

**SALINAS HISTORIC RESOURCES BOARD
RESOLUTION NO. 2017-003**

Resolution Recommending City Council Approval of
Historic Resource Designation Project SHRD 2017-002
Mills Act Contract Project M 2017-011
Located at 147 Central Avenue

WHEREAS, on September 11, 2017, the Salinas Historic Resources Board, at the request of the Applicants Pedro Wolf and Marie Osborn, held a duly noticed public hearing to consider Historic Resource Designation Project SHRD 2017-002 to designate the home located at 147 Central Avenue (Assessor's Parcel Number 002-252-014) as an historic resource; and a Mills Act Contract Project M 2017-011 to approve a property-tax saving contract for the property; and

WHEREAS, the Historic Resources Board weighed the evidence presented at said public hearing, including the Staff Report which is on file at the Community Development Department together with the record of environmental review; and

NOW, THEREFORE, BE IT RESOLVED by the Salinas Historic Resources Board that the proposed designation and Mills Act Contract projects are categorically exempt (Class 31) from further environmental analysis per CEQA Guidelines Section 15331 (Historic Resource Restoration-Rehabilitation); and

BE IT FURTHER RESOLVED that the Salinas Historic Resources Board adopts the following findings as the basis for its recommendation to the City Council, and that the foregoing recitations are true and correct, and are included herein by reference as finding:

- 1. The environmental impacts of the designation and contract projects have been analyzed in accordance with the California Environmental Quality Act (CEQA). The proposed designation is categorically exempt (Class 31) from further environmental analysis per CEQA Guidelines Section 15331 (Historic Resource Restoration/Rehabilitation).**

The designation of and Mills Act contract for the house will have a positive impact on the environment by assuring the future review, preservation and rehabilitation of the historic resource in accordance with City historic regulations.

- 2. The Historic Resources Board reviewed the Historic Resource Designation application following the criteria in the current regulations of the California Registry of Historic Resources.**

The house is included in the 1989-2017 City Historical and Architectural Resource Survey prepared by Kent Seavey. The house was constructed in 1910 and is American Foursquare in style with Colonial Revival decoration. It is one of the few

remaining large period homes along Central Avenue. It and its near neighboring homes represent the core of the fashionable residential portion of the proposed Steinbeck Historic District. The 1989 Survey form for the property indicates that it qualifies for listing as a City Historic Resource under National and State Registers Historic Criterion 3, and Local Historic Criteria d, e, and f. An October 20, 2016 resurvey of the property confirms that the property still meets the above criteria for designation.

3. The Historic Resources Board reviewed the Mills Act Contract application and supporting materials.

The Mills Act Tax Savings Program for Historic Properties is included as historic preservation incentive in Section 2-71 of Article XI of the Salinas Municipal Code. Mills Act contracts allow the property owner of designated historic resources to receive a reduction in property taxes in exchange for the property-owner's commitment to specific repair, rehabilitation improvements and satisfactory maintenance of the historic property.

The property owner of 147 Central Avenue has listed roofing, chimney, foundation, porch, and painting improvements as the currently envisioned improvements to the house. A roofing bid of \$37-44,000 is included in the application. The Mills Act Contract will run for an annually renewing 10-year term and Community Development staff will monitor property improvements to assure compliance through completion of exterior and/or structural improvements to the property.

PASSED AND ADOPTED this 11th day of September 2017, by the following vote:

AYES: Pearce, Andresen, Clovis, Munoz, Taft
NOES:
ABSTAIN:
ABSENT:

THIS IS TO CERTIFY that the foregoing is a full, true, and correct copy of a Resolution of the Historic Resources Board of the City of Salinas, that said Resolution was passed and adopted by the affirmative and majority vote of said at a meeting held on September 11, 2017, and that said Resolution has not been modified, amended, or rescinded, and is now in full force and effect.

SALINAS HISTORIC RESOURCES BOARD

Date: _____

9/11/17

Don Lauritson, Secretary

Don Lauritson