

Attachment 5

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KENT L. SEAVEY
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(831) 375-8739

July 23, 2022

Mr. Phil Angelo
County of Monterey
Housing & Community Development
1441 Schilling Place, South 2nd Flr.
Salinas, CA 93901

Dear Mr. Angelo:

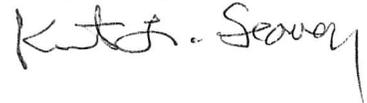
As per your email chain to Mrs. Leah Mendoza dated July 12, 2022 I would like to respond with the following regarding justification for approving an exception to the value limitation of the Mills Act on her residential property at 6 Miramonte Road., in Carmel Valley, (APN#187-081-006-000).

You have on hand a DPR523 prepared by me in February, 2022 that clearly shows the Homer M. Hayward House qualifies for historic listing for both its association with two significant personages in the history of Monterey County, lumberman Homer M. Hayward, and architect, Will Shaw, and that the property qualifies as an historic building for its early adherence to then contemporary environmental design, and as the last residential design by Mr. Shaw, FAIA, a noted Central Coast architect.

Under Sec. 18.28.080.B, 1. the building is a particularly important resource for both its ownership by Mr. Hayward, a significant regional business owner for decades in Monterey County and Central California, and as the last residential design of Mr. Will Shaw a major architect in the Monterey Bay region, as well as the founder with Photographer Ansel Adams of the Foundation for Environmental Design, nationally promoting environmental design, of which the Hayward House is an excellent example. 2. The historical property contract will result in the continued preservation of the building and its environment, without any adverse change.

Under Sec. 18.28.080. 3 a, the residence is visible from a public right-of-way, in its natural environmental setting off the South side of Miramonte Road. 3c, The proposed work program will provide for critical improvements necessary to preserve the resource, providing the best and most efficient use of the expected property tax savings, especially in the introduction of newer environmentally sound energy-saving features, including the proposed solar roof shingling, and elimination of non-native vegetation. 3d. Based on its immediate proximity to the Rancheria subdivision, with a number of significant modern homes, heritage tourism has already been promoted with tours by local preservation organizations, and will be in future.

Respectfully submitted,



From: [Spencer, Craig](#)
To: [Angelo, Philip](#)
Subject: FW: Addenda to my July 23 support letter for the Mendoza residence Mills Act for 6 Miramonte, Carmel Valley.
Date: Thursday, July 28, 2022 11:11:30 AM

From: Kent Seavey <seaveykent@gmail.com>
Sent: Wednesday, July 27, 2022 10:19 AM
To: Spencer, Craig <SpencerC@co.monterey.ca.us>; Kent Seavey <seaveykent@gmail.com>
Subject: Addenda to my July 23 support letter for the Mendoza residence Mills Act for 6 Miramonte, Carmel Valley.

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Dear Mr. Spencer:

As to 18.28.080.B(2), I note the following. At present in Monterey County many potential historic properties are at risk of substantive adverse change due to the unprecedented amount of money being spent on such features. The expectations of new owners, as a part of the purchase price, is the right to do whatever they want with the property, generally removal of the existing home for a new and grander version. In the last three years prices in the range of 37 to 40 million dollars suggests that they can do what they want.

In the case of 6 Miramonte there is plenty of open space to expand the existing home beyond recognition, such that the existing historic resource would be materially impaired or lost altogether.

Regarding 18.28.080 3(d), The subject property is immediately adjacent to Carmel Valley's Rancheria subdivision, which contains several significant historic homes designed by such well known and regarded California architects as William Wurster, Pierre Koenig, Joseph Eichler, Marel Sedlezky, George Brook-Kathlow & Mickey Muennig.

Several of these properties are listed in the Monterey Bay Chapter of the American Institute of Architects 2008 "A Guide to Contemporary Architecture of the Monterey Bay Region 1947-2008", which is clearly aimed at cultural tourism, as have been courses in local architecture taught at Monterey Peninsula College, and in tours by the Monterey Area Architectural Resources Archives (MAARA), a Monterey based non-profit entity. The subject property, noted California architect Will Shaw's last residential design is a significant component of this group of cultural resources, and will be included in future tours of the area.

Respectfully Submitted,
Kent L. Seavey