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P A S T
CONSULTANTS LLC

Seth A. Bergstein
415.515.6224
seth@pastconsultants.com

October 8, 2021

Stephen Soske
1451 Ondulado Road
Pebble Beach, CA 93953

Re: Limited Phase One Historic Assessment for 1451 Ondulado Road, Pebble Beach, CA
APN. 008-441-033-000

Dear Mr. Soske:

This letter states the findings of preliminary historic significance, based on our site visit and conditions assessment of the property located at 1451 Ondulado Road, in Pebble Beach, California. PAST Consultants, LLC (PAST) attended a site visit to the subject property on October 5, 2021 to photograph the property and assess its existing condition.

1451 Ondulado Road contains a house (circa-1924) constructed in the Spanish Revival style. The house has an irregular plan with nested gable roofs finished in clay-barrel tiles, multiple arched chimneys, stucco wall cladding and fenestration consisting of primarily of original wood casement windows. The front (north) elevation contains an arched entry, with Carmel stone courtyard walls installed after construction of the house (**Figures 1 and 2**).



Figures 1 and 2. Left image shows the front (north) elevation. Carmel stone garden walls create a parking courtyard, with a garage wing on the west side. Right image shows the front elevation viewed from the garage wing.

The rear elevation features an irregular composition with projecting gable wings flanking a rear courtyard with a terrace in the Spanish Eclectic style. Nearly all-original wood casement windows remain on the building, with the exception of several window conversions to fixed glass on the rear elevation (**Figures 3 and 4**).



Figures 3 and 4. Left image shows the rear (south) and east elevations, showing the massing and arched chimneys. Right image details the rear (south) elevation. The living room windows (arrow) have been replaced with fixed glass.

The building is in largely original condition. Original massing, wall and roof cladding and fenestration remain on the building. Several windows have been replaced with fixed glass on the rear elevation (**Figures 4 and 5**). The site also contains a shed-roofed storage shed with board-and-batten siding (**Figure 6**).



Figure 5. Left image details the rear-elevation arcade and terrace. A single pair of French doors has been replaced with fixed glass (arrow). Right image details the shed outbuilding.

Building Chronology and Historic Integrity

Original drawings are not extant in the archives of the Pebble Beach Architectural Review office. Based on the Monterey County Assessor Records, the Pebble Beach archives and our conditions assessment, the following is the building chronology:

- Circa-1924: Construct house and garage in the Spanish Revival Style (*Monterey County Assessor's Records*). Clarence Tantau, architect (*Interview with property owner*).
- Circa-1930s: Construct north-elevation Carmel-stone courtyard walls (*Interview with property owner*).
- Various dates, 1960s and later: Replace original wood casement windows with fixed glass in several locations. Replace arcade French doors with fixed glass.

With the exceptions of several window/door modifications, the house remains in largely original condition and maintains all aspects of historic integrity (location, design, setting, materials, workmanship, feeling and association). To assist in historic integrity analysis, the Pebble Beach Historic Context Statement lists *Minimum Eligibility Requirements* and *Other Integrity Considerations* used as a guide to evaluating whether buildings maintain adequate historic integrity for listing as a historic resource.¹ The eligibility requirements are listed below with our response in italics:

Minimum Eligibility Requirements:

- Clear example of residential architecture from this period (most likely Mediterranean Revival/ Spanish Colonial Revival). *Yes.*
- Retains original form and roofline. *Yes.*
- Retains most of its original ornamentation. (The retention of entry, window and/or roofline ornamentation should be considered most important). *Yes.*
- Replacement of doors and windows is acceptable as long as they conform to the original door/window pattern and the size of the openings. *Several window/door replacements, which do conform to original pattern and size of openings.*
- Retention of the original cladding is crucial, but not absolute (see other integrity considerations). *Yes, original cladding remains on the building.*

¹ Page and Turnbull, Inc., *Pebble Beach Historic Context Statement*. Please consult the table on page 100, for further information.

Other Integrity Considerations

- Pebble Beach has long attracted affluent residents with the financial means to enlarge their properties. Anecdotal evidence suggests that building additions are more common than in other areas, and thus should be evaluated relative to their impacts on the original buildings.
No major building additions.
- Rear additions that have respected the scale of the original building are generally acceptable. However, additions that compromise a building's form and scale are not acceptable.
No rear additions.
- The replacement of the original cladding is a severe detriment to integrity. Typically, it is only acceptable as long as nearly all other character-defining features are retained.
Retains original cladding.
- The retention of original windows greatly enhances integrity of materials. However, far more important is the retention of the original of pattern of windows, and that any replacement windows(s) are located within the original frame openings.
Original pattern of windows remains true to the building's original design.
- A residence altered into a later style has lost association with this period, but may be significantly associated with the period during which it was altered—so long as it displays the character-defining features of that era
No stylistic alterations.
- The presence of original site or landscape features enhances a property's historic character. Properties that retain elements such as walls, outbuildings, fountains and heritage trees are more likely to qualify for individual listing in the California or National Register.
Original site and landscape features present.

Preliminary Findings of Historic Significance

The residence was designed by noteworthy Del Monte Properties Company-architect Clarence Tantau in 1924, shortly after Samuel Morse's Del Monte Properties Company was formed in 1919. During this period (1919-1945), Pebble Beach received its most significant architectural contributions, largely due to the budgets of its wealthy residents and strict design controls by Morse that stressed the Mediterranean- or Spanish-revival style. These restrictions were detailed in the minutes of the Del Monte Council as early as 1924 and stated that new architectural construction should be of "the Mediterranean type, as found in Spain, Italy and Southern France," and that future architectural projects in Pebble Beach "should be the types found in early California, Spain, Italy, Southern France or Mexico."² Morse would hire leading architects of the Spanish Revival Style, including George Washington Smith and Louis Hobart, to design golf club facilities, such as the Cypress Point Clubhouse in the 1920s. Morse's Del Monte Properties Company also utilized notable regional architects who were well versed in the Spanish Revival Style, such as Clarence Tantau, Robert Stanton, William Otis Raiguel and Gardner Daily as plan checkers to ensure a cohesive design to residential buildings of the 1920s.³

² Page and Turnbull, Inc. *Pebble Beach Historic Context Statement*, 2013, 76.

³ Ibid, 86.

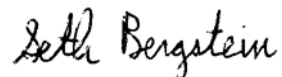
It is clear that the subject house was constructed along the design guidelines of the Del Monte Properties Company and would illustrate the theme of “Samuel Morse and the Del Monte Properties Company (1919 - 1945),” as described in the *Pebble Beach Historic Context Statement*.

Conclusion

In conclusion, based on our review of the available project documentation, the conditions assessment and the historic integrity assessment according to the *Pebble Beach Historic Context Statement*, the subject property is eligible for listing on the California Register of Historical Resources in the area of architecture; and the Monterey County Register of Historic Resources as a local historic resource.

Please contact me if you have any questions about this evaluation.

Sincerely,

A handwritten signature in cursive script that reads "Seth Bergstein".

Seth A. Bergstein
Principal

Cc: Mark Lord, Tim Allen Properties

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