

# Exhibit D

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March 28, 2026

Mr. Salvador Jimenez  
Jimenez Salvador Jr. Trust  
14601 Roland Canyon Rd.  
Salinas, CA 93908

Dear Mr. Jimenez

Re: Phase Two Historic Assessment for the Ellingwood Hay Company Barn,  
located at 1000 North Highway 101, Aromas CA 95004  
APN# 141-013-035

Dear Mr. Jimenez:

This historic assessment of the proposed maintenance & repair project for the historic Eellingwood Hay Barn at 1000 Highway 101 is predicated on several recent visits to the subject property, to review the existing physical condition of the (1945) subject property.

**Project Methodology**

Previous site visits with the architect of record in December 2025, & February 2006.

Research Design

Research was conducted during February & March 2026 in the following repositories.

- . Monterey County Assessor's Office;
- . Monterey County Planning & Building Departments; and
- . Monterey County Library files

## **Registration**

The subject property is listed as a contributing resource in the Monterey County Historic Resources Inventory, as approved by the Monterey County Historic Resources Commission in 2010, through a California State DPR523A (see document provided). The following Phase Two Historic Assessment, as listed in the Monterey County Historic Resources inventory requires evaluation of the proposed maintenance & repair of said property be in conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, as required by the County of Monterey (MCCC 18-25.070).

## **Existing Site Conditions**

The subject property was constructed in 1945 with an exterior wall-cladding of Kaiser aluminum siding over a steel three-hinged arch support method of construction. Existing skylights were added in 1970. Sliding aluminum doors were added on the Front & rear elevations in 1976 (see DPR 523A provided for full history of the subject property). Due to age and wear, over time, areas along the exterior wall-cladding have deteriorated and require repair and minor replacement.

## **Remaining Character Defining Features of the Building**

As detailed in *National Register Bulletin 15* and *Preservation Brief 17: Architectural Character: Identifying the Visual Aspects of Historic Buildings as an aid to Protecting Their Character*.

Character-defining features are aspects of a building's form, massing, architectural style, materials and details that communicate the architectural character and general composition of a historic resource. These features include: the setting, overall shape & massing, roof forms & projections, exposed structural elements, window & door openings, any trim & architectural details & finishes.

Presently, the subject property retains its historic appearance as its physical appearance in 1976, with the 1970 skylights & 1976 aluminum door additions. The only other changes that have occurred over time is the decorative applied signage on the building envelope, (as noted above a full history of the subject property is included in the DPR523 provided as an attachment to this document).

## **Proposed Project**

The proposed project as seen on the design drawing provided, consists of the needed repair and replacement of damaged exterior aluminum siding, matching in like kind the existing stamped aluminum pattern. The work will be limited to the building envelope & does not include any expansion, alteration of the building footprint, or modification to the existing structural system.

The contractor shall repair, as needed, the siding based on field conditions, prioritizing preservation of existing materials. Replacement of siding shall be limited to areas where material is deteriorated beyond repair, as determined in the field.

The intent is to preserve and maintain the historic character of the structure, in compliance with applicable Monterey County Historical Review Board (HRB) requirements (see plans and drawings provided).

## **The Secretary of the Interior's Standards**

The *Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards)* provides the framework for evaluating the impact of additions and alterations to historic buildings. The *Standards* describe four treatment approaches: preservation, rehabilitation, restoration & reconstruction. The *Standards* require that the treatment approach be determined first, as a different set of standards apply to each approach. For the proposed project the treatment approach is rehabilitation. The *Standards* describe rehabilitation as:

In *Rehabilitation, in the treatment* historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation; however, an assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in the Standards for Rehabilitation and Guidelines for Rehabilitation to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions.

The ten *Standards* for rehabilitation are:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage of historical material will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- 10 New additions and adjacent or related construction will be taken in such a manner that, if removed in future, the essential form and integrity of the historic property and its environment will be unimpaired.

## Evaluation of Proposed Repair & Replacement of Damaged Siding

For the proposed repair & replacement of damaged siding on the subject building, the following list of the ten *Standards* for rehabilitation, with an evaluation given below each standard.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The proposed repair & replacement of damaged siding will allow the to retain its commercial building use in keeping with this *Standard*.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*

The proposed repair and limited replacement of deteriorated exterior wall cladding, with in-like-kind aluminum panels, matching the historic 1945 period of significance siding, is consistent with this *Standard*.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The project, employing in-like-kind materials for the project will not crate a false sense of historical development, consistent with this *Standard*.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

Thee barn skylights & sliding doors added in the 1970s are over fifty years of age and can be considered as historic features of the subject property, making them consistent with this *Standard*.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

Both materials and their method of construction are consistent with this *Standard*.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

Again, the employment of in-like-kind materials and the maintenance & repair approach to the project are consistent with this *Standard*.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage of historical material will not be used.*

No chemical or physical treatments that might cause damage will be used on This project, thus satisfying this *Standard*.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed mitigation measures will be undertaken.*

This *Standard* does not apply; as archeological features would be identified using a certified archeologist's report under a separate contract (if determined necessary by the County of Monterey).

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The project is one of primarily maintenance & repair, with minimal damage to the historic fabric of the subject property. This *Standard* does not apply to the project, As proposed.

10 *New additions and adjacent or related construction will be taken in such a manner that, if removed in future, the essential form and integrity of the historic property and its environment will be unimpaired.*

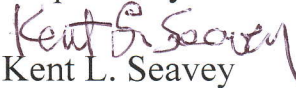
This *Standard* does not apply to the proposed project as no new construction will be undertaken, thus satisfying said *Standard*.

## Conclusion, alterations

In conclusion, the proposed repair design, for the historic 1945 Ellingwood Hay Company Barn, at 1000, Highway 101 Aromas, California meets the *Secretary of the Interior's Standards for Rehabilitation*. The design does not impact the remaining character-defining features or overall historic integrity of the subject property. Because the proposed maintenance & repair approach to the project, employing in-like-kind materials, including matching the existing color scheme of the subject property, the work described is mitigated to a level of less than a significant impact on the historic resource, and does not constitute a substantial adverse change to the historic resource, thus conforming to the Monterey County Code Chapter 18.25. 070, and the requirements of the California Environmental Quality Act (CEQA).

Please contact me with any question regarding the design of this review letter.

Respectfully Submitted,

  
Kent L. Seavey

Attachment: Ellingwood Hay Company Barn 1001 Highway 1, 11/18/ 2009.

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