

# Exhibit C

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June 10, 2022

Monterey County Housing &  
Community Development Office  
1441 Schilling Place, South 2<sup>nd</sup> Floor  
Salinas, CA 93901

To whom it may Concern:

Thank you for the opportunity to review the proposed removal of a non contributing c. 1935 construction office on the grounds of the Mission San Antonio de Padua, 1 Mission Rd. (APN#s 201-021-000 &002) in Southern Monterey County. The proposed removal is in order to continue the archeologic investigation and preservation of the original historic c. 1840 mission *Majordomo*'s residence, on which the c.1935 non contributing building partially rests (see maps & drawings provided).

The subject property was constructed during the Great Depression for a building contractor overseeing restoration work on the mission buildings. It was later employed as office space for the mission priests. It was not associated with Works Progress Administration (WPA), or the State Emergency Relief Administration's (SERA) Depression emergency federal & state relief programs.

The subject property is a small, one-story, single-wythe, adobe-brick framed building, using cement as mortar. It is "T" shaped in plan. Commonly known as the "Casita", its low-pitched red-tiled roof was framed with both milled, and round wood members. The roof framing members pass through the top of the adobe walls, and there is no continuous structural wood roof plate tying the walls together. The floor-boards are only about 3 to 4 inches above the soil and the base of the building envelope has been riven by varmint's over time (see structural engineer's report by Urefer & Assoc., provided). The unreinforced cement foundation is cracked throughout and flooring is affected by both dry rot and mold. The kitchen was the contractor's original office. The bathroom & laundry later additions, with aluminum framed windows (see photos provided).

HISTORIC PRESERVATION    MUSEUM INTERPRETATION

The missions were the “Walmarts” of Spanish/Mexican California, as Mexico was never on time supplying the basic goods for normal living to the settlement. These goods & materials were developed by the missions through the efforts of the clergy and the neophytes, for food, clothing, construction and transportation. For this commerce the missions required accounting systems to pay their bills, including the salaries for civil guards, needed goods from other missions, and barter with visiting trading ships when available. Their system within the individual missions was through a *Majordomo*, or *Mayordomo*, generally speaking a selected soldier of the mission guards who became the accounting manager for goods purchased and sold from the mission properties and needed fees for artisans and craftsmen.

As early as the 1770s the economic management of each mission was exercised through their *Majordomos*. As recorded in Robert Archibald’s excellent text, *The Economic Aspects of the Missions*, “It was his job to assign Indians to their tasks each morning, oversee livestock and agriculture, supervise workshops and report to the missionary of temporal affairs. He hired artisans and craftsmen to instruct neophytes in the development of particular skills.”

This individual and his family generally had a household that was more warehouse and shops than a simple adobe. Such was the case with residence of Mission San Antonio’s *Majordomos*, that can be seen at far left in the c. 1850 drawing by an unknown artist, and is clearly present in form in the 1927 map by H.F. Cozzens & Wm. Davis, noting storerooms in the building envelope (see drawings & plans provided).

What is clear from the above, is that the foundations of Mission San Antonio de Padua’s *Majordomo*’s residence, as an archeological and historical resource for the better understanding of the economic underpinnings of the mission system, are far more significant to the history of the region than the altered, remains of a mid-twentieth century non contributing contractors office, overlaying the remains of the original c. 1840s feature. The removal of the former office, which lacks both physical integrity and historic significance, will not cause a significant adverse effect on the remains of the *Majordomo*’s residence or its environment.

The foundation and footings of the *Majordomo*’s residence retain a sufficient degree of physical integrity, as constructed c. 1840, to evoke a strong sense of time and place and of feeling and association with its important role in the practical operations of the missions function and purpose. CEQA states in CCR Section 15064.5 (2)(b) that the degree of potential adverse change to an identified non contributing feature, like the contractor’s office, can be considered “proportionate to the level of significance of an historic resource” based on its relative importance to history. As noted above the archaeological feature clearly supersedes the c.1935 office in its value to history’.

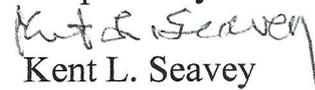
NOTE: The California Religious Land Use and Institutionalized Persons Act of 2000 (42 U.S.C. & 2000cc) generally stipulates that no government shall impose or implement a land use regulation in a manner that imposes a substantial burden on the religious exercise of a person including religious assembly or institution (this includes a land marking regulation on a religious entity).

COCLUSION:

The subject property retains a sufficient degree of physical integrity as constructed c. 1840 and subsequently stabilized as an archeologic feature in the historic interpretation of the Mission San Antonio de Padua, to evoke a strong sense of time and place and of feeling and association with the founding and subsequent expansion of the Catholic Mission chain in Alta California.

It is my professional opinion, based on the evidence provided, that the research and interpretive potential of the *Majordomo's* residence is far more important to the cultural history of the Mission San Antonio de Padua's evolution over time than retention of the altered c. 1935 contractor's office, which should be deemed a non historic feature.

Respectfully submitted:

  
Kent L. Seavey

## BIBLIOGRAPHY

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Photo #3. Looking at interior ceiling mold, found throughout bldg. Kent Seavey, June, 2022.



Photo #4. Looking at typical cement foundation failure in living room, Kent Seavey, June, 2022.

**Mission San Antonio de Padua**  
**c.1935 Contractor's Office**

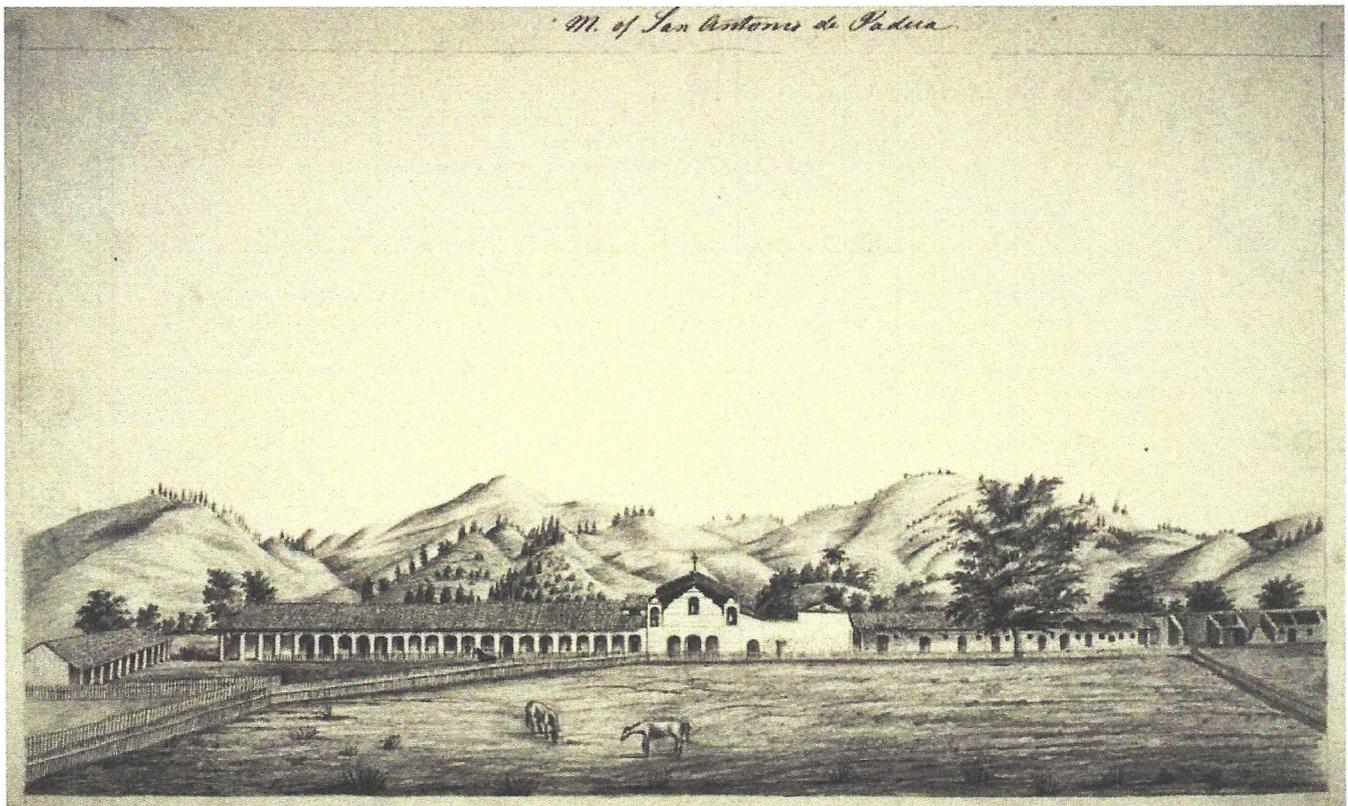


Photo #1. Looking East at the SW side-elevation of the Contractors Office, note mold, left & aluminum window, right, Kent Seavey, June, 2022.  
(Note: roof tile to be repurposed covering cemetery wall.)



Photo #2. Looking NW at interior wall cladding, note single wythe adobe brick and use of cement mortar, Kent Seavey, June, 2022.

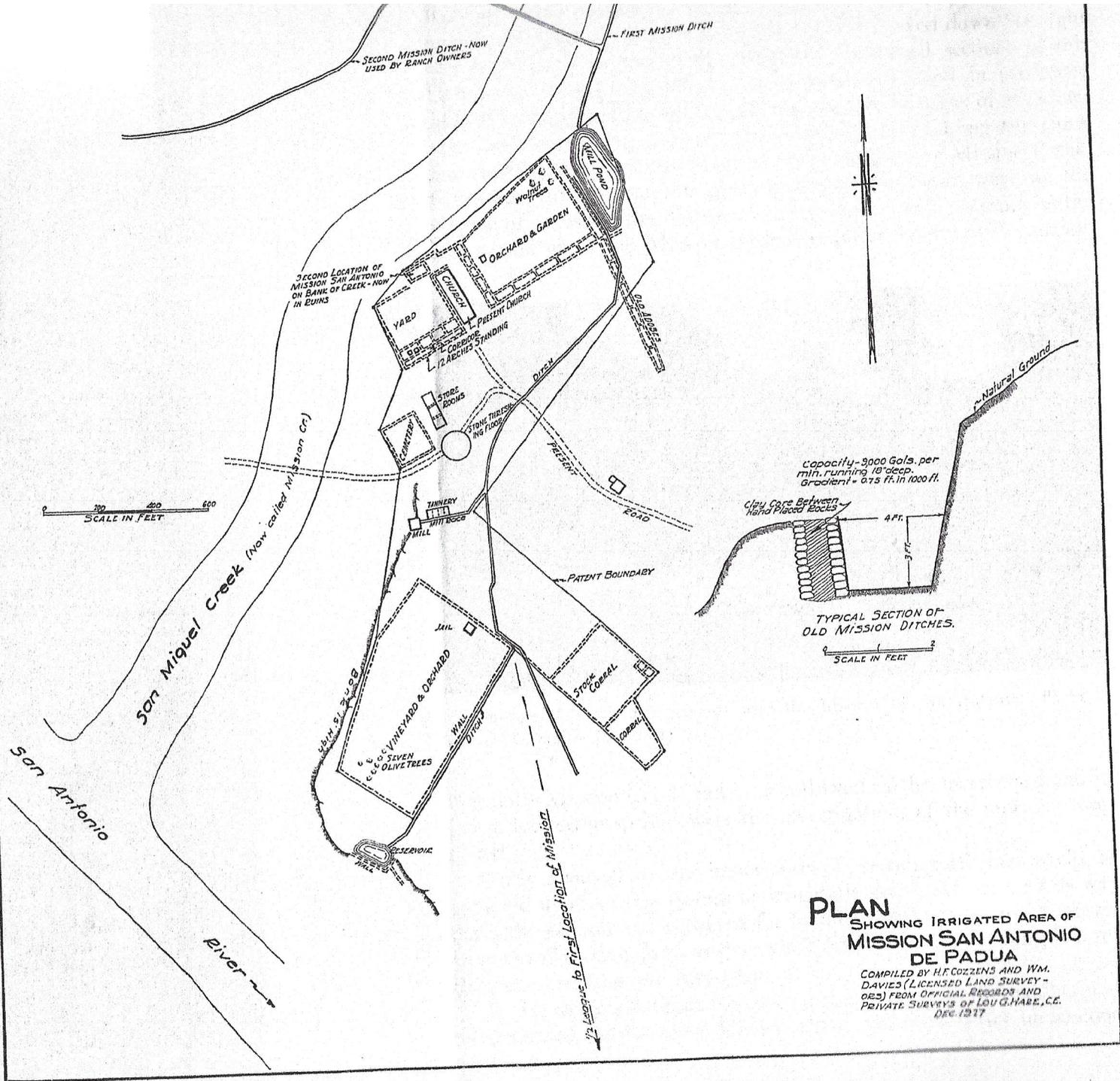
1821



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Mexico achieves its independence from Spain.

The drawing above is the earliest depiction of San Antonio Mission that I've been able to find. It is undated, but was drawn in 1850.



**PLAN**  
 SHOWING IRRIGATED AREA OF  
**MISSION SAN ANTONIO**  
**DE PADUA**  
 COMPILED BY H.F. COZZINS AND W.M.  
 DAVIES (LICENSED LAND SURVEY -  
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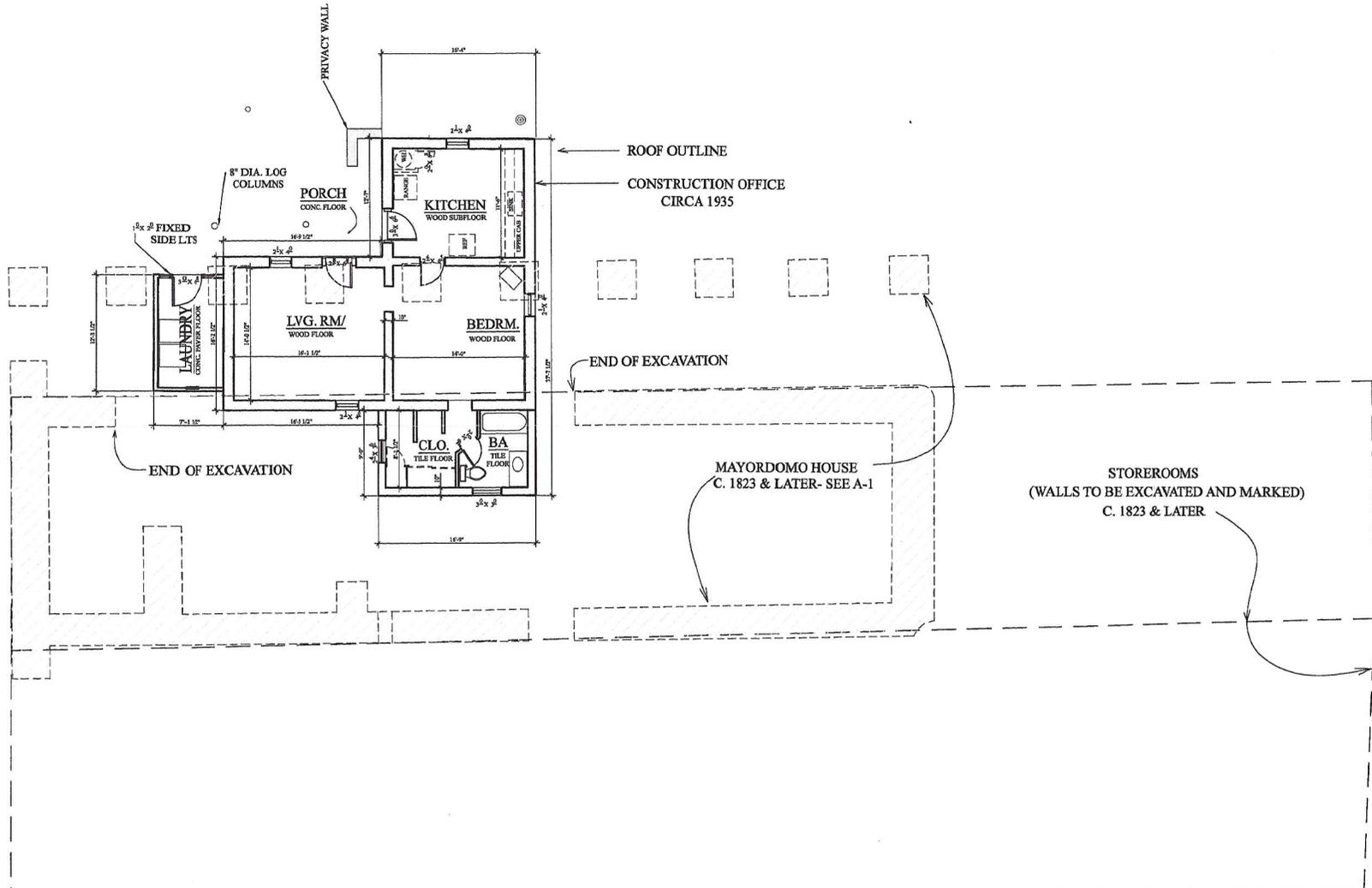
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CONSTRUCTION OFFICE:  
752 SF HEATED SPACE



FRANES & BRENKWITZ, L.L.C.  
P.O. Box 597  
Agnes, CA 95001  
(831) 662-8800

MISSION SAN ANTONIO de PADUA  
REHABILITATION PROJECT

CONSTRUCTION OFFICE FLOOR PLAN  
WITH MAYORDOMO'S HOUSE UNDERLAIN

REVISION:



DATE: 5-23-22  
SCALE: 3/16"=1'-0"

SHEET NO.  
**A-2**  
OF 2 SHEETS

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