

Exhibit E

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April 12, 2025

Housing & Community Development Dept.
County of Monterey
1441 Schilling Place, 2nd flr.
Salinas, CA 93901

To Whom it may concern:

This letter will act as an addendum to the Phase II Historic Assessment for changes to the residential property owned by Dr. Scott & Nina Nygard located at 3360 Fifth St. (APN#009-162-029) in Carmel, Mo. Co. (see photos, plans & drawings provided).

The Following are proposed changes to the October 14, 2024 documentation of the subject project, for consistency with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* under the *Standard for Rehabilitation*. (1) Removal of the second story above the proposed garage space. (2) Addition of a one-story, gable-roofed living space, off the East end of the North (front) elevation. This will be done with vertical board-and-batten wood siding, to differentiate the new work from the original Post-Adobe building material, consistent with Rehabilitation Standards #5 & 9. (3) Return the original 1951 garage space, raising the garage roof slightly, to provide for a code confirming overhead beam for the doors, and adding some greatly needed storage space above. The raised gable end of this feature would be faced with vertical board-and-batten wall-cladding, again to differentiate the original Post-Adobe from the new material. (4) Maintain gable & hip appearance of roof above the kitchen space along the West side elevation (5) reroof the residence with appropriate code conforming Class A & WUI regs. material, reflecting original wood shingles if possible. (6) Repair, replace original metal fenestration, as required, matching any proposed new windows, in kind, with appropriate coloring, if any. Remove 1955 fenestration on the South elevation of the garage, replacing with original Post-Adobe material. (7) Change out multi-paned glazing in 1955 East side bay to full-height single pane panels. (see plans and drawings provided).

HISTORIC PRESERVATION MUSEUM INTERPRETATION

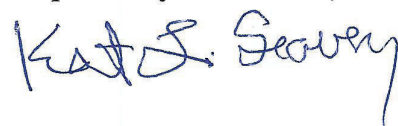
Most of the changes cited above are going to be done on areas of the building envelope that have been altered over time. The original house was constructed in 1951. In 1955 the original garage (proposed for return) was converted to living space. Earthquake repairs saw the loss of a chimney on the same elevation and in fill with adobe brick in 2003, and an extension of the front porch in 2010.

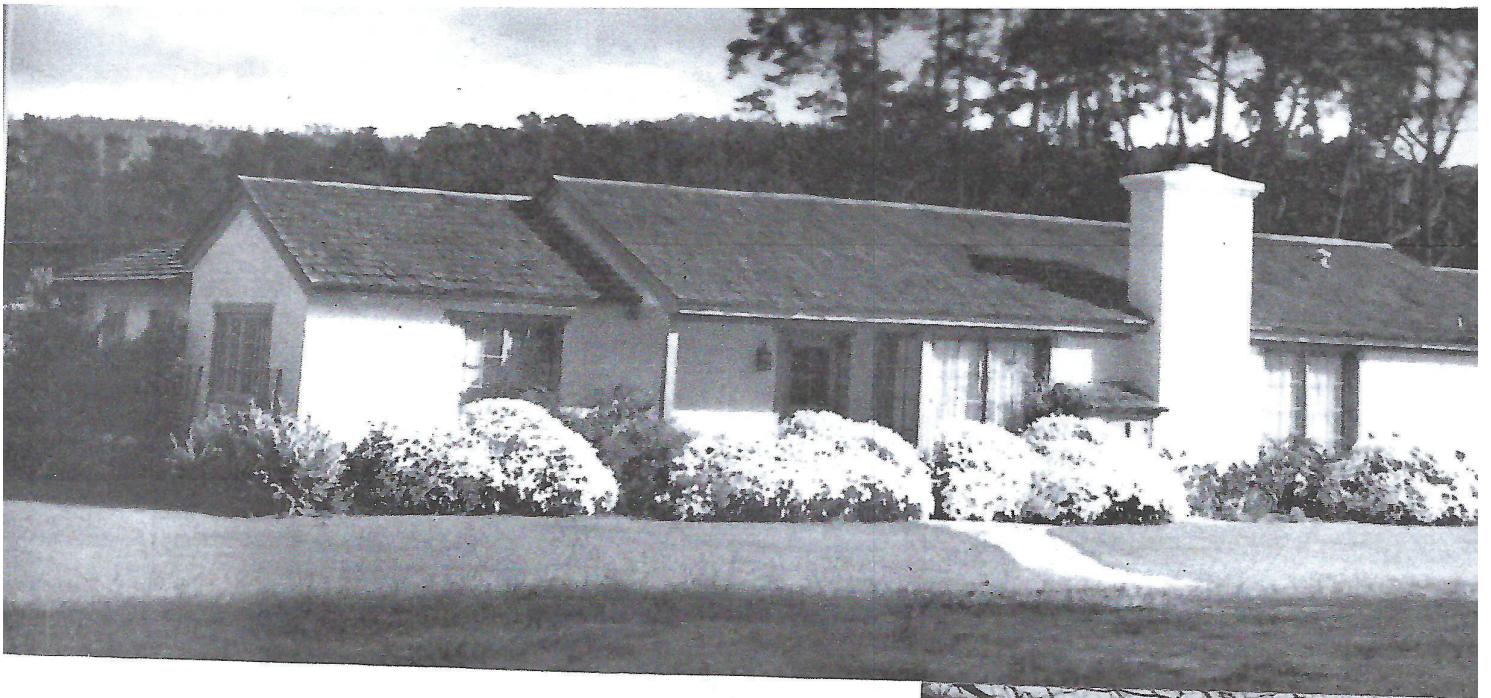
A careful review of Hugh Comstock's "Post-Adobe Simplified Adobe Construction" manual, published in 1948, has been the The projects principal reference guide for the rehabilitation, save for the formerly proposed second floor bedroom, now discarded for a simple one-story treatment. The proposed work will be done adherent with Post-Adobe method of construction. This to include the one story height, irregular plan, low-pitched gable and hip roof forms and a code compliant roof covering reflecting the original wood shake appearance, while meeting Class A and High fire {WUI} regulations.

Existing adobe brick will be salvaged from necessary removals for reuse on the project, and matched with similar material if necessary. Every effort will be made to repair, as needed, any original fenestration and matching, in kind, any required new windows for the project, including Comstock's suggested color treatments as finishes. Some ceiling height adjustments will need to be made to conform to head clearance between interior spaces.

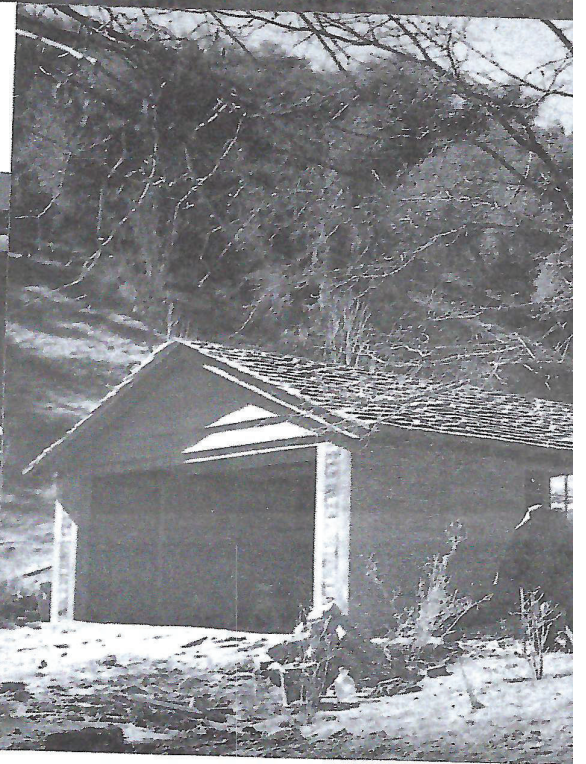
As modified, the current plan has tried to correctly address those concerns of the County HPC Commissioners and Planning staff in the consistency of the proposed changes for the project, with the *Secretary of the Interiors Standards for Rehabilitation*, particularly for Standard #3, "that the property will be recognized as a physical record of its time, place and use." Standard #5, that "Distinctive materials, features and finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.", and Standard #9, that "New additions, exterior alterations, or related new construction will not destroy historic materials, features and spatial relationships that characterize the property, that the new work shall be differentiated from the old and be compatible with the historic materials, features, size, scale and proportions and massing to protect the integrity of the property and its environment".

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "K. S. Seavey". The signature is written in a cursive, flowing style with a long, sweeping underline.



LARGE RESIDENCE BUILT OF POST-ADOBE IN 1941



GARAGE OF POST-ADOBE IN CARMEL V

POST-ADOBE SHED ADDITION TO A
COUNTRY HOME IN CARMEL VALLEY

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