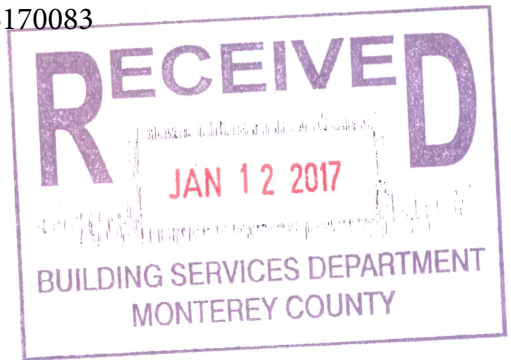


Exhibit F

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P A S T
CONSULTANTS LLC

Seth A. Bergstein
415.515.6224
seth@pastconsultants.com



John and Karen Wulf
P.O. Box 22607
Carmel, CA 93922

Re: Phase One Historic Assessment for 2744 Pradera Rd., Carmel, CA
APN 243-034-010-000

Dear John and Karen:

This letter states the findings of historic significance, based on our research and conditions assessment of the property located at 2744 Pradera Road, Carmel, California. PAST Consultants, LLC (PAST) attended a site visit to the subject property on November 5, 2016 to photograph the property and assess its existing condition. Research in local repositories was conducted during November 2016 to determine the property's potential historic significance.

2744 Pradera Road contains a highly modified single-family residence (circa-1958) originally constructed in the California Ranch style. The house is constructed around an entry courtyard, with post-adobe wall construction, gable roofs and replaced windows (**Figures 1 – 4**).



Figures 1 and 2. Left image shows the front elevation, taken from the driveway. The house is built around a front courtyard (arrow). Right image details the front courtyard. An addition with vertical wood siding and shed roof was placed in front of the original wall, the front entrance relocated to the left and the post-adobe construction system removed (arrows).

Alterations include a circa-1971 front addition to the courtyard that extended the gable roof, removed the post-adobe wall material and relocated the front entrance (**Figure 2**). Nearly all metal-casement windows have been replaced. Additional alterations include adding sliding glass doors to the rear elevation; painting of the post-adobe wall materials, replacement of the original roofing material; and the installation of additional sliding glass doors on the rear elevation (**Figures 3 and 4**). In its present condition the house has lost nearly all of its historic integrity of design, materials, workmanship, feeling and association due to the alterations.



Figures 3 and 4. Left image shows the rear elevation, with painted post-adobe wall material and the additional sliding glass doors. Right image details the rear elevation, with painted post-adobe and replaced windows.

2744 Pradera Road is not historically significant under National (NR) or State of California (CR) register criteria due to the alterations made to the house that have removed nearly all of the house's historic integrity. The original permit for the house's construction is dated 1958 and was granted to Thomas J. Dillon (*Monterey County Assessor Records*). Research did not reveal any significant contributions by Thomas J. Dillon to national, California, or Monterey County history. Because the house is not associated with significant events or a significant person, the house is not historic according to NR Criteria A and B (CR Criteria 1 and 2). Because of the alterations and additions to the house, this highly modified California Ranch-style property is no longer a distinctive and representative example of the Post-Adobe California Ranch style and is not historically significant under this criterion (NR Criterion C/CR Criterion 3).

The property is not significant according to Monterey County Register criteria A. The highly modified California Ranch-style house on the property is not particularly representative of a distinct historical period, type, style, region or way of life (Criterion A1). The building style is not particularly rare in Monterey County (Criterion A2). The property is not connected with someone renowned (Criterion A3). The property's residence does not represent the work of a master builder, engineer, designer, artist, or architect whose talent influenced a particular architectural style or way of life (Criterion A5). The property is not the site of an important historic event nor is it associated with events that have made a meaningful contribution to the nation, State, or community (Criterion A6).

The property is not significant according to Monterey County Register criteria B. The highly modified California Ranch-style property does not exemplify a particular architectural style or way of life important to the County (Criterion B1). It does not exemplify the best remaining architectural type of the community (Criterion B2). The construction materials or engineering methods no longer embody elements of outstanding attention to architectural or engineering design, detail, material or craftsmanship (Criterion B3), due to the building alterations.

The property is not significant according to Monterey County Register criteria C. The property does not materially benefit the historic character of the community (Criterion C1). The location and physical characteristics of the property do not represent an established and familiar visual feature of the community, area, or county (Criterion C2). Lastly, the preservation of the property is not essential to the integrity of a district (Criterion C4), as no district is present.

Most importantly, the substantial alterations to the house, including the circa-1971 front addition that removed the original entrance and the post-adobe construction from the front elevation and courtyard; painting of the exterior post-adobe; window replacements and door modifications have removed nearly all of the historic integrity from the residence on the subject property.

In conclusion, because the house on the subject property has no historical associations, is no longer an outstanding example of a type or method of construction, and has lost nearly all of its historic integrity, the property at 2744 Pradera Road is not historic.

Please contact me if you have any questions about this evaluation.

Sincerely,

A handwritten signature in cursive script that reads "Seth A. Bergstein".

Seth A. Bergstein
Principal

cc.: Monterey County Planning Department

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