

Attachment D

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831-818-2929*

27 March 2020

Shelley Glennon
Planning Division
Resource Management Agency
1441 Schilling Place
Salinas, CA 93901

Dear Ms. Glennon:

I have been asked by the owners of the property located at 2852 Forest Lodge Road, Pebble Beach, Jason and Jean-Mari Peltier, to address the effect that alterations to the garage, made in the spring of 2000, had on the “historic setting” of the house.

Setting is one of seven aspects comprising integrity, according to National Register Bulletin No. 15, *How to Apply the National Register Criteria for Evaluation* (Washington, D.C., 2002). The other aspects are location, design, materials, workmanship, feeling, and association. In evaluating the property, it was readily evident that the house was architecturally significant as a fine example of the style known as Spanish Colonial Revival, popular in the United States from about 1915 to 1940.

The alterations to the façade of the garage/guest house consisted of a two-foot extension of the ground floor toward Forest Lodge Road. The roof of the extension is covered by a low-pitched front-gabled roof finished with Spanish tile. In the course of building the extension, two sets of French doors and a balcony on the upper floor were removed and two sets of three-light vinyl-sash casements installed. The work had an adverse effect on the design, materials, workmanship, and feeling of the property. The garage/guest house is not a contributor to the historic complex, however, and does not affect the historic integrity of the house.

While drafting the evaluation I consulted with Meg Clovis, then the Monterey County Historian, on the matter of integrity. In her opinion the double-hung wood-sash windows I thought might have been altered after construction of the house were original. She believed the house was potentially eligible for listing under Criterion A5 for listing in the Monterey County Local Register of Historical Resources

It is unfortunate that the garage/guest house is easily visible from the road, while tall exterior walls hide, for the most part, the many features of the house that exemplify the romantic imagery associated with unusually fine examples of Spanish Colonial Revival architecture. These elements—such as the enclosed courtyards, balconettes, wrought-iron window grilles, brick *corredors* with roofs supported by wooden posts crowned by

zapatas, French doors opening to the exterior of the house, and a sparkling water fountain—are mentioned in the text of the nomination and to an extent visible in Figures 3 and 4.

If you have any questions, feel free to call me at your convenience.

Sincerely yours,

A handwritten signature in blue ink that reads "Anthony Kirk". The signature is written in a cursive, flowing style.

Anthony Kirk, Ph.D.