

Attachment B

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

Resolution No.: 190163 (Rhodes)
Monterey County Historic Resources Review Board (HRRB) Resolution to recommend that the Planning Director: 1) determine the property commonly referred to as the “Charles Moore” House is eligible for a historic property contract; and 2) recommend to the Board of Supervisors the approval of a Historic Property (Mills Act) Contract (PLN190163) with property owners Daniel J. Rhodes and Katherine J. Spitz-Rhodes, co-trustees of the Rhodes Family Trust, for property located at 4175 Sunset Lane (Assessor’s Parcel Number 008-072-013-000).

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) on July 11, 2019 and June 6, 2019, pursuant to the regulations contained in Chapter 18.28 of the Monterey County Code (The Mills Act Program for Monterey County); and

WHEREAS, on May 3rd, 2018, the Monterey County HRRB recommended that the Board of Supervisors add the “Charles Moore” House to the Monterey County Register of Historic Resources by a Majority Vote 6-0 (HRRB Resolution No. 18-005); and

WHEREAS, on November 6, 2018, the Monterey County Board of Supervisors adopted a resolution adding the “Charles Moore” house to the Monterey County Register of Historic Resources by a Vote 5-0 (BOS Resolution No. 18-376); and

WHEREAS, the “Charles Moore” House qualifies as a Historical Property for the purposes of Chapter 18.28 Mills Act Program; and

WHEREAS, the subject property is a residential property with a fair market value of \$949,000 and therefore is eligible for a Mills Act Contract according to Sections 18.28.080(4) and 18.28.040.C of the Monterey County Code; and

WHEREAS, the property owners Daniel J. Rhodes and Katherine J. Spitz-Rhodes, co-trustees of the Rhodes Family Trust, applied for a Mills Act Contract (PLN190163) to obtain a preferential property tax assessment in exchange for restrictions on the property to help preserve, restore and/or maintain the historic building located at 4175 Sunset Lane, Pebble Beach California; and

WHEREAS, after reviewing the Mills Act Application, the HRRB has determined that the property is eligible for a Mills Act Contract based on the following

findings and evidence:

- Finding: The application is consistent with the requirements of Chapter 18.28 "Mills Act Program" of the Monterey County Code.
- 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.
- Evidence: 1. Mills Act application and supporting materials submitted by Daniel J. Rhodes and Katherine J. Spitz-Rhodes, co-trustees of the Rhodes Family Trust for the "Charles Moore" House contained in File No. PLN190163.
2. State of California & Resource Agency Department of Parks and Recreation Primary Record Form DPR 523 B for the "Charles Moore" House (Phase 1 Historic Assessment)
3. The 1982 General Plan Historic Preservation Goals and Policies
4. The Secretary of the Interior's Standards

NOW, THEREFORE, BE IT RESOLVED THAT, it is the decision of the Monterey County Historic Resources Review Board to recommend the Planning Director: 1) determine the property commonly referred to as the "Charles Moore" House is eligible for a historic property contract and 2) recommend to the Board of Supervisors approval of a Historic Property (Mills Act) Contract (PLN190163) with property owners Daniel J. Rhodes and Katherine J. Spitz-Rhodes, co-trustees of the Rhodes Family Trust for property located at 4175 Sunset Lane (Assessor's Parcel Number 008-072-013-000) subject to the following conditions:

1. All exterior improvements shall be subject to Design Review and review by the Historic Resource Review Board prior to construction.
2. The Applicant submits a written statement requesting for and allowing the County to apply the Historic Resources District Overlay on the property.

PASSED AND ADOPTED this 11th day of July 2019, upon motion of Belinda Taluban, seconded by Salvador Munoz, by the following vote:

AYES: Belinda Taluban, Kellie Morgantini, Salvador Munoz, Sheila Lee Prader

NOES: None

ABSENT: John Scourkes, Judy MacClelland

ABSTAIN: None



Attest

Shelley Glennon, Senior Planner
RMA - Planning Department

Work Plan for 4175 Sunset Lane, Pebble Beach			
YEAR	PROPOSED PROJECT	COST	TERM
2019	Tree maintenance: remove 3 pines (designated hazardous)	\$7500.00	(completed)
	Install french drain north side wall, repair dry rot	\$5000.00	30 years
	Repair historic japanese screens	3,200.00	30 years
	Upgrade electrical service and wiring; patch and repair plaster	\$12,500.00	30 years
	Upgrade 1954 furnace and ductwork	\$13000.00	30 years
	Install gutters and downspouts	\$3400.00	20 years
2020	Reseal and reglaze skylight	\$1,500.00	10 years
	Install fire sprinklers, patch and repair ceiling	\$16,000.00	30 years
	Refinish hardwood flooring	\$4500.00	12 years
	Prune designated hazardous Cypress	\$1,700.00	5 years
	Upgrade insulation north wall and attic	\$9500.00	40 years
	Install new roofing	\$18,000.00	30 years
	Replace historic window wall glazing and reseal, phase 1	\$10,000.00	30 years
	Termite treatment	\$5000.00	5 years
	Termite inspection	\$300.00	2 years
2021	Replace 80' sewer line and new connection to main.	\$17000.00	40 years
	Paint house	\$5000.00	
	Repair dry rot	\$800.00	
	Repair entry courtyard hardscape, walls, decks	\$9,000.00	15 years
	Termite inspection	\$300.00	2 years
	Courtyard garden refurbish planting and irrigation	\$1500.00	10 years

	Tree maintenance, prune hazardous branches	\$1500.00	2 years
	Assess and repair rodent intrusion	\$675.00	3 years
	Garden maintenance	\$800.00	1 year
2022	Repair carport structural posts (6)	\$4,000.00	20 years
	Repair asphalt driveway	\$4500.00	30 years
	Repaint historic house	\$5000.00	20 years
	Garden maintenance	\$1000.00	1 year
	Repair structure, reglaze and reseal west window wall, phase 1	\$10000.00	20 years
	Termite spot treatment	\$500.00	
2023	Repair front doors	\$1500.00	25 years
	Tree maintenance	\$1500.00	2 years
	Garden maintenance	\$1500.00	1 year
	Repair and replace upper rear deck redwood	\$7000.00	15 years
	Replace historic window glazing, phase 2: jalousie and bedrooms	\$8,000.00	
2024	Assess and repair rodent intrusion	\$675.00	3 years
	Garden maintenance	\$1500.00	1 year
	power wash historic house and touch up paint	\$650.00	1 year
	Repair lower rear courtyard woodwork	4,500.00	15 years
2025	power wash historic house and touch up paint	\$500.00	1 year
	Tree maintenance	\$1800.00	2 years
	Historic entry garden maintenance	\$1500.00	1 year
	Repair retaining walls	\$4500.00	15 years
	Termite inspection and spot treatment	\$800.00	3 years
2026	Repair fencing and dry rot deck boards	3,000.00	10 years

	power wash historic house and touch up paint	\$500.00	1 year
	Historic entry garden maintenance	\$1500.00	1 year
	Brick fireplace and chimney safety assessment	\$300.00	10 years
	Repair and reseal fireplace and chimney	\$10000.00	40 years
2027	Power wash historic house and touch up paint	\$650.00	1 year
	Tree maintenance	\$2500.00	2 years
	Historic entry garden maintenance	\$800.00	1 year
	Assess and repair rodent intrusion	\$500.00	3 years
2028	Power wash historic house and touch up paint	\$650.00	1 year
	Garden maintenance	\$1000.00	1 year
2029	Power wash historic house and touch up paint	\$650.00	1 year
	Tree maintenance	\$1800.00	2 years
	Repair historic entry courtyard fences, decks, retaining walls	\$3200.00	8 years
	Garden maintenance	\$1000.00	1 year
2030	Termite inspection	\$400.00	10years
	Termite treatment	\$1000.00	10 years
	Assess and repair rodent intrusion	\$500.00	3 years
	power wash historic house and touch up paint	\$650.00	1 year
	Garden maintenance	\$800.00	1 year
	Repair courtyard and rear deck dryrot damage	\$2500.00	8 years
TOTAL		214,300.00	

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