

Exhibit F

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

September 10,2018

Mr. David Stocker
Stocker & Allaire-General Contractors
21-B Mandeville Court
Monterey, CA 93940

Dear Mr. Stocker:

Thank you for the opportunity to prepare a Phase I Historic Review for the residential property located at 1031 Rodeo Rd. (APN# 007-322-004/005), 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 & Pebble Beach Co. building records, the subject property was constructed in 1950, with a garage and second story addition in 1952, and a kitchen and bathroom addition in 1987, and a final addition in 1989. The original owner was Fletcher S. Dutton, a statistician and instructor at Monterey Peninsula College. The property is currently in the Alice M. Dutton Trust.

The subject property is a one and two-story, wood-framed residence, rectangular in plan, resting on a concrete foundation. The exterior wall-cladding is a horizontal rustic wood siding. The building envelope appears to be a post WWII attempt at Americanization of the International Style. However, classic balance has been abandoned, with proportions horizontalized. Instead we find the principle of “regularity”. By which modular sizes of window and solid wall are interspersed in an asymmetrical composition. The horizontal siding reaches for the effect of a taut, stretched skin. This effect is unsuccessfully supported by the belt-course-like rain gutter attempting to tie the elements together. The 1952 central side-gabled second-floor, with its flat roofed extensions on either end, reads more like a train station than a residence.

The low-pitched central gabled roof has wide, overhanging eaves with exposed rafter-tails, faced with a simple, wide fascia. The flat portions of the roof system, off the east and west sides of this feature, cover the garage to the west and form a roof deck, enclosed on the north and east by a glazed wind screen, and on the south by plywood sheets. The closed deck rail on the north facing facade runs west to the edge of the second floor wall. There is one, massive brick chimney present. It runs at a right-angle across the side-gabled second-story roof line towards the east end of the roof. Roof covering is in composition shingles and built up roofing on the flat surfaces.

Fenestration is irregular, consisting of single fixed, and paired wood casement type windows, banked fixed windows especially along the north facing facade, with a narrow band of fixed windows at the roof-wall junction along the east portion of the south (rear) wall. The casement types appear as corner windows on the west end of the second floor. The principal entry is slightly set back and centered on the north facing facade. Access to the upper roof deck from the exterior is found in a closed-rail staircase running south to north on the east end of the building envelope.

The subject property is sited off the south side of Rodeo Rd. accessed by a driveway running the length of the facade, framed by low hedges. There is an extensive flower garden to the rear (south) of the house. It is located in a wooded neighborhood of one and two-story homes and vacation houses of varying ages, sizes and styles in the gated Pebble Beach resort community.

Character-defining features include its rectangular plan; one-and-two-story building envelope; horizontal wood-siding; side-gabled and flat roof system; asymmetrical fenestration, and large flower garden to the rear (south).

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 May, 2018). It is not listed in the California Register, or the National Register of Historic Places, nor is it listed in the Monterey County Historic Resource Inventory.

The subject property retains its original location and setting. The only known design changes to the residence are noted above. The architectural firm of Confer and Ostwald of Oakland, California designed the residence.

According to available documentation, Confer and Ostwald were partners between 1948-1953. Frederick L. Confer (1903-1970) was born in Oakland, and earned his architectural degree from U.C. Berkeley. His residential work was published in various architectural journals in the late 1930s and 1940s. Included were residential design awards from “House & Garden”, and “House Beautiful” magazines. He worked principally in the Oakland East Bay region. His 1939 Danville house for Eugene O’Neil reflects the Monterey regional style. Confer is first listed as an AIA member in 1955.

John Hans Ostwald. FAIA (1913-1973) was a native of Germany, raised in Vienna and educated in Switzerland. Ostwald came to the United States just prior to WWII and found work with fellow Viennese architect Richard Neutra, then with Anshen + Allen in San Francisco. By 1947 he was a junior partner with Frederick Confer, eventually becoming the chief designer for the firm's homes. Of note, based on comments from his associates, Ostwald's primary interest was the plan, and setting of a house, and tended to splay his designs across a landscape in a lazy U or V, built around a courtyard or pool. The architect topped his houses with flat roofs, low-pitched, glass-filled gables, or with pyramids. Much of which is lacking in the Dutton house. He also tended to leave the detailing to his subordinates.

As noted above, the attempt to integrate, or Americanize the International Style into a more traditional American form has not worked in this instance, which tends toward a mix-and-match design. Unfortunately, the end result is confusing, in that the building has more the appearance of a railroad station than a dwelling house.

Based on the criterion found in the 2013 Pebble Beach Historic Context Statement, a Mid-Century Modern residence, to qualify for historic listing for architectural significance should be an outstanding example of a Modern architectural style, demonstrate particularly strong artistic merit and clearly exhibit the influence of a particular architect or builder. None of these attributes are present in the subject property, nor does age alone does qualify a building for historic listing.

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. The Dutton residence is not one of the Oakland architectural firm of Confer and Ostwald's better efforts, and certainly does not demonstrate particularly strong artistic merit.

Lacking historic significance, the subject property does not meet the necessary criterion for listing in the California Register of Historical Resources. Nor does it meet the criterion established by the County of Monterey to qualify for inclusion in the Monterey County Historic Resources Inventory, and therefore cannot be considered as historic resources as defined by the California Environmental Quality Act (CEQA).

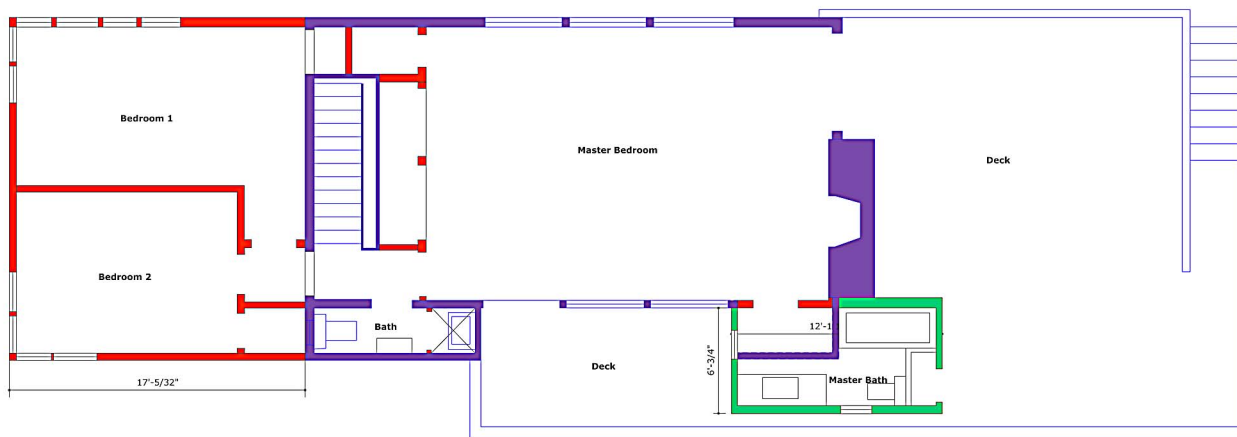
Respectfully Submitted,

Kurt S. Seaman

1031 Rodeo Road-Pebble Beach

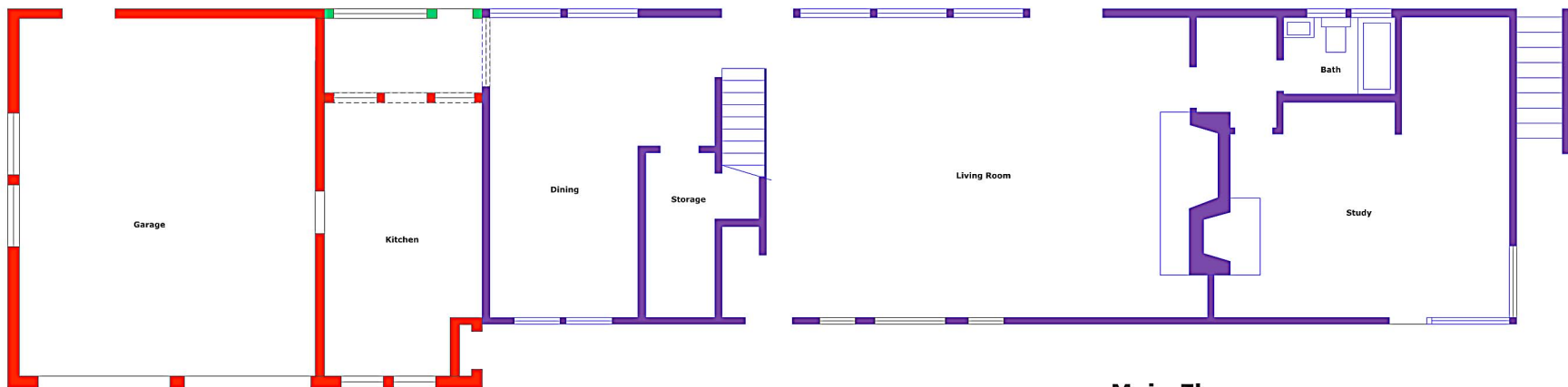


Looking SW at the north facing facade of the subject property.



- Original House
1950 Confer and Ostwald
- Addition
1952 Gottfried Builders
- Addition
1976 Chris Tescher

Upper Floor



Main Floor