

# **County of Monterey**

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



## **Meeting Agenda - Final**

**Thursday, June 4, 2026**

**11:30 AM**

### **Historic Resources Review Board**

For information on The Ralph M. Brown Act: Open Meetings please click on the link below:

Para obtener información sobre La Ley Ralph M. Brown, siga el siguiente enlace:

[https://leginfo.legislature.ca.gov/faces/codes\\_displayText.xhtml?division=2.&chapter=9.&part=1.&lawCode=GOV&title=5](https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?division=2.&chapter=9.&part=1.&lawCode=GOV&title=5)

**FEE SCAM ALERT:** Be aware of a fake invoice scam, if you receive an unexpected invoice related to a county project, call the County Permit Center at 831-755-5025 to confirm its authentic.

**ALERTA DE ESTAFA DE TARIFAS:** Tenga cuidado con las estafas de facturas falsas, si recibe una factura inesperada relacionada con un proyecto del condado, llame al Centro de Permisos del Condado al 831-755-5025 para confirmar su autenticidad.

#### **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:

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:

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:

- + 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)

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. 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. Approval of the April 21, 2026, Historic Resources Review Board meeting minutes.

**Attachments:**     [Draft HRRB Meeting Minutes 042126](#)

**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. 26CP00819 - HISTORIC RED BARN

Public hearing to consider recommending that the Chief of Planning approve an application for a Construction permit for the replacement of damaged siding located on the Historic Red Barn

Project Location: 1000 N Hwy 101, Aromas (Assessor’s Parcel Number 141-013-035-000), North County Inland Area Plan. The property is an approximately 6.5 acres and is located off U.S. Highway 101, located near the residential neighborhood called Ballantrae Estates.

- Attachments:** [Staff Report](#)  
[Exhibit A - Draft Resolution](#)  
[Exhibit B - Project Plans, Colors and Materials \(26CP00819\)](#)  
[Exhibit C - Historic Resources Inventory \(DRP523A\) prepared by Kent Seavey, Preservation Consultant, dated 2010](#)  
[Exhibit D - Phase II Historic Assessment, prepared by Kent Seavey, dated March 28, 2026](#)

### **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 26-031**

**June 04, 2026**

**Introduced:** 5/28/2026

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Minutes

Approval of the April 21, 2026, Historic Resources Review Board meeting minutes.

# **County of Monterey**

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



## **Meeting Minutes - Draft**

**Special Meeting**

**Tuesday, April 21, 2026**

**11:30 AM**

**1441 Schilling Place, 1st Floor, Cayenne Room, Salinas CA, 93901**

**Historic Resources Review Board**

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

The meeting was called to order by Chair Scourkes at 11:30 a.m.

**ROLL CALL**

Present:

John Scourkes

Kellie Morgantini

Michael Bilich

Judy MacClelland

Sheila Lee Prader

Salvador Muñoz

Belinda Taluban

**PUBLIC COMMENT**

None

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

None

**APPROVAL OF MINUTES**

1. Approval of the September 4, 2025, October 2, 2025, December 4, 2025, January 8, 2026 and February 5, 2026 Historic Resources Review Board meeting minutes.

**It was moved by Judy MacClelland and seconded by Salvador Muñoz to approve the September 4, 2025, October 2, 2025, December 4, 2025, January 8, 2026, and February 5, 2026, Meeting Minutes.**

**RESULT: Passed with corrections addressed by Sheila Prader for September 4, 2025, meeting minutes.**

**MOVER: Judy MacClelland**

**SECONDER: Salvador Muñoz**

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

**ABSENT: None**

**ABSTAIN: None**

**SCHEDULED MATTERS**

2. Nomination and election of Chair and Vice Chair

**MOTION: It was moved by Judy McClelland, seconded by Belinda Taluban and passed by the following vote to nominate and appoint John Scourkes as Chair and Kellie Morgantini as Vice-Chair for 2026.**

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

**NOES: None**

**ABSENT: None**

**ABSTAIN: None**

**3. DA260028 - CARMEL RIVER INN**

Public hearing to consider recommending that the Chief of Planning approve a Design Approval to allow the remodel and additions to six existing historic cabins located at the Historic Carmel River Inn. Colors and materials to match each of the existing structures. Base wood siding consisting of dark brown, light grey and light brown, respectively, with different color trims consisting of mint green, white, peach, and yellow, respectively.

**Project Location:** 26600 Oliver Road, Carmel (Assessor’s Parcel Number 009-563-005-000), Carmel Area Land Use Plan.

**Liz Gonzales presented the item.**

**Applicant Representative: Paul Davis, architect; Kent Seavey, historian**

**Public Comment: None**

**Motion: It was moved by Belinda Taluban, seconded by Salvador Muñoz and passed by the**

**following vote to adopt CEQA Guidelines section 15331; and approve Design Approval to**

**allow the remodel and additions to six existing historic cabins located at the Historic Carmel**

**River Inn. Colors and materials to match each of the existing structures. Base wood siding**

**consisting of dark brown, light grey and light brown, respectively, with different color trims**

**consisting of mint green, white, peach, and yellow, respectively.**

**RESULT: Approved with minor modifications as discussed**

**MOVER: Belinda Taluban**

**SECONDER: Judy MacClelland**

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

**ABSENT: None**

**OTHER MATTERS**

**4. Discussion of Solar Panels on Historic Properties.**

The Board discussed the regulations of solar panel installations within the historic district, including potential policy approaches and legal limitations. Board also discussed the option of developing an advisory policy to provide guidance for solar panel installation in historic districts.

**5. Design Guideline Discussion for Accessory Dwelling Units(ADUs) on Historic Properties.**

The Board discussed the development of ADU's within the historic districts and the potential impacts on historic character and visual integrity. Existing zoning language provides general guidance on neighborhood compatibility, but lacks clear direction specific to ADU's in the historic district.

The Board Members have all agreed that it would be prudent to bring back both these items to the next hearing assigned after having a discussion with the Director regarding housing policy and potential language development related to Solar Panels and ADU's within the historic district.

**BOARD COMMENTS, REQUEST AND REFERRALS**

Salvador Muñoz raised a question was raised regarding whether the Red Barn project would be scheduled for the next meeting. Secretary Jordan Evans-Polockow clarified that the project is not currently scheduled and is not listed on the matrix at this time. And applicants are currently working with their planner to secure scheduling.

**ADJOURNMENT**

The meeting was adjourned by Chair Scourkes at 12:27 pm



# County of Monterey

## Item No.1

### Board Report

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

Legistar File Number: 26-544

June 04, 2026

**Introduced:** 5/28/2026

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** General Agenda Item

#### **26CP00819 - HISTORIC RED BARN**

Public hearing to consider recommending that the Chief of Planning approve an application for a Construction permit for the replacement of damaged siding located on the Historic Red Barn

**Project Location:** 1000 N Hwy 101, Aromas (Assessor's Parcel Number 141-013-035-000), North County Inland Area Plan. The property is an approximately 6.5 acres and is located off U.S. Highway 101, located near the residential neighborhood called Ballantrae Estates.

#### 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 qualifies for a class 31 exception pursuant to section 15331 of the CEQA guidelines; and 2) approve an application for a Construction permit for the replacement of damaged siding located on the Historic Red Barn.

#### DISCUSSION:

On March 30, 2026, Salvador Muñoz (applicant) filed with the County of Monterey, an application for a Construction permit for the replacement of damaged siding located on the Historic Red Barn. Previous building permits have been issued on the site for structures other than the Red Barn. An Historic Report was prepared by Kent Seavey on March 28, 2026. It states that the subject property is a listed as a contributing resource in the Monterey County Historic Resources Inventory, as approved by the Monterey County Historic Resources Commission in 2010, through California State DPR523. The intent of the current owners is to replace the deteriorated aluminum siding throughout the barn, matching in kind, the historic features.

The subject property was constructed in 1945 with an exterior wall-cladding of Kaiser aluminum siding over a steel three-hinged arch support method of construction. Existing skylights were added in 1970. Sliding aluminum doors were added on the front & rear elevations in 1976 (see DPR 523A provided for full history of the subject property). Due to age and wear, over time, areas along the exterior wall-cladding have deteriorated and require repair and minor replacement. presently, the subject property retains its historic appearance as its physical appearance in 1976, with the 1970 skylights and 1976 aluminum door additions. The only other change that has occurred over time is the decorative applied signage on the building envelope, (as noted in DPR523).

The proposed project as seen on the attached project plans consists of the needed repair and replacement of damaged exterior aluminum siding, matching in like of the existing stamped aluminum pattern. The work will be limited to the building envelope and does not include any expansion, alteration of the building footprint, or modification to the existing structural system. The contractor shall repair, as needed, the siding based on field conditions, prioritizing preservation of existing

materials. Replacement of siding shall be limited to areas where material is deteriorated beyond repair, as determined in the field. The intent is to preserve and maintain the historic character of the structure, in compliance with applicable Monterey County Historical Review Board (HRB) requirements. The Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards) provides the framework for evaluating the impact of additions and alterations to historic buildings. The Standards describe four treatment approaches: preservation, rehabilitation, restoration & reconstruction. The Standards require that the treatment approach be determined first, as a different set of standards apply to each approach. For the proposed project the treatment approach is rehabilitation. Out of the ten standards for rehabilitation, only the first six apply. (See Resolution)

#### 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: Elizabeth Ruiz, Supervising Planner/Elizabeth Gonzales, Permit Center Manager  
Reviewed and Approved by: Jordan Evans-Polockow, Assistant Planner

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

Exhibit A - Draft Resolution

Exhibit B - Project Plans, Colors and Materials (26CP00819)

Exhibit C - Historic Resources Inventory (DRP523A) prepared by Kent Seavey, Preservation Consultant, dated 2010.

Exhibit D - Phase II Historic Assessment, prepared by Kent Seavey, dated March 28, 2026

Cc: Salvador Munoz, Architect



## Historic Resources Review Board

Legistar File Number: 26-544

June 04, 2026

**Introduced:** 5/28/2026

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** General Agenda Item

### **26CP00819 - HISTORIC RED BARN**

Public hearing to consider recommending that the Chief of Planning approve an application for a Construction permit for the replacement of damaged siding located on the Historic Red Barn

**Project Location:** 1000 N Hwy 101, Aromas (Assessor's Parcel Number 141-013-035-000), North County Inland Area Plan. The property is an approximately 6.5 acres and is located off U.S. Highway 101, located near the residential neighborhood called Ballantrae Estates.

#### 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 qualifies for a class 31 exception pursuant to section 15331 of the CEQA guidelines; and 2) approve an application for a Construction permit for the replacement of damaged siding located on the Historic Red Barn.

#### DISCUSSION:

On March 30, 2026, Salvador Muñoz (applicant) filed with the County of Monterey, an application for a Construction permit for the replacement of damaged siding located on the Historic Red Barn. Previous building permits have been issued on the site for structures other than the Red Barn. An Historic Report was prepared by Kent Seavey on March 28, 2026. It states that the subject property is a listed as a contributing resource in the Monterey County Historic Resources Inventory, as approved by the Monterey County Historic Resources Commission in 2010, through California State DPR523. The intent of the current owners is to replace the deteriorated aluminum siding throughout the barn, matching in kind, the historic features.

The subject property was constructed in 1945 with an exterior wall-cladding of Kaiser aluminum siding over a steel three-hinged arch support method of construction. Existing skylights were added in 1970. Sliding aluminum doors were added on the front & rear elevations in 1976 (see DPR 523A provided for full history of the subject property). Due to age and wear, over time, areas along the exterior wall-cladding have deteriorated and require repair and minor replacement. presently, the subject property retains its historic appearance as its physical appearance in 1976, with the 1970 skylights and 1976 aluminum door additions. The only other change that has occurred over time is the decorative applied signage on the building envelope, (as noted in DPR523).

The proposed project as seen on the attached project plans consists of the needed repair and replacement of damaged exterior aluminum siding, matching in like of the existing stamped aluminum pattern. The work will be limited to the building envelope and does not include any expansion, alteration of the building footprint, or modification to the existing structural system. The contractor shall repair, as needed, the siding based on field conditions, prioritizing preservation of existing

materials. Replacement of siding shall be limited to areas where material is deteriorated beyond repair, as determined in the field. The intent is to preserve and maintain the historic character of the structure, in compliance with applicable Monterey County Historical Review Board (HRB) requirements. The Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards) provides the framework for evaluating the impact of additions and alterations to historic buildings. The Standards describe four treatment approaches: preservation, rehabilitation, restoration & reconstruction. The Standards require that the treatment approach be determined first, as a different set of standards apply to each approach. For the proposed project the treatment approach is rehabilitation. Out of the ten standards for rehabilitation, only the first six apply. (See Resolution)

#### 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: Elizabeth Ruiz, Supervising Planner/Elizabeth Gonzales, Permit Center Manager  
Reviewed and Approved by: Jordan Evans-Polockow, Assistant Planner

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

Exhibit A - Draft Resolution

Exhibit B - Project Plans, Colors and Materials (26CP00819)

Exhibit C - Historic Resources Inventory (DRP523A) prepared by Kent Seavey, Preservation Consultant, dated 2010.

Exhibit D - Phase II Historic Assessment, prepared by Kent Seavey, dated March 28, 2026

Cc: Salvador Munoz, Architect

# 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.

### **26CP00819 - HISTORIC RED BARN**

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 the Construction Permit to allow the exterior alterations to repair with limited replacement of damaged exterior aluminum siding on the 20,000 square foot steel-framed Historic Red Barn. Colors and materials to match the existing historic appearance including the aluminum siding.

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on June 4, 2026, pursuant to the regulations for the Preservation of Historic Resources as contained in Chapter 18.25 of the Monterey County Code.

WHEREAS, On March 30, 2026, Salvador Muñoz (applicant) filed with the County of Monterey, an application for a Construction permit for the replacement of damaged siding located on the Historic Red Barn.

WHEREAS, the subject parcel is located at 1000 N Hwy 101, Aromas (Assessor's Parcel Number 141-013-035-000), North County Inland Area Plan. The property is zoned Rural Density Residential Zoning and Light Commercial. 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 property is an approximately 6.5 acres and is located off U.S. Highway 101, located near the residential neighborhood called Ballantrae Estates. The subject property is currently developed with the 20,000 square foot Red Barn, an office trailer, a restroom trailer, and multiple compact non-habitable accessory structures to serve as vending stands and storage associated with their previously approved General Development Plan. Previous building permits have been issued on the site for structures other than the Red Barn, including a construction permit was issued August 27<sup>th</sup>, 2025, to replace the restroom trailer with two 786 square foot accessory structures to serve as restrooms.

WHEREAS, previously known as the Elingwood Hay Company Barn, the subject property was constructed in 1945 with an exterior wall-cladding of Kaiser aluminum siding over a steel three-hinged arch support method of construction. The barn is 20,000 square feet, 200 feet long, and 100 feet wide, with a height of 52 feet. The barn's exterior went unpainted before 1970, with the

exception to previous advertisements displaying on the sides, as well as the barn 's own advertising in large block letters that said "World's Largest Hay Barn" on the roof. The exterior was painted red in 1970 along with the installation of the existing skylights. Sliding aluminum doors were added on the front & rear elevations in 1976 (see DPR 523A provided for full history of the subject property). Due to age and wear, over time, areas along the exterior wall-cladding have deteriorated and require repair and minor replacement.

WHEREAS, An Historic Report was prepared by Kent Seavey on March 28, 2026. It states that the subject property is a listed as a contributing resource in the Monterey County Historic Resources Inventory, as approved by the Monterey County Historic Resources Commission in 2010, through California State DPR523. Presently, the subject property retains its historic appearance and reputation as an 'iconic agricultural feature of the landscape' in association with the agricultural development Post-World War II, with the 1970 red exterior and skylights as well as the 1976 aluminum door additions. The DPR 523A Assessment states that the structure qualifies at a state level for listing in the California Register due to the method of construction and size.

WHEREAS, the intent of the current owners is to replace the deteriorated aluminum siding throughout the barn, matching in kind, the historic features. The proposed project as seen on the design drawing provided consists of the needed repair and replacement of damaged exterior aluminum siding, matching in like of the existing stamped aluminum pattern. The work will be limited to the building envelope and does not include any expansion, alteration of the building footprint, or modification to the existing structural system. The contractor shall repair, as needed, the siding based on field conditions, prioritizing preservation of existing materials. Replacement of siding shall be limited to areas where material is deteriorated beyond repair, as determined in the field. The intent is to preserve and maintain the historic character of the structure, in compliance with applicable Monterey County Historical Review Board (HRB) requirements.

WHEREAS, the Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards) provides the framework for evaluating the impact of additions and alterations to historic buildings. The Standards describe four treatment approaches: preservation, rehabilitation, restoration & reconstruction. The Standards require that the treatment approach be determined first, as a different set of standards apply to each approach. For the proposed project the treatment approach is rehabilitation. Out of the ten standards for rehabilitation, only the first six apply:

1. *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 proposed repair & replacement of damaged siding will allow the Red Barn to retain its commercial building use in keeping with this Standard.

2. *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 proposed repair and limited replacement of deteriorated exterior wall cladding, with in-like-kind aluminum panels, matching the historic 1945 period of Significance is consistent with this Standard.

*3. 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 project, employing in-like-kind materials for the project will not create a false sense of historical development, consistent with this Standard.

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

The barn skylights & sliding doors added in the 1970s are over fifty years of age and can be considered as historic features of the subject property, making them consistent with this Standard.

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

Both materials and their method of construction are consistent with this Standard.

*6. 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, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

Again, the employment of in-like-kind materials and the maintenance & repair approach to the project are consistent with this Standard.

**WHEREAS**, A phase II historic report was prepared by Kent L Seavey (HCD-Planning File No. LIB260113) dated March 28th, 2026, which concludes that the project would be consistent with the Secretary of the Interior's Standards.

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, additions, 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. Construction Permit Application and other materials in file 26CP00819
  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. Historic Resources Inventory (DRP523A) prepared by Kent Seavey, Preservation Consultant, dated 2010.
  5. Phase II Historic Assessment, prepared by Kent Seavey, dated March 28, 2026.
  6. Oral testimony and HRRB discussion during the public hearing and the administrative record.
  7. The State CEQA Guidelines.

Passed and adopted on this 4<sup>th</sup> day of **June**, 2026, upon motion of \_\_\_\_\_, seconded by \_\_\_\_\_, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Attest  
Name Jordan Evans-Polockow, HRRB Secretary  
Date June 4, 2026

# Exhibit B

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# RED BARN SIDING REPAIR

## PROJECT DESCRIPTION (SCOPE OF WORK)

---

THE PROJECT CONSISTS OF THE REPAIR AND LIMITED REPLACEMENT OF DAMAGED EXTERIOR SIDING AT THE EXISTING HISTORIC RED BARN BUILDING. WORK IS LIMITED TO THE BUILDING ENVELOPE AND DOES NOT INCLUDE ANY EXPANSION, ALTERATION OF BUILDING FOOTPRINT, OR MODIFICATION TO THE EXISTING STRUCTURAL SYSTEM. THE INTENT IS TO PRESERVE AND MAINTAIN THE HISTORIC CHARACTER OF THE STRUCTURE IN COMPLIANCE WITH APPLICABLE HISTORICAL REPORT REQUIREMENTS. (SEE ATTACHED REPORT FROM KENT L. SEAVEY)

## GENERAL NOTES

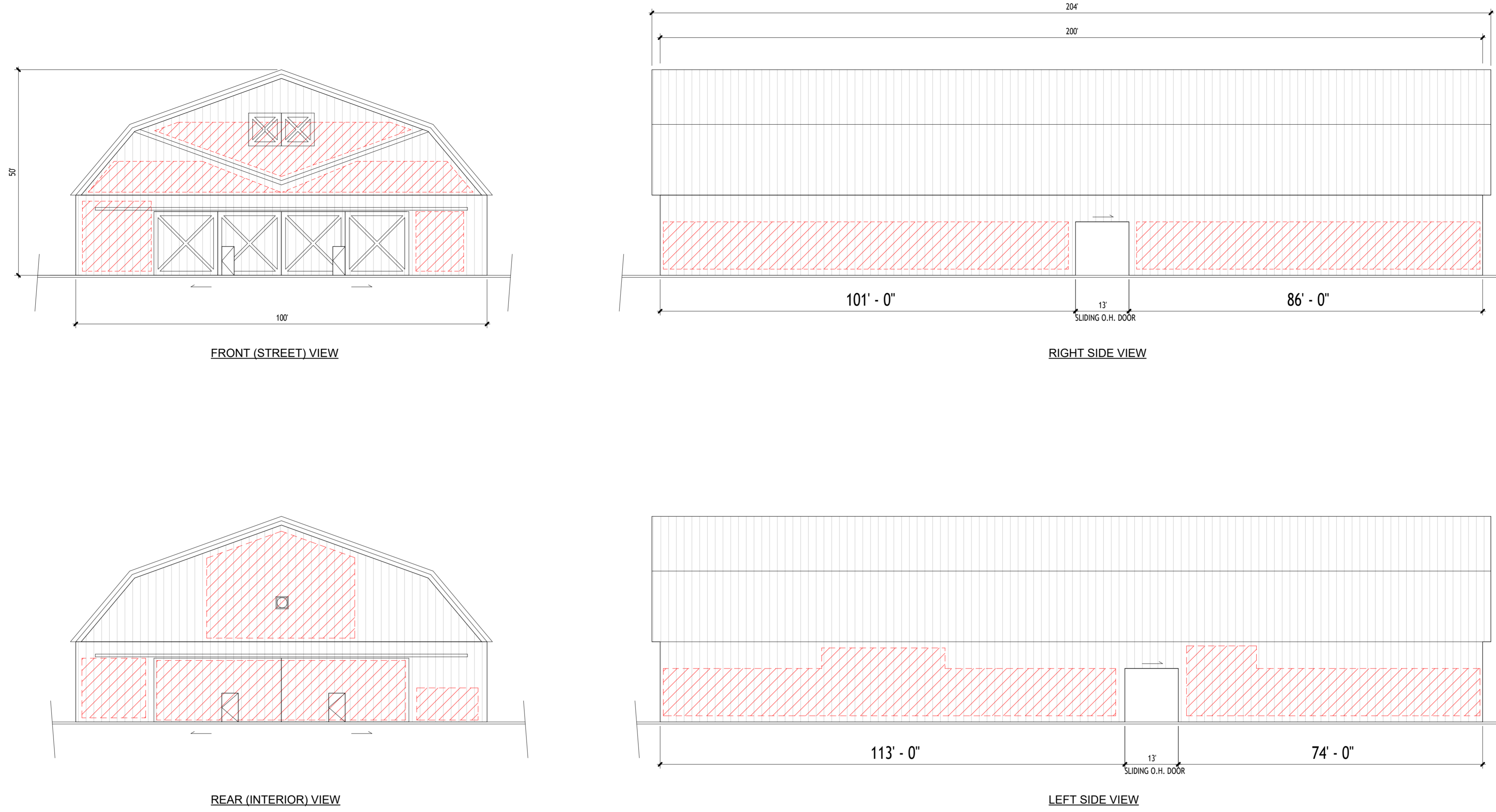
---

1. THE RED BARN IS A HISTORICALLY SIGNIFICANT STRUCTURE AND ALL WORK SHALL COMPLY WITH HISTORICAL REVIEW REPORT REQUIREMENTS AND THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES.
2. CONTRACTOR SHALL REPAIR EXISTING SIDING AS NEEDED BASED ON FIELD CONDITIONS, PRIORITIZING PRESERVATION OF EXISTING MATERIALS.
3. REPLACEMENT OF SIDING SHALL BE LIMITED TO AREAS WHERE MATERIAL IS DETERIORATED BEYOND REPAIR, AS DETERMINED IN THE FIELD.
4. ANY REPLACEMENT SIDING SHALL MATCH EXISTING IN MATERIAL, PROFILE, DIMENSIONS, TEXTURE, AND INSTALLATION PATTERN.
5. SUBSTITUTE MATERIALS SHALL NOT BE USED WITHOUT PRIOR HRB APPROVAL.
6. ALL EXTERIOR FINISHES, INCLUDING COLOR, SHALL MATCH THE EXISTING HISTORIC APPEARANCE.
7. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO AND DURING CONSTRUCTION.
8. ANY UNFORESEEN CONDITIONS OR EXTENT OF DAMAGE SHALL BE DOCUMENTED AND REPORTED TO THE DESIGN TEAM; ADDITIONAL HRB REVIEW MAY BE REQUIRED IF WORK EXCEEDS ORIGINAL SCOPE.
9. ALL EXISTING HISTORIC FEATURES SHALL BE PROTECTED DURING CONSTRUCTION.
10. NO WORK SHALL PROCEED WITHOUT FINAL HRB APPROVAL.
11. ANY DEVIATIONS FROM APPROVED PLANS SHALL REQUIRE RESUBMITTAL AND APPROVAL BY THE HRB.



230 Capitol St. Salinas, California 93901  
[salvador.munoz@smunozarchitects.com](mailto:salvador.munoz@smunozarchitects.com)  
[jeronimo.sanchez@smunozarchitects.com](mailto:jeronimo.sanchez@smunozarchitects.com)

[www.smunozarchitects.com](http://www.smunozarchitects.com)  
**(831) 320-0498**



1 MTL. SIDING PLAN  
1/16" = 1'-0"

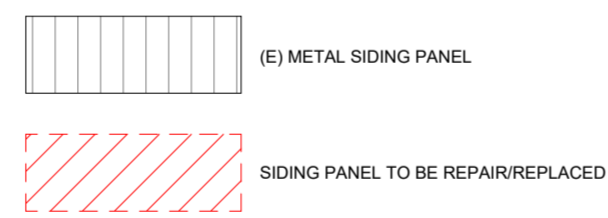
**PROJECT DESCRIPTION (SCOPE OF WORK)**

THE PROJECT CONSISTS OF THE REPAIR AND LIMITED REPLACEMENT OF DAMAGED EXTERIOR SIDING AT THE EXISTING HISTORIC RED BARN BUILDING. WORK IS LIMITED TO THE BUILDING ENVELOPE AND DOES NOT INCLUDE ANY EXPANSION, ALTERATION OF BUILDING FOOTPRINT, OR MODIFICATION TO THE EXISTING STRUCTURAL SYSTEM. THE INTENT IS TO PRESERVE AND MAINTAIN THE HISTORIC CHARACTER OF THE STRUCTURE IN COMPLIANCE WITH APPLICABLE HISTORICAL REPORT REQUIREMENTS. (SEE ATTACHED REPORT FROM KENT L. SEAVEY)

**GENERAL NOTES**

- THE RED BARN IS A HISTORICALLY SIGNIFICANT STRUCTURE AND ALL WORK SHALL COMPLY WITH HISTORICAL REVIEW REPORT REQUIREMENTS AND THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES.
- CONTRACTOR SHALL REPAIR EXISTING SIDING AS NEEDED BASED ON FIELD CONDITIONS, PRIORITIZING PRESERVATION OF EXISTING MATERIALS.
- REPLACEMENT OF SIDING SHALL BE LIMITED TO AREAS WHERE MATERIAL IS DETERIORATED BEYOND REPAIR, AS DETERMINED IN THE FIELD.
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- ANY UNFORESEEN CONDITIONS OR EXTENT OF DAMAGE SHALL BE DOCUMENTED AND REPORTED TO THE DESIGN TEAM. ADDITIONAL HRB REVIEW MAY BE REQUIRED IF WORK EXCEEDS ORIGINAL SCOPE.
- ALL EXISTING HISTORIC FEATURES SHALL BE PROTECTED DURING CONSTRUCTION.
- NO WORK SHALL PROCEED WITHOUT FINAL HRB APPROVAL.
- ANY DEVIATIONS FROM APPROVED PLANS SHALL REQUIRE RESUBMITTAL AND APPROVAL BY THE HRB.

**LEGEND**



EXISTING CONDITIONS

**RED BARN - MTL. SIDING REPAIR**

CLIENT NAME  
**Jimenez Salvador Jr Tr**

PROJECT ADDRESS  
**1000, 1050, 1060 and 1150 North Highway 101, Aromas**

BUILDER NAME  
BUILDER CONTACT  
BUILDER ADDRESS

REVISION LOG		
REV #	DATE	DESCRIPTION

PROJECT NUMBER: 020\_2026

API NUMBER: 141-013-035-036-037

SHEET NAME  
**RED BARN SIDING PLAN**

SHEET NO.  
**A100**

Scale  
AS NOTED

# Exhibit C

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**PRIMARY RECORD**

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

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

Trinomial \_\_\_\_\_

NRHP Status Code 5S1

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

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

Page 1 of 3

Resource Name or #: (Assigned by recorder) *Ellingwood Hay Company Barn*

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: *1000 Highway 101* City *Aromas* Zip *95004*

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. *141-013-005*

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

The Ellingwood Hay Company barn is a massive (20,000 square feet) three-hinged arch truss steel-framed hay barn, rectangular in plan, resting on a concrete pad foundation. The exterior wall cladding is Kaiser Aluminum siding. The Gambrel roof form, of the same material, takes its name from the resemblance of the roof's profile to that of a French butcher's hook (*Gambrel*).. It combines two different roof pitches, at the roof peak the angle is shallow. Halfway down, to the pitch break, it becomes much steeper and continues this way to the eaves. The almost-vertical angle thus created becomes both roof and wall, allowing for much more loft storage space. A small gabled monitor roof, almost the full length of the barn ridge line, provides light and ventilation for the interior. Multiple flat skylights were added along the roof peak angle in 1970 to provide more interior lighting with the advent of antiques sales. Fenestration includes two original sets of large sliding aluminum doors on the front (west) and rear (east) elevations, with smaller single sliding aluminum doors centered on the north and south side-elevations. These features were added c.1974. Both entries have projecting semicircular cloth awnings on slender steel frames, open on their sides. The west (front) elevation is characterized by simple decorative wood cross-bracing framing the sliding doors and the gambrel roof shape. Similar sawn wood signage advertises the antique sales function of the barn on the steep-pitched roof planes below the pitch break.

P3b. Resource Attributes: (List attributes and codes) *HP4 - Ancillary Building* *HP6 - 1-3 story Commercial Building*

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 facade and north side-elevation, 6/09*

P6. Date Constructed/Age and Sources  
 Prehistoric  Historic  Both

*1945-Ellingwood family archives*

P7. Owner and Address

*Stagecoach Territories  
1000 Highway 101  
Aromas, CA 95004*

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

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

P9. Date Recorded: *11/18/2009*

P10. Survey Type: (Describe)  
*Intensive-owner requested*

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  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Resource Name or #: (Assigned by recorder) *Ellingwood Hay Company Barn*

- B1. Historic Name: *Ellingwood Hay Company Barn*
- B2. Common Name: *Big Red Barn Antiques & Flea Market*
- B3. Original Use: *commercial hay barn & hardware sales*      B4. Present Use: *Commercial (antiques & flea market)*
- B5. Architectural Style: *agricultural vernacular (gambrel roofed metal barn)*
- B6. Construction History: (Construction date, alterations, and date of alterations)  
*Constructed 1945 (Ellingwood family archives); skylights added 1970 (Ellingwood business records); sliding aluminum doors on side-elevations, 1974 (Ellingwood business records)*
- B7. Moved?  No    Yes    Unknown   Date: \_\_\_\_\_      Original Location: \_\_\_\_\_
- B8. Related Features: *Several small temporary structures on site, all post-dating 1969.*

B9a. Architect: *Kaiser Aluminum Company*      b. Builder: *Kaiser Aluminum Company*

B10. Significance: Theme: *agricultural development*      Area: *Aromas*

Period of Significance: *1945*      Property Type: *commercial hay barn/lumber*      Applicable Criteria: *CR3*  
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The Ellingwood Hay Company Barn is significant under California Register criterion 3, in the area of architecture, for its aluminum and steel three-hinged arch truss support method of construction. Built by Kaiser Aluminum in 1945, the structure is 200 feet long and 100 feet wide and 52 feet high. It is constructed of 22,000 pounds of Kaiser Aluminum and supported by 100 tons of Kaiser steel framing set in a massive concrete pad.*

*The original owner, Harry C. Ellingwood noted that "Kaiser Aluminum roofing keeps my hay better, gives me up to 5 percent more profit". His daughter-in-law, and current owner Frances Ellingwood noted that the Kaiser Aluminum Company constructed the barn at the end of WWII at no cost to Ellingwood in order to advertise the properties and potential of their lightweight materials. The barn advertised itself as the "World's Largest Hay Barn" in large block letters on the surface of its gambrel roof system.*

*Harry C. Ellingwood, a native of Iowa, attended Penn State College prior to coming to the Watsonville-Aromas area with his family in 1933. Mr. Ellingwood established the Ellingwood Lumber Yard in Pajaro in 1940. According to his daughter Pauline Ellingwood, the pad for the hay company barn was poured as early as 1942, but had to wait until the end of the war for its construction because of war related materials restrictions during the conflict. Harry Ellingwood sold hay, lumber and hardware out of the barn, as well as running a trucking business and some car sales. Frances Ellingwood described her father-in-law as jack-of-all-trades. According to the family his company sold hay to the Army at Ft. Ord. and provided the first hay barriers for the Laguna Seca Raceway. In 1969 Frances Ellingwood began selling antiques as part of the ongoing business. The exterior of the barn remained unpainted except for a series of advertisements, including one for Langendorf Bread, until 1970 when it was painted barn red. It acquired its current advertising in the early 1970s.*

B11. Additional Resource Attributes: (List attributes and codes)      *HP4 - Ancillary Building*      *HP6 - 1-3 story Commercial*

**B12. References:**

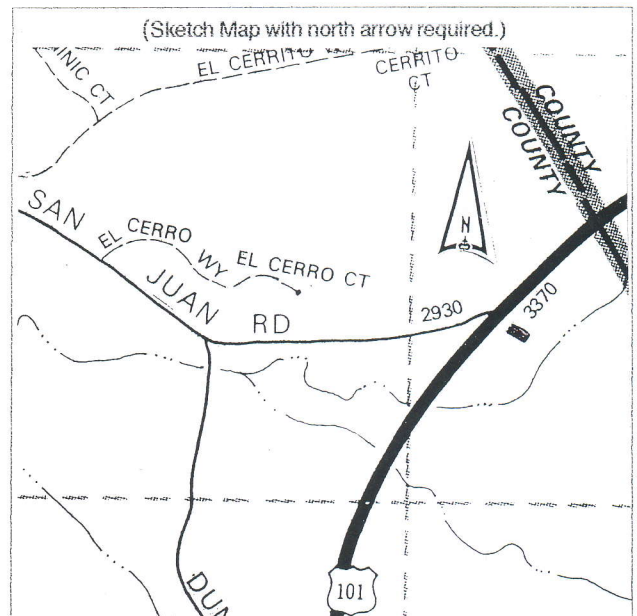
- Ellingwood family archives, Hollister, CA*
- Ellingwood, Frances, personal interview with current owner 10/29/09*
- Ellingwood, Pauline, personal interview with Harry C. Ellingwood's daughter, 10/29/09*

B13. Remarks: *Zoning CP-2*

B14. Evaluator: *Kent Seavey*

Date of Evaluation:

(This space reserved for official comments.)



# CONTINUATION SHEET

Page 3 of 3

Resource Name or #: (Assigned by recorder) *Ellingwood Hay Company Barn*

Recorded by: *Kent L. Seavey*

Date *11/18/2009*

Continuation  Update

P3. (cont.) Over time these surfaces were used for advertising with painted signage on the same surfaces, including Langendorf Bread. The original aluminum surface of the barn was painted red in 1969-1970.

The barn is sited on the east side of California State Highway 101 at the junction of San Juan Road. It is visually framed by rural open space with small farms. It is immediately surrounded by open space for vendors on the south, and a large unpaved parking lot on the north side of the barn.

B10. The character-defining gambrel roof design of the massive barn was probably employed as much for its associative advertising value with the concept of "traditional" barn form, as it was for its holding capacity. The world's largest hay barn sign was prominent along well traveled Highway 101 well into the 1960s. The gambrel roof itself began replacing pitched barn roofs just after the American Civil War, primarily because of its loft area increase. Sliding barn doors, like those found on the subject property, became popular in the 1880s as the size of barns in general increased. The enormous size of the barn is made possible by the light-weight properties of its stamped sheet aluminum skin coupled with the slender steel three-hinged arched truss system that reads visually as a giant spider web with steel gussets forming the center point of each truss (see attached photo).

The only physical changes to the barn are single sliding aluminum doors, centered on each of the side elevations. These features match in kind the historic wall cladding, and are accessed by wooden ramps covered by semicircular light metal frames with canvas awnings. These features are easily reversible, and consistent with the Secretary of the Interior's Standards for the Treatment of Historic Buildings. The west facing facade of the barn has some decorative wood trim, added after 1970, which is also easily reversible (see attached photo).

The Ellingwood Hay Company Barn retains its physical integrity to a high degree as constructed in 1945. Advertised as "The World's Largest Hay Barn" it remains an iconic agricultural feature of the landscape along California Highway 101, evoking a strong sense of time and place and of feeling and association with post WWII agricultural development in Monterey County. It is primarily significant for its lightweight method of three-hinged arched truss steel construction and stamped aluminum siding, extolling the properties and possibilities of these relatively new building materials in agricultural applications. The barn clearly qualifies for listing in the California Register at the state level of significance for its relative size and method of construction.

B12. (cont.)

Monterey County Assessor's records, Monterey County Assessor's office, Salinas, CA

*Monterey Peninsula Herald*, 11/17/94

Noble, A.G., & Cleek, R.K., *The Old Barn Book*, Rutgers Univ. Press: New Brunswick, NJ, 1997.

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

Witzel, M.K., *Barns-Styles & Structures*, MBI Pub. Co.: St. Paul, MN, 2003.

### Supplemental Photograph or Drawing

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

*Looking SE at the west-facing facade and north side-elevation, c. 1952, photographer unknown.*



Office & Warehouse 101 Highway, Aromas, California  
Phone Watsonville: Office 49277 Res. 48561

State of California

D 15145

# Department of Agriculture



H. C. ELLINGWOOD  
101 Hiway  
Aromas, California

The licensee having paid to the Director of Agriculture of the State of California the sum of \$25.00, and having complied with all conditions as required by law, is hereby granted license to act as

**DEALER**

**FEE \$25.00**

as defined by law.

**NOTE:** — *This license does not cover or permit handling farm products on consignment, or allow licensee to operate as a Commission Merchant.*



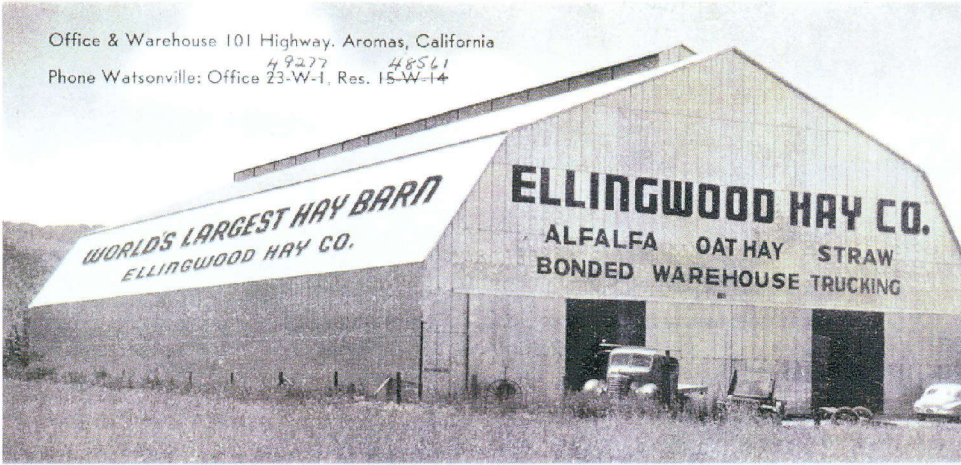
This license is valid from Sept. 1, 1948 to Aug. 31, 1949

Date of Issuance Aug. 24, 1948

<sup>Ⓟ</sup> This license is not transferable.  
Any change in ownership requires that a new license be secured.

*Bureau of Market Enforcement.*

Office & Warehouse 101 Highway, Aromas, California  
49277 48561  
Phone Watsonville: Office 23-W-1, Res. 15-W-14





Ellingwood Hay Co. Barn interior. Note steel three-hinged arched truss framing system. October, 2009.



Looking NE at the west facing facade of the Ellingwood Hay Co. Barn. Note applied wood trim and decoration. October, 2009

# Kent L. Seavey

## HISTORIC PRESERVATION CONSULTANT

310 LIGHTHOUSE AVENUE PACIFIC GROVE, CA

93950 Telephone: 831 375-8739

[seaveykent@gmail.com](mailto:seaveykent@gmail.com)

---

### KENT L. SEAVEY, HISTORIC PRESERVATION CONSULTANT

#### BIOGRAPHY

Kent L. Seavey has been an independent historic preservation and museum interpretation consultant since 1978. Prior to establishing his own consulting business, Mr. Seavey worked variously as the first Historical Coordinator for the County of Monterey, Director of the Carmel Museum of Art, Registrar for the M.H. DeYoung Museum, and Curator of the California Historical Society. Mr. Seavey is a well-known authority on California Art and Architecture and has lectured on or taught these subjects at the University of California's Berkeley and Santa Cruz campuses, Cal Poly San Luis Obispo, San Jose State University, Stanford University and other institutions of higher learning.

Mr. Seavey has been a part-time instructor at Monterey Peninsula College since 1976, where he teaches art and architectural history and a course on the history of Monterey County. His publications include several monographs on early California artists, including Raymond D. Yelland and Francis McComas. He has also published books on Monterey County historic resources, including *Pacific Grove* (Arcadia Publishing, 2005); and *Carmel, A History in Architecture* (Arcadia Publishing, 2007).

Mr. Seavey has prepared historic resource inventories for numerous California communities, including Carmel-by-the-sea, San Juan Bautista, Salinas, Belmont, San Carlos and Colma. Mr. Seavey has prepared nearly two-thirds of all National Register of Historic Places nominations for Monterey County historic resources.

Mr. Seavey was made an honorary member of the Monterey Bay Chapter of the American Institute of Architects in 2005 and was the recipient of the Robert Stanton Award for contributions to the field of architecture in 2007. Mr. Seavey wrote preservation protocols for the conference of California Historical Society while chair of their preservation committee.

A leading expert in Monterey County architectural history and history, Mr. Seavey was awarded the Distinguished Historian honor by the California Council for the Promotion of History in 2009. Mr. Seavey meets the Secretary of the Interior's Professional Qualifications Standards in Architectural History and History.

Mr. Seavey recently served on the Monterey County Historic Resources Review Board. Previously, he served as Chairman of the Monterey County Historic Advisory Commission, Chairman of the Pacific Grove Historic Preservation Ordinance Drafting Committee, and Director of the California Council for the Promotion of History. Mr. Seavey wrote preservation protocols for the conference of the California Historical Society while chair of their preservation committee. Mr. Seavey was also the 2015 winner of the Alliance of Monterey Area Preservationists award for Preservationist of the Year, & Monterey County Historical Society Preservationist of the Year in 2024.

---

**Kent Seavey Qualified Individual**

3 messages

CCIC &lt;CCIC@sbnature2.org&gt;

Tue, Nov 5, 2024 at 3:28 PM

To: "gmccown@cityofpacificgrove.org" &lt;gmccown@cityofpacificgrove.org&gt;

Cc: "seaveykent@gmail.com" &lt;seaveykent@gmail.com&gt;

Hello,

I was contacted by Kent Seavey, as our information center is taking over management of the CHRIS Consultants List ([chrisinfo.org](http://chrisinfo.org)) since the EIC closure in July. Unfortunately, the transfer of list management credentials did not happen smoothly, so we still cannot edit the website and update the list.

I did want to let you know that Kent Seavey has been on the list in prior years, but had not renewed before EIC's closure. Being on the list does not itself constitute one as being Secretary of Interior Qualified, but we do verify individuals are Qualified prior to accepting them onto the list. In other words, failing to remain on the list does not mean that an individual is no longer Qualified, as their Qualifications are based on their meeting the Standards as outlined in: [The Secretary of the Interior Professional Qualifications Standards Link](#)

In lieu of being able to add Kent to the list at this time, please accept my confirmation that I have reviewed Kent's credentials, and he is indeed a Qualified Individual under the Architectural Historian and Historian criteria, and should be considered qualified for the purposes of evaluating cultural and historical built-environment resources.

If you have any questions about this process, or our role in vetting Qualified Individuals (we also vet their credentials to provide them access to the confidential data within the CHRIS inventory), please contact me at the number below (and alternately at extension 141 if I am not reached at extension 181) M-W or F between 10-4.

Thanks,  
Brian

Brian Barbier, M.A.  
Coordinator

**CENTRAL COAST INFORMATION CENTER**805-682-4711 ext. 181 | [www.sbnature.org/collections-research/central-coast-information-center](http://www.sbnature.org/collections-research/central-coast-information-center)**SANTA BARBARA MUSEUM OF NATURAL HISTORY****Museum**

2559 Puesta del Sol, Santa Barbara, CA 93105

805-682-4711 | Fax 805-569-3170

**Sea Center**

211 Stearns Wharf, Santa Barbara, CA 93101

805-962-2526 | Fax 805-962-3483

# Exhibit D

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KENT L. SEAVEY  
310 LIGHTHOUSE AVENUE  
PACIFIC GROVE, CALIFORNIA 93950  
(831) 375-8739

March 28, 2026

Mr. Salvador Jimenez  
Jimenez Salvador Jr. Trust  
14601 Roland Canyon Rd.  
Salinas, CA 93908

Dear Mr. Jimenez

Re: Phase Two Historic Assessment for the Ellingwood Hay Company Barn,  
located at 1000 North Highway 101, Aromas CA 95004  
APN# 141-013-035

Dear Mr. Jimenez:

This historic assessment of the proposed maintenance & repair project for the historic Eellingwood Hay Barn at 1000 Highway 101 is predicated on several recent visits to the subject property, to review the existing physical condition of the (1945) subject property.

**Project Methodology**

Previous site visits with the architect of record in December 2025, & February 2006.

Research Design

Research was conducted during February & March 2026 in the following repositories.

- . Monterey County Assessor's Office;
- . Monterey County Planning & Building Departments; and
- . Monterey County Library files

## **Registration**

The subject property is listed as a contributing resource in the Monterey County Historic Resources Inventory, as approved by the Monterey County Historic Resources Commission in 2010, through a California State DPR523A (see document provided). The following Phase Two Historic Assessment, as listed in the Monterey County Historic Resources inventory requires evaluation of the proposed maintenance & repair of said property be in conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, as required by the County of Monterey (MCCC 18-25.070).

## **Existing Site Conditions**

The subject property was constructed in 1945 with an exterior wall-cladding of Kaiser aluminum siding over a steel three-hinged arch support method of construction. Existing skylights were added in 1970. Sliding aluminum doors were added on the Front & rear elevations in 1976 (see DPR 523A provided for full history of the subject property). Due to age and wear, over time, areas along the exterior wall-cladding have deteriorated and require repair and minor replacement.

## **Remaining Character Defining Features of the Building**

As detailed in *National Register Bulletin 15* and *Preservation Brief 17: Architectural Character: Identifying the Visual Aspects of Historic Buildings as an aid to Protecting Their Character*.

Character-defining features are aspects of a building's form, massing, architectural style, materials and details that communicate the architectural character and general composition of a historic resource. These features include: the setting, overall shape & massing, roof forms & projections, exposed structural elements, window & door openings, any trim & architectural details & finishes.

Presently, the subject property retains its historic appearance as its physical appearance in 1976, with the 1970 skylights & 1976 aluminum door additions. The only other changes that have occurred over time is the decorative applied signage on the building envelope, (as noted above a full history of the subject property is included in the DPR523 provided as an attachment to this document).

## **Proposed Project**

The proposed project as seen on the design drawing provided, consists of the needed repair and replacement of damaged exterior aluminum siding, matching in like kind the existing stamped aluminum pattern. The work will be limited to the building envelope & does not include any expansion, alteration of the building footprint, or modification to the existing structural system.

The contractor shall repair, as needed, the siding based on field conditions, prioritizing preservation of existing materials. Replacement of siding shall be limited to areas where material is deteriorated beyond repair, as determined in the field.

The intent is to preserve and maintain the historic character of the structure, in compliance with applicable Monterey County Historical Review Board (HRB) requirements (see plans and drawings provided).

## **The Secretary of the Interior's Standards**

The *Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards)* provides the framework for evaluating the impact of additions and alterations to historic buildings. The *Standards* describe four treatment approaches: preservation, rehabilitation, restoration & reconstruction. The *Standards* require that the treatment approach be determined first, as a different set of standards apply to each approach. For the proposed project the treatment approach is rehabilitation. The *Standards* describe rehabilitation as:

In *Rehabilitation, in the treatment* historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation; however, an assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in the Standards for Rehabilitation and Guidelines for Rehabilitation to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions.

The ten *Standards* for rehabilitation are:

1. 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.
2. 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.
3. 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.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. 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, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage of historical material will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall 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.
- 10 New additions and adjacent or related construction will be taken in such a manner that, if removed in future, the essential form and integrity of the historic property and its environment will be unimpaired.

## Evaluation of Proposed Repair & Replacement of Damaged Siding

For the proposed repair & replacement of damaged siding on the subject building, the following list of the ten *Standards* for rehabilitation, with an evaluation given below each standard.

1. *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 proposed repair & replacement of damaged siding will allow the to retain its commercial building use in keeping with this *Standard*.

2. *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 proposed repair and limited replacement of deteriorated exterior wall cladding, with in-like-kind aluminum panels, matching the historic 1945 period of significance siding, is consistent with this *Standard*.

3. *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 project, employing in-like-kind materials for the project will not crate a false sense of historical development, consistent with this *Standard*.

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

Thee barn skylights & sliding doors added in the 1970s are over fifty years of age and can be considered as historic features of the subject property, making them consistent with this *Standard*.

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

Both materials and their method of construction are consistent with this *Standard*.

6. *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, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

Again, the employment of in-like-kind materials and the maintenance & repair approach to the project are consistent with this *Standard*.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage of historical material will not be used.*

No chemical or physical treatments that might cause damage will be used on This project, thus satisfying this *Standard*.

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

This *Standard* does not apply; as archeological features would be identified using a certified archeologist's report under a separate contract (if determined necessary by the County of Monterey).

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

The project is one of primarily maintenance & repair, with minimal damage to the historic fabric of the subject property. This *Standard* does not apply to the project, As proposed.

10 *New additions and adjacent or related construction will be taken in such a manner that, if removed in future, the essential form and integrity of the historic property and its environment will be unimpaired.*

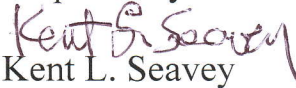
This *Standard* does not apply to the proposed project as no new construction will be undertaken, thus satisfying said *Standard*.

## Conclusion, alterations

In conclusion, the proposed repair design, for the historic 1945 Ellingwood Hay Company Barn, at 1000, Highway 101 Aromas, California meets the *Secretary of the Interior's Standards for Rehabilitation*. The design does not impact the remaining character-defining features or overall historic integrity of the subject property. Because the proposed maintenance & repair approach to the project, employing in-like-kind materials, including matching the existing color scheme of the subject property, the work described is mitigated to a level of less than a significant impact on the historic resource, and does not constitute a substantial adverse change to the historic resource, thus conforming to the Monterey County Code Chapter 18.25. 070, and the requirements of the California Environmental Quality Act (CEQA).

Please contact me with any question regarding the design of this review letter.

Respectfully Submitted,

  
Kent L. Seavey

Attachment: Ellingwood Hay Company Barn 1001 Highway 1, 11/18/ 2009.

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