



John S. Bridges
Fenton & Keller
P.O. Box 791
Monterey, CA 93942
Re: 1170 Signal Hill Road

July 11, 2012

Dear John:

Background

On May 23, 2012 Circa: Historic Property Development (Circa) attended a meeting with County staff to continue discussion regarding proposed plans for the property at 1170 Signal Hill Road, Pebble Beach, CA. Part of the agenda was to address any questions that the County may have pertaining to the most Circa recent report (dated May 18, 2012) regarding the property at 1170 Signal Hill Road, Pebble Beach, CA. No questions were raised about the report content, however, it was requested that the maps, photographs¹ and accompanying matrices developed as a result of the survey process² be made available to the County. On June 7th Sheila McElroy (Circa) met personally with Meg Clovis (Monterey County) to review the survey materials and data.

Mapping and Survey Methodology

The mapping of the entire Pebble Beach community was completed in January 2012. This mapping included the following:

- one (1) overall PB aerial view map numbered corresponding to an Excel spread sheet of addresses and attributes (date, square footage etc), and color coded to building phases: 1944-1949, 1950-1959, 1960-1962
- one (1) aerial view map of the north section/focused study area
- one (1) aerial view map of the south section
- eight (8) detailed aerial view maps of the north/focused study area

These 11 maps were made available and reviewed by the County on June 7, 2012.

Findings of the Pebble Beach Modernism Survey

A "windshield" survey of Pebble Beach properties was conducted in February 2012. Of the 900 residences constructed between 1944-1962 in Pebble Beach over 525 properties were surveyed within close proximity to the subject property. To compare like-properties the subject property was used as a center point and radiating outward over 525 properties were surveyed and photographed, identifying those that had similar setting/views. Categories of identification were:

- “3” = house has view of ocean and golf course
- “2” = house has view of ocean only
- “1” = house has view of golf course only
- “0” = none of the above or view of property obstructed

¹ Maps produced by Jill Bourget for Maureen Wruck Planning Consultants, LLC. Photos by Matthew Sundt for Maureen Wruck Planning Consultants, LLC.

² Photo survey conducted by Matthew Sundt for Maureen Wruck Planning Consultants, LLC.



The 525 surveyed properties fall into the following categories:

64 "3" = view of ocean and golf course (including 1170 Signal Hill)

20 "2" = view of ocean only

50 "1" = view of golf course only

Remainder "0" = none of the above or view of property obstructed

These categories were recorded on a property information matrix.

Therefore, 134 modern residences that share a similar setting are neighboring 1170 Signal Hill. They all contain important characteristics identified with modern residences including the absence of ornament and detail, and the use of technologies, materials and construction techniques of the time. They all architecturally embrace the philosophy of indoor/outdoor living and represent a particularly unique and rarified setting. These 134 residences are only a small portion of a much larger group of modern residences within the Pebble Beach community. While the DPR form identifies the subject residence (constructed in 1958) as "...an important and relatively early example of modern architecture in Pebble Beach", this is just not so.

The survey materials reviewed with the staff substantiate the thorough documentation supporting our conclusion that the residence at 1170 Signal Hill Road does not meet the Monterey County Criteria for Evaluation of Historic Resources and therefore is not considered a historic resource at the national, state or local level.

Respectfully submitted,

A handwritten signature in black ink that reads "Sheila McElroy". The signature is written in a cursive, flowing style.

Sheila McElroy
Principal
Circa: Historic Property Development



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Books:

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Richard and Dion Neutra Architecture

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