

Chattel Architecture Planning & Preservation, Inc.

April 19, 2012

APPLICANT SUBMITTAL

VIA EMAIL

Mr. John S. Bridges
Fenton & Keller
Box 791
Monterey, CA 93942

Re: Connell House, 1170 Signal Hill Road, Pebble Beach, CA

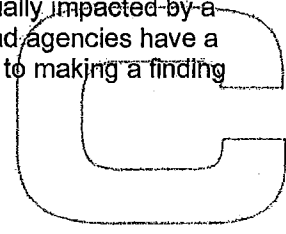
Dear Mr. Bridges:

Per your request, we have reviewed the California Department of the Parks and Recreation Form 523A Primary Record and Form 523B Building, Structure, and Object Record (DPR forms) for 1170 Signal Hill Road, Pebble Beach CA (Connell House or subject property), prepared by Anthony Kirk, Ph.D. (hereinafter consultant), dated October 15, 2010. The DPR forms are intended to record a historic resource for inclusion in the California Office of Historic Preservation's (OHP) Historic Resources Inventory (HRI). The DPR forms for the Connell House provide a physical description of the subject property and its alterations, followed by an evaluation of its significance within an architectural and historic context. The evaluation concludes that the subject property

...appears to be significant at the local level under Criterion 3 of the California Register of Historical Resources (California Register) for its architecture, which embodies the distinctive characteristics of the American International, or Contemporary, style and reflects, as well, the design approach associated with the forward looking second phase of the Bay Area Tradition.

We have been asked to provide our professional opinion on this conclusion. There is no "local level" of eligibility for the California Register, with the exception of application of criterion 1, association "with events that have made a significant contribution to the broad patterns of local or regional history..."; only the National Register of Historic Places (National Register) identifies local, state and national significance in application of each criterion. Properties that have been designated under a local preservation ordinance ( local landmarks or landmark districts) and listed as such in a local register of historical resources, or that have been identified in a local historical resources survey meeting certain standards may be eligible for listing in the California Register and thus, are presumed to be historical resources for purposes of CEQA unless a preponderance of evidence indicates otherwise. However, a resource does not need to have been identified previously either through listing or survey to be considered an historical resource under CEQA. In addition to assessing whether historical resources potentially impacted by a proposed project are listed or have been identified in a survey process, lead agencies have a responsibility to evaluate them against the California Register criteria prior to making a finding

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as to a proposed project's impacts to historical resources (PRC Section 21084.1, 14 CCR Section 15064.5(3)). In our opinion the subject property has not been properly or thoroughly evaluated against California Register criteria for the purposes of CEQA.

We call in to question the consultant's research and methodology, which does not build an essential framework for the argument and therefore the conclusion, does not follow logically. We do not concur with the consultant's findings that the subject property is significant under California Register criterion 3 for its association with the Second Bay Tradition.

The Second Bay Tradition (1937-1964) is part of the Bay Region Tradition, a regional vernacular architecture endemic to the San Francisco Bay Area that is woodsy, informal, and anti-urban. The Bay Region Tradition evolved over nearly 100 years and is classified into First, Second and Third traditions, spanning from the 1880s-1970s. The Second Bay Tradition fused the regional vernacular of rustic, woodsy elements of redwood and shingles with the sleek lines associated with European Modernism popularized by the Bauhaus and the International Style. According to the "San Francisco Modern Architecture and Landscape Design 1935-1970" Historic Context Statement,

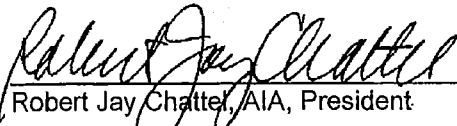
Second Bay Tradition buildings are characterized by wood cladding, large expanses of glass, overhanging eaves, and flat or low-pitched roof forms. They are generally more open and light-filled than buildings of the First Bay Tradition. Architects associated with the Second Bay Tradition designed buildings that were generally small in scale, that adapted to the landscape and climatic conditions, and that were often built of locally sourced redwood. The richness of stained redwood and expansive use of glass resulted in luminous, earthy dwellings in keeping with emerging indoor-outdoor lifestyles. Second Bay Tradition buildings are often rooted in the landscape, with deep overhangs and trellises and outdoor spaces terraced, decked, embanked, or otherwise built into the earth.<sup>1</sup>

The Connell house does not exhibit the woodsy, informal, and anti-urban elements associated with the Second Bay Tradition. Based on our preliminary research and a site visit conducted on March 20, 2012, we believe previous consultant work has not properly and thoroughly evaluated the Connell House against California Register criteria for the purposes of CEQA and that the consultant has not placed the Connell House within its proper historic context.

Should you have any questions, please call (818) 788-7954.

Very truly yours,

CHATTEL ARCHITECTURE, PLANNING & PRESERVATION, INC.

By:   
Robert Jay Chattel, AIA, President

<sup>1</sup> "San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement," prepared by Mary Brown, Preservation Planner, San Francisco City and County Planning Department, September 30, 2010. <http://ohp.parks.ca.gov/pages/1054/files/sfmod.pdf>. Accessed April 5, 2012.