



**Council Chambers
Few Memorial
Hall of Records
Monterey, California**

**HISTORIC
PRESERVATION
COMMISSION**

**ANNOTATED
AGENDA**

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**June 9, 2005  
4:00 – 6:30 PM**

**Commissioners:**

John Castagna, Chair  
Maria Lucido, Vice-Chair  
Sally Calabrese  
Boris Jacobowsky  
Virginia McLain  
Jean O'Brien  
Bob Petty

*(non-voting):  
Marcia DeVoe  
Vacancy*

**CALL TO ORDER**

Chair Lucido called the meeting to order at 4:01 pm.

**ROLL CALL**

**PRESENT: Commissioners: Lucido, Calabrese, Castagna, Jacobowsky, McLain, Petty, DeVoe**  
**Staff: Senior Planner Kimberly Cole, Associate Planner Colin Gallagher, Acting City Attorney Deborah Mall, and Recording Secretary Ginger Grossman**

**ABSENT: Commissioners: O'Brien**

**APPROVAL OF ANNOTATED AGENDA**

Annotated Agenda of April 14, 2005 - approved as submitted (6-0-1, O'Brien absent).  
Annotated Agenda of May 4, 2005 - Joint meeting with Architectural Review Commission, Evening Review Agenda—  
Items #3 and #4 only – approved as submitted (6-0-1, O'Brien absent).

**PUBLIC COMMENTS**

Kent Seavey, Historic Preservation Consultant, expressed his concern that the Greene mansion was not painted the approved colors by the June 1st deadline. He requested that the issue be brought back to the HPC to look into sanctions. He also requested that staff give an update on the Carriage House, as there doesn't seem to be any movement on the nine points that the City required.

Senior Planner Kim Cole clarified that the deadline date imposed by the Commission is June 30, 2005. She added that she placed a call to the applicant today for the status and has not yet received a return call.

**REVIEW OF CONSENT ITEMS**

None.

**PUBLIC HEARINGS/PUBLIC APPEARANCE**

- 1. 801 Mesa Road; Historic Permit 05-214; Applicant/Property Owner—Richard Carr and Barbara Schilling; R-E-20-D-1-H-1 Zoning District; Exempt from CEQA Requirements.** Review of a Historic Preservation Report and proposed building modifications including a small addition at the back of the house.

Richard Carr, owner and applicant, said he designed the addition to provide better flow to the original historic home.

**Action: Approved Historic Permit for addition as submitted (6-0-1, O'Brien absent).**

## **STAFF / COMMISSION COMMENTS**

None.

### **2. FYI Items**

- There will be a Planning Commission and Historic Preservation Commission Joint meeting on June 28, 2005.
- Staff received correspondence from the State Office of Historic Preservation regarding an application submitted by Kent Seavey and Enid Sales requesting that the formal eligibility for the National Register be determined for the Marsh building. HPC comments on this application is tentatively scheduled for the July HPC meeting, and forwarded to the City Council thereafter.
- The Planning Commission/Historic Preservation Commission joint review of "Demolition by Neglect and Maintenance of Historic Resources" has been postponed by the City Attorney until further notice.

**\*\*\* Adjourned for ½-hour at 4:16 pm. Reconvened for Retreat at 5:06 pm.**

## **RETREAT**

### **1. Maintenance of Historic Buildings and Eligible (Not-Designated) Buildings**

Items of discussion included:

- Incentives as a tool for maintenance of historic buildings, such as Mills Act Contracts and Historic Grants
- City's current maintenance requirements for historic buildings
- Zoning Code provision "Duty to Maintain Historic Zoned Resources"
- Definition of "good repair"
- Creating a Trust Fund to fund local historic preservation
- Creating a committee of industry trade professionals for determining "fixability" of historic buildings
- Adopting an ordinance requiring maintenance of historic buildings
- Surveying other cities on how they fund historic preservation
- Acting City Attorney Deborah Mall discussed the laws regarding "Taking"
- Maintenance of Marsh's and Stohan's
- Protection of existing potentially historic buildings from further deterioration
- Allen Robinson, owner of the Sienna Company, discussed demolition of buildings not qualified for historic designation including buildings at the Presidio and San Xavier Warehouse
- Tom Riordan, representative of the Diocese of Monterey, expressed his concern about Marsh's and the concept of "taking"

### **2. Discussion of Mills Act Program**

Items of discussion included:

- Mills Act Contracts are good for 10 years / automatically renewed each year
- Mills Act Contract terms and conditions are passed on to next owner of the historic property
- Reconsideration of offering Mills Act Program in light of the City's budget
- Should Mills Act Program be limited to H-1 designated properties?
- Increasing the requirements for public access to properties granted Mills Act tax reductions
- Should new construction to Mills Act properties be allowed?
- Consideration of taxation based on "rental value" of the property versus assessed value

**ADJOURNMENT      6:30 PM**

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Maria Lucido, Chair

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Kimberly Cole, Senior Planner