Exhibit C

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PHASE TWO HISTORIC ASSESSMENT

for:

The Hatton Dairy Barn

6540 Carmel Valley Road

Carmel Valley, CA.

APN: 015-201-012

Applicant:
Dennis Levett
6540 Carmel Valley Road
Carmel Valley, CA 93924

Contractor:
Tescher Construction
POB 4915
Carmel, CA 93940

Historical Consultant:
Meg Clovis
14024 Reservation Rd.
Salinas, CA. 93908

July 10, 2025

Table of Contents

INTRODUCTION 3
HISTORICAL BACKGROUND 4
DESCRIPTION OF THE HATTON DAIRY BARN 6
IMPACTS OF THE PROPOSED PROJECT 7
MITIGATION SUMMARY 10
CONCLUSION 10

Figure 1: View of the east and south elevations, looking northwest.

INTRODUCTION

Property Owner & Applicant:
Dennis Levett
6540 Carmel Valley Road
Carmel Valley, CA. 93924

Address & Parcel Number:
6540 Carmel Valley Road
Carmel Valley, CA. 93924
APN: 015-201-012

Project Description & Current Use:
The proposed project includes the reroofing of the Hatton Dairy Barn and the installation of interior storm windows. The current wood shingle roof was installed in 2011 and has reached the end of its life span. When the barn was originally constructed c. 1890, an elongated wood shingle roof was installed. When the barn was restored in 2011 the shingles were replicated.

The wood shingle roof will not be replaced in kind due to fire concerns since the barn is in a high fire hazard area. The contractor has proposed to replace the wood shingles with asphalt shingles. Prior to installing the shingles, new plywood and an additional layer of a fire-rated membrane will be installed for further fire protection.

To prevent water intrusion through the stall windows, new storm windows will be installed behind each stall window. The storm windows will only be visible if the sliding wood shutters are open.

Current Use
The Hatton Dairy Barn was originally part of Hatton's upper valley dairy complex. After dairy operations ceased, it has been used for storage. It will continue in that use.

Historic Consultant:
Meg Clovis' qualifications and experience as a historian span the past 45 years. After graduating from Boston University with a M.A. in Historic Preservation in 1979, Ms. Clovis joined the firm of Charles Hall Page and Associates in San Francisco as an Architectural Historian. During that time, she consulted on projects throughout the western United States. In 1981 Monterey County hired Ms. Clovis as County Historian and she served in that capacity for 36 years. She staffed the Monterey County Historic Resources Review Board and Historical Advisory Commission. She was responsible for the adequacy of historical reports for the purposes of CEQA and she is well-versed in the criteria of the Monterey County, California and National Registers. In 2019 Ms. Clovis was employed by the National Trust for Historic Preservation as Historian for the Cooper-Molera Adobe in Monterey. Ms. Clovis currently serves as consulting historian for the City of Carmel-by-the-Sea. Meg Clovis is a certified Historian and Architectural

Historian with the County of Monterey, and she meets the Secretary of the Interior's Professional Qualifications Standards in Architectural History and History (36 CFR Part 61).

Research Design:

During July 2025, Meg Clovis carried out background research for this report including:

- Met with Monterey County Planning staff and project contractor
- Reviewed proposed reroofing plans
- Reviewed all pertinent National Park Service publications related to the Secretary of the Interior's Standards and Guidelines for Rehabilitation including:
    a) Preservation Briefs
    b) Interpreting the Standards Bulletins
    c) Preservation Tech Notes
- Reviewed the property building file and DPR completed by Kent Seavey.

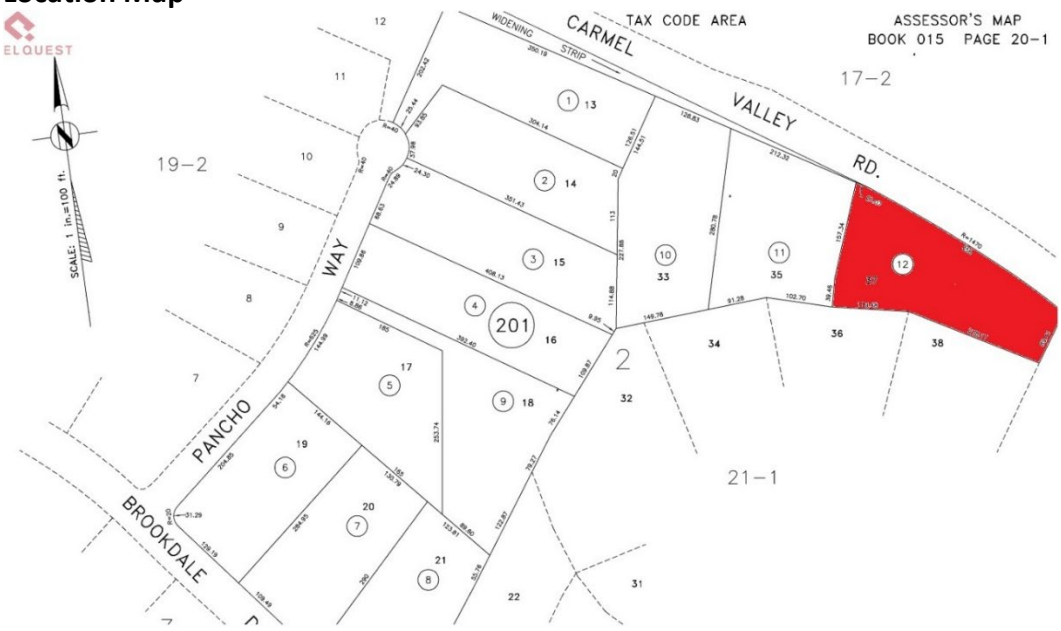
Current Listing Status:

The Hatton Dairy Barn was listed in Monterey County's Local Official Register of Historic Resources by Monterey County's Board of Supervisors in June 2009. The building was found eligible for listing under the following criteria (MCC Chapter 18.25.070):

1. The resource proposed for designation is particularly representative of a distinct historical period, type, style, region or way of life.
2. The resource proposed for designation exemplifies a particular architectural style or way of life important to the County.
3. The resource proposed for designation is connected with someone renowned.

HISTORICAL BACKGROUND

Location Map



Hatton Dairy Barn History:
The history of William Hatton and his barn on the Upper Hatton Ranch in Carmel Valley is excerpted from the Primary Record and Building, Structure, and Object Record for the property (DPR 523A & B) which was completed by Kent Seavey in December 2008.

"William Hatton was the owner-operator of the Del Monte Dairy, one of the most extensive dairying interests in Monterey County in the late 19th century, controlling as many as 4000 acres at one time. The principal dairy was at the mouth of the valley on the former Rancho Canada de la Segunda, with the Upper Ranch some three miles inland. There were further milk processing facilities in the Carmel Valley Village area. Hatton's dairy milked as many as 600 high quality Holstein and Durham cows daily. He also managed the agricultural operations in Carmel Valley for the Pacific Improvement Company (PIC), the real estate arm of the Southern Pacific Railroad that operated the Hotel Del Monte in Monterey. Hatton's Del Monte Dairy was the sole supplier of dairy products to the hotel.

William (Will) Hatton was born in Wicklow County, Ireland in 1849. He worked from 1862 to 1870 as a merchant seaman, arriving in Charleston, South Carolina, where he served as an agent to the United States Revenue Service for a year. In Charleston he met his future bride, Kate Harney. Hatton came to California in 1870 and apprenticed at a dairy business on the Salinas Valley farm of E.P. St. John. Over time Hatton saved enough money to buy his employer's 640-acre dairy, and in 1875 married Miss Harney and brought her back to California. In 1883 Hatton became superintendent of the PIC ranching operations in Carmel Valley, moving to Los Laureles Ranch. Hatton purchased 1000 acres of mid-valley property (Upper Ranch) with Sinclair Ollason in the 1880s, where the subject dairy barn is located, later buying out the Ollason interests. By 1888 Hatton had been hired by Dominga Doni de Atherton, widow of pioneer Faxon Dean Atherton, to manage her dairy on the Rancho Canada de la Segunda, which he purchased in 1892. Will Hatton died unexpectantly in 1894 at the age of 45 from Bright's disease. His widow, Kate Hatton, her brother John Harney and later her sons continued the dairy operation into the 20th century.

Mr. Hatton was considered in his time to be one of the foremost progressive dairymen in California. His introduction of Durham cattle, early use of mechanical milk separators and other evolving technologies, and his testing laboratory for better product quality and safety were some of the earliest dairying innovations in the state."

Figure 2: View of the Hatton Dairy Barn, c. 1925. Looking southeast at north and west elevations. Courtesy of Kent Seavey.

DESCRIPTION OF THE HATTON DAIRY BARN

The Hatton Dairy Barn is a 40'x80' wood framed dairy barn, rectangular in plan, that rests on a concrete foundation. The exterior walls are clad with wide vertical flush Douglas fir siding. The medium pitched front gabled roof has wide overhanging eaves with exposed rafter tails. There are two gabled, louvred wood ventilators on the roof ridge. The roof is covered with elongated wood shingles. Double doors are located on the gable ends of the barn. The opening at the east end was enlarged at an unknown date and new barn doors were installed. The central hinged doors are flanked by rail mounted sliding doors on the side aisles. The north and south elevations have a series of stall window openings with sliding wood shutters that match the exterior siding. The barn is immediately south of Carmel Valley Road and is in a rural neighborhood of older farm buildings and open space.

The barn was rehabilitated in 2011. The wood siding on the west, east, and north elevations was replaced with Douglas fir siding that matched the original. The south elevation is original wood that was patched from pieces of wood taken from the other elevations. A new roof was installed using custom-made, 36-inch wood shakes that replicate the original.

Character-defining features of the Hatton Dairy Barn include:

- Rectilinear plan and one-story massing
- Gabled roof with louvred ventilators
- Door openings on the west and east elevations
- Stall windows with sliding wood shutters
- Wood siding on the south elevation

Figure 4: View of the south elevation looking northeast.

IMPACTS OF THE PROPOSED PROJECT

As a historical resource, the Hatton Dairy Barn is subject to review under the California Environmental Quality Act (CEQA). Generally, under CEQA, a project that follows the *Standards and Guidelines for Rehabilitation* contained within *The Secretary of the Interior's Standards for the Treatment of Historic Properties*[1] is considered to have mitigated impacts to a historical resource to a less-than-significant level (CEQA Guidelines 15064.5).

[1] *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*. U.S. Department of the Interior. National Park Service, 2017.

The compliance of the proposed work on the Hatton Dairy Barn is reviewed below with respect to the *Rehabilitation Standards*. The Standards are indicated in italics, followed by a discussion regarding the property's consistency or inconsistency with each Standard.

Rehabilitation is defined as "the process of returning a building or buildings to a state of utility through repair or alteration, which makes possible an efficient use while preserving those portions of the building and its site and environment which are significant to its historic, architectural, or cultural values." (36 CFR 67.2(b)).

Standard One
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 Hatton Dairy Barn was originally used as a milking barn as part of Hatton's upper dairy complex. After dairy operations ceased it has been used for storage and will continue in this use. The proposed work requires no change to the south elevation's original wood siding, other historic features, spaces, and spatial relationships. The proposed work is consistent with Standard One.

Standard Two
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 roof that will be replaced dates to 2011 and is not considered a distinctive feature. Its removal will not affect the historic character of the barn. The proposed work is consistent with Standard Two.

Standard Three
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 roof replacement does not include adding conjectural features or elements from other historic properties to the barn. The proposed work is consistent with Standard Three.

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

The 2011 roof materials that will be removed have not acquired historical significance in their own right. This Standard is not applicable.

Standard Five
Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property will be preserved.

No distinctive materials, features, finishes, construction techniques, or examples of craftsmanship that characterize the property will be removed. The proposed work is consistent with Standard Five.

Standard Six
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, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The wood shingle roof that was installed in 2011 has reached the end of its life span (see Figure 6) and is not considered a distinctive feature. The proposed new roofing material is not wood but it will provide a higher level of fire protection, which in turn will help protect the barn. When the original roof was replaced in 2011, the shakes were replicated, which provides some evidence of the original installation pattern, look and size. Every effort should be made to replicate the look and pattern of the old shakes with the new material so the overall historic aesthetic of the barn will be compatible including design, color, and texture. It is recommended that a sample of the proposed asphalt shake be submitted to the Historic Resources Review Board (HRRB) for approval. Upon HRRB approval, the proposed work will be consistent with Standard Six.

Standard Seven
Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

No chemical or physical treatments are planned for this project. This Standard is not applicable.

Standard Eight
Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

The proposed project does not include ground disturbance that may affect archeological resources, if any. This Standard is not applicable.

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

Operable storm windows will be installed behind the sliding wood shutters in each stall. The storm windows will not be visible from the exterior of the barn when the wood shutters are closed. The Secretary of the Interior's Guidelines for windows recommends adding interior storm windows when appropriate because they improve energy efficiency. The proposed work is consistent with Standard Nine.

Standard Ten
New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project does not include new additions or related new construction. This Standard is not applicable.

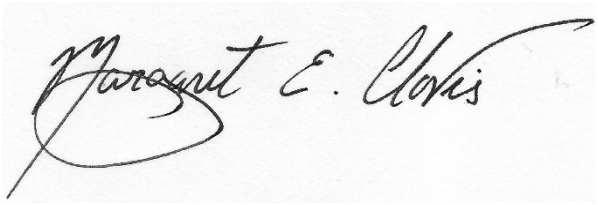
MITIGATION SUMMARY

1. The project meets the applicable Secretary of the Interior's Standards for Rehabilitation; therefore, project mitigations are not necessary. The proposed project will not impact the historic integrity of the Hatton Dairy Barn.

CONCLUSION

The proposed work meets Standards One, Two, Three, Five, and Nine. Standards Four, Seven, Eight, and Ten are not applicable. Upon HRRB approval of the roof material, the proposed work will meet Standard Six.

Respectively Submitted,



Margaret (Meg) Clovis

Figure 3: View of north elevation.

Figure 4: View of west elevation.

Figure 5: View of west elevation.

Figure 6: detail of barn roof condition.

Figure 5: Detail of stall windows, opened and closed with sliding wood shutters.

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