

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

May 26, 2019

Michelle & Eric Borgomini
3610 Eastfield Road
Carmel, CA 93923

Dear Michelle & Eric

Thank you for the opportunity to comment on the deteriorating detached accessory structures to the rear (south) your residential properties at 115-119 W. San Luis St. (APN# 002-332-027) for possible historic significance. They are not significant.

Monterey County Assessor's records show a date of construction of the residences (115-119) as 1917. The original owner of record for both properties was a Carrie Madsen, who was then owner of the Salinas Art Shop. There is no record of the three (3) small storage and garage units, which first appear on the 1926 Sanborn maps of Salinas (see DRR 523 for 119 W. San Luis provided).

I was the consultant for the 1989 Historic Survey and determined at that time not to include the subject ancillary structures as contributing features in my documentation of 111, 115 & 119 W. San Luis Street, because their deteriorated condition, cobbled together and crowded immediately behind such excellent examples of early Salinas residential architecture, clearly detracted from the visual aesthetic of their historic location and setting.

The subject structures run west to east, abutting the rear (south) lot line of the property. A one-car garage faces Church Street. The second smaller, hip-roofed storage shed, behind the garage, is crudely attached on the east to a larger, side-gabled shed at the SE corner of the parcel. All are of single-wall, board-and-batten construction on deteriorating mud-sills in earth-to-wood contact which has allowed dry-rot to erode the structures framing (see photos provided).

A licensed engineer's condition report dated May 15, 2019 summarizes his findings that all 3 structures are substandard, have little structural value and do not comply with any current building codes. His professional opinion is that the deteriorating structures should be demolished (see engineer's report provided). These features in their condition also pose a significant fire hazard because of their proximity to historically significant Craftsman Bungalows (111, 115 & 119 W. San Luis St.), listed in the 1989 Historic Resource Survey of Salinas. I concur with the engineer's findings.

Respectfully submitted,

Kurt Seaver

Historic Preservation Consultant

HISTORIC RESOURCES INVENTORY

HABS _____ HAER _____ Loc _____ SHL No. _____ NR Status _____
UTM: A _____ C _____
B _____ D _____

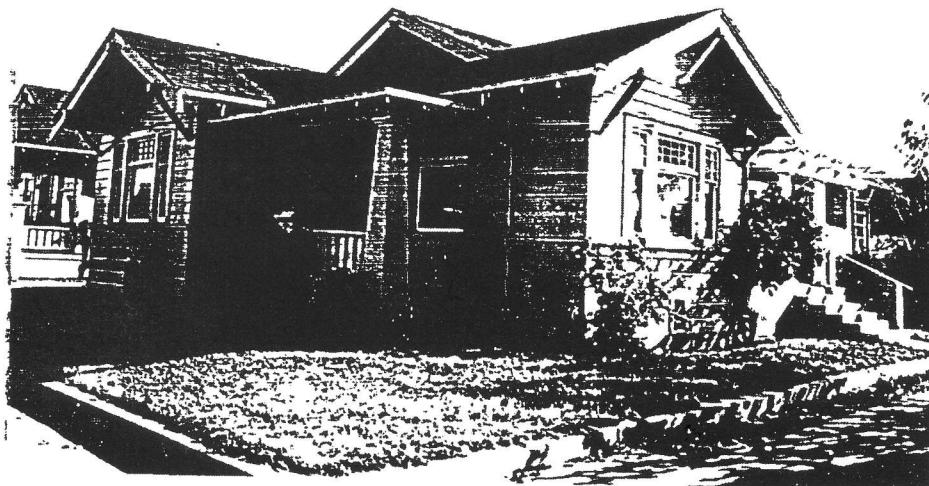
IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 119 W. San Luis
4. City Salinas Zip 93901 County Monterey
5. Parcel number: 002-332-18
6. Present Owner: Carrie M. Hanson Address: 118 Alameda Ave.
7. City Salinas Zip 93901 Ownership is: Public _____ Private X
8. Present Use: Residence Original use: Residence

DESCRIPTION

- 7a. Architectural style: Craftsman Bungalow
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

A one story wood framed bungalow irregular in plan. The exterior wall cladding is a combination of horizontal drop and V-siding. The house is on a corner lot and cross gable offering diverse elevations to each street. The main entry along W. San Luis has an extended secondary bay flanked by an open partial porch whose flat roof appears to be suspended on rafters by a lintel supported by a massive battered pier rising directly from the ground. A second pier, much smaller and at the open staircase entry supports a handrail with wide board balusters. The Cayuga Street entry offers another secondary gabled extension flanked by a column supported pergola. Fenestration in the gable ends employ the same tripartite windows found in 115 with minor variations in the upper lights. The roof is covered in a composition shingle. Rafter tails and triangular knee bracing abound.



8. Construction date:
Estimated 1920 Factual _____
9. Architect _____
10. Builder John Grau (?)
11. Approx. property size (in feet)
Frontage 50' Depth 100'
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
1988

Condition: Excellent Good Fair Deteriorated No longer in existence

Alterations: _____

Surroundings: (Check more than one if necessary) Open land Scattered buildings Densely built-up
Residential Industrial Commercial Other: _____

Threats to site: None known Private development Zoning Vandalism
Public Works project Other: _____

Is the structure: On its original site? Moved? Unknown?

Related features: Original garage in rear

SIGNIFICANCE

Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

One of three Craftsman bungalows along the 100 block of West San Luis, 119 is the largest and most complex. It is an anchor building at the corner of W. San Luis and Cayuga Street. Its excellent design allows for full and varied expression of the architectural form on both streets showing the flexibility of the style in a single structure. At least two of the three and perhaps all may be the work of contractor John Grau, who designed the Homer Hayward house at 165 Clay Street and was known as Salinas' Bungalow Builder. Collectively or individually, these three Craftsmen bungalows are among the best examples of the form remaining in Salinas. 119 is the best of the three and qualifies as a historic resource under Criterion 3,e,f,h.

Main theme of the historic resource: (If more than one is checked, number in order of importance.)

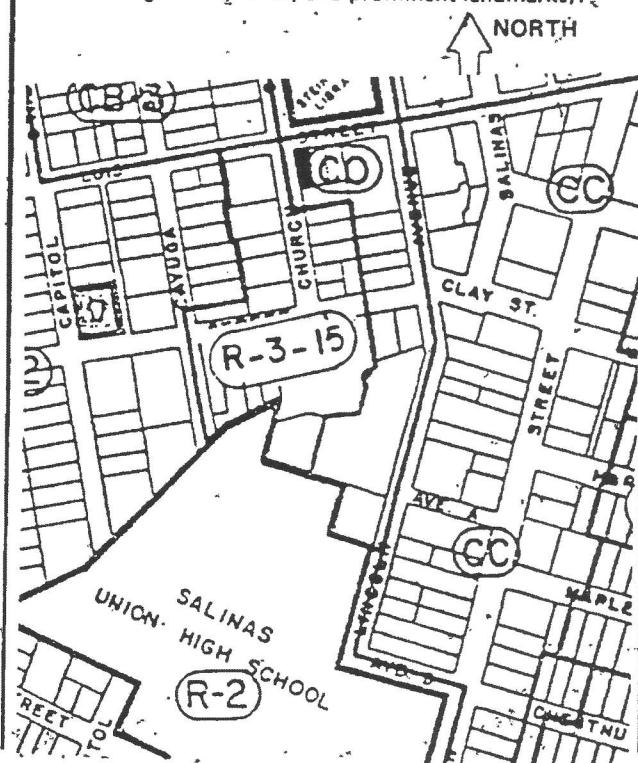
checked, ranked in order of importance.)

Architecture Arts & Leisure
Economic/Industrial Exploration/Settlement
Government Military
Religion Social/Education

Sources (List books, documents, surveys, personal interviews and their dates).

Date form prepared MAY 2 1989
By (name) Kent L. Seavey
Organization MONTEREY COUNTY
Address: HISTORICAL SOCIETY
City Salinas Zip 93901
Phone: P. O. Box 3576
Salinas, Ca. 93912

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



ALEX OTT
CONSULTING ENGINEER
603 PALM AVENUE
SEASIDE, CALIFORNIA 93955
(831) 394-5936

May 15, 2019

To: Ercole and Michelle Borgomini
3610 Eastfield Road
Carmel, CA. 93923

Re: Borgomini West San Luis Project
115 & 119 West San Luis St.
Salinas, CA.

As requested, I have provided a field inspection to assess the structural integrity of the existing garages & accessory building of the above-referenced project. The inspection was performed by visually inspecting the exterior of the structures.

The following was noted.

All structures are old and in a debilitated state. There is evidence of damaged lumber, such as dry-rot. The damage occurs primarily at the bottom of the wall where the wood touches the soil, see attached pictures.

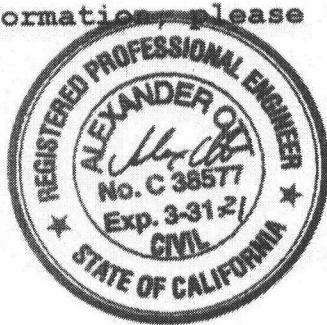
The roof is framed with 1 x - sheathing & 2 x - rafters. All walls are single-wall construction, 1 x 12 vertical boards with 1 x 4 battens. All roof framing and all wall framing do not comply with current building codes and construction standards. The walls have little or no shear strengths to resist lateral loads from wind and earthquakes.

There was no excavation performed to determine footing sizes. Based on the inspection of the exterior, there is no floor and any footing is minimal.

To summarize my findings, all structures are substandard, have little or no structural value, do not comply with current building codes & standards, show evidence of deterioration and damage and should be demolished.

If you have any questions or need additional information, please call our office.

Alex Ott
Alex Ott



ALEX OTT
CONSULTING ENGINEER
603 Palm Avenue
SEASIDE, CALIFORNIA 93955
TEL: (831) 394-5936
FAX: (831) 394-5287

JOB Borgomini West San Luis St

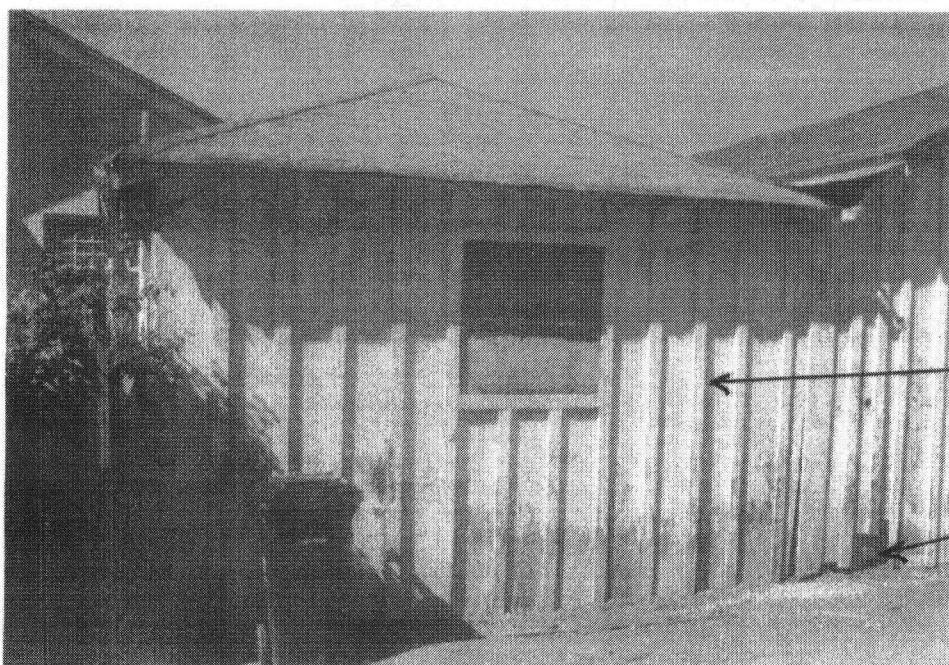
SHEET NO. _____ OF _____

CALCULATED BY A. Ott

DATE 5-16-19

CHECKED BY _____ DATE _____

SCALE _____



No. 1



No 2

ALEX OTT
CONSULTING ENGINEER
603 Palm Avenue
SEASIDE, CALIFORNIA 93955
TEL: (831) 394-5936
FAX: (831) 394-5287

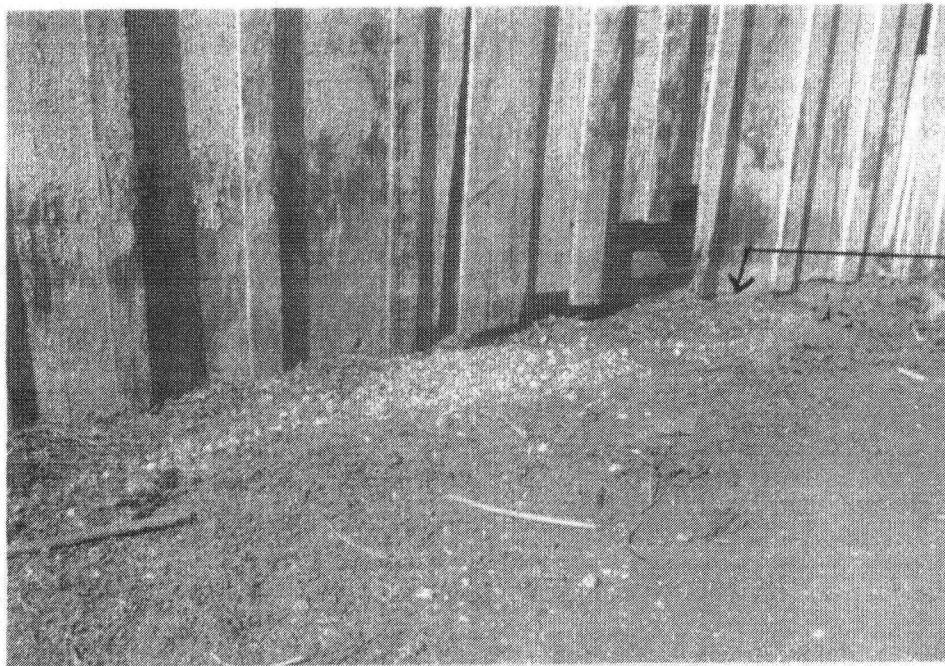
JOB Borgomini West San Luis St

SHEET NO. _____ OF _____

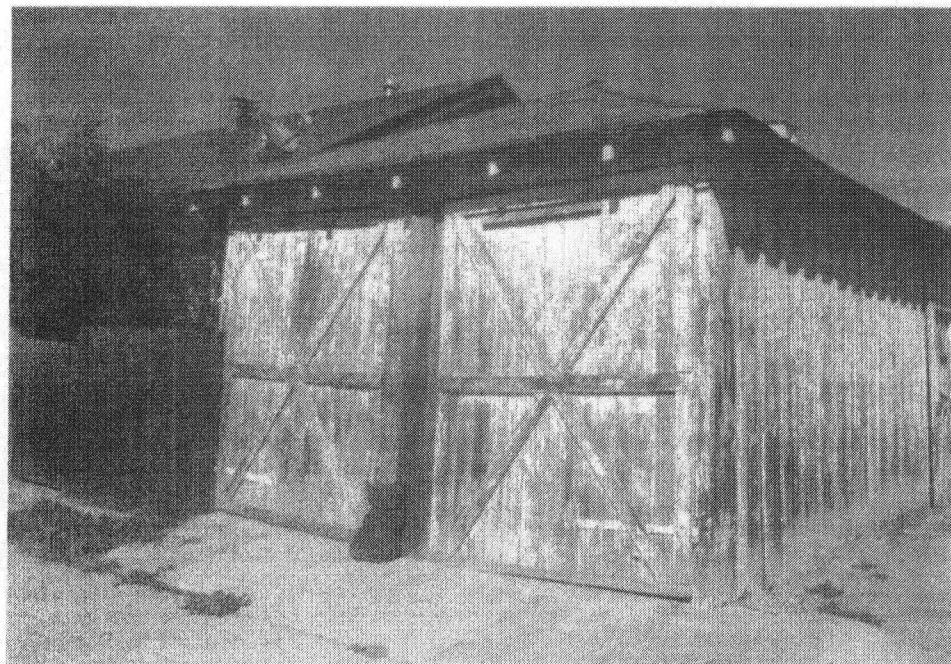
CALCULATED BY A. Ott DATE 5-16-19

CHECKED BY _____ DATE _____

SCALE _____



No. 3



No. 4

115-119 W. San Luis Street-Salinas



Photo#1. Looking NE at the deteriorated garage & storage sheds along the rear (south) parcel line of the subject properties, Kent Seavey, May, 2019.

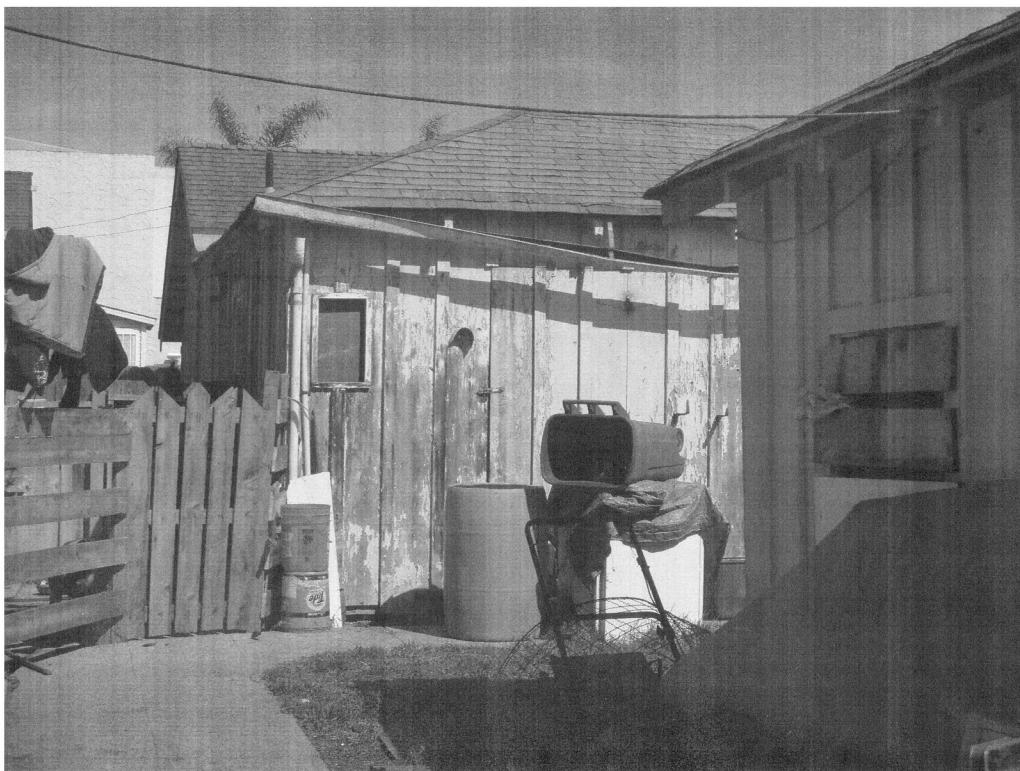


Photo #2. Looking east at the two deteriorated storage sheds just behind (south) the subject properties, Kent Seavey, May, 2019.