

# Exhibit F

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

December 28, 2020

Mr. Robert Carver, A.I.A.  
Studio Carver Architects  
P.O. Box 2684  
Carmel, CA 93921

Dear Mr. Carver:

**Introduction:**

This Focused Phase II Historic Assessment has been prepared as part of an application for repair, and minor alteration to a one-story single family residence, owned by Pam Conant, which is eligible for listing as an historic building. The subject property is located at 14 Coastlands (APN# 420-171-014), in Big Sur (see photos, plans & drawings provided).

**Historical Background & Description**

The subject property is a 1932-33 one-story, wood-framed Western Ranch House Style residence, irregular in plan, resting on a concrete foundation. The exterior wall-cladding is vertical board-and-batten. The low-pitched front & side-gabled roof system has overhanging eaves with exposed rafter tails, covered by wide wood facias. There is one large exterior eave-wall brick chimney present. It is located on the West side-elevation, near the South facing facade. The roof covering is composition shingles. Fenestration generally consists of 2/3 wood casement & 2/2 fixed wood windows and glazed double-doors accessing trellised brick (South) & open wood decks (SE) wrapped around the building envelope. The subject property is sited West of Highway 1, on a large, hillside parcel sloping down towards the SE. The Coastlands Tract, is a residential complex of one-and-two-story homes of varying ages, sizes & styles in a rural landscape setting of native vegetation above the sea along the Big Sur coastline (see DPR 523 provided).

## **Evaluation:**

The owner proposes to repair & rehabilitate a 1932-33 Western Ranch House Style residence. All new work will be undertaken in conformance with the *The Secretary of the Interior's Standards for the Treatment of Historic Properties, under the Standard for Rehabilitation*.

*The Secretary of the Interiors Standards for the Treatment of Historic Properties* identify four primary treatment approaches to historic buildings. They are Restoration, Preservation, Reconstruction and Rehabilitation. Rehabilitation would be the recommended standard of treatment for the subject property, Rehabilitation is defined as the act or process of making a compatible use for a property through repair, alterations and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

The Secretary's Standards encourages "placing a new addition on a non-character-defining elevation." and locating alterations to historic properties in areas where previous alterations already exist. The 1992 National Park Service *Illustrated Guidelines for Rehabilitating Historic Buildings*, states that "The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility."

In this instance, the rehab work is on primary & secondary/altered elevations. The proposed work will be limited to needed repair of some historic windows & minor reconfiguration of windows & doors "in order to provide for an efficient contemporary use, however, these repairs and alterations will not damage or destroy materials, features or finishes that are important in defining the building's historic character." As proposed, as much existing original material as possible will be repurposed for repairs or replacement to damaged building fabric. Any new material will reflect the existing historic building fabric for continuity of design. The work will be compatible with the size, scale, proportions and massing to protect the integrity of the subject property and its environment. This is consistent with Rehabilitation Standards #2 and #5. If removed in the future, the essential form and integrity of the historic residence will be unimpaired, consistent with Standards #9 and #10.

### **Impacts of the Proposed Project:**

The owner has proposed the following additions & alterations for contemporary usage.

#### **WEST (FRONT) ELEVATION (primary/altered)**

This is the primary elevation. As proposed the existing deteriorated front wood trellis would be replaced by a treated barked wood trellis, matching the original feature which is clearly illustrated on the cover of the July 1938 issue of Sunset Magazine (provided.), and wood rafter & window repair, as needed.

Replace existing wood bedroom window, set well back along the North side elevation, with a casement type stained glass window, for privacy, and remove a non historic skylight from roof.

Remove existing glazed door on the c. 1970s former laundry room, also off the North side-elevation at the rear of the West facing facade, and add a new vertical planked wood door, consistent with the material character of that elevation (see plans & drawings Provided).

#### **NORTH SIDE-ELEVATION (secondary, altered.)**

Replace existing door adjacent to bathroom with vertically-planked wood door similar to that proposed for laundry room.

Add new wood trellis along West wall.

Add new shed roof on laundry room, to properly drain surface, with clerestory windows on its South side, to bring light & air into the interior (see plans & drawings provided).

Add redwood weathered gate & enclosure off North side of 1965 game-room (see plans & drawings provided).

## **SOUTH SIDE-ELEVATION (Secondary, altered)**

Add a repurposed wood casement window from owner's bedroom to the West end of of this elevation.

Create new kitchen space by enclosing existing recessed entry immediately East of the angled bay on this elevation. Add wood door (repurposed) between newly enclosed space & bay window to West. The enclosed bay will remain under the roof overhang, and extend into the former location of an original open passageway between the house & master bedroom spaces, with a new tripartite windows & doors facing South. Employ as much original building material as feasible in this enclosure process.

Replace upper multi-paned windows in the two center doors of the banked master bedroom entry to the East of the new enclosed kitchen space with single lights.

Remove the existing door and East window on the master bathroom and replace the existing East window, matching the one on the West of the door, using clear glazing.

Relocate ½ of casement window on the North side of the East elevation of master bedroom to the SE corner of the bedroom space.

relocate original living room door to the North end of the South facing game room.

No further changes to the existing game room fenestration along this elevation are called out (see plans & drawings provided)

As proposed, the work shall reuse, to the extent feasible, any available historic building material, and where necessary match required replacement features, in kind.

Any new work will be clearly differentiated from the old, but compatible with the size, scale, proportions and massing to protect the integrity of the subject property and its environment. If removed in future, the essential form and integrity of the historic resource and its environment will be unimpaired.

**NOTE:** Recent permitted demolition & reconstruction work has been done on the 1965 game room and undated (c.1970s) laundry room to protect these features from collapse and water intrusion (MCBP# 20CP02961). Similar work was executed under the same permit on the non-historic garage and guest-house. In the latter the deteriorated condition of building materials essentially caused the features to fall apart during attempted re-roofing and repair.

**Conclusion:**

The proposed work on the subject property will be executed consistent with the Secretary's Standards for Rehabilitation, with the least possible loss of historic material so that the remaining character-defining features of the resource will not be obscured, damaged or destroyed. The proposed alterations are reversible. As proposed the new work will not cause a significant change to the listed historic building and will not create a significant adverse effect on the environment. Permitted maintenance & repair conducted on exterior deck surfaces (MCBP# 20CPO2961)

**Mitigation**

The project, as proposed, appears to be in conformance with the, *Secretary of the Interior's Standards for the Treatment of Historic Properties* under the *Standard for Rehabilitation*. (see documentation, photos and plans & drawings provided). No mitigation is needed for this project.

Respectfully Submitted,

*Kurt S. Seawey*

## Bibliography

- McAlester, V.S., *A Field Guide to American Houses*, Alfred A. Knopf: New York, 2013, pp. 487-491,.
- Monterey Co. Assessor's records, Mo. Co. Assessor's off., Salinas.
- National Park Service Preservation Brief #14: New Exterior Additions to Historic Buildings: Preservation Concerns*. U.S. Dept. of the Interior, 2010.
- National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. U.S. Dept. of the Interior, National Park Service, 1997.
- National Register Bulletin 16A: How to Complete the National Register Registration Form*. U.S. Dept. of the Interior, National Park Service.
- Seavey, K.L. California DPR523, 8/11/2020.
- Sunset Magazine, July, 1938, p. 38.
- \_\_\_\_\_, *Western Ranch Houses*, Cliff May, Lane Pub. Co.: San Francisco, 1947.
- Weeks, K.D., & Grimmer, A.E., *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* Washington, D.C.: National Park Service, 1995.
- Wheeler Termite Co., Wood destroying Pests and Organisms Inspection Report, Salinas, 5/13/20209.
- United States Census records, 1940, Edward R. Field, residence 1935, Big Sur.



## 14 Coastlands-Big Sur



Photo #1. Looking SE at the West facade & North side-elevation, illustrated on the cover of the Jul, 1933 issue of Sunset Magazine, note the Barked wood trellis fronting the residence.



Photo #2. Looking SE at the West facade & North side-elevation, August, 2020, note the undated wood post trellis, wide fascia boards & modified Chimney stack, Robert Carver photo.



Photo #3. Looking East at the North side additions, entry door to laundry room at left, bathroom window, center & wide fascia boards, Kent Seavey, October, 2020.



Photo #4. Looking east at the SW cr. of the building envelope proposed for location of repurposed south facing wood window, Kent Seavey, October, 2020.



Photo #5. Looking at recessed entry on South elevation proposed for in fill to beam under existing roof overhang. Doors & windows proposed for repurposing on project, Kent Seavey, October 2020.



Photo #6. Looking North at bedroom double-doors proposed for single light reglazing & window/door far right for minor reconfiguration, Kent Seavey, October, 2020.

Page 1 of 3

\*Resource Name or #: (Assigned by recorder) E. Russell Field House

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ R \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_ B.M.

c. Address 14 Coastlands City Big Sur Zip 93920

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ mE/ \_\_\_\_\_ mN

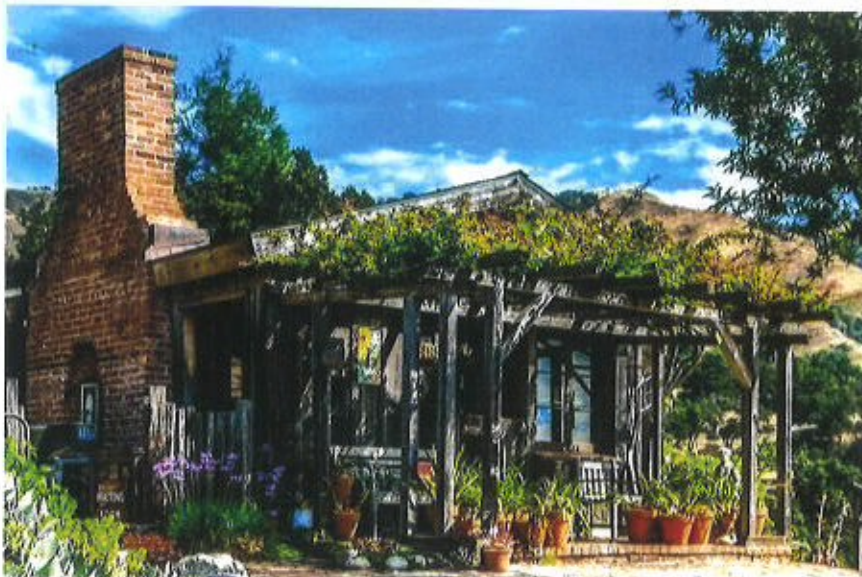
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)  
 APN# 420-171-014

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed Western Ranch House Style residence, irregular in plan, resting on a concrete foundation. The exterior wall-cladding is vertical board-and-batten. The low-pitched, front & side-gabled roof system has overhanging eaves with exposed rafter-tails, covered by wide wood facias. There is one large exterior cave wall brick chimney present. It is located on the West side-elevation, near the South facing facade. The roof covering is a combination of composition shingles on most of the main building block, cementitious tiling on the 1965 game room at the North end of the residence, and a flat, tar & gravel roof on an undated addition off the West side-elevation toward the rear (North). Fenestration generally consists of 2/3 wood-casement & 2/2 fixed wood windows & glazed double-doors accessing trellised brick (South), & open wood decks (SE wrapped around the building envelope).

\*P3b. Resource Attributes: (List attributes and codes) single family residence (HP2)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present:  Building  
 Structure  Object  Site  District  
 Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #)

Looking NE at the South facing facade, Kent Seavey, August, 2020.

\*P6. Date Constructed/Age and Source:  
 c. 1933-Monterey County Assessor's records

Historic  Prehistoric  Both

\*P7. Owner and Address:

Pam Conant.  
 P.O. Box 601, Big Sur CA 93920

\*P8. Recorded by: (Name, affiliation, and address)  
 Kent Seavey 310 Lighthouse Ave., Pacific Grove, CA 93950

\*P9. Date Recorded: 8/11/2020

\*P10. Survey Type: (Describe)  
 Intensive, owner request

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
 None

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California - The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary #

HRI#

\*Resource Name or # (Assigned by recorder) E. Russell Field House \*NRHP Status Code 5S2  
 Page 2 of 3

B1. Historic Name: E. Russell Field House B2. Common Name: \_\_\_\_\_

B4. Present Use: residence \*B5. Architectural Style: Western Ranch House B3. Original Use: residence

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 Constructed c. 1933 (Mo. Co. Assessor's records); add game room 1965 (Mo. Co. Assessor's records); flat-roofed "stone room" along North side-elevation, undated.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:  
 Add detached garage 1947 (Mo. Co. Assessor's records); add detached guest house 1952 (Mo. Co. Assessor's records); Both are flat-roofed, non-historic ancillary units.

B9a. Architect: Winchton Risley b. Builder: Unknown

\*B10. Significance: Theme Residential Development Area Big Sur  
 Period of Significance c. 1933 Property Type SFR Applicable Criteria CR 2, 3 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject property is significant under California Register (CR) Criterion 2, for its association with E. Russell Field, for his prominent role in the residential development of the Coastlands Tract & Partington Ridge in Big Sur, California. It is also significant under Criterion 3, in the area of architecture, as an early example of the Western Ranch House style of architecture, designed by noted Los Angeles architect, Winchton L. Risley.

E. Russell Field or Russell E. Field as his name appears in various documents was a native of California, However, he first appears in the 1930 Census records as being a salesman, in some educational concern living in Seattle, Washington with his wife Anne. He classed himself at the time as a salesman, in the educational field.

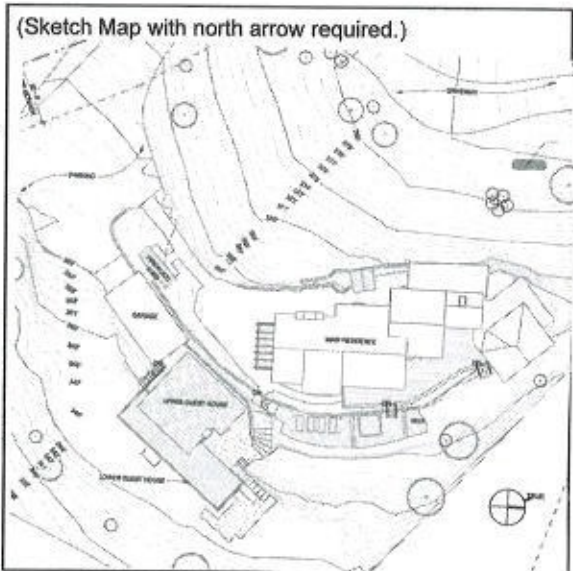
B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:  
 Carmel Pine Cone (Obit.), Anne B. Field (wife of E. Russell Field, 4/18/1951, P. 4.  
 \_\_\_\_\_, E. Russell Field, advertisement for sale of building sites in Coastlands Tract, 11/18/1938, p. 11.

B13. Remarks:

\*B14. Evaluator: Kent Seavey  
 \*Date of Evaluation: 8/11/2020

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: E. Russell Field House

Page 3 of 3

P3 (cont.) The subject property is sited West of Highway 1, on a large, hillside parcel sloping down towards the SE. The non-historic flat-roofed garage & guest house are SW of & below the historic residence. The property is located in the 1930s Coastlands Tract, a residential complex of one & two-story homes of varying ages, sizes and styles in a rural landscape setting of native vegetation above the sea.

Character-defining features include the one-story height; rustic board-and-batten wall-cladding; rambling footprint with a low-pitched gabled roof system; massive brick chimney on West side-elevation, vine-covered wooded pergola at entry and series of wide and stepped down open decks along the SE side-elevation, with glazed double-doors accessing the exterior space, and its impressive natural landscape setting.

10 (cont.) The Monterey County Assessors files for a later owner, Ruth Morisey, suggests a date of construction of the subject property as 1932, & Field's 1940 Census record states he was living in the house in 1935, he also appears in the 1937 Polk business directory showing him in Big Sur, hence the use of the c. 1933 construction date for a period of significance. Mr. Field was Business Manager for the Christian Science, Principia College in Elsah, Illinois in 1921. His wife Anne, was Dean of Women. He was also a Pacific Coast Field Rep. for the institution, & may have represented a group of riding enthusiasts from the College, who came to California in 1925, for the construction of a three-story log house in Big Sur, that became the Coastland Trails Club (known also as the Trail Club of Jolon). Some Trails Club members, and others, including Mr. Field later purchased real estate parcels in the Coastlands Tract, adjacent to the former clubhouse as home-sites. By 1938 E. Russell Fields had become a prominent developer & promoter for the Coastlands Tract, and real estate on Partington Ridge. In the early 1940s the riding club was no longer using the clubhouse. It was sold in 1944, probably through Mr. Field, to the film couple Orson Wells and Rita Hayworth. By 1947 it had become a basic component of the Nepenthe Restaurant. Mr. Field passed away in 1948.

The subject property is a good early example of the Western Ranch House Style of architecture, which incorporated elements of modernism with a Craftsman sensibility and an Anglo-Hispanic vernacular tradition. The form arose in the mid-1930s and, gradually gaining popularity, becoming the dominant residential style of the 1950s & 1960s throughout the United States. Although Ranch House forms tend to be defined by an approach to life - "informal yet gracious" - there are a set of character-defining features associated with the style. They include a rambling plan, rustic materials and detailing, a low-pitched roof with wide eaves and exposed rafter-tails, windows banked, or in ribbon bands, to bring the outside inside, and glazed doors that open onto open decks or terraces. The Field house reflects many of these features in their early manifestations, predicated on its hillside location & coastal orientation. There's an open wood terrace or porch at each vantage point, and a step-back plan that opens each room to a view & double-doors, so that beds can be easily rolled out on the terrace or deck for outdoor sleeping. This "home in the hills", designed by Los Angeles FAIA architect Winchton L. Risley. Based on its high artistic design, the residence graced the cover of Sunset Magazine in July 1938.

Winchton L. Risley (1887-1975), was a native of Ohio, educated at Miami University, Oxford, Ohio & Columbia University in New York. He worked as a draftsman for Bertram Goodhue on the 1915 San Diego Fair, then with Carlton Winslow in Santa Barbara before establishing his own practice in Los Angeles in 1921. He taught architecture at both USC & UCLA, with partners he later designed a number of projects for UC San Diego & Scripps Institution of Oceanography. Risley's building designs were widely published in "Architect & Engineer" & other professional journals during his career.

Because Western Ranch House Style homes are very common in California, architectural significance is best reserved for buildings that demonstrate strong artistic merit, or clearly demonstrate the influence of a particular architect or builder, and retain most of their original features.

The E. Russell Field House is a good, and sufficiently intact example of Western Ranch House design by noted architect Winchton L. Risley, for Mr. Field, a major figure in the development of the Coastlands Tract & Partington Ridge in the Big Sur from the 1920s-to mid 1940s. The house clearly retains sufficient physical integrity to be listed in the Monterey County Historic Resources Inventory, at the local level of significance, for its architectural design, & for Mr. Field's contribution to the up building of Big Sur, under a theme of the Architectural Development in Big Sur.(1925-1948), their period of significance.

12 (cont.)

Monterey County Assessor's records, Mo. Co. Assessor's office, Salinas.

Polk Business Directory for Monterey, 1937, Edw. R. Field, Big Sur.

Risley, Winchton Leamon (Architect), Pacific Coast Architecture Database, Univ. Washington, Seattle.  
(<http://pcad.lib.washington.edu/person/246/>)

Sunset Magazine, July 1938, "Home in the Hills", cover & p. 38.

\_\_\_\_\_, Western Ranch Houses, Cliff May, Lane Publishing Co.: San Francisco, 1947.

U. S. Census, 1940, Edward R. Field, residence 1935, Big Sur Highway.

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

August 11, 2020

Mr. Robert M. Carver, AIA  
Studio Carver Architects  
P.O. Box 2684  
Carmel, CA 93921

Dear Mr. Carver:

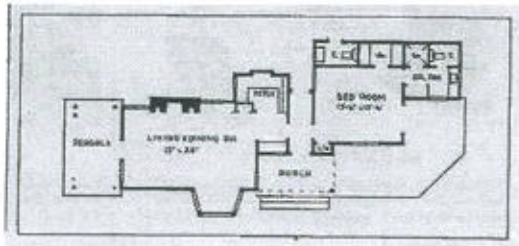
Thank you for the opportunity to visit and examine the potential historical value of the the Conant property at 14 Coastlands (APN# 420-171-014) in Big Sur. I concur with your concern about weatherproofing the subject property for winter, as the historical analysis progresses. In that regard, as preparation of the Phase I Historic Report you should be allowed by the County to take the following actions to preclude further damage to the structures, as repair & maintenance as my work progresses.

Roof repair and reinforcement of the sagging members of the non-historic flat-roofed garage & guest house should be undertaken soon, as well as window repair and re-glazing therein. Repair of the deteriorated siding on the SW end of the garage should also take place, matching in kind the existing board-and-batten exterior wall-cladding. A garage door & rear door, to enclose & secure the space would add safer access from the main house to the garage, & should also fall under needed repair.

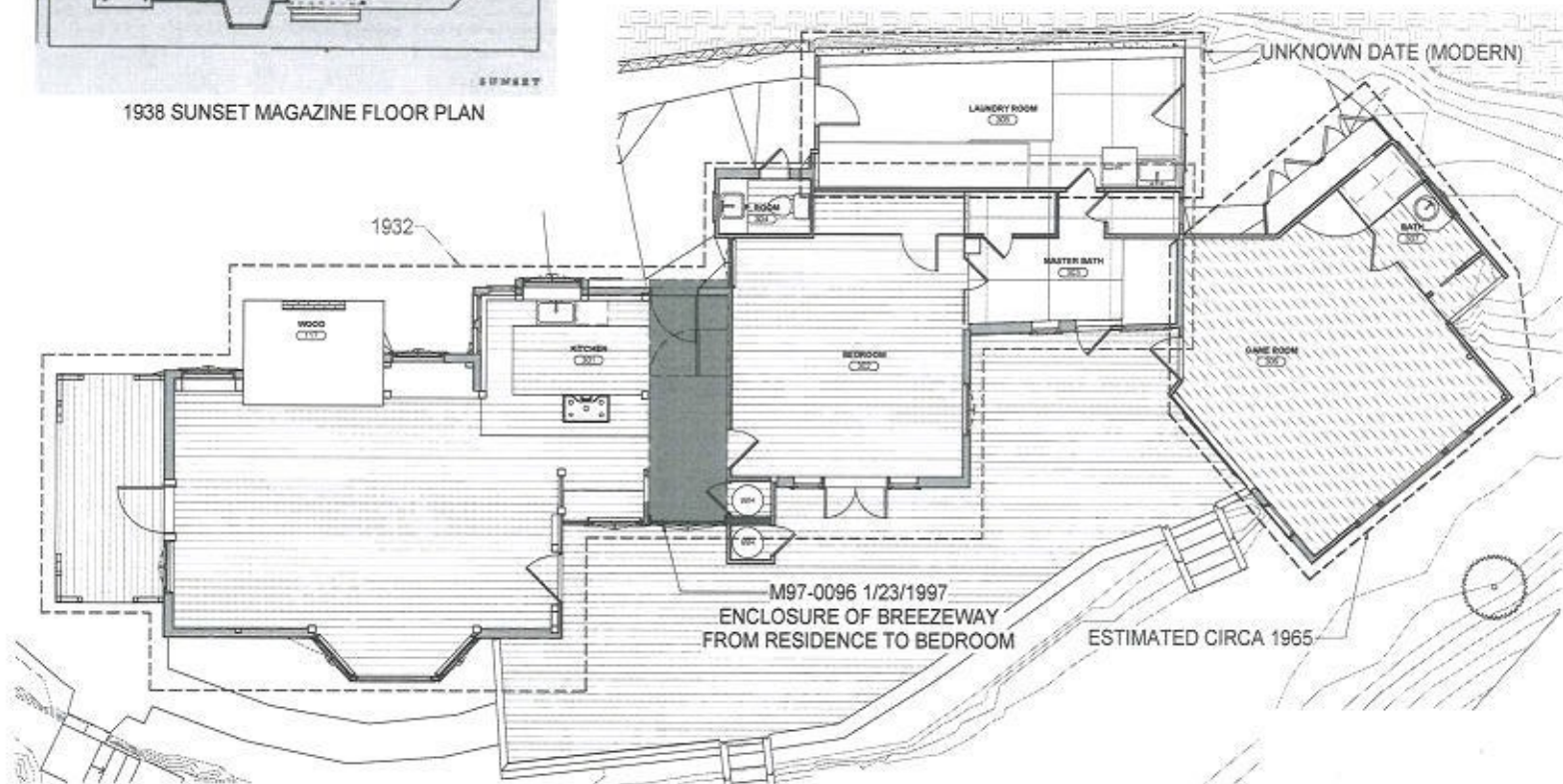
The evident splaying of the 1965 game room, apparently due to the excessive weight of its current failing cementitious roof, should also fall under maintenance & repair. Replacement with roofing matching that found on the main building block would be appropriate.

The undated, flat-roofed "stone room" along the East side-elevation also needs repair to preclude leakage, by re-roofing this addition with possible better drainage & an appropriate sealant against the hill-mass.

Kent Seavey, Historic Preservation Consultant



1938 SUNSET MAGAZINE FLOOR PLAN

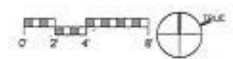


1 EXISTING MAIN HOUSE  
1/4" = 1'-0"

M97-0096 1/23/1997  
ENCLOSURE OF BREEZEWAY  
FROM RESIDENCE TO BEDROOM

ESTIMATED CIRCA 1965

UNKNOWN DATE (MODERN)



NOT FOR CONSTRUCTION

CONANT + COASTLANDS

14 UPPER COASTLANDS, BIG SUR, CA 93920



BUILDING PERMIT

1938 SUNSET MAGAZINE FLOOR PLAN  
1932  
1965

STUDIO CARVER  
ARCHITECTURE - PLANNING - INTERIOR DESIGN



REVISION #

ARCHITECTURAL HISTORICAL FLOOR PLAN

Scale: 1/4" = 1'-0"  
@ 24x36  
Drawn by: J. Carver  
Job: 2208

H2.0  
1/23/97



**WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT** #: 20200003

BUILDING NO 14	STREET UPPER COASTLANDS	CITY BIG SUR	ZIP 93920	Date of Inspection 05/13/2020	NUMBER OF PAGES 1 of 9
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**WHEELER TERMITE CO.**  
 9934 MIMOSA PATH  
 Salinas, CA 93907  
 PH# (831) 633-2284 Email b.wheeler1959@gmail.com  
 PR 3130

Ordered by: MIKE GILSON	Property Owner and/or Party of Interest	Report sent to:
----------------------------	---	-----------------

COMPLETE REPORT  LIMITED REPORT  SUPPLEMENTAL REPORT  REINSPECTION REPORT

GENERAL DESCRIPTION:  
 This is a one story, wood sided, single family residence with a raised foundation. It has a detached garage and an attached patio. It was occupied and furnished at the time of inspection.

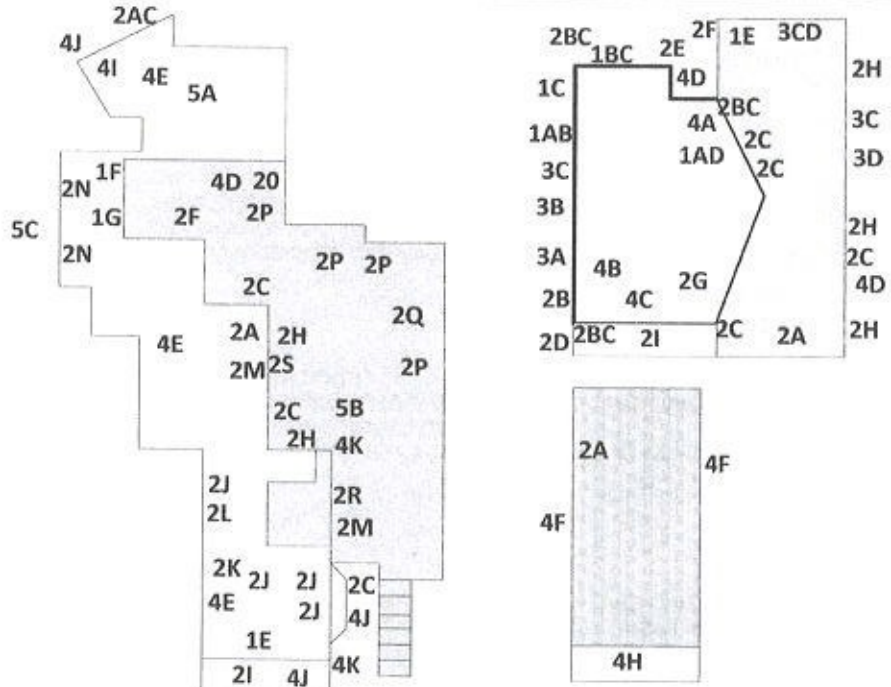
Inspection Tag Posted:  
Garage.

Other Tags Posted:

An inspection has been made of the structure(s) on the diagram in accordance with the the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

Subterranean Termites  Drywood Termites  Fungus/Dryrot  Other Findings  Further Inspection   
 If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items

Key: 1 = Subterranean Termites 2 = Drywood Termites 3 = Fungus/Dryrot 4 = Other Findings 5 = Further Inspection



Inspected By ALEX CARRIAGA License No. FR 43400 Signature [Signature]

You are entitled to obtain copies of all reports and completion notices on this property report to the Structural Pest Control Board during the preceding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California 95815-3831.

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov. (form t1a - 3/15/08) 43M-41 (Rev. 10/01)

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

letter added  
3/10/21

March 10, 2021

Mr. Craig Spencer  
Mo. Co. Housing & Comm. Ser. Manager  
1441 Schilling Pl.  
Salinas, CA 93901

Dear Mr. Spencer:

I am writing this letter at the request of Mr. Rob Carver addressing any potential negative adverse impacts his proposed rebuild of a former non historic guest house as a new ADU at 14 Coastlands in Big Sur would impose on the historic 1933 residence at that address.

The rebuilding of the non historic guest house, downslope from the historic residence, is predicated on the deteriorated condition of this feature that was addressed in my DPR 523 dated 8/11/2020, with subsequent County permitting (MCBP# 20CP02961) for emergency repairs and maintenance. This work was predicated, among other issues, on the Wheeler Termite Company inspection report dated 5/13/2020.

During the subsequent permitted repair work on the non historic garage & guest house, the deterioration of these structures was such that repair was not feasible under Title 24 standards, and the units were basically demolished. The condition of the subject features was further noted in my Focused Phase II Assessment of the project dated 12/28/2020.

Based on the Carver plans for the building of the new ADU, it will be less visible from the historic 1933 residence than the earlier c.1950s structures it is replacing. As proposed the historic residence will not be obscured, damaged or destroyed by this change. The proposed new guest house appears to be sufficiently distant from the main house, & differentiated in design, but consistent with the general character of the 1933 historic property. Both are consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

Respectfully submitted,



HISTORIC PRESERVATION MUSEUM INTERPRETATION