

# **County of Monterey**

County of Monterey Government Center  
1441 Schilling Place, Salinas, CA 93901  
Via Teleconference/Zoom



## **Meeting Agenda - Final**

**Thursday, September 4, 2025**  
**11:30 AM**

### **Historic Resources Review Board**

**IMPORTANT NOTICE REGARDING PARTICIPATION IN THE HISTORIC RESOURCES REVIEW BOARD MEETING**

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the County of Monterey Historic Resources Review Board alternative actions on any matter before it.

In addition to attending in person, public participation will be available by ZOOM and/or telephonic means:

**PLEASE NOTE: IF ALL HRRB MEMBERS ARE PRESENT IN PERSON, PUBLIC PARTICIPATION BY ZOOM IS FOR CONVENIENCE ONLY AND IS NOT REQUIRED BY LAW. IF THE ZOOM FEED IS LOST FOR ANY REASON, THE MEETING MAY BE PAUSED WHILE A FIX IS ATTEMPTED BUT THE MEETING MAY CONTINUE AT THE DISCRETION OF THE CHAIRPERSON.**

You may participate through ZOOM. For ZOOM participation please join by computer audio at: <https://montereycty.zoom.us/j/97703371869?from=addon>

OR to participate by phone call any of these numbers below:

- + 1 213 338 8477 US (Los Angeles)
- + 1 669 219 2599 US (San Jose)
- + 1 669 900 6833 US (San Jose)
- + 1 929 205 6099 US (New York)
- + 1 312 626 6799 US (Chicago)

Enter this Meeting ID number 977 0337 1869 when prompted.

**PUBLIC COMMENT:** Please submit your comment (limited to 250 or less) to the HRRB Clerk at [hrrbhearingcomments@co.monterey.ca.us](mailto:hrrbhearingcomments@co.monterey.ca.us). In an effort to assist the Clerk in identifying the agenda item relating to your public comment please indicate in the Subject Line, the meeting body (i.e. Historic Resources Review Board Agenda) and item number (i.e. Item No. 10). Your comment will be placed into the record at the Historic Resources Review Board meeting.

Public Comments received by 5:00 p.m. on the Wednesday prior to the HRRB meeting will be distributed to the HRRB via email.

Public Comment submitted during the meeting can be submitted at any time and every effort will be made to read your comment into the record, but some comments may not be read due to time limitations. Comments received after the agenda item will be made part of the record if received prior to the end of the meeting.

**ALTERNATIVE FORMATS:** 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) 755-5025.

**INTERPRETATION SERVICE POLICY:** The Monterey County Historic Resources Review Board invites and encourages the participation of Monterey County residents at its meetings. If you require the assistance of an interpreter, please contact the Monterey County Housing and Community Development Department located in the Monterey County Government Center, 1441 Schilling Place, 2nd Floor South, Salinas - or by phone at (831) 755-5025. The Clerk will make every effort to accommodate requests for interpreter assistance. Requests should be made as soon as possible, and at a minimum 24 hours in advance of any meeting of the Historic Resources Review Board.

La medida recomendada indica la recomendación del personal en el momento en que se preparó la agenda. Dicha recomendación no limita las acciones alternativas del Consejo de Revisión de Recursos Históricos del Condado de Monterey sobre cualquier asunto que se le haya sometido.

Además de asistir en persona, la participación del público estará disponible por ZOOM y/o medios telefónicos:

**TENGA EN CUENTA: SI TODOS LOS MIEMBROS DEL HRRB ESTÁN PRESENTES EN PERSONA, LA PARTICIPACIÓN PÚBLICA DE ZOOM ES SOLO POR CONVENIENCIA Y NO ES REQUERIDA POR LA LEY. SI LA TRANSMISIÓN DE ZOOM SE PIERDE POR CUALQUIER MOTIVO, LA REUNIÓN PUEDE PAUSARSE MIENTRAS SE INTENTA UNA SOLUCIÓN, PERO LA REUNIÓN PUEDE CONTINUAR A DISCRECIÓN DEL PRESIDENTE DE LA REUNIÓN.**

Puede participar a través de ZOOM. Para la participación de ZOOM, únase por computadora en: <https://montereycty.zoom.us/j/97703371869?from=addon>

O para participar por teléfono, llame a cualquiera de estos números a continuación:

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- + 1 312 626 6799 US (Chicago)

Presione el código de acceso de reunión: 977 0337 1869 cuando se le solicite.

**COMENTARIO PÚBLICO:** Por favor envíe su comentario (limitado a 250 palabras o menos) al personal del Consejo de Revisión de Recursos Históricos del Condado de Monterey al correo

electrónico: [hrrbhearingcomments@co.monterey.ca.us](mailto:hrrbhearingcomments@co.monterey.ca.us). En un esfuerzo por ayudar al personal, indique en la línea de asunto, la audiencia de la reunión (por ejemplo, la agenda del Consejo de Revisión de Recursos Históricos del Condado de Monterey) y el número de punto (por ejemplo, el No. de agenda 10). Su comentario se incluirá en el registro de la audiencia del Consejo de Revisión de Recursos Históricos del Condado de Monterey.

Los comentarios públicos recibidos antes de las 5:00 p.m. del miércoles anterior a la reunión del Consejo de Revisión de Recursos Históricos se distribuirán al Consejo de Revisión de Recursos Históricos por correo electrónico.

El comentario público enviado durante la reunión se puede enviar en cualquier momento y se hará todo lo posible para leer su comentario en el registro, pero algunos comentarios pueden no leerse debido a limitaciones de tiempo. Los comentarios recibidos después del tema de la agenda se incluirán en el registro si se reciben antes de que finalice la junta.

**FORMATOS ALTERNATIVOS:** Si se solicita, la agenda se pondrá a disposición de las personas con discapacidad en formatos alternativos apropiados, según lo exige la Sección 202 de la Ley de Estadounidenses con Discapacidades de 1990 (42 USC Sec. 12132) y las reglas y regulaciones federales adoptadas en implementación de la misma. Para obtener información sobre cómo, a quién y cuándo una persona con una discapacidad que requiere una modificación o adaptación para participar en la reunión pública puede hacer una solicitud de modificación o adaptación relacionada con la discapacidad, incluidas las ayudas o servicios auxiliares, o si tiene alguna pregunta sobre cualquiera de los temas enumerados en esta agenda, llame al Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey al (831) 755-5025.

**POLÍZA DE SERVICIO DE INTERPRETACIÓN:** Los miembros del Consejo de Revisión de Recursos Históricos del Condado de Monterey invita y apoya la participación de los residentes del Condado de Monterey en sus reuniones. Si usted requiere la asistencia de un interprete, por favor comuníquese con el Departamento de Vivienda y Desarrollo Comunitario localizado en el Centro de Gobierno del Condado de Monterey, (County of Monterey Government Center), 1441 Schilling Place, segundo piso sur, Salinas – o por teléfono al (831) 755-5025. La asistente hará el esfuerzo para acomodar los pedidos de asistencia de un interprete. Los pedidos se deberán hacer lo mas pronto posible, y a lo mínimo 24 horas de anticipo para cualquier reunión del Consejo de Revisión de Recursos Históricos del Condado de Monterey.

**11:30 A.M. - CALL TO ORDER****ROLL CALL**

John Scourkes (Chair)  
Kellie Morgantini (Vice Chair)  
Michael Bilich  
Judy MacClelland  
Sheila Lee Prader  
Salvador Munoz  
Belinda Taluban

**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.

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

The Board Clerk will announce agenda corrections, deletions and proposed additions, which may be acted on by the Historic Resources Review Board as provided in Sections 54954.2 of the California Government Code.

**APPROVAL OF MINUTES****A. Draft Meeting Minutes for review**

**Attachments:**     [HRRB - Draft Minutes 04-03-25](#)  
                              [HRRB - Draft Minutes 06-05-25](#)

**SCHEDULED MATTERS**

Note: To view documents related to project(s) listed on the Land Use Advisory Committee agenda, please visit <https://aca-prod.accela.com/MONTEREY/Default.aspx> . Enter the file number in the “Quick Search” box; click on “Record Info” tab; click on “Attachments” in the drop-down menu; finally click on the document you wish to view

**1. DA250201 – LEVETT DENNIS A & JEANNE COX TRS**

Public hearing to consider recommending that the Chief of Planning approve a Design Approval to allow the replacement of existing wood shingle roofing materials with Class A fire resistant fiberglass based shingles on an existing 3,200 square foot dairy barn. Color to consist of weathered wood (brownish).

Project Location: 6540 Carmel Valley Road, (Assessor's Parcel Number 015-201-012-000), Carmel Valley Master Plan.

**Attachments:**     [Staff Report](#)  
                          [Exhibit A - Draft Resolution](#)  
                          [Exhibit B - Site Plan and Colors and Materials](#)  
                          [Exhibit C - Phase II Historic Assessment for the Hatton Dairy Barn](#)  
                          [prepared by Historical Consultant, Meg Clovis, dated July 10,](#)  
                          [2025.](#)  
                          [Exhibit D - Phase I Historic Report prepared by Kent L. Seavey](#)

## **OTHER MATTERS**

### **BOARD COMMENTS, REQUEST AND REFERRALS**

This is a time set aside for members of the HRRB to comment, request, or refer a matter that is on or not on the agenda. At this time, members may also request that an item be added to a future HRRB agenda.

### **DEPARTMENT UPDATE**

### **ADJOURNMENT**

For additional information, or if you are unable to attend the meeting, please contact Phil Angelo at (831) 784-5731. Should you have any questions regarding a specific project please contact the staff person or planner assigned to the project at (831) 755-5025.



# County of Monterey

**Item No.A**

## Board Report

Board of Supervisors  
Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901

**Legistar File Number: MIN 25-059**

**September 04, 2025**

**Introduced:** 8/28/2025

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Minutes

Title...

Approval of the April 03, 2025, and June 05, 2025, HRRB draft meeting minutes.

# **County of Monterey**

County of Monterey Government Center  
1441 Schilling Place, Salinas, CA 93901  
Via Teleconference/Zoom



## **Meeting Minutes - Draft**

**Thursday, April 3, 2025**

**11:30 AM**

**1441 Schilling Place, Salinas, CA 93901  
South Building 1st. Floor, Saffron Conference Room**

### **Historic Resources Review Board**



**11:30 A.M. - CALL TO ORDER**

The meeting was called to order by John Scourkes (Chair) at 11:32 a.m.

**ROLL CALL****Present:**

**John Scourkes (Chair)**

**Kellie Morgantini (Vice Chair)**

**Judy MacClelland**

**Sheila Lee Prader**

**Michael Bilich**

**ABSENT:**

**Salvador Muñoz**

**Belinda Taluban**

**ARRIVED:**

**Salvador Muñoz 11:32 a.m.**

**Belinda Taluban 11:35 a.m.**

Secretary Phil Angelo reviewed the Zoom protocols.

**PUBLIC COMMENT**

None

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

Clerk Armida Estrada informed the HRRB that there are no agenda additions, deletions and/or corrections.

**APPROVAL OF MINUTES**

None

**SCHEDULED MATTERS**

1. Nomination and election of Chair and Vice Chair

**1st. MOTION:** It was moved by Judy McClelland, seconded by Kellie Morgantini and passed by the following vote to nominate and appoint John Scourkes as Chair for 2025.

**AYES:** John Scourkes, Kellie Morgantini, Judy MacClelland, Sheila Lee Prader, Michael Bilich, Salvador Muñoz

**NOES:** None

**ABSENT:** Belinda Taluban

**ABSTAIN:** None

**2nd MOTION:** It was moved by Judy McClelland, seconded by and Sheila Lee Prader and passed by the following vote to appoint Kellie Morgantini as Vice-Chair for 2025.

**AYES:** John Scourkes, Kellie Morgantini, Judy MacClelland, Sheila Lee Prader, Michael Bilich, Salvador Muñoz

**NOES:** None

**ABSENT:** Belinda Taluban

**ABSTAIN:** None

**2. Workshop Discussion of County of Monterey Mills Act Program**

**Discussion of the value cap:**

- Current cap may be too low given local real estate values, especially for high-end properties.
- The cap might discourage participation or misalign with actual costs of preservation.
- Some board members noted that Mills Act tax savings often don't significantly offset the true cost of required maintenance.

**Chair Scourkes mentioned meeting with District 4 Supervisor:**

- Did not seem supportive of Mills Act as activities appear to be routine maintenance.

**Tax Impact Discussion:**

- 15 homes are currently under Mills Act contracts in the County.
- The potential tax revenue reduction is relatively minor when compared to the benefit of preserving historic assets.
- Staff typically includes a cost estimate of annual and 10-year tax reductions in application summaries.

**Potential Action Items for Follow-up:**

- Consideration of raising or reevaluating the value cap.
- Education for the public and decision makers on Mills Act's purpose and benefits.
- Review the effectiveness and fairness of the exception process.
- Compile and present clearer data on the Mills Act's financial impact and preservation benefits.

**OTHER MATTERS**

Sheila Lee Prader inquired regarding the training for staff.

Kellie Morgantini touched on the training and meetings that will be held with the front counter Permit Technicians.

Belinda Taluban brought up some key points:

- Discussion on level of detail in historic reports.
- Consider drafting and distributing guidance to historical consultants about appropriate expectations for Phase I reports (brief reports for non-significant properties).
- Training Recordings may assist the front counter.

**BOARD COMMENTS, REQUEST AND REFERRALS**

None

**DEPARTMENT UPDATE**

Phil Angelo, secretary mentioned the Gale application PLN240293 continued to a date uncertain, is now rescheduled for the next regular meeting.

**ADJOURNMENT**

The meeting was adjourned by Chair John Scourkes at 12:34 p.m.

**NEXT REGULAR MEETING**

May 1, 2025

# **County of Monterey**

County of Monterey Government Center  
1441 Schilling Place, Salinas, CA 93901  
Via Teleconference/Zoom



## **Meeting Minutes - Draft**

**Thursday, June 5, 2025**

**11:30 AM**

### **Historic Resources Review Board**

**11:30 A.M. CALL TO ORDER**

The meeting was called to order by John Scourkes (Chair) at 11:31 am

**ROLL CALL**

Present:

John Scourkes (Chair)

Kellie Morgantini (Vice Chair)

Judy MacClelland

Belinda Taluban

Sheila Lee Prader

Salvador Muñoz

Michael Bilich

Secretary Phil Angelo reviewed the Zoom protocols.

**PUBLIC COMMENT**

None

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

None

**APPROVAL OF MINUTES**

- A. Approval of the June 6, 2024, September 5, 2024, October 3, 2024, October 17, 2024, January 9, 2025, and March 6, 2025, HRRB draft meeting minutes.

Phil Angelo, Secretary suggested that the HRRB consider approving all minutes as one motion. John Scourkes, Chair moved through the minutes to see if any members had objections or would like to pull any of them for individual discussion. As some members were present in certain meetings but not others, staff recommended that the HRRB move to accept all the minutes rather than approve them.

Motion: It was moved by Kellie Morgantini, seconded by Belinda Taluban and passed by the following vote to accept the HRRB meeting minutes for June 6, 2024, September 5, 2024, October 3, 2024, October 17, 2024, January 9, 2025, and March 6, 2025.

RESULT: Motion Carried

MOVER: Kellie Morgantini

SECONDER: Belinda Taluban

AYES: John Scourkes, Kellie Morgantini, Michael Bilich, Judy MacClelland, Belinda Taluban, Salvador Muñoz, Sheila Lee Prader

NOES: None

**ABSENT: None**

**SCHEDULED MATTERS**

**1. PLN240293 - SCOTT GALE TRUST**

CONTINUED from January 9, 2025, a Public hearing to consider recommending that the Chief of Planning approve an Administrative Design Approval to allow the remodel of a previously altered 2,545 square foot historic single family residence, to allow returning the original 1951 garage space from a previously approved master bedroom and additionally raising the garage roof to meet code, adding a new 506 square foot single story bedroom addition to the side of the house, a 38 square foot kitchen expansion, and a 40 square foot porch addition; remodeling and converting an existing 580 square foot detached art studio/garage located in the rear of the property to an accessory dwelling unit, and adding a new entry redwood trellis in the front setback. Colors and materials to match existing residence where possible, vertical board-and-batten wood siding for the addition. New custom garage wood doors for main house to be beige to match adobe siding.

Project Location: 3360 5th Avenue, Carmel (Assessor's Parcel Number 009-162-029-000), Carmel Land Use Plan, Coastal Zone

**Erika Isidro-Valdovinos, Permit Technician II presented the item.**

**Applicant/Applicant's Representative: Scott Gale, applicant**

**Public Comment: None**

**Applicant/Applicant's Representative: Ray Parks, agent**

**It was moved by Judy MacClelland, seconded by Kellie Morgantini and to adopt a resolution to allow an Administrative Design Approval to allow the remodel of a previously altered 2,545 square foot historic single family residence to allow returning the original 1951 garage space from a previously approved master bedroom and additionally raising the garage roof, adding a new 506 square foot single story bedroom addition to the side of the house, a 38 square foot kitchen expansion, and a 40 square foot porch addition; remodeling and converting an existing 580 square foot detached art studio/garage located in the rear of the property to an accessory dwelling unit, and adding a new entry redwood trellis in the front setback. Colors and materials to match existing residence where possible, vertical board-and-batten wood siding for the addition. New custom garage wood doors for main house to be beige to match adobe siding. Belinda Taluban suggested a friendly amendment to the motion to remove references to changes being required by building code, as the California Historical Building Code offers exemptions for the protection of historical resources, which was accepted by the rest of the board.**

**RESULT: Approved with amendment proposed by Belinda Taluban**

**MOVER: Judy MacClelland**

**SECONDER: Kellie Morgantini**

**AYES: John Scourkes, Kellie Morgantini, Michael Bilich, Judy MacClelland, Belinda Taluban, Salvador Muñoz, Sheila Lee Prader**

**NOES: None**

**ABSENT: None**

**2. DA240329 - VARELA ERNEST & MARTHA**

Public hearing to consider recommending that the Chief of Planning approve an after the fact Design Approval to clear code enforcement case (24CE00295) for the painting of an historic residence and to complete the repairs of a dilapidated detached storage shed to include an additional 150 square feet and convert back to a garage. Colors to consist of 407 Carbon (black) for the trim, HLS4252 (Tudor Tan) for the accent and HLS4263 Hammered Pewter (greyish) for the house, materials to consist of vertical wood siding for the garage. The property is located at 20 First Street, Spreckels (Assessor's Parcel Number 177-033-018-000) Greater Salinas Area Plan.

**Erika Isidro-Valdovinos, Permit Technician II presented the item.**

**Applicant/Applicant's Representative: Ernes Varela, applicant**

**Public Comment: None**

**Applicant/Applicant's Representative: Martha Varela, applicant**

**Board recommends continues the project to a date uncertain due confusion caused by the lack of a legible clear plan set and potential inconsistencies of the proposal with the Spreckles Design Guidelines. Elizabeth Gonzales clarified that the project would require a building permit and the current plans would be insufficient to submit for that purpose.**

**Belinda Taluban to revise the plan set for clarity, a suggestion to work with a draft person or professional designer to do so, and to consider working with staff and the HRRB site design subcommittee on ways to bring the project into alignment with the Spreckles Design Guidelines.**

**RESULT: Continue to a date uncertain**

**MOVER: Belinda Taluban**

**SECONDER: Salvador Muñoz**

**AYES: John Scourkes, Kellie Morgantini, Michael Bilich, Judy MacClelland, Belinda Taluban, Salvador Muñoz, Sheila Lee Prader**

**NOES: None**

**ABSENT: None**

**OTHER MATTERS**

Kellie Morgantini, Vice Chair provided an update on on-going training that she and Chair Scourkes are working on with staff. One of the questions being looked into is the level of discretion the HRRB has over solar panel installations. Chair Scourkes indicated that two historical buildings he was familiar with have been demolished and asked what consideration was given to them, he indicated he could provide staff their locations.

**BOARD COMMENTS, REQUEST AND REFERRALS**

None

**DEPARTMENT UPDATE**

Phil Angelo, secretary noted that they plan to administratively approve a re-roof and rehabilitation of a non-contributing structure at the Mission San Antonio de Pauda. Chair Scourkes asked if the Carmel Valley Manor was going to be agendized for discussion. Phil Angelo stated it would be, but a date has not been set.

**ADJOURNMENT**

Meeting adjourned at 1:16 pm

**NEXT REGULAR MEETING**

July 10, 2025





# County of Monterey

## Item No.1

### Board Report

Board of Supervisors  
Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901

Legistar File Number: 25-621

September 04, 2025

Introduced: 8/28/2025

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

#### **DA250201 - LEVETT DENNIS A & JEANNE COX TRS**

Public hearing to consider recommending that the Chief of Planning approve a Design Approval to allow the replacement of existing wood shingle roofing materials with Class A fire resistant fiberglass based shingles on an existing 3,200 square foot dairy barn. Color to consist of weathered wood (brownish).

**Project Location:** 6540 Carmel Valley Road, (Assessor's Parcel Number 015-201-012-000), Carmel Valley Master Plan.

#### RECOMMENDATION:

Staff recommends that the County of Monterey Historic Resources Review Board (HRRB) adopt a resolution recommending that the Chief of Planning:

- 1) Find the Project categorically exempt from CEQA pursuant to CEQA Guidelines section 15331;
- 2) Approve a Design Approval to allow the replacement of existing wood shingle roofing materials with Class A fire resistant fiberglass based shingles on an existing 3,200 square foot dairy barn. Color to consist of weathered wood (brownish).

#### DISCUSSION:

In July 2025, applicant, Dennis Levett, applied for a Design Approval to replace existing roof materials of a 3,200 square foot historic dairy barn, known as the Hatton Dairy Barn. Due to fire concerns because the barn is located in a high fire hazard area, the applicant is requesting to replace the wood shingles with asphalt shingles. Prior to installing the shingles, new plywood and an additional layer of a fire-rated membrane will be installed for further fire protection. The current wood shingle roof was installed in 2011 and has reached the end of its life span. When the barn was originally constructed c. 1890, an elongated wood shingle roof was installed. When the barn was restored in 2011, the shingles were replicated. The project also includes the installation of interior storm windows. To prevent water intrusion through the stall windows, new storm windows will only be visible if the sliding wood shutters are open.

The Hatton Dairy Barn was listed in Monterey County's Local Official Register of Historic Resources by Monterey County's Board of Supervisors in June 2009. The DPR 523 form (**Exhibit D**) prepared by Kent Seavey describes the barn as eligible for listing under the California Register of Historic Resources at the local level for its association with the pioneering California Dairyman William Hatton.

The history of William Hatton and his barn on the Upper Hatton Ranch in Carmel Valley is excerpted from this report, "William Hatton was the owner-operator of the Del Monte Dairy, one of the most

extensive dairying interests in Monterey County in the late 19th century, controlling as many as 4000 acres at one time. Hatton's dairy milked as many as 600 high quality Holstein and Durham cows daily. In 1883 Hatton became superintendent of the PIC ranching operations in Carmel Valley, moving to Los Laureles Ranch. Hatton purchased 1000 acres of mid-valley property (Upper Ranch) with Sinclair Ollason in the 1880s, where the subject dairy barn is located, later buying out the Ollason interest. By 1888 Hatton had been hired by Dominga Doni de Atherton, to manage her dairy on the Rancho Canada de la Segunda, which he later purchased in 1892. Mr. Hatton was considered in his time to be one of the foremost progressive dairymen in California. His introduction of Durham cattle, early use of mechanical milk separators and other evolving technologies, and his testing laboratory for better project quality and safety were some of the earliest dairying innovations in the state."

A Phase II Historic Assessment (**Exhibit C**) for the Hatton Dairy Barn was prepared by Historical Consultant, Meg Clovis on July 10, 2025, and describes the barn as follows: "The Hatton Dairy Barn is a 40 by 80 foot wood framed dairy barn, rectangular in plan, that rests on a concrete foundation. The exterior walls are clad with wide vertical flush Douglas fir siding. The medium pitched front gabled roof has wide overhanging eaves with exposed rafter tails. There are two gabled, louvred wood ventilators on the roof ridge. The roof is covered with elongated wood shingles. Double doors are located on the gable ends of the barn. The opening at the east doors is flanked by rail mounted sliding doors on the side aisles. The north and south elevations have a series of stall window openings with sliding wood shutters that match the exterior siding. The barn is immediately south of Carmel Valley Road and is in a rural neighborhood of older farm buildings and open space. The barn was rehabilitated in 2011. The wood siding on the west, east, and north elevations was replaced with Douglas fir siding that matched the original. The south elevation is original wood that was patched from pieces of wood taken from the other elevations. A new roof was installed using custom-made, 36 inch wood shakes that replicate the original."

The barn's character defining features are its:

- Rectilinear plan and one-story massing.
- Gabled roof with louvered windows.
- Door openings on the west and east elevations.
- Stall windows with sliding wood shutters.
- Wood siding on the south elevation.

The compliance of the proposed work on the Hatton Dairy Barn was reviewed with respect to the Secretary of the Interior's Standards for Rehabilitation Standards in the Phase II Historic Assessment. The proposed work meets Standards One, Two, Three, Five and Nine. Standards Four, Seven, Eight, and Ten are not applicable. The report states that upon HRRB approval of the replacement roof materials, the proposed work will meet Standard Six. The project meets the applicable Secretary of the Interior's Standard's for Rehabilitation; therefore, the proposed project will not impact the historic integrity of the Hatton Dairy Barn.

#### CEQA

The proposed project qualifies for a class 31 exemption pursuant to section 15331 of the CEQA Guidelines with no exceptions to section 15300.2. This exemption applies to projects that are for the **"maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or**

**reconstruction of historical resources”** in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties" ("the Standards") are exempt from CEQA. Additionally, the project will not have a cumulative impact on the environment, there are no unusual circumstances regarding this project that will cause a significant impact to the environment, the project is not visible from any scenic highways, the project is not located on a hazardous waste site and the proposed project will not cause a substantial change to any historical resources.

Prepared by: Margarita Ochoa, Permit Technician II

Reviewed by: Elizabeth Gonzales, Permit Center Manager

Approved by: Phil Angelo, Senior Planner

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

Exhibit A - Draft Resolution

Exhibit B - Site Plan and Colors and Materials

Exhibit C - Phase II Historic Assessment for the Hatton Dairy Barn prepared by Historical Consultant, Meg Clovis, dated July 10, 2025.

Exhibit D - Phase I Historic Report prepared by Kent L. Seavey

cc: Charles Mandurrago (Agent); Dennis Levett (Applicant); Project File DA250201



## Historic Resources Review

Legistar File Number: 25-621

September 04, 2025

Introduced: 8/28/2025

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

### DA250201 - LEVETT DENNIS A & JEANNE COX TRS

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#### RECOMMENDATION:

Staff recommends that the County of Monterey Historic Resources Review Board (HRRB) adopt a resolution recommending that the Chief of Planning:

- 1) Find the Project categorically exempt from CEQA pursuant to CEQA Guidelines section 15331;
- 2) Approve a Design Approval to allow the replacement of existing wood shingle roofing materials with Class A fire resistant fiberglass based shingles on an existing 3,200 square foot dairy barn. Color to consist of weathered wood (brownish).

#### DISCUSSION:

In July 2025, applicant, Dennis Levett, applied for a Design Approval to replace existing roof materials of a 3,200 square foot historic dairy barn, known as the Hatton Dairy Barn. Due to fire concerns because the barn is located in a high fire hazard area, the applicant is requesting to replace the wood shingles with asphalt shingles. Prior to installing the shingles, new plywood and an additional layer of a fire-rated membrane will be installed for further fire protection. The current wood shingle roof was installed in 2011 and has reached the end of its life span. When the barn was originally constructed c. 1890, an elongated wood shingle roof was installed. When the barn was restored in 2011, the shingles were replicated. The project also includes the installation of interior storm windows. To prevent water intrusion through the stall windows, new storm windows will only be visible if the sliding wood shutters are open.

The Hatton Dairy Barn was listed in Monterey County's Local Official Register of Historic Resources by Monterey County's Board of Supervisors in June 2009. The DPR 523 form (**Exhibit D**) prepared by Kent Seavey describes the barn as eligible for listing under the California Register of Historic Resources at the local level for its association with the pioneering California Dairyman William Hatton.

The history of William Hatton and his barn on the Upper Hatton Ranch in Carmel Valley is excerpted from this report, "William Hatton was the owner-operator of the Del Monte Dairy, one of the most

extensive dairying interests in Monterey County in the late 19th century, controlling as many as 4000 acres at one time. Hatton's dairy milked as many as 600 high quality Holstein and Durham cows daily. In 1883 Hatton became superintendent of the PIC ranching operations in Carmel Valley, moving to Los Laureles Ranch. Hatton purchased 1000 acres of mid-valley property (Upper Ranch) with Sinclair Ollason in the 1880s, where the subject dairy barn is located, later buying out the Ollason interest. By 1888 Hatton had been hired by Dominga Doni de Atherton, to manage her dairy on the Rancho Canada de la Segunda, which he later purchased in 1892. Mr. Hatton was considered in his time to be one of the foremost progressive dairymen in California. His introduction of Durham cattle, early use of mechanical milk separators and other evolving technologies, and his testing laboratory for better project quality and safety were some of the earliest dairying innovations in the state."

A Phase II Historic Assessment (**Exhibit C**) for the Hatton Dairy Barn was prepared by Historical Consultant, Meg Clovis on July 10, 2025, and describes the barn as follows: "The Hatton Dairy Barn is a 40 by 80 foot wood framed dairy barn, rectangular in plan, that rests on a concrete foundation. The exterior walls are clad with wide vertical flush Douglas fir siding. The medium pitched front gabled roof has wide overhanging eaves with exposed rafter tails. There are two gabled, louvred wood ventilators on the roof ridge. The roof is covered with elongated wood shingles. Double doors are located on the gable ends of the barn. The opening at the east doors is flanked by rail mounted sliding doors on the side aisles. The north and south elevations have a series of stall window openings with sliding wood shutters that match the exterior siding. The barn is immediately south of Carmel Valley Road and is in a rural neighborhood of older farm buildings and open space. The barn was rehabilitated in 2011. The wood siding on the west, east, and north elevations was replaced with Douglas fir siding that matched the original. The south elevation is original wood that was patched from pieces of wood taken from the other elevations. A new roof was installed using custom-made, 36 inch wood shakes that replicate the original."

The barn's character defining features are its:

- Rectilinear plan and one-story massing.
- Gabled roof with louvered windows.
- Door openings on the west and east elevations.
- Stall windows with sliding wood shutters.
- Wood siding on the south elevation.

The compliance of the proposed work on the Hatton Dairy Barn was reviewed with respect to the Secretary of the Interior's Standards for Rehabilitation Standards in the Phase II Historic Assessment. The proposed work meets Standards One, Two, Three, Five and Nine. Standards Four, Seven, Eight, and Ten are not applicable. The report states that upon HRRB approval of the replacement roof materials, the proposed work will meet Standard Six. The project meets the applicable Secretary of the Interior's Standard's for Rehabilitation; therefore, the proposed project will not impact the historic integrity of the Hatton Dairy Barn.

#### CEQA

The proposed project qualifies for a class 31 exemption pursuant to section 15331 of the CEQA Guidelines with no exceptions to section 15300.2. This exemption applies to projects that are for the **"maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or**

**reconstruction of historical resources**” in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties" ("the Standards") are exempt from CEQA. Additionally, the project will not have a cumulative impact on the environment, there are no unusual circumstances regarding this project that will cause a significant impact to the environment, the project is not visible from any scenic highways, the project is not located on a hazardous waste site and the proposed project will not cause a substantial change to any historical resources.

Prepared by: Margarita Ochoa, Permit Technician II

Reviewed by: Elizabeth Gonzales, Permit Center Manager

Approved by: Phil Angelo, Senior Planner

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

Exhibit A - Draft Resolution

Exhibit B - Site Plan and Colors and Materials

Exhibit C - Phase II Historic Assessment for the Hatton Dairy Barn prepared by Historical Consultant, Meg Clovis, dated July 10, 2025.

Exhibit D - Phase I Historic Report prepared by Kent L. Seavey

cc: Charles Mandurrango (Agent); Dennis Levett (Applicant); Project File DA250201

# Exhibit A

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## DRAFT RESOLUTION

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

Resolution No. 25

### **DA250201 - LEVETT DENNIS A & JEANNE COX TRS**

Resolution by the Monterey County Historic Resources Review Board (HRRB) to recommend that the Chief of Planning: 1) Find the Project categorically exempt from CEQA pursuant to CEQA Guidelines section 15331; and 2) approve a Design Approval to allow the replacement of existing wood shingle roofing materials with Class A fire resistant fiberglass based shingles on an existing 3,200 square foot dairy barn. Color to consist of weathered wood (brownish).

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on September 4, 2025, pursuant to the regulations for the Preservation of Historic Resources as contained in Chapter 18.25 of the Monterey County Code.

WHEREAS, on July 16, 2025, Charles Mandurrigo (applicant) filed with the County of Monterey, an application for a Design Approval to allow the replacement of existing wood shingle roofing materials with Class A fire resistant fiberglass based shingles on an existing 3,200 square foot dairy barn. Color to consist of weathered wood (brownish).

WHEREAS, the subject parcel is located south of Carmel Valley Road, Carmel Valley (APN 015-201-012-000). The zoning is "LDR/2.5-D-S-RAZ " Low Residential, 2.5 units per acre, Design Control District, Site Plan Review Zoning, Residential Allocation Zoning District. Per Title 18.25.020 of Monterey County Code the County must preserve protect and enhance those structures and areas that contribute to the historical heritage of the County of Monterey.

WHEREAS, the Hatton Dairy Barn was listed in Monterey County's Local Official Register of Historic Resources by Monterey County's Board of Supervisors in June 2009.

WHEREAS, William Hatton was the owner-operator of the Del Monte Dairy, one of the most extensive dairying interests in Monterey County in the late 19<sup>th</sup> century, controlling as many as 4000 acres at one time. Hatton's dairy milked as many as 600 high quality Holstein and Durham cows daily. In 1883 Hatton became superintendent of the PIC ranching operations in Carmel Valley, moving to Los Laureles Ranch. Hatton purchased 1000 acres of mid-valley property (Upper Ranch) with Sinclair Ollason in the 1880s, where the subject dairy barn is located, later buying out the Ollason interest. By 1888 Hatton had been hired by Dominga Doni de Atherton, to manage her dairy on the Rancho Canada de la Segunda, which he later purchased in 1892. Mr. Hatton was considered in his time to be one of the foremost progressive dairymen in California.

His introduction of Durham cattle, early use of mechanical milk separators and other evolving technologies, and his testing laboratory for better project quality and safety were some of the earliest dairying innovations in the state.

WHEREAS, the Hatton Dairy Barn is a 40 by 80 foot wood framed dairy barn, rectangular in plan, that rests on a concrete foundation. The exterior walls are clad with wide vertical flush Douglas fir siding. The medium pitched front gabled roof has wide overhanging eaves with exposed rafter tails. There are two gabled, louvred wood ventilators on the roof ridge. The roof is covered with elongated wood shingles. Double doors are located on the gable ends of the barn. The opening at the east doors is flanked by rail mounted sliding doors on the side aisles. The north and south elevations have a series of stall window openings with sliding wood shutters that match the exterior siding. The barn is immediately south of Carmel Valley Road and is in a rural neighborhood of older farm buildings and open space. The barn was rehabilitated in 2011. The wood siding on the west, east, and north elevations was replaced with Douglas fir siding that matched the original. The south elevation is original wood that was patched from pieces of wood taken from the other elevations. A new roof was installed using custom-made, 36 inch wood shakes that replicate the original. The barn's character defining features are its Rectilinear plan and one-story massing, gabled roof with louvered windows, door openings on the west and east elevations, stall windows with sliding wood shutters, and wood siding on the south elevation.

WHEREAS, a Phase II Historic Assessment for the Hatton Dairy Barn was prepared by Historical Consultant, Meg Clovis on July 10, 2025, using an excerpt from the Primary Record and Building, Structure, and Object Record for the property (DPR 523A & B) which was completed by Kent Seavey in December 2008 which concludes that the project meets the applicable Secretary of the Interior's Standard's for Rehabilitation; therefore, the proposed project will not impact the historic integrity of the Hatton Dairy Barn. (HCD-Planning Library No. LIB250211).

WHEREAS, the compliance of the proposed work on the Hatton Dairy Barn is consistent with the Secretary of the Interior's Standards for Rehabilitation. As detailed in the Phase II Historic Assessment prepared for the project, the proposed work meets Standards One, Two, Three, Five and Nine. Standards Four, Seven, Eight, and Ten are not applicable. The report states that upon HRRB approval of the replacement roof materials, the proposed work will meet Standard Six. A digital color sample of the replacement materials has been considered by the HRRB. The project meets the applicable Secretary of the Interior's Standard's for Rehabilitation; therefore, the proposed project will not impact the historic integrity of the Hatton Dairy Barn.

WHEREAS, the project qualifies as a Categorical Exemption pursuant to CEQA Guidelines Section 15331 because this exemption applies to projects that are for the "maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources" in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties" ("the Standards") are exempt from CEQA. The minor renovation of this project meets this criterion for an exemption.

**THEREFORE, BE IT RESOLVED**, that having considered all the written and documentary information submitted, oral testimony, and other evidence presented before the HRRB, the HRRB

recommends approval of the Administrative Design Approval subject to the following findings, which are supported by the listed evidence:

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

Finding: The proposed work is consistent with Section 18.25.20 of the Monterey County Zoning Code (Preservation of historic resources) and will neither adversely affect the significant architectural features of the designated resource nor adversely affect the character, historical, architectural, or aesthetic interest or value of the designated resource and its site.

Finding: The use and exterior of the new improvements, addition, building or structure upon a designated historic resource site will neither adversely affect nor be incompatible with the use and exterior of existing designated historical resources, improvements, buildings and natural features of the site.

- Evidence:
1. Design Approval Application and other materials in file.
  2. Preservation of Historic Resources zoning regulations applicable to the site as found in Chapter 18.25 of the Monterey County Code.
  3. Secretary of the Interior's Standards for the Treatment of Historic Properties.
  4. Phase II Historic Assessment for the Hatton Dairy Barn prepared by Historical Consultant, Meg Clovis, dated July 10, 2025.
  5. Phase I Historic Report prepared by Kent Seavey, dated December 20, 2008.
  5. Oral testimony and HRRB discussion during the public hearing and the administrative record.
  6. The State CEQA Guidelines.

Passed and adopted on this **4th day of September, 2025**, upon motion of \_\_\_\_\_,  
seconded by \_\_\_\_\_,

\_\_\_\_\_, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Attest

Name: Craig Spencer, HCD Director

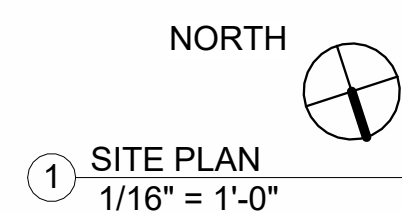
Date September 4, 2025

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## Exhibit B

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Scope of Work:  
REPLACE (E) WOOD SHINGLES WITH MULTI LAYERED  
SLATE ROOFING SHINGLE

PARCEL SIZE: \_\_\_\_\_ 1.12 AC.

Construction Type: \_\_\_\_\_ VB

Zoning: \_\_\_\_\_ LDR 2.5 D-S-RAZ



② PROPOSED ROOF MATERIAL  
3/4" = 1'-0"



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# Exhibit C

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## **PHASE TWO HISTORIC ASSESSMENT**

**for:**

**The Hatton Dairy Barn  
6540 Carmel Valley Road  
Carmel Valley, CA.  
APN: 015-201-012**

**Applicant:**

Dennis Levett  
6540 Carmel Valley Road  
Carmel Valley, CA 93924

**Contractor:**

Tescher Construction  
POB 4915  
Carmel, CA 93940

**Historical Consultant:**

Meg Clovis  
14024 Reservation Rd.  
Salinas, CA. 93908

**July 10, 2025**

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IMPACTS OF THE PROPOSED PROJECT .....	7
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CONCLUSION.....	10



Figure 1: View of the east and south elevations, looking northwest.

## INTRODUCTION

### ***Property Owner & Applicant:***

Dennis Levett  
6540 Carmel Valley Road  
Carmel Valley, CA. 93924

### ***Address & Parcel Number:***

6540 Carmel Valley Road  
Carmel Valley, CA. 93924  
APN: 015-201-012

### ***Project Description & Current Use:***

The proposed project includes the reroofing of the Hatton Dairy Barn and the installation of interior storm windows. The current wood shingle roof was installed in 2011 and has reached the end of its life span. When the barn was originally constructed c. 1890, an elongated wood shingle roof was installed. When the barn was restored in 2011 the shingles were replicated.

The wood shingle roof will not be replaced in kind due to fire concerns since the barn is in a high fire hazard area. The contractor has proposed to replace the wood shingles with asphalt shingles. Prior to installing the shingles, new plywood and an additional layer of a fire-rated membrane will be installed for further fire protection.

To prevent water intrusion through the stall windows, new storm windows will be installed behind each stall window. The storm windows will only be visible if the sliding wood shutters are open.

### ***Current Use***

The Hatton Dairy Barn was originally part of Hatton's upper valley dairy complex. After dairy operations ceased, it has been used for storage. It will continue in that use.

### ***Historic Consultant:***

Meg Clovis' qualifications and experience as a historian span the past 45 years. After graduating from Boston University with a M.A. in Historic Preservation in 1979, Ms. Clovis joined the firm of Charles Hall Page and Associates in San Francisco as an Architectural Historian. During that time, she consulted on projects throughout the western United States. In 1981 Monterey County hired Ms. Clovis as County Historian and she served in that capacity for 36 years. She staffed the Monterey County Historic Resources Review Board and Historical Advisory Commission. She was responsible for the adequacy of historical reports for the purposes of CEQA and she is well-versed in the criteria of the Monterey County, California and National Registers. In 2019 Ms. Clovis was employed by the National Trust for Historic Preservation as Historian for the Cooper-Molera Adobe in Monterey. Ms. Clovis currently serves as consulting historian for the City of Carmel-by-the-Sea. Meg Clovis is a certified Historian and Architectural

Historian with the County of Monterey, and she meets the Secretary of the Interior's Professional Qualifications Standards in Architectural History and History (36 CFR Part 61).

### **Research Design:**

During July 2025, Meg Clovis carried out background research for this report including:

- Met with Monterey County Planning staff and project contractor
- Reviewed proposed reroofing plans
- Reviewed all pertinent National Park Service publications related to the Secretary of the Interior's Standards and Guidelines for Rehabilitation including:
  - a) Preservation Briefs
  - b) Interpreting the Standards Bulletins
  - c) Preservation Tech Notes
- Reviewed the property building file and DPR completed by Kent Seavey.

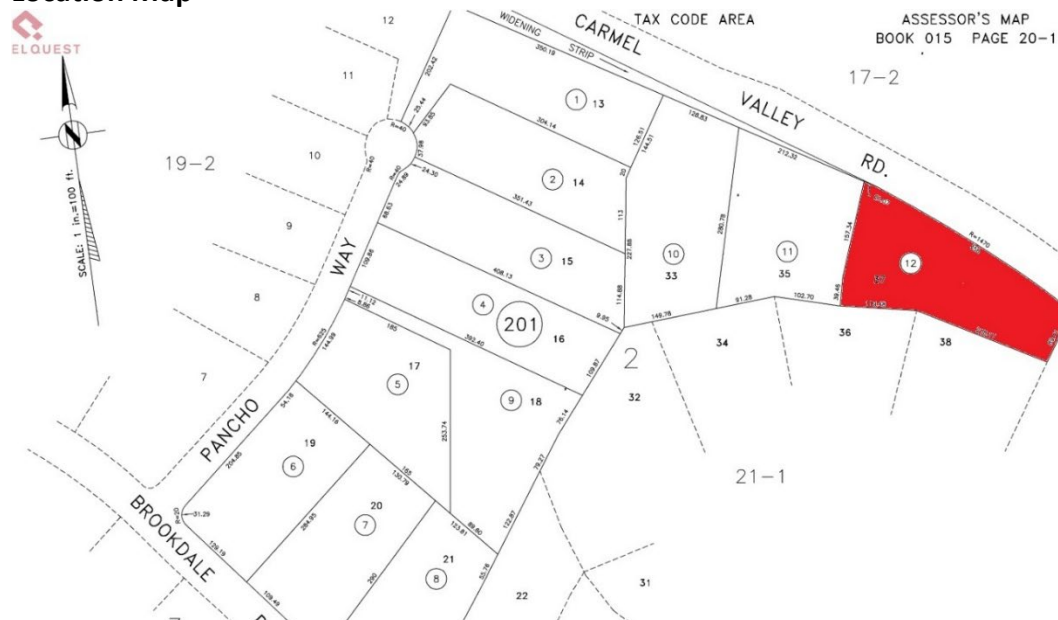
### **Current Listing Status:**

The Hatton Dairy Barn was listed in Monterey County's Local Official Register of Historic Resources by Monterey County's Board of Supervisors in June 2009. The building was found eligible for listing under the following criteria (MCC Chapter 18.25.070):

1. The resource proposed for designation is particularly representative of a distinct historical period, type, style, region or way of life.
2. The resource proposed for designation exemplifies a particular architectural style or way of life important to the County.
3. The resource proposed for designation is connected with someone renowned.

## HISTORICAL BACKGROUND

### **Location Map**



**Hatton Dairy Barn History:**

The history of William Hatton and his barn on the Upper Hatton Ranch in Carmel Valley is excerpted from the Primary Record and Building, Structure, and Object Record for the property (DPR 523A & B) which was completed by Kent Seavey in December 2008.

“William Hatton was the owner-operator of the Del Monte Dairy, one of the most extensive dairying interests in Monterey County in the late 19<sup>th</sup> century, controlling as many as 4000 acres at one time. The principal dairy was at the mouth of the valley on the former Rancho Canada de la Segunda, with the Upper Ranch some three miles inland. There were further milk processing facilities in the Carmel Valley Village area. Hatton’s dairy milked as many as 600 high quality Holstein and Durham cows daily. He also managed the agricultural operations in Carmel Valley for the Pacific Improvement Company (PIC), the real estate arm of the Southern Pacific Railroad that operated the Hotel Del Monte in Monterey. Hatton’s Del Monte Dairy was the sole supplier of dairy products to the hotel.

William (Will) Hatton was born in Wicklow County, Ireland in 1849. He worked from 1862 to 1870 as a merchant seaman, arriving in Charleston, South Carolina, where he served as an agent to the United States Revenue Service for a year. In Charleston he met his future bride, Kate Harney. Hatton came to California in 1870 and apprenticed at a dairy business on the Salinas Valley farm of E.P. St. John. Over time Hatton saved enough money to buy his employer’s 640-acre dairy, and in 1875 married Miss Harney and brought her back to California. In 1883 Hatton became superintendent of the PIC ranching operations in Carmel Valley, moving to Los Laureles Ranch. Hatton purchased 1000 acres of mid-valley property (Upper Ranch) with Sinclair Ollason in the 1880s, where the subject dairy barn is located, later buying out the Ollason interests. By 1888 Hatton had been hired by Dominga Doni de Atherton, widow of pioneer Faxon Dean Atherton, to manage her dairy on the Rancho Canada de la Segunda, which he purchased in 1892. Will Hatton died unexpectedly in 1894 at the age of 45 from Bright’s disease. His widow, Kate Hatton, her brother John Harney and later her sons continued the dairy operation into the 20<sup>th</sup> century.

Mr. Hatton was considered in his time to be one of the foremost progressive dairymen in California. His introduction of Durham cattle, early use of mechanical milk separators and other evolving technologies, and his testing laboratory for better product quality and safety were some of the earliest dairying innovations in the state.”





Figure 2: View of the Hatton Dairy Barn, c. 1925. Looking southeast at north and west elevations. Courtesy of Kent Seavey.

## DESCRIPTION OF THE HATTON DAIRY BARN

The Hatton Dairy Barn is a 40'x80' wood framed dairy barn, rectangular in plan, that rests on a concrete foundation. The exterior walls are clad with wide vertical flush Douglas fir siding. The medium pitched front gabled roof has wide overhanging eaves with exposed rafter tails. There are two gabled, louvred wood ventilators on the roof ridge. The roof is covered with elongated wood shingles. Double doors are located on the gable ends of the barn. The opening at the east end was enlarged at an unknown date and new barn doors were installed. The central hinged doors are flanked by rail mounted sliding doors on the side aisles. The north and south elevations have a series of stall window openings with sliding wood shutters that match the exterior siding. The barn is immediately south of Carmel Valley Road and is in a rural neighborhood of older farm buildings and open space.

The barn was rehabilitated in 2011. The wood siding on the west, east, and north elevations was replaced with Douglas fir siding that matched the original. The south elevation is original wood that was patched from pieces of wood taken from the other elevations. A new roof was installed using custom-made, 36-inch wood shakes that replicate the original.



Character-defining features of the Hatton Dairy Barn include:

- Rectilinear plan and one-story massing
- Gabled roof with louvred ventilators
- Door openings on the west and east elevations
- Stall windows with sliding wood shutters
- Wood siding on the south elevation



Figure 4: View of the south elevation looking northeast.

## IMPACTS OF THE PROPOSED PROJECT

As a historical resource, the Hatton Dairy Barn is subject to review under the California Environmental Quality Act (CEQA). Generally, under CEQA, a project that follows the *Standards and Guidelines for Rehabilitation* contained within *The Secretary of the Interior's Standards for the Treatment of Historic Properties*<sup>1</sup> is considered to have mitigated impacts to a historical resource to a less-than-significant level (CEQA Guidelines 15064.5).

---

<sup>1</sup> *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*. U.S. Department of the Interior. National Park Service, 2017.

The compliance of the proposed work on the Hatton Dairy Barn is reviewed below with respect to the *Rehabilitation Standards*. The Standards are indicated in italics, followed by a discussion regarding the property's consistency or inconsistency with each Standard.

Rehabilitation is defined as "the process of returning a building or buildings to a state of utility through repair or alteration, which makes possible an efficient use while preserving those portions of the building and its site and environment which are significant to its historic, architectural, or cultural values." (36 CFR 67.2(b)).

#### **Standard One**

*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 Hatton Dairy Barn was originally used as a milking barn as part of Hatton's upper dairy complex. After dairy operations ceased it has been used for storage and will continue in this use. The proposed work requires no change to the south elevation's original wood siding, other historic features, spaces, and spatial relationships. The proposed work is consistent with Standard One.

#### **Standard Two**

*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.*

The roof that will be replaced dates to 2011 and is not considered a distinctive feature. Its removal will not affect the historic character of the barn. The proposed work is consistent with Standard Two.

#### **Standard Three**

*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 roof replacement does not include adding conjectural features or elements from other historic properties to the barn. The proposed work is consistent with Standard Three.

#### **Standard Four**

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

The 2011 roof materials that will be removed have not acquired historical significance in their own right. This Standard is not applicable.

**Standard Five**

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

No distinctive materials, features, finishes, construction techniques, or examples of craftsmanship that characterize the property will be removed. The proposed work is consistent with Standard Five.

**Standard Six**

*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 wood shingle roof that was installed in 2011 has reached the end of its life span (see Figure 6) and is not considered a distinctive feature. The proposed new roofing material is not wood but it will provide a higher level of fire protection, which in turn will help protect the barn. When the original roof was replaced in 2011, the shakes were replicated, which provides some evidence of the original installation pattern, look and size. Every effort should be made to replicate the look and pattern of the old shakes with the new material so the overall historic aesthetic of the barn will be compatible including design, color, and texture. It is recommended that a sample of the proposed asphalt shake be submitted to the Historic Resources Review Board (HRRB) for approval. Upon HRRB approval, the proposed work will be consistent with Standard Six.

**Standard Seven**

*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.*

No chemical or physical treatments are planned for this project. This Standard is not applicable.

**Standard Eight**

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

The proposed project does not include ground disturbance that may affect archeological resources, if any. This Standard is not applicable.

**Standard Nine**

*New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will 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.*

Operable storm windows will be installed behind the sliding wood shutters in each stall. The storm windows will not be visible from the exterior of the barn when the wood shutters are closed. The Secretary of the Interior's Guidelines for windows recommends adding interior storm windows when appropriate because they improve energy efficiency. The proposed work is consistent with Standard Nine.

#### **Standard Ten**

*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.*

The proposed project does not include new additions or related new construction. This Standard is not applicable.

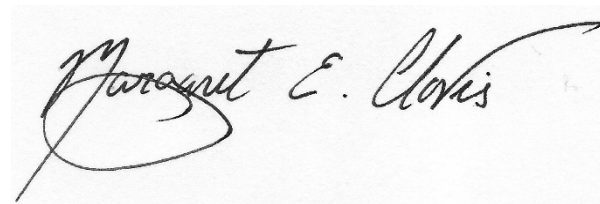
## MITIGATION SUMMARY

1. The project meets the applicable Secretary of the Interior's Standards for Rehabilitation; therefore, project mitigations are not necessary. The proposed project will not impact the historic integrity of the Hatton Dairy Barn.

## CONCLUSION

The proposed work meets Standards One, Two, Three, Five, and Nine. Standards Four, Seven, Eight, and Ten are not applicable. Upon HRRB approval of the roof material, the proposed work will meet Standard Six.

Respectively Submitted,

A handwritten signature in black ink, reading "Margaret E. Clovis". The signature is fluid and cursive, with a large loop at the end of the last name.

Margaret (Meg) Clovis





Figure 3: View of north elevation.



Figure 4: View of west elevation.





Figure 5: View of west elevation.



Figure 6: detail of barn roof condition.



Figure 5: Detail of stall windows, opened and closed with sliding wood shutters.

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## Exhibit D

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**PRIMARY RECORD**

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

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

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

5S2

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) *Hatton Dairy Barn (Upper Hatton Ranch)*

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: *6540 Carmel Valley Road* City *Carmel* Zip *93923*

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. *015-201-012*

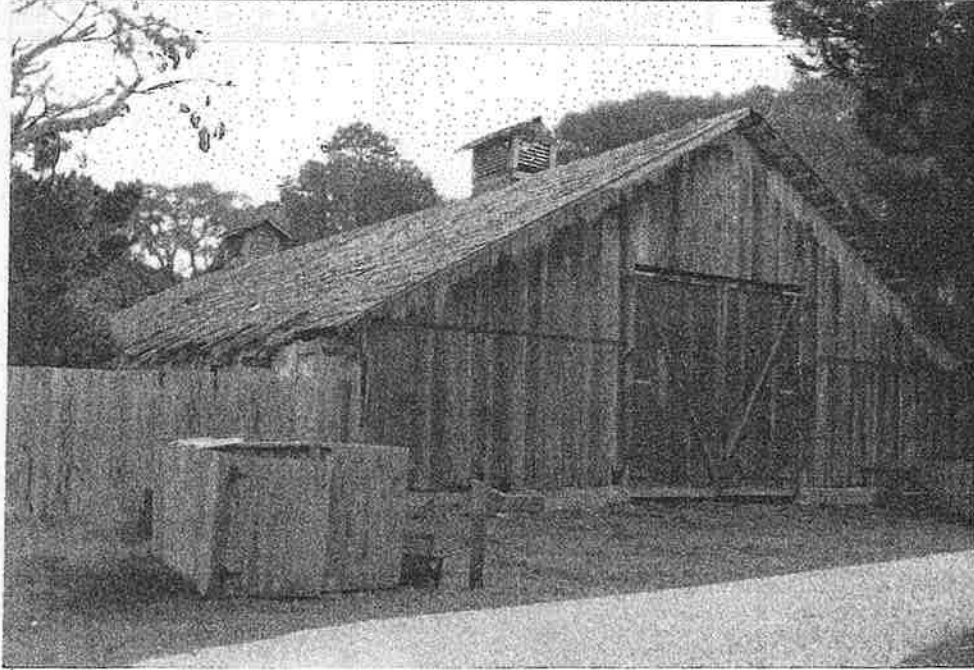
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*A 40' X 80' wood-framed dairy barn, rectangular in plan, resting on a cement foundation. The exterior wall cladding is wide vertical flush wood siding. The medium-pitched front-gabled roof has wide overhanging eaves with exposed rafter-tails. There are two gabled and louvered wood ventilators located along the ridge line. The roof is covered with elongated wood shingles. Fenestration includes large "V"-braced hinged double doors at the west and east gable ends of the barn. The opening on the east end was expanded vertically at an unknown date and the original barn doors replaced with much taller features, also "V"-braced. The central hinged doors are flanked on both ends of the barn by rail mounted sliding doors on the side aisles. The north and south side-elevations have a series of stall window openings with sliding wood shutters matching the exterior wall boarding. The barn is immediately south of the Carmel Valley Road, masked from the right-of-way by a screen of trees and wooden fence. The subject property is located in a rural neighborhood of older farm buildings and open space. The subject property is in poor physical condition.*

P3b. Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

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 SE at the west facing gable end and roof plane of the north side-elev, Kent Seavey, 12/8/08*

P6. Date Constructed/Age and Sources

☐ Prehistoric ☒ Historic ☐ Both

*c. 1890, local newspaper references*

P7. Owner and Address

*Frank & Jeanette Tarantino  
6540 Carmel Valley Road  
Carmel, CA 93923*

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

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

P9. Date Recorded: *12/20/2008*

P10. Survey Type: (Describe)

*Intensive-requested by owner*

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 ☐ Mining Station Record ☐ Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

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

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

Page 2 of 3

NRHP Status Code

5S2

Resource Name or #: (Assigned by recorder) *Hatton Dairy Barn (Upper Hatton Ranch)*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *dairy barn*

B4. Present Use: *vacant*

B5. Architectural Style: *vernacular (dairy barn)*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed ca. 1890; double barn doors on east gable end modified, (date unknown)*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features:

B9a. Architect: *Designer/William Hatton*

b. Builder: *William Hatton*

B10. Significance: Theme: *Agricultural Development*

Area: *Carmel Valley*

Period of Significance: *ca 1890*

Property Type: *dairy barn*

Applicable Criteria: *CR2*

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

The dairy barn at the Upper Hatton Ranch in Carmel Valley is significant under California Register criterion 2, for its association with William Hatton, owner-operator of the Del Monte Dairy, one of the most extensive dairying interests in Monterey County in the late nineteenth century, controlling as many as 4,000 acres at one time. The principal dairy was at the mouth of the Valley on the former Rancho Canada de la Segunda, with the Upper Ranch some three miles inland. There were further milk processing facilities in the Carmel Valley Village area. Hatton's dairy milked as many as 600 high quality Holstein and Durham cows daily. He also managed the agricultural operations in Carmel Valley for the Pacific Improvement Company (PICO), the real estate arm of the Southern Pacific Railroad that operated the Hotel Del Monte in Monterey. Hatton's Del Monte Dairy was sole supplier of dairy products to the hotel. William (Will) Hatton was born in Wicklow County, Ireland in 1849. He worked from 1862 to 1870 as a merchant seaman, arriving in Charleston, South Carolina, where he served as an agent for the United States Revenue Service for a year. In Charleston he met his future bride, Kate Harney. According to author Marcia De Voe, Hatton came to California in 1870, and apprenticed in the dairy business on the Salinas Valley farm of E. P. St. John. Over time Hatton saved enough money to buy his employer's 640 acre dairy, and in 1875 married Miss Harney and brought her back to California. In 1883 Hatton became superintendent of the PICO ranching operations in Carmel Valley, moving to the Las Laureles Ranch. Hatton purchased 1,000 acres of mid-valley property (the Upper Ranch), with Sinclair Ollason in the 1880s, where the subject dairy barn is located, later buying out the Ollason interests. By 1888 Hatton had been hired by Dominga Doni de Atherton, widow of California pioneer Faxon Dean Atherton, to manage her dairy on the Rancho Canada de la Segunda, which he purchased in 1892. Hatton was a progressive dairyman who introduced new cattle breeds, employed current technologies and established a scientific laboratory to improve his products. His dairy operation was a model of efficiency and produced quality products for his clientele.

B11. Additional Resource Attributes: (List attributes and codes) *HP33 - Farm/ranch*

B12. References:

Clark, Donald, *Monterey County Place Names*, kestrel Press:

Carmel Valley, CA, 1991, p. 210.

De Voe, Marcia, *The Martins and The Hattons, Carmel Valley*

California, Marcia De Voe: Carmel, 1979.

Fink, Augusta, *Monterey The Presence of the Past*, Chronicle Books:

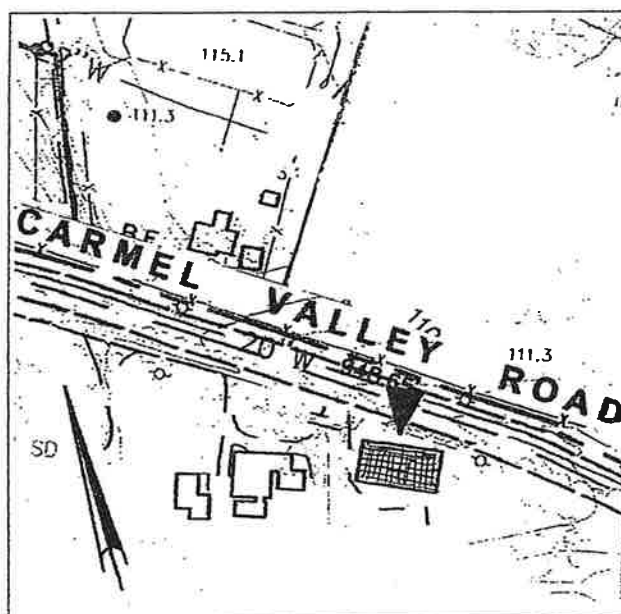
San Francisco. 1972. pp. 196-199.

B13. Remarks: *Zoning-R-1*

B14. Evaluator: *Kent Seavey*

Date of Evaluation: *12/20/2008*

(This space reserved for official comments.)



CONTINUATION SHEET

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

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

Trinomial \_\_\_\_\_

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Resource Name or #: (Assigned by recorder) *Hatton Dairy Barn (Upper Hatton Ranch)*

Recorded by: *Kent Seavey*

Date *12/20/2008*

☒ Continuation ☐ Update

B10 (cont.) Will Hatton died unexpectedly in 1894 at age 45 from Bright's Disease. His widow, Kate Hatton, her brother John Harney, and later her sons continued the dairy operation into the early twentieth century.

The dairy barn itself is open and commodious. It is framed with dimensional lumber and has a massive center aisle running the length of the long axis of the building. The cow stables are along the two side aisles. The open plan provides for excellent ventilation, and the cement floor with formed manure gutters provided for easy maintenance. The building is in poor physical condition with a number of holes in the roof and considerable insect infestation. However, it retains a high degree of physical integrity as designed and constructed by William Hatton c. 1890. The barn continues to evoke a strong sense of time and place and of feeling and association with its builder and the dairying industry in Carmel Valley during the late nineteenth century.

The dairy barn on the Upper Ranch and a milk processing building in Carmel Valley Village are the only physical evidence remaining of William Hatton's extensive Del Monte Dairy processing operations in the Carmel Valley. Mr. Hatton was considered in his time to be one of the foremost progressive dairymen in California. His introduction of Durham cattle, early use of mechanical milk separators and other evolving technologies, and his testing laboratory for better product quality and safety were some of the earliest dairying innovations in the state. Clearly the Hatton Dairy Barn on the Upper Ranch in Carmel Valley qualifies for listing in the California Register at the local level of significance for its close association with the pioneering California dairyman William Hatton.

B12 (cont.)

Guinn, J. M., *History of the State of California and Biographical Record of Santa Cruz, San Benito, Monterey and San Luis Obispo Counties.*, Chapman Pub. Co.: Chicago, 1903, pp. 603-604.

Hale, Sharron, *A Tribute To Yesterday*, Valley Publishers: Santa Cruz, 1980, p.104.

Rawson, Richard, *Old Barn Plans*, Mayflower Books, Inc.: New York, 1979.

Visser, T.D., *Field Guide to New England Barns and Farm Buildings*, Univ. Press of New England: Hanover, NH., 1997.

Supplemental Photograph or Drawing

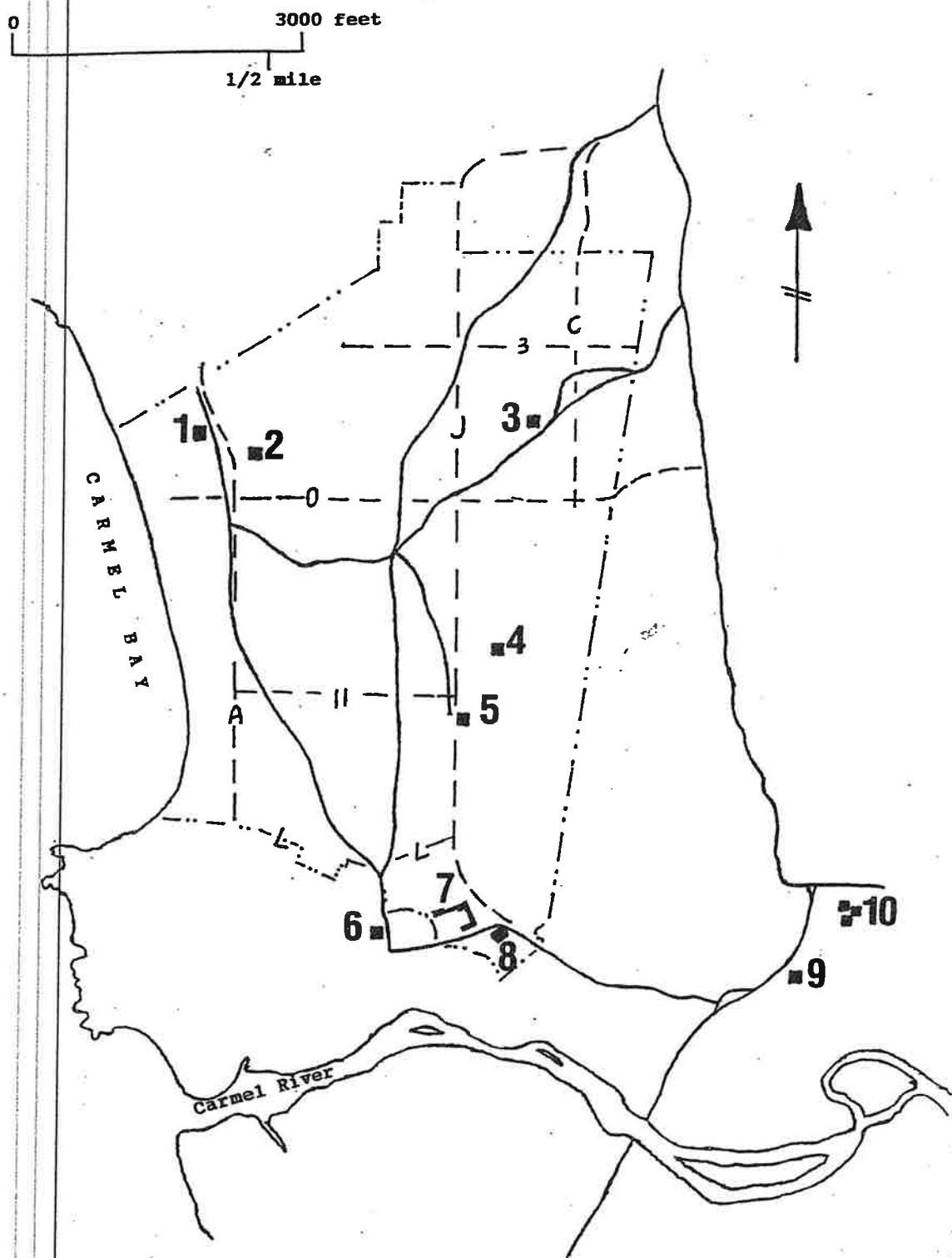


Description of Photo: (View, date, accession#)

*Looking SE at the north side-elev., and west gable end of the Hatton Upper Ranch Dairy barn, unknown photographer, c. 1925.*







■ 2 Roads in 1876      - - - Selected modern roads\*  
 ■ 2 House in 1876\*      - · - Modern city limit  
 (\* See text for coding)

Figure 2. THE CARMEL AREA IN 1876

## THE CARMEL AREA IN 1876

Mariners have long had the custom of mapping coastlines, particularly when in poorly known waters. Sebastian Viscaino did when he was here in 1603 (among other things, he named Monterey Bay and the Carmel River) but copies of his map are not generally available. The oldest maps that I have found of Carmel Bay are those made by two French expeditions to Alta California in 1786 (J.F.G. de la Pérouse) and in 1837 (ship "Vénus"). Both show the Carmel Mission but no other inland feature.

Not too long after California became a part of the United States, the U.S. Coast Survey (a predecessor of the Coast and Geodetic Survey) mapped California's coast in detail, going well inland and showing topography, stylized vegetation, roads and buildings. In the area of Carmel, the Survey's map of 1876, scale 1" = 833', is of great interest because it is the earliest map that shows local features before the first platting of the village in 1888 (east of Monte Verde St.) and long before the incorporation of Carmel in 1916.

The Map Library of U.C.-Santa Cruz has a copy of the Survey's original map of 1876. Figure 1 presents a small part of that copy and illustrates two problems for today's historians:

- a) The vegetation overlay masks names of land owners (in part) and uses some symbols strongly resembling the symbol used for buildings: even inspection with a strong lens does not always resolve the difference;
- b) The land-grant lines on the 1876 map do not quite jibe with those of modern surveys and it is difficult to match the older map with newer ones.

Figure 2 presents a "best fit" of the 1876 map to the U.S. Geological Survey's map of 1968. This is a "clean copy" that eliminates the vegetational overlay of the original and that superimposes today's (1993) city limits together with a few selected streets for orientation. The accuracy of the superimposition may be only about 200 feet.

First consider the current city limits and a few selected



modern streets as shown on Figure 2. The streets are coded with the numbers and letters 3, 0, 11, L, A, J, and C that indicate Third, Ocean, Eleventh, Santa Lucia, San Antonio and Junipero Aves., and Carpenter St., respectively.

Next examine the roads (they were certainly dirt wagon tracks) of 1876. The long north-south road just east of today's eastern city limit led to Monterey and is almost the same as today's Highway 1. Note that there was no bridge across the Carmel River in 1876. Five of the 1876 roads at the then "center of town" intersected very close to today's San Carlos St. and 7th Ave., at about the 1993 location of the Stonehouse Terrace. Of those five roads (considered in clockwise order):

(1) One started north, turned to the northeast and joined the Monterey road at today's Carpenter St. entrance to Highway 1.

(2) The next (clockwise) went through today's Ocean/Junipero intersection and on northeasterly to join the Monterey road a bit north of the Highway 1 - Valley Way junction: today, there is no remnant of such a road.

(3) The third road headed toward Junipero at 11th/12th Aves.

(4) The next road went almost due south from the San Carlos - 7th junction to the Martin Ranch, turned sharply left to pass the Mission and then more or less followed Rio Road to Highway 1.

(5) The road leading from the "central junction" toward the ocean was located between 7th and 8th Aves.

(6) Closer to the ocean was a road that led from the Martin Ranch, at first northwesterly to San Antonio and 9th, and then more or less followed San Antonio to today's Carmel Gate to Pebble Beach.

No other roads are shown on the 1876 map but a few trails appear.

Of particular interest are the houses. Most appear to be residences. Refer to the coding used on Figure 2:

...Ownership of both nos. 1 and 2 is assigned to P.H.

Sheridan. "1" is still there in the eucalyptus grove northwest of San Antonio and 4th, and is the oldest residence in Carmel proper. "2" was located on Carmelo St. just south of 4th Ave.

...Residence no. 3 was in the block now bounded by 4th and 5th Aves. and Santa Rita and Guadalupe Sts. In 1876, its owner was Honoré Escolle, a Frenchman who came to Monterey in 1852 and there opened a bakery and general store. He bought land in the part of northeastern Carmel that was then called "Las Manzanitas". S.J. Duckworth bought 324 acres from Escolle in 1888 and platted the first part of today's village.

...No. 4 was on Santa Fe between 9th and 10th Aves. The owner was John Foreman.

...Because of the confusion of symbols noted above, no. 5 may not be a building. The location is on Junipero between 11th and 12th and the questionable assumption of a residence is based on the road from the junction that ends near the site.

...No. 6 is the residence of John Martin who came here from Scotland and with his brother Robert bought 200 acres of what is now the Mission Ranch in 1859. His home has been carefully preserved.

...All readers will recognize no. 7 as the Basilica of San Carlos Borromeo, founded by Padre-Presidente Junipero Serra in 1771. A part of the present structure was completed in 1797: it is among the oldest remaining buildings in California made under European direction.

...No. 8 consists of two adobes, then on Mission property. They were occupied by Cristiano Machado who came here from the Azores as a young man. First working as a whaler, he became custodian of the Mission and manager of its pear orchard (now the Little League baseball park). He lived there for more than a third of a century while siring the well known Machado family. The property was bought by L.P. Tevis in 1866 and the Tevis heirs occupied it for many years.

...Residence no. 9 was the home of Dominga Atherton, wife of Faxon D. Atherton, and the property is shown in his name (he was the father-in-law of famed authoress Gertrude Atherton).

Dominga had bought Rancho Cañada de la Segunda from L.P. Tevis and her ranching/dairying operations centered on today's "Barnyard" area.

...No. 10 is a cluster of three buildings that were clearly a part of Mrs. Atherton's ranch. In 1888, she hired William Hatton to manage her property. He later purchased it, together with other lands in Carmel Valley, and those three buildings were predecessors of the famed Hatton Dairy Ranch that straddled today's Carmel Rancho Boulevard for many years.

Figure 2 copies only a portion of the 1876 map. The original map shows other items of local historical interest:

a) In the Pebble Beach area, the Chinese fishing village and two houses belong to David Jacks are located.

b) South of the Carmel River, J.W. Gregg had a home and farm buildings on today's Odello property; Antonio Victorine's home (still in place in 1993) and a nearby school house are shown near the Bay School; and John V. Silva had a home at the site of the Carmelite Monastery.

Discarding the Carmel Mission, the only survivors from 1876 in Carmel proper appear to be the Sheridan house (no. 1) near San Antonio and 4th, and the Machado-Tevis adobes (no. 8) near the Mission. Nearby, the Martin home (no. 6; also near the Mission) and the Victorine residence (not on Fig. 2; near the Bay School) also remain. These buildings are old-timers indeed and their preservation over the past century brings great credit to their owners.

(J. Logan)

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