



County of Monterey

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

Board Report

File #: RES 20-162, **Version:** 1

REF200025 - HADDAWY

Public hearing to consider adding the “Shaw” House to the Monterey County Register of Historic Resources.

Proposed CEQA action: Categorically exempt per CEQA Guidelines Section 15331.

Project Location: 9260 Pias Ranch Road, Big Sur (Assessor’s Parcel Number 419-251-018-000).

RECOMMENDATION:

It is recommended that the Board of Supervisors adopt a resolution (Attachment A) to add the “Shaw” House to the Monterey County Register of Historic Resources, the Local Official Register of Historic Resources.

PROJECT INFORMATION:

Planning File Number: REF200025

Owners: Haddawy Mark A Tr

Plan Area: Big Sur Land Use Plan

SUMMARY:

On June 5, 2020, Mark Haddawy, submitted a written request to add the “Shaw House” to the Monterey County Register of Historic Resources which is the Local Official Register of Historic Resources. The Shaw House is located at 9260 Pias Ranch Road, Big Sur and has been found eligible for listing on the County register due to its association with master architect William Shaw who designed and built the house for him and his wife in 1974 (See **Attachment B**). On July 9, 2020, the Monterey County Historic Resources Review Board (HRRB) reviewed the Historic Listing Request and supporting documentation at a public meeting. By a 7-0 vote, the HRRB recommended that the Board of Supervisors approve adding the “Shaw” House to the Monterey County Register of Historic Resources due to the structure being eligible for listing under Criterion A5 and Criterion B1 of the Monterey County Historic Preservation Ordinance (Chapter 18.25 of the Monterey County Code), as an example of the third bay area mid-century modern design and because of its association with William Shaw. Adding the home to the Monterey County Register of Historic Resources, the Local Official Register of Historic Resources under Section 18.25.100 of the Monterey County Code, provides the property owners the opportunity to apply for a Historic Property (Mills Act) contract in the future to receive a historic property tax reduction in exchange for the continued maintenance and preservation of the historic structure. Approval of a Mills Act contract will require a separate discretionary action by the Board of Supervisors.

DISCUSSION:

The supporting documentation provided by the owners/applicants included a Phase 1 Historic Assessment (Department of Parks and Recreation Primary Record) prepared by Monterey County Qualified Architectural Historian Consultant Caroline Raftery (dated April 29, 2020) (see **Attachment C**). The assessment determined that the “Shaw” House qualifies for listing in the Monterey County Historic Resources Register pursuant to Section 18.25.070 of the Monterey County Code for the following reasons:

1. The building meets County Historic Preservation Review Criterion A.5 (Monterey County Code Section 18.25.070.A.5), since the buildings architecture is from the work of master architect William Vaughn Shaw (1924-1997). Shaw was a winner of the Prix de Rome art scholarship (1967), the first recipient of the Stanton Award for his contributions related to architecture (1983), and the second architect on the Peninsula to become

a member of the American Institutes of Architects (AIA) College of Fellows (1984).

2. The building meets County Historic Preservation Review Criterion B.1 (Monterey County Code Section 18.25.070.B.1), as it represents an example of Third Bay Tradition, mid-century modern architecture which includes character-defining features such as: Planar angles, reclaimed redwood siding, narrow vertical windows and large fixed window fenestration, sheet metal chimney, Redwood posts, and other unique features.

The consequences 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 Secretary of the Interior's Standards for the Treatment of Historic Properties and required to be reviewed by the Monterey County Historic Resources Review Board (HRRB).
- The owners will be eligible to apply for a Mills Act contract to receive a property tax reduction in return for the continued maintenance, restoration and/or rehabilitation of the historic structure. A request for a Mills Act contract would be processed as a separate application and brought to the Board of Supervisors for the Board's separate consideration and discretionary action.
- The parcel on which the house is located 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 historical sites and features.

This action is categorically exempt under CEQA Guidelines Section 15331 because designating the structure as an historical resource will enhance the potential for preservation of an historical resource.

OTHER AGENCY INVOLVEMENT:

The Monterey County Historic Resources Review Board recommended adding the "Shaw" House to the Monterey County Register of Historic Resources. (HRRB Resolution attached as Attachment B.)

FINANCING:

Adding the property to the Monterey County Historic Register has no immediate fiscal impact, although it may lead to a fiscal impact in the future because adding the property to the local historic register allows the property owner to apply for a Mills Act Contract which provides a property tax reduction in exchange for the continued maintenance and preservation of the historic property. However, a Mills Act Contract would need to be applied for under a separate application and would be processed through the Board of Supervisors as a separate action. Adding a property to the Register is only step one of a two-step process, where step two is not guaranteed. Funding for staff time associated with this application to add the property to the Historic Register is included in the FY20-21 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 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: Craig Spencer, RMA Planning Services Manager

Reviewed by: John M. Dugan, FAICP, Deputy Director - RMA Land Use and Community
Development

Approved by: Carl Holm, AICP, RMA Director

cc: Front Counter Copy; Planning Commission, County Counsel; Mark Haddawy (Owners); The Open
Monterey Project (Molly Erickson); LandWatch; HRRB, Project File REF200025

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

Attachment A - Board of Supervisors Resolution

Attachment B - HRRB Resolution No. 20-004

Attachment C - Historic Resource Listing Request & Historical Assessment