

Exhibit C

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KENT L. SEAVEY
310 LIGHTHOUSE AVENUE
PACIFIC GROVE, CALIFORNIA 93950
(831) 375-8739

October 22, 2020

Mr. Gabriel M. Yeung
Gabrial M. Yeung, Trust
558 South Grand Ave.
Pasadena, CA 91105

Dear Mr. Yeung:

Introduction:

This Focused Phase II Historic Assessment for compliance with *the Secretary of the Interior's Standards for the Treatment of Historic Properties* has been prepared as part of an application for minor alterations & an addition to a one-story single family residence, owned by the Gabriel M. Yeung Trust, located at 62 Yankee Point Dr. (APN# 243-152-005), near Carmel (see photos, plans & drawings provided).

Historical Background & Description

The subject property is a one-story, cylindrical, thin-shell concrete cruciform, in plan, resting on a concrete slab foundation. There is a detached 1979 garage to the East (MCBP# 29534), & a 1980 one-story detached guest unit toward the North (MCBP#29592), both non historic. The exterior wall-cladding is Gunitite, sprayed three inches thick over elastomeric webbing. The intersecting barrel vaults have large, metal-framed bay windows at the end of these vaults, with a domed-skylight over the living room. Large, lancet windows with sculptured overhangs are spaced along the South and West elevations with the semicircular glazed bays at the ends of the barrel vaults. There are some small, circular porthole windows along the North side-elevation and one on the south side-elevation. All structures are located in an otherwise natural seaside landscape setting.

Evaluation:

The owner proposes to enclose the walled open courtyard of the South arm of the cruciform plan with a glazed dome, for bathroom use, and replace the exterior porthole window in an adjacent bathroom space with a door, accessing an outdoor sitting space. The door will either be an existing feature, or one of matching design. All new work will be undertaken in conformance with the *The Secretary of the Interior's Standards for the Treatment of Historic Properties, under the Standard for Rehabilitation*.

The Secretary of the Interiors Standards for the Treatment of Historic Properties Identify four primary treatment approaches to historic buildings. They are Restoration, Preservation, Reconstruction and Rehabilitation. Rehabilitation would be the recommended standard of treatment for the subject property, Rehabilitation is defined as the act or process of making a compatible use for a property through repair, alterations and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

The Secretary's Standards encourages "placing a new addition on a non-character-defining elevation." and locating alterations to historic properties in areas where previous alterations already exist. The 1992 National Park Service *Illustrated Guidelines for Rehabilitating Historic Buildings*, states that "The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility."

In this instance, the rehab work is on a secondary elevation. The proposed minor addition will be near the rear of the building envelope, and limited in size and scale in relationship to the historic building. As proposed an existing original door will be repurposed for exterior access, or a new door, matching in kind, an original. All work will be compatible with the size, scale, proportions and massing to protect the integrity of the subject property and its environment. This is consistent with Rehabilitation Standard #2 and #5. If removed in future, the essential form and integrity of the historic residence will be unimpaired, consistent with Standards #9 and #10 (see DPR 523 provided for description of character-defining features).

Impacts of the Proposed Project:

The owner has proposed the following addition for contemporary usage.

EAST (FRONT) ELEVATION (primary)

This is a primary elevation. No changes are proposed.

NORTH SIDE-ELEVATION (Primary, facade)

This is a primary elevation. No changes are proposed.

WEST ELEVATION (secondary)

No changes to this elevation are proposed.

SOUTH ELEVATION (secondary, rear)

Add a glazed dome above the existing enclosed patio wall for a bathroom, and replace the exterior porthole window to the East, in an adjacent bathroom, with a door accessing an outdoor sitting area.

All exterior work outlined in the evaluation above will take place on the South elevation. It includes construction of a steel-framed domelike window connecting an enclosed patio space with the main building envelope & replacement of a single adjacent porthole window with an exterior door. The door will either be a repurposed original feature of the house, or a new door matching, in kind, others found on the building envelope.

The new construction will visually resemble the semicircular form of other windows found at the terminus of the cruciform wings of the residence, but more domelike in appearance, to differentiate the old from the new, as called for in Rehabilitation Standard #9, but compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the historic property and its environment (see copy of the Rehabilitation Standards provided).

As much original material as possible will be employed in the rehabilitation including possible reuse of an existing door. To the extent feasible all features, finishes and construction techniques or examples of craftsmanship that characterize the property will be retained. (see photos, and plans & drawings provided).

New work will be clearly differentiated from the old, but compatible with the size, scale, proportions and massing to protect the integrity of the subject property and its environment. If removed in future, the essential form and integrity of the historic resource and its environment will be unimpaired.

Conclusion:

The proposed work on the subject property will be executed consistent with the Secretary's Standards for Rehabilitation, with the least possible loss of historic material so that the remaining character-defining features of the resource will not be obscured, damaged or destroyed. The proposed alterations are reversible. As proposed the new work will not cause a significant change to the listed historic building and will not create a significant adverse effect on the environment.

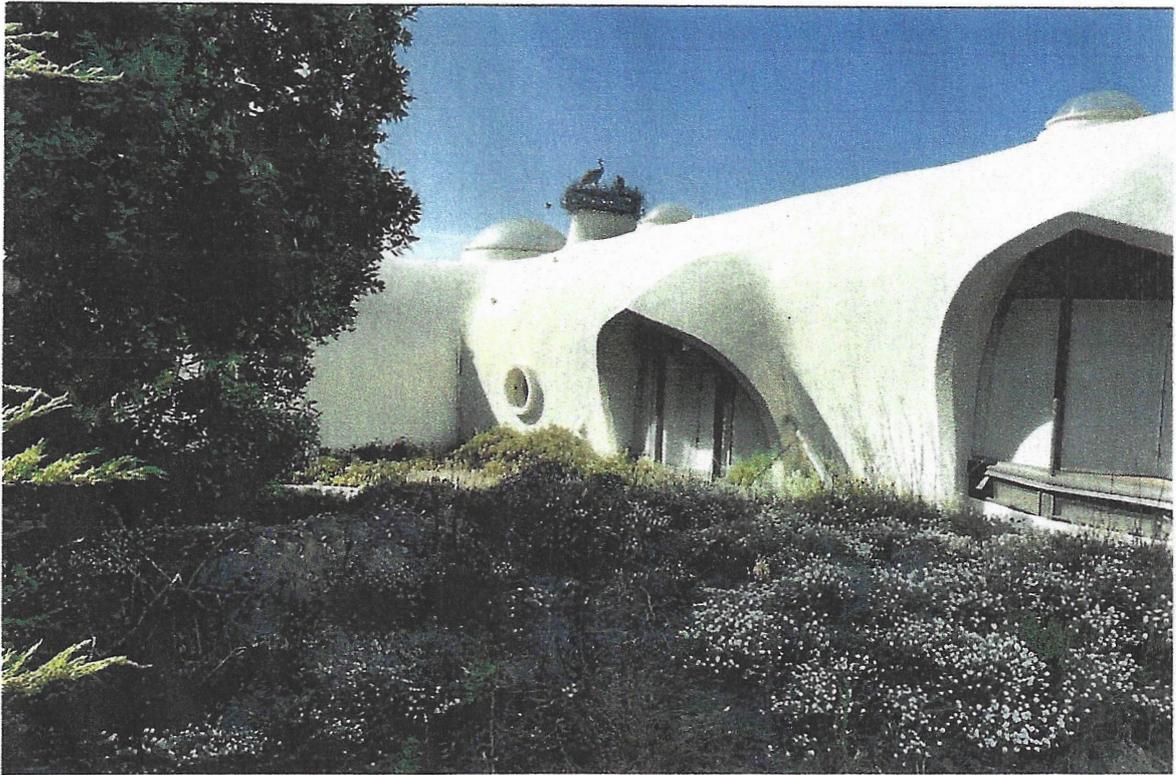
Mitigation

The project, as proposed, appears to be in conformance with the *Secretary of the Interiors Standards for the Treatment of Historic Properties* under the *Standards for Rehabilitation*. (see documentation, photos and plans & drawings provided). No mitigation is needed for this project.

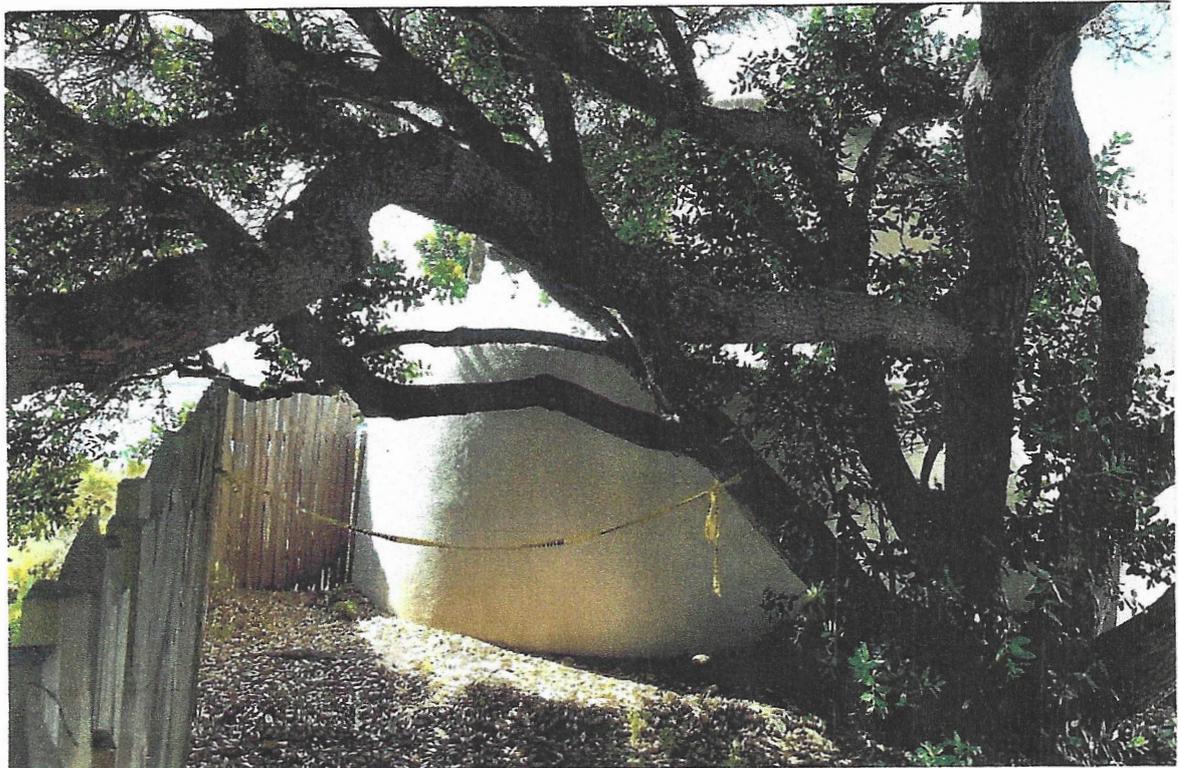
Respectfully Submitted,

Kurt J. Seaver

62 Yankee Point Drive-Carmel Highlands



Photograph #1. Looking NW at the South side-elevation, new door is proposed at location of porthole window, Tai Tang, September, 2021.



Photograph #2. Looking West at patio wall, SW corner of South side-elevation, note mature tree screening feature, Tai Tang, September, 2021.



Photograph #3. Looking NW at patio space proposed for new bathroom, note original door. This door type, to be used as replacement for porthole window access to outdoor seating area, Tai Tang, September, 2021.

CEQA requirements for treatment of
Historic Properties.

**SECRETARY OF THE INTERIOR'S STANDARDS
FOR REHABILITATION**

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.**
- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.**
- 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.**
- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.**
- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.**
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.**
- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.**
- 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.**
- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**
- 10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

State of California  The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 5S1

Other
Review Code

Reviewer

Date

Listings

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*Resource Name or #: (Assigned by recorder) June Haas House

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

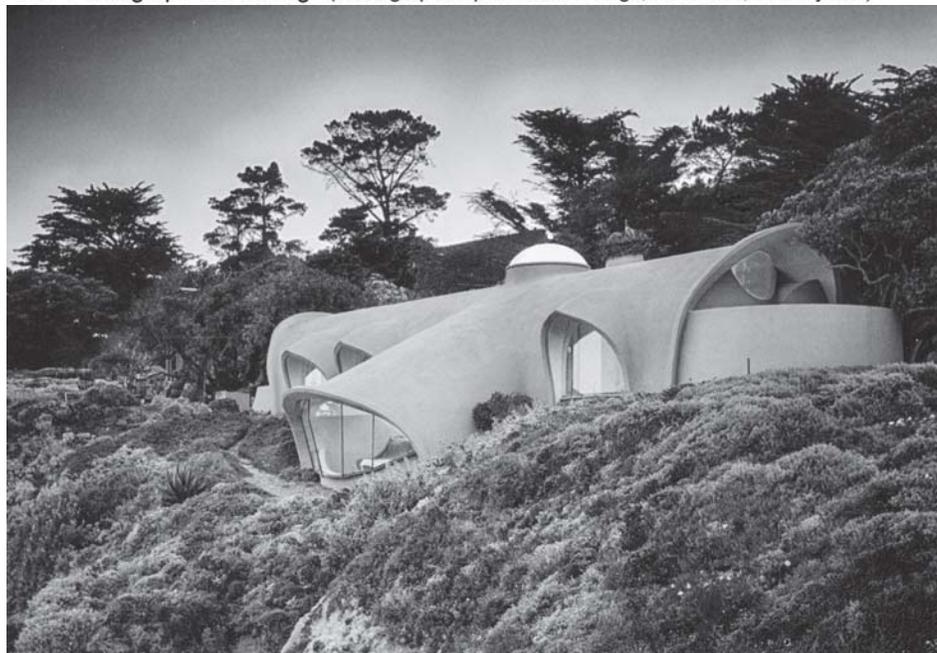
- *a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
 *b. USGS 7.5' Quad _____ Date _____ T _____; R _____; of of Sec _____; B.M. _____
 c. Address 62 Yankee Point Drive City Carmel-by-the-Sea Zip 93923
 d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____ mE/ _____ mN
 e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, thin-shell concrete structure, cylindrical in form, constructed with Gunitite sprayed three inch thick over elastomeric webbing. The residence is a cruciform plan of intersecting barrel vaults with large, metal-framed bay windows at the end of each vault & a dome skylight over the living room. The shell is coated with a preservative mixture containing rough-ground walnut shells, for texture. The vault at the sea-cliff edge, is angled downward, with a large, semicircular bay window at its terminus, to capture the view of a tide pool below. The building envelope is a true organic form, emerging from the earth & never rising above fourteen feet from ground level. Fenestration is irregular, having large lancet windows with sculptured overhangs spaced along the South & West elevations, & semicircular glazed bays at the ends of the barrel vaults. There are small porthole windows as well. A 19XX detached guest house, & a garage occupy the otherwise natural landscape setting.

*P3b. Resource Attributes: (List attributes and codes) Apn # 243-152-005

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



- *P4. Resources Present: Building
 Structure Object Site District
 Element of District Other (Isolates, etc.)

*P5b. Description of Photo: (view, date, accession #)

Looking NE at the West elevation, Kodiak Greenwood, photographer

*P6. Date Constructed/Age and Source:

1969, Mo. Co. Assessor's records

- Historic Prehistoric Both

*P7. Owner and Address:

Gabrial M. Yeung, Trust, 558 South Grand Ave., Pasadena, CA 91105

*P8. Recorded by: (Name, affiliation, and address)

Kent Seavey, 310 Lighthouse Ave., Pacific Grove, CA 93950

*P9. Date Recorded:

*P10. Survey Type: (Describe)

Intensive-Owner requested

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

None

- *Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

State of California The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) June Haas House *NRHP Status Code 5S1
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B1. Historic Name: June Haas House B2. Common Name: _____
 B3. Original Use: residence

B4. Present Use: residence *B5. Architectural Style: Modern Organic Style

*B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1968 (Mo. Co. Assessor's office); detached guest house,

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:
detached guest house to North of subject property, 2017; detached garage East of subject property, undated but sometime after 1970.

B9a. Architect: Mark Mills b. Builder: Mark Mills

*B10. Significance: Theme Modern Architecture, Monterey County Area Carmel Highlands
 Period of Significance 1968 Property Type SFR Applicable Criteria CR 2, 3 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Haas House is significant under California Register Criterion 2, for its association with modernist architect Mark Mills, it is also significant under Criterion 3, for the high quality of Mills Organic design. Architect Mark Mills (1921-2007) was a native of Jerome, Arizona, where his father managed a copper mine, where as a young man he was exposed to the carpenters skills who maintained the mines infrastructure, after blasting. He earned a Bachelor of Science degree in Architectural Engineering at the University of Colorado, and worked briefly as an architectural draftsman, prior to meeting Frank Lloyd Wright, who invited Mills to join his Taliesin West firm, as an apprentice in 1944. Mills worked and studied at Taliesin under Wright for four years, He & fellow apprentice Palo Soleri, were dropped from the firm after their collaboration on the design of the Cave Creek "Dome House" in 1948.

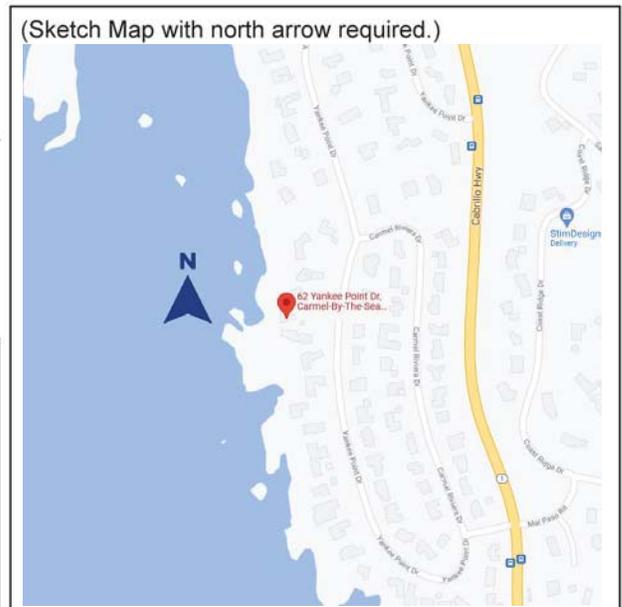
B11. Additional Resource Attributes: (List attributes and codes) single family residence (HP2)

*B12. References:
Bennett, Janey, The Fantastic Seashell of the Mind-The Architecture of Mark Mills, ORO Editions, 2017.
Hess, Alan, Forgotten Modern-California Houses 1940-1970, Gibbs-Smith Pub.:Santa Barbara, 2007.

B13. Remarks:

*B14. Evaluator: Kent Seavey
 *Date of Evaluation: Septembr 27, 2021

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: June Foster Haas House

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P3(cont.) character-defining features include its cruciform plan, barrel-and groin-vaulted building envelope ,the use of Gunitite sprayed over an elastomeric webbing, then coated with a preservative mixture containing rough-ground walnut shells, for texture as a wall-cladding. Large lancet shaped window openings with sculptured hoods, round arched doors and small porthole windows, sited at the sea's edge in the natural coastal landscape setting.

B10 (cont.) Mills & Soleri's "Dome House" was published in the Architectural Forum in 1961, making them, among only a few others, pioneers of the design/build movement that swept North America for at least the following decade. Mills moved to California and found work briefly, with architects Anshen & Allen in San Francisco, before relocating to Carmel-by-the-Sea. The architect came to Carmel to assist in the construction of a Wright designed residence for Mrs. Clinton Walker. At the end of the project Mrs. Walker offered him the chance to plan and build two spec homes in the village. The architect determined to remain in Carmel and established his own practice in one of the spec houses he had built, by hand. As noted above, based on the architect's background, he could, and did design and build with his own hands the five local homes where he and his family lived over time.

The architect adapted and expanded on Wright's idea of Organic design, exploring and expanding upon the masters free-form possibilities of the concept. Known for his employment of wood, glass and stone in construction, particularly native materials related to their sites, Mills constructed more than 40 homes in the Monterey Bay area. His most salient quote was " My client is nature". It was said of him that he was "an architect of an individual subtlety, rarely repeating designs. Each structure is unique and tailored to the landscape and client." In a 2009 issue, Architectural Digest referred to Mark Mills "as one of the world's top architects".

His 1969 Haas House was a response to the client's wish requesting a structure "which carried the memories of the traditions of a Greek island". The client, a working artist, wanted to live and work by the sea, "well sheltered from the elements in a structure that had a sculptural feeling." Based upon a limited budget, a solution for design was found in a lightweight barrel-and groin-vaulted structure reminiscent of the stark white stone housing found on some Greek islands. Mills angled the West end of the barrel vault downward to capture views of a tide pool. The walls were formed with 3/8" plywood, and steel rebar to frame the lancet window openings. Insulation was added to the interior and stuccoed over for the interior walls. As originally constructed the adjacent lots were empty. The great American photographer, Ansel Adams was a neighbor and friend of the architect and wrote him shortly after the housewarming saying the design was "magnificent in several domains-concept in relation to site, relationship to the round and pointed arch, a certain magic of space which I feel but cannot verbalize upon, and a sense of flow and direction to the elemental facts of rocks and surf towards which the structure is oriented." He closed his remarks by stating, " I wish I could live in it !!!" Mills designed before the age of computers, all drawings were made by the architect with a pencil. Biographer Janey Bennett notes "His work combines solutions to puzzles of gravity and connectors, of form and site, of volumes and light."

The June Foster Haas House is a paean to Mark Mills genius as an architect. Her house is the epitome of Organic design in its best sense, and clearly qualifies for listing in both the National and California State registers of historic places, as well as in the Monterey County Historic Resource Inventory, under a theme of Modern Architecture in Monterey County. It retains a high degree of physical integrity, and a strong sense of time and place and of feeling and association with its Organic design by Mark Mills, a nationally recognized architect. ts period of significance in 1969.