

Exhibit B

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**3257 17-MILE DRIVE, PEBBLE BEACH, CA
PHASE TWO HISTORIC ASSESSMENT REPORT**



Prepared for:

Caroline Bailey, Owner
3257 17-Mile Dr.
Pebble Beach, CA 93953

John Moore, Moore Design, Applicant
225 Cannery Row, Suite I
Monterey, CA 93940

Prepared by:

PAST Consultants, LLC
P.O. Box 721
Pacific Grove, CA 93950
April 14, 2017

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Appendix A: State of California, DPR523 Forms

1.0 INTRODUCTION

This letter evaluates the proposed alterations to 3257 17-Mile Drive in Pebble Beach, CA. PAST Consultants, LLC (PAST) completed an initial site visit to the property on October 17, 2016 to view the property's existing conditions. The subject property contains a single-family residence constructed in 1924 in the Spanish Revival style. The building has undergone alterations, including a master bedroom addition to the right side elevation, enclosure of the rear patio, and replacement of the original stucco exterior wall cladding with a newer, flat stucco finish.

Because of the alterations, PAST had concerns about remaining historic integrity; and invited John Scourkes, AIA, chair of the Monterey County Historic Resources Review Board (HRRB) on November 18, 2016 to view the building and discuss the client's plans for alterations. John Scourkes agreed with the loss of integrity due to the alterations. However, he believed the building still should be on the Monterey County Register of Historic Resources for its Spanish Revival design and the remaining character-defining features of the building. John Scourkes also gave the designer recommendations about how to modify the original conceptual design to enable the project to meet the *Secretary of the Interior's Standards for Rehabilitation*. The changes recommended by John Scourkes have been implemented in the final design drawings.

PAST completed a Phase One Historic Assessment on January 9, 2017 that concluded that the single-family residence on the property was eligible for inclusion on the Monterey County Register of Historic Resources for its Spanish Revival design, constructed in 1924, when restrictions by the Del Monte Properties Company required new residences to be designed in a Spanish- or Mediterranean-revival style. The DPR523 forms for the subject property appear in Appendix A.

The following Phase Two Historic Assessment provides a description and summary history of the property; a chronology of the changes made to all buildings on the subject property; a list of the property's remaining character-defining features; a list of proposed alterations; and an evaluation of the proposed alterations to the property's historic building for conformance with the *Secretary of the Interior's Standards for Rehabilitation*.

Project Description

The property is located at 3257 17-Mile Drive, in Pebble Beach, California. The subject parcel (APN 008-461-010-000) is located near the intersection of 17-Mile Drive and Cabrillo Road. The subject lot encompasses a total of 1.24 Acres. The site has been used continuously as a single-family residence since its original construction date of 1924.

The owner/applicant propose to add single-story additions to the residence: a master bedroom addition to the right-side (south) elevation and a rear addition to the rear (east) elevation; and a new three-car detached garage/guesthouse to the northeast of the residence. Square footage of the additions is listed on sheet A0.1 of the project drawings prepared by Moore Design, LLC, dated April 14, 2017, and evaluated for this Phase Two historic assessment.

Project Team

Client

Caroline Bailey
3257 17-Mile Drive
Pebble Beach, CA 93953

Designer/Applicant

John Moore, Moore Design
225 Cannery Row, Suite I
Monterey, CA 93940

Regulatory Agency

Monterey County Planning Department
168 W. Alisal St.
Salinas, CA 93901

Planning Manager: Zachary Dahl, AICP, Planning Services Manager

Historic Preservation Consultant

PAST Consultants, LLC
P.O. Box 721
Pacific Grove, California 93950

Architectural Historian and Report Author: Seth Bergstein

Principal Seth Bergstein meets the Secretary of the Interior's Professional Qualifications Standards in Architectural History and History

Methodology

Site Visits

PAST attended site visits to the subject property with Designer, John Moore of Moore Design, on October 17, November 3, and November 18, 2016; and March 28, 2017 to assess the existing conditions of the residence, and to develop as accurate a building chronology as possible. The visit on November 18, 2016 included HRRB Chair John Scourkes. The final site visit on March 28, 2017 involved interior investigations in the attic crawl space to confirm the undated addition to the right side elevation.

Research Design

PAST performed research in local repositories to develop the Phase One Historic Assessment:

- Monterey County Assessor's Office and Building Department;
- California History Room, Monterey County Library; and
- Archives of the Pebble Beach Company's Architectural Review Office.

Typically, the Pebble Beach Company has all drawings for a given project in their archives. However, the original drawings for the 1924 residence have not been located and the architect's

name is not known. Only one permit has been located for the alterations to the residence, taken out in 1980 for enclosure of the rear patio/loggia and the rear addition.

Registration

The property is not listed on the National Register of Historic Places, the California Register of Historical Resources or the Monterey County Register of Historic Resources. The property has not been evaluated previously.

PAST completed a Phase One Historic Assessment of the property on January 9, 2017 that concluded that the property was eligible for the Monterey County Register of Historic Resources. DPR523 forms for the property are included in Appendix.

2.0 HISTORICAL BACKGROUND

The subject residence was constructed for Paul & Adele Masson, who owned the house from circa-1924 until 1954. The property was sold to Jeanette Curran in 1954 and occupied by the Curran family until 1967.¹ Research in local and regional repositories did not reveal any significant contributions by any of the residence's owners during the historic period. Original drawings were not located at the Pebble Beach Company Architectural Review Office archives; nor were permits for the additions.

The residence was constructed in 1924², 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 should be modified to provide that the architecture employed should be the types found in early California, Spain, Italy, Southern France or Mexico (*Pebble Beach Historic Context Statement, p. 76*)." 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 While the subject residence's architect is not known, the design details of the building clearly reflect the Spanish Revival design controls of this period of Pebble Beach's construction history.

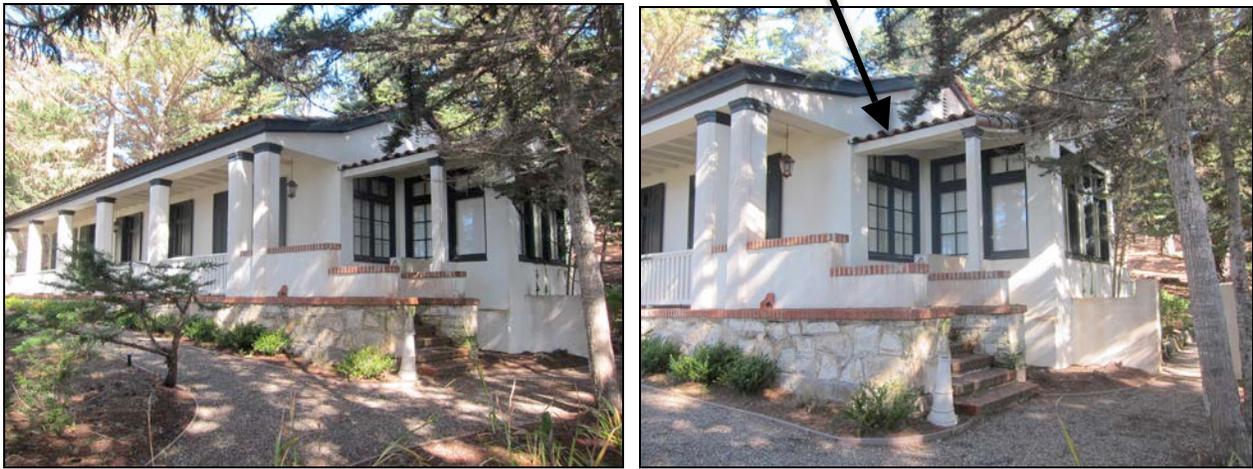
¹ 3257 17-Mile Drive Property Files, Pebble Beach Company Archives, Pebble Beach, CA.

² Monterey County Assessor's Records, Monterey County Offices, Salinas, CA.

³ Page and Turnbull, *Pebble Beach Historic Context Statement*, 2013, 86.

3.0 DESCRIPTION OF THE HISTORIC RESOURCE

The property contains a single-family residence constructed in a hybrid Spanish Revival/Monterey Colonial style. The house has a combination of gable and shed roofs finished with clay barrel tiles. The residence’s west (front and primary) elevation has a full-width veranda on squared columns with a square-post balustrade; large, multi-paned wood casement windows with shutters and toplights; and French entry doors (**Figure 1**). An undated addition to the south (right side) elevation extended the building to the south and included a curved shed roof over an open porch (**Figure 2**). A chimney with Spanish Revival-style detailing is located on the north (left side) elevation (**Figure 3**). The rear elevation includes the circa-1980 rear addition that enclosed the rear patio (**Figure 4**). The original stucco wall finish was replaced with a newer stucco finish at an unknown date.



Figures 1 and 2. Left image is a view of west (front) elevation. Right image is a detail of the west (front) and right side (south) elevation, showing the undated right side addition (arrow).



Figures 3 and 4. Left image is a view of north (left side) elevation. Right image is a view of the east (rear) elevation, showing the circa-1980 addition (arrow).

4.0 EVALUATION OF HISTORIC SIGNIFICANCE

The subject residence is not eligible for the National or California Registers, because of the modifications made to the building, including replacement of the original stucco finishes and insertions of newer decorative tiles to the building; and the two additions. However, the subject residence is eligible under local, Monterey County Historic Register Criterion B1, because it communicates the Spanish Revival Style as specified by the Del Monte Properties Company in the 1920s; and Criterion B3 because of its retention of enough character-defining features to communicate the Spanish Revival Style. According to the *Pebble Beach Historic Context Statement*, the applicable theme is “Samuel Morse and the Del Monte Properties Company (1919 – 1945).

Remaining Character-defining Features

The remaining character-defining features are:

- Monterey Colonial-style front veranda on squared columns, with square-post balustrade and brick paving on west elevation;
- Multi-pane casement windows and shutters on west elevation;
- Spanish Revival-style chimney and details on north elevation; and
- Clay barrel-tile roofs.

Historic Integrity Analysis

The building maintains integrity of setting, location, feeling and association as a circa-1920s Pebble Beach residence designed in the Spanish Revival Style. The undated additions to the south end of the west elevation and the rear façade; as well as the replaced stucco exterior wall cladding and new tile inserts have compromised integrity of design, workmanship and materials enough to preclude the building’s listing on the National or California registers. However, the presence of enough character-defining features provides sufficient historic integrity to qualify the resource under local criteria.

An analysis of the Minimum Eligibility Requirements for the subject property type as stated in the *Pebble Beach Historic Context Statement* appears on Page 5 of the DPR523 forms attached as Appendix A.

5.0 IMPACTS OF PROPOSED PROJECT

The Secretary of the Interior's Standards

The *Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards)* provides the framework for evaluating the impacts of additions and alterations to historic buildings. The *Standards* describe four treatment approaches: preservation, rehabilitation, restoration and reconstruction. The *Standards* require that the treatment approach be determined first, as a different set of standards apply to each approach. For the proposed project, the treatment approach is rehabilitation. The *Standards* describe rehabilitation as:

In *Rehabilitation*, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation; however, an assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in the *Standards for Rehabilitation and Guidelines for Rehabilitation* to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions.⁴

The ten *Standards* for rehabilitation are:

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.

⁴ *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (accessed via <http://www.nps.gov/hps/tps/standguide/>).

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 such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Evaluation of Proposed Alterations

The following lists the ten *Standards* for rehabilitation, with an evaluation for the proposed new garage roof only, given below each *Standard*.

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.*

The proposed alterations will allow the building to continue its residential use, while retaining the existing character-defining features and satisfying this *Standard*.

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.*

The proposed rehabilitation design only effects an addition to the right side elevation and the rear elevation of the historic residence, which is a secondary elevation. The remaining character-defining features of the residence will be rehabilitated, satisfying this *Standard*.

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.*

The proposed alterations do not add conjectural features or elements from other historic properties that would confuse the remaining character-defining features of the subject property.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

The proposed alterations do not impact any changes to the building that may have acquired historic significance.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The remaining character-defining features, including the front elevation, with its verandah, entrance doors and wood windows beneath the veranda, will be retained and rehabilitated. The addition on the right side elevation will be modified; however, this is not an original feature of the building. The rear elevation, which has been altered with enclosure of the rear patio in 1980, will be the

location of the additions. These additions are on the rear of the building on a non-primary elevation. The remaining character-defining features will be retained and rehabilitated, satisfying this *Standard*.

- 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.*

The proposed alterations will maintain the residence's existing character-defining features. Deteriorated wood features, such as wood windows, wood window surrounds and the shutters on the west elevation, will be repaired, rather than replaced, satisfying this *Standard*.

- 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.*

Repair of existing wood frames and window sash will be undertaken using methods that will not damage the historic fabric. The existing stucco cladding is not the original surface on the building and will be repaired and/or repainted in a manner that will not impact the other historic materials on the building.

- 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

This *Standard* does not apply, as archaeological features are not identified at the site.

- 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.*

West Elevation (Front):

The proposed extension of the master bedroom on the south end of the west elevation will extend the previous west elevation addition's building wall and add three windows to the west elevation. The impacts to the historic west elevation are minimal, as the proposed changes are only being applied to the undated addition. By carrying the undated building wall line to the south, the proposed addition is set back from the west elevation and is differentiated from the historic west elevation by using a different fenestration pattern. Remaining character-defining features on the west elevation are not affected.

North Elevation (Left Side):

The original northeast building corner will be maintained, with the rear addition's north building wall set back to reveal the corner. This design feature allows the original building corner to be read and avoids the wraparound effect of the proposed rear addition. The new work will be differentiated from the historic residence using a different fenestration pattern.

South Elevation (Right Side):

The proposed master bedroom addition adds a fireplace/chimney to the south elevation. The fireplace will not be visible from the street or the rest of the property given its location. In addition, the fireplace will be differentiated from the original chimney, using a different chimney cap detail.

East Elevation (Rear):

The east elevation is the rear and non-primary elevation. The proposed rear addition's rooflines will be within or below the existing main building roofline and not visible from the street. Differentiation will be achieved using a different fenestration pattern.

In summary, the proposed design maintains the character-defining spatial relationships of the historic residence, respects the primary elevations of the building and satisfies this *Standard*.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

West Elevation (Front):

The proposed extension of the west elevation's undated-addition building wall could be removed and the building returned to its original configuration.

North Elevation (Left Side):

If desired, the proposed rear addition could be removed and the north elevation returned to its original appearance, because the original northeast building corner is being maintained.

South Elevation (Right Side):

The south elevation's proposed addition and new chimney could be removed and the building returned to its original configuration.

East Elevation (Rear):

If desired, the rear addition could be removed and the building returned to its original appearance. It should be noted, however, that the rear addition has been altered previously in 1980 and the entire building has had its original stucco coating replaced.

6.0 MITIGATIONS

This report concludes that the proposed project's alterations to the subject historic residence located at 3257 17-Mile Drive, Pebble Beach, California, conforms to the *Secretary of the Interior's Standards for Rehabilitation*. Therefore, the proposed project will not cause a significant impact to the environment, according to the California Environment Quality Act (14 CCR § 15126.4(b)(1)), allowing the building to maintain its historic integrity.

Bibliographic references appear on the attached DPR523 forms located in Appendix A.

APPENDIX A: DPR523 FORMS

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 5

*Resource Name or #: (assigned by recorder) 3257 17-Mile Drive

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: N/A Date: N/A T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 3257 17-Mile Drive

City: Pebble Beach

Zip: 93953

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: A.P.N. 008-461-010

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

The property contains a single-family residence constructed in a hybrid Spanish Revival/Monterey Colonial style. The house has a combination of gable and shed roofs finished with clay barrel tiles. The residence's west (front and primary) elevation has a full-width veranda on squared columns with a square-post balustrade; large, multi-paned wood casement windows with shutters and toplights; and French entry doors. A single chimney with Spanish Revival-style detailing is located on the north (left side) elevation. See continuation sheet, page 3, for additional photographs.

*P3b. Resource Attributes: (List attributes and codes) HP2: Single-family residence

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

P5b. Description of Photo: (View, date, accession #) West Elevation, 2016

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



*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1924: Monterey Cty. Assessors Record

*P7. Owner and Address:
 Caroline Bailey
 3257 17-Mile Drive
 Pebble Beach, CA 93953

*P8. Recorded by: (Name, affiliation, and address)
 PAST Consultants, LLC
 PO Box 721
 Pacific Grove, CA 93950

*P9. Date Recorded: 1/9/17

*P10. Survey Type: (Describe)
 Owner Requested

*P11. Report Citation: None

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 3257 17-Mile Drive

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

*B5. **Architectural Style:** Spanish Revival

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

Constructed in 1924, the single-family residence has received several alterations in 1980 and at unknown dates. An addition or porch enclosure was placed on the south end of the west elevation (Figure 3). The original loggia connecting the two small rear wings on the east elevation was enclosed in 1980 (Figure 4). A newer stucco exterior wall cladding has been installed on the building with decorative tiles placed on the west façade and veranda walls at an unknown date. See continuation sheet, page 3 for photographs.

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

*B8. **Related Features:** N/A

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance: Theme:** Residential Architecture

Area: Pebble Beach

Period of Significance: Circa 1924 to 1967

Property Type: Residential Building

Applicable Criteria: Local

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

See continuation sheet, page 4.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. **References:**

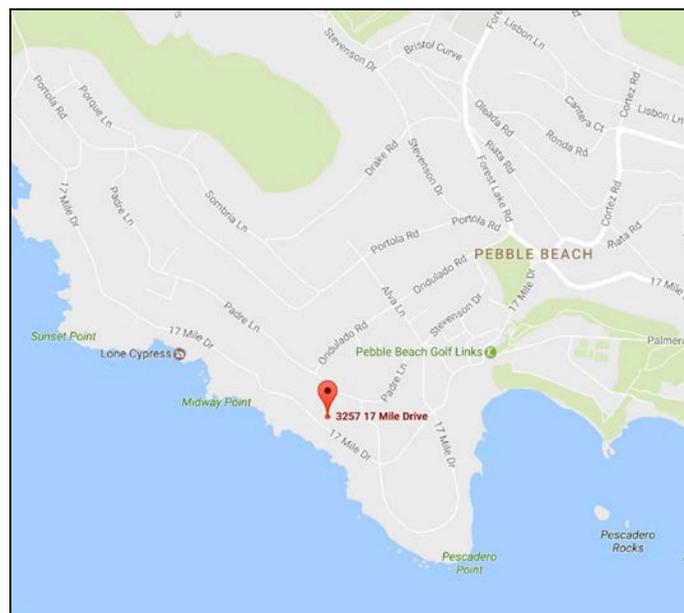
- Clippings files, California History Room, Monterey Public Library, Monterey, CA
- Monterey County Assessors Records, Assessors Office, Salinas, CA
- Pebble Beach Company, Architectural Review Office Archives, Pebble Beach, CA
- *Pebble Beach Historic Context Statement*, Page & Turnbull, Inc., 2013
- *Polk's Monterey, Pacific Grove, Carmel, Pebble Beach City Directories (1925 – 1967)*

B13. Remarks:

*B14. **Evaluator:** PAST Consultants, LLC

***Date of Evaluation:** 1/9/17

(This space reserved for official comments.)



*Recorded by: PAST Consultants, LLC

*Date: 1/9/17

■ Continuation

□ Update

P3a. Description: Photographs



Figure 1. View of north (left side) elevation.



Figure 2. Detail of north elevation chimney.



Figure 3. Detail of west elevation at south end, where an addition was placed on the elevation (arrow).



Figure 4. View of rear (east) elevation looking northwest. The rear loggia between the wings has been enclosed (arrow).

*Recorded by: PAST Consultants, LLC

*Date: 1/9/17

Continuation

Update

B10. Significance:

Historic Significance Evaluation

The subject residence was constructed for Paul & Adele Masson, who owned the house from circa-1924 until 1954. The property was sold to Jeanette Curran in 1954 and occupied by the Curran family until 1967. Research in local and regional repositories did not reveal any significant contributions by any of the residence's owners during the historic period. Original drawings were not located at the Pebble Beach Company Architectural Review Office archives; nor were permits for the additions.

The residence was constructed 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 should be modified to provide that the architecture employed should be the types found in early California, Spain, Italy, Southern France or Mexico (*Pebble Beach Historic Context Statement, p. 76*). 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 (*Pebble Beach Historic Context Statement, p. 86*). While the subject residence's architect is not known, the design details of the building clearly reflect the Spanish Revival design controls of this period of Pebble Beach's construction history.

The subject residence is not eligible for the National or California Registers, because of the modifications made to the building, including replacement of the original stucco finishes and insertions of newer decorative tiles to the building; and the two additions. However, the subject residence is eligible under local, Monterey County historic register criterion B1, because it communicates the Spanish Revival Style as specified by the Del Monte Properties Company in the 1920s; and criterion B3 because of its retention of enough character-defining features to communicate the Spanish Revival Style. According to the *Pebble Beach Historic Context Statement*, the applicable theme is "Samuel Morse and the Del Monte Properties Company (1919 – 1945).

*Recorded by: PAST Consultants, LLC

*Date: 1/9/17

Continuation

Update

B10. Significance:

Remaining Character-defining Features

The remaining character-defining features are:

- Monterey Colonial-style front veranda on squared columns, with square-post balustrade and brick paving
- Multi-pane casement windows and shutters on west elevation
- Spanish Revival-style chimney and details on north elevation
- Clay barrel-tile roofs

Historic Integrity Evaluation

The building maintains integrity of setting, location, feeling and association as a circa-1920s Pebble Beach residence designed in the Spanish Revival Style. The undated additions to the south end of the west elevation and their rear façade; as well as the replaced stucco exterior wall cladding and new tile inserts have compromised integrity of design, workmanship and materials enough to preclude the building's listing on the National or California registers. However, the presence of enough character-defining features provides sufficient historic integrity to qualify the resource under local criteria.

According to the *Pebble Beach Historic Context Statement*, properties supporting the Theme: Samuel Morse and the Del Monte Properties Company (1919 – 1945) must possess enough character-defining features to meet the Minimum Eligibility Requirements as a residential property type. These requirements are:

- Clear example of residential architecture from this period (most likely Mediterranean Revival/ Spanish Revival): *Yes*
- Retains original form and roofline: *Yes, with exception of south addition to west elevation*
- Substantially retains the original pattern of windows and doors: *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: *Yes*
- Retention of the original cladding is crucial, but not absolute (see other integrity considerations): *Original cladding replaced, but other minimal requirements satisfied*

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