

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

\$ PAID
2363.00

Project Permit(s) & Fees (Staff to Complete)			App. #:
Permit:	Fee:	Multiple Permit Discount:	<u>AP/HPP 13-406</u>
<u>ARB/HRI</u>	<u>2363.</u>		Date: <u>12/18/14</u>
<u>HPP</u>	<u>901.</u>		Received By: <u>M. Foster</u>
			Total Fee: <u>\$3266</u>

Project/Property Information	
Project Address:	<u>215 LOBOS STREET</u> APN: <u>006-316-009</u>
Lot: <u>10' LOTS + 7#9</u> Block: <u>53</u> Tract: <u>PACIFIC GROVE ADN 2</u>	
ZC: <u>R1</u> GP: <u>HDR 29.0 DU/AG</u> Lot Size: <u>4200 SF</u>	
Project Description:	<u>ADDITION TO A C. 1905 SINGLE FAMILY DWELLING INCLUDING EXPANDED GARAGE, LINK TO ORIGINAL STRUCTURE & MASTER BEDROOM</u>
Applicant Name:	<u>JAMES D. McCORD AIA</u> Phone #: <u>831 375 7800</u>
Mailing Address:	<u>503 WAVE STREET, MONTEREY, CA 93940</u>
Email Address:	<u>JIM @ HISTORICARCHITECT.COM</u>
	<input type="checkbox"/> Do you prefer to be contacted by email?
Owner Name:	<u>FRANK MAYER & SHERRI GOERING</u> Phone #: <u>970 749 0770</u>
Mailing Address:	<u>823 EAGLE PASS, DURANGO, CO 81301-9434</u>
Email Address:	<u>FMAYER @ DURANGOURLOGY.COM</u>
	<input type="checkbox"/> Do you prefer to be contacted by email?

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"/> TP: Tree Permit w/o Dev't	<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	Review Authority	Does the property have?	Is the property within?
<input type="checkbox"/> Cat. Exempt, Class:	<input type="checkbox"/> Staff <input type="checkbox"/> NRC	<input type="checkbox"/> Active Planning Permit	<input type="checkbox"/> ASA: Archaeologically Sensitive Area ¹
<input type="checkbox"/> ND: Negative Declaration	<input type="checkbox"/> ZA <input type="checkbox"/> HRC	<input type="checkbox"/> Active Building Permit	<input type="checkbox"/> CZ: Coastal Zone ²
<input type="checkbox"/> MND: Mitigated ND	<input type="checkbox"/> SPRC <input type="checkbox"/> PC	<input type="checkbox"/> Active Code Violation	<input type="checkbox"/> ASBS: Drainage into ASBS Watershed
<input type="checkbox"/> EIR: Environmental Impact Report	<input type="checkbox"/> ARB <input type="checkbox"/> CC		<input type="checkbox"/> HRI: Historic Resources Inventory ^{3,4}
			<input type="checkbox"/> BP: Butterfly Preserve Buffer

1. If proposed work will require any ground disturbance, a Preliminary Archaeological Reconnaissance shall be required if one has not been already prepared for the subject property. Speak to a planner to see if a report is on file.
2. Projects in the Coastal Zone will require California Coastal Commission approval after City discretionary permit approval.
3. If a building has an undetermined historic status, an Initial Historic Screening (IHS), Historic Determination (HD), or Historic Assessment may be required prior to, or concurrent with, development permit application submittal. Speak to a planner for more details.
4. Unpermitted work conducted on HRI structures may have penalties levied on the subject property pursuant to PGMC §23.76.130.



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Permit & Request Application

App. # _____

Site Conditions (Check all that apply)

<p>Current Use:</p> <input type="checkbox"/> Vacant lot <input checked="" type="checkbox"/> Single-Family Res. <input type="checkbox"/> Duplex <input type="checkbox"/> Triplex <input type="checkbox"/> Multi-Family Res. <input type="checkbox"/> Mobile Home	<input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Mixed-Use <input type="checkbox"/> Visitor-Comm. <input type="checkbox"/> Open Space <input type="checkbox"/> Other	<p>Adjacent to:</p> <input type="checkbox"/> Public Park <input type="checkbox"/> Open Space <input type="checkbox"/> Public Trail <input type="checkbox"/> Golf Course <input type="checkbox"/> School <input type="checkbox"/> Alley (≤16')	<p>Contains:</p> <input type="checkbox"/> 2 nd Unit <input type="checkbox"/> Easements <input type="checkbox"/> Above Ground Utilities <input type="checkbox"/> Below Ground Utilities	<p>Parcel is:</p> <input type="checkbox"/> Corner Lot <input type="checkbox"/> Through Lot <input type="checkbox"/> Non-Conforming Size
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Property Features (Check all that apply)

<input type="checkbox"/> Accessory Structure ≥70 SF (Category 1) <input type="checkbox"/> Accessory Structure <70 SF (Category 2) <input type="checkbox"/> Accessory Structure, portable/built in hot-tub (Category 3) <input type="checkbox"/> Plumbing in any of the above accessory structures? <input checked="" type="checkbox"/> Covered Parking Spaces <input checked="" type="checkbox"/> Uncovered Parking Spaces <input type="checkbox"/> Fence, hedge, or other visual obstruction	<input type="checkbox"/> 0 <input type="checkbox"/> 1 <input type="checkbox"/> 2* <input type="checkbox"/> 0 <input type="checkbox"/> 1 <input type="checkbox"/> 2* <input type="checkbox"/> 0 <input type="checkbox"/> 1 <input type="checkbox"/> 2* <input type="checkbox"/> 0 <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2+ <input type="checkbox"/> 0 <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2+ <input type="checkbox"/> ≤3' <input type="checkbox"/> ≤4' <input checked="" type="checkbox"/> ≤6' <input type="checkbox"/> >6'	Does this meet the parking standards? Y/N Does this meet the parking standards? Y/N *UP or AUP may be required
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Water (Check all that apply)

Site Has Known Drainage or Percolation Issues Water Credits Have Been Determined

Existing Non-Conformities (Check all that apply)

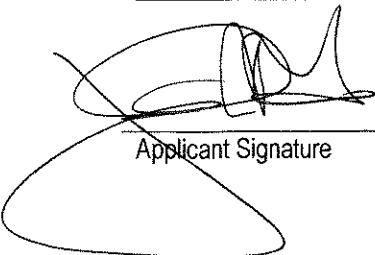
<input checked="" type="checkbox"/> Yard Setbacks <input type="checkbox"/> Building Coverage <input type="checkbox"/> Site Coverage <input type="checkbox"/> Floor Area	<input type="checkbox"/> Building Site Area <input checked="" type="checkbox"/> Max. Height <input type="checkbox"/> Parking Spaces <input type="checkbox"/> Other	Explain: E. RESIDENCE PROJECTS INTO FRONT SETBACK AND IS OVER 25' TALL, GARAGE INTO SIDE & REAR S.B. & KITCH INTO REAR S.B.
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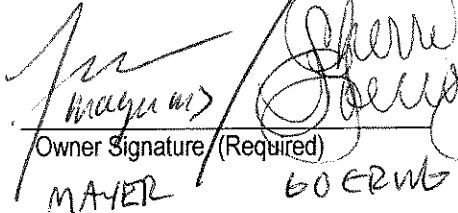
Project Features (Check all that apply)

<input type="checkbox"/> New Single Family Dwelling <input type="checkbox"/> Alteration or Addition to Existing Single Family Dwelling – Minor Is it Visually <input type="checkbox"/> Significant/ <input type="checkbox"/> Insignificant? <input checked="" type="checkbox"/> Alteration or Addition to Existing Single Family Dwelling – Major <input type="checkbox"/> New Detached Accessory Structure – Class <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> Alteration or Addition to Existing Accessory Structure – Minor Is it Visually <input type="checkbox"/> Significant/ <input type="checkbox"/> Insignificant? <input type="checkbox"/> Alteration or Addition to Existing Accessory Structure - Major <input checked="" type="checkbox"/> Creation or Expansion of a Second Story <input type="checkbox"/> Alteration or Addition to Existing Second Unit	<input type="checkbox"/> New Non-Residential Use <input type="checkbox"/> Modify Existing Use <input type="checkbox"/> Expand Existing Use/Addition to Commercial Facility <input type="checkbox"/> Additional Parking Required/Proposed <input type="checkbox"/> Home Business Request <input type="checkbox"/> New or Modifications to Easements (public or private) <input type="checkbox"/> New or Modifications to above Ground Utilities (public or private) <input type="checkbox"/> Requires Additional Water Beyond Existing Onsite Credits <input type="checkbox"/> Tree Removal/Trimming <input type="checkbox"/> Exterior Modification(s): windows, doors, garage door, lighting, porch, etc.
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NOTE TO APPLICANT – The filing fee and materials related to the project must accompany this application. Please consult with a planner regarding submittal requirements. Items 1-8 on the submittal requirements checklist are the minimum requirements for all submittals, unless noted as not applicable to the project. If applicable items are not included in your initial application, you may receive a notice of incomplete application within 15-30 days of submittal.

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. If the owner is not available for signature, written/electronic and signed verification from the owner shall be required at the time of submittal agreeing to 1) the Applicant acting as their agent, 2) this Certification and 3) the Applicant acknowledgement below. Applications that are not signed by the owner, or that do not have the owner's written/electronic and signed verification, will not be accepted.


 _____ Date 12/18/13


 _____ Date 12/14/13
 MAYER BOERW



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**Permit & Request Application
for Historic Preservation Permit (HPP)**

App. # HPP

\$ PAID
901.00

Proposed Exception Request (State in detail):

SEE ATTACHED SHEET

a. That granting the proposed exception further the purposes of Municipal Code Sections 23.04.010 and 23.76.010 (see below); (explain)

SEE ATTACHED SHEET - SEE CIRCLED ITEMS AS
THEY ALL APPLY TO THE PRESERVATION AND
ENJOYMENT OF THIS UNMODIFIED DWELLING

b. That the proposed exception is necessary to permit the preservation or restoration of the structure; (explain)

SEE ATTACHED SHEET

23.76.010 Purpose. The protection, enhancement, perpetuation and use of structures and neighborhoods of historical and architectural significance located within the city are of cultural and aesthetic benefit to the community. The economic, cultural and aesthetic standing of the city will be enhanced by respecting the city's heritage. The purposes of this chapter are to:

- a. Preserve, protect, enhance and perpetuate those historic structures and neighborhoods which contribute to the cultural and aesthetic heritage of Pacific Grove;
- b. Further the city's goals of rehabilitating the existing housing stock and protecting the affordable housing supply through preservation and adaptive re-use of historic buildings;
- c. Foster civic pride in the beauty and accomplishments of the past;
- d. Preserve buildings significantly identified with people or events of historical and cultural importance to Pacific Grove's past;
- e. Enrich the dimensions of human life by serving aesthetic as well as material needs and fostering knowledge of the living heritage of the past;
- f. Enhance the visual and aesthetic character, diversity and interest of the city by maintaining the existing scale and the eclectic styles of buildings and their settings;
- g. Control the demolitions of historic structures in order to preserve, to the greatest extent feasible, the diverse qualities that define the character of the community of Pacific Grove and that reflect the distinct phases of its cultural and architectural history;
- h. Enhance property values and increase economic and financial benefits to the city, its inhabitants, and property owners;
- i. Protect and enhance the city's attraction to tourists and visitors, thereby stimulating business;
- j. Conserve valuable material and energy resources by ongoing use and maintenance of the existing built environment.

Section 23.76.060 Incentive - Exceptions to land use regulations. Following notice of hearing (ten days' published and posted), the planning commission may grant a historic preservation permit for an exception to zoning district regulations when such exception is necessary to permit the preservation or restoration of, or improvements to, a building listed on the Historic Resources Inventory. Such exceptions may include, but not be limited to, parking, yards, height and coverage regulations. Such exceptions shall not include approval of uses not otherwise allowed by the zoning district regulations. In considering an application for such exception, the architectural review board shall be directed and guided by the list of purposes found in Section 23.76.010 and by Section 23.04.010.



JAMES DAVIS Mc CORD • ARCHITECT • C8847
HISTORIC PRESERVATION & ADAPTIVE REUSE
503 WAVE STREET, MONTEREY, CA 93940-1426
PHONE 831 375-7800 • FAX 831 655-3259
ELECTRONIC MAIL • Jim@HistoricArchitect.com

Historic Preservation Permit Application Attachment

Project: Meyer-Goering Residence
215 Lobos Street
Pacific Grove CA 93950

Project Number 1316

December 18, 2013

The HPP request is for setback variances for new work that are consistent with existing conditions on the property.

The existing conditions and their reciprocal requested exceptions to the Ordinance are as follows:

Rear Yard:

Existing utility room encroaches into this setback:	1' for 9 lineal feet
Proposed expansion to encroach at this location	1' for 4.33 additional lineal feet
Proposed expansion to encroach at Garage addn	1' for 14. additional lineal feet
Proposed second story to encroach at Bedroom	1' for 14' footprint noted above

South Side Yard (Garage side)

Existing Garage encroaches into this setback:	2' for 21 lineal feet
Proposed expansion to encroach at this location	2' for 7.33 additional lineal feet
Proposed second story to encroach at Bedroom	2' for total footprint defined above

a. The project is designed so as to:

1. Keep the addition behind the face of the existing Garage and landmark Oak root zone
2. Position the kitchen expansion and the 'link' with the new floor area behind the existing c. 1905 residence in order to retain all of the period building fabric. All existing materials and finishes of the existing structure will be retained, per SOI Standards.
3. Modify only the 1996 addition to the residence and preserve the existing exterior in it's entirety.

b. The addition is restrained, given Ordinance allowable floor area and coverage. The Owners value the period structure immensely and are willing to sacrifice living space to cater to it. The Ordinance should give a bit too to preserve this fine original home.

PROJECT DATA SHEET

Item 7.b

PROJECT ADDRESS: 215 LOBOS STREET

SUBMITTAL DATE: 11 / 11 / 2013

APPLICANT: JAMES D. McCORD AIA

PERMIT TYPE(S) & NO(S): ARB/HRI & HPP

	REQUIRED / PERMITTED	EXISTING CONDITION	PROPOSED CONDITION	NOTES
ZONE DISTRICT	R-1 (SINGLE FAMILY)			
BUILDING SITE AREA	4,200 SF			
DENSITY (multi family projects only)	N/A	N/A	N/A	
BUILDING COVERAGE (40% ALLOW.)	40%	28.0%	36.2%	
SITE COVERAGE (60% ALLOW.)	60%	28.0%	49.7%	
GROSS FLOOR AREA	2269 SF	1175 SF	1897 SF	
SQUARE FOOTAGE NOT COUNTED TOWARDS GROSS FLOOR AREA	N/A	0	44 S.F.	
EXTERIOR LATERAL WALL LENGTH TO BE DEMOLISHED* / TOTAL EXISTING WALL LENGTH	N/A	N/A	45 LF/202 LF	
EXTERIOR LATERAL WALL LENGTH TO BE BUILT	N/A	N/A	91 LF	
BUILDING HEIGHT	25'	26'-4"	26'-4"	
NUMBER OF STORIES	2	1	2	
FRONT SETBACK	12'	10'	10'	
NORTH SIDE SETBACK (SPECIFY SIDE)	7'	12'-10"	12'-10"	
SOUTH SIDE SETBACK (SPECIFY SIDE)	7'	5'	5' *	
REAR SETBACK	8'	7'	7' *	
GARAGE DOOR SETBACK / BACK-UP DISTANCE	10'	25'	25'	
COVERED PARKING SPACES	1	1	1	
UNCOVERED PARKING SPACES	0	0	0	
PARKING SPACE SIZE	9' x 20'	11' x 20'	13' x 20'	
NUMBER OF DRIVEWAYS	1	1	1	
DRIVEWAY WIDTH(S)	20'	12'	12'	
EVE PROJECTION(S) (INTO SETBACK)	3' MAX.	2'	3'	
DISTANCES BETWEEN EAVES & PROPERTY LINES	3' MIN.	6'	5'	
OPEN PORCH / DECK PROJECTIONS	N/A	N/A	N/A	
ARCHITECTURAL FEATURE PROJECTION(S) (INTO SETBACK)	3'	3'	3'	
NUMBER & CATEGORY OF ACCESSORY BUILDINGS	1+1+1	NONE	NONE	
ACCESSORY BUILDING HEIGHTS	15'	N/A	N/A	
ACCESSORY BUILDING SETBACKS	15',7.4',10'	N/A	N/A	
DISTANCE BETWEEN BUILDINGS	3.6' MIN.	N/A	N/A	
FENCE HEIGHTS	6' MAX.	6' MAX.	6' MAX.	4' @ FRONT SB

* SUBJECT OF A HISTORIC PRESERVATION PERMIT

1316

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

Item 7.b

December 29, 2013

Mr. James D. McCord-Architect
503 Wave St.
Monterey, CA 93940-1426

Dear Mr. McCord:

Introduction:

This Focused Phase II Review has been prepared on behalf of Frank Mayer & Sherri Goering, as part of an application to make minor alterations and an addition, for compatible contemporary use, on the rear (east) elevation of an altered historic property located at 215 Lobos St. (APN# 006-316-009), in Pacific Grove (see plans & drawings, and supporting documentation provided).

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

The Secretary's Standards identify four primary treatment approaches to historic buildings. They are Restoration, Preservation, Reconstruction and Rehabilitation. Rehabilitation would be the recommended standard for treatment of 215 Lobos Street.

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 a c.1905 example of a gable-on-hip variation of the Queen Anne Cottage Style of architecture. It falls under the Coming of Age (1903-1926) classification of themes in the 2011 Pacific Grove Historic Context Statement. It was listed for its architectural design. No architect or builder has been identified with the property.

The Heritage Society of Pacific Grove (HSPG) archives show that the original owner of the subject property was Mrs. Martha A. Cummings, widow of Francis (Frank) Cummings, a retired San Francisco coal merchant. Cummings also owned a small residence adjacent to the subject property, which was replaced with the current garage, after 1925 by the second owner, Ms. Bertha L. Piper. Ms. Piper was a retired school teacher from Sacramento, and used the house as a rental unit. Ms. Piper may have added the horizontal multi-paned focal window in the dining room on the north side-elevation. She was a sister of Mrs. R.L. Holman of Holman's Department Store (see HSPG documentation provided). The period of significance for the subject property would be its original date of construction, c. 1905. It is listed as #1031 in the 2007 Pacific Grove Historic Resource Survey.

The subject property is a one-story, wood-framed residence, on a raised wood base, basically rectangular in plan. It rests on a concrete foundation. The exterior wall cladding is a medium-width, horizontal, rustic wood siding, with a wide belt-course as water-table. Chisel-point wood shingles characterize the front (west) gable apex. There is a raised, partial-width, enclosed porch on the north side of the rear (east) elevation with a shed roof. It is accessed by a south to north open, side-approach wood stairway, having a simple rail and balusters. The porch may be a later addition.

The front-gabled roof is a gable-on-hip type. The hipped portion covers an angled bay on the north side of the facade, and a raised, open porch on the south side, which is supported on chamfered wood posts with decorative brackets and spindle work above, and a tumbling-T railing below. The porch is accessed by a straight-run central wood staircase with a railing similar to the porch. The principal entry is a four panel wood door, glazed above. It is located at the inside junction of the porch and the angled bay. There is one exterior brick eave-wall chimney. It is found along the north side-elevation, just east of the angled bay.

The rear (east) elevation has a simple gable with no decoration, and the shed-roofed porch noted above. All roof covering is in composition shingles (see photos provided).

Fenestration is irregular, with a combination of single and paired 1/1 double-hung wood windows, in varying sizes. The later fixed, multi-paned wood focal window in the dining room is cited above. A second multi-paned window appears centered in the rear (east) elevation and probably dates to the dining room feature.

The residence is sited on the east side of Lobos St., set slightly back from the sidewalk behind a large mature oak tree. A modern wood fence echoing the decorative treatment of the porch railing, is at the sidewalk's edge. It is located in a residential neighborhood of one and two-story apartment buildings and homes of varying ages, sizes and styles, a number of which are much more modern.

The detached rectangular c. 1925 one-car garage, just south of the subject property is a simple, wood-framed, front-gabled structure having vertical wood siding and no architectural character associated with the original c. 1905 residence. It replaced a much earlier residence, and has no real historic value in the context of the subject property.

Character-defining features of the historic residence include: the rectangular plan; gable-on-hip roof form; horizontal rustic wood siding, with decorative shingles in the roof apex; the angled bay and decorative woodwork on the front (west) porch, and the generally tall, narrow 1/1 double-hung wood windows.

Evaluation:

The owners propose to add a second story to the existing detached garage, for a bedroom and bath. It will be connected to the historic residence by a narrow, one-story, wood-framed and glazed hyphen, running from the existing addition on the north side of the rear (east) elevation of the residence, south to the rear of the existing garage. The shed roof of the existing rear addition will be removed, and both it and the hyphen will have a flat roofed appearance (see plans and drawings provided).

The exterior wall-cladding for the proposed addition will be similar to that found on the historic building envelope. The west facing facade of the addition will have an angled bay, capped by a hipped roof with closed soffits at the corners. The bay will slightly overhang the garage entry.

Fenestration for the front (west) elevation will be 1 / 1 double-hung wood sash, echoing that of the original c. 1905 residence . Glazing on the west elevation of the connecting hyphen will be full-height fixed windows with fixed transom lights above, to clearly differentiate the original house from the new addition. The rear (east) elevation of the hyphen will have a continuous band of 1 / 1 double-hung wood sash. A new, wood paneled and glazed overhead garage door will also be added. A wooden deck and stone paved patio area is proposed for the space between the new construction and the existing historic house (see plans & drawings provided).

The proposed hyphen is on a secondary, altered elevation and will only touch lightly on the original historic building envelope. The existing one-car garage is not considered a historic feature of the property, being well out of the identified c. 1905 period of significance, and lacking any architectural character. The proposed work is consistent with all of the applicable Rehabilitation Standards of the *Secretary of the Interior's Standards for the Rehabilitation of Historic Properties*. In particular, Standards #9 & #10, that state the new work will not destroy historic materials, features, and spatial relationships that characterize the property. It will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the historic property and its environment, and 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 (see copy of the Secretary's Standards for Rehabilitation provided).

Impacts of the Proposed Project:

The area of attachment on the rear (east) of the house is on an altered, secondary elevation, and will only be lightly touched by the proposed new work. The currently detached, one-story garage, proposed for the majority of the addition, was constructed well out of the c. 1905 period of significance for the historic residence, and is not a significant contributing feature of the property.

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.

The proposed alterations and addition 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 (see supporting documentation attached). No mitigation is needed for this project.

Respectfully Submitted,

Kurt S. Seawy

215 Lobos Street-Pacific Grove



Photo #1. Looking east at the west facing facade,
December, 2013.



Photo #2. Looking SE at the north side-elevation.
Note the more modern window, Dec., 2013.



Photo #3. Looking NW at the south side-elevation,
December, 2013.

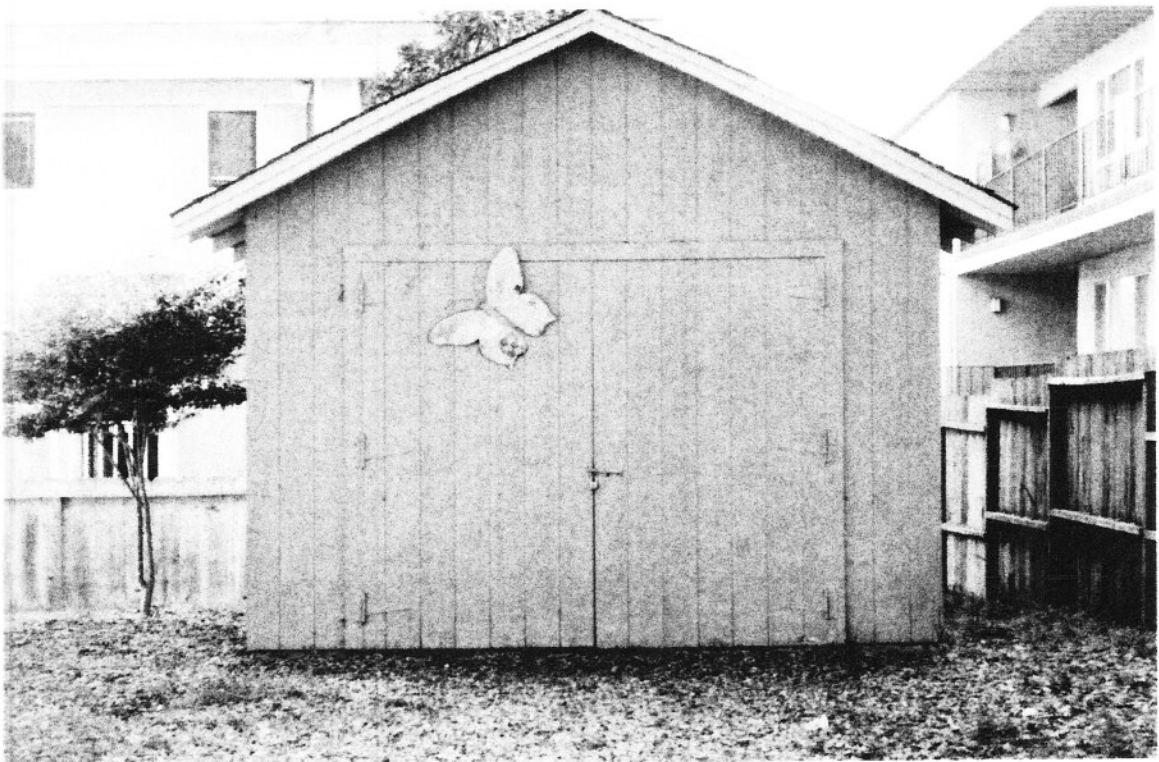


Photo #4. Looking east at the non historic garage,
December, 2013.

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.**



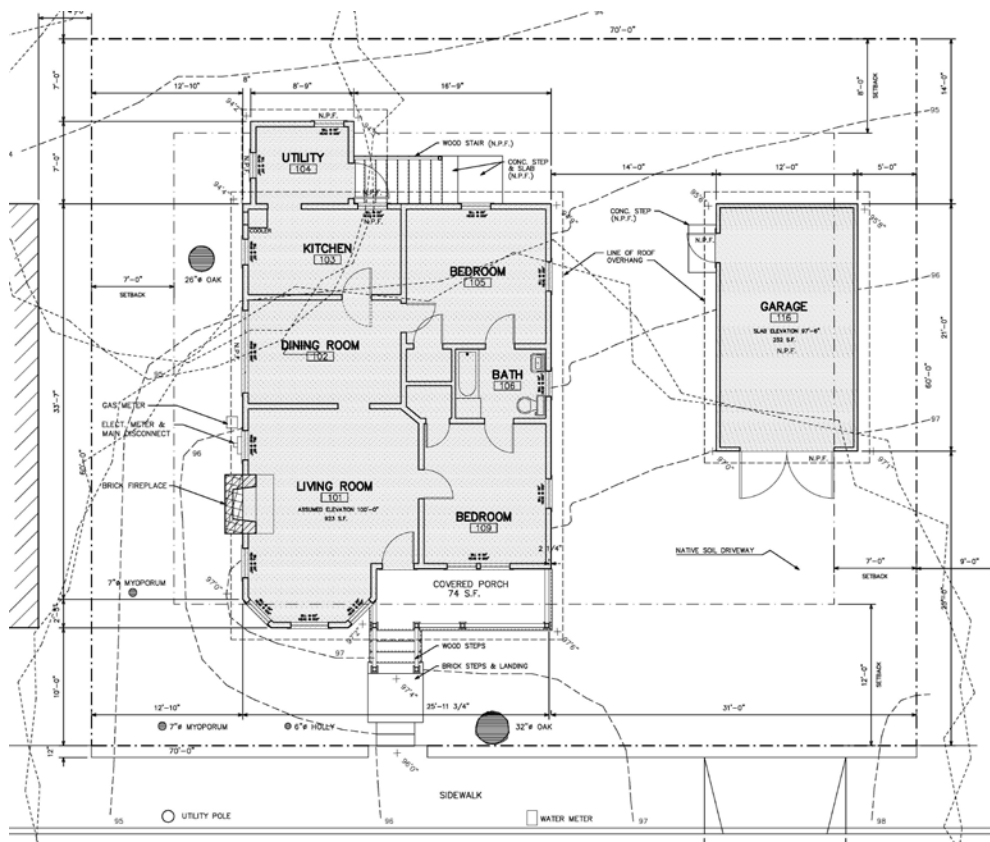
Item 7.b

JAMES DAVIS Mc CORD • ARCHITECT • C8847
HISTORIC PRESERVATION & ADAPTIVE REUSE
503 WAVE STREET, MONTEREY, CA 93940-1426
PHONE 831 375-7800 • FAX 831 655-3259
ELECTRONIC MAIL • Jim@HistoricArchitect.com

**Compliance per Secretary of the Interior's Standards for
Rehabilitation**

**Addition: Martha Cummings Residence c. 1905
215 Lobos Street, Pacific Grove, CA 93950**

The proposed addition to the Martha Cummings Residence c. 1905 at 215 Lobos Street, Pacific Grove, California for Frank Mayer & Sherri Goering shall be carried out in a manner in compliance with The Secretary of the Interior's Standards for Rehabilitation consistent with the responses to the following criteria defined by the National Parks Service. Drawings of the existing and proposed are included herewith.



Existing Site & Floor Plan

Item 7.b

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.

The use of the structure will stay as it was originally intended as a single family residence.

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.



Existing Residence & Garage

No period features or details are being removed from the original residence. See existing Floor Plan for the 1990's Utility Room addition and related work at the rear of the period residence, which will be modified. See Existing Floor Plan, EX1, for notations regarding items that are not period fabric (NPF).

Kitchen interior is being adapted to meet contemporary needs but no period exterior components are being modified in that process.

Front and south wall locations of the Garage are being retained, however the Garage is being widened 2 feet and extended rearward to add utilitarian space. A margin of 12 feet is being maintained from the period structure to retain separation. The retention of the Garage front wall setback from the street leaves the front yard and period home relationship to the garage face unscathed.

No new work on the property will modify the footprint of the 1905 residence.

Item 7.b

A 'hyphen' link will be constructed between the Kitchen and the Master Bedroom addition at the extreme rear of the property, behind the period structure. Extended minor setback intrusions, consistent with existing conditions, will be required to accomplish this work. These are subject to an Historic Preservation Permit that has been requested as a part of this application.

The existing oak trees have a dynamic impact on the period residence and the streetscape in general. Continued tree maintenance to these significant oaks will continue to be carried out per proper forestry practices. Minimal trimming at the extreme edge of the drip line will be undertaken as a part of this project and ongoing stewardship.



Existing Residence Signature Detailing

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.

No conjectural features or elements are being added to the property.

Item 7.b**4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.**

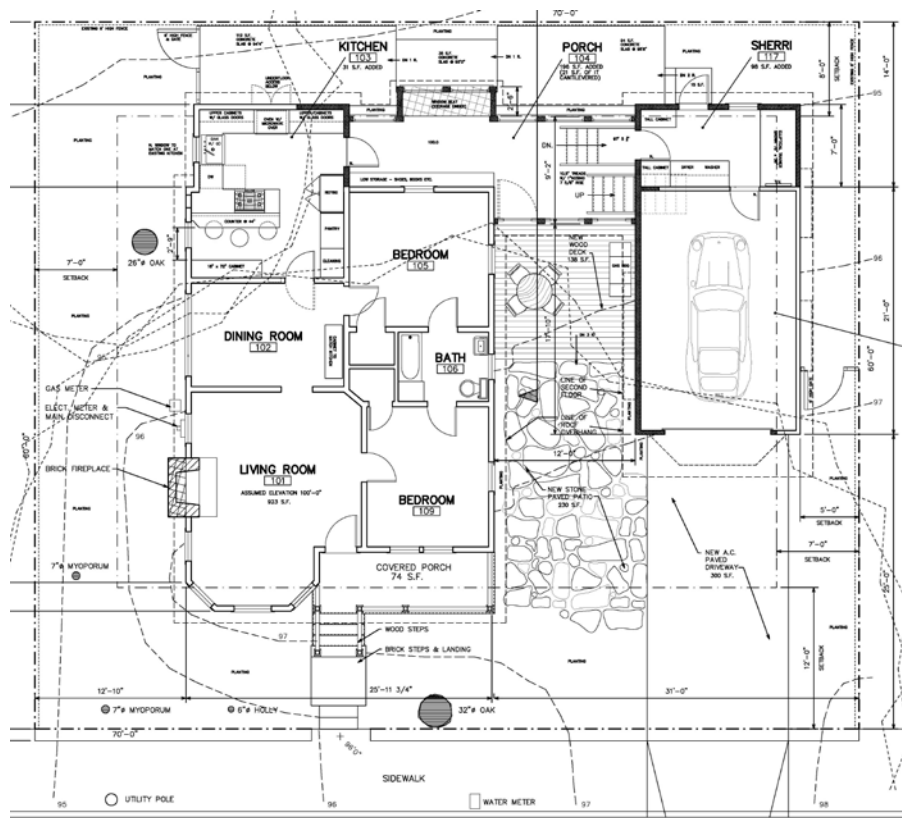
No such modifications to the period residence seem to be present, except perhaps electrification, which is also of a very early time. The residence has been rewired to period fixtures and fittings in a manner that has not impacted the period finishes.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

All Character Defining Features of the period structure 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.

The existing period residence is in a well maintained state and no elements are deteriorated enough to require replacement at this time. Ongoing maintenance will continue as it has for the past 16 years under this ownership, so no such replacement is envisioned.



Proposed Site & Lower Floor Plan

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.

No chemical or invasive physical treatments will be used on period elements of the residence.

The current scope of work does not include any such modification to period exterior materials.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

The project is not in a sensitive archaeological zone, however, if artifacts or other evidence of early habitation are encountered during the foundation excavation, work will be suspended until the site can be evaluated and proper mitigation measures identified.

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.

The new structure is differentiated from the period home by the 'hyphen' sunroom link which will be executed in similar framing and glazing materials to the original; but is more transparent so as to allow views through it for interpretation of the period structure and setting and provide light to the period bedroom window to remain in that wall.

No exterior siding of any type is used on the street side of the link to accentuate the separation.

Although the addition will be executed in similar materials, subtle differences including slightly different window sash and door rails and stiles, for instance, will define the newer installations

The scale of the new structure is subservient to the existing in height, visible breadth as viewed from the street and square footage. The addition has been designed, however, to be in keeping with the existing design motif, maintaining roof slopes, bay window plan, similar exterior finishes and general opening types.

The addition will be a bit simpler in detail than the existing residence, lacking period ornamentation such as bracketing, decorative gable end shingles and spindle work that are signature components of the original Victorian Cottage.

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.

The new kitchen expansion and link is designed to be in an area of the structure where prior disturbance of period materials have already taken place. See notes in 2. above. Removal of that work, and removal of the proposed new construction will not damage extant period materials.

Item 7.b

Utility addition and exterior stair were accomplished in 1990's per City property file documents. Rear exterior wall portions of the structure were removed and Dining Room window configuration was changed, per site evaluation. Due to the rearward locations of this early work, they may have been determined to meet the requirements of the SOI Standards.

The new link will be designed so as to not be attached to the existing period framing materials with direct mechanical fastenings, avoiding removal of period materials. In that way, new building elements will not disturb period components with the new construction, assuring reversibility of the installation.



Proposed Street View

The 2 story addition will be roughly 12' from the period residence, attached with the single story link, as seen above. All new work will interface the existing structure across the rear wall and the 3'-2" rear portion of the of the South wall of the period home, All new work will retain the existing wall, window and exterior trim of the period structure in place.

The requested Historic Preservation Permit is essential to the preservation of this period home and to compliance of this project.

Therefore, the proposal, in the opinion of the Architect, meets the criteria of the Secretary of the Interior's Standards for Rehabilitation.

James D. McCord AIA
Historic Architect

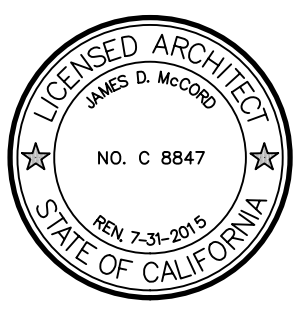
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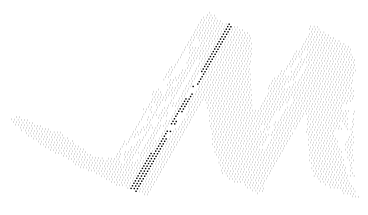
ADDITION TO THE MARTHA CUMMINGS RESIDENCE c.1905
MAYER-GOERING RESIDENCE

215 LOBOS STREET, PACIFIC GROVE, CALIFORNIA 93950

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MAYER-GOERING RESIDENCE
 215 LOBOS STREET, PACIFIC GROVE, CALIFORNIA 93950

REVISIONS

PRINTED

DRAWN

12/18/13

PROJECT NUMBER

1316

SET NUMBER

SHEET NUMBER

COVER

- OF - SHEETS

SCOPE OF WORK

- CONSTRUCTION OF AN ADDITION TO A c. 1906 VICTORIAN STYLE COTTAGE SINGLE FAMILY RESIDENCE AND SINGLE CAR GARAGE. THE ADDITION INCLUDES THE FOLLOWING:
1. ADDITION OF 31 SQUARE FEET TO CONSOLIDATE THE EXISTING KITCHEN AND UTILITY ROOM INTO A LARGER KITCHEN.
 2. ADDITION OF A 196 SQUARE FOOT "LINK" INCLUDING A PORCH AND BAY WINDOW WITH STAIRS TO ACCESS GARAGE AND MASTER BEDROOM ADDITIONS. THE LINK AVOIDS MODIFICATION OF THE ORIGINAL HOME.
 3. ADDITION OF 41 SQUARE FEET TO THE GARAGE AND ADDITION OF AN ADJACENT 117 SQUARE FOOT MULTI-PURPOSE ROOM.
 4. ADDITION OF A 440 SQUARE FOOT SECOND STORY MASTER BEDROOM SUITE OVER THE GARAGE LEVEL.

CONSTRUCTION NOTES:

1. CONTRACTOR SHALL PROVIDE GAS LINE DIAGRAM TO THE BUILDING DEPARTMENT FOR APPROVAL PRIOR TO ANY INSTALLATION.
2. NO DEMOLITION OF EXISTING PERIOD STRUCTURE SHALL BE UNDERTAKEN UNLESS AND UNTIL THE CONTRACTOR HAS HAD AN ON-SITE MEETING WITH THE ARCHITECT, OR OWNER, TO DEFINE THE LIMITS OF SUCH WORK AS WELL AS THE METHODS PROPOSED TO BE UTILIZED IN THAT PROCESS.

TREE PRESERVATION MEASURES

1. WATER IS REQUIRED TO DRAIN AWAY FROM THE BASE OF TREES.
2. SIGNS, WIRES, AND PULLEYS MAY NOT BE FASTENED TO TREES.
3. PAINT BRUSHES AND TOOLS SHALL NOT BE CLEANED OVER TREE ROOTS.
4. CHEMICAL WASTES (PAINT THINNER, SOLVENTS, ECT.) SHALL BE DISPOSED OF PROPERLY AND SHALL NOT BE DUMPED ON SITE. CONSULT THE MONTEREY DISPOSAL OF CHEMICAL WASTES.
5. MINIMUM TREE PROTECTION STANDARDS DURING CONSTRUCTION FOR ALL TREES TO BE PRESERVED SHALL INCLUDE ALL MEASURES AS OUTLINED IN PASC SECTION 12.30.030.

HAZARDOUS MATERIAL MANAGEMENT:

MANY MID-1970'S AND PRIOR CONSTRUCTION MATERIALS CONTAINED LEAD, ASBESTOS, OR OTHER ELEMENTS THAT CAN BE HAZARDOUS TO HUMAN HEALTH AND THE ENVIRONMENT. REMODELING, REPAIR, AND REMOVAL OF EXISTING MATERIALS MAY EXPOSE WORKERS AND OCCUPANTS TO THESE ELEMENTS. ENVIRONMENT, ESPECIALLY SOIL WATER, AND AIR, WHERE THEY BECOME INVISIBLE AND AVAILABLE TO BREATHE, DRINK, INGEST, OR ABSORB INTO ORGANISMS. IT IS PRUDENT TO HAVE EXISTING BUILDING MATERIALS THAT WILL BE DISTURBED DURING FUTURE WORK, TESTED AND MONITOR THESE AND OTHER CONTROLLED MATERIALS PRIOR TO ENGAGING IN DEMOLITION OR CONSTRUCTION ACTIVITIES. A TESTING LAB SUCH AS ATCC, ASSOCIATES, INC. (831-657-1050) CAN TEST FOR LEAD, ASBESTOS, AND OTHER HAZARDOUS MATERIALS. OTHER LABS PROVIDED SIMILAR SERVICES, AND COST QUOTATIONS ARE RECOMMENDED. FOR ADDITIONAL INFORMATION REGARDING PROPER TREATMENT OF THESE MATERIALS, CONTACT THE LOCAL AIR QUALITY JURISDICTION OR THE CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL. (800-852-7550). THE ARCHITECT WILL INTEGRATE PROCEDURES IDENTIFIED IN THE PROVIDED MITIGATION PROCESS INTO PROJECT CONSTRUCTION DOCUMENTS WHEN PROVIDED AND REQUESTED BY THE OWNER.

FIRE SAFETY NOTES:

1. AN NFPA 13D APPROVED RESIDENTIAL FIRE-SPRINKLER SYSTEM SHALL BE INSTALLED IN THE RESIDENCE ADDITION AND GARAGE.
2. THE DESIGNER/INSTALLER SHALL SUBMIT THREE (3) SETS OF PLANS AND CALCULATIONS FOR THE UNDERGROUND AND ABOVE-GROUND RESIDENTIAL FIRE SPRINKLER SYSTEM TO THE CITY OF PACIFIC GROVE FIRE DEPARTMENT FOR APPROVAL. INSTALLATION SHALL FOLLOW ADDITIONAL AGENCY REQUIREMENTS. IF ANY, FIRE MARSHAL SHALL APPROVE PRIOR TO INSTALLATION.
3. ALL FIRE SPRINKLER DESIGN, PERMITTING AND INSTALLATION COSTS SHALL BE INCLUDED IN THE BASE BID.
4. ADDRESS NUMBERS (215) SHALL BE CLEARLY DISPLAYED ON THE BUILDING AND/OR SITE. THEY SHALL BE (4") HIGH LETTERS ON A CONTRASTING BACKGROUND, VISIBLE FROM THE STREET OR ADDRESS.

BRACED WALL PANELS:

WOOD FRAME CONSTRUCTION UTILIZED IN THIS DESIGN INCLUDE BRACED WALL PANELS, INDICATED ON THE STRUCTURAL FRAMING PLANS, RESPOND TO CONSTRUCTION METHOD #3 (WOOD STRUCTURAL PANEL SHEATHING) IN ACCORDANCE WITH 2010 CBC SECTION 2309.3.3

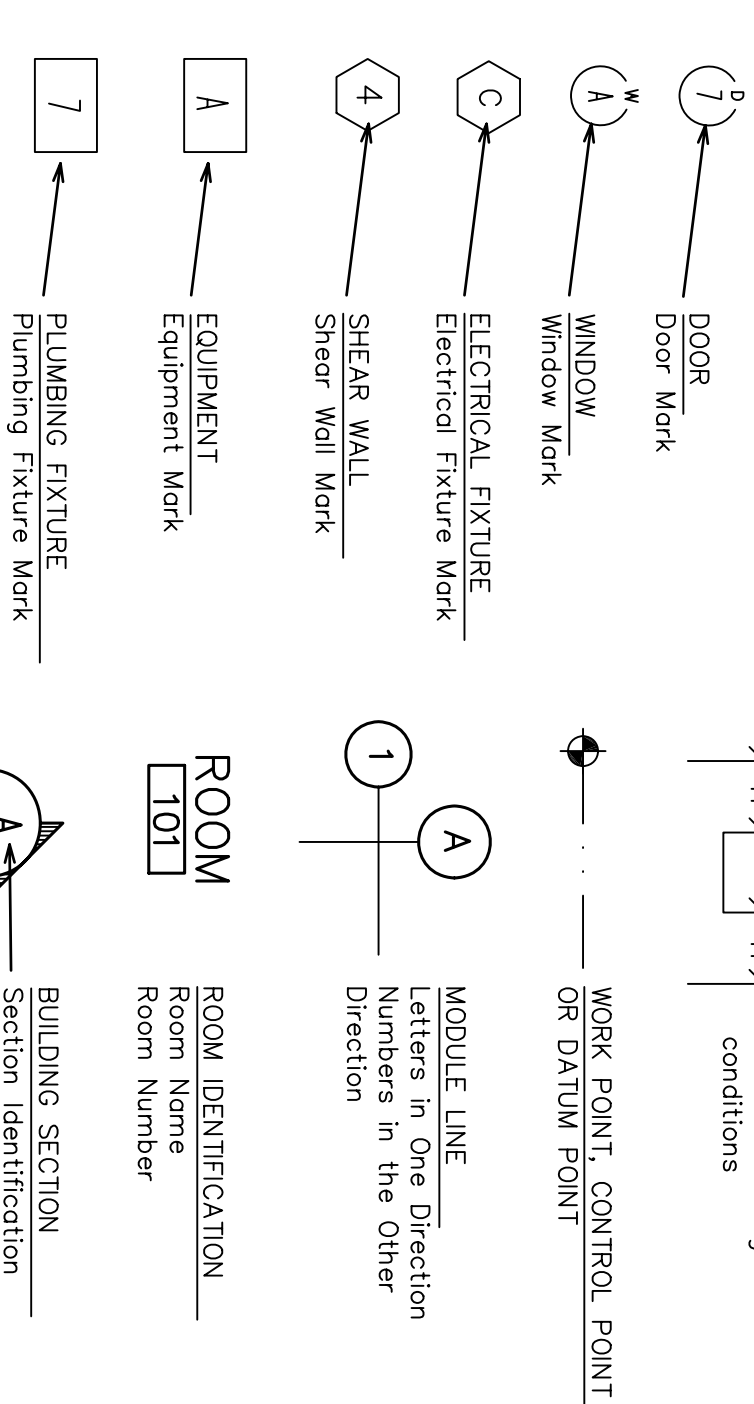
ARCHAEOLOGICAL RESOURCES

IF ARCHAEOLOGICAL RESOURCES OR HUMAN REMAINS ARE ACCIDENTALLY DISCOVERED DURING CONSTRUCTION, WORK SHALL BE HALTED WITHIN 50 METERS (150 FEET) OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED PROFESSIONAL ARCHAEOLOGIST. IF THE FIND IS DETERMINED TO BE SIGNIFICANT, APPROPRIATE MITIGATION MEASURES SHALL BE FORMULATED AND IMPLEMENTED.

CONSTRUCTION WATER USAGE:

1. NO PORTABLE WATER MAY BE USED FOR COMPACTING OR DUCT CONTROL. PORTABLE WATER SHALL BE USED FOR ALL OTHER CONSTRUCTION ACTIVITIES. A AVAILABLE SOURCE OF RECLAIMED OR OTHER SUBSTITUTABLE WATER APPROVED BY THE MONTEREY COUNTY HEALTH DEPARTMENT AND APPROPRIATE FOR SUCH USE.
2. ALL HOSES USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A SHUTOFF NOZZLE. WHEN AN AUTOMATIC SHUTOFF NOZZLE CAN BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE OR TYPE OF HOSE IN USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUTOFF NOZZLE.
3. NO PERSON MAY TAP INTO ANY FIRE HYDRANT FOR ANY PURPOSE OTHER THAN THE SPECIFIC USE OF THE HYDRANT. ALL PERSONS OBTAINING WATER FROM ANY FIRE HYDRANT SHALL BE RESPONSIBLE FOR THE WATER TO THE HYDRANT FROM THE MONTEREY COUNTY HEALTH DEPARTMENT.

SYMBOLS

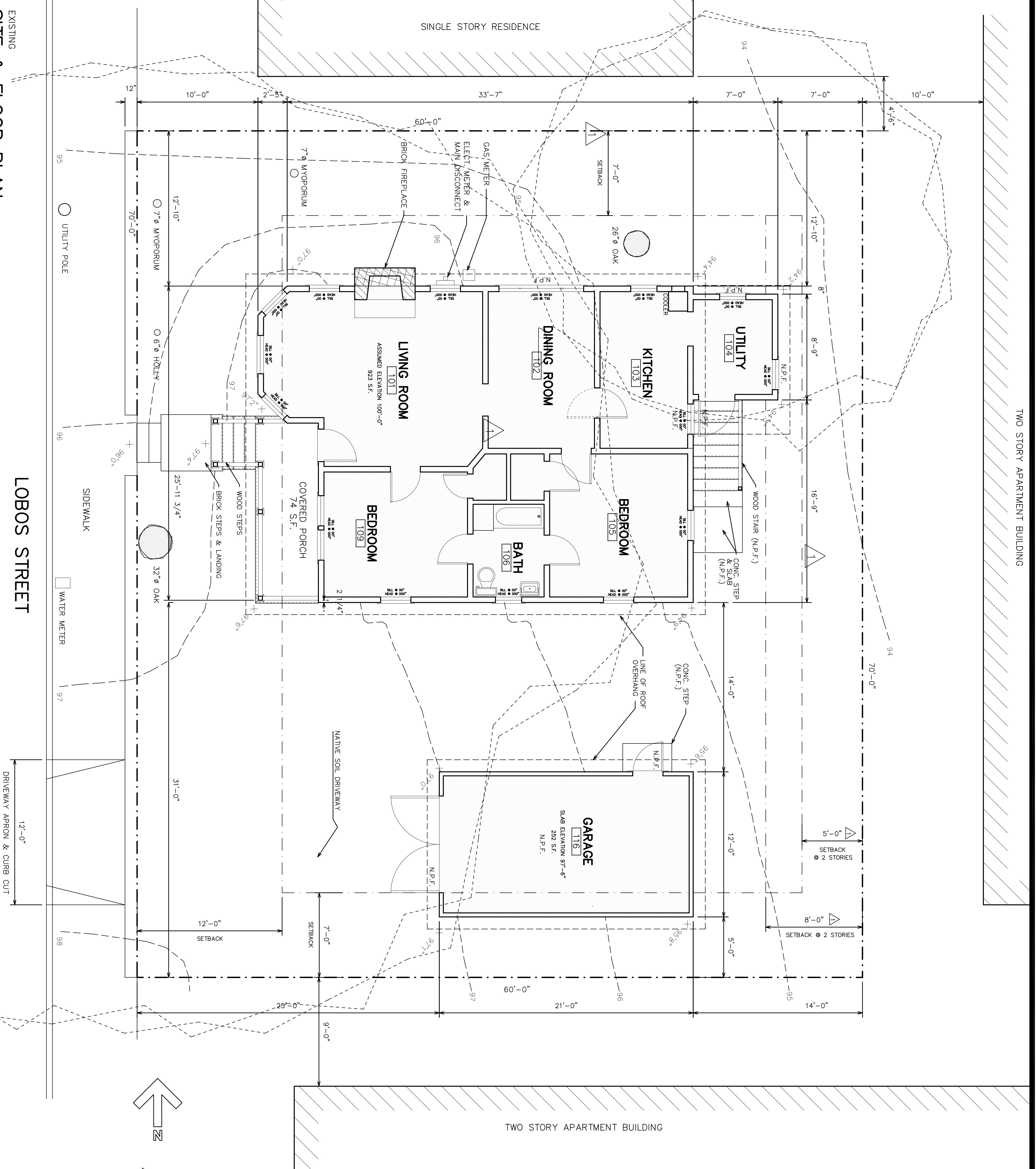


ABBREVIATIONS

#	AND NUMBER OR ROUND	DESCRIPTION
A.B.	ANCHOR BOLTING	DOWN
A.C.	ASPHALTIC CONCRETE	DOWNSPROUT
A.D.	ADJUSTABLE	DRAWING
A.E.	ALTERNATE	DRAWER
A.F.	ANCHORED	EXISTING
A.G.	ANCHORED	EXPANSION JOINT
A.H.	ANCHORED	ELEVATION
A.I.	ANCHORED	EQUAL
A.J.	ANCHORED	EXT.
A.K.	ANCHORED	EXT.
A.L.	ANCHORED	EXT.
A.M.	ANCHORED	EXT.
A.N.	ANCHORED	EXT.
A.O.	ANCHORED	EXT.
A.P.	ANCHORED	EXT.
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A.V.	ANCHORED	EXT.
A.W.	ANCHORED	EXT.
A.X.	ANCHORED	EXT.
A.Y.	ANCHORED	EXT.
A.Z.	ANCHORED	EXT.
B.	BUILDING	FINISH FLOOR
B.A.	BLOCK	FINISH FLOOR
B.B.	BLOCK	FINISH FLOOR
B.C.	BLOCK	FINISH FLOOR
B.D.	BLOCK	FINISH FLOOR
B.E.	BLOCK	FINISH FLOOR
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B.Z.	BLOCK	FINISH FLOOR
C.	CABINET	FRAMING
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C.Y.	CABINET	FRAMING
C.Z.	CABINET	FRAMING
D.	DOUBLE	HOLLOW CORE
D.A.	DOUBLE	HOLLOW CORE
D.B.	DOUBLE	HOLLOW CORE
D.C.	DOUBLE	HOLLOW CORE
D.D.	DOUBLE	HOLLOW CORE
D.E.	DOUBLE	HOLLOW CORE
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I.W.	INSULATION	FRAMING
I.X.	INSULATION	FRAMING
I.Y.	INSULATION	FRAMING
I.Z.	INSULATION	FRAMING
J.	JOIST HANGER	FRAMING
J.A.	JOIST HANGER	FRAMING
J.B.	JOIST HANGER	FRAMING
J.C.	JOIST HANGER	FRAMING
J.D.	JOIST HANGER	FRAMING
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J.R.	JOIST HANGER	FRAMING
J.S.	JOIST HANGER	FRAMING
J.T.	JOIST HANGER	FRAMING
J.U.	JOIST HANGER	FRAMING
J.V.	JOIST HANGER	FRAMING
J.W.	JOIST HANGER	FRAMING
J.X.	JOIST HANGER	FRAMING
J.Y.	JOIST HANGER	FRAMING
J.Z.	JOIST HANGER	FRAMING
K.	KEY	FRAMING
K.A.	KEY	FRAMING
K.B.	KEY	FRAMING
K.C.	KEY	FRAMING
K.D.	KEY	FRAMING
K.E.	KEY	FRAMING
K.F.	KEY	FRAMING
K.G.	KEY	FRAMING
K.H.	KEY	FRAMING
K.I.	KEY	FRAMING
K.J.	KEY	FRAMING
K.K.	KEY	FRAMING
K.L.	KEY	FRAMING
K.M.	KEY	FRAMING
K.N.	KEY	FRAMING
K.O.	KEY	FRAMING
K.P.	KEY	FRAMING
K.Q.	KEY	FRAMING
K.R.	KEY	FRAMING
K.S.	KEY	FRAMING
K.T.	KEY	FRAMING
K.U.	KEY	FRAMING
K.V.	KEY	FRAMING
K.W.	KEY	FRAMING
K.X.	KEY	FRAMING
K.Y.	KEY	FRAMING
K.Z.	KEY	FRAMING
L.	LAG SCREW	FRAMING
L.A.	LAG SCREW	FRAMING
L.B.	LAG SCREW	FRAMING
L.C.	LAG SCREW	FRAMING
L.D.	LAG SCREW	FRAMING
L.E.	LAG SCREW	FRAMING
L.F.	LAG SCREW	FRAMING
L.G.	LAG SCREW	FRAMING
L.H.	LAG SCREW	FRAMING
L.I.	LAG SCREW	FRAMING
L.J.	LAG SCREW	FRAMING
L.K.	LAG SCREW	FRAMING
L.L.	LAG SCREW	FRAMING
L.M.	LAG SCREW	FRAMING
L.N.	LAG SCREW	FRAMING
L.O.	LAG SCREW	FRAMING
L.P.	LAG SCREW	FRAMING
L.Q.	LAG SCREW	FRAMING
L.R.	LAG SCREW	FRAMING
L.S.	LAG SCREW	FRAMING
L.T.	LAG SCREW	FRAMING
L.U.	LAG SCREW	FRAMING
L.V.	LAG SCREW	FRAMING
L.W.	LAG SCREW	FRAMING

A
EXISTING
SITE & FLOOR PLAN

EX1
1/4" = 1'-0"



NOTE

THIS IS NOT A RECORD OF SURVEY DRAWING. PRIOR TO COMMENCEMENT OF ANY WORK AFFECTED BY THE PRECISE PROPERTY LINE LOCATIONS, A RECORD OF SURVEY SHALL BE PERFORMED BY A LICENSED SURVEYOR OR A REGISTERED CIVIL ENGINEER. SUCH SURVEY SHALL BE COMPARED TO THIS DRAWING FOR ACCURACY, WITH ANY DISCREPANCIES BROUGHT TO THE ATTENTION OF THE ARCHITECT AND PROPERTY OWNER PRIOR TO PERFORMING WORK.

PROPERTY DESCRIPTION

APN: 006-316-009-000
PROPERTY DESCRIPTION: SOUTH 10' OF LOT 5, LOTS 7 & 9 BLOCK 53
PACIFIC GROVE ADDITION #2
MONTEREY COUNTY, CALIFORNIA
MAP 1, PAGE 10

PLAN LEGEND

- EXIST. WOOD STUD WALL TO REMAIN
- - - EXIST WOOD WALL TO BE DEMOLISHED
- ▬ NEW WOOD STUD WALL
- ▬ NEW MASONRY WALL
- ▭ AREA NOT INCLUDED IN THE GROSS FLOOR AREA
- Ⓜ WINDOW TAG - SEE SCHEDULE FOR WINDOW DETAILS & DIMENSIONS
- Ⓝ DOOR TAG - SEE SCHEDULE FOR DOOR DETAILS & DIMENSIONS
- + EXISTING GRADES
- - - EXISTING CONTOURS
- EXISTING TREE (ALL REMAIN)
- △ EXISTING PROPERTY LINES
- △ CURRENT SETBACK LINES
- △ NOT PERIOD FABRIC (DOOR, WINDOW, STAIR OR OTHER COMPONENT)
- △ APPROX. PERIMETER OF TREE FOLIAGE

ADDITION TO THE MARTHA CUMMINGS RESIDENCE c.1905
MAYER-GOERING RESIDENCE
215 LOBOS STREET, PACIFIC GROVE, CALIFORNIA 93950

JAMES DAVIS McCORD AIA ARCHITECT C8847
HISTORIC PRESERVATION & ADAPTIVE REUSE
503 WAVE ST. MONTEREY, CA. 93940-1426
EMAIL: JIM@HISTORICARCHITECT.COM
PHONE 831 375 7800 FAX 831 655 3259



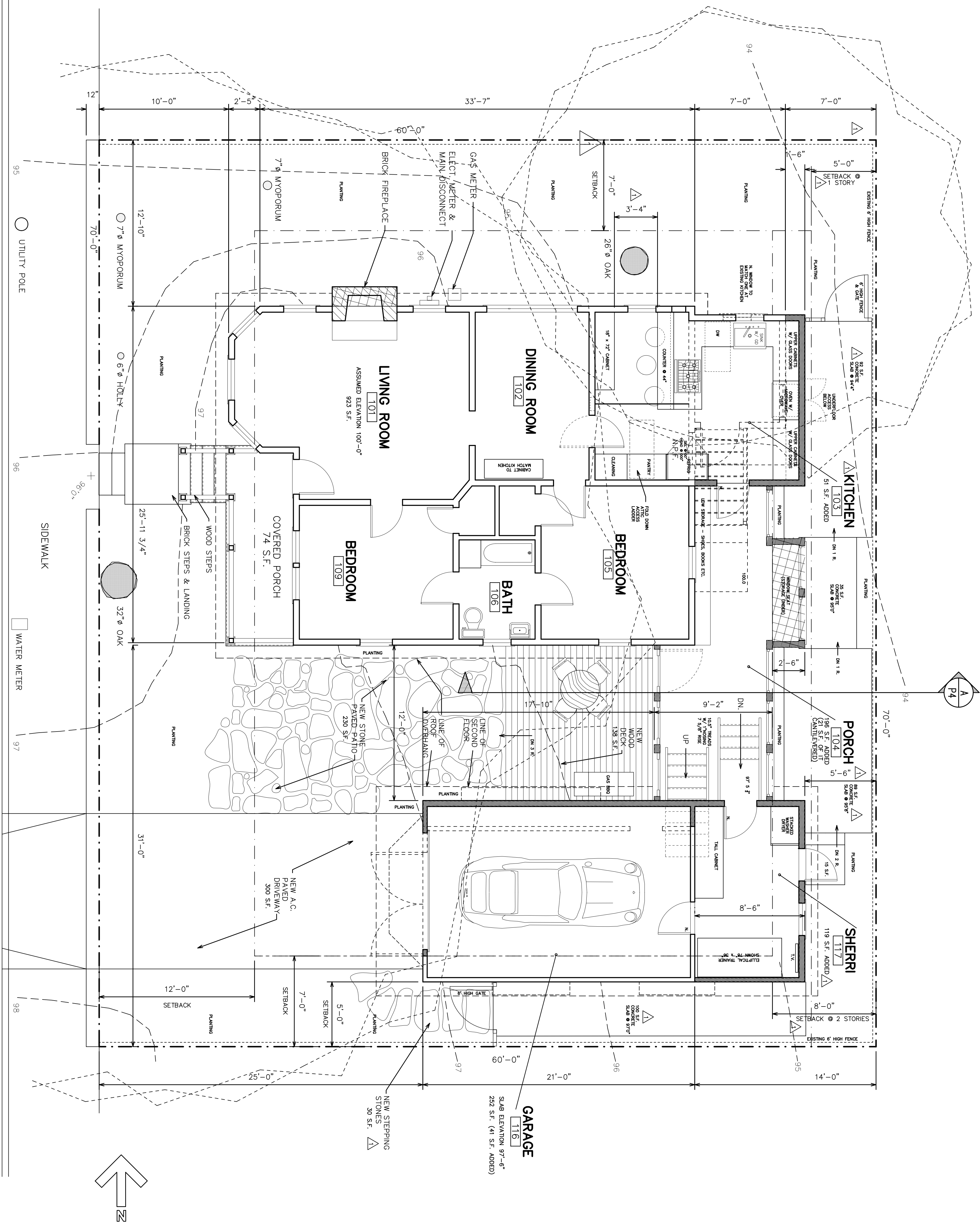
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PROJECT NUMBER
1316

DATE
12/4/13

PRINTED
2/11/14 N/A

SHEET NUMBER
EX1
1 OF 1 SHEET



A
P1

PROPOSED
SITE & LOWER FLOOR PLAN

1/4" = 1'-0"

LOBOS STREET

DRIVEWAY APRON & CURB CUT

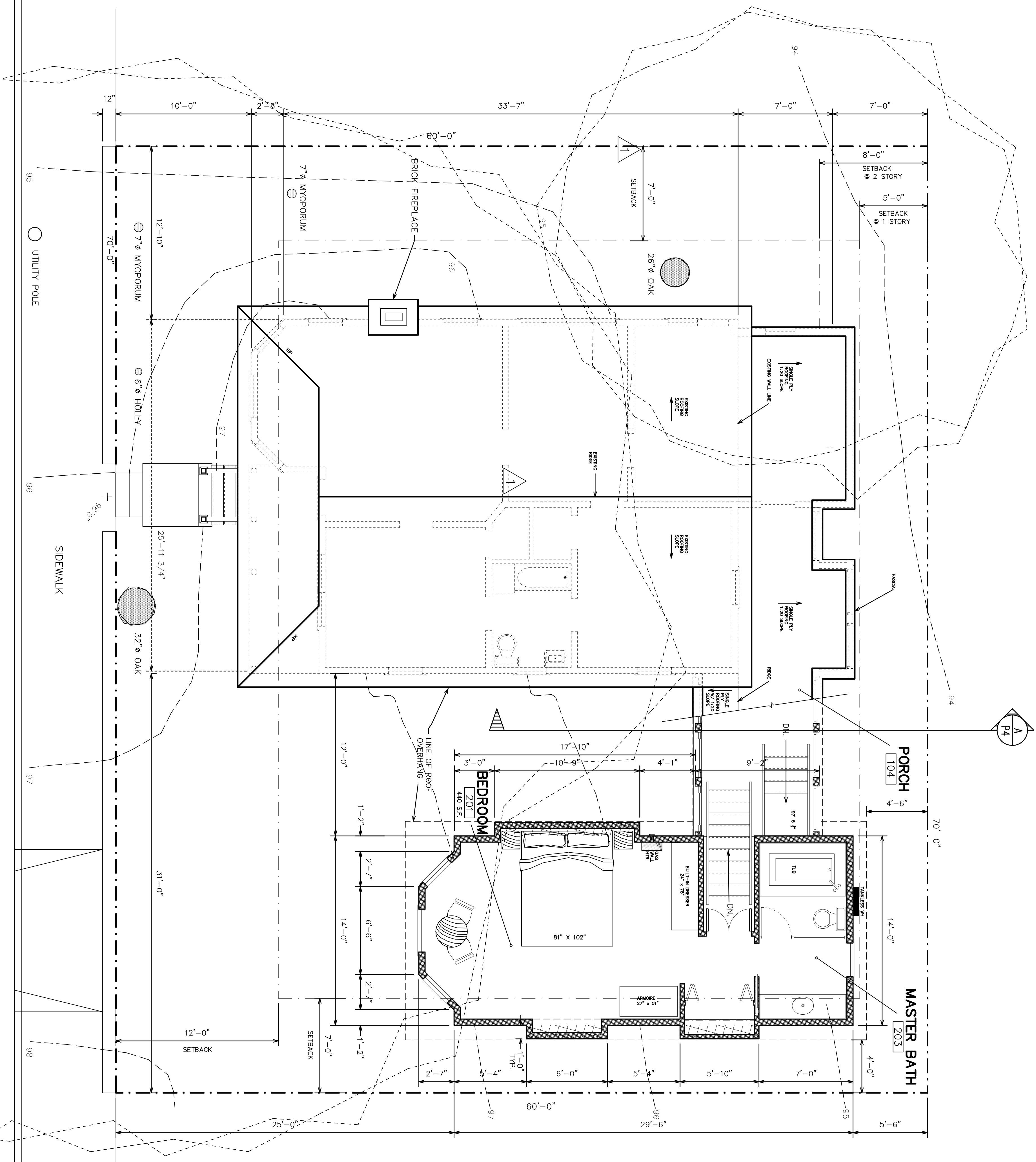
PLAN LEGEND

- EXIST. WOOD STUD WALL TO REMAIN
- EXIST WOOD WALL TO BE DEMOLISHED
- NEW WOOD STUD WALL
- NEW MASONRY WALL
- AREA NOT INCLUDED IN THE GROSS FLOOR AREA
- WINDOW TAG - SEE SCHEDULE FOR WINDOW DETAILS & DIMENSIONS
- DOOR TAG - SEE SCHEDULE FOR DOOR DETAILS & DIMENSIONS
- EXISTING GRADES
- EXISTING CONTOURS
- EXISTING TREE (ALL REMAIN)
- EXISTING PROPERTY LINES
- CURRENT SETBACK LINES
- N.P.F. NOT PERIOD FABRIC (DOOR, WINDOW, STAIR OR OTHER COMPONENT)
- APPROX. PERIMETER OF TREE FOLIAGE

<p>REVISIONS 1/23/14 N/A</p> <p>PROJECT NUMBER 1316</p> <p>DATE 12/18/13</p> <p>SHEET NUMBER P1</p>	<p>ADDITION TO THE MARTHA CUMMINGS RESIDENCE c.1905 MAYER-GOERING RESIDENCE 215 LOBOS STREET, PACIFIC GROVE, CALIFORNIA 93950</p>	<p>JAMES DAVIS McCORD AIA ARCHITECT C8847 HISTORIC PRESERVATION & ADAPTIVE REUSE 503 WAVE ST. MONTEREY, CA. 93940-1426 EMAIL: JIM@HISTORICARCHITECT.COM PHONE 831 375 7800 FAX 831 655 3259</p>	<p>LICENSED ARCHITECT JAMES D. McCORD NO. C 8847 STATE OF CALIFORNIA</p> <p>NOT VALID UNLESS WET SIGNED</p>
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A
LOWER ROOF & UPPER FLOOR PLAN

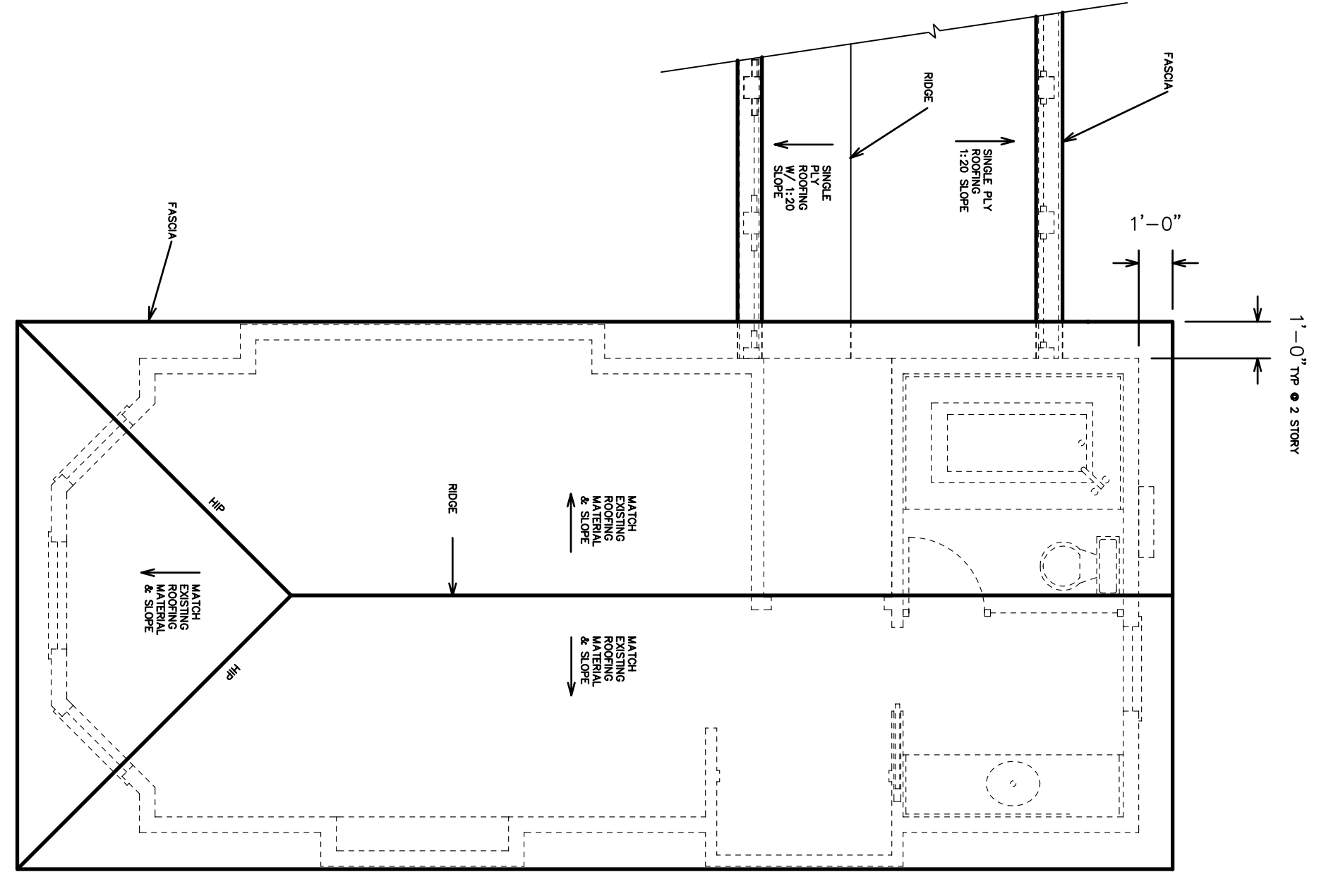
P2
 1/4" = 1'-0"



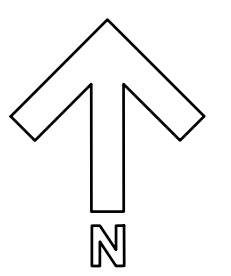
LOBOS STREET

B
UPPER ROOF PLAN

P2
 1/4" = 1'-0"

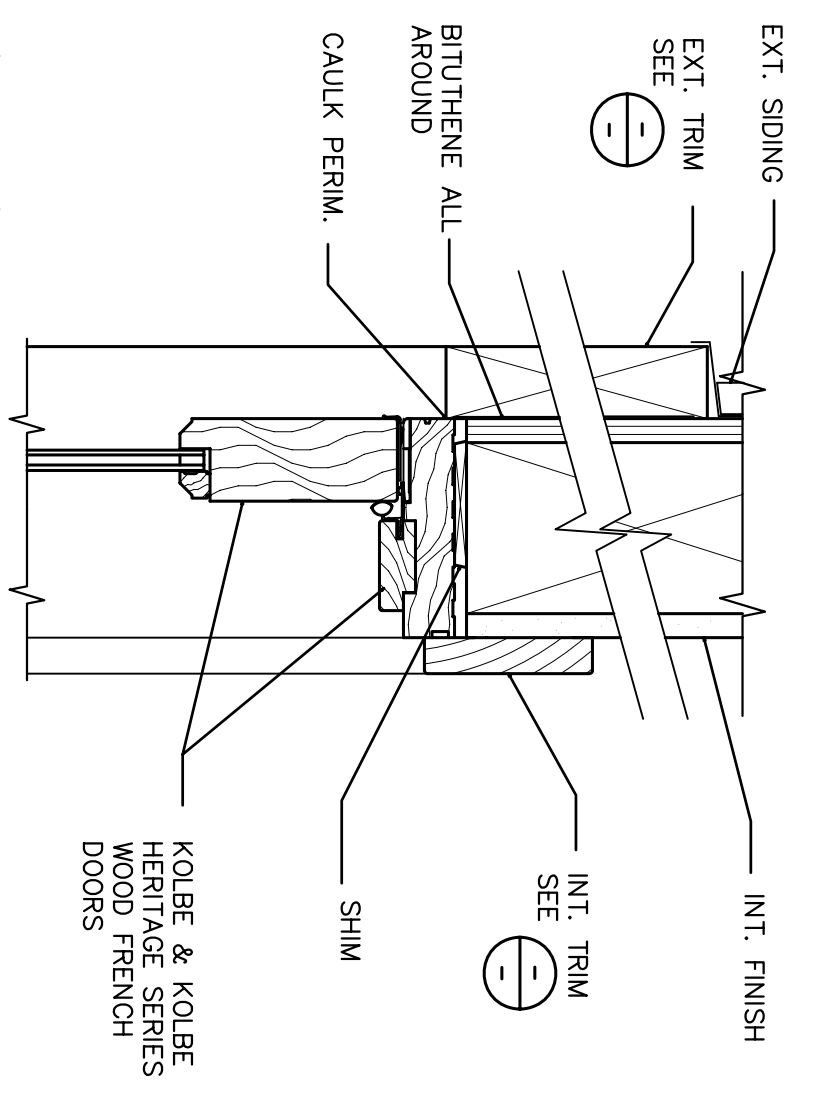


- PLAN LEGEND**
- EXIST. WOOD STUD WALL TO REMAIN
 - EXIST WOOD WALL TO BE DEMOLISHED
 - NEW WOOD STUD WALL
 - NEW MASONRY WALL
 - AREA NOT INCLUDED IN THE GROSS FLOOR AREA

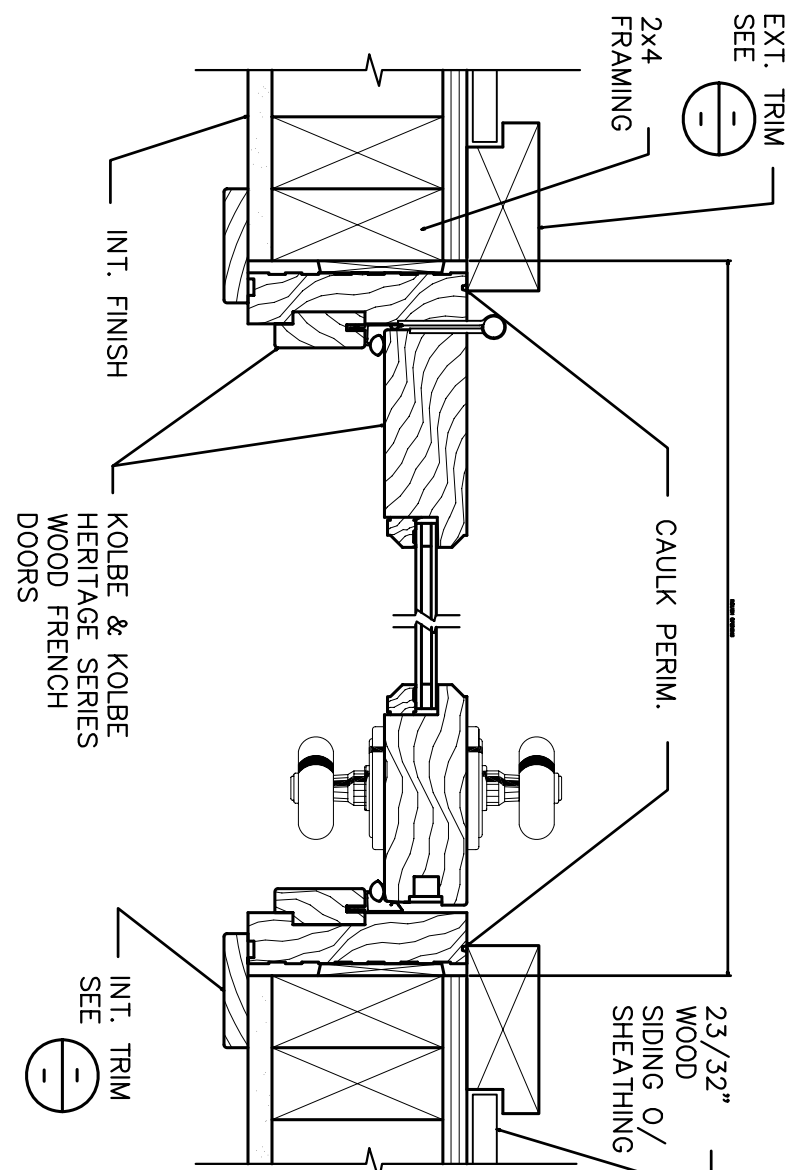


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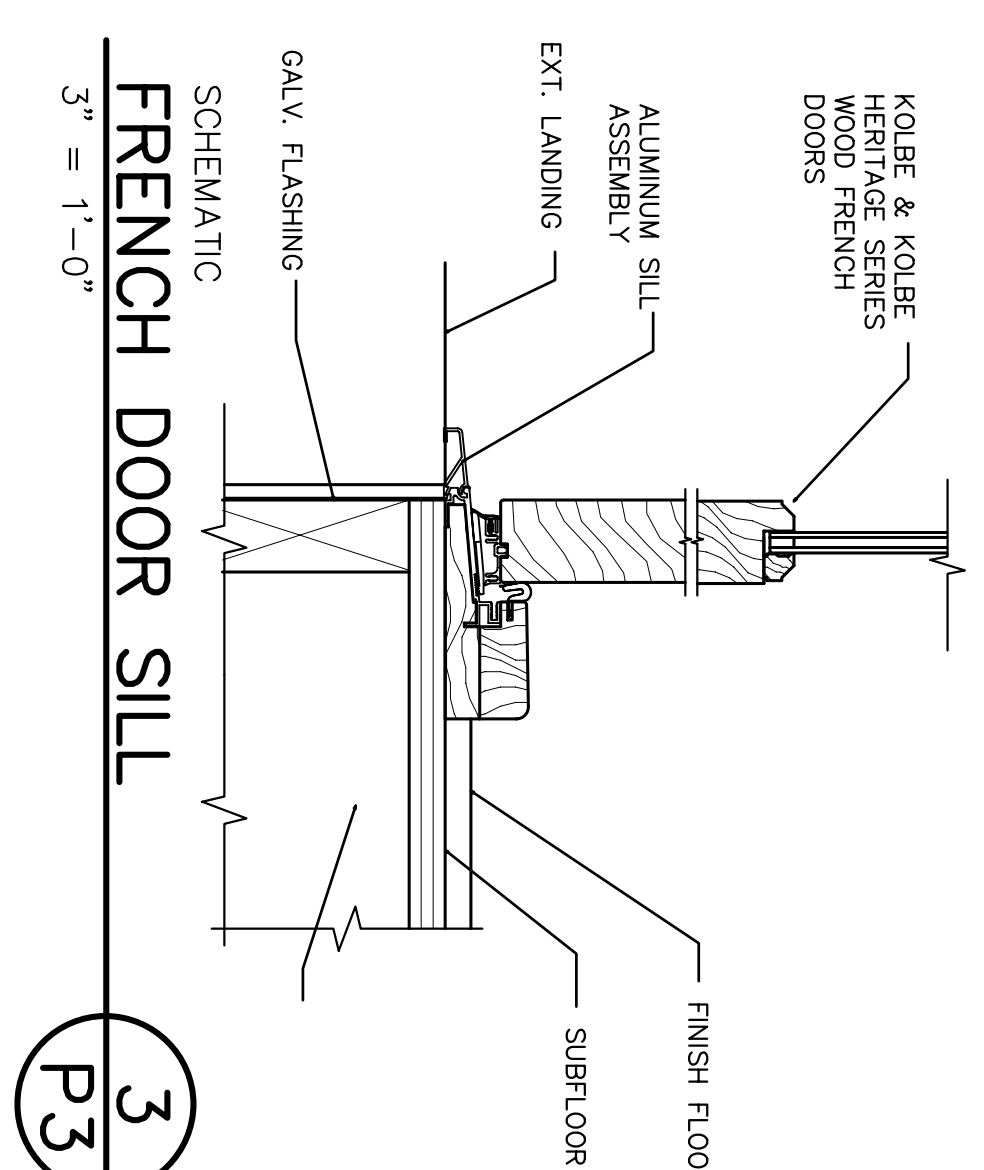
NOT VALID UNLESS WET SIGNED



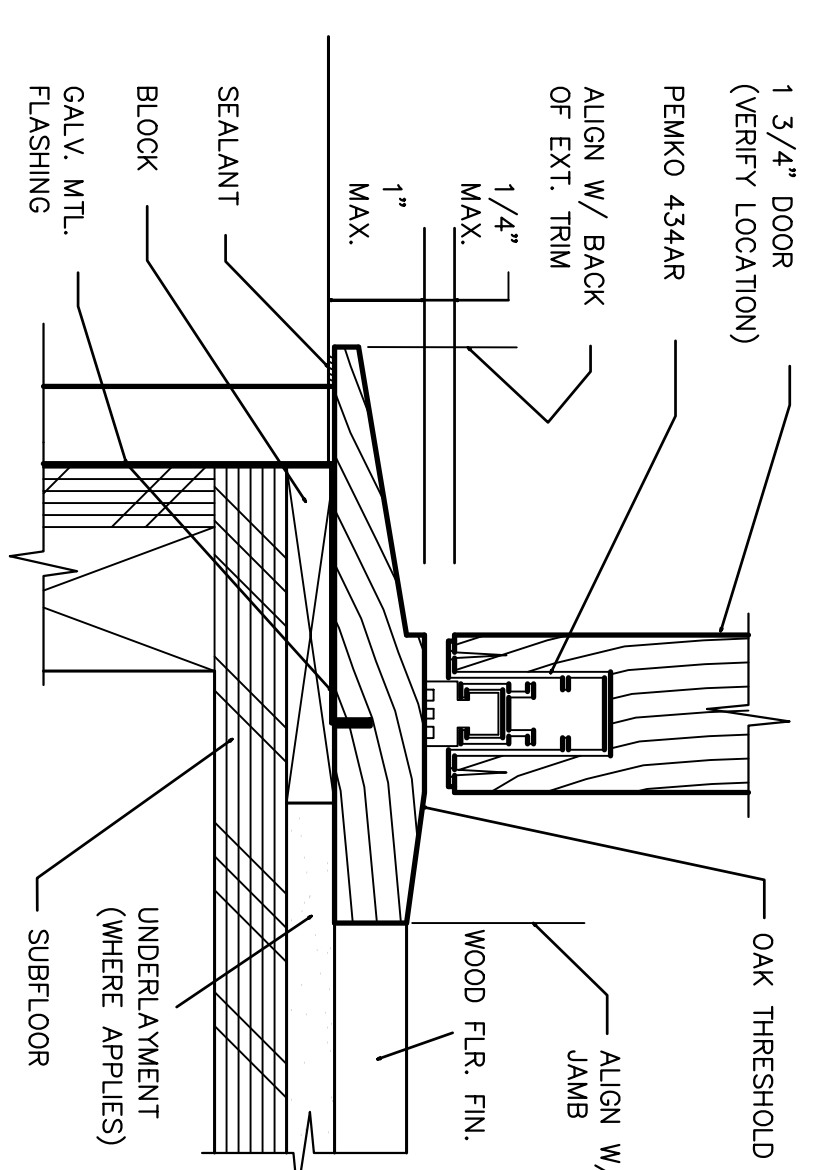
1
SCHEMATIC
FRENCH DOOR HEAD
3" = 1'-0"



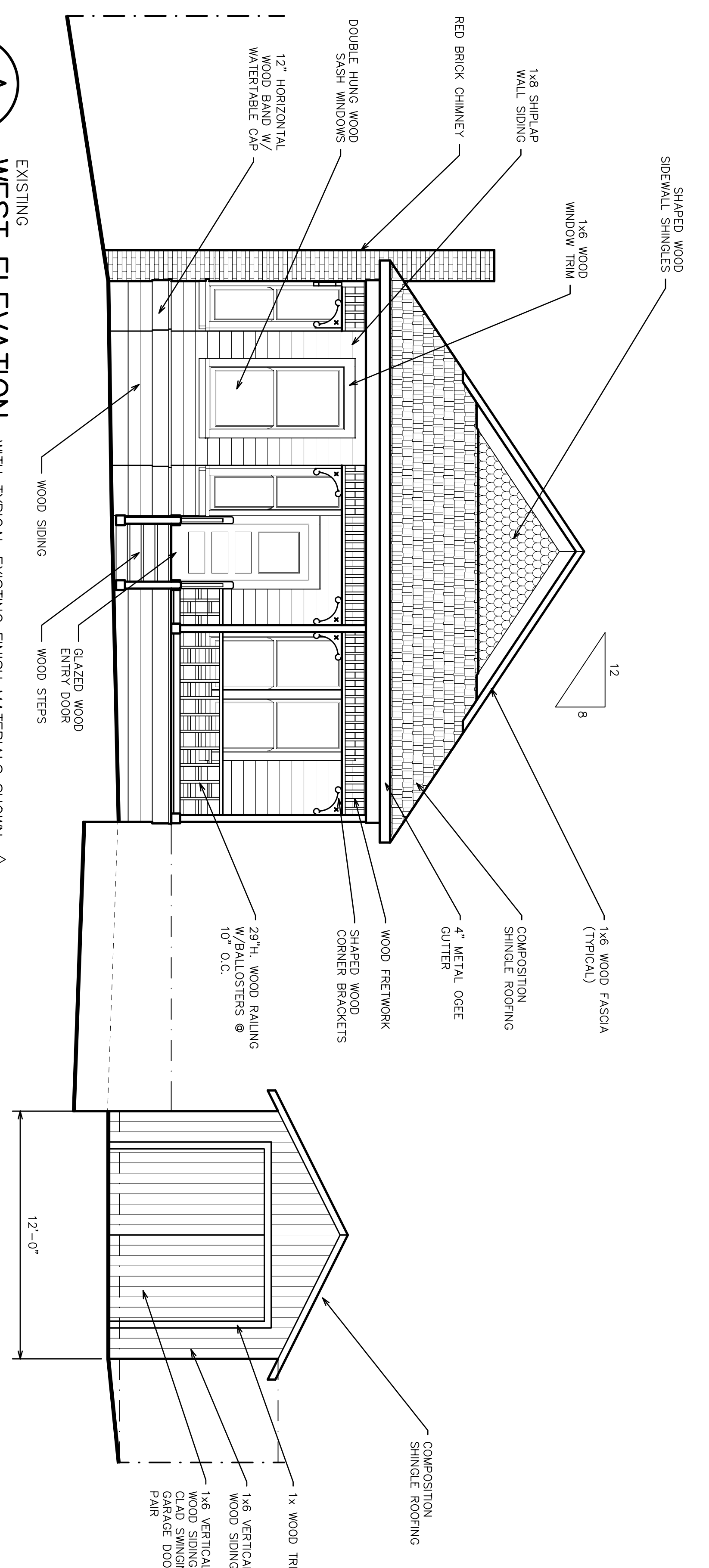
2
SCHEMATIC
FRENCH DOOR JAMB
3" = 1'-0"



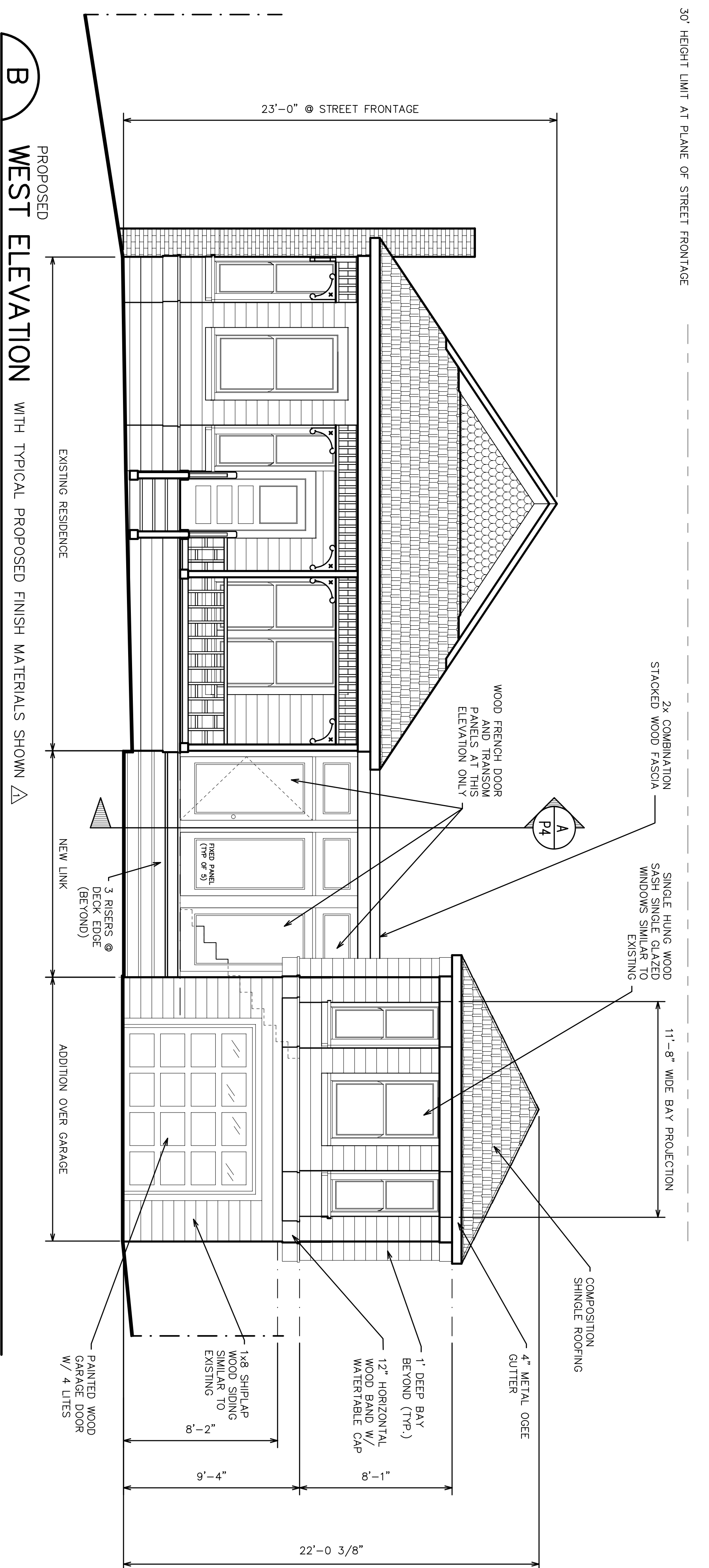
3
SCHEMATIC
FRENCH DOOR SILL
3" = 1'-0"



4
EXT. DOOR THRESHOLD
6" = 1'-0"



A
EXISTING
WEST ELEVATION
WITH TYPICAL EXISTING FINISH MATERIALS SHOWN
1/4" = 1'-0"



B
PROPOSED
WEST ELEVATION
WITH TYPICAL PROPOSED FINISH MATERIALS SHOWN
1/4" = 1'-0"

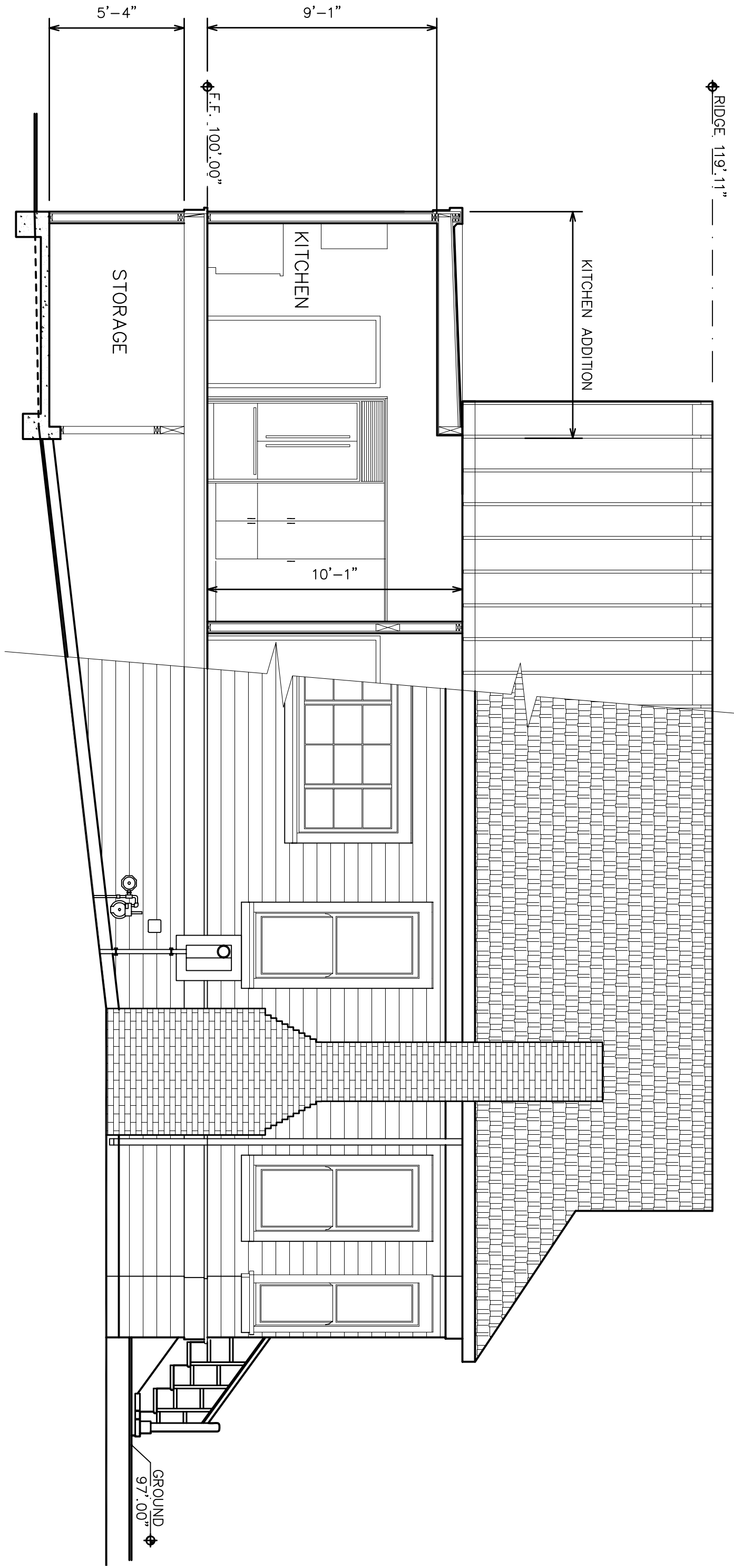
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PRELIMINARY

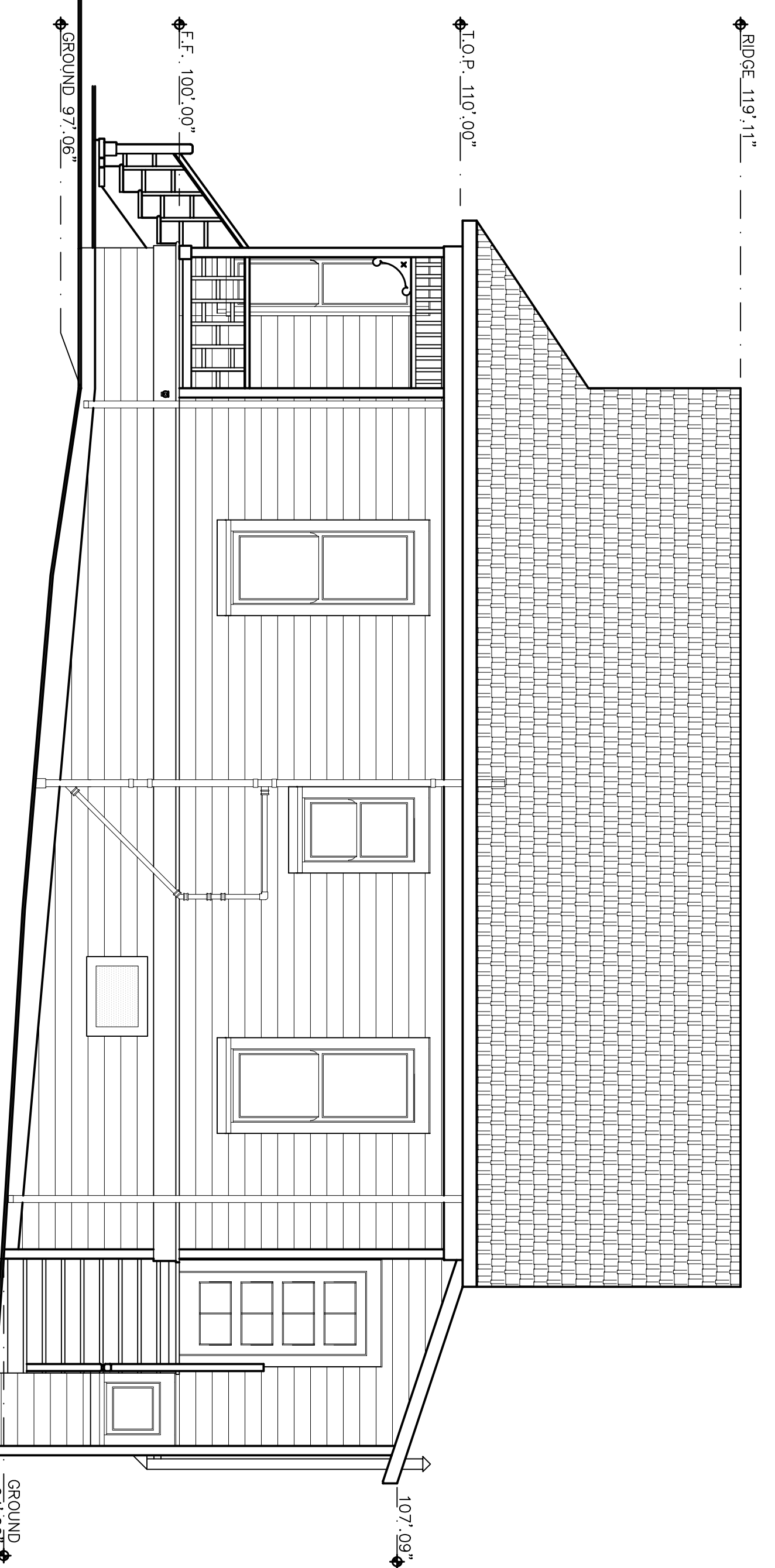
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MAYER-GOERING RESIDENCE
215 LOBOS STREET, PACIFIC GROVE, CALIFORNIA 93950

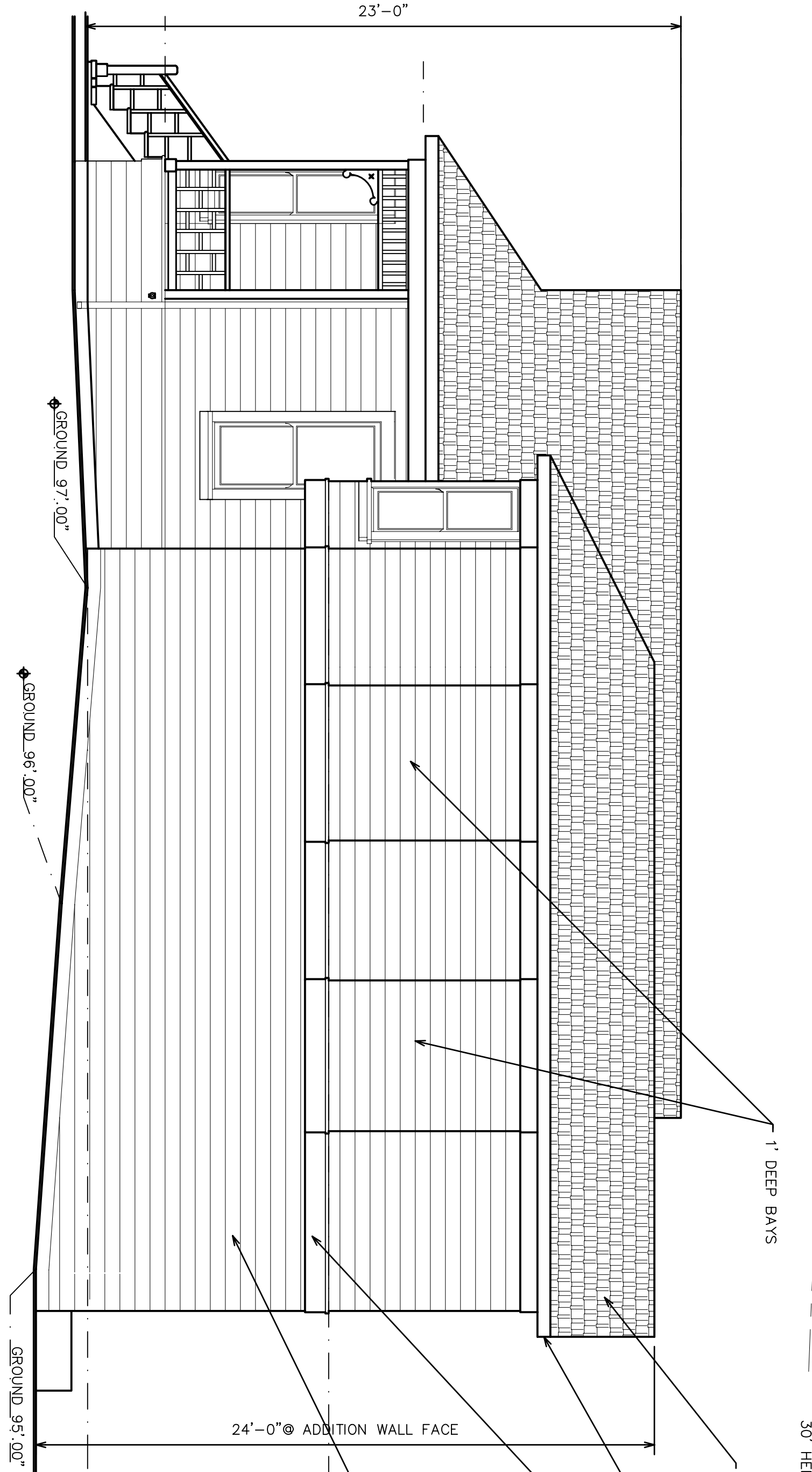
REVISIONS
2/11/14 N/A
DRAWN
11/15/13
PROJECT NUMBER
1316
SHEET NUMBER
P3
OF 2 SHEETS



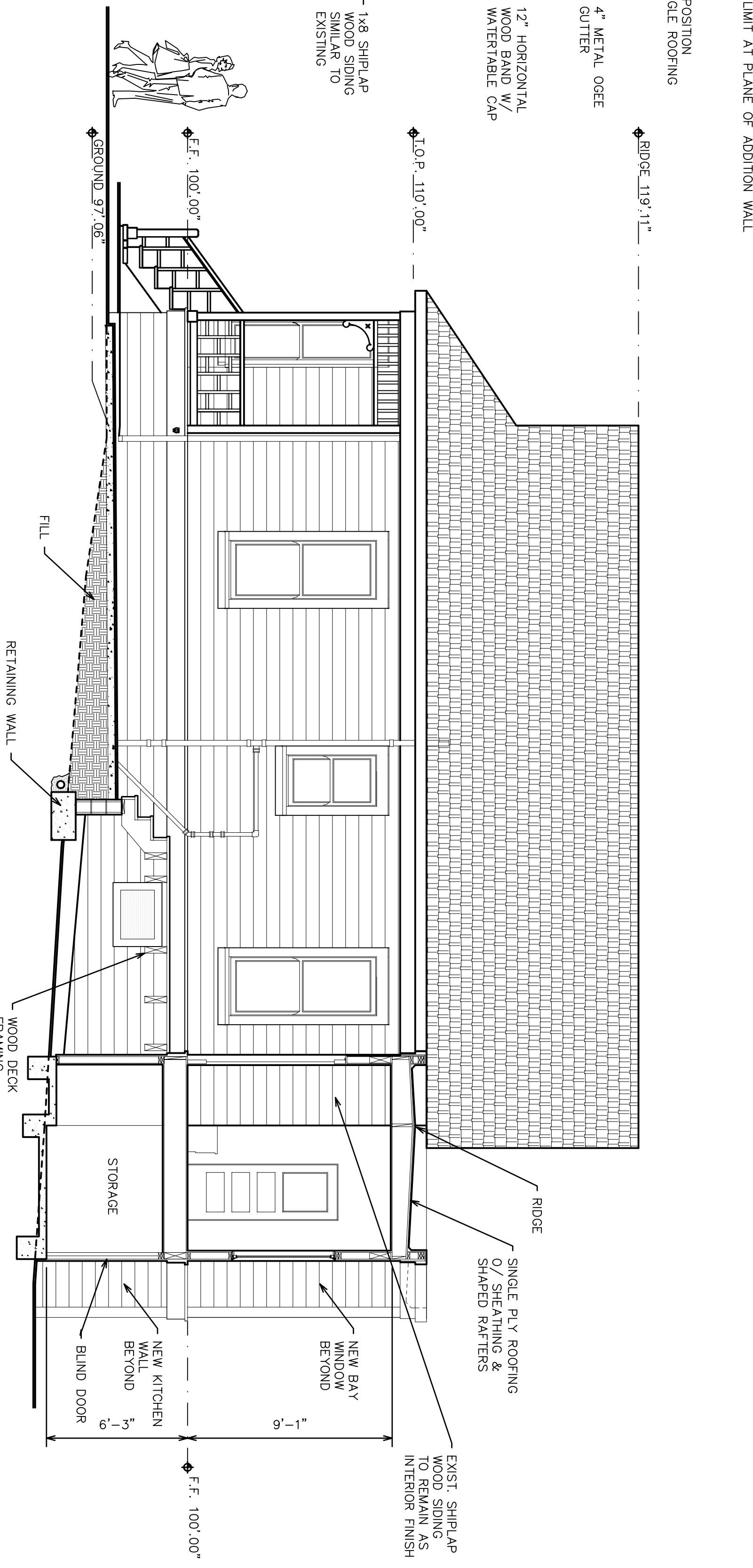
PROPOSED
1
SECTION @ KITCHEN
 SHOWING FLAT ROOFED ADDITION
 P4 1/4" = 1'-0"



EXISTING
A
SOUTH ELEVATION
 P4 1/4" = 1'-0"

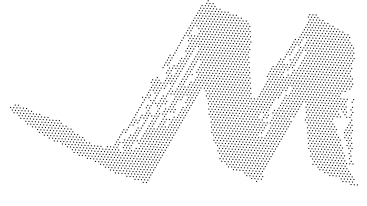


PROPOSED
B
SOUTH ELEVATION
 SHOWING SIDE OF ADDITION IN FOREGROUND WITH PROPOSED FINISH MATERIALS
 P4 1/4" = 1'-0"

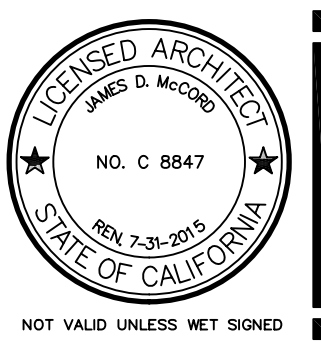


PROPOSED
C
SOUTH ELEVATION
 SHOWING SECTION AT PORCH
 P4 1/4" = 1'-0"

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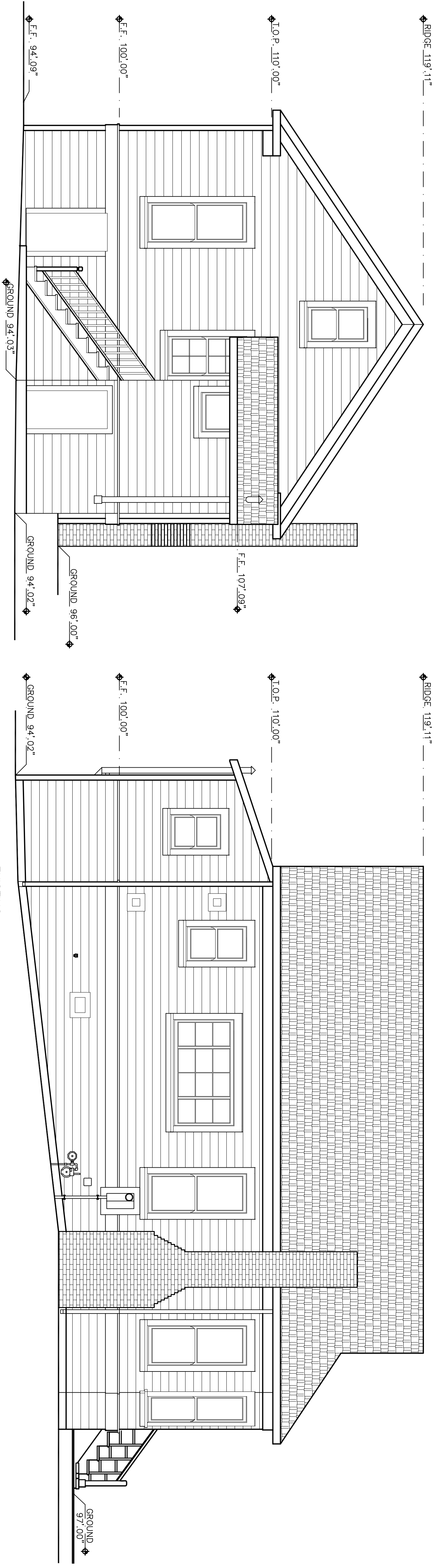


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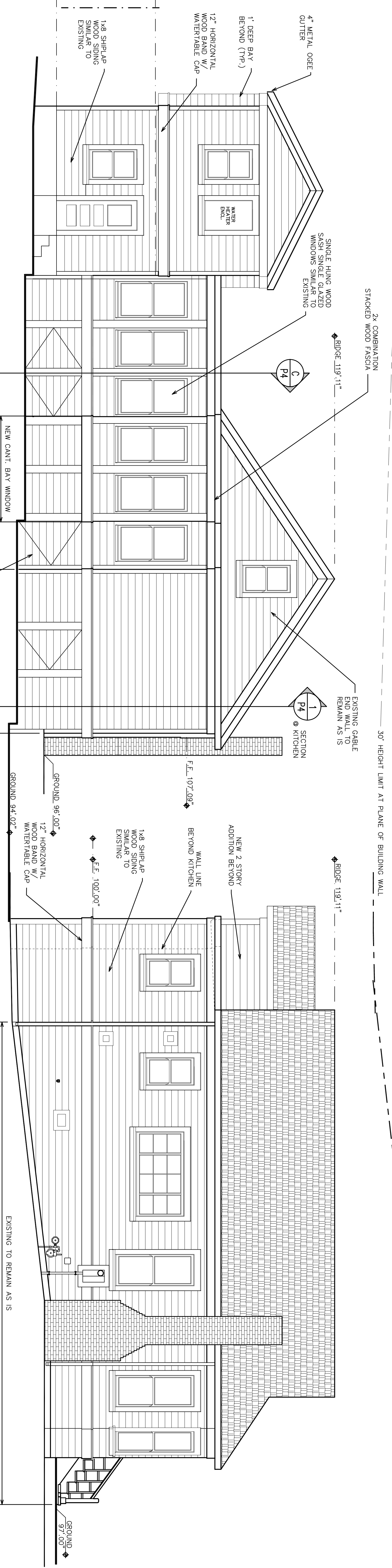
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DATE	11/17/13
PROJECT NUMBER	1316
SHEET NUMBER	P4
OF 2 SHEETS	

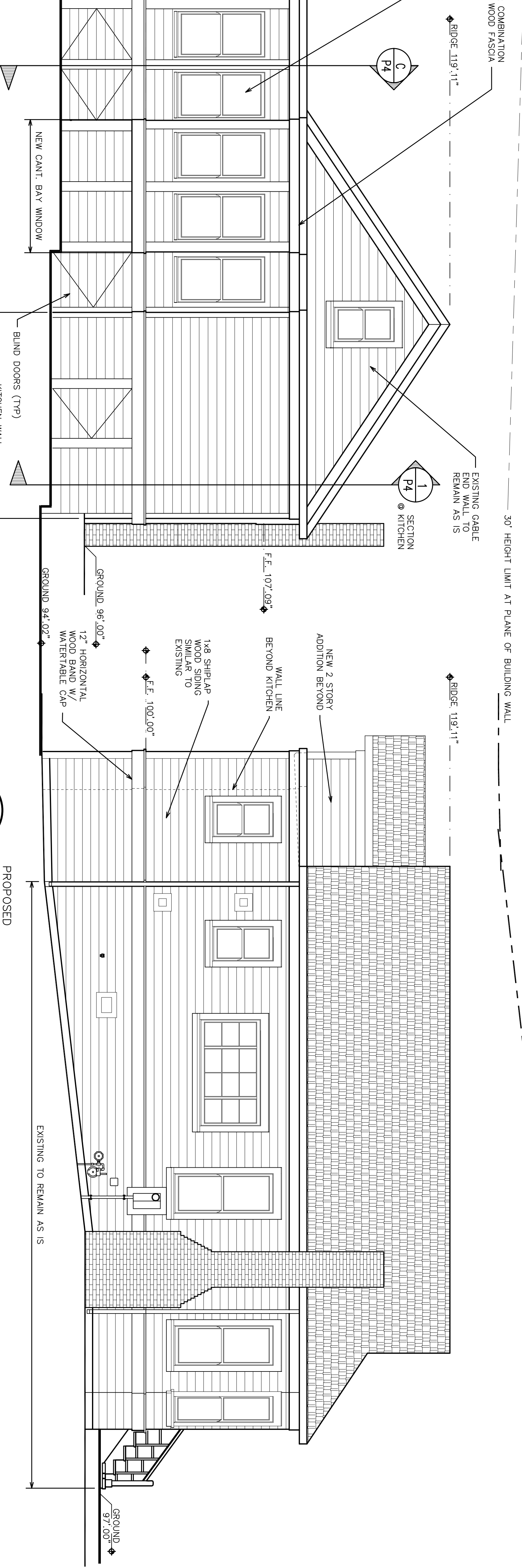
A
EXISTING
EAST ELEVATION
1/4" = 1'-0"



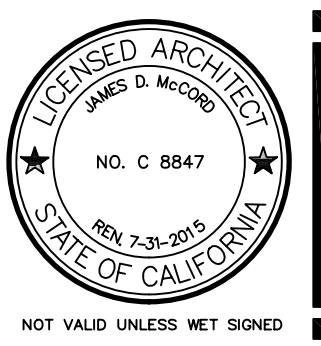
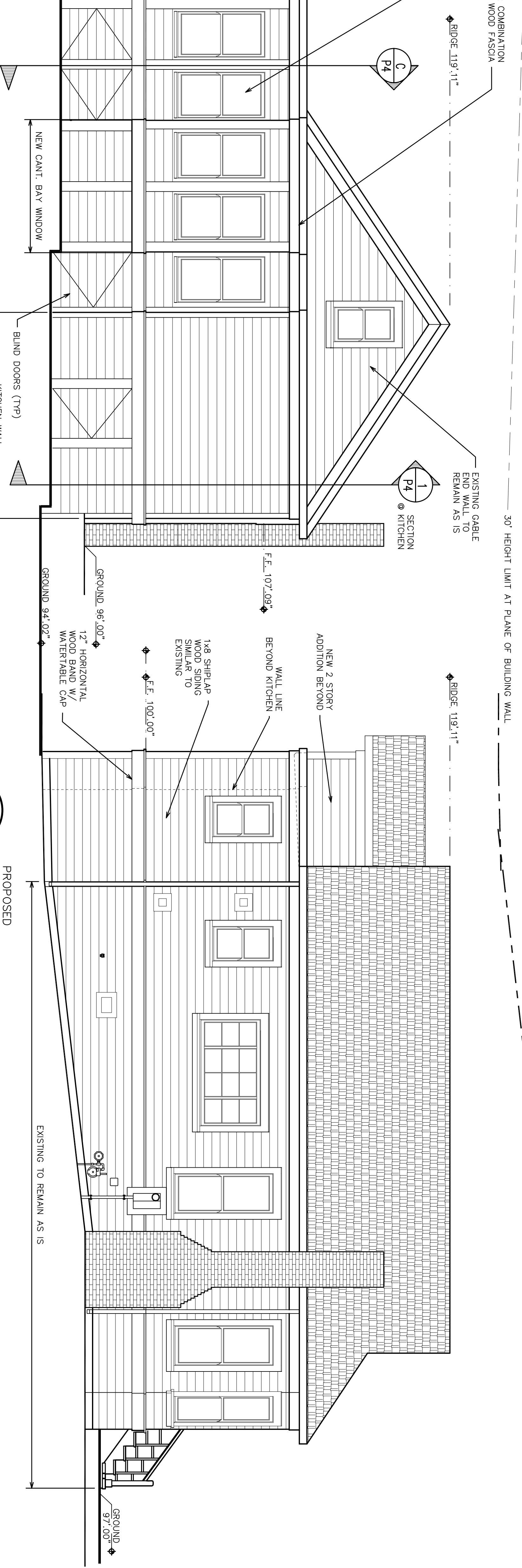
B
EXISTING
NORTH ELEVATION
1/4" = 1'-0"



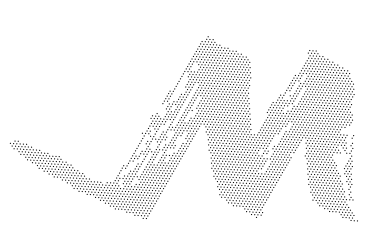
C
PROPOSED
EAST ELEVATION
1/4" = 1'-0"



D
PROPOSED
NORTH ELEVATION
1/4" = 1'-0"



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REVISIONS
 2/11/14 N/A

DATE
 11/16/13

PROJECT NUMBER
1316

SHEET NUMBER
P5

5 OF 5 SHEETS

