

Exhibit E

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

August 28, 2017

Ms. Sharon Matthams
220 14th Street
Pacific Grove, CA 93950

Dear Ms. Matthams:

Thank you for the opportunity to prepare a Phase I Historic Review for Ms. Susan Driscoll of the residential property located at 2336 San Lucas Rd. (APN# 009-051-003) in Carmel, as required by the California Environmental Quality Act (CEQA) and the County of Monterey. The property is not significant.

According to Monterey County Assessor's records the subject property was constructed in 1948, with an existing carport being enclosed in 1960, and additions made in 1966 (MCBP# 6698). The original owner was Dr. Margaret Levick, a local physician. No architect or builder has been identified. In 1951, Dr. Leveick sold the property to a Mr. Kunth. Between Mr. Kunth's purchase and 1960, the home went through three ownerships. In 1955, local architect Francis Palms purchased the residence and probably added the carport, which was enclosed in 1960 by a new owner, Verne H. Sidnam, who subsequently remodeled the house in 1966 (MCBP# 6698). A review of Monterey County Deeds, and local business directories confirms the sequence of occupancy.

The subject property is a one-story, wood-framed Spanish Eclectic Style Residence, irregular in plan, resting on a concrete foundation. The exterior wall-cladding is cement stucco. The low-pitched, intersecting and stepped gable-and-shed-roofed system has slightly overhanging eaves, with Mission tile rolled over the gable ends, and the shed-roofed eaves. There is a projecting, open stucco-clad Entryway off the west side of the north facing facade capped by a metal roof, and a stepped addition off the east side-elevation with a flat tar & gravel (?) roof. There is one Carmel stone exterior eave-wall chimney present. It is located on the inside of the junction of the main building block with the west wing. All roof covering is in Mission tiles unless otherwise noted.

Fenestration is irregular, with only two original wood casement windows in place on the west side-elevation, with possibly one large fixed single focal window on the rear (south) elevation of this wing, and a single opaque bottle-glass window on the extreme east of the north facing facade. All other windows on the main building block appear to be anodized metal, in a variety of shapes and sizes. The recessed door on the south side of the west wing also appears to be a product of the 1996 additions. The decorative painting on the facade was executed by the current owner, Susan Driscoll.

The residence is sited on the west side of San Lucas Rd. well below the 1960 enclosed carport and its asphalt pad. The house is screened from the roadway by a high, ivy covered fence. There is an informal front garden between the south side of the fence and the main building block. A small, detached, stucco-clad storage unit, that was probably the original garage, rests at a right angle to the house toward the NW. The property is located in Carmel Woods, a hilly residential neighborhood of one and two-story homes of varying ages, sizes and styles.

The California Environmental Quality Act (CEQA), PRC Sec.21084.1 requires all properties fifty years of age or older to be reviewed for potential historic significance. Criteria for that significance is addressed in PRC Sec. 5024.1 (a). It asks, did any event important to the region, state or nation occur on the property ? Did anyone important to the region, state or nation occupy the property during the productive period of their lives ? Does the building represent an important architectural type, period or method of construction, or is it a good example of the work of a noted architect or master-builder ? The criteria also asks if the property is likely to yield information significant to the understanding of the areas history.

Eligibility for historic listing of buildings, structures, objects, sites and districts, i.e., rests on the twin factors of historic significance and integrity to be considered for listing in the National Register of Historic Places, the California Register of Historical Resources, and the Monterey County Historic Resource Inventory. Loss of integrity, if sufficiently great, will overwhelm the historic significance a resource may possess and render it ineligible for historic listing. Likewise, a resource can have complete integrity, but if it lacks significance, it must also be considered ineligible.

Integrity is measured by the application of seven aspects, defined by the National Register Criteria for Evaluation. They include: Location, the place where the historic property was constructed, or an historic event occurred; Design, the combination of elements that create the form, plan, space, structure, and style of a building; Setting, the physical environment of the historic property;

Materials, the physical elements that were combined during a particular period of time and a particular pattern or configuration to form a historic property; Workmanship, the physical evidence of the crafts of a particular culture or people during any given period in history; Feeling & Association are subjective elements that assess a resources ability to evoke a sense of time and place.

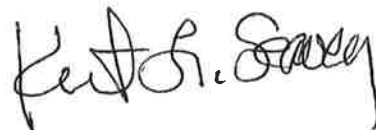
The subject property is not included in the California Office of Historic Preservation-maintained "Historic Data File for Monterey County" (updated May, 2017). It is not listed in the California Register, or the National Register of Historic Places, nor is it listed in the Monterey County Historic Resources Inventory.

The subject property retains its original location and setting, but its original design was sufficiently modified during the 1966 addition and remodel, especially in the changes in fenestration and addition of a non historic conjectural open entry porch by the west side of the primary north facing facade (materials and workmanship). The property does not evoke any particular sense of time and place or of feeling and association with its period of construction, in part due to the random addition of later decorative components.

No event of significance to the nation, state or region, nor any significant individuals during the productive period of their lives, have been identified with the existing property, except as a residence of short duration. Architect Francis Palms simple carport design during his ownership was reduced to a pedestrian storage unit in 1960. The admixture of conjectural historic elements with less than appropriate contemporary design features in 1966 run against the Secretary of the Interior's Standards for Rehabilitation. They sufficiently compromised the overall post WWII Spanish Eclectic character of the building to warrant denial of historic status.

Lacking both historic significance, and physical integrity, the subject property does not meet the necessary criterion for listing in the California Register of Historical Resources. Nor does it meet the criterion established by the County of Monterey to qualify for inclusion in the Monterey County Historic Resource Inventory, and therefore cannot be considered as historic resources as defined by CEQA.

Respectfully Submitted

A handwritten signature in dark ink, appearing to read "Peter H. Searcy". The signature is written in a cursive, somewhat stylized script.

3226 San Lucas Road-Carmel Meadows



Photo #1. Looking SE at the north facing facade, note 1966 entryway at right, Kent Seavey, August, 2017.



Photo #2. Looking NW at the rear (south) elevation, note flat-roofed add., to right, & 1966 fenestration, Kent Seavey, August, 2017.