



## Historic Resources Review Board

Legistar File Number: 23-064

February 02, 2023

**Introduced:** 1/19/2023

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** General Agenda Item

### **PLN220291 - SOSKE ANNE E**

Public hearing to consider recommending that the Chief of Planning approve a Design Approval to partially clear a Code Enforcement case 22CE00229 to allow a remodel and repairs to a single family dwelling including: replacement of wood windows, replace balcony deck tiles; patch stucco exterior siding, raise guardrails to 42 inches in height, replace copper gutters; convert garage door back to two doors; and install a new three foot high rock fence (42 feet in length). Colors and materials to match existing other than new stained wood garage doors.

**Project Location:** 1451 Ondulado Road (Assessor's Parcel Number 008-441-033-000), Del Monte Forest Land Use Plan, Coastal Zone.

### RECOMMENDATION:

Staff recommends that the Monterey County Historic Resources Review Board (HRRB) adopt a resolution recommending that the HCD Chief of Planning approve the Design Approval as proposed.

### DISCUSSION:

On September 6, 2022, a Code Enforcement violation was opened for construction without permits. The applicant has since applied for necessary permits. The property contains a house constructed circa-1924 in Spanish Revival style. The house was designed by Clarence Tantau and has an irregular plan with nested gable roofs finished in clay-barrel tiles, multiple arched chimneys, stucco wall cladding and fenestration consisting of primarily of original wood casement windows. With the exception of several window/door modifications, the house remains largely in its original condition. It is clear that the subject house fits within the theme of "Samuel Morse and the Del Monte Properties Company (1919-1945)", as described in the Pebble Beach Historic Context Statement.

The existing house had water damage, rot, and was in need of maintenance. Exterior updates to the house include replacement of wood windows, replacement of tiles on the balconies, replacement of balcony guardrails with 42 inch safety railings which are higher than the existing rails, repair and patch exterior stucco to match existing, replacement of copper cutters, and replacement of a non-original garage door with two wooden garage doors separated by a column consistent with the original house design. The proposed Design Approval also includes installation of a landscape irrigation system, and a new three foot high rock fence (42 feet in length).

The proposed project was reviewed by Seth Bergstein with Past Consultants. The Phase II historic report prepared by Mr. Bergstein is attached as Exhibit E. The conclusion within the report is that the project is consistent with the Secretary of the Interior Standards for Rehabilitation, and it will not negatively impact the historic resource. Staff has reviewed the report and agrees with this conclusion.

Prepared by: Elizabeth Gonzales, Supervising Planner

Approved by: Craig Spencer, Chief of Planning

The following attachments are on file with Housing and Community Development:

- Exhibit A - Draft Resolution
- Exhibit B - Project Plans (Two sets: construction & landscaping)
- Exhibit C - Colors and Materials
- Exhibit D - Phase I Historic Assessment (LIB220276)
- Exhibit E - Focused Phase II Historic Assessment (LIB: TBD)

cc: Cassandra August (Agent); Project File DA220291162