

**MONTEREY COUNTY HISTORIC RESOURCES REVIEW BOARD**

**Thursday, August 4, 2011**

**Monterey County Administration Building**

**Monterey Room, Second Floor**

**168 W. Alisal Street, Salinas, CA 93901**

**MINUTES**

**I. CALL TO ORDER**

John Scourkes, Chair, called the meeting to order at 11:35 a.m.

**II. ROLL CALL**

<b><u>Members Present</u></b>	<b><u>Members Absent</u></b>	<b><u>Staff Present</u></b>	<b><u>Guests</u></b>
John Scourkes, Chair		Meg Clovis	Seth Bergstein, PAST Consultants
Kellie Morgantini, Vice Chair		Lynnette Beardsall	Dale Ellis, Lombardo & Gilles
Barbara Rainer, member		Craig Spencer, Project Planner	Sally Anne Smith, Architect
Judy MacClelland, member		Delinda Robinson, Project Planner	Karen Leshey, Architect
Salvador Munoz, member			Jerrold Lomax, AIA
Kent Seavey, member			Heather Marquard, AIA
Sheila Lee Prader, member			Bill Burnstein, Architect
			John Bridges, Attorney
			Gretchen Flescher, Architect
			Heather Markwood, Architect

**III. APPROVAL OF MINUTES - July 7, 2011**

Salvador Munoz motioned to approve the July 7th minutes and Barbara Rainer seconded. They were unanimously approved.

**IV. PUBLIC COMMENT**

There was no public comment.

## V. PROJECT REVIEW

*Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow the demolition of an existing 4,124 square foot single family residence which may be significant at the local level under Criterion 3 of the California Register of Historical Resources (CRHR), and the construction of a new three level 13,901 square foot single family residence including an attached 3-car garage and approximately 3,500 cubic yards of grading (3,000 cubic yards cut/500cubic yards fill); 2) Coastal Development Permit for development within 100 feet of environmentally sensitive habitat; 3) Coastal Development Permit for development on slopes exceeding 25%; 4) Coastal Development Permit for ridgeline development; 5) Coastal Development Permit for the removal of five Monterey Cypress trees, two of which were previously removed without permits; 6) Variance to reduce front setback from 30 feet to 20 feet; and 7) Design Approval. The property is located at 1170 Signal Hill Road, Pebble Beach (Assessor's Parcel Number 008-261-007-000), south of the intersection of 17 Mile Drive and Signal Hill Road, Del Monte Forest Land Use Plan, Coastal Zone. File Number: PLN100338 - Planner: Delinda Robinson*

Bill Bernstein, the Architect on the project stated that the house was not significant because it is not the best representation of Richard Neutra's work. The house is currently in very bad condition due to wind damage and water leaks. The house is not well known as a Richard Neutra house, therefore it should not be considered to have any historic significance.

John Bridges, attorney for the owner, stated that Tony Kirk's review of the property finds that the house might be historic, but it is impossible to make a determination. Based on the ambiguity of the Kirk report, the owner hired Circa of San Francisco to do a second report of the house. Circa found the house had only marginal historic significance. Based on the findings of the HRRB, if demolition was allowed what would be the proper mitigations? Circa did offer a "menu" of options in this regard.

Several local Architects came to the meeting to express their concern over allowing the destruction of a Neutra house, one of the last on the Peninsula.

John Scourkes noted that when he attended a 2003 AIA lecture on The Modern Movement of Architecture on the Peninsula, Richard Neutra's work was noted and he is a recognized master architect.

Kent Seavey mentioned that Richard Neutra participated in a series of lectures that took place locally in 1936. Kent pointed out that this property meets Criterion 3 (California Register eligibility criteria) specifically the building "embodies the distinctive characteristics of a type (modernism), period (mid-20<sup>th</sup> century) and region (Pebble Beach)". In addition, the property clearly exhibits patterns of features common to a particular class of resources, and common to Richard Neutra's design vocabulary, specifically the way Neutra treated buildings within their settings. Setting is one of the areas dealt with in the National Register, California Register and the local Register.

Kent stated this house has been known by the academic and architectural community for a long period of time. Under CEQA, the first, best, and last examples of building types are considered. This particular house is the last, best example of the work of Richard Neutra on the Monterey Peninsula.

Kent noted that he was concerned that Ms. McElroy, from Circa, did not include in her mitigation proposals the opportunity to restore the Neutra house as a possible guest unit and keep it as part of the new project.

Kellie Morgantini asked if the owner would be willing to consider suggestions by the HRRB in order to preserve the house. Bill Bernstein stated that he doesn't have the answer to that as he hasn't had that specific conversation with the owner as of yet. But he believes that her wishes are to demolish and rebuild a home that better suits her needs with a growing family, etc.

**Motion:** Kent Seavey made a motion that the Richard Neutra residence in question does appear to be significant at the local level under Criterion 3 of the California Register of Historical Resources for, among other aspects, its architecture which embodies the distinctive characteristics of the American International or Contemporary style and reflects the design approach associated with the forward-looking second phase of the Bay Area Tradition. Salvador Munoz seconded the motion, and it was unanimously approved.

*Mills Act Historic Property contract request from Joel Fineberg for the Louise G. Rose house located at 165 Spindrift Rd, Carmel (Assessor's Parcel Number: 241-251-011-000), Carmel Area Land Use Plan. The Mills Act Contract would allow preferential property tax assessment in exchange for the rehabilitation (to be considered under a separate permit), preservation, and maintenance of the existing historic structure. File Number: PLN110360 - Planner: Craig Spencer, Associate Planner*

Craig Spencer reviewed the project with the HRRB. This is the third project received under the Mills Act Ordinance. The HRRB needs to determine Mills Act eligibility and rank the project.

Kent Seavey mentioned that the work program language needs to be changed so that the language is consistent with the Secretary of the Interior's Standards for the treatment of historic properties and addresses what actions will be taken.

Meg Clovis reported that what the applicants have now is a work schedule; at Phase II they would present the HRRB with the plans to accompany the work schedule.

**Motion:** Kent Seavey motioned to ask Bella Design to make the revisions to the main rehabilitation plans, make the language consistent with the Secretary of Interior's Standards and present the project again to the HRRB. Kellie Morgantini seconded the motion and it was unanimously approved. This will be brought back to the HRRB at their regular scheduled meeting.

## VI. NEW BUSINESS

### 1. PAST Consultant Presentation of Context Statement

Seth Bergstein from PAST Consultants reported on the status of the Context Statement. He believes that the majority of the project is complete. The Addendum is the remaining item; Meg suggested he make this approximately a three paragraph summary. Any comments the HRRB members have need to be sent to Seth no later than August 12<sup>th</sup> so that he can bring the final version to the September meeting and make his final presentation to the HRRB.

2. Preservation Updates

Meg Clovis reminded the members that their deadline to get their training complete is August 30<sup>th</sup>, 2011.

VII. HRRB COMMENTS

There were no additional comments.

VIII. ADJOURNMENT

This meeting was adjourned at 1:55 p.m.

IX. NEXT MEETING

Date: September 1, 2011

Time: 11:30 a.m.

Place: Monterey Room, Government Building

Prepared by: Lynnette Beardsall, Secretary