

# Exhibit F

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LIB190068

February 18, 2019

Mr. Jun Sillano, A.I.A.  
International Design Group  
721 Lighthouse Avenue  
Pacific Grove, CA 93950

Dear Mr. Sillano

Thank you for the opportunity to prepare a Phase I Historic Review for the residential property owned by Stephen and Susan Shen, located at 1651 Crespi Ln. (APN# 008-371-018) at 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's and Pebble Beach real estate records the subject property was constructed in 1958. In 1993, then owner Leslie Morgan added an attached garage to the south, connected to the original building block by a bedroom. The original owner, Dr. Harry Lusignan was a local physician. The residence was designed by the Carmel architectural partnership of Elston and Cranston.

The subject property is a one-story, wood-framed California Ranch Style residence, irregular in plan, resting on a concrete foundation. The exterior wall-cladding is a flush wood shingle siding. The low-pitched, side-gabled roof system has a front-gabled open portico centered on the east facing facade, and a wide, partial-width shed roof extending off the rear (west) elevation. There is one interior brick chimney present. It is located near the ridge line on the south side of the shed roof. There are about seven skylights in the roof, added in 1993. All roof covering is in composition shingles. The small hyphen added in 1993 connecting the original house to the new garage has some open, wood trellesing in the roof overhang on both east and west elevations.

Fenestration is irregular, with single, paired and banked 1/1 double- hung vinyl windows, with flanking decorative wood shutters characterize the east facing facade, punctuated by a smaller, modern metal-clad bay window (1993), on the south side of the facade. The rear elevation is almost fully glazed on its south side by a band of full-height fixed vinyl windows with awning windows at their base and an aluminum sliding glass door (see photos provided).

The subject property is sited well back and above the east side of Crespi Lane, on high ground in an informal landscape setting including some mature oak trees, providing views toward the sea. The residence is located in a wooded residential neighborhood with homes of varying ages, sizes and styles.

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, 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 October, 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 Resources Inventory.

The California Ranch Style is perhaps the most popular residential architectural form from the post WWII period into the 1960s. California Ranch homes became the standard American domicile during the period of post war expansion and rapid suburbanization, most characterized by the proliferation of the style in housing tracts throughout the United States.

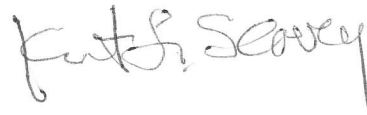
The subject property is one of many California Ranch Style residences found in Pebble Beach. Based on a review of the qualifications for consideration for historic listing of such buildings found in the 2013 Historic Context Statement for Pebble Beach, the following is noted. Architectural significance "is best reserved for buildings that demonstrate particularly strong artistic merit, clearly demonstrate the influence of a particular architect or builder, and should be excellent examples of types or styles."

As regards meeting the seven aspects of integrity, the subject property retains its original location and setting. The design, as constructed in 1959, has been sufficiently altered, by expansion, and changes in its fenestration to compromise its original 1959 appearance. It does not evoke a particularly strong sense of time and place, or of feeling and association with its period of construction. The basic pedestrian 1959 California Ranch design has not been improved by the 1993 modifications.

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 original design, by Thomas Elston and William Cranston, well respected Carmel architects, is not a good example of their general work, nor are they listed in the Pebble Beach Historic Context Statement. The subject property clearly does not reach the necessary high artistic value the meet the requirements identified in the Context Statement to qualify for historic listing.

As stated above, a resource can have complete integrity, but if it lacks significance, it must also be considered ineligible. Lacking both physical integrity and 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 Register of Historic Places, and therefore cannot be considered as historic resources as defined by CEQA.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read "F. H. Seavey". The signature is written in a cursive, somewhat stylized script. The first part of the signature, "F. H.", is more compact and the last name "Seavey" is more elongated with a long, sweeping tail on the final letter.

## 1651 Crespi Lane-Pebble Beach



Photo #1. Looking West at the east facing facade and the landscape setting, note 1993 bay window to left, Amy L. Danney, January, 2019



Photo #2. Looking SE at the rear elevation, note vinyl window changes from 1993, Amy L. Danney, January, 2019.

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