

Exhibit D

This page intentionally left blank.

P A S T
CONSULTANTS LLC

Seth A. Bergstein
415.515.6224
seth@pastconsultants.com

October 11, 2016

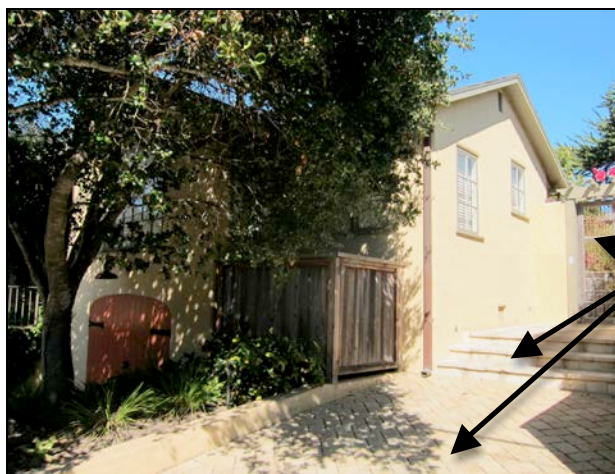
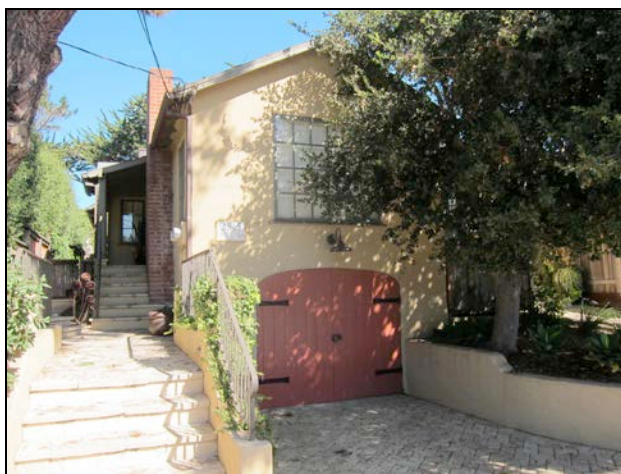
Roy Thiele-Sardina
2545 15th Ave.
Carmel, CA 93923

Re: Phase One Historic Assessment for 2545 15th Ave., Carmel, CA
APN 009-402-012-000

Dear Mr. Thiele-Sardina:

This letter states the findings of historic significance, based on our research and conditions assessment of the property located at 2545 15th Ave., Carmel, California. PAST Consultants, LLC (PAST) attended a site visit to the subject property on October 5, 2016 to photograph the property and assess its existing condition. Research in local repositories was conducted during October 2016 to determine the property's potential historic significance.

2545 15th Ave. contains a house and a guesthouse (circa-1932) originally constructed in a simplified Mediterranean Revival style (**Figures 1 - 4**).



Figures 1 and 2. Left image shows the front and left side elevations. The front stairs, porch stairs and entrance have been modified at an unknown date. Right image shows the front and right side elevation, with newer driveway pavers, new stairs and a new gate leading to the guesthouse behind the main house (arrows).

The front house gable roofs with exposed rafter tails, an entrance at the left side elevation, wood casement windows and stucco exterior wall cladding. The front house has received alterations to its front porch and entry, with new Carmel Stone entry stairs, porch paving and newer wrought iron railings (**Figure 1**). The driveway to the right of the house leading to the rear guesthouse has received new pavers and new stairs leading to a gate located between the driveway and front house (**Figure 2**). The guesthouse has received alterations, including newer stucco exterior cladding over the front chimney and newer site paving (**Figures 3 and 4**).



Figures 3 and 4. Left image shows the front elevation of the guesthouse, with large front chimney with newer stucco cladding and chimney cap. Right image shows the front elevation of the guesthouse.

2545 15th Ave. is not historically significant under National (NR) or State of California (CR) register criteria. The original permit for the house's construction is dated 1932 (*Monterey County Assessor Records*). Residents for the longest time period were Hanley M. & Eva C. Allen, who occupied the house from 1947 to 1966 and are listed as retired in local city directories (*Polk's Monterey, Pacific Grove, Carmel City Directories: 1941 – 1966*). Research did not reveal any significant contributions by Hanley M. and Eva C. Allen 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). The Mediterranean Revival-style buildings on the property are common in the region and do not possess outstanding or distinctive examples of architectural design, construction methodology or craftsmanship (NR Criterion C/CR Criterion 3).

The property is not significant according to Monterey County Register criteria A. The Mediterranean Revival-style buildings on the property are 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 was not designed by a master architect (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 Mediterranean Revival-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 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 buildings on the subject property have no historical associations, and are not an outstanding example of a type or method of construction, the property at 2545 15th Ave. is not historic.

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

Sincerely,

A handwritten signature in black ink that reads "Seth Bergstein". The signature is written in a cursive, slightly slanted style.

Seth A. Bergstein
Principal

cc.: Monterey County Planning Department; Chad Brown, Monterey Design, Inc.

This page intentionally left blank