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P A S T
CONSULTANTS LLC

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June 4, 2019

Chad Brown, Vice President, Design + Build
Silcon Constructors, Inc.
3160 Ocean Terrace
Marina, CA 93933



PW180240

Re: Phase One Historic Assessment for 24424 San Juan Rd, Carmel, CA
APN. 009-013-012-000

Dear Mr. Brown:

This letter states the findings of historic significance, based on our research and conditions assessment of the property located at 24424 San Juan Rd., in Carmel, California. PAST Consultants, LLC (PAST) attended a site visit to the subject property on May 30, 2019 to photograph the property and assess its existing condition. Research in local repositories was conducted during June 2019 to determine the property's potential historic significance.

24424 San Juan Rd. contains a house (circa-1943) constructed in the Mid-Century Modern style. The house has low-pitched shed roofs, a large Carmel-stone chimney, horizontal wood siding, an attached carport and wood/steel casement windows (**Figures 1 and 2**).



Figures 1 and 2. Left image shows the front elevation's left side, with low-pitched shed roofs, Carmel-stone chimney and simplified front entrance. Right image details the front elevation's right side, showing the attached carport.

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A records search at the Monterey County Assessor's office revealed that the original building record dates to 1943, with no permits to indicate any alterations. Our site visit to view the property indicates that the building is in largely unaltered condition.

The rear elevation contains an integrated deck and additional living space beneath the deck, as the site slopes steeply downhill (**Figure 3**).



Figure 3. Detail of rear elevation, showing front deck and living space beneath, finished with steel casement windows.

The earliest known occupant of the property was Helene Clarabut, who opened the Heritage Antiques shop in Carmel, circa-1947 (*Polk's Monterey, Pacific Grove, Carmel City Directories: 1947 - 1969*). Research did not reveal any significant contributions by Helene Clarabut to national, California or Monterey County history.

24424 San Juan Rd. is not historically significant under National (NR) or State of California (CR) register criteria. Monterey County Assessor records indicate a construction date of 1943 (*Monterey County Assessor's Records*). 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). The site contains a modest example of a Mid-Century Modern-style house, with simplified and common character-defining features, when compared to other houses of similar vintage in Carmel or Monterey County. The house is not designed by a significant architect, nor is it an outstanding example of Mid-Century Modern design, detailing or construction method. For these reasons, the house is not a distinctive or representative example of a type, period or method of construction (NR Criterion C/CR Criterion 3).

The property is not significant according to Monterey County Register criteria A. The property is not particularly representative of a distinct historical period, type, style, region or way of life that is important to the County (Criterion A1). This example of a Mid-Century Modern-style house is not unusual in Monterey County (Criterion A2). The property is not connected with someone renowned (Criterion A3). The property 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).

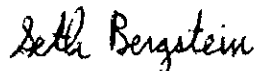
The property is not significant according to Monterey County Register criteria B. The Mid-Century Modern-style house on the subject property does not exemplify a particular architectural style or way of life important to the County (Criterion B1). The property does not exemplify the best remaining architectural type of the community (Criterion B2). The construction materials or engineering methods do not embody elements of outstanding attention to architectural or engineering design, detail, material or craftsmanship (Criterion B3).

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.

In conclusion, because the property has no historic associations and the house on the subject property was not designed by a significant architect or in an outstanding example of Mid-Century Modern-style design, the property at 24424 San Juan Rd. is not historic.

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

Sincerely,



Seth A. Bergstein
Principal

cc.: Monterey County Planning Department

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