

# Exhibit D

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May 15, 2022

Mr. James Newhall Smith, Architect  
716 Lighthouse Ave., Suite C  
Pacific Grove, CA 93950

Dear Mr. Smith:

Thank you for the opportunity to prepare a Phase I Historic Review for the Lo/Appelin residence located at 1508 Viscaino Rd. (APN# 008-222-014) in Pebble Beach, as required by the California Environmental Quality Act (CEQA) and the County of Monterey. The residence is not significant.

According to Monterey County Assessor's and Pebble Beach real estate office records the subject property was constructed in 1957. The original highly decorative pierced metal Southern Colonial Style front porch supports were replaced by simple wood posts in 1962, as was the kitchen fenestration along the rear elevation, and the attached garage was reworked in 1966.

The original owner was Dr. Robert Cater, D.D.S., a local dentist. The architect of record was Mr. Derick B. Kipp, who does not appear in any local business or telephone directories of the period. No builder is identified.

The subject property is a one-and-one-half story, wood-framed period version of the Colonial Revival Style of architecture, and is essentially rectangular in plan, with an exterior wall-cladding of wide, horizontal wood siding. The roof system is generally a medium-pitched stepped, side-gable type with a hipped section at the West end of the building envelope. There are both gabled and shed-roof dormers present. Fenestration on the North facing facade is a combination of large, fixed multi-paned focal, and smaller 1/1 double-hung wood windows. A large, angled bay characterizes the hip-roofed portion of the facade. The rear elevation has all aluminum fixed, sliding East, and sliding glass-doors added in 1962. There is one interior type brick chimney at the end of the main building block as it steps down to the bedroom/garage extension on the East side.

The roof covering is in wood shingles, with closed soffits below the eave-line.

The residence is sited below & West of the roadway, and accessed by a curving entry & exit across the facade. The property is somewhat visually screened by horizontal wood fencing at the edge of Viscaino Road. The property is surrounded by open space, with a few mature trees and low planting beds around the immediate house perimeter. It is located in a wooded neighborhood of one and two-story homes of varying ages, sizes and styles in the gated Pebble Beach resort community.

The California Environmental Quality Act (CEQA), PRC Sec.21084.1 requires all properties fifty years of age or older to be reviewed for potential historic significance. Criteria for that significance is addressed in PRC Sec. 5024.1 (a). It asks, did any event important to the region, state or nation occur on the property. Did anyone important to the region, state or nation occupy the property during the productive period of their lives. Does the building represent an important architectural type, period or method of construction, or is it a good example of the work of a noted architect or master builder. The criteria also asks if the property is likely to yield information significant to the understanding of the areas history.

Eligibility for historic listing of buildings, structures, objects, sites and districts, i.e., rests on the twin factors of historic significance and integrity to be considered for listing in the National Register of Historic Places, the California Register of Historical Resources, and the Monterey County Historic Resource Inventory. Loss of integrity, if sufficiently great, will overwhelm the historic significance a resource may possess and render it ineligible for historic listing. Likewise, a resource can have complete integrity, but if it lacks significance, it must also be considered ineligible.

Integrity is measured by the application of seven aspects, defined by the National Register Criteria for Evaluation. They include: Location, the place where the historic property was constructed, or an historic event occurred; Design, the combination of elements that create the form, plan, space, structure, and style of a building; Setting, the physical environment of the historic property; Materials, the physical elements that were combined during a particular period of time and in a particular pattern or configuration to form a historic property; Workmanship, the physical evidence of the crafts of a particular culture or people during any given period in history;



Feeling & Association are subjective elements that assess a resources ability to evoke a sense of time and place.

The subject property is not included in the California Office of Historic Preservation-maintained “Historic Data File for Monterey County” (updated October, 2021). It is not listed in the California Register, or the National Register of Historic Places, nor is it listed in the Monterey County Historic Resources Inventory.

The residence retains its original location and setting, but the design, as constructed in 1957 has been altered by the 1962 and 1966 remodeling’s. Its original historic character has been distorted by the replacement of Southern Colonial style pierced metal porch supports with wood posts, and nearly complete window replacement across the rear elevation. These changes to the exterior finish materials has created a false sense of historical development, sufficiently compromising the original design and physical integrity of the house (see photos provided). Because of the changes described the property does not evoke a sense of time and place, or feeling and association with its original 1957 period of construction.

No event of significance to the nation, state or region, nor any significant individuals during the productive period of their lives, have been identified with the existing property. There is no record of other examples of architect Derick B. Kipp’s building designs in the Monterey area for comparison. Lacking both physical integrity and historic significance, the subject property does not meet the necessary criterion for listing in the National or California Registers of Historical Resources. Nor does it meet the criterion established by the County of Monterey to qualify for inclusion in the Monterey County Register of Historic Places, and therefore cannot be considered a historic resource as defined by CEQA.

Respectfully Submitted,

*Kent S. Sawyer*



## 1508 Viscaino Road-Pebble Beach

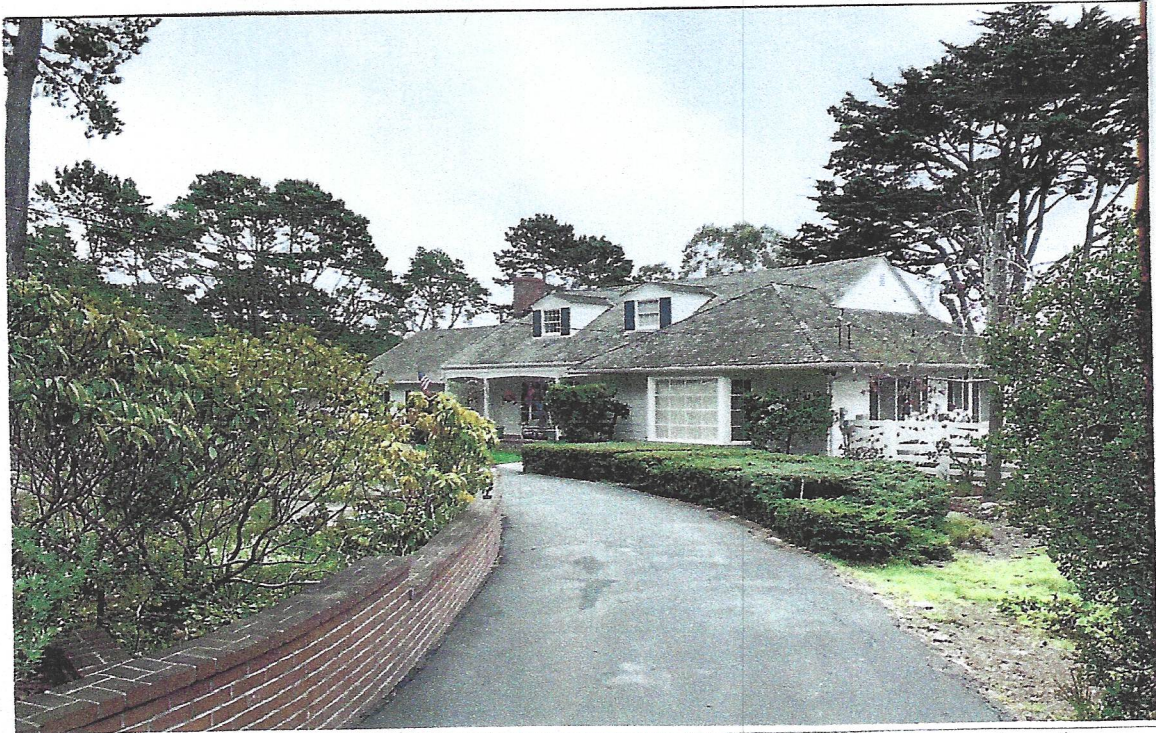


Photo #1. Looking SE at the North facing facade, note the 1962 porch columns that replaced original ornamental metal supports far left, & hipped wing with bow window at right, Kent Seavey, May, 2022.



Photo #2. Looking NW at the South facing rear elevation, note complete metal window replacement on this elevation, Kent Seavey, May, 2022.