



Monterey County

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Board Report

Legistar File Number: RES 18-147

November 06, 2018

Introduced: 10/16/2018

Current Status: Agenda Ready

Version: 1

Matter Type: BoS Resolution

Adopt a resolution to approve adding the "James E. Wansbrough" house to the Monterey County Register of Historic Resources, the Local Official Register of Historic Resources. The project is located at 3035 Valdez Road, Pebble Beach (Assessor's Parcel Number 007-301-011-000).

Proposed CEQA action: Statutorily exempt per CEQA Guidelines Sections 15060(c)(3) and 15378(b)(5).

PROJECT INFORMATION:

Planning File Number: REF180037

Owners: Glen N. & Brooke Kernick, Trustees of the Kernick Family Trust

Project Location: 3035 Valdez Road, Pebble Beach

APN: 007-301-011-000

Plan Area: Del Monte Forrest

Flagged and Staked: Not Applicable

RECOMMENDATION:

It is recommended that the Board of Supervisors adopt a Resolution to:

- a. Approve adding the "James E. Wansbrough" house to the Monterey County Register of Historic Resources, the Local Official Register of Historic Resources. The project is located at 3035 Valdez Road, Pebble Beach (Assessor's Parcel Number 007-301-011-000).

SUMMARY:

On August 29, 2017, Glen N. & Brooke Kernick, Trustees of the Kernick Family Trust and property owners of the historic building site, formally requested that the "James E. Wansbrough" house be added to the Monterey County Register of Historic Resources. On May 3, 2018, the Monterey County Historic Resources Review Board (HRRB) reviewed the Historic Listing request and supporting documentation at a public meeting, and recommended that the Board of Supervisors approve adding the "James E. Wansbrough" house to the Monterey County Register of Historic Resources by a 6-0 vote (see **Attachment B**). All required written and documentary information is provided in accordance with the procedures and criteria contained in Chapter 18.25 of the Monterey County Code.

DISCUSSION:

A written request from Glen N. & Brook Kernick, property owners of "James E. Wansbrough" house property was submitted on August 29, 2017 along with supporting documentation (**Attachment C**). The supporting documentation included a Phase 1 Historic Assessment (Department of Parks and Recreation Primary Record) prepared by Kent L. Seavey on June 13, 2016. The assessment

determined that the house is historically significant due to the following:

- 1) The building represents an exemplary example of the work of Notable Californian/Master Architect William Otis Raiguel (1875-1941) whose Spanish Eclectic Style of Architecture influenced early development in Pebble Beach; and
- 2) The building qualifies for a local listing as a historic resource based on criteria for architectural significance contained in the 2013 Pebble Beach Historic Context Statement, specifically, the "James E. Wansbrough" house is a clear example of the Spanish Eclectic Style of Architecture designed by Master Architect Raiguel who at that time was supervising the architectural design for the Del Monte Properties Company's planned development during the 1920s; and

Based on the evidence discussed below, staff is recommending the Board of Supervisors approve adding the "James E. Wansbrough" house to the Monterey County Register of Historic Resources:

1. On August 29, 2017, a letter from the property owner, Brooke Kernick requesting that the "James E. Wansbrough" house be added to the Monterey County Register of Historic Resources, the Local Official Register of Historic Resources;
2. The Historic Resources Listing Request complies with the Procedures and Criteria for listing contained in Chapter 18.25 of the Monterey County Code;
3. The completion of Phase 1 Historic Assessment (Department of Parks and Recreation Primary Record) prepared by Kent L. Seavey on June 13, 2016 that determined the building to be of historical significance; and
4. The Historic Resource Review Board recommended unanimously (6-0 vote) that the Board of Supervisors approve the "James E. Wansbrough" house during a public hearing held on May 3, 2018 (HRRB Resolution No. 18-001).

The implications of placing this home on the Monterey County Register of Historic Resources are as follows:

- Any future modifications to the structure will be subject to Department of Interior Standards, and required to be reviewed by the Monterey County Historic Resources Review Board (HRRB)
- The house will be eligible to apply for a Mills Act Contract which allows owners of qualifying buildings to receive a potential property tax reduction and use the savings to help rehabilitate, restore and maintain their buildings.
- The parcel may be re-zoned with a Historic Resources (HR) overlay, the purpose of which would be to provide incentives and regulation for the protection, preservation, enhancement, and perpetuation of those structures and areas of historic, architectural and engineering significance which contribute to the historic heritage of Monterey County and to encourage conservation of the County's important representative and unique archaeological sites and features.

This action is not a project under CEQA because it is an administrative activity that will not result in direct or indirect changes in the environment (CEQA Guidelines Sections 15060(c)(3) and 15378(b))

(5)).

OTHER AGENCY INVOLVEMENT:

County Counsel has reviewed the report as to form.

FINANCING:

Funding for staff time associated with this project is included in the FY18-19 Adopted Budget for RMA-Planning.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

This action represents effective and timely response to our RMA customers. Processing this application in accordance with all applicable policies and regulations also provides the County accountability for proper management of our land resources

Check the related Board of Supervisors Strategic Initiatives:

- ☐ Economic Development
- ☒ Administration
- ☐ Health & Human Services
- ☐ Infrastructure
- ☐ Public Safety

Prepared by: Shelley Glennon, Senior Planner, ext. 5173

Reviewed by: Brandon Swanson, Planning Manager *BS*

Approved by: John Dugan, FAICP, Deputy Director - RMA Land Use and Community Development *JD*

cc: Front Counter Copy; Planning Commission, County Counsel, Jacqueline R. Onciano (Chief of Planning); Glen N. & Brooke TRS (Owners); Molly Erickson; LandWatch; HRRB, Project File REF180037

The following attachments are on file with the Clerk of the Board:

- Attachment A Board of Supervisors Resolution
- Attachment B HRRB Resolution No. 18-001
- Attachment C Historic Resource Listing Request and Phase 1 Historical Assessment

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Attachment A

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**Before the Board of Supervisors in and for the
County of Monterey, State of California**

Resolution No.

Resolution of the Monterey County Board of
Supervisors to approve the addition of the)
“James E. Wansbrough” house to the)
Monterey County Register of Historic)
Resources, the Local Official Register of)
Historic Resources. The project is located at)
3035 Valdez Road, Pebble Beach)
(Assessor’s Parcel Number 007-301-011-)
000).

WHEREAS, on May 3rd, 2018, the Monterey County Historic Resources Review Board (HRRB) recommended that the Board of Supervisors add the “James E. Wansbrough” house to the Monterey County Register of Historic Resources, the Local Official Register of Historic Resources (see HRRB Resolution No. 18-001); and

WHEREAS, the “James E. Wansbrough” residential building located at 3035 Valdez Road, Pebble Beach (APN 007-301-011-000) is found to be eligible for listing on the Monterey County Register of Historic Resources pursuant to “the Preservation of Historic Resources” Chapter 18.25 of the Monterey County Code, under Criterion 5 (Section 18.25.070.A.5) due to the following:

- 1) The building represents an exemplary example of the work of Notable Californian/Master Architect William Otis Raiguel (1875-1941) whose Spanish Eclectic Style of Architecture influenced early development in Pebble Beach; and
- 2) The building qualifies for a local listing as a historic resource based on criteria for architectural significance contained in the 2013 Pebble Beach Historic Context Statement, specifically, the “James E. Wansbrough” house is a clear example of the Spanish Eclectic Style of Architecture designed by Master Architect Raiguel who at that time was supervising the architectural design for the Del Monte Properties Company’s planned development during the 1920s.

; and

WHEREAS, the property owners, Glen N. & Brooke Kernick, Trustees of Kernick Family Trust have formally requested that the “James E. Wansbrough” house be added to the Monterey County Register of Historic Resources; and

WHEREAS, having considered all the written and documentary information submitted, the Board of Supervisors rendered its decision to adopt findings and evidence to adopt by resolution, the addition of the “James E. Wansbrough” house to the Monterey County Register of Historic Resources based on the following evidence:

EVIDENCE: 1. On August 29, 2017, a letter from the property owner, Brooke Kernick requesting that the “James E. Wansbrough” house be added to the Monterey County’s Local Official Register;

2. Compliance with the Procedures and Criteria for listing contained in Chapter 18.25 of the Monterey County Code;
3. Completion of the Phase 1 Historic Assessment (Department of Parks and Recreation Primary Record) prepared by Kent L. Seavey on June 13, 2016; and
4. The Historic Resource Review Board recommended unanimously (6-0 vote) that the Board of Supervisors approve the “James E. Wansbrough” house during a public hearing held on May 3, 2018.

; and

WHEREAS, the Board of Supervisors finds that approving the “James E. Wansbrough” house be added to the Monterey County Register of Historic Resources is not a project under CEQA because it is an administrative activity that will not result in direct or indirect changes in the environment (CEQA Guidelines secs. 15060(c)(3) and 15378(b)(5)).

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors does hereby: Adopt by resolution adding the “James E. Wansbrough” house to the Monterey County Register of Historic Resources, the Local Official Register of Historic Resources.

PASSED AND ADOPTED on this 6th day of November 2018, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

I, Valerie Ralph, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book___ for the meeting on _____.

Dated:

Valerie Ralph, Clerk of the Board of Supervisors
County of Monterey, State of California

By _____
Deputy