

## Exhibit B

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P A S T  
CONSULTANTS LLC

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August 25, 2022

Rachel Sternstein  
Van Ess Properties LLC  
5758 W Fillmore Street  
Chicago, Illinois 60644

Re: Phase One Historic Assessment for 182 Van Ess Way, Carmel, CA  
APN 241-311-036-000 & 241-311-037-000

Dear Ms. Sternstein:

This letter states the findings of historic significance, based on our research and conditions assessment of the property located at 182 Van Ess Way, Carmel, California. PAST Consultants, LLC (PAST) attended a site visit to the subject property on August 4, 2022 to photograph the property and assess its existing condition. Research was conducted during August 2022 to determine the property's potential historic significance.

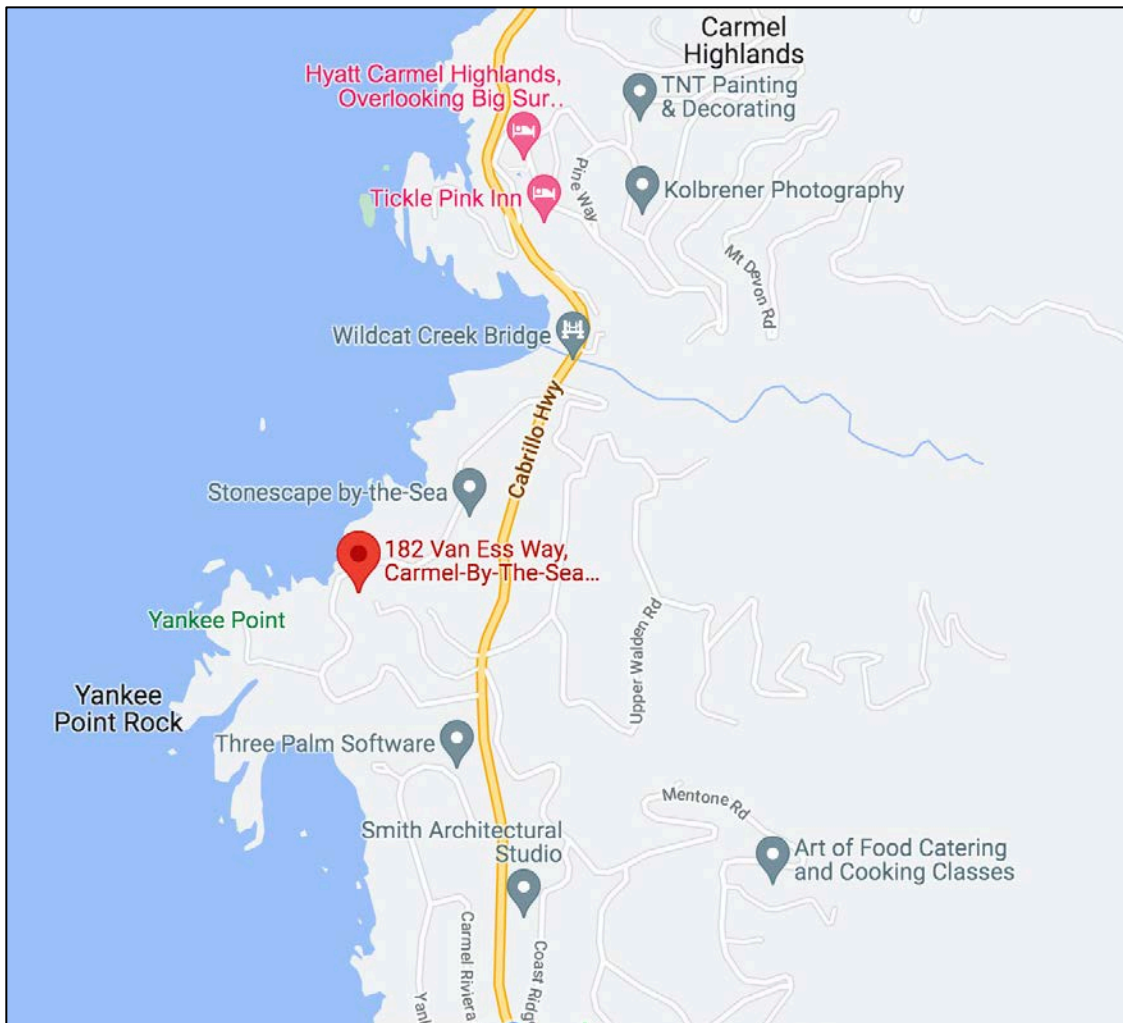
### **Summary of Findings**

The subject property encompasses two adjacent lots (APN 241-311-036-000 & 241-311-037-000) and contains three buildings: a circa-1966 primary house originally constructed in an unknown style, a circa-1956 guesthouse and a circa-1956 garage. The primary house has been highly altered in 1990, with multiple additions, particularly a two-story addition that engulfed the original structure and created a modern Arts & Crafts house. The circa-1956 guesthouse is a wood-framed structure in poor condition. The circa-1956 garage is a flat-roofed boxlike structure. Given the extensive modifications that have completely obliterated the original design of the primary house, the subject property has lost nearly all of its historic integrity and is not historic. In addition, the subject property has no historical associations for significant events or significant persons.

This historic assessment report is arranged in the following manner. The project location is mapped, followed by contact information for the project team. The project methodology follows, which lists dates of the conditions assessment, and the research repositories consulted. A regulatory framework section follows, which outlines the national, California and Monterey County historic preservation criteria and a discussion of historic integrity. Next, the property description includes building photographs and construction chronologies; followed by a historical summary of the property's development. Lastly, the subject property is analyzed for potential listing on the National, California and Monterey County historic registers.

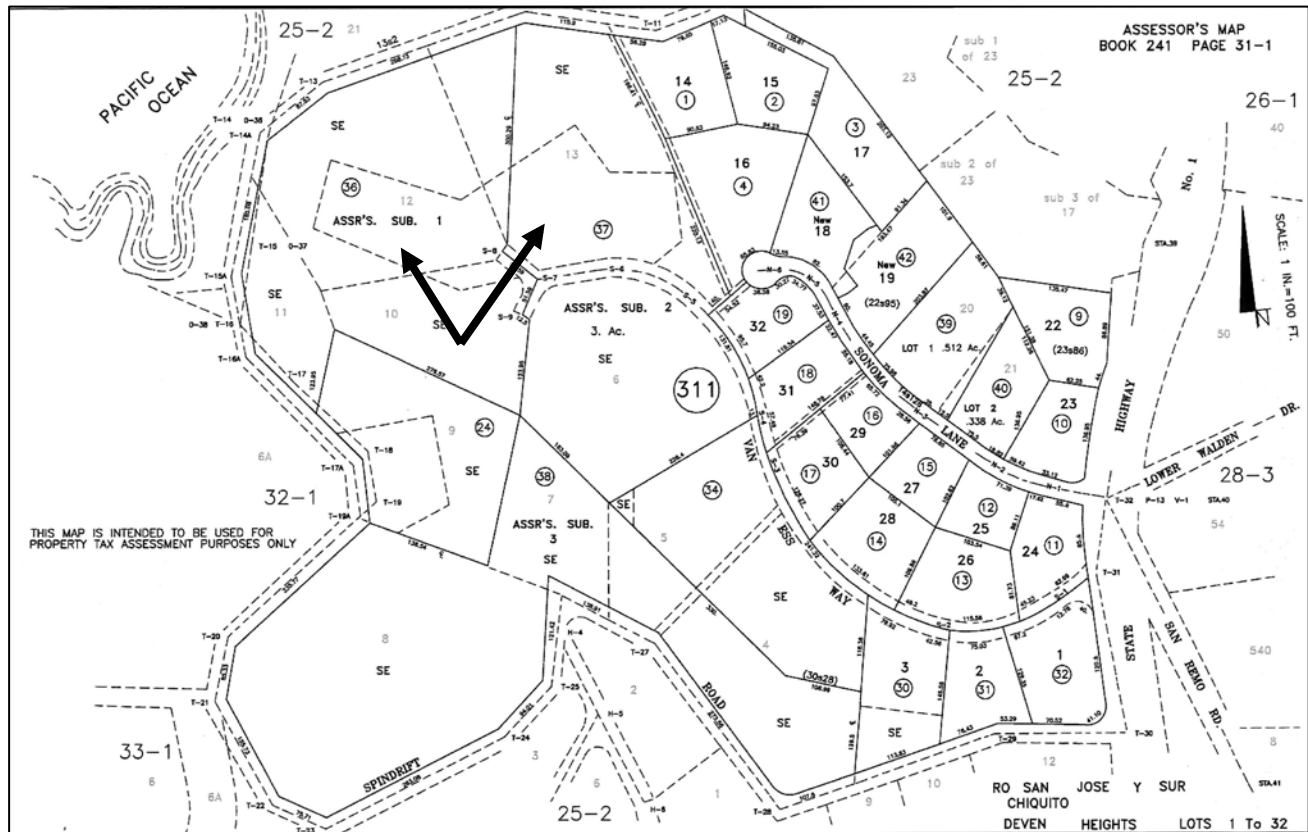
## Project Location

The project site is located at 182 Van Ess Way, in Carmel Highlands, slightly north of Yankee Point (**Figure 1**). The subject property contains two parcels: an east parcel containing the circa-1956 studio and garage (APN 241-311-037-000); and a west parcel (APN 241-311-036-000) containing the modern Arts & Crafts-style house (**Figure 2 – next page**).



**Figure 1.** Location map (*Courtesy: Google Maps*).

The parcel map is shown below (**Figure 2**).



**Figure 2.** Assessor's parcel map, with the subject properties indicated by arrows.

## Project Team

### ***Client's Representative***

Rachel Sternstein  
Van Ess Properties LLC  
5758 W Fillmore Street  
Chicago, Illinois 60644

### ***Regulatory Agency***

Monterey County Planning Department  
1441 Schilling Place  
Salinas, CA 93901

### ***Historic Preservation Consultant***

PAST Consultants, LLC  
P.O. Box 721  
Pacific Grove, California 93950

*Architectural Historian and Report Author: Seth Bergstein*

*Principal Seth Bergstein meets the Secretary of the Interior's Professional Qualifications Standards in Architectural History and History.*

## **Proposed Project**

Assess the potential historic significance and remaining historic integrity of the structures on the subject property for purposes of due diligence prior to property alterations.

## **Methodology**

### **Site Visits**

PAST attended a site visit to the subject property on August 4, 2022 for the conditions assessment and photography of the buildings on the subject property.

### **Research Design**

During August 2022, PAST performed research in local and regional repositories to develop this historic evaluation report:

- Monterey Area Architectural Resource Archives (MAARA), Monterey, CA
- California History Room, Monterey Public Library, Monterey, CA
- Monterey County Assessor's Office, Salinas, CA
- On-line research portals accessed via Ancestry.com and Newspapers.com.

A Chain of Title was provided by the Client's Representative, listing grantors, grantees and property transactions. The Chain of Title provides essential information to analyze the subject property for associations with significant persons.

### **Registration**

No previous studies of historic significance have been performed specifically on the subject property. The property is not listed on the National Register of Historic Places or the California Register of Historical Resources. The subject property is not on Monterey County's Historic Resources Inventory, nor is it located in a historic district.

## **Regulatory Framework**

Monterey County evaluates historic resources according to the guidelines of the California Environmental Quality Act and the California Register Program. The California Environmental Quality Act (CEQA) provides the framework for the evaluation and treatment of historic properties (Section 15064.5). CEQA defines a historical resource as: (1) a resource determined by the State Historical Resources Commission to be eligible for the California Register of Historical Resources (including all properties on the National Register); (2) a resource included in a local register of historical resources, as defined in Public Resources Code (PRC) Section 5020.1(k); (3) a resource identified as significant in a historical resource survey meeting the requirements of PRC Section 5024.1(g); or (4) any object, building, structure, site, area, place, record, or manuscript that the City

determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided the lead agency's determination is supported by substantial evidence in light of the whole record.<sup>1</sup>

### **National Register of Historic Places (National Register)**

The National Historic Preservation Act of 1966 authorized the Secretary of the Interior to create the National Register of Historic Places. Districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering and culture are eligible for listing if they meet at least one of four criteria.<sup>2</sup> Eligible resources are those

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

Eligible resources must also retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association to convey the relevant historic significance.<sup>3</sup> The seven aspects of integrity are described in a separate section below.

### **California Register of Historical Resources (California Register)**

A resource is eligible for listing in the California Register of Historical Resources if it:

- 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- 2. Is associated with the lives of persons important in our past.
- 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- 4. Has yielded, or may be likely to yield, information important in prehistory or history.<sup>4</sup>

Resources eligible for listing in the California Register must retain enough of their historic character or appearance to be recognizable as historic resources and convey the reasons for their significance. The same seven aspects of integrity are considered when evaluating resources for listing on the National Register and California Register: location, design, setting, materials, workmanship, feeling, and association. Alterations over time may themselves be significant.

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<sup>1</sup> California Code of Regulations, 14 CCR § 15064.5.

<sup>2</sup> 16 U.S.C. 470, *et seq.*, as amended. 36 C.F.R. § 60.1(a).

<sup>3</sup> 36 C.F.R. § 60.4.

<sup>4</sup> California Public Resources Code § 5024.1(c).

## **Historic Integrity**

*National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* defines **historic integrity** as “the ability of a property to convey its significance.” Historic properties either retain their integrity or they do not. To retain integrity, a resource will always retain several and usually most of the seven aspects of integrity:

1. **Location:** the place where the historic property was constructed or the place where the historic event occurred.
2. **Design:** the combination of elements that create the form, plan, space, structure, and style of a property.
3. **Setting:** the physical environment of a historic property.
4. **Materials:** the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
5. **Workmanship:** the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
6. **Feeling:** a property’s expression of the aesthetic or historic sense of a particular period of time.
7. **Association:** the direct link between an important historic event or person and a historic property.

*National Register Bulletin 15* notes that evaluating historic integrity may be a subjective analysis, but is always based on understanding the property’s physical features and how they relate to the property’s historic significance. The integrity evaluation can begin only after the evaluator establishes the property’s significance: *why* it is significant (identifying its area of significance and how it meets the relevant National, State or Local designation criteria), *where* it is important (location), and *when* the resource is significant (its “period of significance”).

After establishing the property’s historic significance, the evaluator assesses integrity using *National Register Bulletin 15*’s four-step approach:

1. Define the **essential physical features** that must be present for a property to represent its significance.
2. Determine whether the **essential physical features are visible** enough to convey their significance.
3. Determine whether the property needs to be **compared with similar properties**. And,
4. Determine, based on the significance and essential physical features, **which aspects of integrity** are particularly vital to the property being nominated and if they are present.<sup>5</sup>

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<sup>5</sup> U.S. Department of the Interior, National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: National Park Service, U.S. Department of the Interior, 1997), 44-49 (bold in original).



## **Monterey County Historic Preservation Ordinance**

The Monterey County Municipal Code, *Chapter 18.25 – Preservation of Historic Resources*.  
*Chapter 18.25.070 – Review Criteria* lists the historic significance criteria:

- A. Historical and cultural significance:
  - 1. The resource or district proposed for designation is particularly representative of a distinct historical period, type, style, region, or way of life.
  - 2. The resource or district proposed for designation is, or contains, a type of building or buildings, which was once common but is now rare.
  - 3. The resource or district proposed for designation was connected with someone renowned.
  - 4. The resource or district proposed for designation is connected with a business or use that was once common but is now rare.
  - 5. The resource or district proposed for designation represents the work of a master builder, engineer, designer, artist, or architect whose talent influenced a particular architectural style or way of life.
  - 6. The resource or district proposed for designation is the site of an important historic event or is associated with events that have made a meaningful contribution to the nation, State, or community.
  - 7. The resource or district proposed for designation has a high potential of yielding information of archaeological interest.
- B. Historic, Architectural, and Engineering Significance
  - 1. The resource or district proposed for designation exemplifies a particular architectural style or way of life important to the County.
  - 2. The resource or district proposed for designation exemplifies the best remaining architectural type of a community.
  - 3. The construction materials or engineering methods used in the resource or district proposed for designation embody elements of outstanding attention to architectural or engineering design, detail, material or craftsmanship.
- C. Community and Geographic Setting
  - 1. The proposed resource materially benefits the historic character of the community.
  - 2. The unique location or singular physical characteristic of the resource or district proposed for designation represents an established and familiar visual feature of the community, area, or county.
  - 3. The district is a geographically definable area, urban or rural possessing a significant concentration or continuity of site, buildings, structures, or objects unified by past events, or aesthetically by plan or physical development
  - 4. The preservation of a resource or resources is essential to the integrity of the district.

Monterey County follows the National Register requirements and uses the same seven aspects of historic integrity listed above. For a property to be historically significant it must possess at least one of the above criteria and it must possess adequate historic integrity.<sup>6</sup>

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<sup>6</sup> Monterey County Municipal, Chapter 18.25.

[https://library.municode.com/ca/monterey\\_county/codes/code\\_of\\_ordinances?nodeId=TIT18BUCO\\_CH18.25PRHIRE](https://library.municode.com/ca/monterey_county/codes/code_of_ordinances?nodeId=TIT18BUCO_CH18.25PRHIRE)  
Accessed 6/11/19.

### Property Description: APN 241-311-036-000

The lot contains the primary house (circa-1966) presently constructed in the Arts & Crafts style. The house has gable roofs with wide overhanging eaves and exposed structural supports, an integrated garage, two projecting south-elevation gable ends, modern wood siding and modern wood-casement windows installed in 1990 (**Figures 3 - 6**).



**Figures 3 and 4.** Left image views the front (south) elevation, showing the completed two-story residence after the 1990 remodeling campaign. Right image details the west elevation at the northwest corner.



**Figures 5 and 6.** Left image details the north elevation looking northwest, showing the modern concrete foundation and windows installed in 1990. Right image details the north elevation looking southeast. All materials were installed onto the building during the extensive 1990 remodeling campaign.

### Property Description: APN 241-311-037-000

The circa-1956 studio building located northeast of the house is a wood-framed, steeply pitched gable roofed building finished with wood shingles. Fenestration consists of skylights inserted within the steep roof. The building is poorly supported and is in poor condition (**Figures 7 - 8**).



**Figures 7 and 8.** Left image shows the south and west elevations of the circa-1956 studio. Right image shows the north and west elevations.

The circa-1956 garage adjacent to the studio is a flat-roofed box with wood cladding and fixed windows (**Figures 9 - 10**).



**Figures 9 and 10.** Left image shows the circa-1956 studio and garage looking northwest. Right image details the south elevation of the garage.



## Site Construction Chronology

A records search at the Monterey County Assessor's Office and the Monterey County Planning Department revealed some permits that date the alterations. The following lists the site's construction chronology for both parcels, APN 241-311-036-000 & 241-311-037-000.

- 1956: Construct gable-roofed studio on east parcel (APN 241-311-037-000).
- 1956: Construct garage on east parcel (APN 241-311-037-000).
- Permit No. 6225, 1966: Construct single-story house (APN 241-311-036-000).
- Permit No. 43304 and 43305, 5/16/1990: Demolish original roof of house and construct large two-story addition with garage. Remove all original windows, wall cladding and ornamentation of circa-1966 house and construct modern house in the Arts & Crafts style on the west parcel (APN 241-311-036-000).

## Summary Property History

The subject property was developed as an individual lot in the upscale Yankee Point area of Monterey County following the Carmel Highlands development that began in 1916. Houses were built as individual expressions of personal taste, rather than in discrete communities bearing similar architectural styles. This has led to the construction of houses in a myriad of architectural styles. The original style of the primary house is not known, as it was completely engulfed in the 1990 remodeling campaign that created a modern interpretation of the Arts & Crafts style.

The original deed from the Carmel Development Company granted the property to Thomas William Van Ess and Rachel MacGowan Van Ess (1886-1971). Originally from Michigan, they did not develop the property under their ownership and cannot be considered significant persons according to national, California and Monterey County historic criteria. Rachel MacGowan Van Ess sold the property to Audrey G. Hanford in 1951. Audrey G. Hanford owned the property for only two years, did not develop it and deeded it to Richard Francis McGraw in 1953. The property remained in the McGraw family ownership until 1979. Based on the construction dates of the subject buildings, Richard Francis McGraw is the only owner to be considered as a potential significant person according to national, California and Monterey County historic criteria.

Richard Francis McGraw (1905 - 1978) was born in Iowa and founded the McGraw Colorgraph Company in Burbank, California in 1953. The company produced the materials for making photogravures and color prints. McGraw sold the company to Carnation Foods in 1954. He resided in Burbank, California in the 1950s-1960s and used the subject property as a secondary residence.<sup>7</sup>

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<sup>7</sup> Genealogical information provided by Ancestry.com. Also: "Carnation Company buys Colorgraph Firm," *Valley Times*, 1/21/54; *Polk's Los Angeles City Directories*, 1954 – 1965.

## **Evaluation of National Register (NR), California Register (CR) and Monterey County Historic Significance**

The National Register (NR), California Register (CR) and Monterey County Register (MC) criteria use a very similar, four-part, approach to establishing historic significance. Historic resources may be eligible for association with a significant event, significant persons, significant architecture/design and information potential.

The following evaluation groups the NR, CR and MC criteria into four areas:

1. NR-A, CR-1, MC-1 (i): Association with significant events, patterns or trends.
2. NR-B, CR-2, MC-1 (ii): Association with significant persons.
3. NR-C, CR-3, MC-1 (iii): Association with significant architecture and/or design.
4. NR-D, CR-4, MC-1 (iv): Association with archaeology/information potential.

The fourth criteria, archaeology/information potential will be addressed by a separate archaeological survey as required by Monterey County and is out of the scope of work for this study.

### **1. NR-A, CR-1, MC-1 (i): Association with significant events, patterns or trends.**

The subject property is not eligible under this set of criteria, because it did not develop as the result of a significant historic event. The Carmel Development Company, which developed the Carmel Highlands area sold individual lots to regional and out-of-town buyers. The initial property transfer went to Thomas William Van Ess and Rachel MacGowan Van Ess. The couple did not develop the property, but deeded it to others before it was purchased by Richard Francis McGraw in 1953.

### **2. NR-B, CR-2, MC-1 (ii): Association with significant persons.**

The only ownership period that could be considered under this set of criteria occurred when Richard Francis McGraw purchased the subject property in 1953. Richard Francis McGraw (1905 - 1978) was born in Iowa and founded the McGraw Colorgraph Company in Burbank, California in 1953. The company produced the materials for making photogravures and color prints. McGraw sold the company to Carnation Foods in 1954. He resided in Burbank, California in the 1950s-1960s and used the subject property as a secondary residence. Since Burbank, California was Richard F. McGraw's primary residence, the subject property cannot be considered for significant persons. The subject property is not eligible under this set of criteria.

### **3. NR-C, CR-3, MC-1 (iii): Association with significant architecture and/or design.**

The circa-1956 studio and garage were the first buildings constructed during the Richard F. McGraw occupancy and were used sporadically, as the owner lived in Burbank, California and used the subject property as a secondary residence. The modest construction techniques and materials of the subject buildings are not outstanding examples of architectural design and/or construction methods; nor do they communicate high artistic value. These two buildings are not eligible under this set of criteria.

The circa-1966 primary house's original style is unknown, as the 1990 remodeling campaign completely changed the original design, constructed massive additions and installed new cladding, fenestration and exterior materials. Given these substantial changes, the circa-1966 house has lost all historic integrity of design, materials, workmanship, feeling and association and cannot be considered an outstanding example of architectural design and/or construction method; nor does it possess high artistic value. The subject property is not eligible under this set of criteria.

### **Conclusions**

The subject property located at 182 Van Ess Way, Carmel, California is not eligible for listing on the National-, California- or Monterey County-historic registers.

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; Jeffrey Ernest, Project Manager, Stoker & Allaire General Contractors, Inc.