

Attachment C

This page intentionally left blank.

*Before the Board of Supervisors
County of Monterey, State of California*

Resolution No. 23-454

REF230016-YEUNG GABRIEL M TR

Resolution by the County of Monterey Board of Supervisors listing the “June Haas House” on the Monterey County Register of Historic Resources.

The property is located at 62 Yankee Point Drive, Carmel (Assessor's Parcel Number 243-152-005-000), Carmel Area Land Use Plan, Coastal Zone.

WHEREAS, this matter was heard by the County of Monterey Board of Supervisors on October 24, 2023, pursuant to the regulations for the Preservation of Historic Resources contained in Chapter 18.25 of the Monterey County Code.

WHEREAS, this matter was previously referred to the County of Monterey Historic Resources Review Board (HRRB) on July 6, 2023 for review and a recommendation, and the HRRB adopted a resolution (HRRB Resolution No. 23-005) recommending that the “June Haas House” be listed on the Monterey County Register of Historic Resources.

WHEREAS, the property is located at 62 Yankee Point Drive, Carmel (Assessor's Parcel Number 243-152-005-000), Carmel Area Land Use Plan, Coastal Zone.

WHEREAS, on May 1, 2023, Gabriel Yeung submitted a letter requesting that his house be listed on the Monterey County Register of Historic Resources, the Local Official Register of Historic Resources.

WHEREAS, the site is 0.6 acres and contains a one-story single-family home constructed in 1969 (the “June Haas House”), a detached garage built in 1979, and a one-story detached guest unit built in 1980. The house is situated on a sea cliff.

WHEREAS, a Phase I historic report was prepared by Kent L. Seavey (LIB220321) evaluating the house's historical significance .

WHEREAS, the Phase I report describes the home as significant historically under the California Register of Historic Resources Criterion 2, “*Associated with the lives of persons important to local, California or national history*” for its association with the noted architect Mark Mills. Mark Mills studied under Frank Lloyd Wright as one of his Taliesin fellows between 1944 and 1948. “*The architect adapted and expanded on Wright's idea of Organic design, exploring upon the masters free-form possibility of the concept.*” (Seavey, LIB220321) He constructed more than 40 homes in the Monterey Bay area, and is known for his employment of materials native to their sites such as wood, glass, and stone. A 2009 issue of Architectural Digest referred to him as one of the world's top architects.

WHEREAS, the Phase I report describes the home as significant under the California Register of Historic Resources Criterion 3, “*Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values*”, as a high quality representation of Mills Organic design. The design of the 1969 June Haas House was a response to a client’s request for a structure “which carried the memories of the traditions of a Greek island”. With a limited budget, the design solution employed was a lightweight barrel-and groin-valuated structure, with the stark white coloring of white stone housing from some Greek islands. The structure employs the organic style by appearing to emerge from the earth. It retains a high degree of physical integrity, and is representative of a theme of organic modern architecture in Monterey County. Its period of significance is 1969, and its character defining features include:

- its cruciform plan;
- barrel-and groin-vaulted building envelope;
- the use of gunite sprayed over an elastomeric webbing, then coated with a preservative mixture containing rough-ground walnut shells, for texture as a wall-cladding;
- Large lancet shaped window openings with sculptured hoods;
- round arched doors; and
- small porthole windows, sited at the sea's edge in the natural coastal landscape setting.

WHEREAS, the review criteria in Monterey County Code section 18.25.070 allow a resource that qualifies under the California register criteria to be listed on the local register.

THEREFORE, BE IT RESOLVED THAT, having considered all the written and documentary information submitted, oral testimony, and other evidence presented before the County of Monterey Board of Supervisors, the Board of Supervisors hereby decides to list the “June Haas House” on the Monterey County Register of Historic Resources, supported by the following finding and evidence:

Finding: The June under the California Register of Historic Resources Criterion 2, “*Associated with the lives of persons important to local, California or national history*” for its association with the noted architect Mark Mills, and under Criterion 3, “*Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values*”, as a high-quality representation of Mills Organic design.

Evidence:

1. Letter requesting the property be listed on the historic register from property owner Gabriel Yeung;
2. Procedures and Criteria for listing contained in Chapter 18.25 of the Monterey County Code;
3. Phase I Historic Resources Assessment (LIB220321) prepared by Kent Seavey, Pacific Grove, CA, October 22, 2020;
4. Historic Resources Review Board Resolution No. 23-005.
5. Oral testimony and Board of Supervisors discussion during the public hearing and the administrative record.

PASSED AND ADOPTED on this 24th day of October 2023, by roll call vote:

AYES: Supervisors Alejo, Church, Lopez, Askew, and Adams

NOES: None

ABSENT: None


I, Valerie Ralph, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 82 for the meeting October 17, 2023.

Dated: November 8, 2023

File ID: RES 23-193

Agenda Item No.: 44

Valerie Ralph, Clerk of the Board of Supervisors
County of Monterey, State of California



Vicente Ramirez, Deputy

This page intentionally left blank