

Exhibit E

This page intentionally left blank.

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

June 10, 2024

Craig Spencer
HCDirector
County of Monterey
Salinas, CA 93901

Re: Yeung Family Trust-residence-(Haas House)
62 Yankee Point Drive
Carmel Highlands
Mills Act Historical Property Contract Application

Dear Mr. Spencer,

This letter will act in support of an exception to the County's valuation limits set forth in Section 18.28.040, under Eligibility Criteria, B 1& 3, regarding a Mills Act Historical Property Contract Application for the historically listed Carmel Highlands property.

The subject property is an excellent example of modern ""Organic Design"" by master architect Mark Mills. Mills was an apprentice of Frank Lloyd Wright from 1944 to 1948, helping to build Wright's Taliesin West, in Arizona & while there, with fellow apprentice Paolo Soeleri, constructed the "Dome House", at Cave Creek on Camelback Mountain, The model of which is on display in New York's Museum of Modern Art. Mills came to California where he settled in Carmel in the early 1950s, advising and assisting on the finishing of Mrs. Della Walker's FL Wright designed house on Carmel Point. Mills went on to design and build a number of houses in the Monterey Bay Region, before his passing in 2007. The subject property is listed as a Monterey County Historic Resource (see Calif. DPR 523 & Resolution No. 23-454 provided).

Under Criteria B1, on the subject property, "The architect adapted and expanded on Wright's idea of Organic design exploring the master's free form possibilities of the Organic concept. It was said of him that he was "an architect of an individual subtlety, rarely repeating designs. Each structure is unique and tailored to the landscape and client". In a 2009 issue, Architectural Digest, a primary American design journal, Mark Mills was referred to as "one of the world's top architects". The great American photographer Ansel Adams was a neighbor and friend of the architect and said of the subject property, in a personal letter, that the "design was magnificent in several domains-concept in relation to the site, relationship to the round & pointed arch, a certain magic of space which I feel but cannot verbalize upon, and a sense of flow of direction to the elemental facts of rocks and surf towards which the structure is oriented." He closed his remarks saying "I wish I could live in it." (letter Provided).

The first and best grounds for approval of an exception is that the house “represents an exceptional example of an architectural style”, which it does, as Wrightian Organic”. It also “represents the work of a master”, Mark Mills, as noted above.

Under Criteria B3a, the historic property & its landscape setting is visible from a public right-of-way, off the West side of Yankee Pt. Drive. It is the intent of the owner to allow for public access to the house at least one day a year. Primarily for the support & benefit of non-profit historic, environmental & educational institutions & organizations, which will generate more cultural tourism in the county. It is understood that the existing “AIA Guide to Contemporary Architecture of the Monterey Bay Region 1947-2008” may be revised soon, & the property will be included (copy provided). One of Mark Mills designed Carmel residences is in the current edition, which should further satisfy Criteria 3d, regarding encouraging heritage tourism. The the owner has had a landscape plan prepared that will remove non native species, while preserving and adding appropriate native vegetation on the property (see plan provided).

To date the owner has invested approximately \$2.6 million dollars in the purchase and initial rehabilitation of the subject property and its environment. Recognizing that the basic value of the property will possibly exceed the County’s \$3 million dollar valuation cap on the Mills Act Applications, he is requesting a valuation exemption pursuant to the criteria set forth in County Municipal Code (MCMC) 18.28.080 B, by his willing compliance with the codes sections B1, 3a & c, and possibly B2. if when applying for listing, “the difference between the current property tax obligation for the property and the estimated property tax obligation under the Mills Act is within the same range as the expected estimated lost property taxes from historic property contracts for properties meeting the value limit.”

William Blair Scott Jr., architectural historian & Secretary of the Taliesin Fellowship said that “Frank Lloyd Wright trained hundreds of architectural students. Few of those exhibited the the natural talent and skill of Mark Mills.” The architect was highly admired in Europe as well as America, but locally based. No Mills residence is alike but all are unique in their individual expression and successful spaces for living, as well as exemplars of Monterey County’s innovative architectural design tradition, especially along the the Carmel Highlands & Big Sur coastlines. The Haas House clearly meets the intent of the Mills Acts purpose, to preserve the best of the regions architectural treasures, and warranted by the above, to meet the stated eligibility requirements for inclusion in Monterey County’s Mills Act program,

Respectfully submitted
Kurt J. Seaven

ANSEL ADAMS

ROUTE 1 BOX 181 • CARMEL, CALIFORNIA 93921 • TELEPHONE (408) 624-2558
Mark Mills,
Architect,
Carmel, Calif.

September 12, 1967

Dear Mark,

Thank you so much for letting me see the plans of the Haas residence! As I have no architectural training it takes quite a little time for me to visualize the reality lurking in the plans and the elevations. The first impression was, I admit, a bit confusing. However, putting the north, west and south elevations together in my "computer" and solidifying all three with the plans, I came out with quite a clear visualization of the final structure.

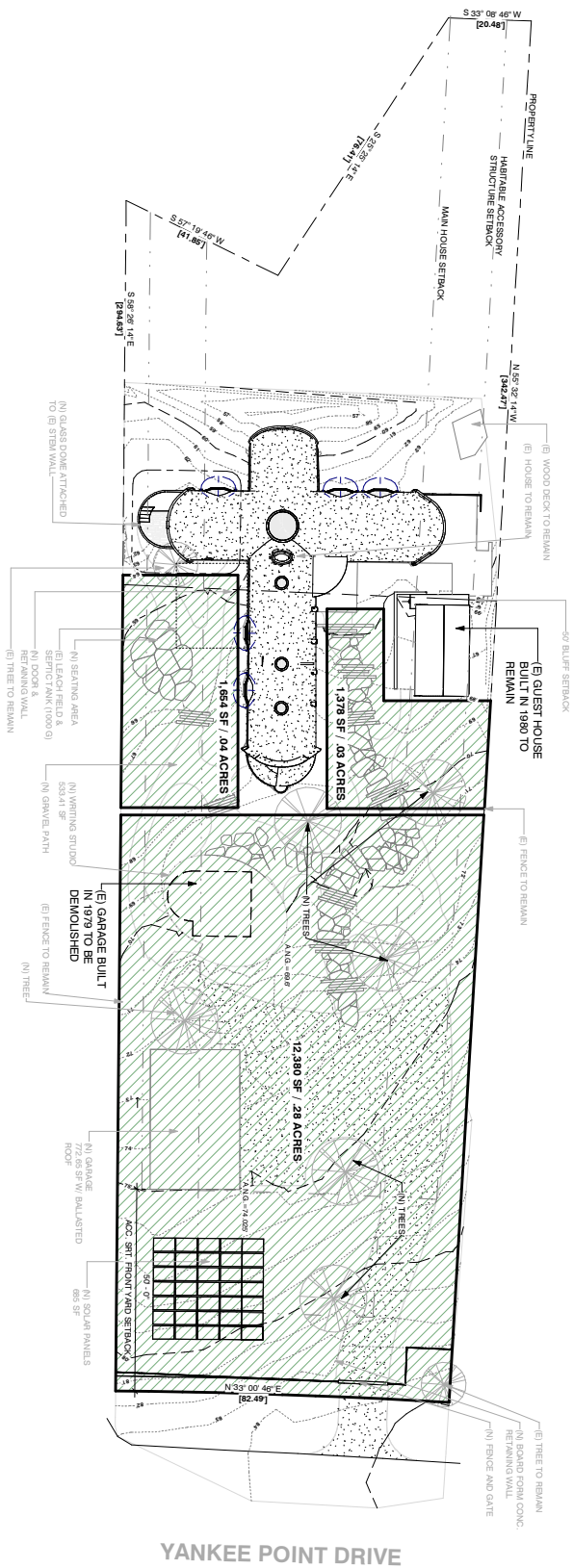
It is magnificent in several domains - concept in relation to site, relationship of the round and pointed arch (which I gather comes from the interaction of "rounds" at angles to produce "pointed"), a certain magic of space which I feel but cannot verbalize upon, and a sense of flow and direction to the elemental facts of the rocks and surf towards which the structure is oriented.

All structures, when first built, have a raw and desolate feeling; the surrounding land seems a bit shocked, as it were. The gradual blessings of sea=spray, trees, grass, flowers, moss, lichen/ and people make buildings come alive-- good buildings, that is! I am sure that many individuals, confronted with plans and elevations, cannot visualize the final reality of the structure and its "surround" in time. In this country the "time" element is a rather swift one. (We passed from a seed-bed to a jungle in/ less than 5 years!)

All the above intended to say - "Its a great job!" I wish I could live in it!! I think you are an authentic genius! People are fearful of genius because they have seldom experienced the direct, creative contact therewith!! Hat-boxes are safe--for hats!!.

Keep up the good work!!!!

 Mark Mills Papers, Cal Poly - San Luis Obispo



NOTE: REMOVAL OF INVASIVE, NON-NATIVE VEGETATION
WILL BE REPLACED WITH APPROPRIATE NATIVE SPECIES

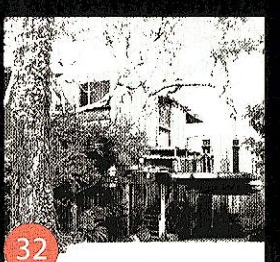
TOTAL: 15,412 SF / .35 ACRES

CONCEPTUAL LANDSCAPE PLAN

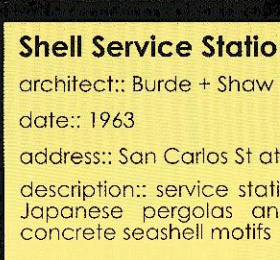




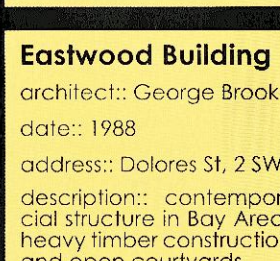
Pebble Beach House
architect: Cesar Pelli
date: 1998
address: 32354 Macomber Dr
description: sited in upper Del Monte Forest, this highly-detailed large-scale private home set into the hillside has dramatic views of Point Lobos



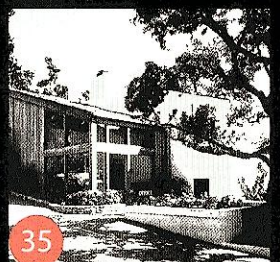
3 Weekend Houses
architect: Albert Henry Hill
date: 1960-62
address: 3rd, 4th + 5th Lopez, N of 4th Ave
description: group of three playfully irregular buildings sited on pie shaped lots to take best advantage of individual views and privacy



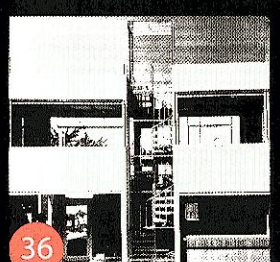
Shell Service Station
architect: Burde + Shaw
date: 1963
address: San Carlos St at 5th
description: service station employing Japanese pergolas and decorative concrete seashell motifs



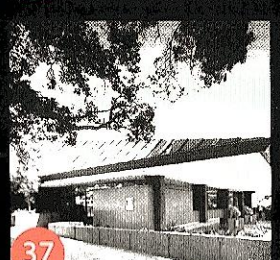
Eastwood Building
architect: George Brook-Kothlow
date: 1988
address: Dolores St, 2 SW of 5th
description: contemporary commercial structure in Bay Area tradition with heavy timber construction, shake siding and open courtyards



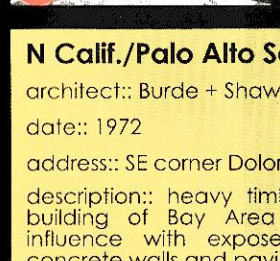
Lobos Lodge
architect: Will Shaw
date: 1979
address: Monte Verde and Ocean
description: series of stuccoed, shed-roofed cottages connected by walkways, patios and gardens, resembling an Iberian village



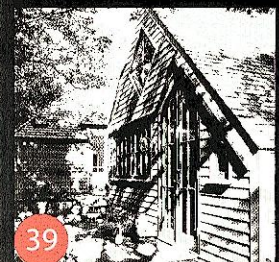
Scenic Drive House
architect: John Thodas
date: 1994
address: 6th W side Scenic Dr, btwn Ocean, 7th
description: iconic modern design overlooking Carmel Bay celebrates the use of natural finish wood and glass



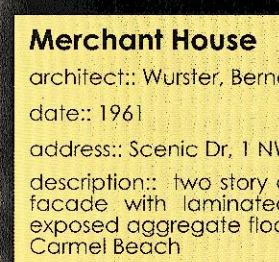
Wells Fargo Bank
architect: Olaf Dahlstrand
date: 1965
address: 3 S of Ocean, E side San Carlos
description: Wright-inspired design, featuring large, floating cantilevered roof over a glass facade with decorative, exposed aggregate concrete walls



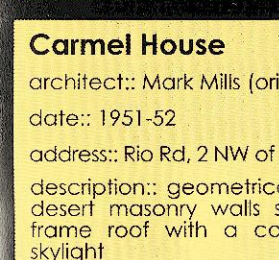
N Calif./Palo Alto Savings Bldg
architect: Burde + Shaw
date: 1972
address: SE corner Dolores at 7th
description: heavy timber and glass building of Bay Area and oriental influence with exposed aggregate concrete walls and paving



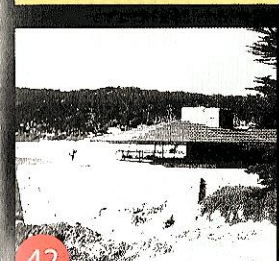
Mackenzie House
architect: Richard Barrett
date: 1979
address: 8th Ave, 2 E of Torres, N side
description: house set within mature oak trees to maintain atmosphere of urban forest



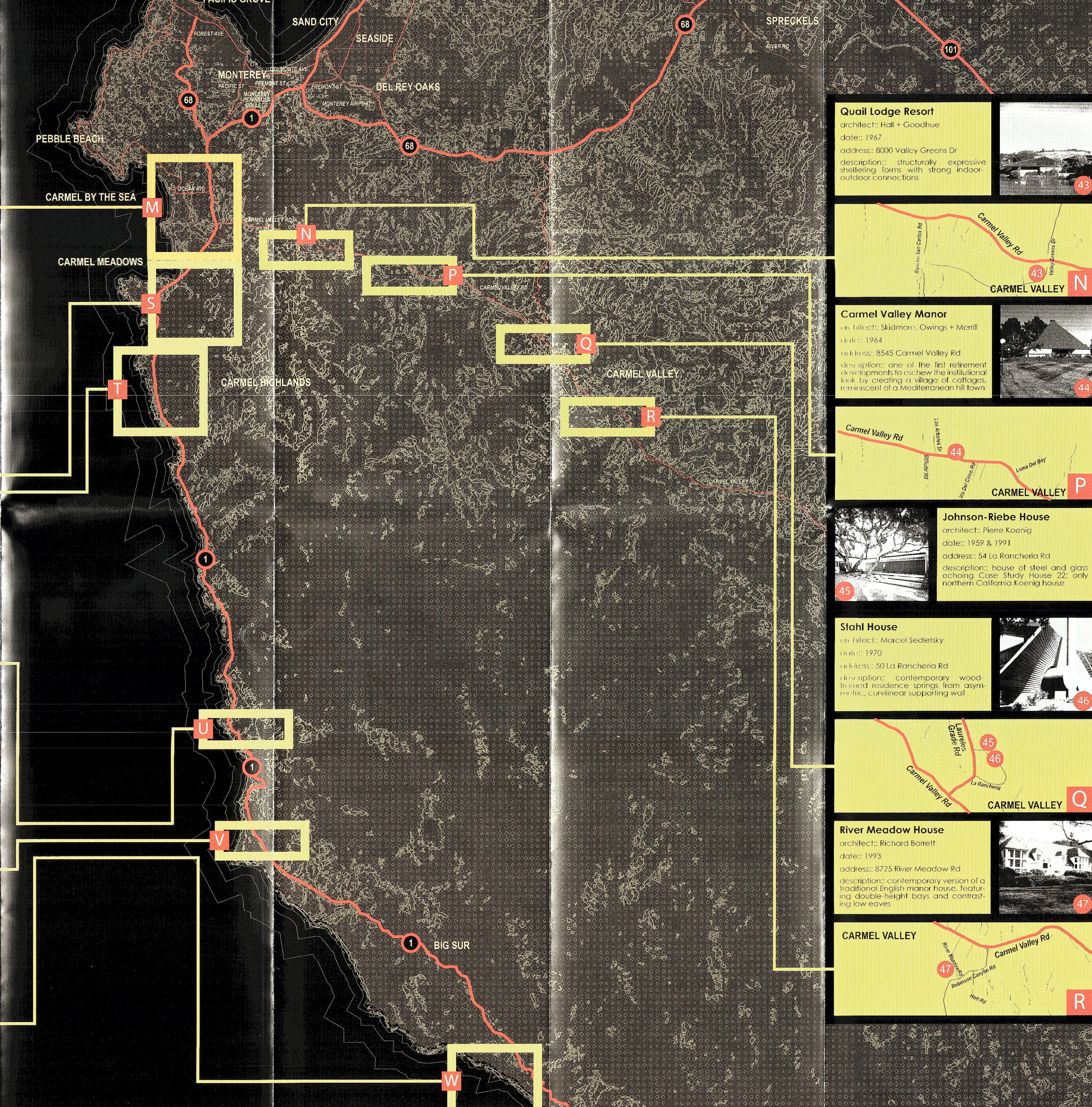
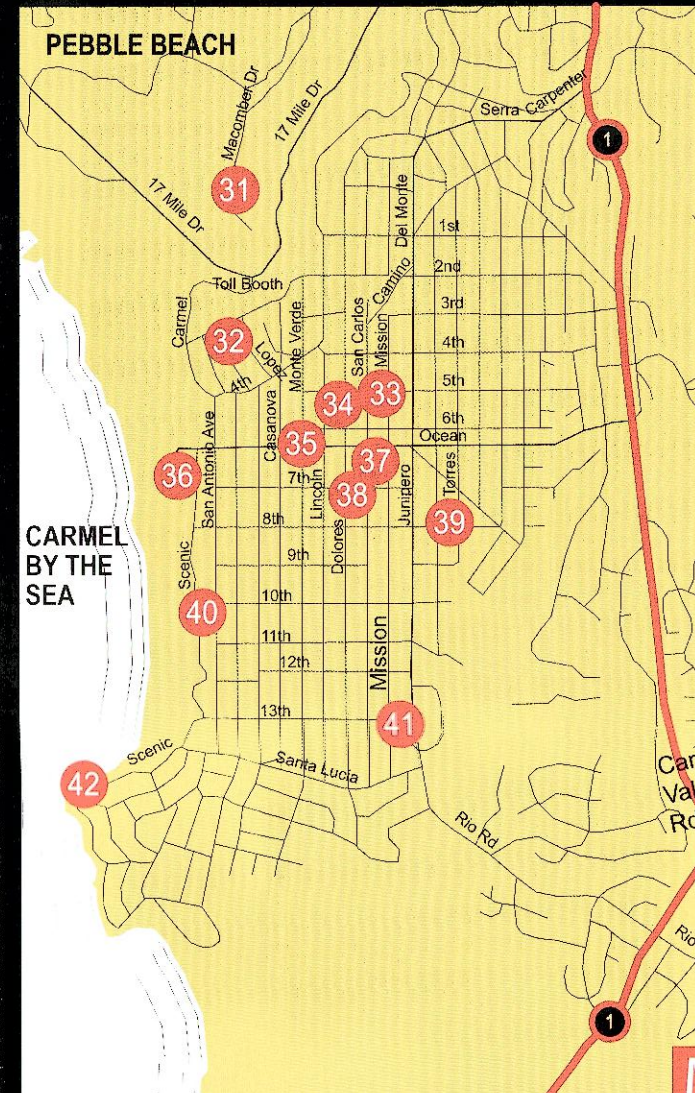
Merchant House
architect: Wurster, Bernardi + Emmons
date: 1961
address: Scenic Dr, 1 NW of 11th
description: two story angled, glazed facade with laminated beams and exposed aggregate flooring, overlooks Carmel Beach



Carmel House
architect: Mark Mills (original building)
date: 1951-52
address: Rio Rd, 2 NW of Junipero, N side
description: geometrically modulated desert masonry walls support an A-frame roof with a continuous ridge skylight



Walker House
architect: Frank Lloyd Wright
date: 1951-52
address: W side Scenic Dr, W of Martin
description: hexagonal plan sited over Carmel Point with local stone, copper roof, and inverted stepped glass windows; FLW's only realized building on the Peninsula



Architect	Description	Bldg/Map
Barrett, Richard	Mackenzie House	39 M
	River Meadow House	47 R
Brook-Kothlow, George	Eastwood Building	34 M
	Rocky Point House	55 U
Burde + Shaw	Northern California Savings / Palo Alto Savings Building	38 M
	Shell Service Station	33 M
Burde, Walter	Buddhist Temple	13 E
Dahlstrand, Olaf	Wells Fargo Bank	37 M
Eshenick, Homsey, Dodge + Davis	Chartwell School	07 D
	Library, Monterey Peninsula College - MPC	22
	Monterey Bay Aquarium	24 K
	Tanimura + Antle Library, CSUMB	06 D
Fletcher + Foster	Del Monte Beach House	10 E
Hall + Goodhue w/ Skidmore, Owings + Merrill	Monterey Savings + Loan	20 J
Hall + Goodhue	Quail Lodge Resort	43 N
Hall + Goodhue w/ Richard Rhodes	Salinas Community Center + Sherwood Hall	16 G
HGB	Science Building, York School	14 F
Hill, Albert Henry	Three Weekend Houses	32 M
Hodgin, Dennis	Rose Residence	04 B
Keeble + Rhoda	Lecture Forum, Monterey Peninsula College - MPC	23 J
Koenig, Pierre	Johnson-Riebe House	45 Q
Lomax, Jerrold	West End Mixed Use Condos	08 E
Maiden, Rowan	Nepenthe Restaurant	53 W
Meunigg, Mickey	Hawthorne Gallery	54 W
Mills, Mark	(Jay) Ward House	30 L
Moore, Charles	Carmel House (orig. building)	41 M
	(Hubbard) Nakamura House	19 J
	Karas House	27 L
	Kresge College, UCSC	01 A
	La Mirada Addition, Monterey Museum of Art	21 J
	Weingarten Building	12 E
Pelli, Cesar	Pebble Beach House	31 M
Piechota, Daniel	McElvaney House	48 S
Predeck, Antoine	Music Center, UCSC	03 A
Rhodes, Richard	Tanimura + Antle	18 H
Robert Marquis + Associates	Baskin Visual Arts Center, UCSC	02 A
Sandy, Donald + Babcock, James	Ocean House Apartments	09 E
Sedletzky, Marcel	Jackson House	49 S
	Stahl House	46 Q
Shaw, Will	Highlands Inn	50 T
	Lobos Lodge	35 M
Skidmore, Owings + Merrill	Carmel Valley Manor	44 P
Skidmore, Owings + Merrill w/ Gardner Dailey	Del Monte Laundry	26 K
Smith + Larson	Sunset House	29 L
Smith Group	Moss Landing Marine Labs	05 C
Smith, Neil	Frank C. Bishop Library, York School	15 F
Stewart, Kipp - Designer	Ventana Inn	52 W
Stone, Edward Durrell	Community Hospital of the Monterey Peninsula - CHOMP (original building)	28 L
	Seaside Civic Center w/ City Hall	11 E
Thodas, John	Gallery House	51 T
	Scenic Drive House	36 M
Thompson Valvoda + Assoc. w/ Kasavan Architects	National Steinbeck Museum	17 G
Warnecke, Carl	Asilomar Crocker Dining Hall	25 K
Wright, Frank Lloyd	Walker House	42 M
Wurster, William	(Morley) Baer House	56 V
Wurster, Bernardi + Emmons	Merchant House	40 M

LEGEND

- BUILDING IDENTIFICATION
- MAP LOCATION
- HIGHWAY

Scale

0 1.00 2.00 4.00 mi
0 1.00 2.00 4.00 km

*scale for background maps only

 **AIA Monterey Bay**
A Chapter of the American Institute of Architects

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

August 27, 2024

Mr. Philip Angelo/Senior Planner
Monterey Co. Housing & Com. Development Dept.
441 Schilling Place South (second flr.)
Salinas, CA 93901

Dear Mr. Angelo:

This letter is in response to your recent email regarding qualification criteria for the Mills Act Tax Incentives, for the residential property at 62 Yankee Pt. Dr. in the Carmel Highlands (PLN240184) designed by noted American architect, Mark Mills. In question for criteria 18.28.080.B1, regarding the level of quality of the subject property, the Hass House, in Mill's work overall, it has been described in a 2004 article in Dwell Magazine as an "ingenious" response to its site in the most Organic way imaginable, literally dropping over the edge of a cliff, to capture intimate views of the crashing waves and rocks below." As to your question about a level of significance, where "first, best or last" are usually cited, all of Mills houses are original one-offs, predicated on the site and the owner's desires. Mills architecture defies easy categorization. He was an American original who pioneered his own school of anthropomorphic regionalism, each design standing on its own merits of creativity.

Prior to the current ownership, the subject property was visited regularly by students at Monterey Peninsula College as part of an annual class on local architectural history. As noted in the original request for the Mills Act, The new owner is offering to offer it for similar visitation by educational non-profit organizations, on at least once a year basis. As noted in the original Mills Act letter, it will be available for listing in the next AIA Monterey County Guide to Modern Architecture, in support of cultural tourism in the region.

Respectfully Submitted,

Kent L. Seavey

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