



CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950
 T :: 831.648.3190 • F :: 831.648.3184 • www.ci.pg.ca.us/cdd

Permit & Request Application

Project Permit(s) & Fees

| | | | |
|---------|---------|---------------------------|---------------------|
| Permit: | Fee: | Multiple Permit Discount: | App. #: |
| HPP | \$924 | X,50 = 462 | 14-526 |
| AP | \$2,282 | 2,282 | Date: 10-6-14 |
| | | | Received By: L'Or |
| | | | Total Fee: \$12,744 |

\$ PAID
\$ 2,744
 10/6/14

Project/Property Information

Project Address: 513 CONGRESS APN: 006-465-010
 Lot: 11413 Block: 101 Tract: PG Addition
 ZC: R-1 GP: MD17.4 DVA Lot Size: 3,600 S.F.

Project Description: NEW GARAGE & NEW SWING
UPDATES TO 1905 HOUSE W/ PHASE II REVIEW
BY KENT SEAVEY

Applicant Name: DARYL HAWKINS, AIA Phone #: 831-649-1701
JHW ARCHITECTS, INC
 Mailing Address: 2400 GARDEN RD, SUITE C, MONTEREY, CA 93940
 Email Address: daryl@jhwarch.com

Owner Name: BOB GRUBER Phone #: 831-372-4885
 Mailing Address: P.O. BOX 51785, PACIFIC GROVE, CA 93950
 Email Address: _____

Permit(s)/Request(s)

- | | | | |
|--|---|---|---|
| <input type="checkbox"/> CRD: Counter Determination | <input type="checkbox"/> UP: Use Permit | <input type="checkbox"/> IHS: Initial Historic Screening | <input type="checkbox"/> VAR: Variance |
| <input checked="" type="checkbox"/> AP: Architectural Permit | <input type="checkbox"/> AUP: Administrative UP | <input checked="" type="checkbox"/> HPP: Historic Preservation Permit | <input type="checkbox"/> AVAR: Administrative VAR |
| <input type="checkbox"/> AAP: Administrative AP | <input type="checkbox"/> UP-A: UP Amendment | <input type="checkbox"/> HDP: Historic Demolition Permit | <input type="checkbox"/> VAR-A: VAR Amendment |
| <input type="checkbox"/> ADC: AP Design Change | <input type="checkbox"/> AUP-A: AUP Amendment | <input type="checkbox"/> HRP: Historic Relocation Permit | <input type="checkbox"/> AVAR-A: AVAR Amendment |
| <input type="checkbox"/> SP: Sign Permit | <input type="checkbox"/> C-1 Interp. of Permitted Uses | <input type="checkbox"/> HD: Historic Determination | <input type="checkbox"/> IS & ND/MND: Initial Study |
| <input type="checkbox"/> ASP: Administrative SP | <input type="checkbox"/> SU: Second Unit | <input type="checkbox"/> TPD: Tree Permit w/ Dev't | <input type="checkbox"/> EIR: Env. Impact Report |
| <input type="checkbox"/> TTM: Tentative Tract Map | <input type="checkbox"/> LLA: Lot Line Adjustment | <input type="checkbox"/> PUU: Permit Undocumented Unit | <input type="checkbox"/> MMP: Mitigation Monitoring |
| <input type="checkbox"/> FTM: Final Tract Map | <input type="checkbox"/> LM: Lot Merger | <input type="checkbox"/> GPA: General Plan Amendment | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> SPR: Site Plan Review | <input type="checkbox"/> COC: Certificate of Compliance | <input type="checkbox"/> ZCA: Zoning Code Amendment | <input type="checkbox"/> Other _____ |

CEQA Determination

- Cat. Exempt, Class:
- ND: Negative Declaration
- MND: Mitigated ND
- EIR: Environmental Impact Report

Review Authority

- Staff
- ZA
- SPRC
- ARB
- NRC
- HRC
- PC
- CC

Does the property have?

- Active Planning Permit
- Active Building Permit
- Active Code Violation

Is the property within?

- ASA: Archaeologically Sensitive Area¹
- CZ: Coastal Zone²
- ASBS: Drainage into ASBS Watershed
- HRI: Historic Resources Inventory^{3,4}
- BP: Butterfly Preserve Buffer

CERTIFICATION – I, the undersigned, under penalty of perjury, depose and certify that I am the applicant for this request, that the property owner approves this application and that all statements contained herein, including all documents and plans submitted in connection with this application, are true and accurate to the best of my knowledge.

Daryl Hawkins
 Applicant Signature

10/2/14
 Date

Robert M. Gruber 10-1-2014
 Owner Signature (Required) Date

PROJECT DATA SHEET

Project Address: 513 CONGRESS AV Submittal Date: 10/6/2014Applicant(s): DARYL HAWKINS, AIA Permit Type(s) & No(s): AP & HPP

| | REQUIRED/ Permitted | Existing Condition | Proposed Condition | Notes |
|--|------------------------|-----------------------|-------------------------|---------------------------|
| Zone District | <u>R1</u> | | | |
| Building Site Area | <u>3600 SF</u> | | | |
| Density (multi-family projects only) | <u>1</u> | | | |
| Building Coverage | <u>45%</u> | <u>39.3</u> | <u>40.3%</u> | |
| Site Coverage | <u>60%</u> | <u>39.3</u> | <u>40.3</u> | |
| Gross Floor Area | <u>1980</u> | <u>1415</u> | <u>1452</u> | <u>1092 w/ garage</u> |
| Square Footage not counted towards Gross Floor Area | | <u>347</u> | <u>347</u> | <u>ATTIC</u> |
| Impervious Surface Area Created and/or Replaced | <u>—</u> | | | |
| Exterior Lateral Wall Length to be demolished in feet & % of total* | <u>—</u> | <u>—</u> | <u>—</u> ft/ <u>—</u> % | <u>REPLACE GARAGE</u> |
| Exterior Lateral Wall Length to be built | <u>—</u> | <u>—</u> | | |
| Building Height | <u>25'</u> | <u>20'</u> | <u>20'</u> | |
| Number of stories | | <u>1</u> | <u>1</u> | |
| Front Setback | <u>15'</u> | <u>1'-7"</u> | <u>1'-7"</u> | |
| <u>SOUTH</u> Side Setback (specify side) | <u>6'</u> | <u>1'-0"</u> | <u>1'-0"</u> | |
| <u>NORTH</u> Side Setback (specify side) <u>GARAGE</u> | <u>6'</u> | <u>1'-8"</u> | <u>3'-0"</u> | |
| Rear Setback <u>GARAGE</u> | <u>10'</u> | <u>1'-8"</u> | <u>5'-0"</u> | |
| Garage Door Setback | <u>20'</u> | <u>32'-6"</u> | <u>32'-6"</u> | |
| Covered Parking Spaces | <u>1</u> | <u>1</u> | <u>2</u> | |
| Uncovered Parking Spaces | <u>1</u> | <u>1</u> | <u>1</u> | |
| Parking Space Size (Interior measurement) | <u>9' x 20'</u> | <u>9.5 x 21</u> | | |
| Number of Driveways | <u>1</u> | <u>1</u> | <u>1</u> | |
| Driveway Width(s) | | <u>17'</u> | <u>17'</u> | |
| Back-up Distance | | <u>32'-6"</u> | <u>32'-6"</u> | |
| Eave Projection (Into Setback) <u>SOUTH WEST</u> | 3' maximum | <u>10"</u> | <u>10"</u> | |
| Distances Between Eaves & Property Lines | 3' minimum | <u>10"</u> | <u>10"</u> | |
| Open Porch/Deck Projections | <u>—</u> | | | |
| Architectural Feature Projections | <u>—</u> | | | |
| Number & Category of Accessory Buildings | | <u>1</u> | <u>1</u> | <u>REPLACE GARAGE</u> |
| Accessory Building Setbacks | | <u>3'S/5'R</u> | | |
| Distance between Buildings | | <u>6'-0"</u> | <u>5'-3"</u> | |
| Accessory Building Heights | | | <u>12'-8"</u> | |
| Fence Heights | <u>6</u> | <u>6'</u> | <u>6'</u> | |

*If project proposes demolition to an HRI structure, also indicate % of proposed demolition of the surface of all exterior walls facing a public street or streets, if applicable.



CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

T: 831.648.3183 • F: 831.648.3184 • www.ci.pg.ca.us/cdd

8.a

**ARCHITECTURAL PERMIT AND HISTORIC PRESERVATION PERMIT AP AND HPP 14-526
FOR A PROPERTY LOCATED AT 513 CONGRESS AVE, PACIFIC GROVE TO ALLOW THE REMOVAL
OF SHEET ASBESTOS SHINGLES AND REPLACE WITH A BOARD-AND-BATTEN EXTERIOR WALL
CLADDING. TO ALLOW THE DEMOLITION OF A DETERIORATED DETACHED TWO-CAR GARAGE
ON THE NORTH SIDE OF THE PARCEL AND CONSTRUCT A NEW CODE COMPLIANT WOOD-FRAME
440 SF GARAGE ON THE PROPERTY AND RELIEF FROM SETBACK REQUIREMENTS FOR THE
GARAGE DUE TO PROPERTY'S LISTING ON THE HISTORIC RESOURCES INVENTORY**

FACTS

1. The subject site is located at 513 Congress Avenue, Pacific Grove, 93950 APN 006-465-010
2. The subject site has a designation of MDR 17.4 DU/AC on the adopted City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the R-1 zoning district.
4. The subject site is 3,600 square feet.
5. The subject site is developed with a single family dwelling which is on the City's Historic Resources Inventory.
6. The subject site has a legal non-conforming rear and side yard setbacks .
7. A Phase 2 Historic Report by Kent Seavey dated September 1, 2014 was prepared.
8. This project has been determined to be CEQA Exempt under CEQA Guidelines 15331.

FINDINGS

1. The proposed development will meet the development regulations set forth in the R-1 zoning district including setbacks, with the exception of the front and side yard, which are legal non-conforming, height requirements, and parking requirement, and;
2. S.23.76.060 allows relief from zoning standards for properties on the Historic Resources Inventory to permit the restoration or improvements to a structure on the HRI. R-1 side yard setback requirements are 6 feet. The existing 1'8" north side yard setback is legal non-conforming and the proposed north side yard setback for the new garage is 3'. The existing 1' south side yard setback is legal non-conforming and the proposed south side yard setback for the new garage is 1'. R-1 rear yard setback requirements are 10'. The existing 1' 8" rear yard setback is legal non-conforming and the proposed rear yard setback for the new garage is 5'. The proposed new garage enhances the historic structure.
3. The September 1, 2014 Phase 2 Historic Report by Kent Seavey concluded the proposed project is in conformance with the Secretary of the Interior Standards.
4. The architecture and general appearance of the completed project is compatible with the neighborhood because the proposed exterior will be compatible with the size, scale and proportions of the existing residence and other residences in the neighborhood, in that the proposal is consistent with Architectural Review Guidelines No.'s 4,28,38;
3. The completed project will neither be detrimental to the orderly and harmonious development of the city nor impair the desirability of investment or occupation in the neighborhood because the project will be improving the subject property, and;
4. The Staff have been guided by and made reference to applicable provisions of the Architectural Review Guidelines in making its determinations on single-family residences.

PERMIT

Architectural and Historic Preservation Permit AP and HPP 14-526 to allow:

- 1) The removal of sheet asbestos shingles and replace with board and batten exterior wall cladding. To allow the demolition of a deteriorated detached two-car garage on the north side of the parcel and construct a new 440sf garage on the property and relief from setback requirements for the garage due to the property's listing on the HRI.

CONDITIONS OF APPROVAL

1. **Permit Expiration.** This permit shall expire and be null and void if a building permit has not been applied for within one (1) year from and after the date of approval. Application for extension of this approval must be made prior to the expiration date.
2. **Construction Compliance.** All construction must occur in strict compliance with the proposal as set forth in the application, subject to any special conditions of approval herein. Any deviation from approvals must be reviewed and approved by staff, and may require Architectural Review Board approval.
3. **Terms and Conditions.** These terms and conditions shall run with the land, and it is the intention of the CDD Director and the Permittee to bind all future owners and possessors of the subject property to the terms and conditions, unless amended. Amendments to this permit may be achieved only if an application is made and approved, pursuant to the Zoning Code.
4. **Public Works, Fire and Building.** Review and approval by the Public Works, Fire and Building Departments are required prior to issuance of a building permit. Work taking place in the public right-of-way shall require an encroachment permit prior to issuance of the building permit.
5. **Conformance to Plans.** Development of the site shall conform to approve plans for "Bob Gruber" dated October 6, 2014, on file with the Community Development Department and to the Building Code, with the exception of any subsequently approved changes.
6. **Tree Protection Standards During Construction:** Pursuant to Municipal Code Chapters 12.20 and 12.30, and the *Urban Forestry Standards*, all trees that are otherwise protected and will be impacted as a result of Development, both proposed for pruning or removal and where the development will impact the critical root zone of the tree are protected. Prior to issuance of the building permit, the Project Arborist shall review grading, drainage, utility, building and landscape plans to determine impacts to individual Trees, to determine required minimum Tree protection standards during construction.

NOW, THEREFORE, BE IT RESOLVED BY THE ARCHITECTURAL REVIEW BOARD OF THE CITY OF PACIFIC GROVE:

1. The Board determines that each of the Findings set forth above is true and correct, and by this reference incorporates those Findings as an integral part of this Permit.
2. The Board authorizes Approval of AP and HPP 14-526 to allow the removal of sheet asbestos shingles and replace with board and batten exterior wall cladding. To allow the demolition of a deteriorated detached two-car garage on the north side of the parcel and construct a new 440sf garage on the property and relief from setback requirements for the garage due to the property's listing on the HRI.
3. This permit shall become effective upon the expiration of the 10-day appeal period.
4. This permit shall not take effect until the owner acknowledges and agrees to all terms and conditions and agrees to conform to and comply with those terms and conditions.

Passed and adopted at a regular meeting of the Architectural Review Board of the City of Pacific Grove on the 13th day of May, 2014, by the following vote:

AYES:

NOES: None

ABSENT:

APPROVED:

Jim McCord, Chair

The undersigned hereby acknowledge and agree to the approved terms and conditions, and agree to fully conform to, and comply with, said terms and conditions.

Bob Gruber, Owner

Date



CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

T :: 831.648.3190 • F :: 831.648.3184 • www.ci.pg.ca.us/cdd

NOTICE OF EXEMPTION FROM CEQA

8.a

Property Address/Location: 513 Congress Ave., Pacific Grove, CA 93950

Project Description: Architectural Permit AP14-526

Description: New garage and new siding for a historic home.

APN: 006-465-010

ZC: R-1 GP: MDR 17.4 SU/AC Lot Size: 3,600sf

Applicant Name: Daryl Hawkins, AIA, JHW Architects, INC Phone #: 831-649-1701

Mailing Address: 2400 Garden Rd, Suite C, Monterey, CA 93940

Email Address: daryl@jhwarch.com

Public Agency Approving Project: City of Pacific Grove, Monterey County, California

Exempt Status (Check One) :

- Ministerial (Sec. 21080(b)(1):15268))
- Declared Emergency (Sec. 21080(b)(3): 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- Categorical Exemption

Type and Section Number: Section 15331 Class 31 Categorical Exemption

Statutory Exemptions

Type and Section Number: _____

- Other: _____

Exemption Findings:

The project proposes to demo a deteriorated garage on the City's Historic Resources Inventory and rebuild a garage consistent with the Secretary of the Interior Standards.

Contact Laurel O'Halloran, Assistant Planner Contact Phone: (831) 648-3127

Signature: *Laurel O'Halloran* Date: 10-10-14

KENT L. SEAVEY

8.a

310 LIGHTHOUSE AVENUE
PACIFIC GROVE, CALIFORNIA 93950
(831)375-8739

September 1, 2014

Mr. Bob Gruber
P.O. Box 51785
Pacific Grove, CA 93955

Dear Mr. Gruber:

Introduction:

This Focused Phase II Review has been prepared on behalf of Mr. Bob Gruber, as part of an application to remove sheet asbestos shingles from his residential property at 513 Congress Ave. (APN# 006-465-010, and replace with a board-and-batten exterior wall cladding. The proponent also wants to demolish a deteriorated, detached two-car garage on the north side of the parcel and construct a new, code compliant, wood-frame garage on the property (see photos and plans & drawings provided).

The function of the review is to assess the project for consistency of the proposed alteration with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

The Secretary of the Interior's Standards for the Treatment of Historic Properties identify four primary treatment approaches to historic buildings. They are Restoration, Preservation, Reconstruction and Rehabilitation. Rehabilitation would be the recommended standard for treatment on 513 Congress Avenue.

Rehabilitation is defined as the act or process of making a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

The Secretary's Standards encourages "placing a new addition on a non-character-defining elevation." and locating alterations to historic properties in areas where previous alterations already exist.

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."

Historical Background & Description:

The subject property, is an altered c. 1905 example of Vernacular architecture. As modified c. 1922, It falls under the Pacific Grove Comes of Age (1903-1926) classification of themes in the 2011 Pacific Grove Historic Context Statement. It appears that it was listed for its architectural design. Its original owner, Eldridge Clayton Buffum owned a local meat market, and speculated in real estate. His younger brother, Holland Clement Buffum was a carpenter, and may have constructed the original building envelope (see documentation provided).

It is a one-and-one-half-story, wood-framed residence, irregular in plan, resting on a concrete foundation. The existing exterior wall cladding is in asbestos shingle, added c. 1950. As originally constructed c. 1905 it was single wall board-and-batten construction with a partial-width cutaway porch on the SW corner of the residence.

According to PGBP # 1082, issued to a Ms. Lewis, the exterior wall cladding was changed to wood shingles, with a one-story addition along the rear (east), and west side elevations of the building envelope. It appears that the former attic was converted to living space at this time, with windows added to the north and south side-elevations and a small, shed-roofed roof dormer constructed on the west facing facade. This is suggested by a comparison of the building footprint on the 1914 and 1926 Sanborn fire insurance maps of Pacific Grove, as no further permits for the conversion were found in the Pacific Grove building files (see maps provided).

The original side-gabled roof has slightly overhanging eaves. The c. 1922 addition to the rear is shed-roofed. There is one, exterior eave wall brick chimney present. It is located toward the facade on the west side-elevation. All roof covering is composition shingles, added in 2000.

Fenestration is irregular, with a series of small, single-light bay windows with shed roofed hoods running around the ground floor of the building envelope. Some are multi-paned and one, on the north side of the west facing facade is an aluminum slider. There are one or two multi-paned wood casement type windows on the side elevations.

There is a fixed, banked window in the roof apex on the west side-elevation (see photos provided).

The residence is sited on the east side of Congress Ave., at the edge of the sidewalk, in a residential neighborhood of one and two-story homes and apartment units of varying ages, sizes and styles.

Character defining features include the side-gabled plan; cutaway porch; series of small, bay windows with shed-roofed hoods; exterior brick chimney and the shed-roofed dormer on the front (west) roof plane.

The deteriorated wood-framed garage, proposed for demolition and rebuilding, was originally constructed in 1933 (PGBP# 854) and was near the NW corner of the parcel. It was a front gable type, clad in wood shingles. It was moved back on the parcel, toward the NE corner, and expanded one bay in 1937 (PGBP#1152). The feature is encroaching on the side and rear yard setbacks (see photo and plans & drawings provided)

Evaluation:

The proponents propose to replace the existing asbestos shingle siding with a board-and-batten wall cladding, and replace the existing non code compliant deteriorated garage with a new code conforming garage (see photos and plans & drawings provided). The proposed treatment appears to be consistent with the Secretary's Standards for Rehabilitation, under Standard #9, that calls for any new work to be differentiated from the old, but compatible with the character of the resource to protect the integrity of the property and its environment (see copy of the Rehabilitation Standards provided).

Impacts of the Proposed Project:

The exterior of the house proposed for recladding has been altered,, by a non character-defining wall covering. Its replacement with board-and-batten wood siding will be more consistent with the original character of the residence and will remove potentially toxic materials from the building envelope.

The new garage will be designed consistent with both Standards #9 & #10, to differentiate the new construction from the original, and that if removed in future, the historic property and its environment will be preserved (see copy of the Secretary's Rehabilitation Standards provided).

The proposed work on the subject property will be executed consistent with the Secretary's Standards for Rehabilitation, with the least possible loss of historic material so that the remaining character-defining features of the historic resource will not be obscured, damaged or destroyed. As noted above, the proposed alterations and additions are reversible. As proposed the new work will not cause a significant change to the historic building and will not create a significant adverse effect on the environment.

Mitigation:

The proposed project is in conformance with the *Secretary of the Interior's Standards for the treatment of Historic Properties* under the standard for Rehabilitation. No mitigation is needed for this project.

Respectfully Submitted,

A handwritten signature in black ink that reads "Kent S. Seaver". The signature is written in a cursive style with a large, prominent initial "K".

513 Congress Avenue-Pacific Grove



Photo #1. Looking east at the west facing facade,
August, 2014.



Photo #2. Looking SE at the north side & front
elevations. August, 2014.

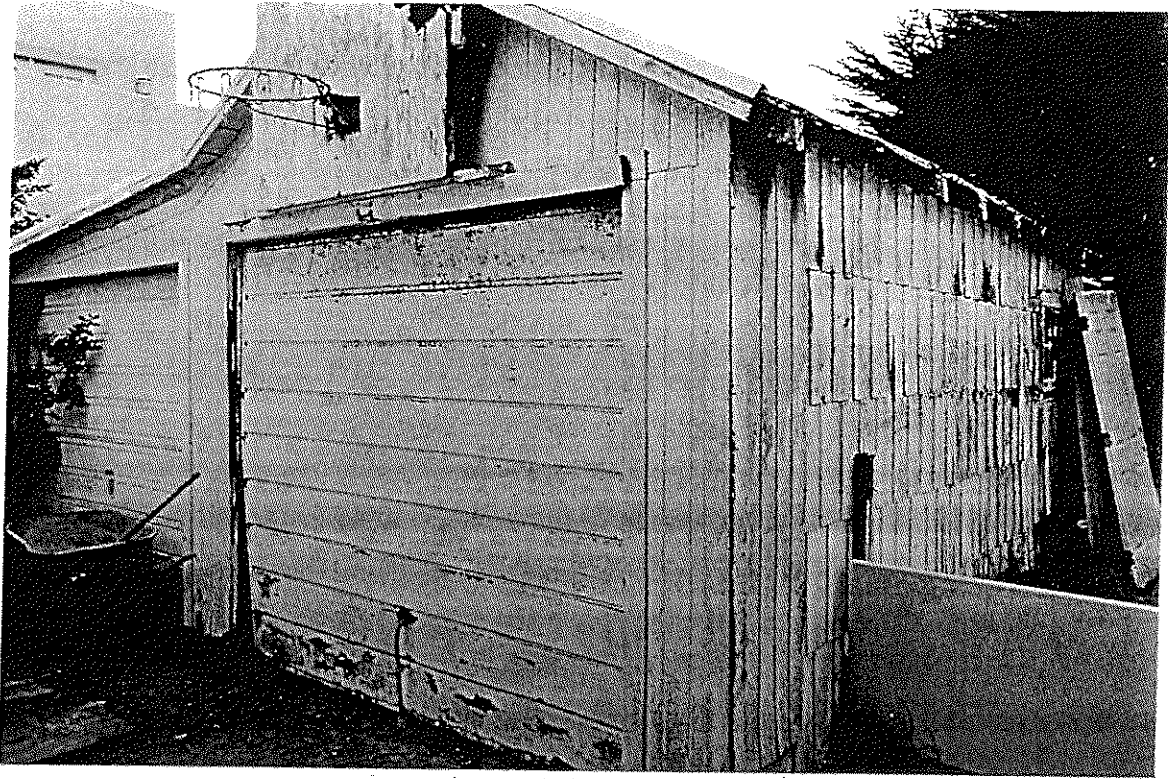


Photo #3. Looking NE at the 1937 moved & modified garage, August, 2014.

513 Congress
 3rd Addition Block 99 lots 11+13
 On 1905 Sanborn

| | | | |
|------------------|------|----------------|-------------|
| First Assessment | 1907 | \$160 | E.C. Buffum |
| | 1908 | 160 | |
| | 1909 | 160 | |
| | 1910 | | |
| | 1911 | 160 | |
| | 1912 | 190 | |

Eldridge Clayton Buffum born 1851
 and Holland Clement Buffum born 1859
 Both associated with Meats Market
 on Lighthouse

H.C. Buffum was first owner
 of 720 Grove (Sea Star) 1887

H.C. Buffum was first owner
 of 247 Granite 1907

H.C. Buffum in 1926 owned 513 Congress

Blocks 99 Lots 11, 13

57th Congress

3rd ^{8.a} Addition

| | | |
|------|-------------|-----|
| 1901 | E.C. Buffum | 160 |
| 1908 | | 160 |
| 1909 | | 160 |
| 1910 | | |
| 1911 | | 190 |
| 1912 | | 190 |

In complete

| | | |
|------|-------------|-----|
| 1926 | H.C. Buffum | 150 |
|------|-------------|-----|

H.C.
Holland Clement Buffum

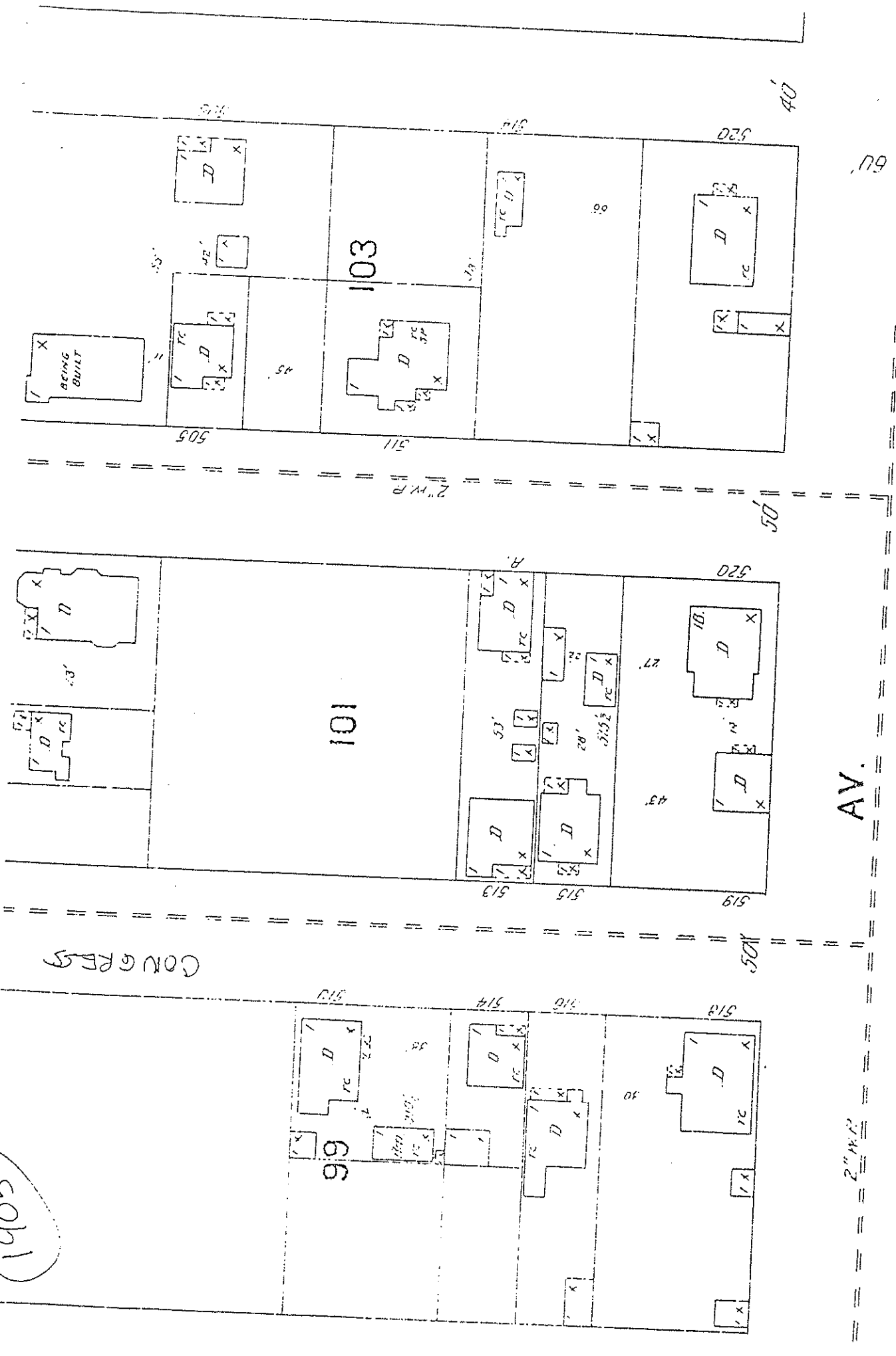
E.C.
Eldridge Clayton Buffum

Buffum, Holland Clement

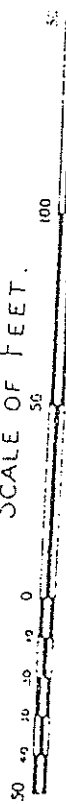
Pacific Grove High Tide CA Sep 12, 1939

H.C. Buffum Dies At His Home Here

Holland Clement Buffum, for 35 years a resident of Pacific Grove, died at his home on Grove street last Saturday. He followed the trade of carpenter for many years but was retired at the time of his death. His brother, E.C. Buffum, who was a butcher by trade, died here about three years ago. Mr. Buffum was widowed and leaves no survivors in his immediate family. A few distant relatives are living in other parts of the country. Funeral services were held Monday afternoon from the Paul Mortuary chapel. Rev. W.J. Peters, retired Methodist minister, presiding. Interment was in El Carmelo cemetery.

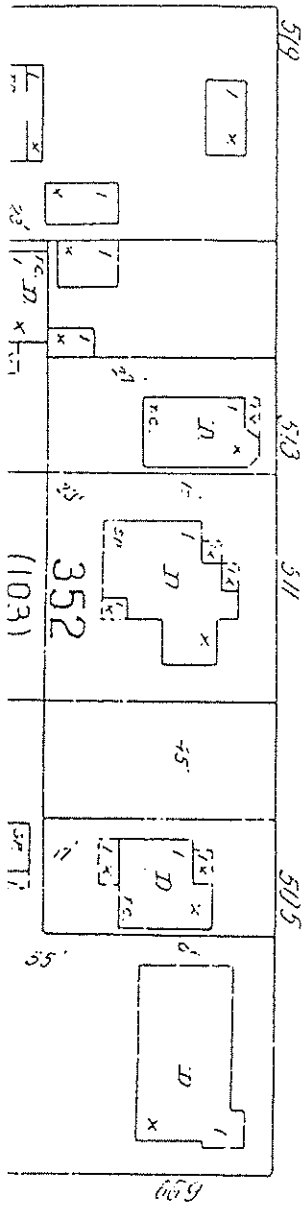


SCALE OF FEET.

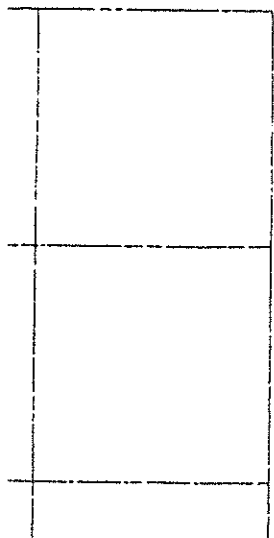


(1905)

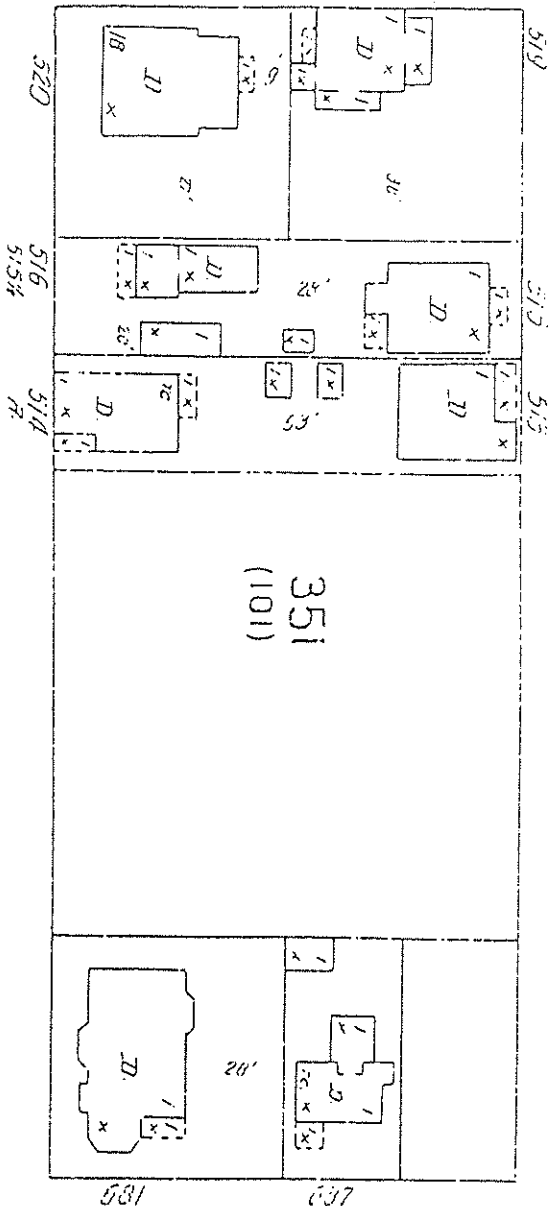
PERO



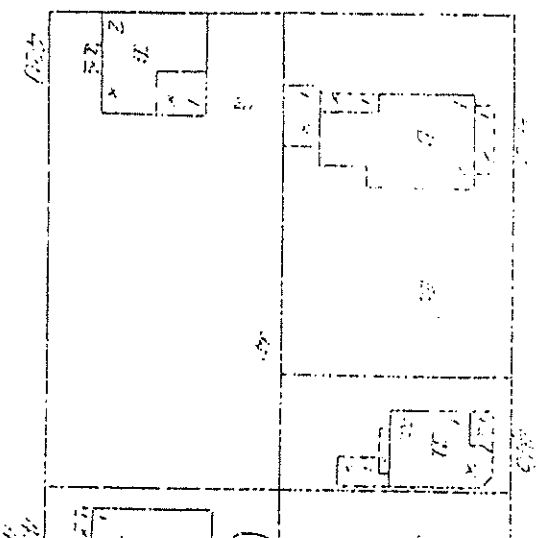
W



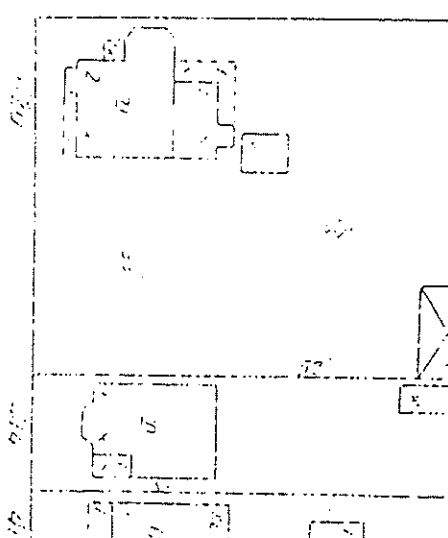
50'



PARK



CONGRESS



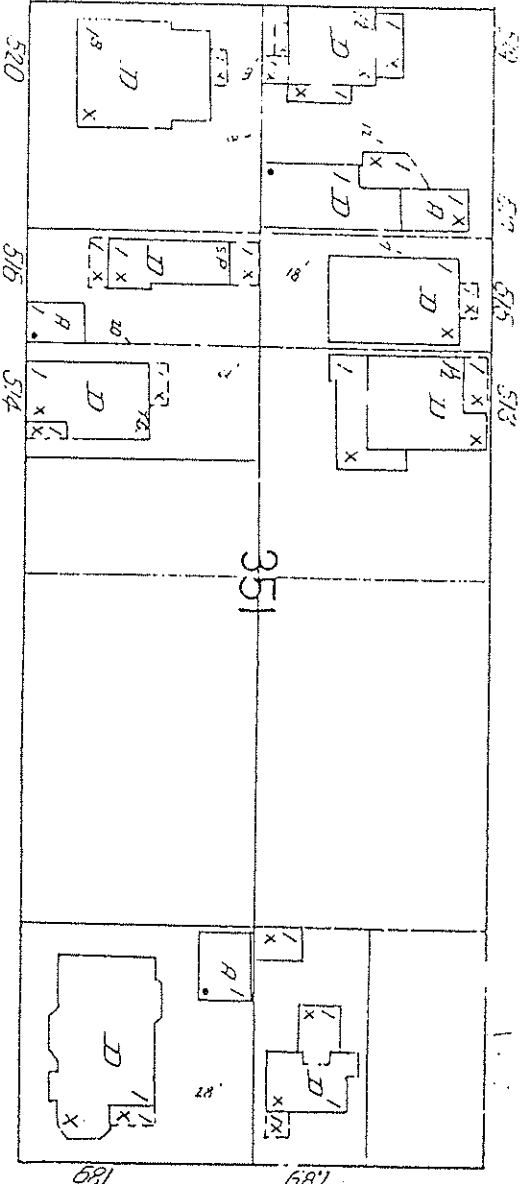
1996
13-4

JUNIPERO

AV.

2' W.P.

519

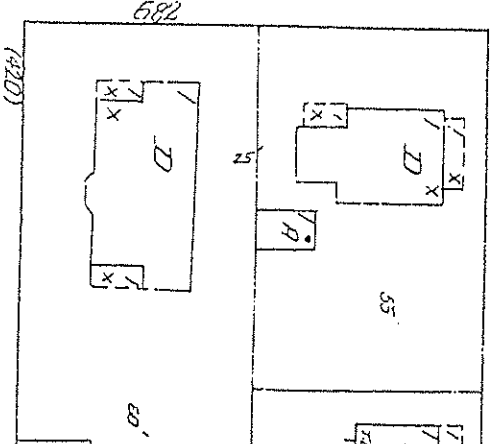


SPRUCE

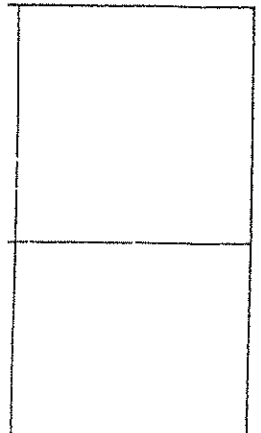
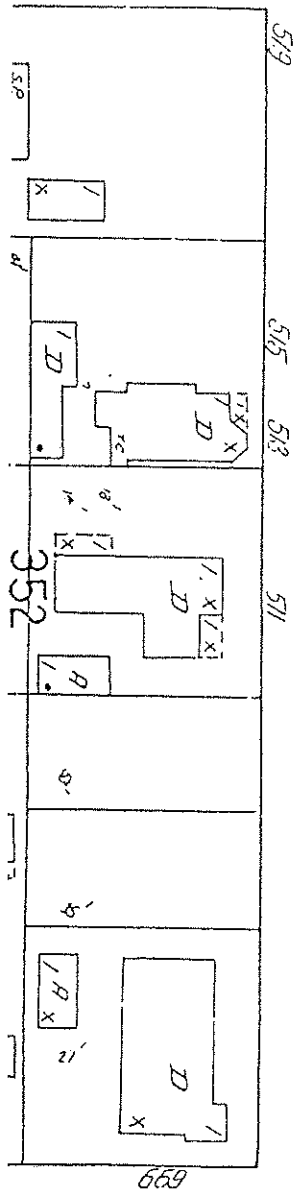
AV.

2' W.P.

PARK



CONGRE



BLOCK 99 [Third Addition] P.G.
 ABSTRACT OF TITLE

| OWNER | LOT | ADDRESS & STREET | DEED DATE | REMARKS |
|--|---|--|----------------------|---|
| D.A. HAYES et. ux. to CYNTHIA MUNSON | 1 3 5 | | 5-13-93 | |
| CASILIA A. GALL CHARLES G. GALL | 1 2 3 4 | 703 Spruce Ave. | 2-10-08 3-23-20 | |
| MRS. CYNTHIA MUNSON to ARTHUR H. BRIGGS | 2 4 6 | 506 Congress Ave. | 5-13-93 | |
| MRS. G.R. ROTH M.C. ROTH | 5* 6 7 8[N $\frac{1}{2}$] | | 9-30-07 1-24-10 | GERTRUDE HINCHMAN b. Alameda m. MYRON CLARK ROTH b. 1863 Illinois d. 1927 "ROTH & CONEY" |
| LUCRETIA WATSON TAYLOR or E.L. WATSON | 7[S $\frac{1}{2}$], 8[N $\frac{1}{2}$], 9 10 | | --- | |
| B. GRANT TAYLOR | 7[S $\frac{1}{2}$] 8[S $\frac{1}{2}$], 9 10 | 509 Cypress 510 Cypress Ave. | 11-28-17 12-13-13 | |
| ALEXANDER HEWITSON | 7[S $\frac{1}{2}$] 9 10 | | 3-17-21 [3-18-24] | |
| E.C. BUFFUM | 11 13 | | --- | ELDRIDGE CLAYTON B. b. 1851 New Hamp. m. LILA COMPTON d. 1926 |
| H.C. BUFFUM | 11, 13 | | 10-23-24 | HOLLAND CLEMENT B. b. 1859 New Hamp. d. 1930 MEAT MARKET |
| WILLIAM & MARTHA WILLIS | 12 | | --- | |
| WILLIAM MAIN | 12 14 | 512 Congress Ave. 514 Congress Ave. | 7-9-20 | |
| RICHARD NOALL | 14 | | --- | |
| P.I. COMPANY to JENNY W. STRONG | 15-20 | | 9-13-87 | STRONG of S.F. |
| GEORGE E. CLINGMAN JENNIE W. STRONG to MRS. E.W. BROWN | 15-20 18, 20 | | 8-12-09 8-3-89 | |
| JOSEPH F. MATTOS | 15 16 | 516 Congress Ave. | 1-11-26 | |
| ADDENDUM* JENNIE W. STRONG | 5-10 | | 8-17-88 | |

Polk's Directory 1926

BEST

Greene Stables

Jumpers and
4th Ave.
Phone 31
Res. Phone
165-W

Gentle Saddle Horses

for Hire

Special Care With Ladies and Children

Riding

Lessons

Given

Also

Boarding

CARMEL

AUTHORIZED REPAIRERS

343 Main St. Phone 914
300 (1926) R. L. FOLK & CO'S, OF CALIFORNIA

- Learned Meriam E clk r664 Laurel av
- Leary Dani J (Eudora C) colr h143 8th
- Leash Jas r811 Spruce av
- LeBourveau Frank h311 7th
- Lee Benj A (Henrietta) real est h105 Fountain av
- Lee Edw M (Charlotte) plstr h618 Lobos av
- Lee Hamilton Rev (Kate) h732 Forest av
- Lee Milroy G (Addie) carp h841 Bay View av
- Lee Roger K slsmn Holman's r104 Fountain av
- Lee Saml L (Alma) h864 Lighthouse av
- Lee Thos H electn Pacific Grove Garage r Del Monte
- Lee Wm E (Kath) electn h172 16th
- Leek Nellie Mrs clk P O r845 Lighthouse av
- Leese Della E Mrs h219 19th
- Leese Grace E nurse 219 19th
- Lefler Peter (Nellie) h236 Willow
- Leibe Clarice tchr Pub Sch r729 Pine
- Leightner J W r568 Lighthouse av
- Leinbach Albert B (Hazel) whsemn h507 Lighthouse av
- Leinbach Birdenia Mrs h156 Monterey av
- Lenare Tony (Frances) lab h517 2d
- Lent Dorothy tchr Pub Sch r El Carmelo Inn
- Leonard Cath Mrs r132 Langford av
- LePage Patk clk r520 12th
- Leslie Edith Mrs h156 19th
- Leslie Jessie J tchr r409 Cedar
- Leslie John h409 Cedar
- Leslie John R (Fay) driver h314 3d
- Leslie Lawrence (May) h519 Forest av
- Lewis Daisy Mrs h513 Congress
- Lewis Edw B (Isabel) jwlr 594 Lighthouse av r Del Monte Grove
- Lewis Eliz art gds 501 Lighthouse av
- Lewis Fred E (Ethel) driver h310 Lighthouse av
- Lewis Geo M (Ora E) cond h141 15th
- Lewis L J h121 14th
- Lewis Mary r513 Congress
- Lewis Ruth Mrs slsdy Holman's h152 12th
- Lewellyn Freeman r381 Central av
- Liddy Jas E (Emma) h414 Monterey av
- Lindgren Chas h882 Bay View av
- Lingscheid R Fred h229 Lobos av
- Little Antoinette Mrs h156 8th
- Littlejohn Geraldine r211 Laurel av

PACIFIC GROVE DIRECTORY (1926)

- Lloyd Etta B sec Board of Museum Trustees h563 Light-house av
- Lobdell Geo L Rev (Eugenia) pastor Christian Ch h119 12th
- Locke Geo h111 10th
- Loefer Thos H (Blanche) lab h108 14th
- Long Bertha Indrywkr r667 Ocean View blvd
- LONG EDWIN E (Emma C), Druggist (Monterey), h216 Willow**
- Long Harold C Indrywkr r667 Ocean View blvd
- Lonigan Geo W h138 Pacific av
- Lonigan Willis M r138 Pacific av
- Lopes Jos (Maria) creamerywkr h321 5th
- Lopes Manuel S lab h114 19th
- Lopez Antone lab h523 2d
- Loud Warren S fish pkr r555 Asilomar
- Loughran John (Mary) cannerywkr h308 Willow
- Love Frank P r134 17th
- Loveday Julia L r944 Bay View av
- Love Lyman (Adela) carp h663 Laurel av
- Lowell Mary E Mrs h426 Laurel av
- Lowell Myrna F tchr r426 Laurel av
- Lown A J Mrs clk r306 Wood
- Lown Israel carp h412 Willow
- Lown May H r412 Willow
- Luce Edw P r41 Asilomar blvd
- Leers Winifred Mrs clk A W Roberts h208 15th
- Lendy John H (Adelaide) locksmith 210 Grand av r515 Congress av
- Lynch Frank (Mary) linemn r570 Park pl
- Lyon Alice J Mrs h523 Hillcrest av
- Lyon Grace clk r929 Fountain av
- Lyon Harry r523 Hillcrest av
- Lyon Lawrence H (Diawillis) h929 Fountain av
- McAdam Frank (Franklin) r112 17th
- McAnaney Dani R cement contr h234 4th
- McAnaney Donald D (Dorothy) carp h850 Spruce av
- McCall A h411 Carmel av
- McCann Mary Mrs tchr r703 Spruce av
- McCann Robt J (Mary) h703 Spruce av
- McCaskey W S Mrs h409 Ocean View av
- McClellan Clayton (Mannie) carp h581 Pine av
- McClurg Carl carp r743 Laurel av
- McClurg Homer (Adda) carp h743 Laurel av

C. N. THORUP CO. Phone

General Teaming F. M. MINICK Public Warehouse

Plum Contra Wedge Stoves Ran. Paints, Hard 50 Lighth AVE

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy 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.
10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



PBMC 23.76.090

Exceptions: single-story detached garages with no identified historic, cultural or architectural value, as determined by the CAD Director, shall be exempt from applying for a historic demolition permit.

OK to demolish as
Building Official
determined using
use determined.
Ok. S. McTeague
6/9/14

Laurel O'Halloran

Subject: FW: 513 Congress

From: John Kuehl [mailto:kuehl@monterey.org]
Sent: Wednesday, June 04, 2014 11:04 AM
To: Laurel O'Halloran
Subject: Re: 513 Congress

I did complete an inspection and found the garage to be damaged beyond repair.

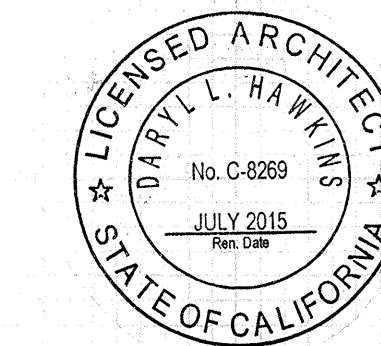
On Mon, Jun 2, 2014 at 10:39 AM, Laurel O'Halloran <lohalloran@ci.pg.ca.us> wrote:

John,

Who should I request to do an inspection of the garage at 513 Congress to determine if it is too deteriorated to repair?

--

John Kuehl CBO
Chief of Inspection Services/Building Official
580 Pacific St
Monterey, CA 93940
kuehl@monterey.org
831-646-5642



PROJECTOWNER

**UPGRADES TO
EXISTING RESIDENCE
FOR**

BOB GRUBER
513 CONGRESS AVE
PACIFIC GROVE,
CA 93950

AP# 006-465-010

DRAWN BY D. HAWKINS
PRINT DATE
DRAWING DATE 10/4/2014
DATE ISSUED FOR CONSTRUCTION

REVISIONS

SHEET TITLE

**SITE PLAN
FLOOR PLAN**

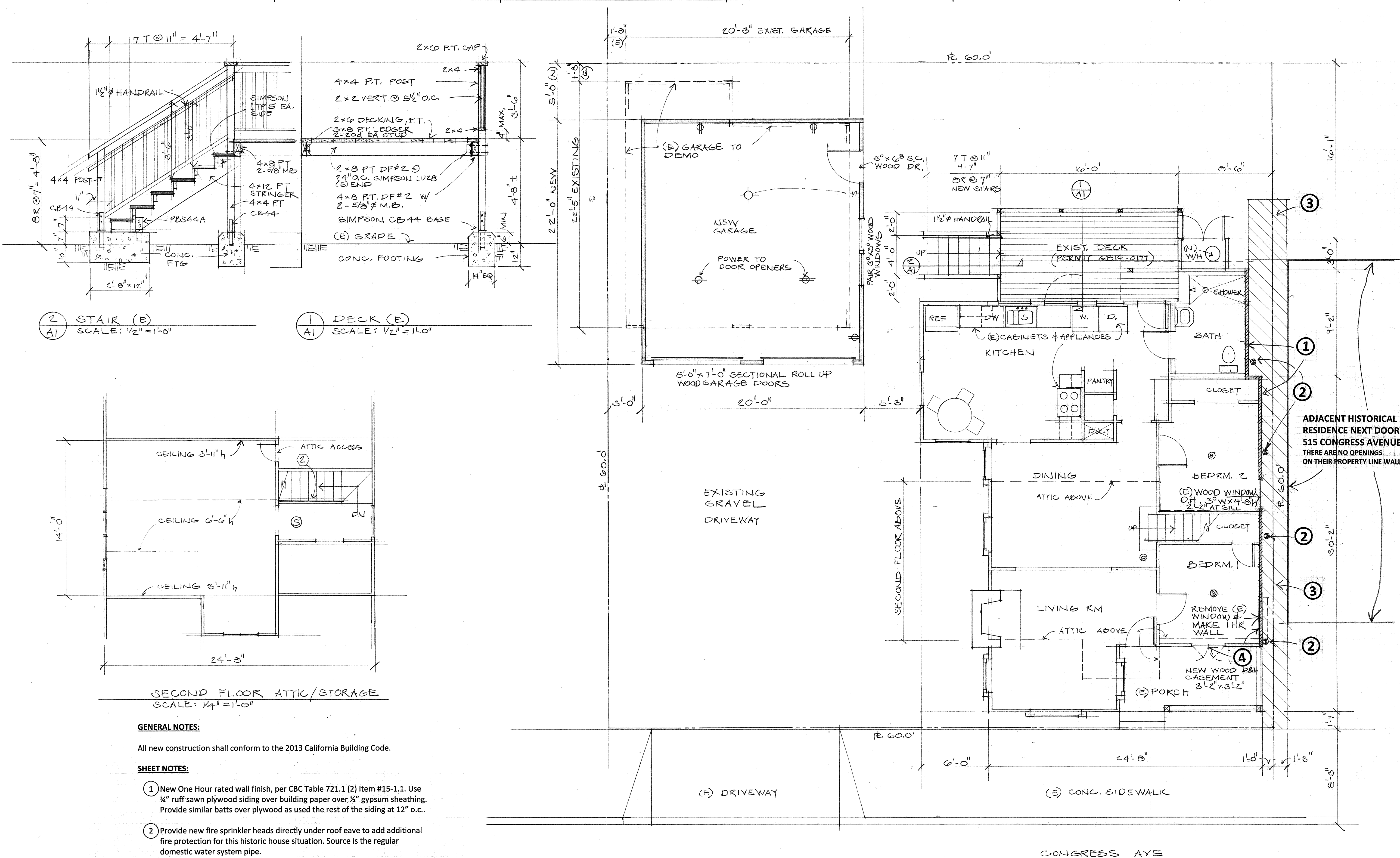
SHEET NUMBER

SHEET #

A-1

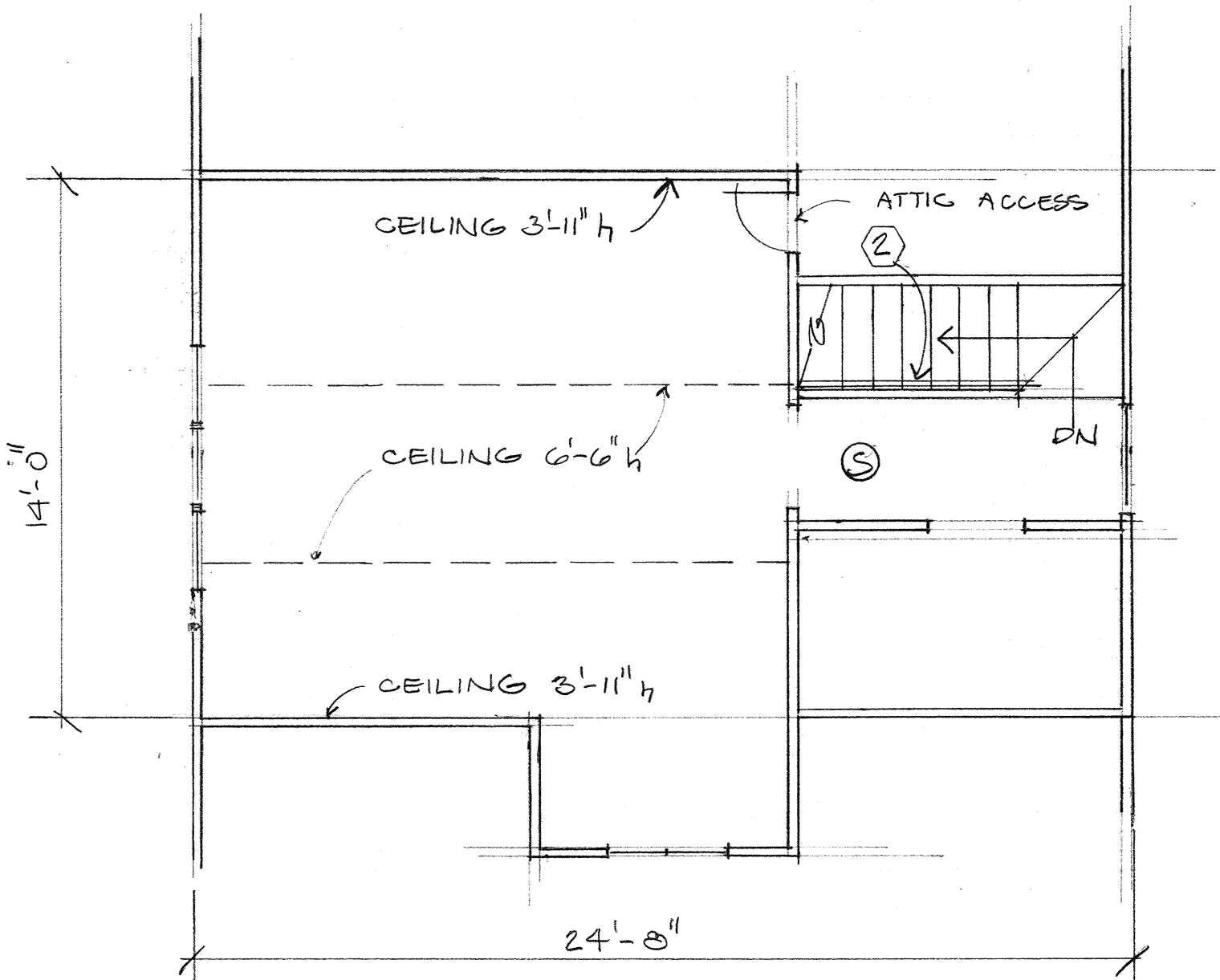
OF 2

THE USE OF THESE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED, AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT, AND VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



2 STAIR (E)
SCALE: 1/2" = 1'-0"

1 DECK (E)
SCALE: 1/2" = 1'-0"



SECOND FLOOR ATTIC/STORAGE
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

All new construction shall conform to the 2013 California Building Code.

SHEET NOTES:

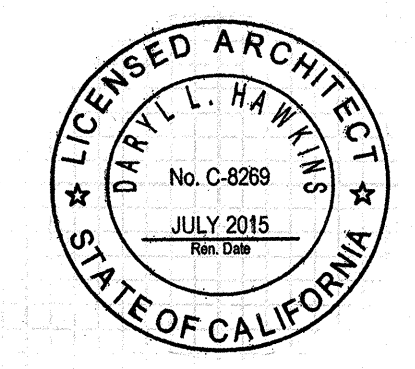
- 1 New One Hour rated wall finish, per CBC Table 721.1 (2) Item #15-1.1. Use 3/4" ruff sawn plywood siding over building paper over 1/2" gypsum sheathing. Provide similar batts over plywood as used the rest of the siding at 12" o.c.
- 2 Provide new fire sprinkler heads directly under roof eave to add additional fire protection for this historic house situation. Source is the regular domestic water system pipe.
- 3 Prior to the Building Permit being issued, a Deed shall be recorded with the County of Monterey that provides equal access to the 2'-3" space between these two historic residences at 513 and 515 Congress Avenue for both fire egress, access, and building maintenance. This shall extend to both ends unobstructed at all times for emergency egress. Rebuild fences at both ends to allow this access.
- 4 Close off existing window to the side property line and enclose as noted to a one hour rated wall. Provide a new window in front to the porch as a 3'-2" x 3'-2" double casement wood window for emergency egress. Sill height at the bottom of the clear window opening shall be no more than 44" above the floor.

SCOPE OF WORK:

1. REMOVE EXISTING ASBESTOS CEMENT SIDING AND WOOD SHINGLES WHICH WERE ADDED TO THE ORIGINAL 1905 SINGLE WALL CONSTRUCTION.
2. PROVIDE NEW 5/8" RUFF SAWN PLYWOOD SIDING OVER THE ORIGINAL WALLS WITH BATTES AT 12" O.C.
3. AT SOUTH PROPERTY LINE WALL WITH 12" SETBACK PROVIDE ONE HOUR RATED WALL AS NOTED, AND ADD 4 FIRE SPRINKLER HEADS JUST BELOW THE ROOF EAVE FOR ADDITIONAL PROTECTION.
4. REMOVE FRONT BEDROOM WINDOW ON RATED WALL AND REPLACE EXIT WINDOW TO FRONT PORCH.
5. PROVIDE RECORDED DEED THAT ALLOWS EXIT AND MAINTENANCE ACCESS SPACE BETWEEN THE 2'-3" MINIMAL SPACE BETWEEN THESE TWO HISTORIC HOUSES.
6. REMOVE EXISTING GARAGE WHICH HAS BEEN INSPECTED AND FOUND NOT WORTH SAVING AND REPLACE WITH NEW GARAGE AS SHOWN.

SITE & FLOOR PLAN
SCALE: 1/4" = 1'-0"

| | |
|---------------|------------------------|
| SITE AREA | 3,600 S.F. |
| RESIDENCE (E) | |
| 1ST FL | 1,012 S.F. |
| 2ND FL | (347 S.F.) NOT COUNTED |
| GARAGE (NEW) | 440 S.F. |
| TOTAL | 1,452 S.F. 40.3% |
| NEW DECK | 128 S.F. |



PROJECT/OWNER

**UPGRADES TO
EXISTING RESIDENCE
FOR**

**BOB GRUBER
513 CONGRESS AVE
PACIFIC GROVE,
CA 93950**

AP# 006-465-010

DRAWN BY D HAWKINS
PRINT DATE
DRAWING DATE 10/4/2014
DATE ISSUED FOR CONSTRUCTION

REVISIONS

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

SHEET #

A-2

OF 2

THE USE OF THESE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED, AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. RE-USE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT, AND VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

