



County of Monterey

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Board Report

File #: RES 18-147, **Version:** 1

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

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

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