

Exhibit E

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310 LIGHTHOUSE AVENUE
PACIFIC GROVE, CALIFORNIA 93950
(831) 375-8739

October 15, 2020

Derek & Kristine Dobbins
4719 Quail Lakes Drive
Suite, G PMB 521
520 Capitol Mall, Suite 800
Stockton, CA 95207

Dear Mr. & Mrs. Dobbins:

Thank you for the opportunity to prepare a Phase I Historic Review of your residential property, located at 3124 Hacienda Dr. (APN# 007-341-017) in Pebble Beach, as required by the California Environmental Quality Act (CEQA) and the County of Monterey. The residence is not significant.

According to Monterey County Assessor' & Pebble Beach building records, state that the subject property was constructed in 1954. It appears, from a single available drawing by draftsman/designer F.J. Huxtable in the Pebble Beach Co. building file, that most of the original wood-framed fenestration was replaced by metal-clad windows at varying, but unrecorded dates over the life of the building. The original owner was a Dr. Willis Basye from Atwater, California.

The subject property is a one-story, wood-framed "California Modern" Style residence, basically U-shaped in plan, resting on a concrete slab foundation. The exterior wall-cladding is a vertical 2-inch pattern wood-siding & concrete-block. The low-pitched, front-gabled roof has wide, overhanging eaves, which partially frame a gravel-covered front (East) courtyard in the open portion of the U. There is one stucco-clad concrete-block chimney present. It is centered on the low ridge line of the rear (West) elevation. All roof covering is tar & gravel. An attached two-car garage on the South side-elevation, and bedroom wing on the North side, flank the open courtyard. Fenestration is irregular, with a combination of single, paired and banked, fixed and sliding-type wood & metal-clad features.

The remaining original windows can be found on the rear (West) elevation and consist of a band of fixed, full-height plate-glass features along the South side of the elevation. The North side of this elevation has been marred by the insertion of undated metal-clad sliders. All fenestration facing the U-shaped courtyard on the East facing facade is in aluminum sliders, probably more recent than the metal-clad sliding doors on the rear. The entry door on the North side at the base of the U, probably dates to the most recent window replacements, which by materials, may have been in the 1980s, or later. The overhead garage door may date to that period as well.

The subject property is sited well back from the West side of Hacienda Dr. in an informal, grassed landscape setting with a mature pine tree fronting the building envelope. The grassed rear (West) yard abuts the Monterey Peninsula Country Club Ocean Golf Course. The residence is located in a wooded residential seaside neighborhood with homes of varying ages, sizes and styles.

Character-defining features include its U-shaped plan; vertical 2-inch wood & concrete-block siding; low-pitched, front-gabled roof, open in part to the recessed front courtyard; tall, banded wood windows along the rear (West) elevation, and its seaside golf course setting (see photos provided).

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 in 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 resource's 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 September, 2019). 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 house is an altered example of "California Modern" residential design. The mode was an offshoot and extension of the California Ranch Style of architecture, found on the Monterey Peninsula from the 1940s through the 1960s. "California Modern" was popularized by Joseph Eichler in the 1950s & 1960s, with at least 11,000 homes constructed throughout California, including entire neighborhoods. As noted, the house form was popular from the post WWII period into the 1960s, and like its California Ranch Style cousin, became a standard American domicile during the period of mid-century post-war expansion and rapid suburbanization, most characterized by the proliferation of the style in higher-end tract housing.

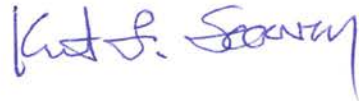
Based on the 2013 Pebble Beach Historic Context Statement, residential buildings constructed between 1946-1969, like the subject property, to qualify for architectural significance need to demonstrate particularly strong artistic merit, clearly demonstrate the influence of a significant architect or builder, and should be excellent examples of types or styles.

Regarding the necessary seven aspects of integrity, the residence appears to retain its location and setting. However, the design character of one of its principles of "bringing the outside in", has been sufficiently compromised by unsympathetic window replacement over time, causing a loss of design integrity. The subject property does not demonstrate any strong artistic merit, nor does it represent the work of a significant architect or builder, Mr. Huxtable, who drew its plan, does not appear in any of the area's period business directories, nor is the residence an excellent example of its type or style. Age alone does not qualify a building for historical listing. In its present neighborhood context, which contains a variety of architectural periods and styles, the property does not evoke a strong sense of time and place, or of feeling and association with its 1954 period of construction.

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. The original owner, Dr. Willis Basye, from Atwater, California appears to have employed the house as a vacation home. As noted above, a resource can have complete integrity, but if it lacks significance, it must also be considered ineligible.

Lacking physical integrity, as constructed in 1954, and any historic significance, the subject property does not meet the necessary criterion for listing in the National or California Registers of Historical Resources. Nor does it meet the criterion established by the County of Monterey to qualify for inclusion in the Monterey County Historic Resources Inventory, and therefore cannot be considered a historic resource as defined by CEQA.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Kristi L. Seawright". The signature is written in a cursive, flowing style.

3124 Hacienda Drive-Pebble Beach



Photo #1. Looking West at the East facing facade, in its informal landscape setting, Kent Seavey, May, 2020.



Photo #2. Looking NW at U-shaped courtyard, note undated window and wood door changes, Kent Seavey, May, 2020.



Photo #3. Looking East at the rear (West) elev., note undated & unsympathetic sliding metal doors, Kent Seavey, May, 2020.