

Exhibit A

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Exhibit A- Discussion

Background

The Marcheta Lane, LLC single family dwelling is a 1929 two-story, wood framed Spanish Eclectic Style residence that has been altered over time. Below is a chronological summary of the alterations:

- 1931 - Minor modifications were made along the rear elevation in 1931, and a garage on the first floor of the west wing was enclosed for living space.
- 1934 - A detached garage was added on the east of the residence, with a 2nd story accessory dwelling unit. This garage was later connected by a garden wall. The accessory dwelling unit on top of this detached garage is legal non-conforming due to current 20-foot side setback.
- 1972 - A second floor balcony on the north end of the west wing was partially enclosed, and a small, open deck added to the north end of the garage.
- 1972 - A separate, one-story guest house was constructed west of the main building, connected to the original west wing by way of a simple gabled hyphen.

The single-family dwelling is listed at the local level of significance, under California Register criteria for designation no. 3. Criteria no. 3 is directed towards properties with distinctive characteristics of a type, period, region or method of construction and/or properties which represent the work of a master or possess high artistic values. In reference to the single-family dwelling at 1075 Marcheta Lane, the property meets the architecture and time period criterion. The architecture of the property provides an excellent example of a Spanish Eclectic style that was designed by a regionally reputable architect, William Otis Raiguel. The style of the structure corresponds to the architectural theme/period of Samuel Morse and the Del Monte Properties Company (1919-1945) according to the Monterey County Parks Department's 2013 Pebble Beach Historic Context Statement. The period of significance for the single-family dwelling is listed as 1929-1934.

The distinctive characteristic features of the single-family dwelling consist of; asymmetrical arrangement, textured stucco wall coating, Mission style roof, second floor balconies, metal and wood multi-paned fenestration, arched openings, stucco-clad chimneys, Spanish Style Interior courtyard with decorative tiles, a small sculpture, gutter fittings, hand carved balusters in the balcony railings along with other decorative detailing, and the building's immediate landscape setting.

Proposed Work

The proposed additions and modifications to the single-family dwelling would consist of;

1. Altering the existing glazed kitchen enclosure with a more appropriate stucco-clad wall and wooden French doors;
2. Replacement of deteriorated wooden French doors at the east wall with an appropriate wooden window
3. Raising the roof line in the existing utility room to create more head room;
4. Stuccoing of a south facing wall and adding a window to match the remainder of the existing perimeter;
5. Moving one window in the west wall of the main building to create a balanced visual appearance;
6. Incorporating a new exit door and a wooden window to the rear of the kitchen in the laundry space;
7. Replacing inappropriate modern windows on the kitchen wall with metal-clad, multi-paned wood windows, to create a more consistent appearance with the historic character of the structure;
8. Replacing focal window in the northern end of the west wing to match existing;
9. Repairing and replacing structural members of cantilevered balcony on the second floor on the north-west corner of the west wing;
10. Removing inappropriate bay window on the west elevation of the second story of the west wing;
11. Replacing an architecturally inappropriate glazed door with a more appropriate wooden French door;
12. Modifying the garage to include the addition of a hipped Spanish Tile roof consistent with the Spanish Eclectic Style;
13. Moving and modifying windows on the second floor of the east side elevation to provide code compliant egress from a bedroom space;
14. Replacing an aluminum sliding glass door on the north side of the second-floor elevation with a new window matching existing windows on the east elevation.
15. Modifying the open wood deck on the north elevation into a mission style roof covering the existing utility mechanical room below.

The majority of the modifications and alterations that the applicant has proposed are to remove inappropriate additions and alterations that were incorporated over time and the repair and replacement of original features that have deteriorated over time. The intent of the proposed project is to attempt to return the single family dwelling closer to its original 1929 Spanish Eclectic design without implicating the character defining features.

Secretary of Interiors Standards.

The Secretary of Interiors Standards for the Treatment of Historic Properties recognizes four primary treatment approaches to historical structures. The treatment approaches are; restoration, preservation, reconstruction and rehabilitation. The HRRB deemed that the rehabilitation would be the recommended treatment of the single-family dwelling, in which rehabilitation is defined as the act or process of making compatible use for a property through repair, alterations and additions while preserving those portions or features that display the structures historical, cultural, or architectural attributes. All proposed work will be done in conformance to the Secretary of Interiors Standards for the treatment of Historic Properties, under the Standard for Rehabilitation.

The Secretary of Interiors Standards encourage the placing of new additions on non-character defining elevations along with locating alterations to historic properties in areas where previous alterations exist. The proposed rehabilitation work will be on the secondary elevations, in which the character defining features of the historic building will not be drastically altered. The proposed modifications and alterations take place on the rear portion of the historic building envelope and limited in size and scale in relationship to the historic building. Some portions of the original existing material may be repurposed for repairs to damaged areas of the building. Any new materials used will resemble the existing historic building make-up for consistency in design. All proposed work will be compatible and consistent with the size, scale, proportions and assemblage to protect the integrity of the single-family dwelling and its environment.

California Environmental Quality Act (CEQA)

The rehabilitation of a historical resource is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15331 of the guidelines. This project consists of rehabilitation efforts to restore the Historic Single Family dwelling to its original state. There are no special circumstances that will prompt an environmental review (section 15300.2 of the CEQA guidelines).

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