

# Exhibit E

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

October 25, 2010

Mr. & Mrs. John Kossler  
22451 Ridgebrook  
Mission Viejo, CA 92692

Dear Mr. & Mrs. Kossler:

Dear John:

Could not find a  
site plan for the Hse.  
so did the Bldg  
Drawing instead.  
Kent

This letter will act as my invoice in the amount of \$1000 for services provided in the preparation of a Phase I Historic Review for the residential property located at 1019 Rodeo Rd. (APN# 007-314-010) in Pebble Beach, as required by the County of Monterey and the California Environmental Quality Act (CEQA).

Those services included a review of Monterey County building records and Pebble Beach Co. building records, followed by a site visit, photography, research on the original ownership of the subject property, a full literature search, examination of photo archives, and preparation of required documentation.

The attached California DPR 523 reporting form with several copies should be submitted to the Monterey County Planning Dept. with your building permit request. Payment is requested upon receipt of the report. Thank you for the opportunity to be of service.

If you have any questions, please call me at (831) 375-8739.

Most Sincerely,

Kent Seavey



**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Page 2 of 4

NRHP Status Code

6Z

Resource Name or #: (Assigned by recorder) *P. G. Good House*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Spanish Eclectic Style (Sonoran wayside Inn)*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed, 1927 (Pebble Beach building records (PBBR)); two-story addition, 1954 (PBBR); rear patio covered with a corrugated plastic roof, 1974 (PBBR).*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features:

B9a. Architect:

b. Builder: *S.A. Born Building Co.*

B10. Significance: Theme: *Architectural Development*

Area: *Pebble Beach*

Period of Significance: *1927*

Property Type: *single family residence*

Applicable Criteria: *CR3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The P. G. Good House is a much altered example of a Spanish Eclectic Revival Style residence. Based on the unsympathetic 1954 changes to the building envelope and subsequent modification of the original fenestration, it is clear that the subject property has lost its physical integrity as constructed in 1927. The original design of the residence by the S.A. Born Construction Co. of San Francisco was on the lines of a Sonoran wayside inn, with a variety of spatial treatments typical of nineteenth century vernacular Mexican buildings. They included the attachment of several linear rooms of varied configuration, including different roof forms on the same expanding structure. Based on plans by the S.A. Born Building Co. in the Pebble Beach building records, and an early photograph (see photo continuation sheet), the original residence was one-story, with an attached flat-roofed garage in a Pueblo Revival form off the SW side-elevation. A portion of the current side-gabled hyphen is original, but all the windows on the shed-roofed portion of the building envelope have been replaced by anodized sliding aluminum windows that have also altered the rhythm of solids and voids on this feature.*

*Stephen A. Born, owner and president of the S.A. Born Building Company of San Mateo was a well known San Francisco contractor and real estate developer. Because of the quality of his San Francisco tracts, including Sea Cliff, Ashbury Terrace, Bakers Beach, Lincoln Manor and West Clay Park, "Born-Built" was a recognized trademark for quality in residential construction. In 1925-26 Born began doing business on the Monterey peninsula, establishing a camp and material depot next to the property of the Monterey Peninsula Country Club. Between 1925 and 1928 the S.A. Born Building Company had erected nineteen residential dwelling houses, from one-story model homes to large, two-story mansions, all in Spanish Eclectic design. Born's brother George, and architect and Will Toepke were the company designers. By sheer numbers, S.A. Born was the largest residential builder at the MPCC in the 1920s.*

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

*Monterey County Assessor's records, Mo. Co. Assessor's office, Salinas.*

*Monterey County Deeds.*

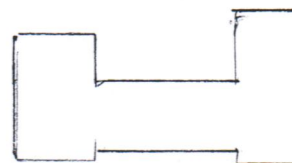
*Pebble Beach Co. building records.*

B13. Remarks: *Zoning-MDR/B-6-D-RES*

B14. Evaluator: *Kent Seavey*

Date of Evaluation: *10/25/2010*

(This space reserved for official comments.)



Rodeo Road



## CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

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Resource Name or #: (Assigned by recorder) P. G. Good House

Recorded by: Kent Seavey

Date 10/25/2010

☒ Continuation ☐ Update

P3(cont.) This feature has a full-width raised brick porch with a central, straight-run set of brick steps. A single, modern shaped metal rail is located on the NE side of the steps. The porch deck is modern textured concrete. The roof of the hyphen overhangs the entry forming an open porch, supported on large, square corbeled wood posts and a similar sized wood lintel. Exposed rafter-tails rest on the lintel. A simple wood rail with narrow balusters is found at the base of the supporting posts. The rail appears to be of modern vintage. There are two sets of multi-paned wood French doors, with lower wood panels, set at the top of the entry stairs, and to its NE in the SE facing facade. The vertically planked wood entry door, with a small glazed light, appears on the SW side of the entry stairs. Full height wood louvered shutters on the French doors appear to be recent additions.

The residence is sited on the NW side of Rodeo Rd., set back from the street in an informal landscape setting of grassed lawn and mature shrubbery. It is located in a wooded residential neighborhood of one and two-story homes of varying ages, sizes and styles, in the gated recreational community of Pebble Beach.

B10(cont.) Eligibility for listing 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 the 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. According to Pebble Beach Co. building records, the property was originally owned by a Mr. P. G. Good. No reference to Mr. Good has been located in any sources. The builders were the S.A. Born Building Co., addressed above. Major alterations occurred in 1954 with the poorly designed second story addition by local building designer Roger C. Poole, further undated window changes occurred after the two-story addition.

There is no evidence in the record that the subject property was the site of an historic event or related to an individual or individuals significant in the history of the nation, state or region. The residence lacks architectural distinction as a type or for its period or method of construction because of extensive and unsympathetic alterations over time. The S.A. Born Building Co. was noted for the quality of its work, however, the subject property has been severely compromised and has lost most of its original 1927 character-defining design, workmanship and materials. In its current state it is unlikely to provide information important to the understanding of history. The building is still sited in its original location. However, the setting itself has changed from a house surrounded by a pine forest to one in a built-out residential neighborhood. The original 1927 design has been compromised by poor and undated additions. The subject property does not convey any sense of time and place, or of feeling and association with the architectural development of Pebble Beach in the 1920s.

The P.G. Good House has been greatly altered over time. It lacks both historical significance and physical integrity as defined by the California Environmental Quality Act (CEQA). Under the criteria set forth in Section 18.25.070 of the Monterey County Code. The subject property does not appear to be eligible for listing in the Monterey County Historic Resource Inventory; and under the criteria set forth in Section 5024.1(c) of the California Public Resources Code, and expanded in Section 4852(b) of the California Code of Regulations, the subject property does not appear to be eligible for listing in the California Register of Historical Resources. Therefore, the subject property does not qualify for listing as a historic resource at the national, state or local levels of significance as defined by the California Environmental Quality Act (CEQA).



**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 4 of 4 Resource Name or #: (Assigned by recorder) *P. G. Good House*

Recorded by: *Kent Seavey*

Date *10/25/2010*

☒ Continuation ☐ Update

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession#)

*Looking north at the SE facing facade, c.  
1928, Pebble Beach Co. building r4ecords.*