



## Historic Resources Review Board

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June 04, 2026

**Introduced:** 5/28/2026

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** General Agenda Item

### **26CP00819 - HISTORIC RED BARN**

Public hearing to consider recommending that the Chief of Planning approve an application for a Construction permit for the replacement of damaged siding located on the Historic Red Barn

**Project Location:** 1000 N Hwy 101, Aromas (Assessor's Parcel Number 141-013-035-000), North County Inland Area Plan. The property is an approximately 6.5 acres and is located off U.S. Highway 101, located near the residential neighborhood called Ballantrae Estates.

#### RECOMMENDATION:

Staff recommends that the County of Monterey Historic Resources Review Board (HRRB) adopt a resolution recommending that the Chief of Planning 1) Find the project qualifies for a class 31 exception pursuant to section 15331 of the CEQA guidelines; and 2) approve an application for a Construction permit for the replacement of damaged siding located on the Historic Red Barn.

#### DISCUSSION:

On March 30, 2026, Salvador Muñoz (applicant) filed with the County of Monterey, an application for a Construction permit for the replacement of damaged siding located on the Historic Red Barn. Previous building permits have been issued on the site for structures other than the Red Barn. An Historic Report was prepared by Kent Seavey on March 28, 2026. It states that the subject property is listed as a contributing resource in the Monterey County Historic Resources Inventory, as approved by the Monterey County Historic Resources Commission in 2010, through California State DPR523. The intent of the current owners is to replace the deteriorated aluminum siding throughout the barn, matching in kind, the historic features.

The subject property was constructed in 1945 with an exterior wall-cladding of Kaiser aluminum siding over a steel three-hinged arch support method of construction. Existing skylights were added in 1970. Sliding aluminum doors were added on the front & rear elevations in 1976 (see DPR 523A provided for full history of the subject property). Due to age and wear, over time, areas along the exterior wall-cladding have deteriorated and require repair and minor replacement. presently, the subject property retains its historic appearance as its physical appearance in 1976, with the 1970 skylights and 1976 aluminum door additions. The only other change that has occurred over time is the decorative applied signage on the building envelope, (as noted in DPR523).

The proposed project as seen on the attached project plans consists of the needed repair and replacement of damaged exterior aluminum siding, matching in like of the existing stamped aluminum pattern. The work will be limited to the building envelope and does not include any expansion, alteration of the building footprint, or modification to the existing structural system. The contractor shall repair, as needed, the siding based on field conditions, prioritizing preservation of existing

materials. Replacement of siding shall be limited to areas where material is deteriorated beyond repair, as determined in the field. The intent is to preserve and maintain the historic character of the structure, in compliance with applicable Monterey County Historical Review Board (HRB) requirements. The Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards) provides the framework for evaluating the impact of additions and alterations to historic buildings. The Standards describe four treatment approaches: preservation, rehabilitation, restoration & reconstruction. The Standards require that the treatment approach be determined first, as a different set of standards apply to each approach. For the proposed project the treatment approach is rehabilitation. Out of the ten standards for rehabilitation, only the first six apply. (See Resolution)

#### CEQA

The proposed project qualifies for a class 31 exemption pursuant to section 15331 of the CEQA Guidelines with no exceptions to section 15300.2. 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. Additionally, the project will not have a cumulative impact on the environment, there are no unusual circumstances regarding this project that will cause a significant impact to the environment, the project is not visible from any scenic highways, the project is not located on a hazardous waste site and the proposed project will not cause a substantial change to any historical resources.

Prepared by: Elizabeth Ruiz, Supervising Planner/Elizabeth Gonzales, Permit Center Manager  
Reviewed and Approved by: Jordan Evans-Polockow, Assistant Planner

The following attachments are on file with Housing and Community Development:

Exhibit A - Draft Resolution

Exhibit B - Project Plans, Colors and Materials (26CP00819)

Exhibit C - Historic Resources Inventory (DRP523A) prepared by Kent Seavey, Preservation Consultant, dated 2010.

Exhibit D - Phase II Historic Assessment, prepared by Kent Seavey, dated March 28, 2026

Cc: Salvador Munoz, Architect