

# Exhibit F

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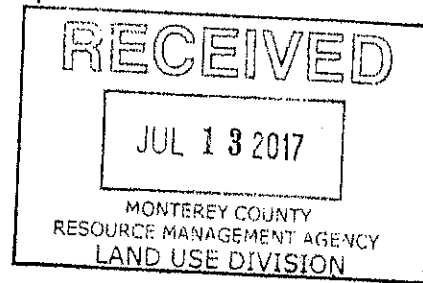
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PLAN 170198

July 8, 2017

Mr. Justin Paul Pauly  
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550 Hartnell St., Suite H  
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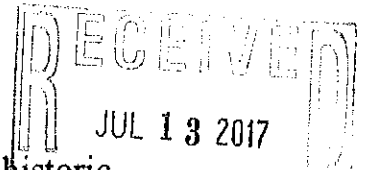
Dear Mr. Pauly:

The following addendum is in response to your request for comment on the proposed rear (SW) terraced patio layout plan for the Penn property, located at 1536 Venadero Rd. (APN# 008-422-012 in Pebble Beach for consistency with the *Secretary of the Interior's Standards for Rehabilitation* (SRS).

Quoting SRS, "Rehabilitation is defined as the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historic, architectural, and cultural values".

As stated in the 1992 National Park Service *Illustrated Guidelines for Rehabilitating Historic Buildings*, "The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility." The Standards encourage the placing of new additions on non-character-defining elevations and locating alterations and additions to the historic property in areas where previous changes already exist. In the case of the subject property this would be a terraced patio addition for a single family residence off an altered secondary (rear) elevation (see proposed plans provided).

As proposed the plan would replace an existing worn brick terrace surface, that does not appear on the original 1926 building plans, with a new stone surface connecting the central portion of the old with new terracing along the building envelope, and into the rear grassed area of the grounds toward the SW. The proposed terracing would unify access along the building envelope and allow for ADA access along a NW side-elevation from the garage.



As proposed the terrace expansion will not destroy significant 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 proposed new terraced addition will be undertaken in such a manner that if removed in future, the essential form and integrity of the historic property and its environment would be unimpaired, consistent with the Secretary's Rehabilitation Standards #9 & #10.

In question, however, is compliance with Standard #8, the protection of identified archeological resources on the building site. Based upon conclusions and recommendations for protection of these identified archeological resources, Holman & Associates Archaeological Consultants prepared a report in June, 2017 recommending specific mitigation procedures for addition to the project building conditions, including data recovery; construction monitoring; reporting procedures and actions necessary upon discovery of any human remains (see copy of specific mitigation conditions provided). I understand that these recommendations are being followed currently.

I also reviewed my April 18, 2016 California DPR 523 documentation against the Integrity and Character-defining features sections of the 2012 Pebble Beach Historic Context Statement, under the theme of residential design addressed between 1919-1945, and found no information that would not support your proposed project. Aside from compliance with the archaeological conditions stated above, the proposed terrace expansion appears to be consistent with the intent and direction of *the Secretary of the interior's Standards for Rehabilitation*.

I hope this brief addendum will be of assistance in successfully pursuing completion of your project. Thank you for the opportunity to be of service,

Most Sincerely,

K. A. Searcy

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