

KENT L. SEAVEY  
310 LIGHTHOUSE AVENUE  
PACIFIC GROVE, CALIFORNIA 93950  
(831) 375-8739

August 30, 2018

Mr. Eric Miller  
Eric Miller Architects, Inc.  
211 Hoffman Avenue  
Monterey, CA 93940



Dear Mr. Miller:

Thank you for the opportunity to prepare Phase 1 Historic Review for the residential property owned by Kim & Marie Mathews located at 1725 Sunset Dr. (APN# 007-061-036) in Pacific Grove, as required by the California Environmental Quality Act (CEQA) and the City of Pacific Grove. The structure is not significant.

According to the Monterey County Assessor's and a Pacific Grove building files, the subject property was constructed in 1961. The original owner was a Mr. Charles E. Taylor and his wife Elfrieda. In 1963 the name changes to Robert Taylor, but Elfrieda is still listed as the wife. Robert Taylor worked as a salesman for Kellum Lighting Consulting in Monterey. By 1969 Mr. Taylor is listed in local business directories as working for the Whitaker & Taylor real estate firm. Of note, the Sunset Drive address is not found in local business directories from 1971 to 1976, when a Myron B. Hawkins appears in the directories, with no occupation noted. No architect or builder has been identified.

The subject property is a one-and-two-story, wood-framed, side-gabled modern residence in an expressionist form. It is irregular in plan, resting on a concrete foundation. The exterior wall-cladding is vertical wood siding, reading like a T-111 application, but with some plywood panels between the vertical fenestration on the NE facing facade. The side-gabled roof is asymmetric as it drops over a covered two-car garage, creating an abstract geometric shape. This reflects the Modernist principle of free flowing space, exaggerating height & space.

The roof form rises from one-story, on the SW to two-stories on the NE, along the the elongated and rising building envelope with slightly overhanging eaves, before dropping off to cover the two-story portion, above the garage. It is covered in wood shakes.

Fenestration is irregular, consisting of single fixed, and 1/1 double-hung aluminum windows on the two-story elevation, and narrow, banded, full-height fixed windows, with one or two small, awning types at their base, along the one-story portion of the building envelope. There is one, large interior stone chimney, located about half-way along the one-story portion of the residence, just off the ridge line on the NW roof plane. An open, cantilevered balcony, with simple wood balusters, runs along the second floor on the NE facing facade. The principal entry appears to be below the SW end of the balcony in the form of a glazed wood door. The visual character of the subject property is that of either a motel, or a modern church building.

The subject property is sited off the SE side of Sunset Dr. in a natural landscape setting of beach sand dunes. It is located along the Pacific Ocean, in neighborhood of scattered one and two-story homes and vacation houses of varying ages, sizes and styles.

The California Environmental Quality Act (CEQA), PRC Sec.21084.1 requires all properties fifty years of age or older to be reviewed for potential historic significance. Criteria for that significance is addressed in PRC Sec. 5024.1 (a). It asks, did any event important to the region, state or nation occur on the property. Did anyone important to the region, state or nation occupy the property during the productive period of their lives. Does the building represent an important architectural type, period or method of construction, or is it a good example of the work of a noted architect or master builder. The criteria also asks if the property is likely to yield information significant to the understanding of the areas history.

Eligibility for historic listing of buildings, structures, objects, sites and districts, i.e., rests on the twin factors of historic significance and integrity to be considered for listing in the National Register of Historic Places, the California Register of Historical Resources, and the Monterey County Historic Resource Inventory. Loss of integrity, if sufficiently great, will overwhelm the historic significance a resource may possess and render it ineligible for historic listing.

Likewise, a resource can have complete integrity, but if it lacks significance, it must also be considered ineligible.

Integrity is measured by the application of seven aspects, defined by the National Register Criteria for Evaluation. They include: Location, the place where the historic property was constructed, or an historic event occurred; Design, the combination of elements that create the form, plan, space, structure, and style of a building; Setting, the physical environment of the historic property; Materials, the physical elements that were combined during a particular period of time and in a particular pattern or configuration to form a historic property; Workmanship, the physical evidence of the crafts of a particular culture or people during any given period in history; Feeling & Association are subjective elements that assess a resources ability to evoke a sense of time and place.

The subject property is not included in the California Office of Historic Preservation-maintained "Historic Data File for Monterey County" (updated September, 2017). It is not listed in the California Register, or the National Register of Historic Places, nor is it listed in the 2007 Pacific Grove Historic Resources Inventory.

The subject property retains its original location and setting. The only known design change was the rebuilding of the NW facing balcony. As noted above, no architect or builder has been identified with the property.

It is clear that its picturesque massing, asymmetrical form, simplified planar surfaces with a vertical attenuation exaggerating height, and transparency all reflect components of a Modern Expressionist design intent, however the end result is confusing, in that the building has more the appearance of a motel or church than a dwelling house. A Mid-Century Modern residence, to qualify for historic listing for architectural significance should be an outstanding example of a Modern architectural style, demonstrate particularly strong artistic merit and clearly exhibit the influence of a particular architect or builder. None of these attributes are present in the subject property, nor does age alone does qualify a building for historic listing.

No event of significance to the nation, state or region, nor any significant individuals during the productive period of their lives, have been identified with the existing property. No architect or builder has been found.

Lacking historic significance, the subject property does not meet the necessary criterion for listing in the California Register of Historical Resources. Nor does it meet the criterion established by the City of Pacific Grove to qualify for inclusion in the Pacific Grove Historic Resources Inventory and therefore cannot be considered as historic resources as defined by the California Environmental Quality Act (CEQA).

Respectfully Submitted,

*K. J. Seaver*

## 1725 Sunset Drive, Pacific Grove



Looking SE at the NE facade and NW side elevation.  
Kent Seavey, August, 2018.