

Exhibit E

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17 June 2019

John and Maureen Del Santo
730 Brewer Drive
Hillsborough, CA 94010

Dear Mr. and Mrs. Del Santo:

On 6 June 2019 I surveyed your property at 1000 Rodeo Road, Pebble Beach, California (APN 007-312-001), and conducted research on it. I subsequently evaluated the house for architectural and historical significance under the criteria of the National Register of Historic Places, the California Register of Historical Resources, and the Monterey County Local Register of Historical Resources. In my opinion, the property does not meet the criteria of any of these registers. As such, it does not comprise a historical resource as defined by the California Environmental Quality Act (CEQA).

The single-family residence at 1000 Rodeo Road is a one- and two-story 3,965 square-foot wood-frame house, with an integral two-car garage, that was constructed about 1936, according to the Monterey County Residential Building Record. There are no plans for its construction in the Pebble Beach Architectural Review Office, nor are there plans for what appear to be two sets of alterations and additions presumably made in the 1950s and 1960s. The house was subsequently enlarged and remodeled in 1973, 1983, and 1985 (figures 1-4). It faces east by south, or east as it is designated in this evaluation for simplicity and clarity, toward Rodeo Road. It is essentially U-shaped in plan, with the southern wing extending east a dozen feet or more than than the northern wing, because of an integral two-car garage at the end of the wing. The house rests on a concrete perimeter foundation. At the front a brick wall with a centered wood gate leads to a courtyard, with one story wings on either side and a two-story block to the west. A glazed-and-paneled double door, distinguished by a Classical surround, is the primary entrance. The roofs of both wings extend beyond the walls facing the courtyard. They are each supported by two thin posts and, on the north side, a wall at the end of the wing. At the back of the house, which faces the adjacent Links at Spanish Bay and, beyond, the Pacific Ocean, runs a narrow terrace, with planters and three sets of steps providing easy access to the grounds. The exterior walls of the house are clad with beadboard, or vertical tongue-and-groove siding, rabbeted bevel siding, and stucco, all of which are painted a light yellow or beige. The low-pitched roof system, composed of hipped and gabled roofs, is characterized by closed eaves with minimal to wide overhang and is finished with composition shingle. Fenestration is asymmetrical and consists almost entirely of vinyl-sash windows, fixed and casements, with a single sliding-sash window on the south side. There are, as well, three older wood-sash windows, two two-over-two double-hung windows on the north side of the courtyard and a three-light fixed-sash



Figure 1. Looking west at east side, 7 June 2019.



Figure 2. Looking southwest at north and east sides of courtyard, 7 June 2019.



Figure 3. Looking southeast at north and west sides, 7 June 2019.



Figure 4. Looking northeast at west and south sides, 7 June 2019.

window on the south side. Decorative shutters flank the windows on the upper floor of the two-story block. A massive interior brick chimney rises from the living room through the east slope of the hipped roof covering the two-story block. Large exterior chimneys rise along both the north and south sides of the house. Overhead sectional wood doors provide vehicular entrance to the garage.

The house was constructed about 1936, according to the Monterey County Residential Building Record, which unfortunately provides no information on the original plan of the residence, stating only that in 1966 it covered 2,367 square feet. The Pebble Beach Architectural Review Office provides more particulars, but the earliest set of plans on file dates to the spring of 1973. In all likelihood, the house was originally rectangular in plan, with wood-sash windows and a hipped roof finished with wooden shingles. The two one-story wings were probably added to the east side in the late 1940s or early 1950s. In 1973 the Pacific Grove contractor Clarence St. Clair added two room to the southwest corner, a kitchen and a dinette, with a bay window on the west side, providing a sweeping view of the golf links and Pacific Ocean. Three large fixed windows, with three lights above and a single light below were installed, bringing more light into the dining room and living room on the west side of the two-story block. In 1983 the Carmel architect, Robert Frank Littell drew plans that led to construction of a sunroom at the northwest corner and a sitting room at the southwest corner of the house, adding 516 square feet to the residence. Tall fixed windows, with lights above and below wrapped the northwest corner. A small tile-floored patio was constructed in front of each addition. Two years later Littell prepared drawings for further alterations and additions, not all of which were consummated. A bay window was constructed at the end of the north wing, and three bay windows built along the west side, between the sunroom and the sitting room. A window on the north side was removed in order to construct an exterior chimney, clad with rabbeted bevel siding. A door was removed from the north end of the east side of the courtyard and moved to the south wing, while a window to the south of the double entry door was removed and not replaced. Some of the work required new stucco to be plastered on the walls. At a later date all but three of the multi-pane wood-sash windows that characterized the house were replaced with single-light vinyl-sash windows, either fixed or casements.

The house, which appears to be in fair condition, is set back moderately from Rodeo Road and Ocean Road, which passes to the north of it. The grounds are handsomely landscaped and well maintained. Shrubs, flowers, and a tall hedge flank the brick patio that sweeps around the northeast corner of the house and continues as a wood deck on the north side. The terrace that runs along the west side is characterized by a few potted plants and planters holding ground cover.

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The property is not associated with events that have made a significant contribution to the broad patterns of United States, California, or Pebble Beach history; nor does it have a meaningful association with an individual significant in national, state, or local history. The house was designed for Charles and Phyllis Merrill, who made it their vacation home

for thirty-seven years, until 1973, when it was sold to Patricia B. Francis. Despite a diligent search, no information on the couple that built the house has been found.

Architecturally, the house is possessed of a few elements associated with Colonial Revival architecture, which was popular from about 1880 to 1955. It has, for example, shutters flanking the upper-story windows and a Classical surround embellishing the front door. The U-shaped plan is not associated with the style, however, nor are the hipped roofs and single-light windows. Although Colonial Revival architecture enjoyed a modest popularity in Pebble Beach, not many examples were built until the years following World War II. The house does not rise to a level of significance that would lead to adding it to the National Register of Historic Places, the California Register of Historical Resources, or the Monterey County Local Register of Historical Resources.

Sincerely yours,



Anthony Kirk, Ph.D.

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