Attachment F

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

June 10, 2024

Craig Spencer
HCDirector
County of Monterey
Salinas, CA 93901

Re: Yeung Family Trust-residence-(Haas House)
62 Yankee Point Drive
Carmel Highlands
Mills Act Historical Property Contract Application

Dear Mr. Spencer,

This letter will act in support of an exception to the County's valuation limits set forth in Section 18.28.040, under Eligibility Criteria, B 1& 3, regarding a Mills Act Historical Property Contract Application for the historically listed Carmel Highlands property.

The subject property is an excellent example of modern ""Organic Design" by master architect Mark Mills. Mills was an apprentice of Frank Lloyd Wright from 1944 to 1948, helping to build Wright's Taliesin West, in Arizona & while there, with fellow apprentice Paolo Soeleri, constructed the "Dome House", at Cave Creek on Camelback Mountain, The model of which is on display in New York's Museum of Modern Art. Mills came to California where he settled in Carmel in the early 1950s, advising and assisting on the finishing of Mrs. Della Walker's FL Wright designed house on Carmel Point. Mills went on to design and build a number of houses in the Monterey Bay Region, before his passing in 2007. The subject property is listed as a Monterey County Historic Resource (see Calif. DPR 523 & Resolution No. 23-454 provided).

Under Criteria B1, on the subject property, "The architect adapted and expanded on Wright's idea of Organic design exploring the master's free form possibilities of the Organic concept. 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, a primary American design journal, Mark Mills was referred to as "one of the world's top architects". The great American photographer Ansel Adams was a neighbor and friend of the architect and said of the subject property, in a personal letter, that the "design was magnificent in several domains-concept in relation to the site, relationship to the round & pointed arch, a certain magic of space which I feel but cannot verbalize upon, and a sense of flow of direction to the elemental facts of rocks and surf towards which the structure is oriented." He closed his remarks saying "I wish I could live in it.". (letter Provided).

The first and best grounds for approval of an exception is that the house "represents an exceptional example of an architectural style", which it does, as Wrightian Organic". It also "represents the work of a master", Mark Mills, as noted avove.

Under Criteria B3a, the historic property & its landscape setting is visible from a public right-of-way, off the West side of Yankee Pt. Drive. It is the intent of the owner to allow for public access to the house at least one day a year. Primarily for the support & benefit of non-profit historic, environmental & educational institutions & organizations, which will generate more cultural tourism in the county. It is understood that the existing "AIA Guide to Contemporary Architecture of the Monterey Bay Region 1947-2008" may be revised soon, & the property will be included (copy provided). One of Mark Mills designed Carmel residences is in the current edition, which should further satisfy Criteria 3d, regarding encouraging heritage tourism. The the owner has had a landscape plan prepared that will remove non native species, while preserving and adding appropriate native vegetation on the property (see plan provided).

To date the owner has invested approximately $2.6 million dollars in the purchase and initial rehabilitation of the subject property and its environment. Recognizing that the basic value of the property will oossibly exceed the County's $3 million dollar valuation cap on the Mills Act Applications, he is requesting a valuation exemption pursuant to the criteria set forth in County Municipal Code (MCMC) 18.28.080 B, by his willing compliance with the codes sections B1, 3a & c, and possibly B2. if when applying for listing, "the difference between the current property tax obligation for the property and the estimated property tax obligation under the Mills Act is within the same range as the expected estimated lost property taxes from historic property contracts for properties meeting the value limit."

William Blair Scott Jr., architectural historian & Secretary of the Taliesin Fellowship said that "Frank Lloyd Wright trained hundreds of architectural students. Few of those exhibited the the natural talent and skill of Mark Mills." The architect was highly admired in Europe as well as America, but locally based. No Mills residence is alike but all are unique in their individual expression and successful spaces for living, as well as exemplars of Monterey County's innovative architectural design tradition, especially along the the Carmel Highlands & Big Sur coastlines. The Haas House clearly meets the intent of the Mills Acts purpose, to preserve the best of the regions architectural treasures, and warranted by the above, to meet the stated eligibility requirements for inclusion in Monterey County's Mills Act program,

Respectfully submitted

Kurt L. Seavey

ANSEL ADAMS

ROUTE I BOX 181 · CARMEL, CALIFORNIA 93921 · TELEPHONE (408) 624-2558

Mark Mills,
Architect,
Carmel, Calif.

September 12, 1967

Dear Mark,

Thank you so much for letting me see the plans of the Haas residence! As I have no architectural training it takes quite a little time for me to visualize the reality lurking in the plans and the elevations. The first impression was, I admit, a bit confusing. However, putting the north, west and south elevations together in my "computer" and solidifying all three with the plans, I came out with quite a clear visualization of the final structure.

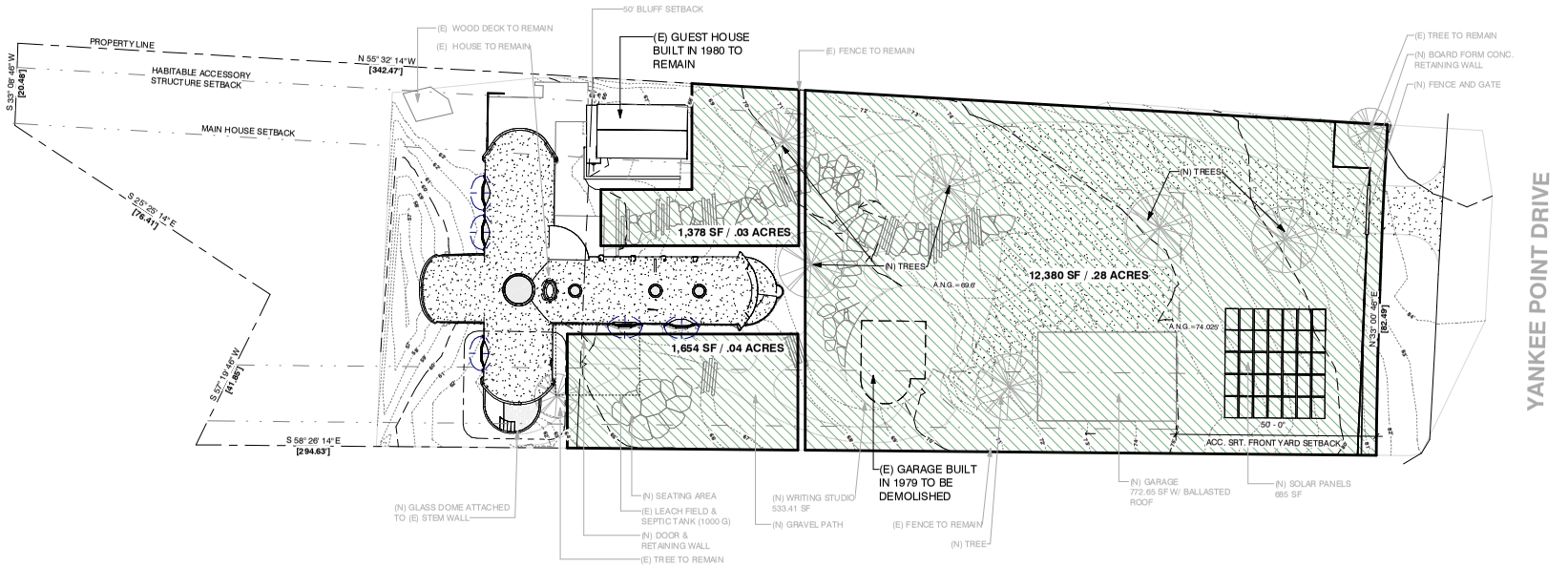
It is magnificent in several domains - concept in relation to site, relationship of the round and pointed arch (which I gather comes from the interaction of "rounds" at angles to produce "pointed"), a certain magic of space which I feel but cannot verbalize upon, and a sense of flow and direction to the elemental facts of the rocks and surf towards which the structure is oriented.

All structures, when first built, have a raw and desolate feeling; the surrounding land seems a bit shocked, as it were. The gradual blessings of trees, grass, flowers, moss, lichen, sea-spray, and people make buildings come alive--good buildings, that is! I am sure that many individuals, confronted with plans and elevations, cannot visualize the final reality of the structure and its "surround" in time. In this country the "time" element is a rather swift one. (We passed from a seed-bed to a jungle in less than 5 years!)

All the above intended to say - "Its a great job!" I wish I could live in it!! I think you are an authentic genius! People are fearful of genius because they have seldom experienced the direct, creative contact therewith!! Hat-boxes are safe--for hats!!.

Keep up the good work!!!!

Mark Mills Papers, Cal Poly - San Luis Obispo



NOTE: REMOVAL OF INVASIVE, NON-NATIVE VEGETATION WILL BE REPLACED WITH APPROPRIATE NATIVE SPECIES

TOTAL: 15,412 SF / .35 ACRES

CONCEPTUAL LANDSCAPE PLAN

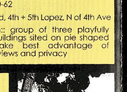
Pebble Beach House
architect:: Cesar Pelli
date:: 1998
address:: 32354 Macomber Dr
description:: sited in upper Del Monte Forest, this highly-detailed large-scale private home set into the hillside has dramatic views of Point Lobos

31

3 Weekend Houses
architect:: Albert Henry Hill
date:: 1960-62
address:: 3rd, 4th + 5th Lopez, N of 4th Ave
description:: group of three playfully irregular buildings sited on axe shaped lots to take best advantage of individual views and privacy

32

Shell Service Station
architect:: Burde + Shaw
date:: 1963
address:: San Carlos St at 5th
description:: service station employing Japanese pergolas and decorative concrete seashell motifs



33

Eastwood Building
architect:: George Brook-Kothlow
date:: 1988
address:: Dolores St, 2 SW of 5th
description:: contemporary commercial structure in Bay Area tradition with heavy timber construction, shake siding and open courtyards

34

Lobos Lodge
architect:: Will Shaw
date:: 1973
address:: Monte Verde and Ocean
description:: series of stuccoed, shed-roofed cottages connected by walkways, patios and gardens, resembling an Iberian village

35

Scenic Drive House
architect:: John Thodos
date:: 1994
address:: 6th W side Scenic Dr, btwn Ocean, 7th
description:: iconic modern design overlooking Carmel Bay celebrates the use of natural finish wood and glass

36

Wells Fargo Bank
architect:: Olof Dahlstrand
date:: 1965
address:: 3 S of Ocean, E side San Carlos
description:: Wright-inspired design featuring large, floating cantilevered roof over a glass facade with decorative, exposed aggregate concrete walls

37

N Calif./Palo Alto Savings Bldg
architect:: Burde + Shaw
date:: 1972
address:: SE corner Dolores at 7th
description:: heavy timber and glass building of Bay Area and oriental influence with exposed aggregate concrete walls and paving

38

Mackenzie House
architect:: Richard Barrett
date:: 1979
address:: 8th Ave, 2 E of Torres, N side
description:: house set within mature oak trees to maintain atmosphere of urban forest

39

Merchant House
architect:: Wurster, Bernardi + Emmons
date:: 1961
address:: Scenic Dr, 1 NW of 11th
description:: two story angled, glazed facade with laminated beams and exposed aggregate flooring, overlooks Carmel Beach

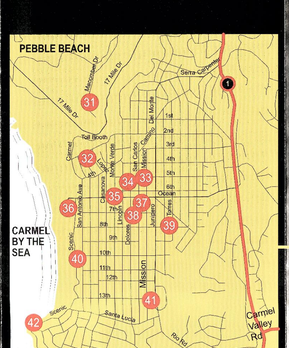
40

Carmel House
architect:: Mark Mills (original building)
date:: 1951-52
address:: Rio Rd, 2 NW of Junipero, N side
description:: geometrically modulated desert masonry walls support an A-frame roof with a continuous ridge skylight

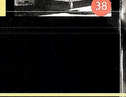
41

Walker House
architect:: Frank Lloyd Wright
date:: 1951-52
address:: W side Scenic Dr, W of Martin
description:: hexagonal plan sited over Carmel Point with local stone, copper roof, and inverted stepped glass windows; FLW's only realized building on the Peninsula

42



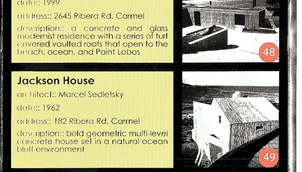
McElvaney House
architect:: Daniel Piechota
date:: 1999
address:: 2645 Ribera Rd, Carmel
description:: a concrete and glass modernist residence with a series of flat covered vaulted roofs that open to the beach, ocean, and Point Lobos



48

Jackson House
architect:: Marcel Sedletsky
date:: 1962
address:: 182 Ribera Rd, Carmel
description:: bold geometric multi-level concrete house set in a natural ocean bluff environment

49

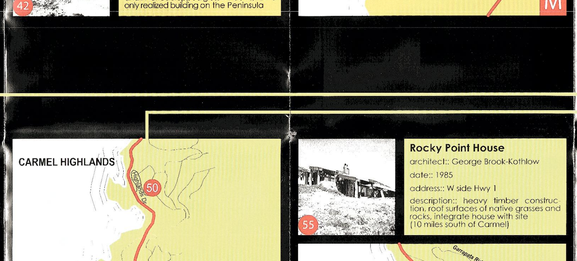


Highlands Inn Addition
architect:: Will Shaw
date:: 1984
address:: 120 Highlands Dr
description:: contemporary adaptation in the Craftsman style, featuring wood interiors, sky lit lobby, and ocean views

50

Gallery House
architect:: John Thodos
date:: 1996
address:: 144 San Remo Rd
description:: fusion of art gallery and residence utilizing natural finish wood and glass with extensive views of the Pacific Ocean

51



Ventana Inn
designer:: Kipp Stewart
date:: 1975
address:: 48123 Hwy 1
description:: features cluster of shed-roof forms with natural wood siding in the Bay Area tradition. Best viewed from Gift Shop. (28+ miles south of Carmel)

52

Nepenthe Restaurant
architect:: Rowan Maiden
date:: 1948
address:: 48510 Hwy 1
description:: timber frame asymmetrical open plan with natural materials dramatically sited high above Big Sur Coast (29+ miles south of Carmel)

53

Hawthorne Gallery
architect:: Mickey Meunnig
date:: 1995
address:: 48485 Hwy 1
description:: exposed wood, glass, steel and vaulted roof illustrate Bruce Goff influences (29+ miles south of Carmel)

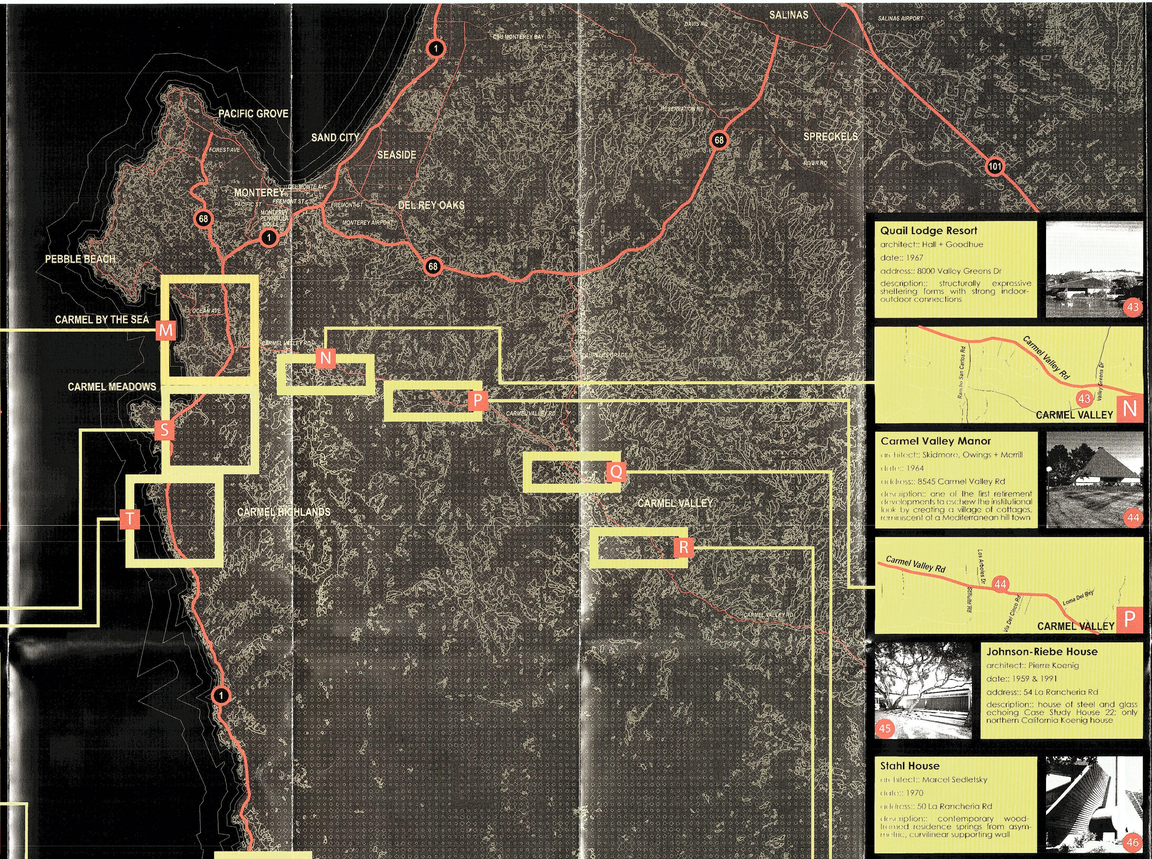
54

55

Rocky Point House
architect:: George Brook-Kothlow
date:: 1985
address:: W side Hwy 1
description:: heavy timber construction, roof surfaces of native grasses and rocks, integrate house with site (10 miles south of Carmel)

56

(Morley) Baer House
architect:: William Wurster
date:: 1963
address:: 35811 Hwy 1
description:: designed for the noted photographer, this last residence by Wurster is dramatically sited above Garapata Creek (15+ miles S of Carmel)



Quail Lodge Resort
architect:: Hall + Goodhue
date:: 1967
address:: 8000 Valley Greens Dr
description:: structurally expressive sheltering forms with strong indoor-outdoor connections

43

Carmel Valley Manor
architect:: Skidmore, Owings + Merrill
date:: 1964
address:: 8545 Carmel Valley Rd
description:: one of the first retirement developments to eschew the institutional look by creating a village of cottages, reminiscent of a Mediterranean hill town

44

Johnson-Riebe House
architect:: Pierre Koenig
date:: 1959 & 1991
address:: 54 La Rancheria Rd
description:: house of steel and glass echoing Case Study House 22, only northern California Koenig house

45

Stahl House
architect:: Marcel Sedletsky
date:: 1970
address:: 50 La Rancheria Rd
description:: contemporary wood-framed residence springs from asymmetric, cantilever supporting wall

46

River Meadow House
architect:: Richard Barrett
date:: 1993
address:: 8725 River Meadow Rd
description:: contemporary version of a traditional English manor house, featuring double height bays and contrasting low eaves

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Please do not trespass on private property or disturb residents

LEGEND

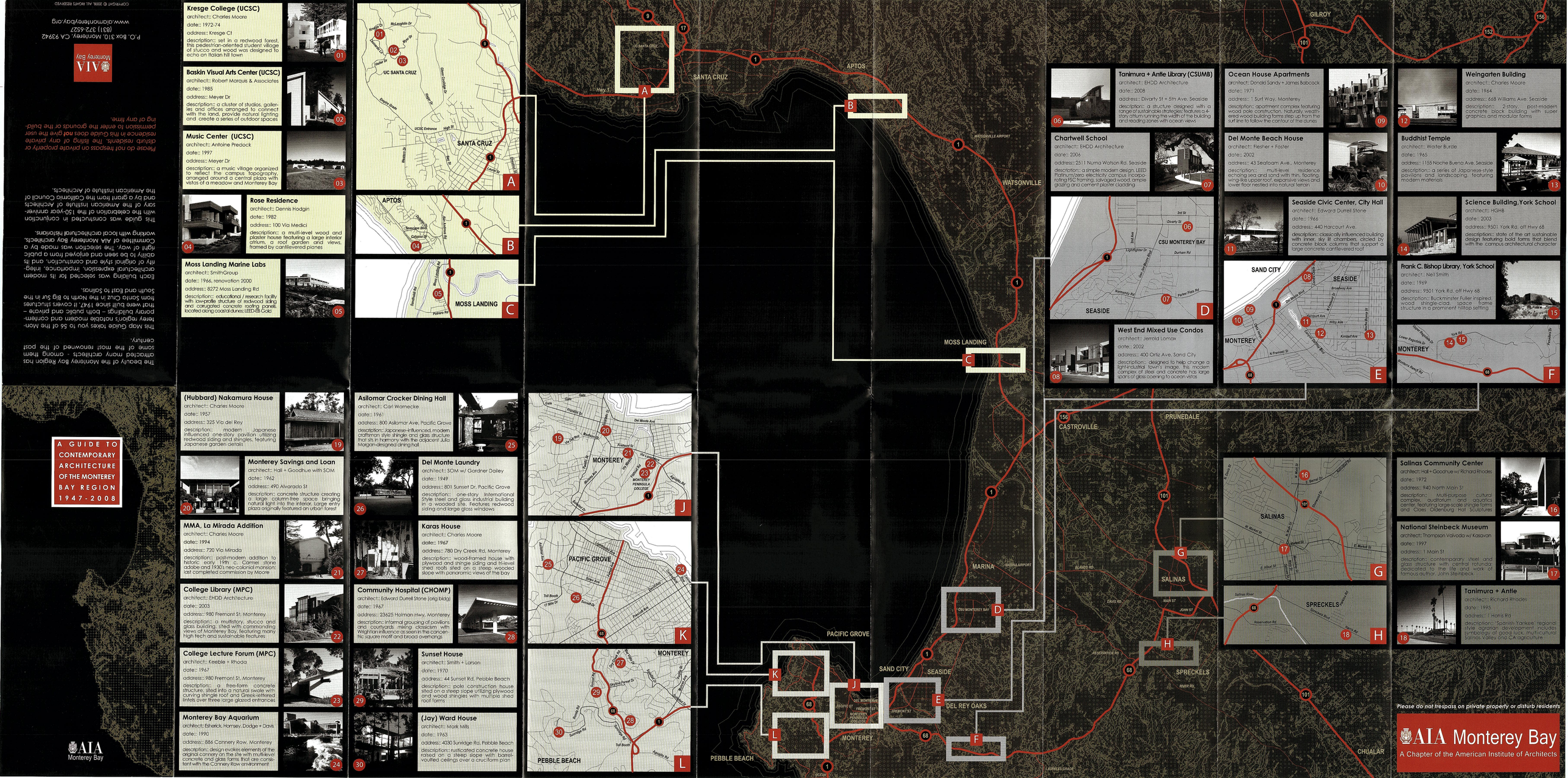
- X BUILDING IDENTIFICATION
- X MAP LOCATION
- X HIGHWAY

NORTH

0 1.00 2.00 4.00mi
0 1.00 2.00 4.00km

*scale for background maps only

AIA Monterey Bay
A Chapter of the American Institute of Architects



Kresge College (UCSC)
architect:: Charles Moore
date:: 1972-74
address:: Kresge Ct
description:: set in a redwood forest, this pedestrian-oriented student village of stucco and wood was designed to echo an Italian hill town

Baskin Visual Arts Center (UCSC)
architect:: Robert Marquis & Associates
date:: 1985
address:: Meyer Dr
description:: a cluster of studios, galleries and offices arranged to connect with the land, provide natural lighting and create a series of outdoor spaces

Music Center (UCSC)
architect:: Antoine Predock
date:: 1997
address:: Meyer Dr
description:: a music village organized to reflect the campus topography, arranged around a central plaza with vistas of a meadow and Monterey Bay

Rose Residence
architect:: Dennis Hodgin
date:: 1982
address:: 100 Via Medici
description:: a multi-level wood and plaster house featuring a large interior atrium, a roof garden and views, framed by cantilevered planes

Moss Landing Marine Labs
architect:: SmithGroup
date:: 1966, renovation 2000
address:: 8272 Moss Landing Rd
description:: educational / research facility with low-profile structure of redwood siding and corrugated concrete roofing panels, located along coastal dunes; LEED-EB Gold

(Hubbard) Nakamura House
architect:: Charles Moore
date:: 1957
address:: 325 Via del Rey
description:: modern Japanese influenced one-story pavilion utilizing redwood siding and shingles, featuring Japanese garden details

Monterey Savings and Loan
architect:: Hall + Goodhue with SOM
date:: 1962
address:: 490 Alvarado St
description:: concrete stucture creating a large column-free space bringing natural light into the interior. Large entry plaza originally featured an urban forest

MMA, La Mirada Addition
architect:: Charles Moore
date:: 1994
address:: 720 Via Mirada
description:: post-modern addition to historic early 19th c. Carmel stone adobe and 1930's neo-colonial mansion; last completed commision by Moore

College Library (MPC)
architect:: EHDD Architecture
date:: 2003
address:: 980 Fremont St, Monterey
description:: a multistory, stucco and glass building, sited with commanding views of Monterey Bay, featuring many High Tech and sustainable features

College Lecture Forum (MPC)
architect:: Keeble + Rhoda
date:: 1967
address:: 980 Fremont St, Monterey
description:: a free-form concrete structure, sited into a natural swale with curving shingle roof and Greek-lettered lintels over three large glazed entrances

Monterey Bay Aquarium
architect:: Esherick, Homsey, Dodge + Davis
date:: 1990
address:: 886 Cannery Row, Monterey
description:: design evokes elements of the original cannery on the site with muffle-ved concrete and glass forms that are consistent with the Cannery Row environment

Asilomar Crocker Dining Hall
architect:: Carl Warnecke
date:: 1961
address:: 800 Asilomar Ave, Pacific Grove
description:: Japanese-influenced, modern craftsman style shingle and glass structure that sits in harmony with the adjacent Julia Morgan-designed dining hall

Del Monte Laundry
architect:: SOM w/ Gardner Dailey
date:: 1949
address:: 801 Sunset Dr, Pacific Grove
description:: one-story International Style steel and glass industrial building in a wooded site. Features redwood siding and large glass windows.

Karas House
architect:: Charles Moore
date:: 1967
address:: 780 Dry Creek Rd, Monterey
description:: wood-framed house with plywood and shingle siding and tri-level shed roofs sited on a steep wooded slope with panoramic views of the bay

Community Hospital (CHOMP)
architect:: Edward Durrell Stone (orig bldg)
date:: 1967
address:: 23625 Holman Hwy, Monterey
description:: informal grouping of pavilions and courtyards mixing classicism with Wrightian influence as seen in the concentric square motif and broad overhangs

Sunset House
architect:: Smith + Larson
date:: 1970
address:: 44 Sunset Rd, Pebble Beach
description:: pole construction house sited on a steep slope utilizing plywood and wood shingles with multipla shed roof forms

(Jay) Ward House
architect:: Mark Mills
date:: 1963
address:: 4030 Sunridge Rd, Pebble Beach
description:: rusticated concrete house raised on a steep slope with barrel-vaulted ceilings over a cruciform plan

Tanimura + Antle Library (CSUMB)
architect:: EHDD Architecture
date:: 2008
address:: Divarty St + 5th Ave, Seaside
description:: a structure designed with a range of sustainable strategies; features a 4-story atrium running the width of the building and reading zones with ocean views

Chartwell School
architect:: EHDD Architecture
date:: 2006
address:: 2511 Numa Watson Rd, Seaside
description:: a simple modern design, LEED certified; utilizes electricity, campus incorporating FSC framing, salvaged wood, ample glazing and cement plaster cladding

West End Mixed Use Condos
architect:: Jerrold Lomax
date:: 2002
address:: 400 Ortiz Ave, Sand City
description:: designed to help change a light-industrial town's image, this modern complex of steel and concrete has large spans of glass opening to ocean vistas

Ocean House Apartments
architect:: Donald Sandy + James Babcock
date:: 1971
address:: 1 Surf Way, Monterey
description:: apartment complex featuring wood pole construction. Naturally weathered wood building forms step up from the surf line to follow the contour of the dunes

Del Monte Beach House
architect:: Fleisher + Foster
date:: 2002
address:: 43 Seafoam Ave., Monterey
description:: multi-level residence echoing sea and sand with thin, floating wing-like upper roof, expansive views and lower floor nestled into natural terrain

Seaside Civic Center, City Hall
architect:: Edward Durrell Stone
date:: 1966
address:: 440 Harcourt Ave.
description:: classically influenced building with inner, sky lit chambers circled by concrete block columns that support a large concrete cantilevered roof

Weingarten Building
architect:: Charles Moore
date:: 1964
address:: 668 Williams Ave, Seaside
description:: 2-story, post-modern concrete block building with super graphics and modular forms

Buddhist Temple
architect:: Walter Burde
date:: 1965
address:: 1155 Noche Buena Ave, Seaside
description:: a series of Japanese-style pavilions and landscaping, featuring modern materials

Science Building, York School
architect:: HGHB
date:: 2003
address:: 9501 York Rd, off Hwy 68
description:: state of the art sustainable design featuring bold forms that blend with the campus architectural character

Frank C. Bishop Library, York School
architect:: Neil Smith
date:: 1969
address:: 9501 York Rd, off Hwy 68
description:: Buckminster Fuller inspired wood shingle-clad space frame structure in a prominent hilltop setting

Salinas Community Center
architect:: Hall + Goodhue w/ Richard Rhodes
date:: 1972
address:: 940 North Main St
description:: Multi-purpose cultural complex, auditorium and gym/rec center, featuring large-scale shingle forms and Oles Odenberg Flat Sculptures

National Steinbeck Museum
architect:: Thompson Valvoda w/ Kasavan
date:: 1997
address:: 1 Main St
description:: contemporary steel and glass structure with central rotunda, dedicated to the life and work of famous author, John Steinbeck

Tanimura + Antle
architect:: Richard Rhodes
date:: 1995
address:: 1 Hans Rd
description:: "Spanish Yankee" regional style agrarian development; includes symbology of good luck; multi-cultural Salinas Valley and CA agriculture

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AIA Monterey Bay

*Please do not trespass on private property or disturb residents. The listing of any private residence in this Guide does **not** give the user permission to enter the grounds or the building of any nature.*

The beauty of the Monterey Bay Region has attracted many architects - among them some of the most renowned of the past century.

This Map Guide takes you to 56 of the Monterey region's notable modern and contemporary buildings – both public and private – that were built since 1947. It covers structures from Santa Cruz in the North to Big Sur in the South and East to Salinas.

Each building was selected for its modern architectural expression, importance, history of original style and construction, and its clarity to be seen and enjoyed from a public right of way. The selection was made by a Committee of AIA Monterey Bay architects, working with local architectural historians.

This guide was constructed in conjunction with the celebration of the 150-year anniversary of the American Institute of Architects and by a grant from the California Council of the American Institute of Architects.

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August 27, 2024

Mr. Philip Angelo/Senior Planner
Monterey Co. Housing & Com. Development Dept.
441 Schilling Place South (second flr.)
Salinas, CA 93901

Dear Mr. Angelo:

This letter is in response to your recent email regarding qualification criteria for the Mills Act Tax Incentives, for the residential property at 62 Yankee Pt. Dr. in the Carmel Highlands (PLN240184) designed by noted American architect, Mark Mills. In question for criteria 18.28.080.B1, regarding the level of quality of the subject property, the Hass House, in Mill's work overall, it has been described in a 2004 article in Dwell Magazine as an "ingenious" response to its site in the most Organic way imaginable, literally dropping over the edge of a cliff, to capture intimate views of the crashing waves and rocks below." As to your question about a level of significance, where "first, best or last" are usually cited, all of Mills houses are original one-offs, predicated on the site and the owner's desires. Mills architecture defies easy categorization. He was an American original who pioneered his own school of anthropomorphic regionalism, each design standing on its own merits of creativity.

Prior to the current ownership, the subject property was visited regularly by students at Monterey Peninsula College as part of an annual class on local architectural history. As noted in the original request for the Mills Act, The new owner is offering to offer it for similar visitation by educational non-profit organizations, on at least once a year basis. As noted in the original Mills Act letter, it will be available for listing in the next AIA Monterey County Guide to Modern Architecture, in support of cultural tourism in the region.

Respectfully Submitted,

Kent L. Seavey

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HISTORIC PRESERVATION MUSEUM INTERPRETATION