



John S. Bridges, Esq.
Fenton & Keller
2801 Monterey-Salinas Hwy
Monterey, CA 93940
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Re: 1170 Signal Hill Road, Pebble Beach, CA

John,

I have recently reviewed the California Department of Parks and Recreation Primary Record and Building, Structure, and Object Record set (DPR 523 A & B) for the property located at 1170 Signal Hill Road, Pebble Beach, CA, prepared in October 2010.

The historic Significance section of the DPR concludes, with numerous caveats, that the residence, which was constructed between 1957-58 "appears" to be significant at the local level and is "...an important and relatively early example of modern architecture in Pebble Beach by a leading American architect " [Richard Neutra]. The residence has been included in several publications as part of Neutra's breadth of work, however, it is not identified as one of Neutra's exemplary or particularly distinctive residential designs. Indeed, the residence is noted more for its incompatibility with the environment (water leaks, wind gusts throughout, heating problems, etc.) as evidenced by the rusted and water damaged features and materials, than its architectural design. With regard to compromised integrity the Description section of the DPR form rightfully identifies documented and undocumented changes and alterations to the original design including replacement of Neutra's signature ribbon windows and a small addition. These factors combine to reduce significance accorded this residence. While technically of some significance for its association to Neutra, the building is only marginally so.

While no mitigations for demolition have been formally prescribed by the National Parks Service or the California State Historic Preservation Office, demolition projects have been approved with mitigation. One such recent project that involved mitigated demolition of an acknowledged and/or listed historic resource involved a 1913 Julia Morgan-designed residence and notable historic resource located in Woodside, CA. Mitigations reflected in the negative declaration for the project included photo documenting and video recording the structure and grounds using Historical American Buildings Survey standards, exploring the possibility of relocating the structure, and/or storing historic character defining features for possible future usage. These features included flooring, doors, windows, closets, ceilings, trim pieces, stairs, fireplaces, paneling and exterior bricks.

In conclusion, the residence at 1170 Signal Hill Road is a Richard Neutra design of marginal significance. In light of the Julia Morgan residence discussed above and the relatively low degree of significance of the Connell house, if demolition were allowed I



would recommend the following mitigations which should be considered by the decision maker to be adequate under CEQA:

- 1) Conduct feasibility study* of relocation of the building to a compatible site
- 2) Complete recordation* of the property, to be archived at the Pebble Beach Archives for future study. This would include, but not be limited to;
 - Photo documentation using Historical American Buildings Survey (HABS) standards
 - Video recording the structure and property using HABS standards
- 3) Storing historic character defining features for possible future use and/or study
- 4) Include character defining features and photo documentation in public display within context of Pebble Beach development history

* All recordation and studies should be conducted by a professional who meets the Secretary of the Interior's Standards for Professionals

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