

**MONTEREY COUNTY HISTORIC RESOURCES REVIEW BOARD**

**Thursday, March 1, 2012**

**Monterey County Administration Building**

**Monterey Room, Second Floor**

**168 W. Alisal Street, Salinas, CA 93901**

**MINUTES**

**I. CALL TO ORDER**

John Scourkes, Chair called the meeting to order at 11:30 a.m.

**II. ROLL CALL**

<b>Members Present</b>	<b>Members Absent</b>	<b>Staff Present</b>	<b>Guests</b>
John Scourkes, Chair	Barbara Rainer, member	Meg Clovis	Karen Leshey, Architect
Kellie Morgantini, Vice Chair		Lynnette Beardsall	Mark Norris
Sheila Lee Prader, member		Craig Spencer, Planning	
Judy MacClelland, member		Cynthia Bettencourt, Planning	
Kent Seavey, member		Dave Pratt, Facilities	
Salvador Munoz, member			

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

Judy MacClelland motioned to approve the January 5<sup>th</sup> minutes. Salvador Munoz seconded and they were unanimously approved

**IV. PUBLIC COMMENT**

Karen Leshey spoke at Public Comment regarding the Neutra House. She came to the HRRB meeting independent of the local AIA to let the HRRB know there is a local petition that has been started to halt approval of the project. The petition can be viewed at [montereybaymodernism.blogspot.com](http://montereybaymodernism.blogspot.com). Karen reported that Delinda Robinson of the County's Planning department has been made aware of the petition.

V. PROJECT REVIEW

1. *Recommend to the Director of Planning: Design Approval to allow the installation of a new foundation system to the existing Village Fish House restaurant. The property is located at 13910-A Carmel Valley Road, Carmel Valley. Assessor's Parcel Number 189-291-006-000, Carmel Valley Master Plan. PLN120016.*

*Planner: Cynthia Bettencourt*

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Cynthia Bettencourt reported that the group will also be reviewing the handicap ramp/access and provided a revised report submitted by Kent Seavey to include ramp and handicap access.

Sheila Lee Prader expressed concern that the front entrance ramp would distract from the visual appearance of the building. Kellie Morgantini questioned the location of the ramp at the front of the building versus putting it along the side based on the fact that the porch is a character defining feature. John Scourkes mentioned that since there is already an entrance and ramp at that location and it connects to the handicap parking area it makes sense to keep it at the front as it doesn't attach to the porch.

**Motion:** Salvador Munoz made a motion to approve resolution PLN120016, approving the installation of a new foundation system at the Village Fish House restaurant and the installation of a new ADA compliant ramp with the condition that the railing is painted to match either the building or fascia color, the owner to determine which color. Judy MacClelland seconded the motion and it was approved with Sheila Lee Prader opposing and Kent Seavey recused.

2. *Recommendation to the Director of Planning: Preventive maintenance and weatherization to exterior of the Porter-Vallejo Mansion. Repair inoperable or leaking window assemblies and trim; Replace failed siding and trim; repair or replace as necessary failed walking surfaces on the main porch and stairs to the library and main entrances; paint surfaces impacted by repairs to match existing color scheme. The property is located at 29 Bishop St., Pajaro. Assessor's Parcel Number 117-323-013-000. Planner: Craig Spencer.*

Craig Spencer reported that the project will require a building permit which has not been issued. Dave Pratt attended the meeting to represent the County on the project. The repairs and construction relate to correcting previous weather damage and repairs will last longer than the material that was previously used. Repairs will be made to trim, decking, and the stairs to the porches. Meg mentioned that the plans were changed to mention any windows that need replacement will be manufactured to fit existing frames. Kent Seavey noted that the Resolution does not mention materials, he requested that the Resolution be

updated to use Standard 6 language. Sheila questioned what demolition will consist of. Dave stated that it will involve the careful removal of damaged materials and then replacement with matching materials.

**Motion:** Kent Seavey moved to approve the Resolution, that recommends the preventive maintenance and weatherization to the exterior of a the Porter-Vallejo Mansion: Repair inoperable or leaking window assemblies and trim; Replace failed siding and trim; repair or replace as necessary failed walking surfaces on the main porch and stairs to the library and main entrances; paint surfaces impacted by repairs to match existing color scheme with the recommendation to include the information on the stairs and inclusion of the Standard 6 language in the Resolution. Salvador Munoz seconded the motion and it was unanimously approved.

*3. Recommend to the Board of Supervisors: Review of the Monterey County Mills Act Pilot Program and consideration of a permanent Mills Act program for Monterey County. PLN080298. Planner: Craig Spencer*

Craig reported that during the pilot program for the Mills Act there were three applications processed and approved. Now he and Meg are looking at going to the Board of Supervisors to put a permanent program in place. The program did prove to be a nice incentive for historic preservation. Craig came to the HRRB to discuss ways to bring in more applicants:

- Kent Seavey mentioned that outreach is important, and suggested that a brochure be developed that highlights the three properties that were approved from this year to show the success the home owners experienced.
- Meg mentioned back loading the application fee or lowering the fees. Craig will do an analysis on time spent backend vs. front end on the application process.
- John Scourkes agreed that if the application fee was lower, more people would likely apply.
- Kellie Morgantini stated that there definitely should be an application fee because there is a process involved with staff reviewing and processing the applications. The departments involved should get compensated for this.
- Kent Seavey mentioned a cap on the value of the home would exclude certain areas of the County such as Big Sur, Pebble Beach and Carmel. Craig stated there may be a need to set a cap on the property, even at \$2 million, to avoid another \$12 million home getting a property tax break. Kent would like to know if comparable areas, such as Los Gatos, have a Mills Act and how they handle a cap.
- Judy MacClelland noted that the program is viewed now as more of a reward, rather than an incentive to get the work done on these properties.

Craig has to report back to the Board of Supervisors on the pilot program and get the Board's recommendation on either continuing with a permanent program or discontinuing it. It would be helpful if the HRRB members came to the Board of Supervisors meeting and spoke on behalf of the program. Craig will have a Board Report submitted for review by the Board of Supervisors in May of this year.

VI. NEW BUSINESS

1. Election of Officers.

John Scourkes was nominated as Chair and Kellie Morgantini was nominated as Vice Chair.

**Motion:** Kent Seavey moved to approve John Scourkes as Chair and Kellie Morgantini as Vice Chair. Judy MacClelland seconded the motion and it was unanimously approved.

2. Staff Level Project Review

Kent Seavey will address this at a future meeting.

3. Preservation Update

Meg reported that the CLG training will be held May 3<sup>rd</sup> at the Washington Inn in Oakland from 10am -- 3pm. All HRRB members have been signed up to attend.

The Sid Ormsbee project will come before the HRRB in April.

Meg reported that she is working on submitting a grant request for the Pebble Beach Context Statement.

VII. HRRB COMMENTS

VIII. ADJOURNMENT

This meeting was adjourned at 1:20 p.m.

IX. NEXT MEETING

Date: April 5, 2012

Time: 11:30 a.m.

Place: Monterey Room, Government Building

Prepared by: Lynnette Beardsall, Secretary

