

Exhibit A

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

Resolution No. 25-XXX

**DA240266 (DOWLER RANDALL R AND
STACEY G)**

Resolution by the Monterey County Historic Resources Review Board (HRRB) to recommend that the Chief of Planning: 1) Categorically exempt per CEQA Section 15331; and 2) approve a Design Approval to allow alterations to the Fan Shell House including all single pane plate glass glazing will be replaced with insulated glazing in aluminum frame units in existing openings; addition of new windows and access doors from the courtyard to the garage (convert portion of garage into office/gym with 1/2 bath); and a new green roof over the garage; replace trellis sections at the north and south ends of the structure; casement egress windows to be replaced with new aluminum frame units in existing openings; new built-in hot tub spa, planters and bench proposed within the existing courtyard. The courtyard was previously a swimming pool, recently permitted to be filled. Colors and materials to match existing masonry and concrete (tan slump stone block); unfinished incense cedar wood siding and trim, sand finish concrete patio, and new mullion pattern windows to match existing.

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on March 6, 2025, pursuant to the regulations for the Preservation of Historic Resources as contained in Chapter 18.25 of the Monterey County Code, the Secretary of the Interior's Standards for Rehabilitation and the Historic Assessment done by Monterey County Historian Kent L. Seavey.

WHEREAS, the parcel is located at 3360 5th Ave, Carmel (APN 009-162-029-000). The zoning is "LDR/1.5-D (CZ)" Low Density Residential, 1.5 units per acre, Design Control District in the Coastal Zone. Per Title 18.25.020 of Monterey County Code the County must preserve protect and enhance those structures and areas that contribute to the historical heritage of the County of Monterey. Although this home is not located with an "HR" historic overlay, it has been deemed Historic by a Monterey County Historian for its age, location, design, workmanship, materials, and its association with Nationally noted American architect, Mark Mills, who designed the house.

WHEREAS, Gretchen Fletcher (applicant) filed with the County of Monterey, an application for a Design Approval to allow alterations to the Fan Shell House including all single pane plate glass glazing will be replaced with insulated glazing in aluminum frame units in existing openings;

addition of new windows and access doors from the courtyard to the garage (convert portion of garage into office/gym with 1/2 bath); overhang restructuring, and a new green roof over the garage; replace trellis sections at the north and south ends of the structure; casement egress windows to be replaced with new aluminum frame units in existing openings; new built-in hot tub spa, planters and bench proposed within the existing courtyard. The courtyard was previously a swimming pool, recently permitted to be filled. Colors and materials to match existing masonry and concrete (tan slump stone block); unfinished incense cedar wood siding and trim, sand finish concrete patio, and new mullion pattern windows to match existing.

WHEREAS, initial permits include Residential Reroof (23CP02852), Repair soffits/roof thickness (23CP02852-REV1), Replace 6 CMU exterior walls (23CP02893), Replace interior water lines and electrical service panel (24CP00572); Demo existing interior concrete slab (24CP00572-REV1), Demo existing pool and fill (24CP00572-REV2); Replace plumbing/electrical/radiant heating under concrete slab (24CP00572-REV3) Much of the work that received approval for (interior work or repairs) would generally not require a discretionary approval or referral to the historic Resources Review Board (HRRB).

WHEREAS, A Phase I DPR was prepared by Anthony Kirk, Ph.D on January 26, 2022 (LIB240284). The Fan Shell house appears to be eligible for the California Register of Historical Resources under Criterion 3 as an unusually fine example of Organic architecture. The residence is Designed by Mark Mills, a Carmel architect who worked out of his home for over a half century. According to this report its character defining features include its “plan, form, fenestration, features, and finishes, together with the setting, which inspired the design.” The residence is also mentioned in the *Pebble Beach Historic Content Statement* prepared in 2013, “it features a distinctive scalloped roofline similar to the roof of a shell” and “appears individually eligible for the California Register of Historical Resources.

WHEREAS, Historian Kent Seavey prepared a report addressing both the previously permitted work and newly proposed work. The report is dated October 14, 2024 and states, “This is the historic Fan Shell House by noted American architect Mark Mills that was constructed in 1972. Constructed of slump stone blocks, the house is segmental in design, taking the form of a scalloped seashell, in an arch shaped footprint, West to Northwest, just above the Pacific Ocean. The building’s style is Organic Modern. The structure has five bays, with massive glass windows formed with vertical steel members, piercing the roof and bolted in place. The radiating walls are set directly on the sand dunes.”

WHEREAS, Kent Seavey’s report continues, “the existing permitted work along with the proposed work has provided a reasonable course to assure the appropriate materials, methods of construction, and a construction group of people familiar with the residence, to affect an excellent result in the rehabilitation of this unique and important example of the design work of Mark Mills, which, confirmed by the historian, intends to meet the Secretary of the Interior Standards for the Treatment of Historic Properties, under the Standards for Rehabilitation.”

WHEREAS, The project qualifies as a Categorical Exemption pursuant to CEQA Guidelines Section 15331 because this exemption applies to projects that are for the "maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources" in a manner consistent with the Secretary of Interior's Standards for the Treatment of

Historic Properties" ("the Standards") are exempt from CEQA. The minor renovation of this project meets this criterion for an exemption.

THEREFORE, BE IT RESOLVED, that having considered all the written and documentary information submitted, oral testimony, and other evidence presented before the HRRB, the HRRB recommends approval of the Administrative Design Approval subject to the following findings:

Finding: The proposed work is consistent with Section 18.25.20 of the Monterey County Zoning Code (Preservation of historic resources) and will neither adversely affect the significant architectural features of the designated resource nor adversely affect the character, historical, architectural, or aesthetic interest or value of the designated resource and its site.

Finding: The use and exterior of the new improvements, addition, building or structure upon a designated historic resource site will neither adversely affect nor be incompatible with the use and exterior of existing designated historical resources, improvements, buildings and natural features of the site.

- Evidence:
1. Design Approval Application and other materials in file DA240266
 2. Preservation of Historic Resources zoning regulations applicable to the site as found in Chapter 18.25 of the Monterey County Code.
 3. Secretary of the Interior's Standards for the Treatment of Historic Properties.
 4. Phase 1 DPR prepared by Anthony Kirk, Ph.D on January 26, 2022 (LIB240284).
 4. Historic Assessment conducted by Kent L. Seavey, dated October 14, 2024.
 5. Oral testimony and HRRB discussion during the public hearing and the administrative record.

Passed and adopted on this **6th day of March, 2025**, upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Attest
Name, Phil Angelo, HRRB Secretary
Date March 6, 2025

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