

ORDINANCE NO. 3570 C.S.

AN ORDINANCE OF THE COUNCIL OF THE CITY OF MONTEREY

**REZONING THE PROPERTY AT
930 HARRISON STREET FROM R-1-6 TO R-1-6 -H-2**

WHEREAS, Terry Latasa, the owner of the residence at 930 Harrison Street, requested approval of a zoning map amendment to rezone the subject property to add the H-2 (City Historic Resource) overlay zoning (Exhibit B);

WHEREAS, as required by the Municipal Code, an Intensive Survey (DPR 523B form) prepared by Kent Seavey, a Qualified Architectural Historian, was submitted as part of the application (Exhibit A);

WHEREAS, the subject property, known as the Howard D. Severance House, qualifies as a local historic resource;

WHEREAS, the property is significant under California Register criterion 2 and 3, for its association with Howard D. Severance, Monterey City Engineer from 1906 until 1953; as well as in the area of history architecture, as a good representative example of the Craftsman Style architecture of Monterey;

WHEREAS, aside from a 1993 detached addition consistent with the Secretary of Interior's Standards, most of the original features and finishes are intact and the property retains historic integrity of location, setting, design, materials, workmanship, feeling and association;

WHEREAS, the Historic Preservation Commission, at a properly noticed public hearing held on May 11, 2017, carefully considered all of the information presented to it, including the agenda report and information submitted at the public hearing by interested persons;

WHEREAS, the Planning Commission, at a properly noticed public hearing held on May 23, 2017, carefully considered all of the information presented to it, including the agenda report and information submitted at the public hearing by interested persons; and,

WHEREAS, the City of Monterey Planning Office determined the project is exempt from the California Environmental Quality Act (CEQA) Guidelines (Article 19, Section 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.

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.

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

SECTION 1: The property at 930 Harrison Street is hereby rezoned from R-1-6 (Residential Single-Family District) to R-1-6-H-2 (Residential Single-Family District – City Historic Resource Overlay) as shown on Exhibit B.

SECTION 2: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: 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 20th day of June, 2017, 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:

ATTEST:



Mayor of said City




City Clerk thereof

State of California • The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD		Primary #	
		HRI #	
		Trinomial	
		NRHP Status Code 551	
Other Review Code	Reviewer	Date	Listings

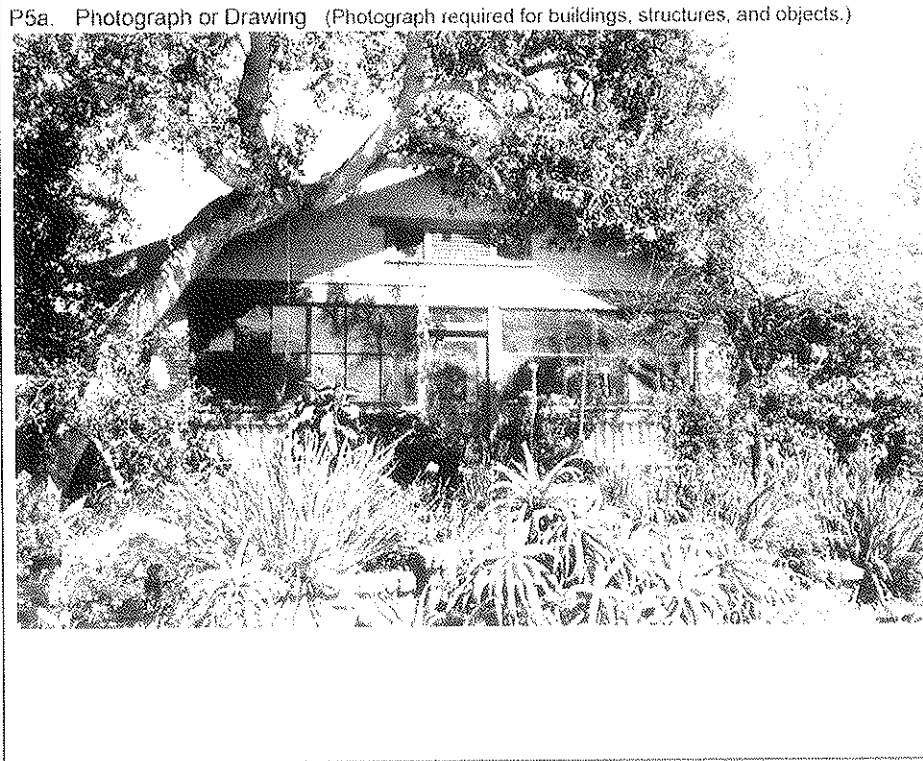
Page 1 of 5 *Resource Name or #: (Assigned by recorder) Howard D. Severance House

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted
 *a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
 *b. USGS 7.5' Quad _____ Date _____ T _____ R _____ ; of of Sec _____ ; M.D. _____ B.M. _____
 c. Address 930 Harrison Street City Monterey Zip 93940
 d. UTM: (Give more than one for large and/or linear resources) Zone 10 mE/ (GPS) mN
 e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
 APN# 001-343-023

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 A one-story, Craftsman Style residence, w/partial basement, rectangular in plan, resting on a concrete foundation. The exterior wall-cladding is a combination of wood shingles and narrow, horizontal ship-lap wood siding, above vertical board-and-batten skirt-boarding. The roof is a low-pitched, front-gabled type with wide-overhanging eaves and exposed rafter-tails, with a simple wood fascia on the side-elevations. As originally constructed in 1915, the south facing facade and east side-elevations had roof overhangs for open porch spaces, with massive wood lintels that were supported on battered wood posts with clinker-brick pedestals. The front elevation had a low, wooden railing w/simple balusters, and the east side-elevation had a closed shingled railing.

*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 NW at the south facing facade, and immediate landscape setting. 3/8/2017.
 *P6. Date Constructed/Age and Source:
 1915-Mo. Co. Assessor's records
 Historic Prehistoric Both
 *P7. Owner and Address:
 Mr. Terry Latasa
 930 Harrison St., Monterey, CA 93940
 *P8. Recorded by: (Name, affiliation, and address)
 Kent L. Seavey
 310 Lighthouse Ave., Pacific Grove, CA 93950
 *P9. Date Recorded: March 13, 2017
 *P10. Survey Type: (Describe)
 Intensive-CEQA required review
 *P11. Report Citation: (Cite survey report and other sources, or enter "none.")
 Upper Old Town Reconnaissance Survey, CIRCA, 2007.

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

State of California ⁶ The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Howard D. Severance House *NRHP Status Code 551
 Page 2 of 5

B1. Historic Name: Howard D. Severance House B2. Common Name: _____
 B3. Original Use: residence
 B4. Present Use: residence *B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and date of alterations)
 Constructed 1915 (Mo. Co. Assessor's records); c. 1927 front & east side porches enclosed (Severance family photo); 1993 alterations to the rear (north) elevation and new detached garage, MBP# 92-410.

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

*B8. Related Features:
 Detached garage, 1993.

B9a. Architect: designer-possibly Howard Severance b. Builder: possible-Howard Severance

*B10. Significance: Theme architecture/govt. Area Monterey
 Period of Significance 1915-1927 Property Type SFR Applicable Criteria CR 2,3 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Howard Severance House is significant, at the local level, under California Register criteria 2, for its association with Howard D. Severance, Monterey City Engineer from 1906-1953. It is also significant under CR criteria 3 in the area of architecture, as a good representative example of Craftsman Style architecture in Monterey.

Howard D. Severance (1882-1973) was the City Engineer for Monterey from 1906 to 1952. A native of Michigan, Severance earned his civil engineering degree from Michigan State University in 1903. Initially unable to find employment in his field, Severance assisted his brothers in their lumbering business and taught school for one year in Minnesota before coming to California in 1904.

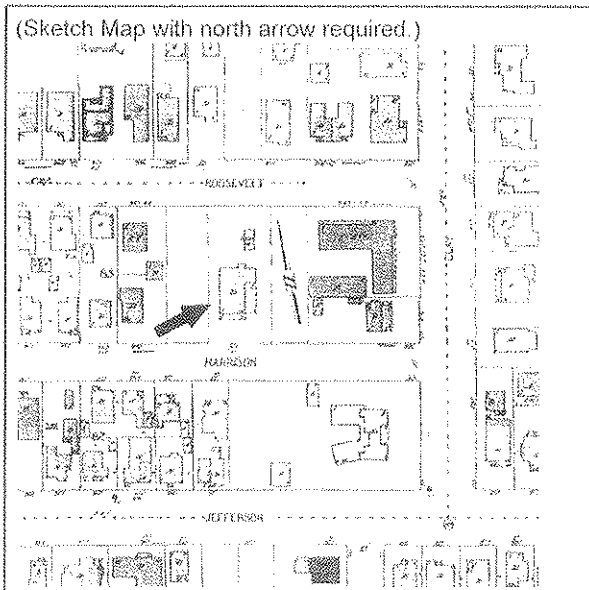
B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:
 Fink, Augusta, "Monterey The Presence Of The Past", Chronicle Books: San Francisco, 1972, p.131.
 Hickman, Mary, H.D. Severance granddaughter, Sacramento, CA, provided photographs (Severance Family Archive).

B13. Remarks:
 Zoning R-1

*B14. Evaluator: Kent L. Seavey
 *Date of Evaluation: March 13, 2017

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: Howard D. Severance House

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P3 (cont.) By 1927, the front porch had been enclosed by large, multi-paned sliding wood windows and the original wood rail backed by what appears to be sheet plywood. At a somewhat later date, the east side-elevation was also glazed in a similar manner, but the previously shingled closed rail was redone in horizontal ship-lap wood siding. Decorative false purlins are found in the gable apex on the front elevation, with other decorative wood projections above the battered posts and along the lintel on the east side-elevation. The rear (north) elevation has an appended gabled wall dormer at the NE corner, that becomes a shed-roofed enclosure along the elevation, terminating in a hipped corner on the west side-elevation. This configuration was altered by a 1993 rear addition, consistent with the "Secretary of the Interior's Rehabilitation Standards". There is one brick chimney present. It is an interior type found along the east side-elevation. These features, except for the 1993 addition, appear to be original to the house. All roof covering is in composition shingles.

Fenestration is irregular, with a series of single, paired and banded 1/1 double-hung wood windows along the west side and rear elevations in a variety of shapes and sizes, all original windows are capped with a wide, decorative wood casing that extends beyond the windows themselves. The Wall dormer at the NW end of the building envelope is wrapped by tall, paired and banded wood casement type windows. A horizontal louvered vent, flanked by two hour-glass patterned glazed windows is centered in the gable apex of the south facing facade. It too has the extended decorative lintel. The residence is sited well back from the north side of Harrison St., behind a low, clinker-brick wall in an informal landscape setting of large succulents, native grasses and mature oak trees running through the parcel to Roosevelt Street. It is located in the Upper Old Town residential neighborhood of one and two-story houses of varying ages, sizes and styles.

Character defining features include, rectangular plan, wood shingle and horizontal ship-lap wood siding; low-pitched front-gabled roof w/overhanging porches supported on battered wood columns with clinker-brick pedestals; fully glazed porch enclosure (1927 +); decorative building elements including false purlins, rafter-tails and other minor components, all expressing the materials from which they were made.

B10 (cont.) His first engineering job in California was for the Pacific Improvement Co. in Santa Barbara. In 1906, while visiting Monterey he was hired, both on contract and retainer, to become the Monterey City Engineer, a position he was to hold for 46 years. During his tenure Mr. Severance turned what were essentially cow paths, at the time of his appointment, into city streets. An article in the "Monterey Peninsula Herald" for November 19, 1952 noted, "By consulting and conferring with individual owners, Severance gradually assigned boundaries for each, with the consent of the owner." He kept a careful record of each of these dealings in his small "block books", and prepared his city maps based on identified existing United States Coast and Geodetic survey markers, with due regard to actual possession. His "block books" are still in use by the City, and he donated all his maps he had prepared to the department upon his retirement in 1952. Mr. Severance was a member of numerous civic and benevolent organizations, including the Masons, whose Masonic Hall on Pacific Street he designed and built in 1915. Severance also designed the Enterprise Cannery, the only major brick building on Cannery Row, in 1919. It is probable that he designed and built his own home on Harrison Street as well, but this has not been confirmed by documentation.

Distinguished Monterey historian, Augusta Fink recognized the immense contribution of engineer Severance in her 1972 book, "Monterey The Presence of the Past", she stated:

"...in 1906, a city engineer took office and instituted a quiet campaign to rehabilitate the slumbering community.

Hampered by indifference and even hostility, Howard Severance shouldered his difficult assignment for three decades.

Through his efforts, Monterey's tangled property lines were clarified and its haphazard thoroughfares straightened.

A new civic consciousness was aroused. Businessmen and builders became interested in the area and an artists colony sprang into being. The flourishing Hotel Del Monte brought thousands of tourists who patronized newly established shops in the city."

The Craftsman architectural style comes from a variety of sources including the English Arts and Crafts movement, oriental wooden architecture, California's Adobe dwellings, Swiss Chalets and utilitarian barn structures. The quality of execution that separates the Craftsman Style from the later pattern book Bungalows was usually architect, rather than builder design. Despite variations these buildings were generally informal in plan, elevation and detail. The buildings had certain common characteristics in spite of a multitude of stylistic options. They hugged the ground, with low-pitched, wide projecting gabled roofs. The rafters were generally exposed. The contained large open porches bringing the outside inside. The porches were usually under a secondary roof supported by battered posts with clinker-brick or river rock pedestals. They expressed the materials from which they were made and settled well into their environments by careful siting. The Howard D. Severance House is a good, and essentially intact example of the form. The glazing changes on the south facing facade and east side-elevation were from his hand. The original parcel, which runs through to Roosevelt St. afforded great views of Monterey Bay and the Santa Cruz mountains beyond.

CONTINUATION SHEET

Property Name: Howard D. Severance House

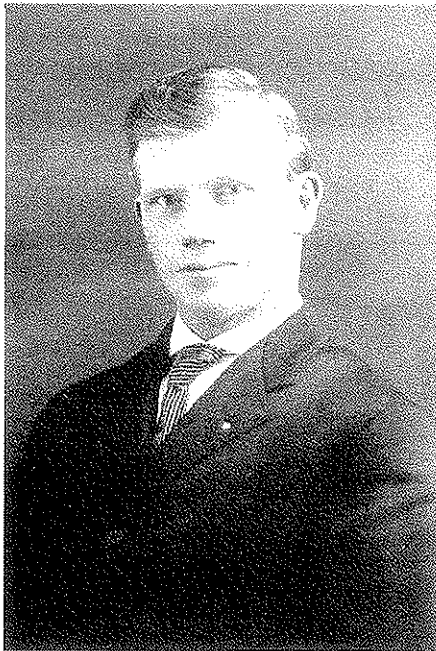
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B10 (cont)

Aside from the 1993 addition to the rear (north) elevation, which is consistent with the "Secretary of the Interior's Standards for Rehabilitation", the residence and its environmental setting looks much as it did in 1927, during the occupancy of its original owner, City Engineer Howard D. Severance. It is a good representative example of the Craftsman Style of architecture, and evokes a strong sense of time and place and of feeling and association with the early residential development of its Upper Old Town neighborhood. The Howard Severance House clearly qualifies for listing in the Monterey Register of Historic Resources, at the local level of significance, for its association with City Engineer Howard D. Severance, and its Craftsman Style of architectural design, within the themes of Government & Architecture, established in the 2007 Monterey Upper Old Town Historic Context Statement and Reconnaissance Survey. Its period of significance would be 1915-1927.

B12 (cont.)

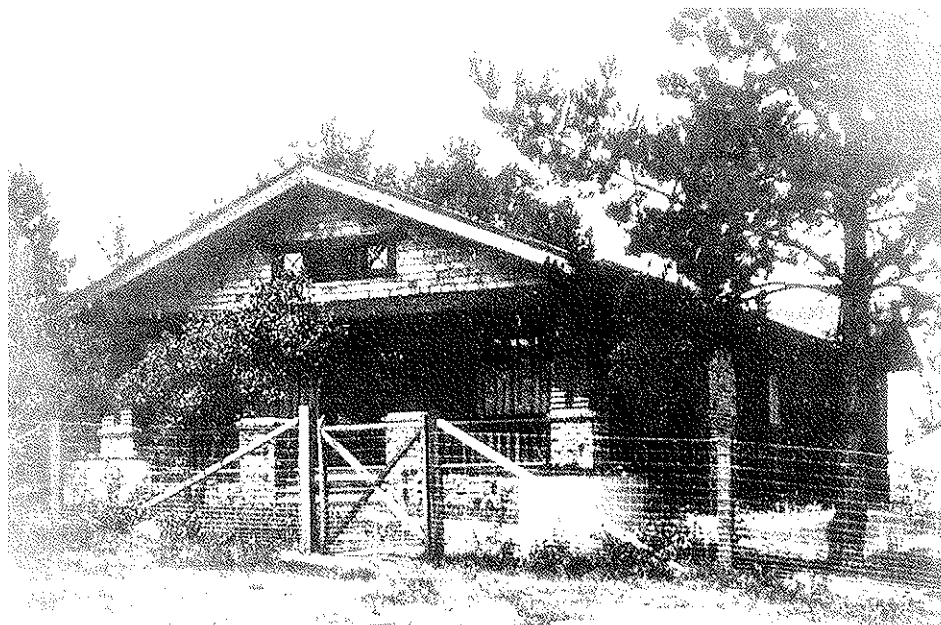
Monterey building records, City of Monterey Building Dept., City Hall, Monterey.
Monterey City Library, California History Room, biographical files on Howard D. Severance.
Monterey Co. Assessor's records, Mo. Co. Assessor's off., Salinas.
Sanborn Fire Insurance Map of Monterey, 1926
Severance, Howard D., "Monterey Peninsula Herald", Obituary, 2/14/1973.
Severance, Mary, Severance Family Archives (photographs).



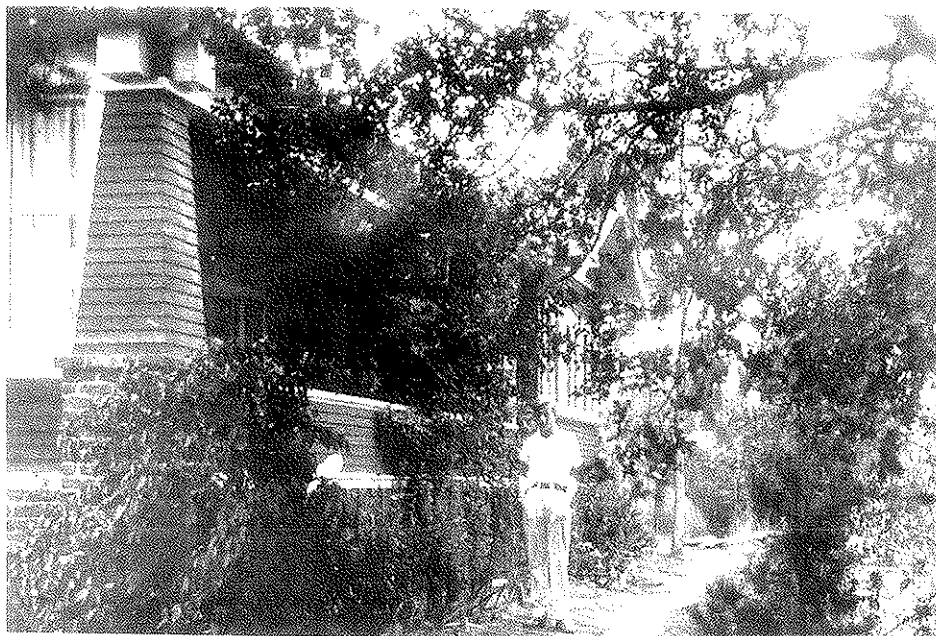
Howard D. Severance, c. 1925, Photographer unknown.
Severance Family Archives, Monterey.

CONTINUATION SHEET

Property Name: Howard D. Severance House
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Looking NW at the south facing facade and east side-elevation, c. 1920, photographer unknown, Severance Family Archive, Monterey.



Looking NW at the east-side elevation, Howard D. Severance at center, note presence of bank of windows on front porch to left, 1927, photographer unknown, Severance Family Archive, Monterey.

930 Harrison Street

