

**MONTEREY COUNTY HISTORIC RESOURCES REVIEW BOARD**

**Thursday, May 10, 2012  
Monterey County Parks Admin Office  
855 E. Laurel Drive, Bldg. G  
Salinas, CA 93905**

**MINUTES**

**I. CALL TO ORDER**

John Scourkes, Chair called the meeting to order at 10:00 a.m.

**II. ROLL CALL**

<b><u>Members Present</u></b>	<b><u>Members Absent</u></b>	<b><u>Staff Present</u></b>	<b><u>Guests</u></b>
John Scourkes, Chair	Barbara Rainer, member	Meg Clovis	Mark Norris, AHA!
Kellie Morgantini, Vice Chair		Lynnette Beardsall	Eric Miller, EMA
Sheila Lee Prader, member		Craig Spencer, Planning	
Judy MacClelland, member		Dan Lister, Planning	
Kent Seavey, member		Fernando Vargas, Planning	
Salvador Munoz, member		Judy Jeska, Public Works	
		Wanda Hickman, Planning	
		Dave Pratt, Public Works	
		Carl Holm, RMA	

**III. APPROVAL OF MINUTES - April 5, 2012**

Kellie Morgantini motioned to approve the April 5<sup>th</sup> minutes. Salvador Munoz seconded and they were unanimously approved.

**IV. PUBLIC COMMENT**

There was no Public Comment.

**V. PROJECT REVIEW**

1. *Provide direction to the County regarding character defining features of the Old Jail, non-contributing features and additions to the Old Jail and recommendations for rehabilitation.*  
*Planner: Craig Spencer*
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Dave Pratt of the County's Public Works Department presented the project to the HRRB. Dave's goal was to get input from both the HRRB members and the AHA! group which was represented by Mark Norris.

Dave asked for clarification on the November 3, 2011 minutes when Public Works last attended an HRRB meeting. Specifically, he referred to condition number one of the motion by Kellie Morgantini to approve the Resolution for the Public Works project for the Old Jail. The condition mentions balusters; however there are no balusters on the stairs. Kellie Morgantini and John Scourkes stated that during the November meeting pictures were not available to show the façade, so the HRRB, in the interest of being cautious, wanted to ensure that only the stairs and treads themselves would be worked on.

Meg Clovis stated that at this meeting Public Works would like confirmation on what constitutes the character defining features of the Old Jail. The Secretary of the Interior's Standards are applied based on the character-defining features, so it is important to pin those down so that the best decisions can be made. Sheila Lee Prader asked what the period of significance is of the structure. Meg answered that it is from the construction date of 1931 through the time that Cesar Chavez was incarcerated so it is a long period of significance.

Meg read into the record an email received by Joel Panzer that read: "I believe the historic components of the jail that must be retained are the administrative building on Alisal Street, the original 3 story cell block and the surrounding walls. I would support removal of all of the "in-fill" development, including the plenum wall to the rear, the staircase towers and the building space between the old cell block and the original walls. Retaining the portions of the Jail recommended would allow adaptive re-use and preserve the structure to allow for interpretation of the historic events that occurred there. As a National Register property, any demolition must be analyzed in a CEQA EIR. Any retention must meet the Secretary of the Interior's Standards for Rehabilitation. And, the old cell block is a bit of an engineering marvel, given the construction is self-supporting. It might be eligible for a HAER study." Joel Panzer is a member of AHA!

John Scourkes says that statement entails the whole building; it is not specific to elements. Meg clarified that the HRRB is not just looking at the decorative elements; they will need to look at all of the character-defining features within the original construction.

Dave Pratt mentioned that at the November 3<sup>rd</sup> HRRB meeting they had discussed wanting to take down the rent-a-fence that is at the front of the building. That is an item that is feasible, but before the fence is taken down they need to address the safety issues. The County needs to ensure that anyone who approaches the building or wants to walk up the steps or wants to sit in the front area off the back of the sidewalk will be safe. There is some decomposition on the façade of the building, specifically the scuppers. The scuppers on the front side in addition to one on the west elevation are in severe state of decomposition. Dave would like the HRRB's recommendation on what to do with the scuppers in order to honor the commitment to take down the fence. Kent suggested that Public Works do some detailed drawings of existing conditions and based on safety, Kent suggested they look at alternate materials or substitute materials. Dave Pratt clarified for the group that the scuppers do not function, they are decorative. John Scourkes summed up for the HRRB that the issue is safety. With the fence removed there is a safety issue in the event something falls from the building. Public Works would like to remove the fence, but must temporarily remove the decomposed scuppers once funding is available they will replace them at that time.

Dave Pratt pointed out four windows on the first floor that are ornamental. Two on each side of the main entry. The main entry is also something that has been identified as a historical element. He asked if there is any discussion as to their historical relevance and if they should do anything other than preserve them and keep them in place. With the limited weatherization, the four windows will be made weather tight on the front elevation. John Scourkes mentioned that the HRRB's main concern was that there were openings to the building that allowed birds and animals to get in which is causing some degradation. The HRRB would like to see those repaired. Dave stated that the County is committed to identifying the locations where there are openings in the windows and to get those sealed up to provide protection from the birds and preferably the weather as well. Also mentioned in the report are the numerous 49 light windows that are mostly on the east and west elevations and on the cell block. Dave asked if there is a desire to keep them where they do not appear on the cell block or on the original footprint of the building or to preserve them in place. John Scourkes would like to preserve them in place. The windows are a significant pattern on the building.

Dave Pratt asked if the HRRB would, at some point during the multiple phases on this project, like to see the plenum removed. John Scourkes pointed out that removal of the plenum would require the least amount of effort with the most effect.

Next, Dave Pratt addressed the additions to the original administrative building. To the left and right of the main administrative building are infill store fronts. He asked what the HRRB would recommend regarding the final disposition on these over time. Would it be to remove and restore what it originally looked like or to leave the store fronts in place? In addition, on the third floor there is an

addition, or “anti-chamber”. This is now part of the administration building. He would like clarification on how this specific area should be handled. Meg stated that under The Standards for Rehabilitation, the additions can be kept. If you wanted to put that area back to how it was originally then you would have to use the Standards for Restoration. Those Standards are more difficult to meet. John Scourkes mentioned that it would be the HRRB’s desire to retain the additions.

Dave Pratt asked if the HRRB had any input about the towers on the third floor bump out. Salvador Munoz mentioned that it would be a question of accessibility, legal exits and potential reuse of the building. John Scourkes mentioned that it would be ideal to remove them, but economically, because they are concrete it would be a major impact on the building and depending on future reuse you would need to determine exits. Perhaps once a future use was determined for the building they could consider how to treat those two elements.

Mark Norris with AHA! addressed the perimeter infill shown in the floor plan and suggested that the infill may have in some cases acquired significance in part because Cesar Chavez was housed in that part of the building along the eastern side on the ground floor. AHA! is proposing the possibility of a museum on the ground floor. AHA! would like the scuppers to be part of the current weatherization project, particularly because they are on the front elevation. However, they do at least need to be replicated if they cannot be repaired following the Secretary of Interior’s Standards. Mark stated that in regards to the character-defining features and integrity, you need to start with a bigger picture than just the details of the building. You have to start with site and work back. The building should be looked at in terms of massing, historical use and then get into the details. The side windows are significant to this building but their pattern set the standard for the whole County complex. The court house followed the pattern as have the new court house buildings.

AHA! has resubmitted their 501(C)3, but they have not received a response. They have joined into a coalition with AMAP, which is a 501(C)3. AMAP has agreed to join AHA! in fundraising. AHA! would agree with the HRRB’s decision on retentions of the additions made after 1931. The gates in the front would be a great restoration, however, there are certain reasons to keep square footage if it’s there. It may be economically more feasible to maintain than to restore it. AHA! would suggest using the back area as a records retention area. Mark pointed out that the plans contained a couple of errors besides the simplification they made on the dates. For example, the towers shown as elevator towers are actually one elevator tower, and two stair towers.

Dave Pratt believes that he got the information he needed from today’s meeting in order to proceed to other County departments with this project. Judy Jeska of Public Works stated that once they have all the information together that was gained from this meeting it will be put together in a way that is easier to follow. Meg Clovis offered to convene the HRRB subcommittee to meet informally with Public Works should they see that as beneficial in order to ensure everyone

is on the same page. Dave Pratt indicated that they plan to take their packet to the Board of Supervisors in late June.

2. *Recommendation to the Director of Planning for design approval to allow interior remodel and the addition of 19 square foot habitable space to an existing single family dwelling. APN: 009-462-001-000  
File Number: PLN120231. Planner: Fernando Vargas*

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Fernando Vargas with the County Planning Department presented the project to the HRRB members. This house was built in 1938 and had an addition built in 1978. The house is historic because of the community leaders that previously lived in the home. The home owner would like the HRRB to approve the addition of the 19 square foot habitable space. The proposed addition would be built on to the existing addition.

**Motion:** Judy MacClelland moved to approve Resolution PLN120231, recommending design approval to allow interior remodel and an addition of 19 square foot habitable space. Kellie Morgantini seconded the motion and it was approved with Kent Seavey recused.

3. *Recommendation to the Planning Commission for design approval to allow modifications to an existing clubhouse and pro-shop which include 110 square foot office addition, new 500 square foot lower-floor caddy lounge, 300 square foot garage extension, new 712 square foot uncovered patio and interior remodel to clubhouse and pro-shop which include a library with fireplace, office space and pro-shop, and 90 cubic yards cut of associated grading; and a Coastal Development Permit for development within 750 feet of a known archaeological resource site.  
APN 008-271-006-000. PLN110380. Planner: Dan Lister*

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Eric Miller, the architect on this project presented the plans to the HRRB members. The building qualifies for listing on the California Register because it is a George Washington Smith building. The members of the golf club want the work to feel seamless; they want the building to retain the original feel. There was an addition done behind the clubhouse in the 1970s that was not done with consideration to the style of the original building. That addition is currently being used for the Administration Offices on the top floor and the caddy lounge on the bottom floor. The plans for the new work are more compatible with the original building and are more functional. The current Administrative area would become the "McKenzie Library" and would become an area that the members can use.

**Motion:** Kellie Morgantini moved to approve Resolution PLN110380, recommending design approval to allow modifications to an existing clubhouse and pro-shop. Salvador Munoz seconded the motion and it was approved with Kent Seavey recusing himself.

4. *Recommendation to the Board of Supervisors to approve the application from UCP East Garrison, LLC to add the Chapel at East Garrison to the County's Local Official Register of Historic Resources.*
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Meg Clovis presented the application from UCP East Garrison, LLC to the HRRB members. The owners want to use the historic building code but have to be registered as a historic property first. The plan is to use the Chapel as a Community Center when the new housing is built on that property.

**Motion:** Kent Seavey made a motion to approve Resolution 1201, recommending approval of the application to add the Chapel at East Garrison to the County's Local Official Register of Historic Resources. Salvador Munoz seconded the motion and it was unanimously approved.

VI. NEW BUSINESS

Meg Clovis reported that she will be meeting with Craig Spencer and Mike Novo to review the suggested changes to the Historic Preservation Ordinance. Once they meet and review the changes, the Ordinance will come back to the HRRB.

Meg reported that on May 15<sup>th</sup> the Mills Act Pilot Program report will go to the Board of Supervisors. Craig is on the Scheduled calendar to report at 1:30pm. If the HRRB members could come in support of extending the Mills Act it would be beneficial. Craig would like to demonstrate the community support of the program to the Board of Supervisors by showing the effects of the program on the community. The report gives the statistics and financial information the Board would need to see, but does not address community benefits. Meg stated that the number of designations was up with the program. Designations help in the historic preservation of properties throughout the County. Judy MacClelland suggested having property owners that were part of the pilot program attend and speak on behalf of the benefits they've received through the Mills Act.

VII. HRRB COMMENTS

Meg Clovis reported that to date, there is enough evidence to consider the Neutra House property as historic. In addition, the HRRB's comments will be used to support that finding.

VIII. ADJOURNMENT

This meeting was adjourned at 12:00 p.m.

IX. NEXT MEETING

Date: June 7, 2012  
Time: 11:30 a.m.  
Place: Monterey Room, Government Building

Prepared by: Lynnette Beardsall, Secretary