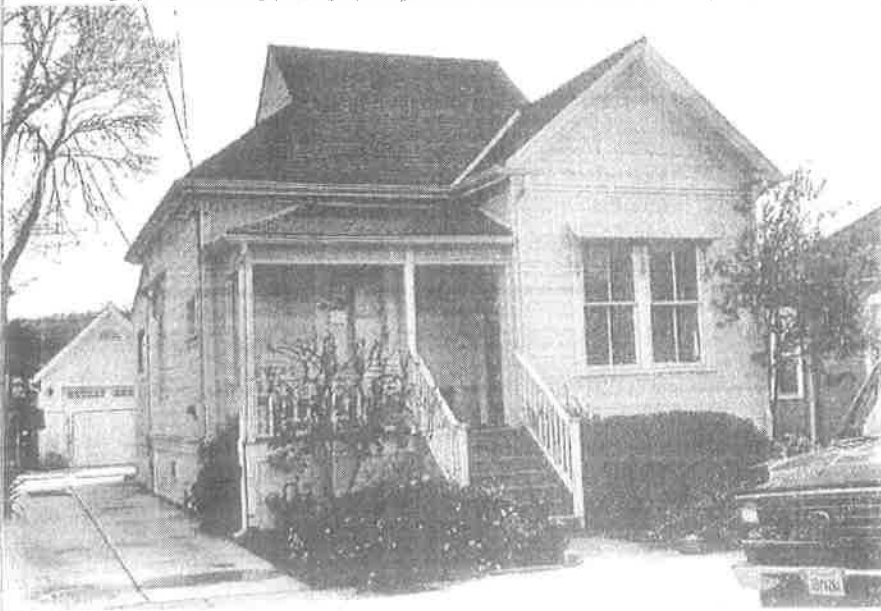
**P3. Description** (Describe resource and its importance. Include design, materials, condition, alterations, size, setting, and boundaries)

*A one-story, wood-framed Queen Anne cottage, irregular in plan, with a partial basement, resting on a concrete foundation. The exterior wall cladding is a combination of medium-width horizontal "V" rustic wood siding, with flush vertical skirt boarding below the water table, and vertical board-and-batten wood siding on the shed-roofed, full-width enclosed porch along the rear (south) elevation. The complex intersecting roof system is gable-on-hip, with a lower projecting gabled bay. The medium and steep-pitched roof system has slightly overhanging eaves with a closed soffit. There is one brick exterior eave wall chimney present. It is stucco-clad and found about halfway along the west side-elevation. The roof is covered in composition shingles. Fenestration is irregular, with single and paired 2/2 double-hung wood sash, one small hopper type window on the east side-elevation, and an aluminum replacement window on the west side-elevation, toward the rear of the main building block. All the windows on the main building block are capped by ribbed wooden window hoods supported on pierced decorative wood brackets. The fenestration on the shed-roofed porch at the rear is modern, with sliding enamel-clad metal windows having snap-in muntins. The north facing facade is characterized by a raised partial-width open porch on the east side of the lower projecting bay. The porch has a hipped roof, supported by chamfered wood posts with a ribbed wood panel at the roof/wall junction.*

**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 SW at the north facing facade, 3/5/06, #6420-5A

**P6. Date Constructed/Age and Sources**

Prehistoric  Historic  Both

1890, Map of Oak Grove Addition, 7/5/1890

**P7. Owner and Address**

Marcia Hardy  
1250 Seventh Street  
Monterey, CA 9394

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

Kent L. Seavey  
Preservation Consultants  
3101 Lighthouse Ave.  
Pacific Grove, CA 93950

**P9. Date Recorded:** 3/26/2006

**P10. Survey Type:** (Describe)

Intensive-required CEQA review

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

None

Attachments  NONE  Continuation Sheet  District Record  Rank Art Building  Other (List) \_\_\_\_\_  
 Location Map  Building, Sketches, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Mining Station Record  Photograph Record

DO NOT REMOVE

State of California - The Responsible Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**BUILDING, STRUCTURE, AND OBJECT RECORD**  
 Page 2 of 3  
 Primary #  
 NRI #  
 NRHP Status Code 582

Resource Name or #: (Assigned by recorder) 1250 Seventh Street

- B1. Historic Name:
- B2. Common Name:
- B3. Original Use: residential
- B4. Present Use: residential
- B5. Architectural Style: Queen Anne Cottage (spindework substyle)
- B6. Construction History: (Construction date, alterations, and date of alterations)  
 Constructed 1890 (Map of Oak Grove Addition, 7/5/1890); repairs/alterations 1916 (Mo Co Assessor's records)

- B7. Moved?  No  Yes  Unknown Date: Original Location:
- B8. Related Features: one-story, wood-framed, one-car garage and guest unit added in 2003

- B9a. Architect: Designer, Douglas Knox Frasier
- B. Builder: Douglas Knox Frasier

- B10. Significance: Theme: Architectural Development Area: Monterey
- Period of Significance: 1890 Property Type: single family residence Applicable Criteria: CR 1,3

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

1250 Seventh Street is significant under California Register criterion 1, in the area of history as a basically intact example of the original residential housing constructed in the Oak Grove Addition of Monterey in 1889-1890. It is also significant under criterion 3, in the area of architecture as an early example of the residential work of Monterey designer/contractor Douglas Knox Frasier. The Oak Grove Addition to Monterey was one of the earliest residential subdivisions in the community. It was developed in 1889-1890 during a land boom on the Monterey Peninsula that was initiated with the arrival of the Southern Pacific Railroad line (SPRR) and subsequent construction of the Hotel Del Monte in 1879-1880. The proposed extension of the SPRR to Carmel in 1887 exacerbated the boom by expanding residential growth in Monterey and Pacific Grove, initiating the development of Carmel City, and the platting of the paper town, Carmelito at Pt. Lobos. The Oak Grove Addition, bounded by Del Monte Ave. on the north, the Monterey County Road on the south, Lake El Estero on the west, and Sloat Ave. on the east, was immediately adjacent to Hotel Del Monte.

Oak Grove was developed by a syndicate of Monterey businessmen including Dr. John P. E. Heintz, physician for the Hotel Del Monte; David Rodrick, manager of the Hotel Del Monte barbershops; Frederick A. Botsch, a book-keeper at the hotel, and Montague B. Steadman, an area farmer. They purchased the 65-acre tract of land from Juan Ignacio D'Avila on August 24, 1888. The investors had Monterey City Surveyor, Walter Colton Little plat the addition, with a full block between fourth and sixth Sts., facing Sloat and Ocean Ave. for Dr. Heintz, the principal investor. The syndicate macadamized the roads, piped the streets and laid for water, planted street trees and laid sidewalks. They hired Monterey contractor and builder Douglas Knox Frasier to begin construction of speculative housing. Frasier designed and built the residence of Dr. Heintz, which was used as an illustration to advertise the tract.

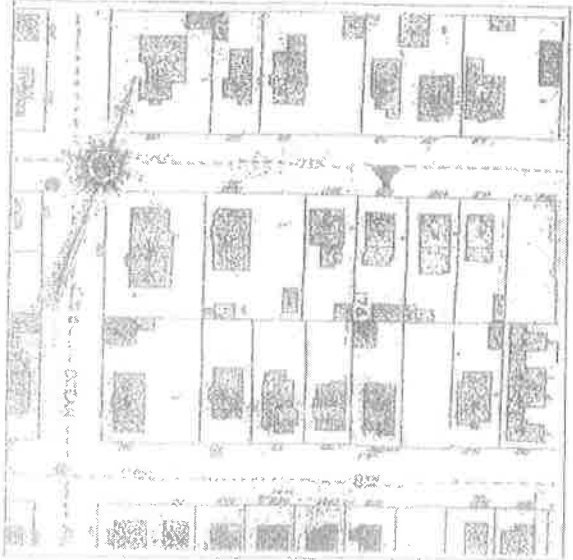
- B11. Additional Resource Attributes: (List attributes and codes) HP2 - Single Family Property

- B12. References:  
 Howard, D.M., Key to the City (Monterey), Donald M. Howard, 2002  
 Map of Oak Grove, Monterey County, 8/28/1888  
 Map of Oak Grove Addition, Monterey, CA, 7/5/1890  
 McAfee, Baldwin & Hammond, Auction Catalogue for Sale of Lots in  
 Oak Grove Addition to Monterey, 7/5/1890  
 Monterey County Census, 1890

- B13. Remarks: Zoning R-3-6

- B14. Evaluator: Kent Seavey
- Date of Evaluation: 3/28/2006

(This space reserved for official comments.)



State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

## CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 of 3 Resource Name or #: (Assigned by recorder) 1250 Seventh Street

Recorded by: Kent L. Seavey

Date 3/26/2006

 Continuation  Update

P3. There is evidence of former spindlework sunburst brackets, similar to those still present on 1260 Seventh, the neighboring residence to the east. The gable apexes are decorated with fancy-but wood shingles. The porch is accessed by an open, straight-run wooden staircase with a simple rail and balusters. This feature appears to have been rebuilt. The original low wood porch rail is in a decorative Tumbling T pattern. A modern (2003) one-story, wood-framed, one-car garage with attached guest unit sits to the rear of the main house. This feature is not to be considered as part of this nomination.

The residence sits slightly back from the street in an informal landscape setting of lawn ringed by low shrubbery, in a mixed residential neighborhood of one and two-story homes and apartment buildings of varying ages and dates of construction.

B10. Based on available information, between August 28, 1888 and July 5, 1890 approximately 330 lots were sold, and about 35 dwelling houses had been constructed. On the latter date the San Francisco real estate firm of McFee, Baldwin & Hammond auctioned off the remaining 300 building lots. The terms were liberal, with one-quarter of the purchase paid in cash, the balance due in 6, 12, and 18 months, with interest on deferred payments at the rate of 7 per cent per annum. Lot prices were not specified in the advertising brochure. A number of lots were purchased by Hotel Del Monte employees. All the remaining the lots were sold in 1890.

1250 Seventh St., and its immediate neighbor to the east at 1260 Seventh, were designed and built in early 1890 as mirror copies of each other by the syndicate contractor, Douglas Knox Frasier (Frazier). Both buildings are shown as completed on the July 5, 1890 Map of the Oak Grove Addition, issued by the real estate agents. Douglas Knox Frasier was a native of New York state, who arrived in Monterey in 1896 and established himself as a contractor and builder, with offices on Jackson Street. Because he drew all his own plans, he could undercut his competition in pricing. Frasier was credited with constructing many downtown business houses in Monterey, and residences for several leading citizens. Among them Martin Doud, William Hannan and H.W. Ramsey, the later two in Del Monte Park. He designed and built the Horatio Parmelee house on Archer St. in 1896, and the handsome French Second Empire style carriage house for Harry A. Greene on Hawthorne St. in 1892. The Parmelee and Greene buildings are still present, as are several other residences by Frasier in the Oak Grove Addition. D.K. Frasier was clearly a significant designer/builder in Monterey at the turn of the twentieth century. The subject property, with its character-defining gable-on-hip roof form with lower projecting bay is typical of the spindlework substyle of the Queen Anne mode. Other character-defining features present include the irregular shape of the steep pitched roof, and its dominant front gable, the asymmetrical facade with raised partial-width porch, use of wall surfaces as primary decorative element, employing materials of differing textures, in this instance mixed fancy-but wood shingles in the gable apexes, and articulating the porch detailing with tumbling T balusters, and lace-like spindlework brackets (no longer present).

Designer/builder Douglas Knox Frasier was the owner of both 1250 and 1260 Seventh Street, and probably used the two cottages as rentals. The subject property at 1250 Seventh St. has been well maintained over time. Based on available Monterey County Assessor's records, the enclosed shed-roofed porch at the rear of the residence may have been added in 1916. The residence retains its physical integrity to a marked degree, and continues to evoke a strong sense of time and place, and of feeling and association with its role in the development of the 1890 Oak Grove Addition. It is also an excellent example of the more modest residential design work of Douglas Knox Frasier, a significant Monterey designer/builder at the turn of the twentieth century. It clearly qualifies for listing in the California Register as the work of a master-builder and as a representative example of the housing design found in one of Monterey's earliest residential subdivisions, the Oak Park Addition.

## B12.

Monterey County Assessor's records, Salinas, CA

Monterey County Deeds, Chicago Title Co., Salinas

Monterey Peninsula Daily Herald, "Old Stuff: Mr. David Bodrick", by J.J. Shinberger, 4/26/28

Monterey Peninsula Herald, "Monterey Mourns", by Bonnie Gartshore, undated

Salinas Daily Journal, "Resources of Monterey County", 1890

1250 Seventh Street





1250 Seventh Street

