

Attachment B

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

Resolution No.: Mills Act 16-001
Resolution by the Monterey County Historic Resources Review Board (HRRB) to recommend approval of the Mills Act application submitted by Julie Hansen, for the property located at 3191 Del Ciervo Road, Pebble Beach, commonly referred to as the "Alma Urmston House".

**REVISED
December 6, 2016**

**(This resolution supersedes the
previous resolution mailed on
December 2, 2016)**

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) on November 3, 2016 pursuant to the regulations contained in Chapter 18.28 of the Monterey County Code (The Mills Act Program for Monterey County).

WHEREAS, the Alma Urmston House is located at 3191 Del Ciervo Road (APN: 008-371-002-000) in Pebble Beach and is listed on Monterey County's Register of Historic Resources and is therefore a Qualified Historical Property for the purposes of this Chapter.

WHEREAS, the subject property is a residential property with a fair market value of over \$3 million and is not eligible for a Mills Act Contract according to Section 18.28.040.C of the Monterey County Code, unless an exception to the valuation limit is granted pursuant to Section 18.28.080.B of the Monterey County Code.

WHEREAS, the property owner, Julie Hansen, has submitted an application for a Mills Act Contract in order to obtain a preferential property tax assessment in exchange for restrictions on the property to help preserve, restore and maintain the historic building and landscaping located at 3191 Del Ciervo Road, Pebble Beach.

WHEREAS, after reviewing the application the HRRB has determined that the building and landscape are eligible for a Mills Act Contract based on the following findings and evidence:

- Finding: The application is consistent with the County's historic preservation goals and policies.
- Finding: The application is consistent with the applicable Secretary of the Interior's Standards for the Treatment of Historic Properties.
- Finding: The application is consistent with the requirements of Chapter 18.28 of the Monterey County Code.
- Finding: The property satisfies Section 18.28.080.B of the Monterey County Code and qualifies for an exception to the valuation limits set forth in Section 18.28.040.C of the Monterey County Code because it is a particularly

important resource that represents an exceptional example of architectural and landscape styles designed by two noted female architects (the residence designed by Mary McLaughlin Craig and Landscaping designed by Florence Yoch and Lucille Council) in the 1920's when female architects were rare.

- Evidence:
1. Mills Act application and supporting materials submitted by Julie Hansen for the "Alama Urmston House" contained in File No. PLN160289.
 2. DPR 523 A and B for the Alma Urmston House.
 3. Board Order No. 16-233 adding the Alama Urmston House to the Monterey County Register of Historic Resources.
 4. The 1982 General Plan Historic Preservation Goals and Policies
 5. The Pebble Beach Historic Context Statement
 6. The Secretary of the Interior's Standards

Therefore, it is the decision of the Monterey County Historic Resources Review Board to recommend approval of a Mills Act contract for the Alma Urmston House with the following conditions:

1. The Draft Mills Act Contract Work Program shall be modified to include replacement of the standing seam metal roof with roofing material more in keeping with the original wood shake shingle roofing. The replacement of the roof may exceed the ten year work program timeline and should correspond to the projected useful life of the standing seam metal roof.
2. All exterior improvements, including landscape improvement, shall be subject to Design Review and review by the Historic Resource Review Board prior to construction.


Passed and adopted on this 3rd day of November, 2016, upon motion of Kellie Morgantini, seconded by Judy MacClelland, by the following vote:

AYES: Morgantini, MacClelland, Munoz, Lee Prader, Barbara Rainer, Scourkes

NOES: None

ABSENT: Taluban

ABSTAIN: None



Attest
Craig W. Spencer, Senior Planner
RMA – Planning Department