



**Contra
Costa
County**

To: Board of Supervisors

From: John Kopchik, Director, Conservation & Development Department

Date: February 7, 2017

Subject: Historical Designation and Placement of 66 and 67 Stonecastle Court onto the County Historic Resources Inventory (HRI). Alamo area. District II

RECOMMENDATION(S):

1. APPROVE request of property owner to place 66 and 67 Stonecastle Court in the Alamo area onto the County Historic Resources Inventory;
2. ADOPT the recommendation of the Historical Landmarks Advisory Committee (HLAC) designating the Rosebrook House (single-family residence), the Garden House (accessory building), stone walls, outdoor kitchen area, pool, and pond of 66 Stonecastle Court in the Alamo area, and the Guest House (single-family residence) and stone walls of 67 Stonecastle Court in the Alamo area, as historical buildings and structures of significance;
3. REFER the designation to the Contra Costa County Historical Society for inclusion in the County Historic Resources Inventory (HRI);
4. DETERMINE that the proposed actions are categorically exempt from the California Environmental Quality Act (CEQA Regs, Section 15331, Class 31); and
5. DIRECT the Department of Conservation and Development to file a Notice of Exemption under CEQA with the County Clerk.

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY
ADMINISTRATOR

☐ RECOMMENDATION OF BOARD
COMMITTEE

Action of Board On: **02/07/2017** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I Supervisor
Candace Andersen, District II Supervisor
Diane Burgis, District III Supervisor
Karen Mitchoff, District IV Supervisor
Federal D. Glover, District V Supervisor

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: February 7, 2017

David Twa, County Administrator and Clerk of the Board of Supervisors

Contact: Dominique Vogelpohl,
(925) 674-7814

By: Stephanie Mello, Deputy

cc:

FISCAL IMPACT:

The applicant is responsible for application and processing costs for the nomination process. The historical designation and placement onto the County HRI would qualify 66 and 67 Stonecastle Court for a Mills Act contract. If 66 and 67 Stonecastle Court receive a Mills Act contract, there will be a reduction in the property taxes for the subject properties based on the calculations in the State Board of Equalization for use of assessing properties under the Mills Act.

BACKGROUND:

At the request of property owners, on November 30, 2016, the County Historical Landmarks Advisory Committee (HLAC) unanimously recommended that the Board of Supervisors designate as historical structures, and include into the County's Historic Resources Inventory (HRI), specific buildings and structures of the former Rosebrook estate located at 66 and 67 Stonecastle Court in Alamo. The structures to be designated include the main Rosebrook House, the Guest House, the Garden House, the exterior stone walls, the outdoor kitchen, the pool and the pond. All of the buildings and structures to be designated were designed by the same architect, Carr Jones. Both properties were part of Subdivision 7154, Stonecastle Estates, which was recorded on November 25, 1997, resulting in twenty-five separate parcels with 66 Stonecastle Court designated as Lot 9 and 67 Stonecastle Court as Lot 10. The properties are located within a Single-family Residential, Low-Density (SL) General Plan Land Use designation, and a Single-Family Residential (R-20) Zoning District. Upon placement of the structures onto the HRI, the property owner will submit a request for a Mills Act contract for the property which would reduce the property taxes for the property in exchange for restoration and maintenance of the historic resource.

Historic Evaluation

As part of the application submittal to the HLAC the owners of 66 and 67 Stonecastle Court commissioned a Historic Background & Evaluation report dated June 30, 2016, prepared by the architectural historian Caitlin Harvey. According to the evaluation, the Rosebrook House, Guest House, Garden House, and outdoor structures were designed and built by local architect Carr Jones. The buildings are an exemplary example of Storybook Style architecture and are one of only six Carr designs left in the County. Also, Carr's use of the Storybook Style is considered as historic architectural influence. The Historic Background & Evaluation report finds these reasons to coincide with the Historical Landmarks Advisory Committee (HLAC) evaluation criteria in evaluating applications for nomination to the County HRI.

Various exterior and interior alterations have been made to the buildings over the years. Despite past alterations, the Storybook Style is still prevalent in the structures, and Carr's signature design features define the overall properties as a Carr original. The attached Preservation and Rehabilitation report describes how the proposed alterations identified in the 10-year rehabilitation program will restore the original integrity of the buildings

and structures. The proposed exterior and interior alterations will enhance the integrity of the architectural style, address anachronistic elements of previous remodels, and implement more period appropriate materials and finishes.

Historic Landmarks Advisory Committee (HLAC) Recommendation

At the HLAC meeting held on November 30, 2016, the HLAC unanimously recommended that the Board of Supervisors include the Rosebrook House, the Guest House, the Garden House, stone walls, outdoor kitchen area, pond and pool (66 and 67 Stonecastle Court, Alamo) in the HRI. Their recommendation is warranted because the buildings and structures were designed and built by a noted local architect. The buildings' and structures' Storybook Style is unique and contains defining elements original to the architect. The integrity of the buildings and structures remains intact. The previous alterations do not negatively impact the site's architectural value, and the proposed alterations will further enhance the architectural integrity and preserve the resources.

CONSEQUENCE OF NEGATIVE ACTION:

If the buildings and structures of historical significance are not designated and placed onto the County HRI then the subject properties cannot qualify for a Mills Act contract. If the subject properties cannot be approved for a Mills Act contract the restoration, rehabilitation, and maintenance of the buildings' and structures' historical and architectural integrity would not be monitored and may not be maintained by current or future owners of the properties.

ATTACHMENTS

Maps & Architectural Plans

Historic Background & Evaluation Report for 66 and 67 Stonecastle Court, Alamo