



Legislation Details (With Board Report)

File #:	RES 19-178	Name:	REF180043 - Fields
Type:	BoS Resolution	Status:	Passed - RMA Land Use and Community Development
File created:	1/14/2019	In control:	Board of Supervisors
On agenda:	1/29/2019	Final action:	1/29/2019

Title: REF180043 - FIELDS
 Adopt a resolution to approve adding the “A. N. Nastovic” house to the Monterey County Register of Historic Resources, the Local Official Register of Historic Resources. The house is located at 25227 Hatton Road, Carmel (Assessor’s Parcel Number 009-171-011-000).
 Proposed CEQA action: Statutorily exempt per CEQA Guidelines Sections 15060(c)(3) and 15378(b)(5).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Board Report, 2. Attachment A - Draft Resolution, 3. Attachment B - HRRB Resolution No. REF180043, 4. Attachment C - Listing Request & Phase 1 Assessment, 5. 57. Completed Board Order & Resolution

Date	Ver.	Action By	Action	Result
1/29/2019	1	Board of Supervisors	adopted - rma land use and community development	Pass

REF180043 - FIELDS

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

PROJECT INFORMATION:

- Planning File Number:** REF180043
- Owners:** James Stephen Fields and Wendy Jordan Fields
- Project Location:** 25227 Hatton Road, Carmel
- APN:** 009-171-011-000
- Plan Area:** Del Monte Forrest
- Flagged and Staked:** Not Applicable

RECOMMENDATION:

It is recommended that the Board of Supervisors adopt a resolution to:
 Approve adding the “A. N. Nastovic” house to the Monterey County Register of Historic Resources. The house is located at 25227 Hatton Road, Carmel (Assessor’s Parcel Number 009-171-011-000).

SUMMARY:

On October 22, 2018, James Stephen Fields and Wendy Jordan Fields, property owners of the building site, submitted a written request to add the “A. N. Nastovic” house to the Monterey County Register of Historic Resources. On December 6, 2018, the Monterey County Historic Resources Review Board (HRRB) reviewed the request and supporting documentation and recommended that the Board of Supervisors approve adding the

“A. N. Nastovic” house to the Monterey County Register of Historic Resources by a 5-0 vote (see **Attachment B**). All written and documentary information is attached to this staff report in accordance with the procedures and criteria for listing as contained in Chapter 18.25 of the Monterey County Code.

DISCUSSION:

A written request for listing of the “A. N. Nastovic” house property was submitted by property owners James Stephen Fields and Wendy Jordan Fields on October 22, 2018 along with supporting documentation (**Attachment C**). The supporting documentation included a Phase 1 Historic Assessment (Department of Parks and Recreation Primary Record) prepared by Monterey County Qualified Architectural Historian Consultant Kent L. Seavey on September 20, 2018. The assessment determined that the house qualifies for listing in the California Register of Historical Resources as well as the Monterey County Historic Resources Inventory pursuant to Monterey County Code Title 18 Section 18.25.0780 for the following reasons:

1. The house qualifies for local listing as a historic resource under California Register Criterion 2 as it represents an exemplary example of the work of master builder/architect Athanase N. Nastovic (1876 -1965), whose talent influenced the French Norman Style of Architecture through his work on six “Hatton Fields” residential homes in Carmel and five Peter’s Gate residential homes in Monterey during the 1920s; and
2. The house qualifies for local listing as a historic resource under California Register Criterion 3, as the house is locally significant in the area of architecture as it exemplifies an excellent and essentially unaltered example of French Norman Style of Architecture from the 1920s period of Romantic Revival Design in Carmel.

The Historic Resource Review Board has also reviewed the report and evidence and has recommended unanimously (5-0 vote) that the Board of Supervisors approve adding the “A.N. Nastovic” House to the Monterey County Register of Historic Resources (HRRB Resolution No. REF180043(FIELDS)). Based on the evidence discussed above, staff is recommending the Board of Supervisors approve adding the “A.N. Nastovic” house to the Monterey County Register of Historic Resources:

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 historic resources 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:

Adding the property to the Historic Register has no fiscal impact. 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: Craig Spencer, Interim Planning Manager

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

cc: Front Counter Copy; Planning Commission, County Counsel, Brandon Swanson (Interim Chief of Planning); James Stephen Fields and Wendy Jordan Fields (Owners); The Open Monterey Project; Molly Erickson; LandWatch (Executive Director); HRRB, Project File REF180043

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

Attachment A - Draft Resolution

Attachment B - HRRB Resolution No. REF180043

Attachment C - Historic Resource Listing Request & Phase 1 Historical Assessment