

Attachment 2

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HR/mm-1.2 of 1170 Signal Hill Road Condition of Approval

October 2, 2023

In fulfillment of Mitigation Measure HR/mm-1.2 of the Signal Hill LLC Combined Development Permit Final Environmental Impact Report (FEIR), the following scope of work to inform the development of a website documenting the history and significance of the Arthur and Kathleen Connell House (Connell House) in Pebble Beach, California. An outline of the primary pages and section headings is presented below. The website text will be excerpted from the National Register of Historic Places Registration Form prepared for the house in 2014 and will be illustrated primarily with photographs of the house taken by Arthur Connell in 1958.¹

WEBSITE OUTLINE

1) Introduction

A landing page with a short introduction to the Connell House, including its design, construction, and significance, and an overview of the website content

2) Biographies

a) Richard Neutra

An abbreviated biography of Richard Neutra

b) Connell Family

Abbreviated biographies of Arthur and Kathleen Connell

3) Architectural Design & Legacy

a) Design & Construction of the Connell House

Design Phase

Summary of the Connells' purchase of the lot and retention of Richard Neutra and the architect's design intent for the house and collaboration with the Connells

Construction

Summary of the construction of the house from 1957 to 1958, including alterations to the design during construction

Post-construction

Summary of the Connells' life in the house, the sale of the house, and alterations to the house from the 1970s onward

b) Architectural Legacy of the Connell House

¹ Anthony Kirk and Barbara Lamprecht, Arthur and Kathleen Connell House, 1170 Signal Hill Road, Pebble Beach/Del Monte Forest, Monterey County, California, National Register of Historic Places Registration Form, January 15, 2014.

Neutra's Legacy

Summary of Neutra's legacy as an architect of distinction and how the Connell House embodies his design principals

Modern Architecture in Pebble Beach

Summary of the Connell House as a significant and rare example of Modern architecture in Pebble Beach

National Register of Historic Places

Summary of the determination that the house is eligible for listing in the National Register of Historic Places

c) Chronology

A timeline that integrates key moments in Richard Neutra's life and career, the Connell family's ownership of the site, and the design, construction, and alterations to the Connell House

4) Gallery

A compilation of photographs of the house taken by Arthur Connell in 1958 and drawings and plans of the house by Richard Neutra

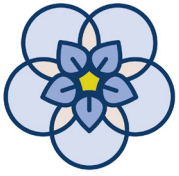
5) Resources

a) Sources Cited

A bibliography of sources cited in the National Register of Historic Places Registration Form and a link to download a copy of the form

b) Learn More

A compilation of approximately 10-12 books, articles, websites, or links to archival collections on Richard Neutra's life and career that provide a gateway to learning more about the architect



Forget Me Not History

ERICA SCHULTZ Principal



EDUCATION

Master of Historic Preservation, University of Maryland, College Park

BA, Art History with Architecture Concentration; BFA, Studio Art, Ithaca College

AFFILIATIONS

California Preservation Foundation, Education Committee
San Francisco Heritage
National Council on Public History
Society of Architectural Historians

PUBLICATIONS

"Review: The San Francisco Civic Center: A History of the Design, Controversies, and Realization of a City Beautiful Masterpiece, by James W. Haas." *Pacific Historical Review* 89, no. 3 (Summer 2020): 433-434.

Erica Schultz has over seventeen years of experience as an architectural historian and preservation planner specializing in archival research, historic resource evaluations, and CEQA, Section 106, and NEPA environmental compliance documents. Erica possesses extensive knowledge of California's history and built environment and local, state, and federal preservation standards, guidelines, and regulations. She has identified, evaluated, and interpreted a wide array of property types, including residential, commercial, and industrial buildings; railroads; bridges; water conveyance systems; and agricultural landscapes throughout California. She has assessed numerous projects for conformance with the Secretary of the Interior's Standards for Historic Preservation and has prepared HABS/HAER/HALS documentation. Erica meets the U.S. Secretary of the Interior's Professional Qualification Standards for Architectural History.

PROJECT EXPERIENCE

- » 2017 Durant Street HRE, Berkeley, CA
- » Sylvia Mendez Elementary School HRE, Berkeley, CA
- » 1611 Belvoir Drive HRE, Los Altos, CA
- » 444 Kearney Street HRE, El Cerrito, CA
- » 21 Duane Street Design Review, Redwood City, CA
- » 354 Stratford Drive HRE, San Francisco, CA
- » 278 18th Avenue HRA, San Francisco, CA
- » 70 St Marys HRA, San Francisco, CA
- » Crocker Amazon Park Context Development, San Francisco, CA
- » McLaren Park Context Development, San Francisco, CA
- » Mountain View Public Safety Building HRE, Mountain View, CA
- » San Mateo General Plan Peer Review & EIR, San Mateo, CA (*in progress*)
- » Stanford University Belmont Campus Peer Review & EIR, Belmont, CA (*in progress*)
- » 609 Kearney Street HRE & Design Review, El Cerrito, CA (*in progress*)
- » South Main Mixed-Use Project HRE, HABS Recordation, and Interpretative Signage, Redwood City, CA*
- » Pleasant Hill Library HABS Recordation, Pleasant Hill, CA*
- » UCSF Surge Building HABS Recordation & Interpretive Signage, San Francisco, CA*
- » Ambra Olive Oil Building HRE & Design Review, Mountain View, CA*
- » 1200-1300 Memorex Drive HRE, Design Review & CEQA Alternatives Analysis, Santa Clara, CA*
- » 770 Woolsey Street HRE & Design Review/CEQA Alternatives Analysis, San Francisco, CA*
- » HRTRs for University of California, Berkeley Long Range Development Plan and Housing Projects #1 and #2 EIR, Berkeley, CA*
- » Central Park HRE & CEQA Impacts Analysis, San Mateo, CA*
- » MidPen Affordable Housing Project Section 106 Compliance, San Mateo, CA*
- » 245 King Street HRE Peer Review, Redwood City, CA*

*Indicates work completed as Project Manager and/or Senior Architectural Historian/Preservation Planner at previous firms prior to founding Forget Me Not History.

Professional Summary

Sheila McElroy is a senior consultant with 25+ years experience directing cross-functional responsibilities, including community engagement (outward facing) and strategic planning (inward facing) initiatives that create equitable opportunities where people live, work and play. Sheila has worked extensively with public agencies, private entities, and nonprofit organizations on historic and cultural resource/environmental policy issues (NEPA, CEQA, SEQR) on the national, state, and local level regarding community revitalization, sustainability, and reuse/re-development of underused buildings and brownfields. Sheila meets the Secretary of the Interior's Professional Qualification Standards for Architectural History.

Relevant Project Experience

Senior Consultant | Center for Creative Land Recycling (March 2023 - present)

Leading initiatives that help local entities transform vulnerable communities devastated by toxic practices and environmental impacts through land reuse and neighborhood revitalization including:

- Technical assistance on revitalization and cultural preservation for brownfield development, equitable and accessible public spaces and parks, and identifying related funding resources
- Developing effective relationships and strategic partnerships with public, private, and civic-minded stakeholders committed to supporting transformative, place-based initiatives
- Program design and speaker coordination for educational sessions at the [annual conference](#)
- Curating exhibit from Library of Congress HABS photography collection at CALRC
- Project management of the upcoming land reuse funding fair with the Dept. Environmental Protection Agency, Dept. of Toxic Substances Control, and San Diego State University

Community Engagement Manager, Social Impact | Niantic Inc. (2020-2022)

Directing (remotely) a nation-wide, multi-year pilot project developed as an emergency response to impacts of 2020 in historically Black, and low-income urban neighborhoods across the U.S. including:

- Directing effective guidance, strategic planning, goal setting, and team management for 5 local organizations looking to elevate their most significant programs
- Directing and designing selection criteria for the Community Placemaking Grant initiative: collaborating with [Project for Public Spaces](#) and Midtown Alliance (GA) organizations to develop more equitable and accessible public spaces and programming for a major urban [transit hub](#)
- Art trail designer and event, showcasing over 20 murals and providing public interface for [BLKOut Walls](#) premiere neighborhood celebration event in Detroit, MI, Identifying dynamic art and cultural points of interest for incorporation on game locations
- Developed grant and corporate giving criteria for open space/park development initiatives
- Supervising, managing, and motivating leadership of an educational workshop with the [Black Community Fund](#) where nearly 40 local Black-led organizations came together for grant writing, project visioning, and pitch presentation training

Consultant Interpretive Signage Open Space Project | Lennar Bay Area, Inc. (2021-2023)

Providing subject expertise and community engagement to enhance historic and cultural information signage for a new public park on the former Hunters Point Shipyard (SF), while addressing issues of accessibility and up-to-date accuracy.

- Developing and editing cultural/interpretive signage content for Hunters Point Hilltop Park, as part of the shipyard redevelopment and open space project
- Solving the problem of outdated information and terminology, and limited accessibility solutions, making way for on-going information sharing and educational opportunities

CEO/Executive Director | Circa: Historic Property Development (1999-2014)

Created *Circa* to address the gaps between historic preservation, economic sustainability, and place-equity for the revitalization of underutilized buildings, vacant lots/brownfields, urban neighborhoods, and underrepresented communities throughout California.

- Conducting cultural/historic impact analysis following NEPA and CEQA criteria
- Leading design charrettes for streetscape, alternatives for new construction in traditional commercial districts, brownfield site development and public open spaces
- Leading the design of programmatic frameworks to support equitable and positive social change, particularly for public spaces, public art representation, and cultural expression
- Managing and training of executive leaders of nonprofit organizations, their boards of directors, and volunteers to achieve organizational goals
- Designing and facilitating numerous community meetings, social meetups, team building workshops, stakeholder gatherings, volunteer trainings, and strategic planning processes
- Working collaboratively with topic-specific consultants, developers, contractors, municipal staff, volunteers, and strategic partners
- Managing project budgets, contracts, deliverables, and schedules

Executive Director | Main Street Programs (1990-1999)

Executive Director for two community-based, nonprofit organizations: launching a freshman program in NJ, and rejuvenating a languid program in CA.

- Leading all aspects of nonprofit organizations management
- Worked collaboratively with all levels of staff, members, volunteers, and strategic partners
- Cultivated sponsorships, donors and partnerships for community events
- Designed and spearheaded membership development and volunteer recruitment
- Led the design of programmatic frameworks to support equitable and positive social change, particularly for accessible public spaces, public art representation, and cultural expression
- Facilitated and supported community-based, strategic planning efforts
- Sought out and nurtured community stakeholder relationships with local businesses, government agencies, organizations, and representative individuals
- Researched and managed funding sources, including grants and shared services

Education

M.S. Historic Preservation, University of Pennsylvania, Philadelphia, PA

B.A. Arts Management, Roger Williams University, Bristol, RI

Public Speaking (2021-2023)

- Facilitator, California Land Recycling Conference 2023
- Performer, *Muni Diaries Live*, (in-person) Muni Diaries
- Presenter, *Places with Purpose*, (online) Project for Public Spaces
- Presenter, *Walk, Bike, Places*, (online) Project for Public Spaces
- Presenter, *Downtown Revitalization*, (online) Niantic, Inc.

Volunteering

- Think Round, Inc./Center for the Human Family | board and committee development
- Paint the Void | Pier 70 exhibit volunteer; community mural volunteer
- 9th Annual Holiday Give Back | lunch prep volunteer
- Glide Memorial Church | weekly and special event meal service volunteer
- California Preservation Foundation | board member, statewide conference co-chair