Attachment B



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

Resolution No.: 190151 (Fields) Monterey County Historic Resources Review Board (HRRB) Resolution to recommend that the Planning Director: 1) determine the property commonly referred to as the "A. N. Nastovic" House is eligible for a historic property contract; and 2) recommend to the Board of Supervisors the approval of a Historic Property (Mills Act) Contract (PLN190151) with property owners James Stephen Fields and Wendy Jordan Fields, Trustees of the James and Wendy Fields Trust Dated August 3, 2006, for property located at 25227 Hatton Road, Carmel (Assessor's Parcel Number 009-171-011-000).

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

WHEREAS, on December 6th, 2018, the Monterey County HRRB recommended that the Board of Supervisors add the "A.N. Nastovic" house to the Monterey County Register of Historic Resources by a Vote 5-0 (HRRB Resolution No. REF180043; and

WHEREAS, on January 29, 2019, the Monterey County Board of Supervisors adopted a resolution adding the "A.N. Nastovic" house to the Monterey County Register of Historic Resources by a Vote 4-0 (BOS Resolution No. 19-024); and

WHEREAS, the "A.N. Nastovic" House qualifies as a Historical Property for the purposes of Chapter 18.28 Mills Act Program; and

WHEREAS, the subject property is a residential property with a fair market value of \$2,000,000 and therefore is eligible for a Mills Act Contract according to Sections 18.28.080(4) and 18.28.040(C) of the Monterey County Code; and

WHEREAS, the property owners Stephen Fields and Wendy Jordan Fields, applied for a Mills Act Contract (PLN190151) to obtain a preferential property tax assessment in exchange for restrictions on the property to help preserve, restore and/or maintain the historic building located at 25227 Hatton Road, Carmel California; and

WHEREAS, after reviewing the Mills Act Application, the HRRB has determined that the property is eligible for a Mills Act Contract pursuant to Section 18.28.080 and based on the following findings and evidence:

Finding: The application is consistent with the requirements of Chapter 18.28

"Mills Act Program" of the Monterey County Code.

Finding: The application is consistent with the County's historic preservation goals

and policies.

Finding: The application is consistent with the applicable Secretary of the

Interior's Standards for the Treatment of Historic Properties.

Evidence:

1. Mills Act application and supporting materials submitted by James Stephen Fields and Wendy Jordan Fields for the "A.N. Nastovic" House contained in File No. PLN190151.

2. State of California & Resource Agency Department of Parks and Recreation Primary Record Form DPR 523 B for the "A.N. Nastovic" House

3. The 1982 General Plan Historic Preservation Goals and Policies

4. The Secretary of the Interior's Standards

NOW, THEREFORE, BE IT RESOLVED THAT, it is the decision of the Monterey County Historic Resources Review Board to recommend the Planning Director: 1) determine the property commonly referred to as the "A. N. Nastovic" House is eligible for a historic property contract and 2) recommend to the Board of Supervisors approval of a Historic Property (Mills Act) Contract (PLN190151) with property owners James Stephen Fields and Wendy Jordan Fields, Trustees of the James and Wendy Fields Trust Dated August 3, 2006, for property located at 25227 Hatton Road, Carmel (Assessor's Parcel Number 009-171-011-000) subject to the following conditions:

1. All exterior improvements shall be subject to Design Review and review by the Historic Resource Review Board prior to construction.

2. The Applicant submits a written statement requesting for and allowing the County to apply the Historic Resources District Overlay on the property.

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

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

NOES: None

ABSENT: John Scourkes, Judy MacClelland

ABSTAIN: None

Attest

Shelley Glennon, Senior Planner

RMA - Planning Department

YEAR ONE

ITEM	COST	TIMELINE	
D. J.	2500	V O	
Re-glaze window panels	2500	Year One	
Rebuild outside basement door	1200	Year One	
Repair window leaks	10,000	Year One	
Fumigation termites home and garage	3500	Year One	
Expenses to get on the Mills Act	5500	Year One	
Sewer Line Cleanout	1000	Every Year	
Adjust Garage Door	200	Every Year	
Home Insurances	3900	Every Year	
Gardening	9600	Every Year	<u> </u>
Garucuing	9000	Every rear	
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YEAR TWO

ITEM	COST	TIMELINE
Landscaping	14,500	Year Two
Repair front door	1200	Year Two
Replace garage door	3400	Year Two
Sewer Line Cleanout	1000	Every Year
Adjust Garage Door	200	Every Year
Home Insurances	3900	Every Year
Gardening	9600	Every Year
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YEAR THREE

ITEM	COST	TIMELINE	
French Drain System	22,000	Year Three	<u> </u>
Sewer Line Cleanout	1000	Every Year	<u>-</u>
Adjust Garage Door	200	Every Year	1
Home Insurances	3900	Every Year	
Gardening	9600	Every Year	
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YEAR FOUR

ITEM	COST	TIMELINE	
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Repair Patio French Doors	500	Year Four	
Whole House Generator	8000	Year Four	<u> </u>
New Electrical (replace knob and tube)	5600	Year Four	
New Plumbing	5000	Year Four	
Sewer Line Cleanout	1000	Every Year	
Adjust Garage Door	200	Every Year	
Home Insurances	3900	Every Year	
Gardening	9600	Every Year	
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YEAR FIVE

ITEM-	COST	TIMELINE	
Repaint House Exterior	10,500	Year Five	
Repaint House Interior	7500	Year Five	
Repaint House Interior	7500	Total Tive	<u> </u>
Sewer Line Cleanout	1000	Every Year	
Adjust Garage Door	200	Every Year	
Home Insurances	3900	Every Year	
Gardening	9600	Every Year	-
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YEAR SIX

-ITEM -	COST	TIMELINE	
Repair dry rot in eves and gables	9500	Year Six	
Re-gravel Driveway	3500	Year Six	
Furnace Replacement	4800	Year Six	
Sewer Line Cleanout	1000	Every Year	
Adjust Garage Door	200	Every Year	
Home Insurances	3900	Every Year	
Gardening	9600	Every Year	
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YEAR SEVEN

ITEM	COST	TIMELINE	
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Re-roof garage and parts of house	42,000	Year Seven	
Sewer Line Cleanout	1000	Every Year	
Adjust Garage Door	200	Every Year	
Home Insurances	3900	Every Year	-
Gardening	9600	Every Year	
Gardening	9000	Every 1 car	
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YEAR EIGHT

ITEM	COST	TIMELINE	
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Replace Sump Pump	550	Year Eight	
Replace Fence on South Side of House	7800	Year Eight	
Replace Hot Water Heaters	2500	Year Eight	
Repair Bathroom cracked floor and shower	7500	Year Eight	
tiles			
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Sewer Line Replacement	1000	Every Year	
Adjust Garage Door	200	Every Year	
Home Insurances	3900	Every Year	
Gardening	9600	Every Year	
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YEAR NINE

ITEM	COST	TIMELINE
TD 1 77 1 4	42.000	X
Repair Foundation around garage and studio	42,000	Year Nine
Sewer Line Cleanout	1000	Every Year
Adjust Garage Door	200	Every Year
Home Insurances	3900	Every Year
Gardening	9600	Every Year
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YEAR TEN

ITEM · · · · · · · · · · · · · · · · · · ·	-COST	TIMELINE
Refinish Wood Floors	10,200	Year Ten
Sewer Line Replacement	6500	Year Ten
Adjust Garage Door	200	Every Year
Home Insurances	3900	Every Year
Gardening	9600	Every Year
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