

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. 24-XXX

REF240031 – County of Monterey Porter-Vallejo Mansion

Resolution recommending to the County of Monterey department of Public Works, Facilities, and Parks that: 1) The alterations to a historic resource (the Porter Vallejo Mansion), including a new stairway egress with new fire exits on the second and third floors; new outdoor space with new shade structures and picnic tables; and new sustainable landscaping will neither adversely affect the significant architectural features of the designated resource nor adversely affect the character of historical, architectural, or aesthetic interest or value of the designated resource and its site; 2) The project is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties, under the treatment approach of rehabilitation; and 3) The project qualifies for a Class 31 categorical exemption pursuant to CEQA Guidelines section 15331, and that none of the exceptions from Section 15300.2 apply.

WHEREAS, this matter was heard referred to the Historic Resources Review Board (HRRB) of the County of Monterey on October 17th, 2024, in accordance with its role to review and comment upon municipal improvement undertaken by the County as they relate to historic resources pursuant to Monterey County Code section 2.56.050.H.

WHEREAS, the property is located at 29 Bishop Street, Royal Oaks (Assessor's Parcel Number 117-323-013-000), North County Area Plan, and the Porter Vallejo Mansion has been listed on the on the National Register of Historical Places, California Register of Historic Resources, Monterey County Register of Historic Resources, and has a Historic Resources "HR" zoning overlay.

WHEREAS, the Porter Vallejo Mansion is listed on the National Register of Historic Places and has a historic resources "HR" district zoning overlay. The resource was nominated as a historic property with the United States Department of Interior, National Park Service, National Register of Historic Places on December 4, 1989. The nomination was approved and entered into the National Registry on January 4, 1990.

WHEREAS, the Porter Vallejo Mansion is a historical home of John Porter, whose role as significant figure within the Pajaro community as a businessman and community leader falls under Criterion B of the National Register of Historic Places (NRHP). In the 1870s, John Porter moved the one and a half story residence from the Vallejo property to its current location and hired Architect William Weeks to remodel the home into a 23-room, three-story house. This remodel is also significant as an example of the early architectural work from Weeks and meets Criterion C of NRHP. The Porter Vallejo Mansion is notable for Week's ability to convert the home into the Queen Anne style while maintaining the home's original Gothic Revival features.

WHEREAS, the project proposes a remodel to the outdoor space used by the library, including the removal of the existing play equipment, ADA ramp, chain link fence, and wooden pergola. Public works has provided two different design options for the new outdoor space for the HRRB's consideration. The first option includes triangular canvas sunshades with metal frames and metal support posts to cover two groupings of picnic tables. The second option includes two square pergolas with metal posts and wooden slatted roofs to cover two grouping of picnic tables. Both options also include a round reading area with curve concrete seating, a platform with a rounded backdrop, and a metal fence with vertical pickets and posts. The project also proposes to replace the current water-intensive lawn with a permeable decomposed granite surface as well as the planting of native, drought tolerant, low-maintenance, non-toxic plants.

WHEREAS, a Phase I Historic Assessment was prepared for the project by Dolores Byers on December 4th, 1989. A Phase II Historic Assessment was prepared for the project by Meg Clovis on November 20th, 2023. An Addendum to the Phase II report which addresses the proposed project was prepared by Meg Clovis on August 30th, 2024.

WHEREAS, the phase II addendum analyzed the proposed project and associated site improvements and found them consistent with Standards One, Two, Nine, and Ten of the Secretary of the Interior's (SOI's) Standards for Rehabilitation and Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings.

WHEREAS, the proposed egress stairway and fire exits will be installed on the 1924 addition to the home which is considered a non-character-defining addition making it consistent with Standards One and Two which require minimal change to distinctive materials, features, spaces, and spatial relationships, and that the historic character be retained and preserved, respectively. The proposed egress stairway and fire exits will be painted to match the field color of the mansion and are proposed to be built in either wood or steel with a wooden frame for the second floor exit and a gable roof cap dormer for the third floor exit making it consistent with Standard Nine which requires new additions to be differentiated yet compatible with the historic design. Additionally, the proposed egress doors and stairway could be removed without affecting the form or integrity of the home making it consistent with Standard Ten.

WHEREAS, the proposed outdoor space remodel will be placed in the same location as the existing outdoor space and does not involve any character-defining features and therefore is consistent with Standards One and Two. Two options are provided for the outdoor space remodel, in both the fence and reading area will be compatible with the home and are therefore consistent with Standard Nine. Of the two options provide for the sunshades, the provided historical Report claims that Option one is more minimalist and less obtrusive and therefore is more consistent with

Standard Nine. The proposed outdoor remodel could be removed without impact to the form or integrity of the home and therefore is consistent with Standard Ten.

WHEREAS, CEQA Guidelines section 15331 categorically exempts projects limited to the maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties. The project consists of the repair and rehabilitation of a historic property, consistent with the intent of this exemption, and none of the exceptions from CEQA guidelines section 15300.2 apply in this case.

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 adopts the following findings, supported by the listed evidence, and conditions:

Finding: The proposed work will neither adversely affect the significant architectural features of the designated resource nor adversely affect the character of historical, architectural, or aesthetic interest or value of the designated resource and its site.

Finding: The proposed work is consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties, under the treatment approach of rehabilitation.

Finding: The project qualifies for a Class 31 categorical exemption pursuant to CEQA Guidelines section 15331, and that none of the exceptions from Section 15300.2 apply

Evidence:

1. Regulations for the Preservation of Historic Resources as contained in Monterey County Code Chapter 2.56(a) and 21.54
2. Phase I Historic Assessment (LIB230273) prepared by Dolores Byers.
3. Phase II Historical Report (LIB230334) prepared by Meg Clovis.
4. Secretary of the Interior’s (SOI’s) Standards for Rehabilitation and Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings.
5. The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file REF240031.
6. Oral testimony and HRRB discussion during the public hearing and the administrative record.

Condition 1: **Pergola Design:** Option 1, the tensile shade structure, shall be utilized for the outdoor patio area.

Condition 2: **Stair Materials:** The steel stair option shall be utilized for the egress stair.

Passed and adopted on this **17th day of October, 2024**, upon motion of _____, seconded by _____, by the following vote:

AYES:

NOES:
ABSENT:
ABSTAIN:

Attest
Philip Angelo, HRRB Secretary
October 17, 2024