



## City of Pacific Grove

### Architectural Review Board Staff Report

August 11, 2015

**To:** Chair Steres and Architectural Review Board Members

**Submitted By:** Laurel O'Halloran, Assistant Planner

**Subject:** Consideration of Architecture and Use Permit (UP) No. 15-317 To allow a first floor addition of 383 sf and a second story addition of 441 sf to a one story 1,259 sf single family historic residence and the addition of a new two story garage with a bathroom for a total of a 2,636 sf two story residence.

#### **Recommendation:**

Review the application and consider a recommendation of approval, approval with recommendations or denial for the Planning Commission

#### **Background and Project Description:**

**Application:** AP 15-131

**Location:** 701 Congress Avenue

**APN:** 006-555-001

**Applicant:** Joshua Stewman/Nancy & Stephen Thompson

The project site is located at 701 Congress Avenue in the R-1 zoning district. The subject site is developed with a one story 1,259 sf single-family residence.

A Phase II Historic Assessment was completed by Kent Seavey April 17, 2015 and determined the proposed project will be executed consistent with the Secretary's Standards for Rehabilitation.

The proposed development will meet the development regulations set forth in the R-1 zoning district including setbacks and height requirements

A use permit is required when a detached structure is equipped with plumbing pursuant to Pacific Grove Municipal Code Section 23.16.16.21

#### **Staff Analysis**

**R-1 Zoning Regulations:** The allowable maximum building coverage is 40% and the proposed project site is under the 40% building coverage. The allowable maximum site coverage is 60% and the proposed project site is under the 60% site coverage. The allowable maximum gross floor area is 3,063 sf and the proposed project site has a gross floor area of 2636 sf

Staff has concerns about the 2<sup>nd</sup> floor design. The design proportions of the addition just seem to be inconsistent with the historic style of the house. Staff had recommended adding a larger 2<sup>nd</sup> story over the garage as an alternative. Staff has recommended the 2<sup>nd</sup> story windows be multi lite to remain consistent

with the first floor which has several multi lite windows except for one. The applicant has worked with Staff to improve the design and has added a second window on the second story *east* elevation, per Staff suggestion.

**Alternatives:**

The Planning Commission may approve the Architecture and Use Permit application.

The Commission may also recommend approval of the project without the bathroom in the garage.

The Commission may approve the AP and UP with recommendations on design.

The Commission may continue the hearing with the applicants concurrence return with an alternate design.

The Commission may deny the application

**Environmental Review:**

The project qualifies for a Class 1 exemption from CEQA requirements, pursuant to Section 15301 (Class 1) – Existing Facilities. The proposed alterations do not present any unusual circumstances that would result in a potentially significant environmental impact.

**Attachments:**

1. Draft Resolution
2. Application materials
3. Project Plans

Owes \$1,325

**PAID**  
272 82.00  
6-10-15  
**PAID**  
1325.00  
6-15-15



# 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. #:
AP	\$2,282	x.50 = 1,141	15-0317
UP	\$2,467		Date: 6-10-15
			Received By: D.G.
			Total Fee: \$3,607

### Project/Property Information

Project Address: 701 CONGRESS AVE. APN: 006 - 555 - 001  
 Lot: 1 Block: 174 Tract: Pacific Grove Addition  
 ZC: R-1 GP: Med Den. 17.4d/c Lot Size: 6493 sqft.

Project Description: THIS PROJECT INCLUDES THE ADDITION OF A 383 sqft. FIRST FLOOR SUNROOM, AND A 441 sqft. SECOND FLOOR MASTER BEDROOM & BATH. ALSO INCLUDED IS A NEW 593 sqft. DETACHED GARAGE WITH A NEW GIBSON AVE. DRIVEWAY. And a bathroom in the detached garage

Applicant Name: JOSHUA STEWMAN - Homelife Design Studio Phone #: (831) 920-8814  
 Mailing Address: 1042 EGAN AVE. PACIFIC GROVE, CA 93950  
 Email Address: joshua@homelifedesignstudio.com

Owner Name: NANCY & STEPHEN THOMPSON Phone #: (831) 920-8814  
 Mailing Address: 1111 SINEX AVE. PACIFIC GROVE, CA 93950  
 Email Address: \_\_\_\_\_

### Permit(s)/Request(s)

- |  |   |  |   |
|--|---|--|---|
| <input type="checkbox"/> CRD: Counter Determination          | <input checked="" 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 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  NRC  
 ZA  HRC  
 SPRC  PC  
 ARB  CC

### Does the property have?

- Active Planning Permit  
 Active Building Permit  
 Active Code Violation

### Is the property within?

- ASA: Archaeologically Sensitive Area<sup>1</sup>  
 CZ: Coastal Zone<sup>2</sup>  
 ASBS: Drainage into ASBS Watershed  
 HRI: Historic Resources Inventory<sup>3,4</sup>  
 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.

Joshua Steyman 5/14/2015  
 Applicant Signature Date

Stephen Thompson 5/2/2015  
 Owner Signature (Required) Date

**PROJECT DATA SHEET**

Project Address: 701 CONGRESS AVE.

Submittal Date: 6-10-2015 <sup>7a</sup>

Applicant(s): NANCY THOMPSON / Homelife

Permit Type(s) & No(s): \_\_\_\_\_

	Required/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-1			
Building Site Area	6493 sqft.			
Density (multi-family projects only)				
Building Coverage	40%	1339 <sub>SF</sub> = 20.6%	2195 <sub>SF</sub> = 33.8%	
Site Coverage	60%	2732 SF = 42.1%	3111 SF = 48%	
Gross Floor Area	3063 SF	1259 SF	2636 SF	
Square Footage not counted towards Gross Floor Area				
Exterior Lateral Wall Length to be demolished*/Total Existing Wall Length	n/a	n/a	38.1% / 26 lf	
Exterior Lateral Wall Length to be built	n/a	n/a	56 lf	
Building Height	25'	19'	24'-3"	
Number of stories	2	1	2	
Front Setback	15'	10'	10'	
<u>NORTH</u> Side Setback (specify side)		12'	12'	
<u>SOUTH</u> Side Setback (specify side)		11'-10"	11'-10" - HOUSE 5' - GARAGE	
Rear Setback		51'-0"	10'-0"	
Garage Door Setback/Back-up Distance	20' min	—	20'	
Covered Parking Spaces		0	2	
Uncovered Parking Spaces		1	1	
Parking Space Size	9' x 20'	12' x 30'	16' x 20'	
Number of Driveways	1	1	1	
Driveway Width(s)		12'	16'	
Eave Projection(s) (Into Setback)	3' maximum	24"	24"	
Distances Between Eaves & Property Lines	3' minimum	9' 10"	9'-10" - house 3' - garage	
Open Porch/Deck Projections		front entry porch	front/rear entry	
Architectural Feature Projection(s) (Into Setback)		Window seats (x2)	Window seats (x4)	
Number & Category of Accessory Buildings		1 = laundry shed	1 = detached garage	
Accessory Building Heights		9'-8"	21'-2"	
Accessory Building Setbacks				
Distance between Buildings		12'	24'-6"	
Fence Heights		4'	4'	

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



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### NOTICE OF EXEMPTION FROM CEQA

7a

**Property Address/Location:** 701 Congress Avenue, Pacific Grove, CA 93950

**Project Description:** AP and UP 15-317

Description: To allow a first floor addition of 383 sf and a second story addition of 441sf to a one story 1,259 sf single family residence and the addition of a new two story garage with a bathroom for a total of a 2,636 sf two story residence

APN: 006-555-001

ZC: R-1 GP: Med Den 17.4 du/ac Lot Size: 6,493 sf

Applicant Name: Jeanne Byrne, FAIA Architects Phone #: 920-8814

Mailing Address: 1042 Egan Avenue, Pacific Grove, CA 93950

Email Address: [Joshua@homelifedesignstudio.com](mailto:Joshua@homelifedesignstudio.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 15301(e) (1) Class 1 Categorical Exemption

**Exemption Findings:**

The project includes the addition of 1,377 sf, and therefore qualifies for a Class 1 exemption from CEQA requirements, pursuant to Section 15301 (Class 1) – Existing Facilities. The proposed alterations do not present any unusual circumstances that would result in a potentially significant environmental impact.

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

**Signature:** *Laurel O'Halloran* **Date:** July 23, 2015

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

7a

April 17, 2015

RECEIVED

Mr. & Mrs. Stephen Thompson  
701 Congress Ave.  
Pacific Grove, CA 93950

JUN 15 2015

COMMUNITY DEV. DEPT.

Dear Mr. & Mrs. Thompson:

**Introduction:**

This Focused Phase II Assessment has been prepared on behalf of Stephen & Nancy Thompson, as part of an application for an addition to a listed historic residence. The subject property is located at 701 Congress Ave. (APN# 006-555-001), in Pacific Grove (see photos, plans and drawings provided).

**Historical Background & Description:**

The subject property is an altered 1909 wood-framed, hip-roofed vernacular cottage. Assessor's and Pacific Grove building records show improvements in 1924. Most of the original 1/1 double-hung wood windows were changed to 1/1 vinyl-clad windows in c. 1986.

Its first appearance on a Sanborn insurance map in 1914 shows a basically rectangular footprint with a partial-width cutaway front porch on the NW corner of the west facing facade. A photograph of the north side and rear (east) elevations of the residence, taken c. 1912 shows the original interior brick chimney north on the Gibson St. side of the house. The existing chimney, on the south side-elevation came after 1924, as did the minor window changes on the Gibson St. elevation toward the rear of the building envelope. The rear entry door is also a later addition. As noted above, vinyl-clad windows were added c. 1986 and the current entry railing in 2006 (see P.G. Heritage documentation and photos provided).

The property is listed as #639 in the Pacific Grove Historic Resource Survey, dated January 1, 2007. It is significant at the local level, in the context of the theme of Pacific Grove's Coming of Age (1903-1926), as per the 2011 Pacific Grove Historic Context Statement. Its period of significance would be c. 1909.

Based on Assessor's records on file with the Heritage Society of Pacific Grove, the original owner was Mrs. Margaret J. Carmack, who later moved to Chico. No original builder has been identified. Henry A. Gilfert, a local carpenter, purchased the property c. 1922 and probably made the early window and chimney changes in 1924 or a little after. He appears as owner on the 1928-29 Pacific Grove Building Classification Record. No biographical information has been found on Mr. Gilfert except a business directory entry in 1926-27, and a brief, undated obituary in the Heritage Society documentation.

Character-defining features of the property include its one-story height; rectangular footprint; narrow, horizontal clapboard wood siding, with a simple, wide frieze at the roof-wall junction; angled bays on the south side and west facing facade; cutaway entry porch on the NW corner of the building envelope, with turned classical columns, and a hipped roof, flared at the eaves. Fenestration is primarily 1/1 double-hung wood, and vinyl-clad sash in a variety of sizes and shapes. A brick interior chimney on the south side-elevation replaced a similar feature on the north side c. 1924.

### **Evaluation:**

The proponents propose to extend the rear of the building envelope approx 15 feet to accommodate a first floor sun room, and add a low, hipped-roof second story bedroom. The design of the proposed second floor on the new addition will be consistent with the city's architectural review guidelines, "to ensure that the historic building's proportions and profile are not radically changed." There will be a code required bedroom egress window in the rear (east) elevation. Proposed window design and part of the exterior wall-cladding will differentiate the new work from the old. They also propose to replace the existing c.1986 vinyl-clad windows with new wood windows to match, in kind, remaining examples of the original 1909 1/1 double-hung wood windows. Some window sizes would change to address interior modifications for compatible contemporary living. They would like to remove the 2006 front entry hand rails and replace them with new wood railing compatible with the character of the historic feature (see photos, plans and drawings provided).

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 of the subject property.

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."

As noted above, the Standards recommend new additions be placed on secondary elevations, and where alteration has already occurred. In this instance the proposed addition is on a secondary and altered elevation.

The proposed new work will be generally differentiated from the old. New elements will match the existing for continuity of design, the work will be compatible with the size, scale, proportions and massing to protect the integrity of the subject property and its environment. If removed in the future, the essential form and integrity of the historic property will be unimpaired.

NOTE: The California Environmental Quality Act (CEQA) states that proposed alterations and additions to listed historic properties should be "proportionate to the level of significance of an historic resource based on its relative importance in history."

### **Impacts of the Proposed Project:**

The owners have proposed the following alterations and additions for contemporary usage.

#### **WEST (FRONT) ELEVATION (primary, altered)**

The current vinyl-clad fenestration will be replaced with 1 / 1 double-hung wood windows, matching in kind, existing examples of the original 1909 wood windows, consistent with the Secretary's Standards #5. & #6 The existing c. 2006 entry hand rails will be replaced by wooden railing more compatible with the historic character of the residence (see the Secretary of the Interior's Standards, Photos #1 & #2, and plans & drawings provided).



### NORTH SIDE-ELEVATION (primary, altered)

Add two-story addition to the rear (east) of this elevation. The ground floor will extend the building envelope approx 15 feet to the east. The second floor bedroom will project approx. 14 feet west into the existing original roof space. The pitch of the new hipped roof will not have the eave flare of the original 1909 roof, and the wall cladding of the bedroom space will be shingled, consistent with Standard #9, differentiating the new from the old, and Standard #10, in that if removed in future the essential form and integrity of the 1909 roof can be returned to its original appearance and be unimpaired. The sun room ribbon band of tall windows will differentiate the new ground floor addition from the old (see the Secretary of the Interior's Standards, Photo #3, and plans & drawings provided).

### EAST (REAR) ELEVATION (secondary, altered)

This elevation has been considerably modified over time, by window and door changes to the original one-story house (see photos #4 & #5 provided). The void for the existing rear door will be retained for interior access. The proposed new construction will bring the ribbon windows around the building envelope from north to south, with the new entry door near the south end of these sun room features. An existing original smaller window in the current elevation (see photo #6 provided), will be reused to bring light and air into a laundry room to be located at the SE corner of the addition, consistent with Standard #5, regarding the retention of distinctive materials and features.

### SOUTH SIDE-ELEVATION (secondary, altered)

The proponents propose to remove and replace a small window off the SW corner of this elevation with a full size 1 / 1 double-hung wood window, matching in kind the 1909 original wood windows. The small window may be used to provide a bathroom near the east end of the new addition on this elevation with code required light and air, consistent with Standard #5 noted above (see photo #7 provided).

The subject property was listed in a local historic resource survey 1977, and subsequently added to the Pacific Grove Historic Resource Inventory as having potential historic or architectural significance because it contributed to the character of Pacific Grove (see Pacific Grove Heritage Society documentation provided).

The subject property is a good example of the Secretary of the Interior's edict encouraging the placing new additions on non-character-defining elevations and locating alterations to historic properties in areas where previous alterations already exist.

As proposed, the work shall reuse, to the extent feasible, available historic building materials, and where necessary match required replacement features in kind. New work, particularly along the altered north side and rear elevations, are clearly differentiated from the old, but compatible with the size, scale, proportions and massing to protect the integrity of the subject property and its environment. If removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.

NOTE: A new garage, consistent with the design character of the proposed addition, will be part of the Thompson project. However, because of its physical distance from the subject property at the east end of the large parcel, it should be treated as new construction and not part of the rehabilitation review.

## **CONCLUSION**

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 resource will not be obscured, damaged or destroyed. The proposed alterations are reversible. As proposed the new work will not cause a significant change to the listed 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 and photos plans & drawings attached). No mitigation is needed for this project.

Respectfully Submitted,

*K. J. Slaw*

## 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.

## 701 Congress Ave.-Pacific Grove

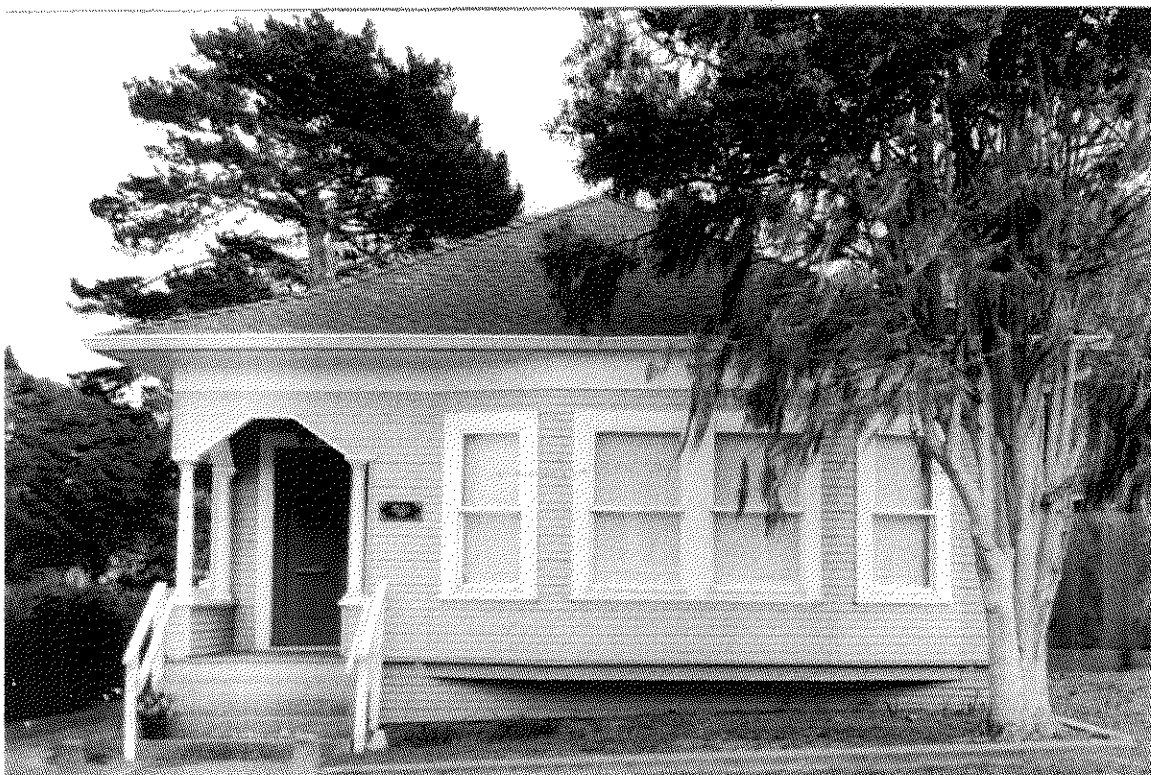


Photo #1. Looking east at the west facing facade  
April, 2015.



Photo #2. Looking SE at the west facing facade &  
north side-elevation, April, 2015.



Photo #3. Looking south at the north side-elevation,  
April, 2015.



Photo #4. Looking east along Gibson c. 1912 at the north  
side & rear elev., note original fenestration,  
April, 2015.



Photo #5. Looking west at the rear (east) elevation, note fenestration changes from c. 1912. April, 2015.



Photo #6. Looking west at the rear (east) elevation, note small window for proposed reuse, April, 2015.

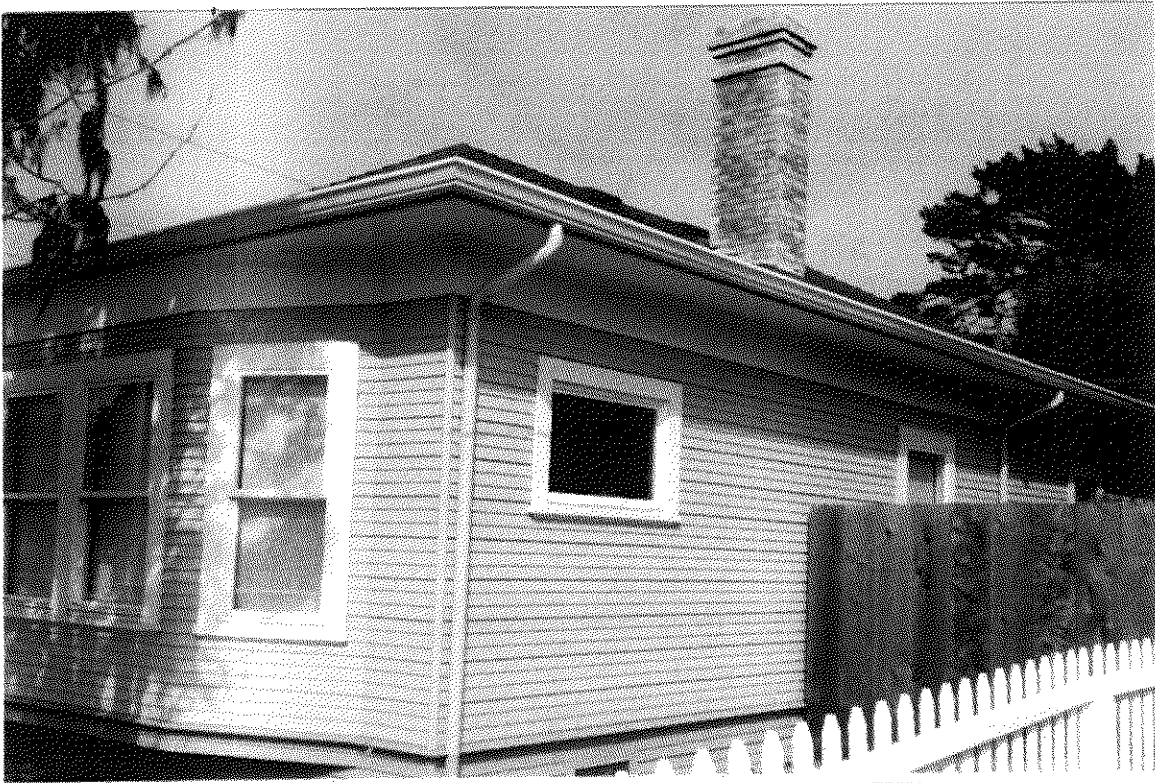


Photo #7. Looking NE at the SW corner of the residence, note small window for full scale window replacement, & its reuse on this same elevation, April, 2015.

## 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.
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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.





## The Heritage Society of Pacific Grove

P.O. Box 1007 • Pacific Grove • California • 93950 • (831)372-2898

info@pacificgroveheritage.org • www.pacificgroveheritage.org

April 24, 2012

Nancy and Stephen Thompson

111 Sinex Avenue

Pacific Grove, California 93950

Dear Nancy and Stephen:

This is in response to your January 19, 2012 Historical Plaque Request for 701 Congress Avenue. Your request was researched by the Pacific Grove Heritage Society's Research Team. A recommendation was subsequently submitted to the Heritage Society's Board of Directors and your request was approved.

Tax and assessor records indicate that the property was first assessed in 1909. The earliest footprint of your home available to us was on the 1914 Sanborn Map. We were able however to confirm the construction date to be 1909, based on information provided on the 1928 Building Classification and Computation Record report. The original owner of record was Mrs. M.J. Carmack. There were several building permits issued over the years and in 2009 the City determined that there was an unsafe partially built structure on the rear of the lot. Regardless, the Heritage Society Board felt that the additions and changes made to the house enhanced the home and it was felt that the historical integrity of the original structure had been retained.

You will be contacted by the Heritage Society when the plaque is completed. You can pick the plaque up at the Heritage Society Barn located at 605 Laurel Ave. in Pacific Grove. Completion of the plaque can take three to six months depending on the backlog of requests.

Thank you for your interest in the Pacific Grove Heritage Society. I have included a P.G. Historical Society brochure for your review. If you are not a member, please consider joining us. The annual membership fees are on page 4 of the enclosed.

If you have any further questions please contact our representatives at: (831) 372-2898.

Respectfully, Jim Hogan, Heritage Society Research Team.

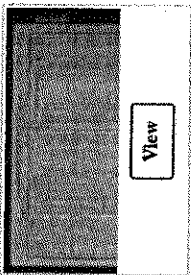
BLOCK 174 LOTS 1,2

701 CONGRESS

5th Addition to Retreat

<u>DATE</u>	<u>OWNER</u>	<u>Assmnt on Imprvmt</u>	<u>Remarks</u>
1909	Mrs. M. J. Carmack	\$900	
1910-12	" " " "	\$1080	
1913	" " " "	\$1000	
1914-21	John H. & Sarah Bridwell	\$800	
1922-24	Henry E. & Anne L. Gilfert	\$800	
1925-26	" " " " " "	\$950	

# Margeret J Carmack in the 1910 United States Federal Census



Name: Margeret J Carmack

Age in 1910: 39 [39]

Birth Year: abt 1851 [abt 1871]

Birthplace: Missouri

Home in 1910: Pacific Grove, Monterey, California

Race: White **701 Congress**

Gender: Female

Relation to Head of House: Wife

Marital Status: Married

Spouse's Name: Hezikiah Carmack

Father's Birthplace: Virginia

Mother's Birthplace: Virginia

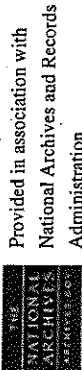
Neighbors: View others on page

Household Members:	Name	Age
	Hezikiah Carmack	84
	Margeret J Carmack	39 [39]

Save ▾ Cancel

- View blank form
- Add alternate information
- Report issue

Hezikiah  
b



Provided in association with National Archives and Records Administration

**Suggested Records** ?

- 1880 United States Federal Census Josephine Carmack
- 1900 United States Federal Census Margaret Carmack

Write a comment..

**Make a Connection**

Find others who are researching Margeret J Carmack in Public Member Trees

Source Citation  
Year: 1910; Census Place: Pacific Grove, Monterey, California; Roll: T624\_89; Page: 17B; Enumeration District:

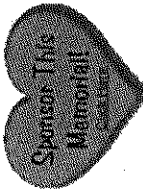
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- [Help with Find A Grave](#)

- Find all Carmacks in:
- [Chico Cemetery](#)
  - [Chico](#)
  - [Butte County](#)
  - [California](#)
  - [Find A Grave](#)

- [Top Contributors](#)
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- [Find A Grave Store](#)
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- [Denise Sallee](#)
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5 Foods you must not eat:  
Cut down a bit of stomach fat every day by never eating these 5 foods



**Hezekiah Carmack**

Memorial Photos Flowers

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Birth: 1826  
 Pennsylvania, USA  
 Death: 1911  
 Butte County  
 California, USA

"... In July, 1877, Mrs. Henderson married Hezekiah Carmack, a native of Pennsylvania and of Scotch descent. He came across the plains in 1852 and followed mining in Butte County. In 1859 he went to Virginia City, Nev., and was one of the founders of the Savage mine. Some years later he sold his interest and engaged in ranching at Truckee Meadows, afterwards removing to Pitt River country. When he sold out he returned to Butte County and bought a ranch on the Shasta road and this was practically the scene of his operations the remainder of his life. Mr. and Mrs. Carmack had spent some years at Pacific Grove, California, in 1907, and that year he died, just one week after their return. Source: "History of Butte County, Cal.," by George C. Mansfield, Pages 504-509, Historic Record Co., Los Angeles, CA, 1918.

Family links:  
 Spouse:  
 Margaret Josephine Taylor Carmack (1848 - 1913)\*

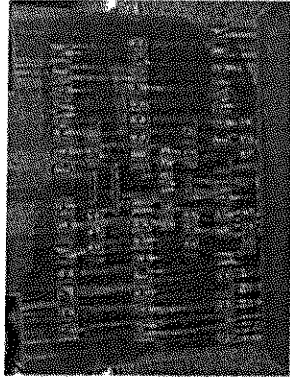
Children:  
 Shelby Crall Carmack (1862 - 1945)\*

\*Calculated relationship

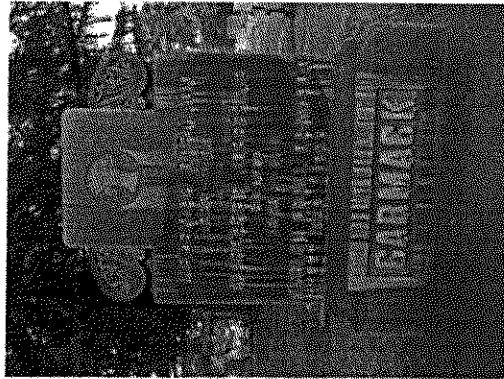
Burial:  
 Chico Cemetery  
 Chico  
 Butte County  
 California, USA  
 Plot: Sec 17, Lot 55 sp 2

[Edit Virtual Cemetery info](#) [?]

Maintained by: [Adriana](#)  
 Originally Created by: [J](#)  
 Record added: Nov 01, 2010  
 Find A Grave Memorial# 60949629



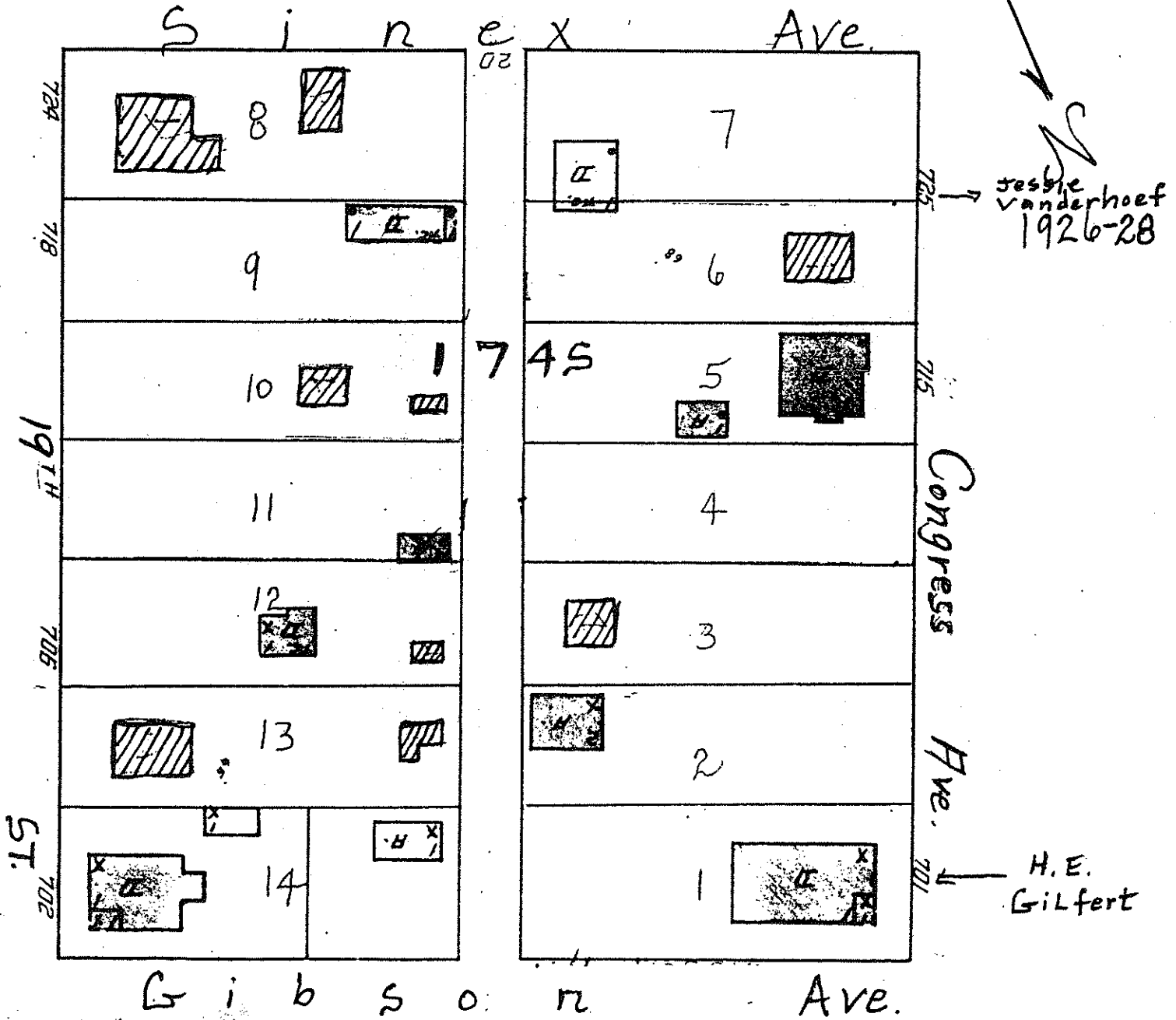
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Added by: J

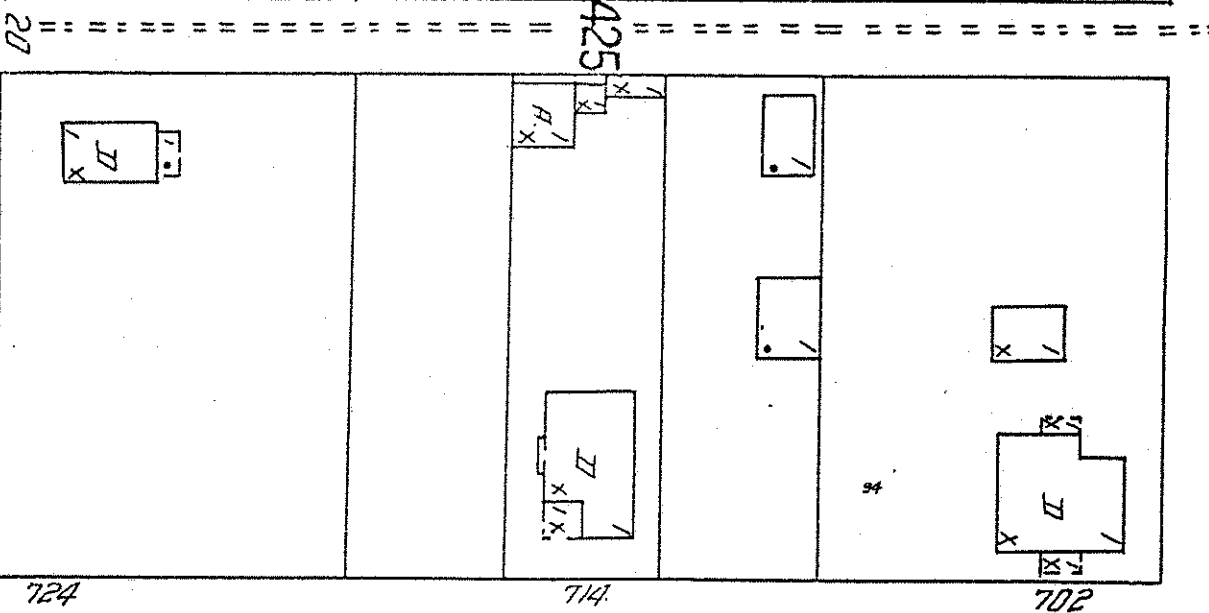
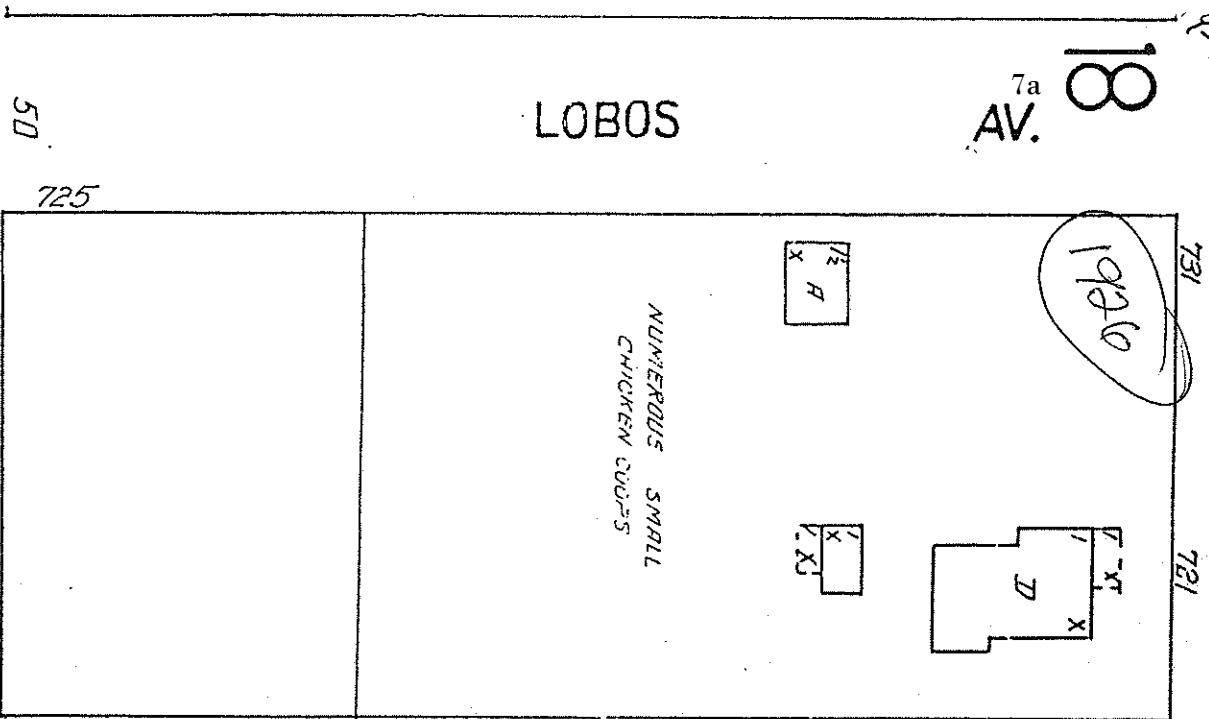
OWNER		BLOCK 174 [Fifth Addition] P.G.		
MRS. M.J. CARMACK		ABSTRACT OF TITLE		
LOT	ADDRESS & STREET	DEED DATE	REMARKS	
1	701 Congress Ave.	6-16-10		
2				
1	JOHN H. & SARAH J. BRIDEWELL	1-9-14		
2				
1	HENRY E. & ANNIE L. GILBERT	11-5-21		
2				
3	W.S. CLARK	1-5-21		
4				
3	LEON E. TARBELL	3-1-23		
3	P.G. REALTY COMPANY	10-8-27		
4	DANIEL G. AMBROSE	8-12-26		
5	CARDIE A. & ELIZABETH M. HART	717 Congress Ave.	2-10-26	
6	GEORGE E. & IRENE L. STOPP	721 Congress Ave.	1-19-26	
7		715 Congress Ave.		
7	MRS. MINNIE A.V. DAVELAY	9-14-27		
8	THOMAS P. & LILLIAN R. MONEY	724 19th. St.		
8	WALTER F. & JENNIE BREYER	8-11-26		
9	JOHN E. & ANNA C. YOUNG	722 19th. St.	12-15-27	
10	NETTIE J. REUTER	718 19th. St.	12-10-26	
10	W.A. WILSON		11-24-27	
11	WILLIAM SCOFIELD		9-18-20	
12	HATTIE R. BRADNER	710 19th. St.	9-25-19	
12	ROY C. & FLORA T. WELCH		1-28-27	
13	JAMES P. EVANS	704 19th. St.	1-24-20	
13	WALTER EARLE & CARRIE B. HOOKE		7-13-25	
14	FLORENCE J. EVANS	702 19th. St.	10-4-11	
14	JESSIE C. SMYTH		5-27-24	

BLOCK 174 [Fifth Addition] P.G.  
N. Gibson Ave.  
E. 19th. St,  
S. Sinex Ave.  
W. Congress Ave.

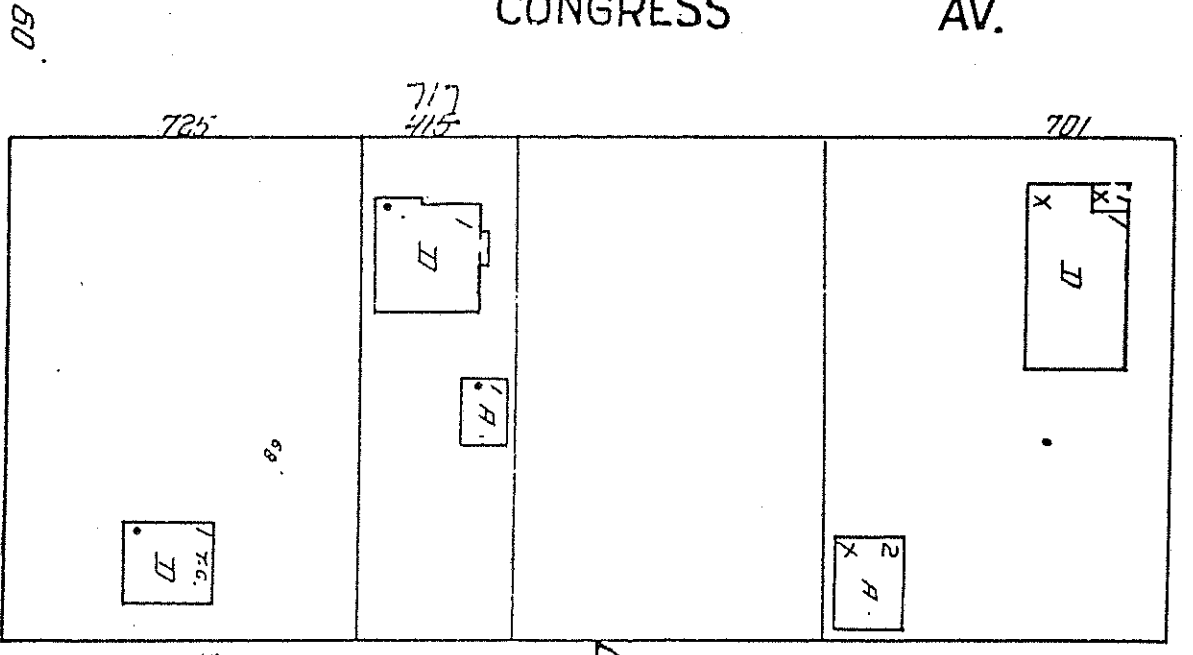


18<sup>7a</sup> AV.

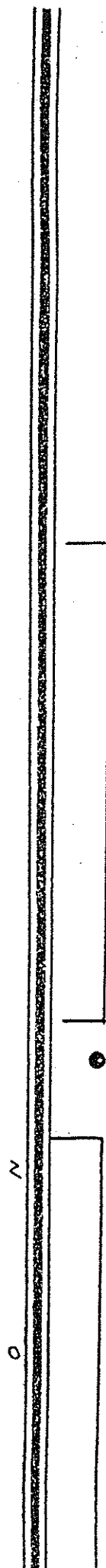
LOBOS



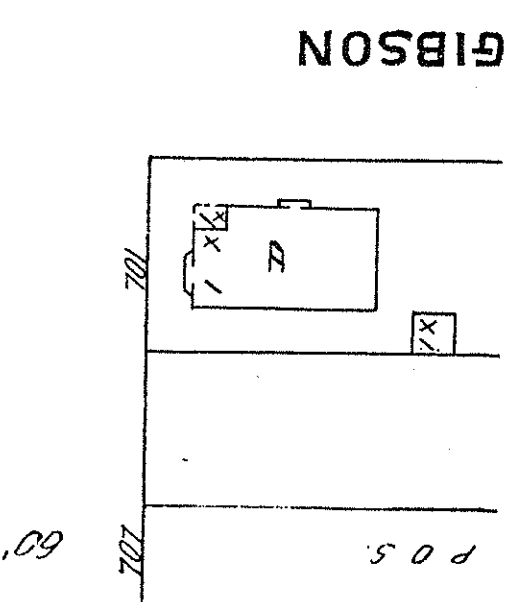
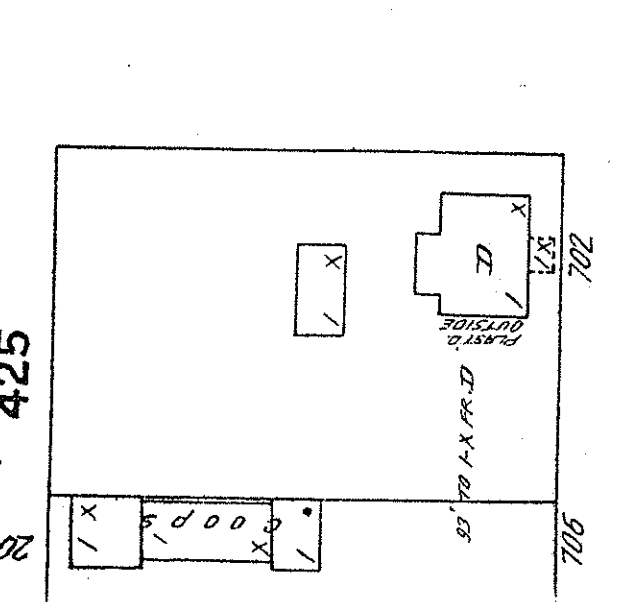
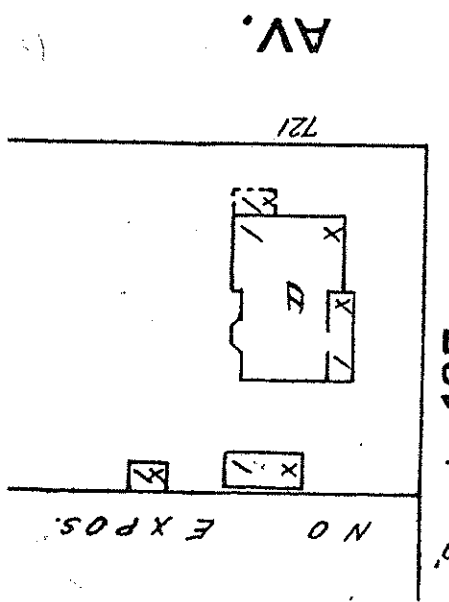
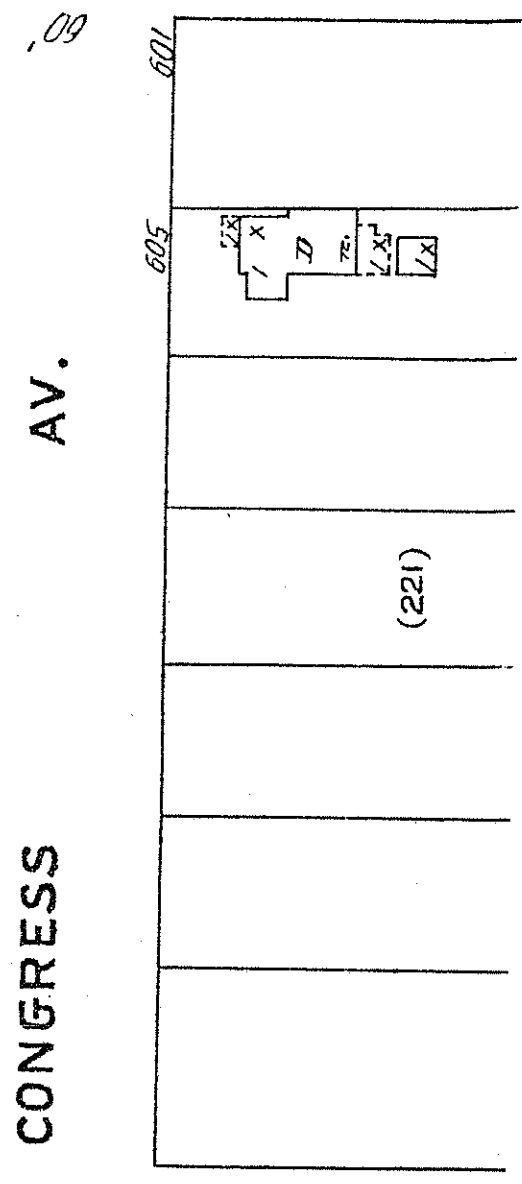
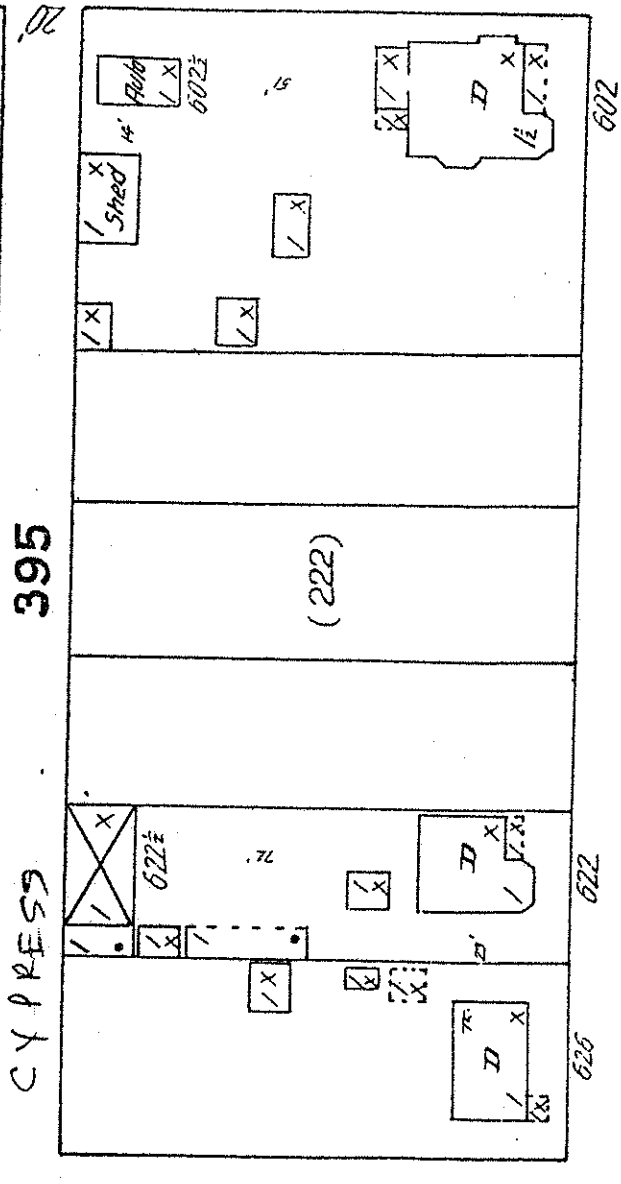
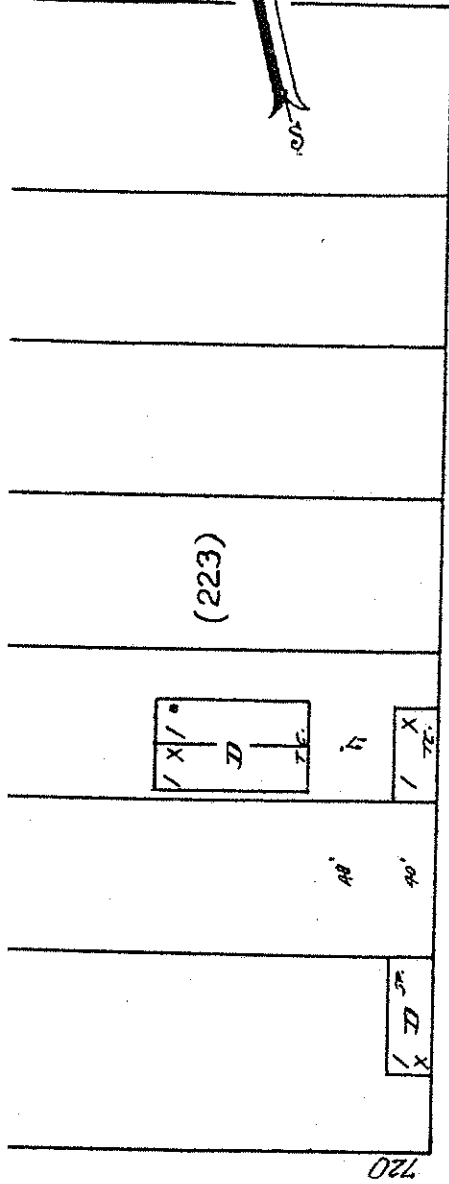
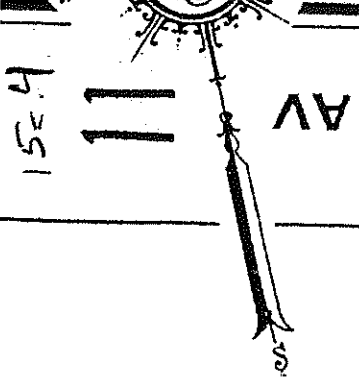
CONGRESS AV.



SINEX



O.H.



CONGRESS AV.

395

CYPRESS

(223)

(222)

(221)

425

20

AV.

721

N O E X P O S .

15161

P O S .



# COMPLETE TIRE SERVICE

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Main St., Salinas

Salks Directory 1926

288 (1926) R. L. POLK & CO.'S, OF CALIFORNIA  
 Advisory Superintendent of Landscaping for the Del Monte Properties Co.  
 -First National Bank Bldg. Suite 3 (Entrance in Bonifacio Place), Monterey, Calm.

Gale Chas (Mary) h350 Lighthouse av  
 Gallaher J A (Alice) h221 18th  
 Gallanar Anna Mrs h235 Lobos av  
 Gallinati Jos (Edith) cannerywkr h501 7th  
 Galloway Cornelia Mrs h307 5th  
 Galloway Sarah M Mrs h110 9th  
 Gallup Percy C gro 511 Lighthouse av  
 Gamino Senon (Juanita) cannerywkr h287 Laurel av  
 Gamman Alice E Mrs h140 18th  
 Gardner Anna E Mrs r251 Walnut  
 Gardner Evelyn D tchr h251 Walnut  
 Gardner Jos M (Mary E) h307 Fountain av  
 Gardner Josephine music tchr r307 Fountain av  
 Gardner Mary C r251 Walnut  
 Garvin John M instr Del Monte Military Academy r138 16th

**GATES ARTHUR O (Pauline), Cashr Security State Bank**  
 of Pacific Grove, h157 9th

Gates Wm student r157 9th  
 Gay Chas h214 Lobos av  
 Gay Milus O (Antoinette) h214 Alder  
 Gean Wm I (Jennie) h864 Bay View av  
 Gearing Fred G (Grace) auto mech h344 Laurel av  
 Gearing Geo (Mary) auto mech h163 Laurel av  
 Gearing Jas r163 Laurel av  
 Gehringer Frank J (Emma) h230 Walnut  
 Gehringer Leonard linemn r230 Walnut  
 George Loreta Mrs h311 Fountain av  
 Gerald Clifton E (Jessie) h329 Gibson av  
 Gerson Christopher (Harriet) sisnm h427 Central av  
**GERREY E C, City Electrician, r Monterey**  
 Gertson C M sisnm Holman's r427 Central av  
 Getz Emma Mrs r830 Congress av  
 Getz Guy meats 584 Lighthouse av h830 Congress av  
 Getz Helen bkpr Holman's r830 Congress av  
 Getz Laura r830 Congress  
 Getz Robt S meat ctr r626 Congress av  
 Getz Sam (Jean) driver h626 Congress  
 Gibbons Annie C r145 15th  
 Gibbons Mabel R h145 15th  
 Gibbs Ione bkpr h687 Spruce av  
 Gibson Ernest (Frances) plstr h247 1/2 18th  
 Gilbert Fred R (Agnes) clk Holman's h233 1/2 19th  
 Gilbert Harriet F slsldy Holman's h316 14th

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**PACIFIC GROVE DIRECTORY (1926)**  
 289

Olbert Marilla P nurse h722 Forest av  
 Olbert Mildred cashr Holman's r233 1/2 19th  
 Olbey Mrs Indrywkr r139 Lighthouse av  
 Olles Russell W (Margt) mens furngs 567 Lighthouse av h775 Slsex av  
 Olkert Henry E (Annie) carp h701 Congress av  
 Olkery Alvin C clk R M Wright r139 Lighthouse av  
 Oll Floyd (Emma) lab h847 Congress av  
 Oll Mollie F Mrs real est 202 Forest av h412 11th  
 Ollmer Chas W driver r306 Forest av  
 Ollmer Sheldon L (Nellie H; Pacific Grove Garage) h410 Lighthouse av  
 Orls Friendly Society Annette L James matron 732 Forest av

Ohsuso Lugi (Louise) scavenger h514 Locust  
 Ohsen Emma E clk Meagher & Stewart r505 Carmel av  
 Ohsen Jos h505 Carmel av  
 Ohsen Mary r505 Carmel av  
 Ohsstone Saml (Daisy) barber h211 Alder  
 Ohsdsworthy Clarence M r142 Pacific av  
 Ohsdsworthy Louise Mrs h142 Pacific av  
 Ollin Walter W h212 4th  
 Omezz Antonio (Cabesa) lab h417 Eardley av  
 Omezz Antonio jr lab r417 Eardley av  
 Omezz Chas (Theresa) lab h153 10th  
 Omezz Frank r153 10th  
 Omezz Isabelle r153 10th  
 Omezz Laura r417 Eardley av  
 Omezz Robt r153 10th  
 Oodale Fred C (Bessie) contr 416 9th  
 Oodale Lynn C (Clarissa) carp h106 19th  
 Oodale Leslie C (Mary) carp h430 Pine av  
 Oodrich Frank C (Gertrude) plmbr h133 17th  
 Oodrich Wm (Minnie) lab h624 Spruce  
 Oordon Anna h588 Pine av  
 Oordon Archie H driver r489 Laurel av  
 Oordon Geo A h489 Laurel  
 Oordon Lillian R Mrs h208 Fountain av  
 Oordon Olivia r588 Pine av  
 Ootlund Axel W (Zoe) civ eng Monterey County Water Wks h211 4th  
 Oould Eliz sten r160 Monterey av  
 Oould Theo A Mrs bkpr W J Gould h160 Monterey av  
 Oould Wm E r501 Forest av

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# DRNITURE

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BLOCK 174

N. Gibson Ave  
E. 19th St  
S. Sinex Ave  
W. Congress Ave

FIFTH ADDITION  
H D SEVERANCE MAP

- 1 Henry E & Annie L Gilfert 11-5-21  
701 Congress
- 2 " " "
- 3 P G Realty Co 10-8-27
- 4 Daniel F Ambrose 8-12-26
- 5 Cardie A & Elizabeth M Hart 717 Congress  
2-10-26
- 6 Geo E & Irene L Stopp 1-19-26 721 Congress
- 7 " " " 725 Congress
- 8 Walter F & Jennie Breyer 8-11-26 724 19th
- 9 Anna O Young 12-15-27 722 19th
- 10 W A Wilson 11-24-27 718 19th
- 11 William Scofield 9-18-20
- 12 Roy C & Flora T Welch 1-28-27 710 19th
- 13 Walter Earle & Carrie B Hooke 706 19th  
7-13-25
- 14 Jessie O Smyth 5-27-24 702 19th

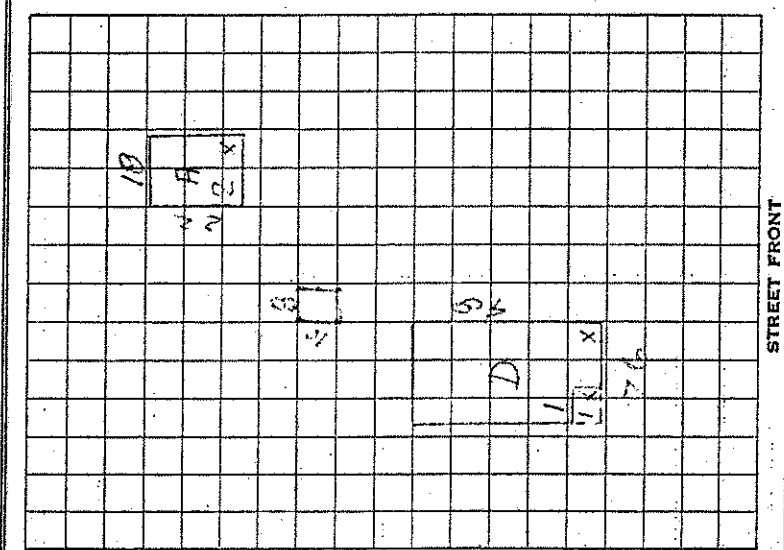
**BUILDING CLASSIFICATION AND COMPUTATION RECORD**  
**REVALUATION OF LAND AND IMPROVEMENTS - CITY OF PACIFIC GROVE, 1928-29**  
 Authorized by City Council, City of Pacific Grove

**VALUATION RECORD**

REAL ESTATE \$ 1430  
 IMPROVEMENTS \$ 3180  
 FILED BY M. L. ... DATE 3-21-28  
 PRICED BY M. L. ... DATE 3-21-28

Block 174 S Lot 172 Class: 1, 2, 3, 4  
 Owner James G. Stafford & Associates Ave. ... St. ...  
 No. 7016 - Corcoran

Use - Commercial	Construction	Roof
Stores & Offices	Wood Frame	Gable
Offices	Steel Frame	Hip
Offices	Reinfd. Concrete	Gambrel
Offices	Mill	Mansard
Offices	Masonry	Dormers
Offices		Plain
Offices		Cut Up
Hotel		Roofing
Loft		Tile
Garage		Asbestos Tile
Hospital	Exterior	Shingles
School	Terra Cotta	Composition
Dwellings	Brick	Tar & Gravel
Dwellings	Tile	Metal
Dwellings	Plaster on Lath	Art Stone
Dwellings	Shingles	Shingles
Dwellings	Rustic Siding	Exterior Trim
Dwellings	Re-Saw Siding	Plain Ornamental
Dwellings	Board & Batten	Tile
Dwellings	Cor. Iron	Wood
Residence	Foundation	Masonry
Residence	Deep Masonry	Metal
Residence	Files	Plastic
Residence	Shallow	Store Front
Residence	Wood	Plate in Metal
Residence		Plate in Wood
Residence		Shety Glass



EXTERIOR DESCRIPTION		INTERIOR DESCRIPTION	
Inside Finish	Stock ✓ Special ✓ Ornamental ✓ Paint ✓ Hardwood ✓ Pine ✓ Wainscote ✓ Paper ✓ Plaster ✓ Canvas ✓ Beamed Ceiling ✓ Unfn. ✓ Good Med. Pigin ✓	Lighting	Basement
Plumbing	No. Fixtures... 5 Good ✓ Medium ✓ Cheap ✓	Fireplaces	None ✓ Full ✓ Concrete ✓ Walls ✓ Unfinished ✓
Bath Rooms	Rooms... 2 Good ✓ Medium ✓ Cheap ✓	Heating	Elevators
Rooms	Good ✓ Medium ✓ Cheap ✓	Fireplaces	Trav
Tile Floor	Tile Wall	Stoves	Freight
Shower	Shower	False Mantle	Electric
Hot Water	Hot Water	Hot Air Furnace	Hydraulic
Floor Furnace	Floor Furnace	Pipeless	Passenger
		Ducts	Automatic
		Steam	Speed H
		Occupancy	Occupancy
		Owner	Owner
		Vacant	Vacant
		Not Hor	Not Hor
		Mechanical Equipment	Mechanical Equipment
		Ventilating Apparatus	Ventilating Apparatus
		Therm Heat Control	Therm Heat Control
		Sprinkler System	Sprinkler System
		Automat. Fire Alarm	Automat. Fire Alarm
		Vacuum Cleaner System	Vacuum Cleaner System

Use	Area	Value	Replacement Total	Height
(A) 26 x 48	1250 sq. ft.	\$ 3.75	\$ 4060	17.2
(B) X	X	X	X	X
(C) X	X	X	X	X
(D) X	X	X	X	X
Shed 8 x 10	80 sq. ft.	\$ 1.00	80	8
Basem't	X	X	X	X
Garage 18 x 72	400 sq. ft.	\$ 1.50	600	7a
Extras				
HEIGHT	FT.		\$ 4740	
TOTAL VALUE		\$ 3180		

# Petition for Building Permit under Ordinance No. 149 of the City of Pacific Grove, California

To the Honorable Board of Trustees and City Clerk of the City of Pacific Grove, California.  
 Application is hereby made for a permit to install plumbing a building on  
 Lot No. 1 in Block No. 174 5th Street, according to Plans  
 Grove Retreat Grounds, at No. 701, Congress Addition to Pacific  
 and Specifications herewith presented, as follows:

(Note: If plans and specifications have been prepared a copy of same must be filed with the City Clerk with this petition.)

Size ..... Size of flues .....

Stories ..... Fireplaces wash trays

Foundation ..... Toilets .....

Basement ..... Baths .....

Sides ..... Outside Finish .....

Roof ..... Inside Finish .....

Floors ..... Time necessary to do the work .....

Number of Rooms ..... Estimated Cost \$15.00

Chimneys .....

To properly carry on said work it will be necessary to partially obstruct  
 Street ..... for a period of ..... days. I therefore ask permission to obstruct  
 said Street ..... during the period necessary for doing said work, diligently prosecuted, under the conditions  
 and restraints provided for in Ordinance No. 149 of the City of Pacific Grove.

Dated Dec. 16-1924 Charles M. Payne  
 Petitioner.

# REPORT RELIEF PROGRAM TONIGHT

## Mass Meeting Will Hear Plan For Handling P. G. Program Next Winter

A definite program for handling Pacific Grove's relief problem will be laid before a general meeting of all local churches, clubs, civic and fraternal organizations at a meeting in the city hall at 7:30 p. m. tonight.

### REPORT SLATED

The recommendation will be in the form of a report from a committee, headed by Ed Simpson, which was named two weeks ago at the first session of the general group.

The nature of the report will be made public for the first time at tonight's session.

### C. OF C. SPONSORS

This meeting will be held under the auspices of the Pacific Grove Chamber of Commerce, with President A. B. Jacobsen in the chair.

Jacobsen today urged the fullest possible attendance. Every organization in the city should send its representatives, he declared.

## P. G. H. S. ALUMNI PLAN BENEFIT HOP

### Affair Slated Friday In Local Gymnasium

Pacific Grove High School Alumni Association will give a special benefit dance in the high school gymnasium here next Friday evening, July 29, it was announced today.

Proceeds of the dance will go to renew the annual scholarship fund for worthy students. This scholarship was not awarded this year because of lack of funds.

A committee has been working hard on arrangements for this dance and everyone is assured of a good time. A large crowd is expected. If the dance is successful others will be given.

Music will be furnished by "The Rascals." Bids are now being distributed by the committee, whose members are: Edith Hollman, chairman, Jessie Leslie, Iris Parker, Ernest Berwick, Harry French, John Down and Eugene Getz.

### TAKEN BY SURPRISE

It is believed the Filipino took her by surprise, cornering her, not giving her a chance to flee or plead for her life.

Three leaden slugs found their way into her body, one thru the head. She dropped with a ring of keys clutched in her hand.

Police found that the pistol had jammed after the islander had fired the final shot into his own head.

Betty Clements, 24, a neighbor, said that Domingo had stopped beside her window only a few minutes before the tragedy, telling her he had something he wanted to say. She denied him admittance.

"Well, then, good-bye," he said to her.

"Where are you going?" she asked.

"Oh, I'm going away—far away."

Shortly afterwards Miss Clements heard five shots from the next door. Telephoning to 10½ Bridge street to see what the trouble was, and getting no reply, she immediately summoned the police.

## GROVE RESIDENT TAKEN BY DEATH

### Funeral Tomorrow For Late Henry Gilfert

Funeral services will be held tomorrow at 2:00 p. m. in the Paul Mortuary for Henry Edwin Gilfert, 63, who died Sunday at his home, 701 Congress avenue.

The Rev. John Hunter of Mayflower Congregational Church, will officiate. Burial will be in El Carmelo Cemetery.

Gilfert had lived in Pacific Grove 20 years. He was a member of the local carpenters' union.

Besides his wife, Mrs. Annie L. Gilfert, he leaves a daughter, Mrs. Dorothy McAnaney, and a son, Edwin Gilfert, of Pacific Grove.

## Week-End Play On Links Increases

Pacific Grove's municipal golf course attracted quite a large throng of golfers over the week-end. Although the Salinas rodeo and unsettled weather prevented several more coming out, the total nine-hole rounds played bettered the number played last week-end.

A total of 233 golfers played on the links, according to Fred X. Fry, professional at the course.

Fry expects a good week day average as the week before made a good showing.

Although Mrs. Smith told police the burglary occurred Saturday night, she did not report it until this morning.

Articles taken included a diamond ring, a man's watch and several bracelets.

Mrs. Smith said she discovered no signs indicating how the house was entered.

## PRESIDIO BAND WILL GIVE CONCERT HERE

### C. C. Arranges Event For Friday Evening

Through the courtesy of Colonel Ben Lear, commandant at Monterey Presidio, the Eleventh U. S. Cavalry Band, directed by Warrant Officer W. E. Vincent, will play in Pacific Grove next Friday at 8:00 p. m.

The concert will be given at the corner of Lighthouse and Forest Avenues, under the auspices of the Pacific Grove Chamber of Commerce.

The Eleventh Cavalry Band of 28 pieces needs no introduction to local residents, and indications are a record crowd will be on hand to hear the popular musical organization.

internal injuries, may die.

Dolores Bruh, New Republic tel, Salinas, cuts and bruises.

Anna May Adcock, 19, Sa cuts and bruises.

Two unidentified youths, Mrcy Presidio.

The accident in which Cooper sustained critical injuries occurred 11:30 o'clock Saturday night on Monterey-Salinas highway, miles south of Salinas, involving three automobiles.

Cooper, accompanied by Miss and two youths, was traveling to Salinas, while machines driven by Manuel Beel, 35, of Monterey, Frank Terro, 29, San Juan, were proceeding toward Monterey.

At the foot of a hill, Beel saw the Cooper car approaching at fast speed. He had pulled to the side of the road and set his brakes continued, when the Cooper swerved against him, then skidded to the Terro car and finally came to a stop when it overturned. Traffic Patrolman Louis Tremble investigated.

The injured were taken to Monterey Presidio hospital, which today refused to give names of Cooper's two companions. Their injuries, however, were not slight.

Miss Adcock was injured when her car she was driving was involved.

(Continued on page 6)

# Canners Seek Open Sardine Reduction

## Monterey Group To Meet Commission In Plea For Quota Of Whole Fish

Monterey sardine canners, fishing boat owners, and city officials will confer with the state fish and game commission in San Francisco tomorrow in an effort to obtain "open reduction" permits for those canneries which plan to operate this season.

The local group will ask that the commission allocate to each cannery which operates a flat amount of whole fish for reduction purposes instead of requiring the plants to pack the legal quota of canned fish from each ton received.

The commission has already granted such permits for 7,500 tons of fish each to the Bayside Fish Flour Company and to the Globe Grain & Milling Company, which operate Monterey plants.

ermen and the city officials, that inasmuch as it is reported floating reduction plants will be taken off the California coast that the Monterey canners should be placed on a better basis for this competition.

Granting the canners "open reduction" permits likewise would reduce the peninsula unemployment situation, it is argued.

Pending a decision on the request to the fish and game commission, negotiations between canners and boat owners regarding price of fish for the coming season have been postponed until Monday.

City Manager R. M. Dort, City Attorney Argyll Campbell represent the City of Monterey tomorrow's session. Campbell, attorney for Monterey Sardine Industries, Inc., the boat owners' organization, which will be represented as well by Joseph Cuzenier, manager, and N. G. Crivello, president. The canners will be represented by members of the Monterey Fish

4-23-37

## Pacific Grove Woman's Relatives Played Important Part In Rare Art

of wealth these days, from Mt Morgan on down, anxek to procure the handi- the famous Welsh pottery- of the past century. Most grove residents are not at a Pacific Grove resident y descended from some of famous of all of these a.

er, T. P. Pardoe, the pres- rictor of the world famous r Porcelain factory, is a v that same Pacific Grove Mrs. Annie S. Gilfert, who 701 Congress avenue.

on April 16, 1935, two years n the great days of old alled by the Western Mail h Wales News in an ac- the exhibition of Nant- ina appropriately held in stral home" of the pottery : Nantgarw Pöttery House, P. Pardoe presiding at the ceremonies.

via Smith, who opened the y, pointed out that it was very building William Bil- and Thomas Henry Par- ned the experiments they ut in the adjacent factory ce the porcelain that was dged to be among the most in existence.

of the most famous names gland were included among le who loaned precious the old pottery for ex- In America are many ex- f this work prized by col-

has published a booklet, "A Guide to the Collection of Welsh Porcelain." It contains interesting pic- tures of the historic Nantgarw Porcelain Factory as it looked in 1833 and as it does today, a quaint in- stitution replete with Old World characteristics.

In this booklet, together with the catalogue of the special loan ex- hibitions of the Glynn Vivian Art Gallery in Swansea, published in 1914, are many illustrations of the beautiful pieces of porcelain pot- tery, a number of them by mem- bers of the Pardoe family.

A portrait of Thomas Henry Par- doe, great-grandfather of Mrs. Gil- fert and of the present Thomas Henry Pardoe, her brother, is in- cluded in the "guide." He lived from 1770 to 1823 and is thus de- scribed in the publication:

"An artist born at Derby, whose great ability as a china painter has caused his best productions to be mistaken for those of Billingsley, for whom he painted at Nantgarw. Thomas Pardoe's work can now be identified by reference to original drawings in one of his sketch books which is preserved in the National Museum of Wales.

"For many years Pardoe lived at Bristol, where he practiced as a glass stainer and decorator of china emanating from various fac- tories and which was afterwards fired, for the purpose of fixing the pigments, at the "Temple Back Pottery."

"For a time—circa 1797-1809—he

worked at Swansea, with William Weston Young, for Dillwyn. When Young, in 1819, became the pro- prietor of the Nantgarw Factory, Thomas Pardoe managed it for him. There are numerous exam- ples of Pardoe's painting on speci- mens of the Nantgarw and other por- celains in the museum collection. The extremely mannered treatment of the rose and tulip by Pardoe renders it easy to identify his work. On central groups of carefully ar- ranged flowers and fruit he was fond of introducing a butterfly at rest."

An account is also given of Thom- as Pardoe's son, William Henry Pardoe, who lived from 1803 to 1887. Many of his works have been included in outstanding collections and exhibits. A number of them are illustrated in booklets in Mrs. Gilfert's possession.

The national museum's "guide" has this to say about him:

"He assisted his father in the management of the Nantgarw Works when William Weston Young was proprietor of it. After the sale of this property, in 1822, William Henry Pardoe removed to Neath, where he built a small muf- fle furnace for the firing of por- celain which he procured in the white, from the potteries in Staf- fordshire, and afterwards decorated.

In 1826 he removed to Cardiff where, on the site of the "Western Mail" buildings in St. Mary street, he continued his occupation as a porcelain painter. The painting of many unmarked pieces of South Wales porcelain, decorated with flowers, and sometimes birds, can now be identified as his work by reference to the pages of one of

his sketch books. This book also contained a signed study of flowers by Billingsley, and original draw- ings by Edward Withers, who was the most accomplished flower ar- tist of his day at Derby, and also the porcelain painter who gave Bil- lingsley his early instruction in ceramic art."

5-10-15¢

STORE

Coll.

Piques! Lawns! C Tailored a maker sty white an Amazing

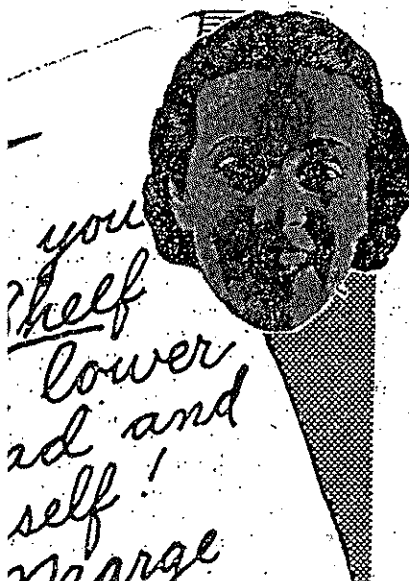
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Good Quality Novelty Handkerchiefs, 5 Ankle Sox in new pa shades.

These are regular prices, —but our supply is Get yours while we ha

SPROUSE-

A WESTER



NOTE THE SAVINGS HERE

*these are all regular every day shelf prices*

SWANSDOWN	
Cake Flour, pkg. ....	25 <sup>c</sup>
CORN	
Highway, No. 2 tin .....	11 <sup>c</sup>
DEVILED MEAT	
Libby's, 3 tins .....	10 <sup>c</sup>
DOG FOOD	
Strongheart, per tin .....	5 <sup>c</sup>
BISCUIT FLOUR	
Globe A-1, pkg. ....	25 <sup>c</sup>
CHEESE	
Klamath, Mild Oregon, lb. ....	23 <sup>c</sup>

## RESTAURANT

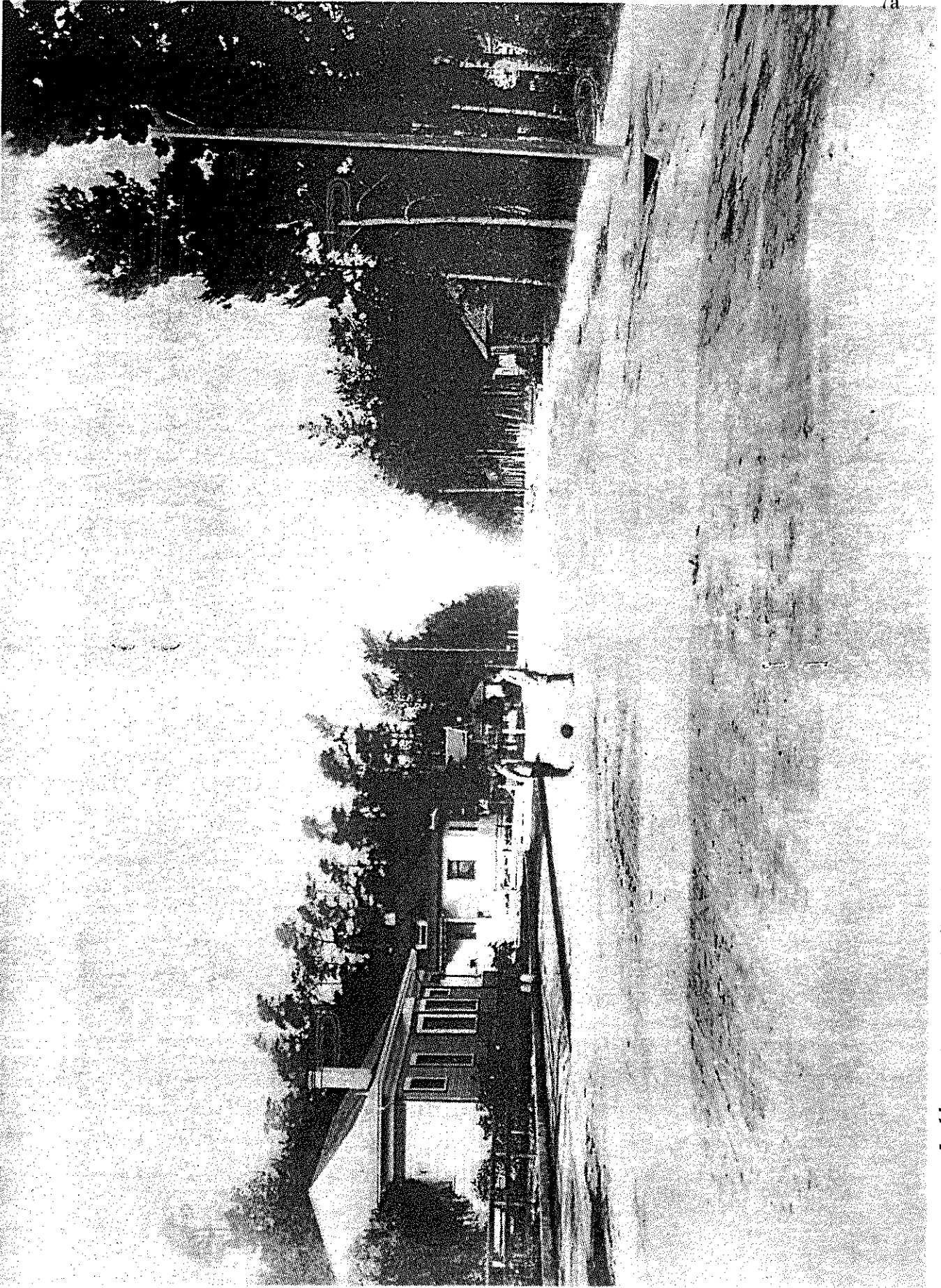


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Lesters Cafe

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Looking west on unpaved Gibson near intersection with Congress, circa 1912. House at near left is 701 Congress (1909) and house across the street is 702 Congress.

Board + Batten Feb/Mar 1994

Planning Department and/or Architectural Review Board  
Pacific Grove City Hall  
300 Forest Ave  
Pacific Grove, CA 93950

To the Planning Department/Architectural Review Board,

6/10/2015

This letter is to state that we have no objections to the remodel our neighbors, Stephen and Nancy Thompson, are planning at 701 Congress Avenue in Pacific Grove.

We feel that any upgrades to the homes in our area will be beneficial to all and encourage you to approve their plans for the increased square footage, a second story and a garage structure.

Please feel free to contact me with questions or concerns as needed.

Regards,

A handwritten signature in black ink that reads "Amy Madrigal". The script is cursive and fluid.

Amy Madrigal, homeowner  
703 Congress Avenue  
Pacific Grove, CA 93950  
925-818-4840





# CONSTRUCTION SITE BEST MANAGEMENT PRACTICES

THE FOLLOWING BMPs MUST BE PROPERLY USED AT ALL CONSTRUCTION SITES TO PROTECT STORM DRAINS AND MINIMIZE POLLUTION.

The Monterey Regional Stormwater Management Program (MRSWMP) prohibits pollutant discharges at work sites from flowing into storm drains and polluting neighborhood creeks, rivers, and the ocean. To comply with the law and keep your project on schedule, make sure proper BMPs are in place and functioning. Sites must be checked and maintained daily. The following BMPs are recommended; they are not all-inclusive. Refer to references indicated on the front of this brochure for additional BMPs.

## PAINT AND STUCCO

All paint and stucco material stored on the site must be contained and covered. It is illegal to dump unused paint or stucco in the sewer or storm drain system. Do not wash out brushes in the street or dump any residues in the storm drain. Paint brushes and spray guns must be washed/delimited out into a hazardous materials drum or back into the original container and disposed of properly.

## PERIMETER CONTROLS

Gravel bags, silt fences and straw wattles (weighted down) are acceptable perimeter controls, and must be used to surround the entire site. Avoid running over perimeter controls with vehicles or heavy equipment as they can damage the materials. Keep extra absorbent materials and/or wet-dry vacuum on site to quickly pick up unintended spills.

## BUILDING MATERIALS/STAGING AREAS

Construction material must be stored on site at all times. Building materials should always be covered when not in use to prevent runoff caused by wind or rain. Flooding must also be prevented by monitoring the site before, during, and after rain events to ensure that BMPs are functioning and that there are no safety issues.

## TRAFFIC CONTROL PERMITS

Prior to staging any materials or equipment in the right-of-way (such as dumpsters or trucks), please contact the applicable local jurisdiction to obtain any temporary encroachment permit or traffic control requirements necessary for right-of-way staging and loading areas, applicable stormwater BMPs and safety plan review requirements. Provide a stabilized vehicle path with controlled access to prevent tracking of dirt offsite. Properly size site entrance BMPs for anticipated vehicles.

## DUMPSTERS

Always cover dumpsters with a rollback tarp. Areas around dumpsters should be swept daily. Perimeter controls around dumpster areas should be provided if pollutants are leaking or discharging from the dumpster.

## CONCRETE TRUCKS / PUMPS / FINISHERS

BMPs such as tarp and gravel bags should be implemented to prevent materials and residue from entering into the storm drain system.

## WASHOUT AREA

The disposal of "wet" construction materials should be handled in the washout area. This includes paint, stucco, and concrete. Use a berm with an impervious liner to contain wet materials and prevent runoff to nearby areas. The washout area must be checked and maintained daily to ensure compliance. All dried materials must be disposed of at the landfill.

## DIRT AND GRADING

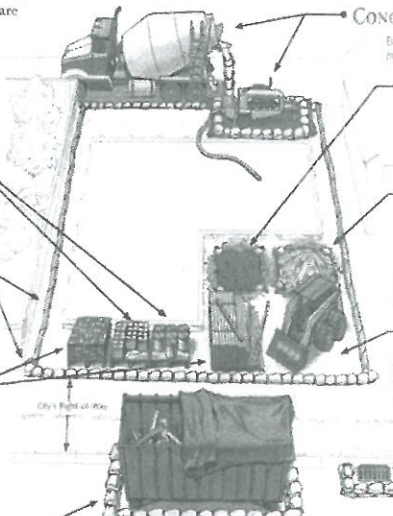
Mounds of dirt or gravel should be stored on site and sprayed daily with water to prevent excessive dust. During the rainy season (October 15th—April 15th) these mounds should be covered. For those areas that are active and exposed, a wind weather triggered action plan including additional BMPs should be in place to protect the site during a rain event. Sites must have adequate tracking control to prevent the transport of discharges from the site.

## EARTHMOVING EQUIPMENT

All earthmoving equipment should be stored on site. Maintenance of any equipment should be conducted on site, and mud tracks and dirt trails left by equipment leading to and from the site should be cleaned up immediately.

## STORM DRAINS

Storm drains must be protected at all times with perimeter controls, such as gravel bags. Sand bags are typically not used for weed protection because they do not permit flow-through. Rain-pones, silt fences or damaged gravel bags and remove the debris from the right-of-way immediately.



Protecting water resources improves and preserves quality of life for our children and future generations.

Questions? Contact the local Public Works Dept. in the jurisdiction your project resides or the MRSWMP Program Manager.

Photo courtesy of the City of San Diego

## POLLUTION PREVENTION PLANNING

Every construction project must have an erosion and sediment control plan to prevent soil and materials from leaving the site. Basic steps for this plan include:

1. Understand local jurisdictional stormwater management requirements and create your plan to match your construction site and project needs.
2. Identify the storm drains and the conveyance system (s) nearest the construction site area and provide plan to protect them from worksite pollutants.
3. Obtain all local jurisdictional permits, including traffic control permits, if needed.
4. Schedule construction activities so that the soil is not exposed for long period of time. Limit grading to small areas; install key sediment control practices before site grading begins.
5. Contact the inspector assigned to your project to answer any questions and ensure compliance. Modify BMPs as job requires.

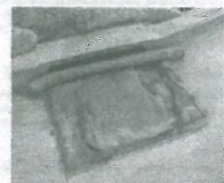


Photo courtesy US EPA

## PREVENT POLLUTION AND AVOID FINES (3 C's)

**Control:** The best line of defense is to use good house-keeping practices and sediment/erosion control BMPs to prevent materials and debris from entering the storm drain.

**Contain:** Isolate your work area to prevent discharges from leaving the site. Store materials out of the rain and in secondary containment, if necessary.

**Capture:** Sweep or vacuum up any material that could possibly run offsite. Dispose of wastes properly by checking product labels for disposal requirements.

## Additional Tips to Support BMPs:

- Schedule site stabilization activities, such as landscaping, to be completed immediately after the land has been graded to its final contour.
- Inspect & maintain silt fences and straw wattles after each rainstorm. Make sure stormwater is not flowing around the se devices or other vegetative buffers. Cover all dirt piles to protect from wind and rain.
- Provide a stabilized vehicle path with controlled access to prevent tracking of dirt offsite. Properly size site entrance BMPs for anticipated vehicles.
- Minimize amount of vegetation cleared from the site. Protect and install vegetative buffers along waterbodies to slow and filter stormwater runoff.
- Properly dispose of all waste materials. Never dump unused or waste product on the ground or in a storm drain. Don't hose off surfaces to clean. Sweep and place waste in compactor.
- Break up long pipes with sediment barriers, install structural BMPs to trap sediment on downslope sides of the lot.
- When in doubt, contact local jurisdiction for guidance.

## ONLINE RESOURCES

- California Storm Water Quality Association - [www.cabmphandbooks.com](http://www.cabmphandbooks.com)
- International BMP Database - [www.bmpdatabase.org](http://www.bmpdatabase.org)
- California State Water Board - [www.waterboards.ca.gov](http://www.waterboards.ca.gov)



5 Harris Ct., Bldg D  
Monterey, CA 93940

Phone: (831) 645-4621  
Fax: (831) 372-6178  
Web: [MontereySEA.org](http://MontereySEA.org)



## GOT CONSTRUCTION?

### A STORM WATER POLLUTION PREVENTION GUIDE FOR THE CONSTRUCTION INDUSTRY

[MontereySEA.org](http://MontereySEA.org)  
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PRINT DATE: AUG. 20, 2015  
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SHEET TITLE:  
**SITE PLANS**

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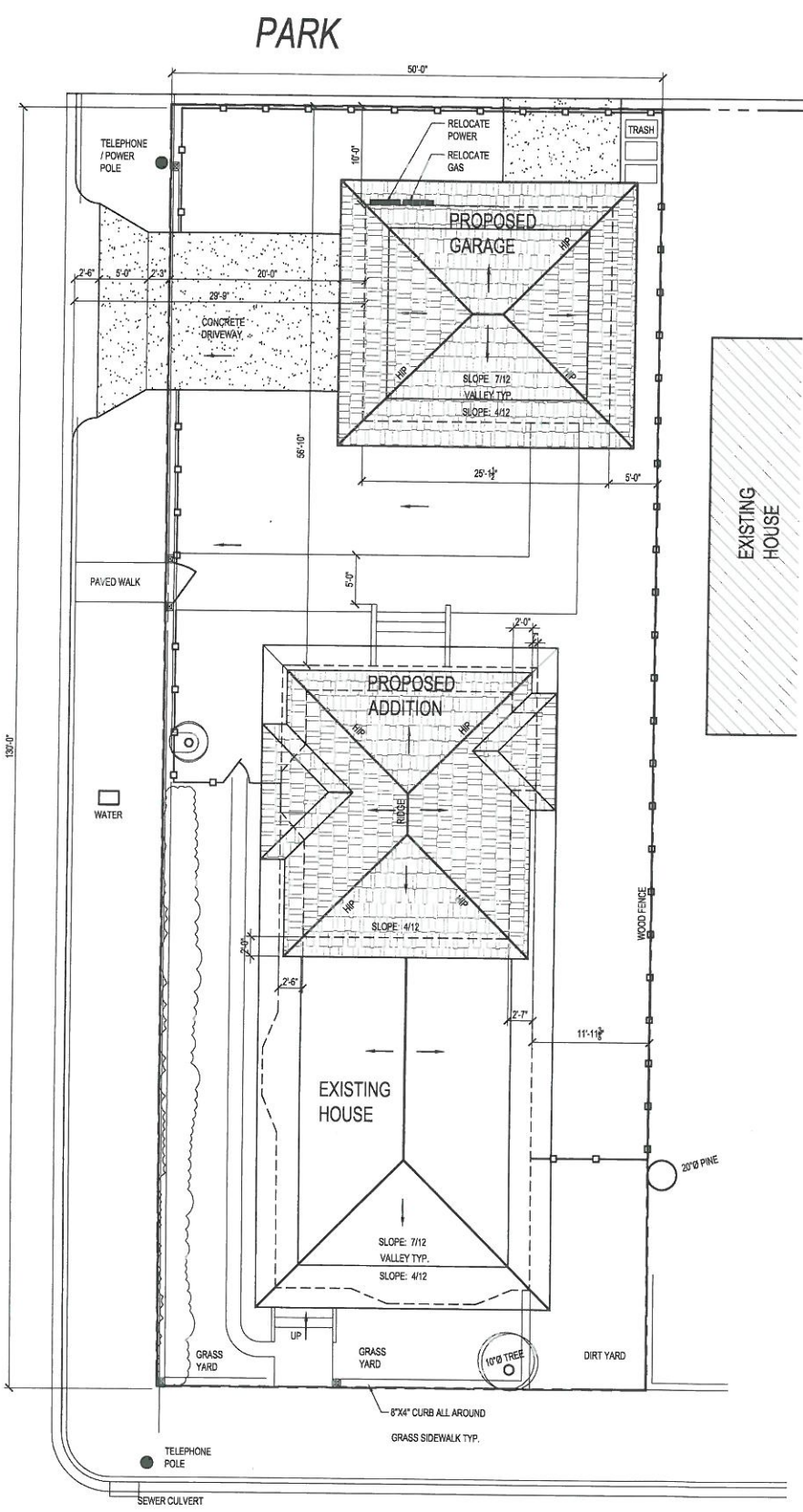
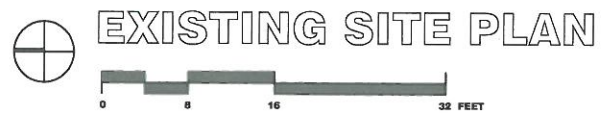
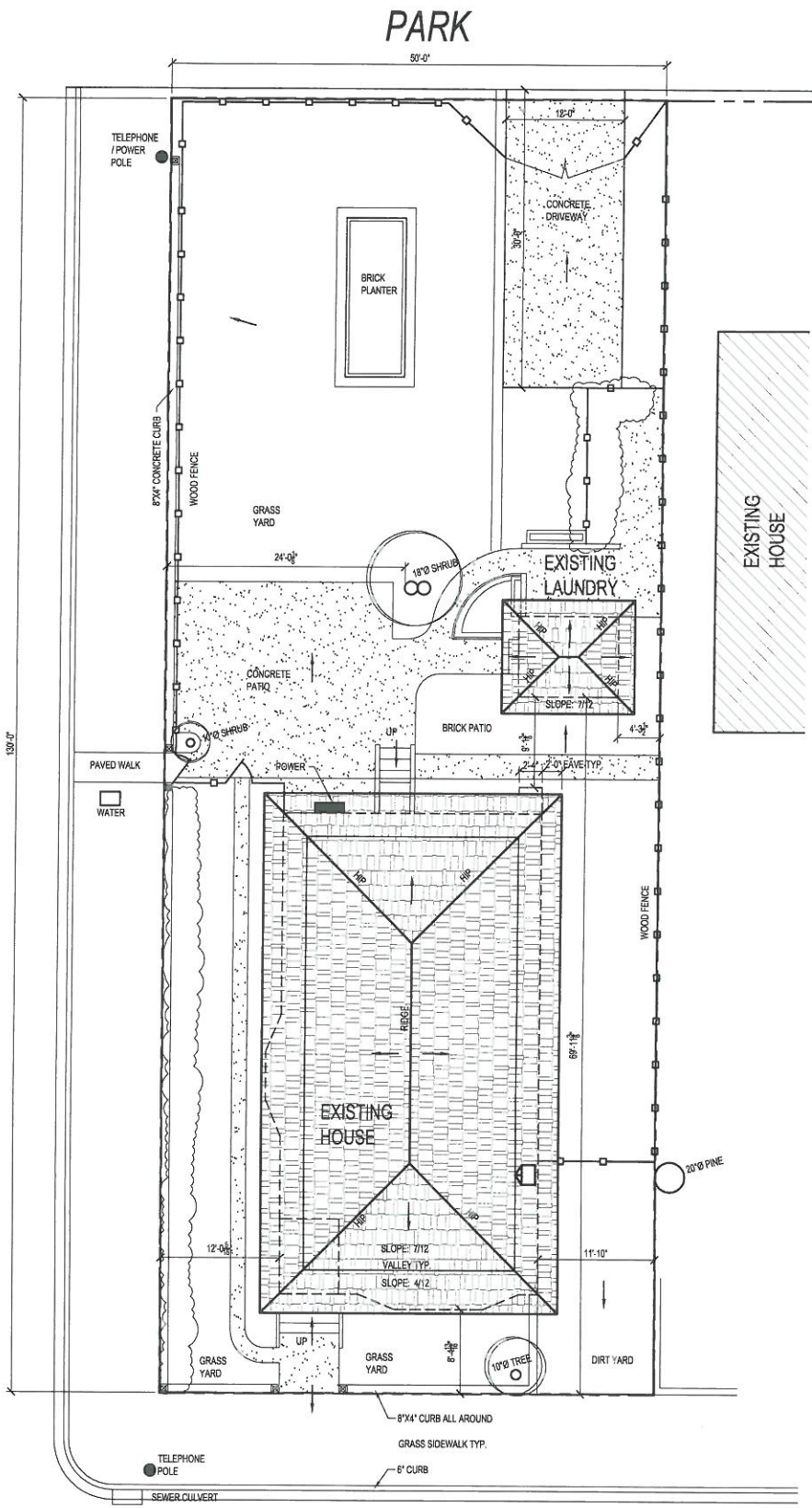
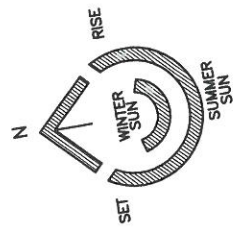
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SHEET 3 OF 9 SHEETS

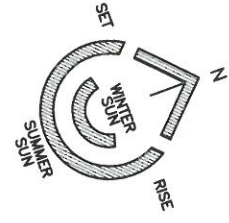
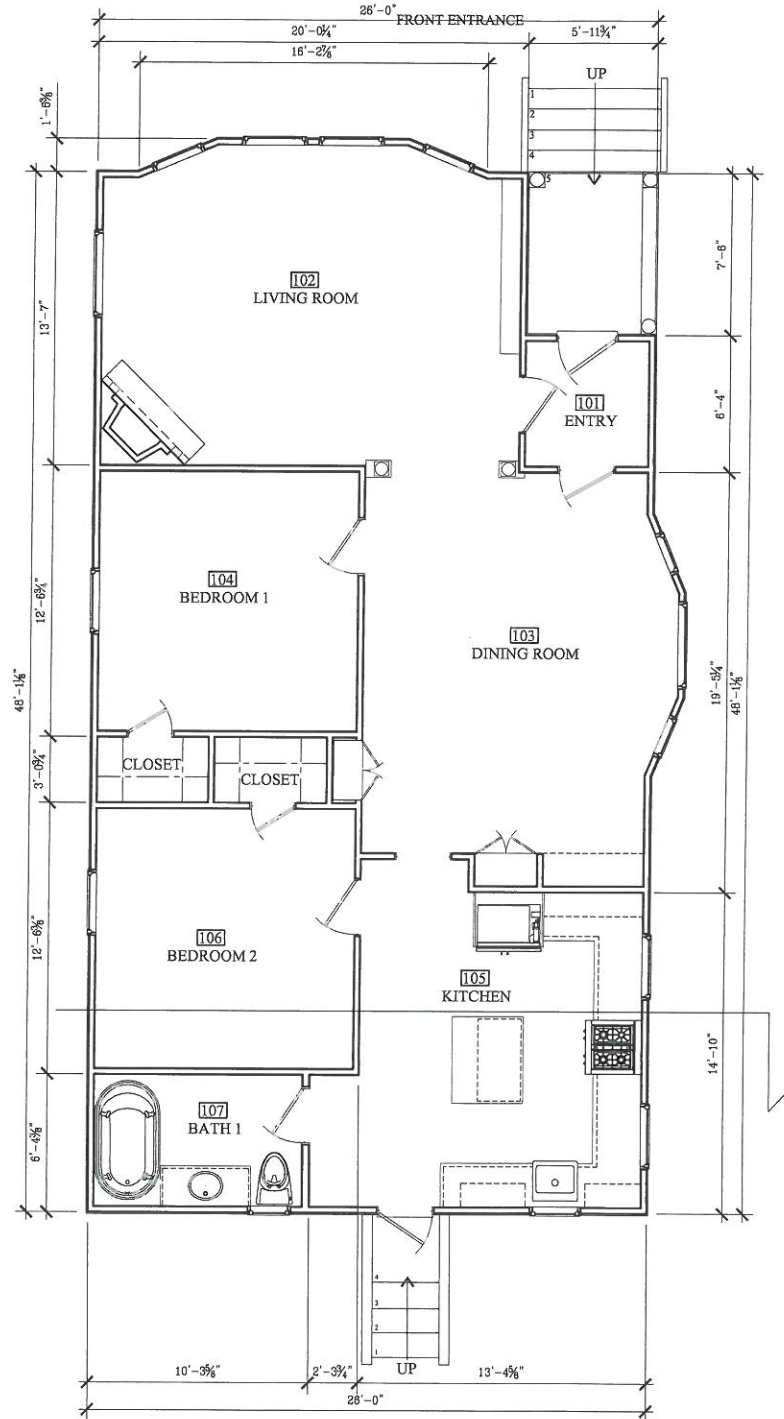


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**PLAN NOTES**

- PLUMBING NOTES**
1. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72". (CBC SECTION R307.2)
  2. SHOWER STALLS SHALL HAVE A CLEAR INTERIOR FINISH AREA OF 7.1 SQFT. AND BE ABLE TO ACCOMMODATE A MINIMUM 30" CIRCLE AT THE THRESHOLD LEVEL.
  3. THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM THE BATHTUB AND WHIRLPOOL BATH FILLER SHALL BE LIMITED TO 120 DEGREES FAHRENHEIT. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION. (CPC 414.5)
  4. PROVIDE A 30" CLEAR WIDTH FOR WATER CLOSET COMPARTMENT AND 24" CLEARANCE IN FRONT OF WATER CLOSET. (CBC Section 1134 A2.6)
  5. SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN A MIN. 22" UNOBSTRUCTED OPENING FOR EGRESS.
- EMERGENCY EGRESS REQUIREMENTS: CBC SECTION R310**
1. MINIMUM NET CLEAR OPENABLE DIMENSION OF 24" IN HEIGHT,
  2. MINIMUM NET CLEAR OPENABLE DIMENSION OF 20" IN WIDTH,
  3. MINIMUM NET CLEAR OPENABLE DIMENSION OF 5.7 SQFT. IN AREA,
  4. OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" MEASURED FROM THE FLOOR.
- FIRE BLOCKING**
- FIRE BLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE. FIRE BLOCKING SHALL BE INSTALLED IN THE LOCATIONS SPECIFIED IN CBC 707.

**PLAN NOTES - TITLE 24**

- TITLE - 24 RESIDENTIAL LIGHTING MEASURES**
- 101.1 PERMANENTLY INSTALLED LIGHTING IN KITCHENS SHALL BE HIGH EFFICACY LUMINAIRES. UP TO 50% OF THE WATTAGE OF PERMANENTLY INSTALLED LIGHTING IN KITCHENS MAY BE IN LIGHTS THAT ARE NOT HIGH EFFICACY, PROVIDED THAT THESE LIGHTS ARE CONTROLLED BY SWITCHES SEPARATE FROM THOSE CONTROLLING THE HIGH EFFICACY LUMINAIRES. (150(k)3)
  - 101.2 PERMANENTLY INSTALLED LUMINAIRES IN BATHROOMS, GARAGES, LAUNDRY AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINAIRES OR ARE CONTROLLED BY AN OCCUPANT SENSOR(S) CERTIFIED TO COMPLY WITH SECTION 119(D) THAT DOES NOT TURN ON AUTOMATICALLY OR HAVE AN ALWAYS ON OPTION. (150(k)3)
  - 101.3 PERMANENTLY INSTALLED LUMINAIRES LOCATED OTHER THAN KITCHENS, BATHROOMS, GARAGE, LAUNDRY AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINAIRES (OTHER THAN CLOSETS LESS THAN 70 SQFT.) OR ARE CONTROLLED BY A DIMMER SWITCH OR ARE CONTROLLED BY AN OCCUPANCY SENSOR THAT COMPLES WITH SECTION 119(d) THAT DOES NOT TURN ON AUTOMATICALLY OR HAVE AN ALWAYS ON OPTION. (150(k)4)
  - 101.4 LUMINAIRES PROVIDING OUTDOOR LIGHTING AND PERMANENTLY MOUNTED TO RESIDENTIAL BUILDING ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES OR ARE CONTROLLED BY OCCUPANCY SENSOR WITH INTEGRAL PHOTO CONTROL CERTIFIED TO COMPLY WITH SECTION 119(d). (150(k)6)

**TITLE - 24: CF-6R INSTALLATION CERTIFICATE**  
THE BUILDER/CONTRACTOR IS TO PROVIDE THE OWNER AND THE COUNTY BUILDING DIVISION WITH A COPY OF THE CF-6R INSTALLATION CERTIFICATE AT THE TIME OF FINAL INSPECTION

**TITLE - 24: WS-SR FORM**  
PRIOR TO RECEIVING A BUILDING FINAL, A COMPLETE COPY OF THE WS-SR FORM SHALL BE GIVEN TO THE OWNER AND THE BUILDING INSPECTOR. (CBC CHAPTER 1, SECTION 1.4.6&7)

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SHEET TITLE:  
**(E) FLOOR PLAN**

SCALE: NOTED

DRAWN BY: JOSHUA STEWMAN  
PRINT DATE: JULY 09, 2015  
PLANNING PERMIT SUBMITTAL DATE: 6-10-2015  
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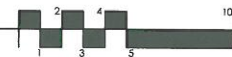
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**(E) FIRST FLOOR PLAN**

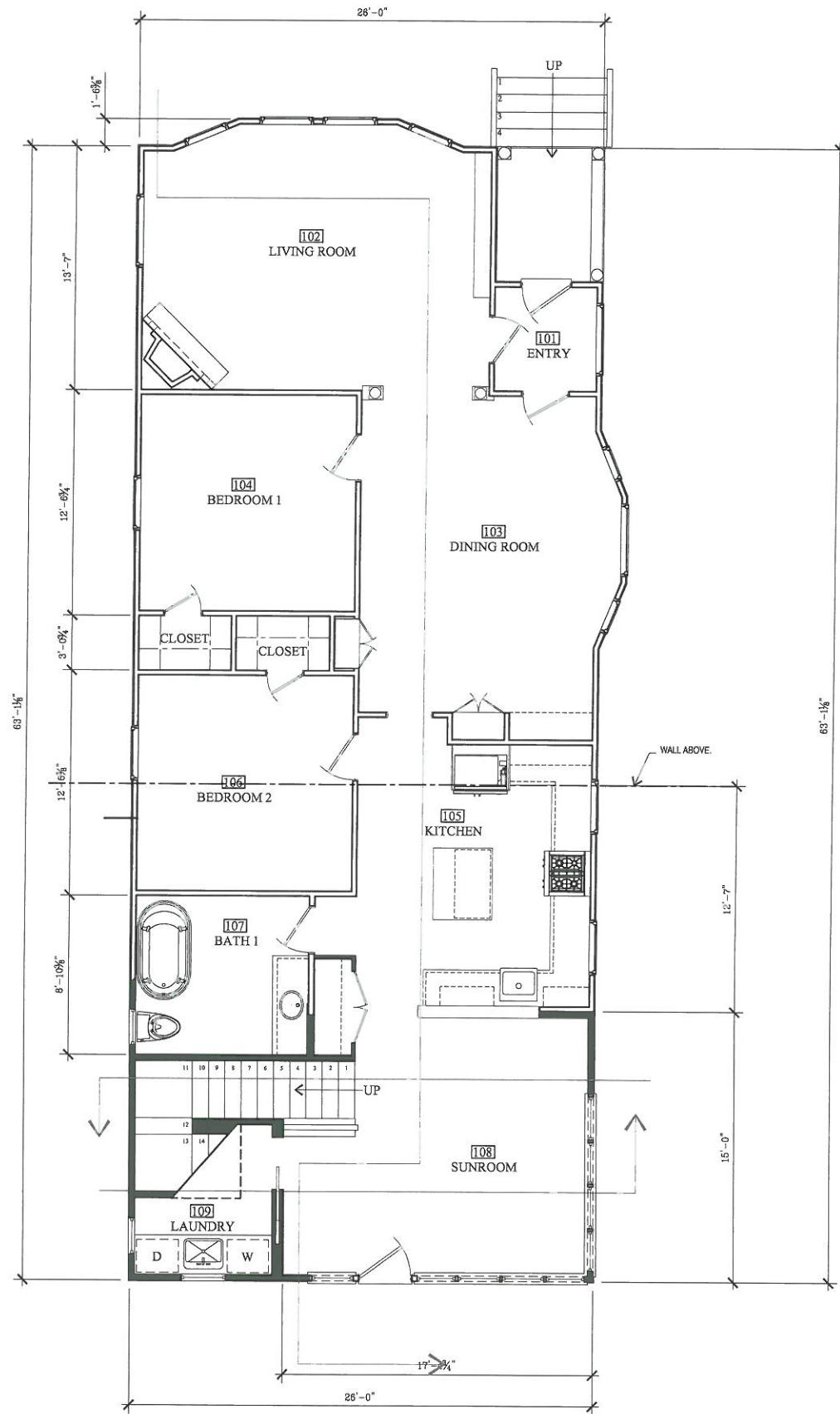
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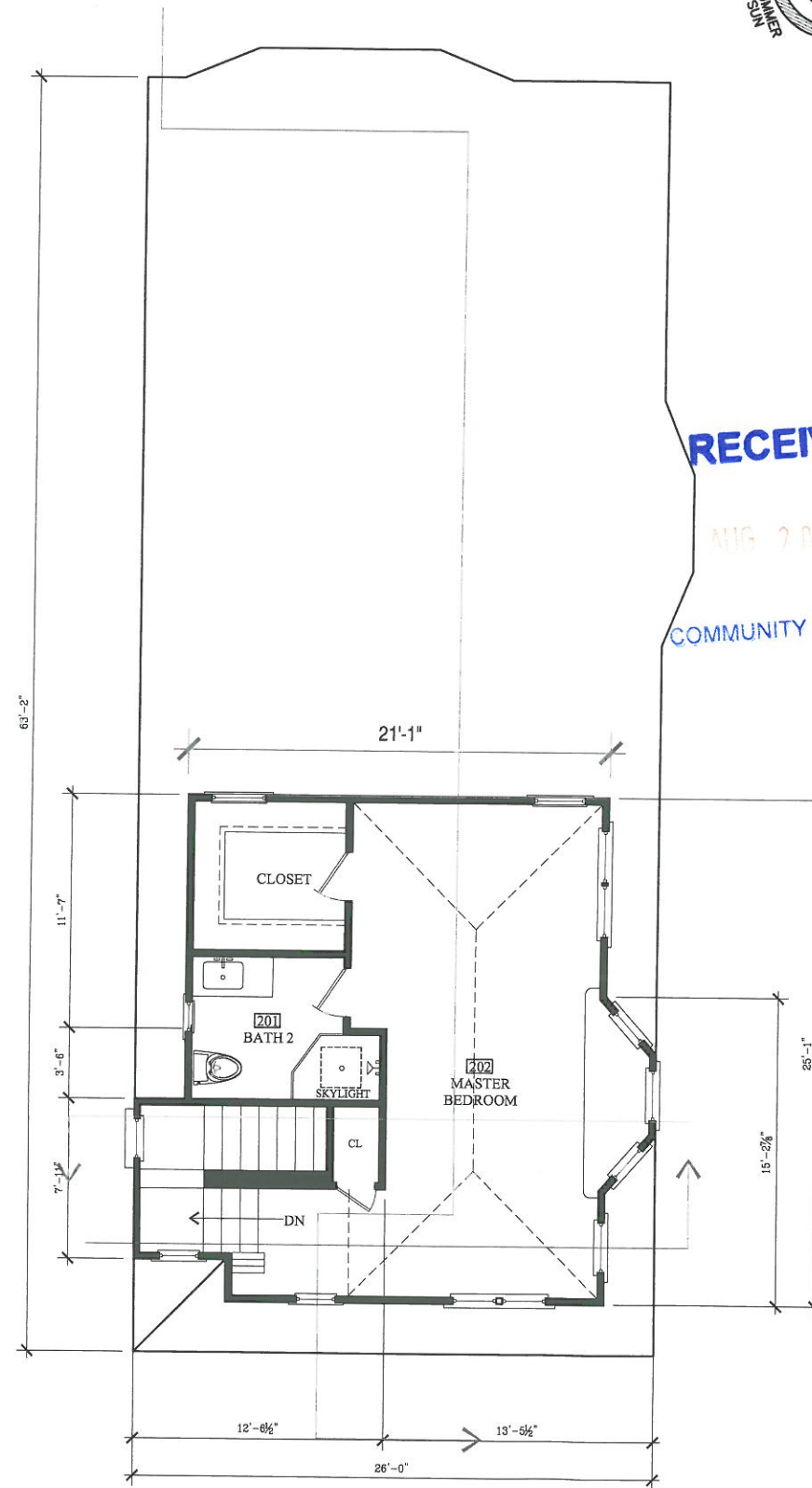
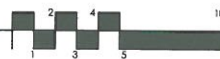
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**(P) FIRST FLOOR PLAN**

ARCHITECTURAL SCALE : 1/4"=1'



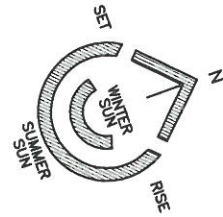
**(P) SECOND FLOOR PLAN**

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**(P) 1st & 2nd FLOOR PLAN**

SCALE: 1/4"=1'-0"

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(E) ELEVATIONS

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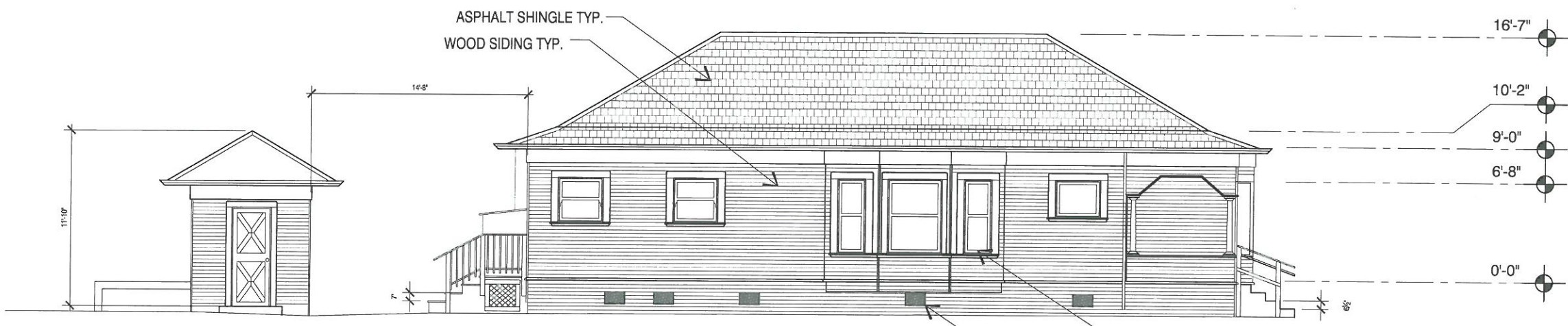
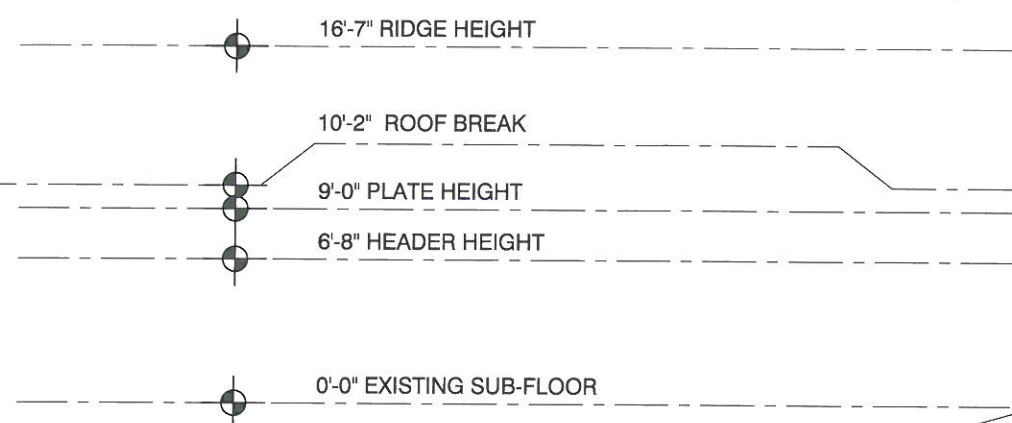
EXISTING WEST ELEVATION

SCALE : 1/4" = 1'-0"



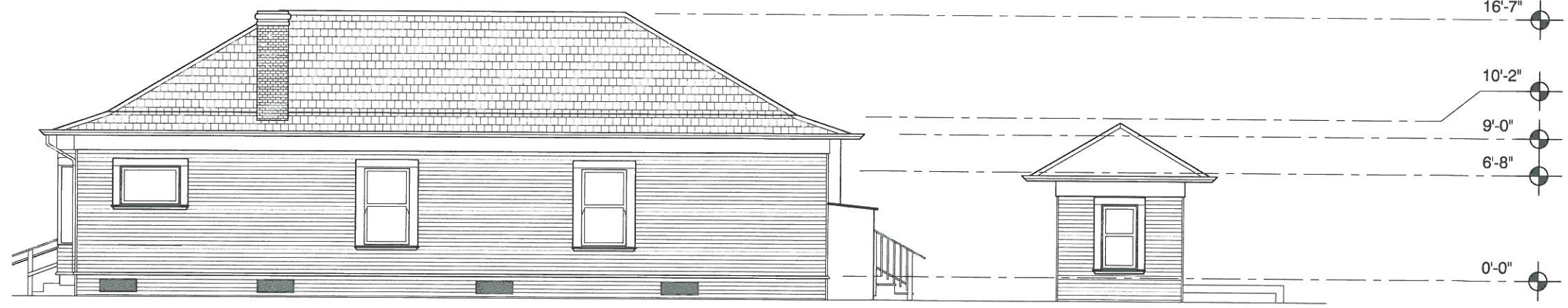
EXISTING EAST ELEVATION

SCALE : 1/4" = 1'-0"



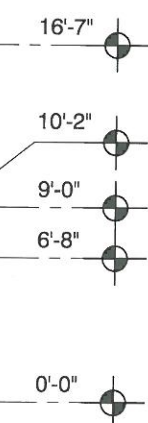
EXISTING NORTH ELEVATION

SCALE : 1/4" = 1'-0"



EXISTING SOUTH ELEVATION

SCALE : 1/4" = 1'-0"





PROPOSED WEST ELEVATION



PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION

- 21'-9" RIDGE HEIGHT
- 18'-0" 2ND FLOOR PLATE HEIGHT
- 17'-0" EAVE HEIGHT
- 16'-8" HEADER HEIGHT
- 10'-0" 2ND FLOOR HEIGHT
- 9'-0" PLATE HEIGHT
- 6'-8" HEADER HEIGHT
- 0'-0" EXISTING SUB-FLOOR



PROPOSED NORTH ELEVATION

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RESIDENTIAL DESIGN - LEED AP  
PROJECT MANAGEMENT  
www.homelifedesignstudio.com  
(831) 970-8814

PROJECT:  
**THOMPSON RESIDENCE**  
701 CONGRESS AVE.  
PACIFIC GROVE, CA 93950

APN: 006-555-001  
PROJECT NO:  
OWNER:  
**STEPHEN & NANCY THOMPSON**  
701 CONGRESS AVE.  
PACIFIC GROVE, CA 93950

SHEET TITLE:  
(P) ELEVATIONS

SCALE : 1/4" = 1'-0"

SCALE : 1/4" = 1'-0"

DRAWN BY: JOSHUA STEWMAN  
PRINT DATE: JULY 14, 2015  
PLANNING PERMIT SUBMITTAL DATE: 6-10-2015  
BUILDING PERMIT SUBMITTAL DATE: -  
DATE ISSUED FOR CONSTRUCTION: -

**RECEIVED**

AUG 21 2015

COMMUNITY DEV. DEPT.

- REVISIONS:
- ▲
  - ▲
  - ▲
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FILE: VIEW:

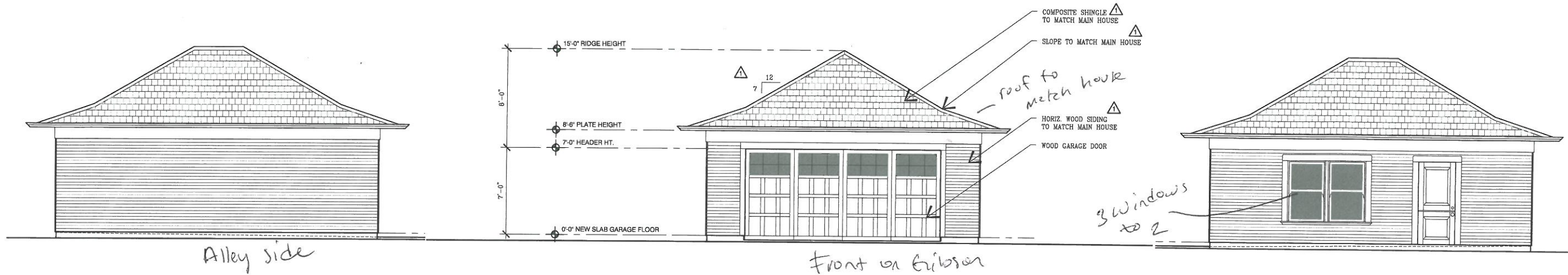
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SHEET NUMBER:

**A-3.1**

SHEET 7 OF 9 SHEETS

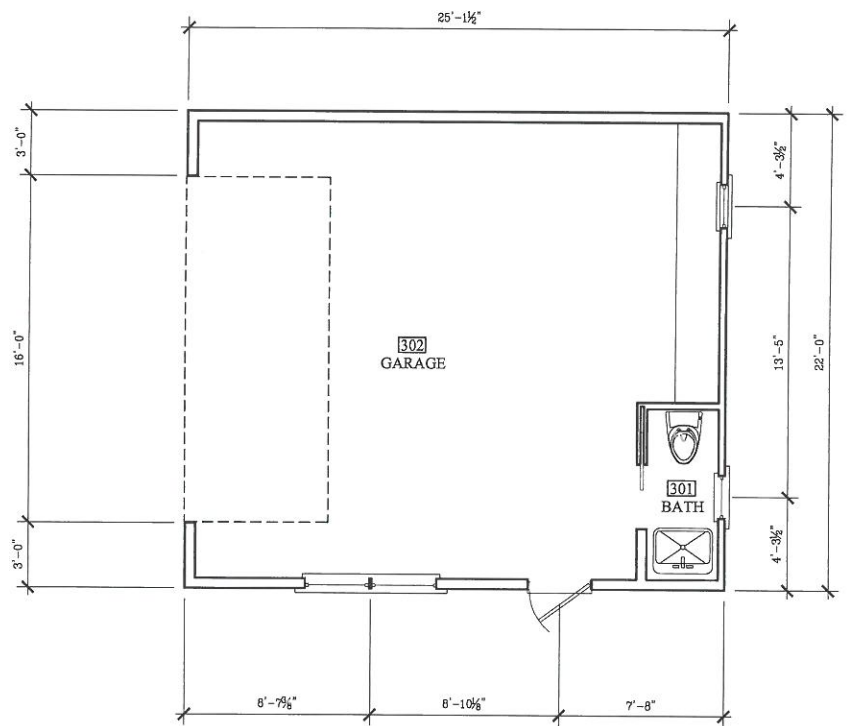
SCALE : 1/4" = 1'-0"



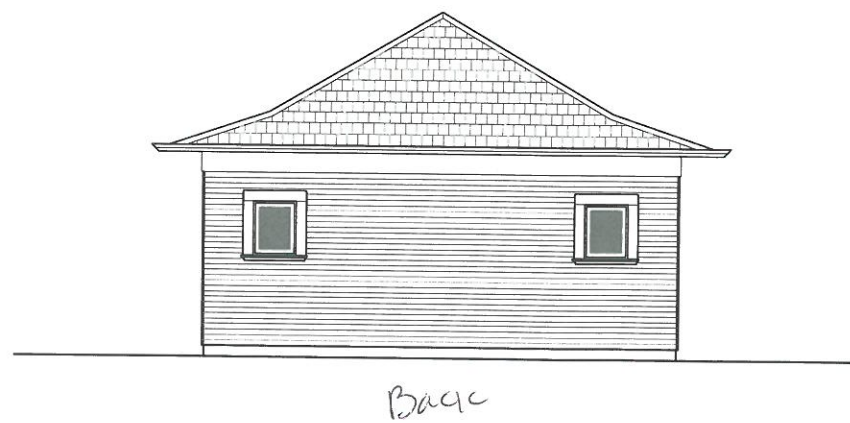
**(P) GARAGE EAST ELEVATION** <sup>△</sup>  
ARCHITECTURAL SCALE: 1/4"=1'

**(P) GARAGE NORTH ELEVATION** <sup>△</sup>  
ARCHITECTURAL SCALE: 1/4"=1'

**(P) GARAGE WEST ELEVATION** <sup>△</sup>  
ARCHITECTURAL SCALE: 1/4"=1'



**(P) GARAGE FLOOR PLAN** <sup>△</sup>  
ARCHITECTURAL SCALE: 1/4"=1'



**(P) GARAGE SOUTH ELEVATION** <sup>△</sup>  
ARCHITECTURAL SCALE: 1/4"=1'

7a

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PROJECT: **THOMPSON RESIDENCE**  
701 CONGRESS AVE.  
PACIFIC GROVE, CA 93950  
APN: 006-555-001  
PROJECT NO:  
OWNER:  
**STEPHEN & NANCY THOMPSON**  
701 CONGRESS AVE.  
PACIFIC GROVE, CA 93950

SHEET TITLE:  
**(P) GARAGE ELEVATIONS & FLOOR PLANS**

SCALE: 1/4" = 1'-0"  
DRAWN BY: JOSHUA STEWMAN  
PRINT DATE: AUG. 20, 2015  
PLANNING PERMIT SUBMITTAL DATE: -  
BUILDING PERMIT SUBMITTAL DATE: -  
DATE ISSUED FOR CONSTRUCTION: -

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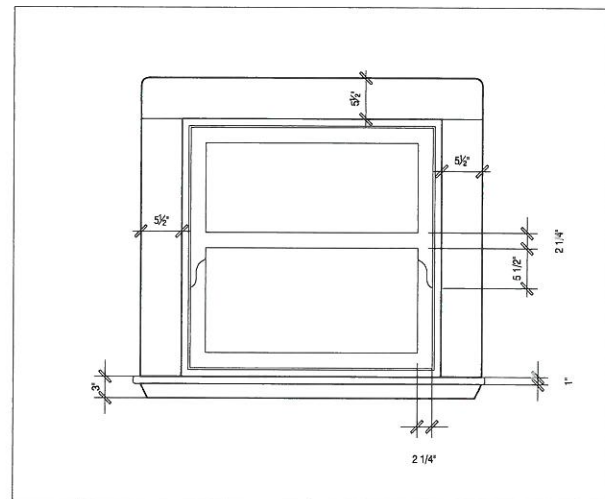
SHEET NUMBER:  
**A-3.2**  
SHEET 7 OF 8 SHEETS



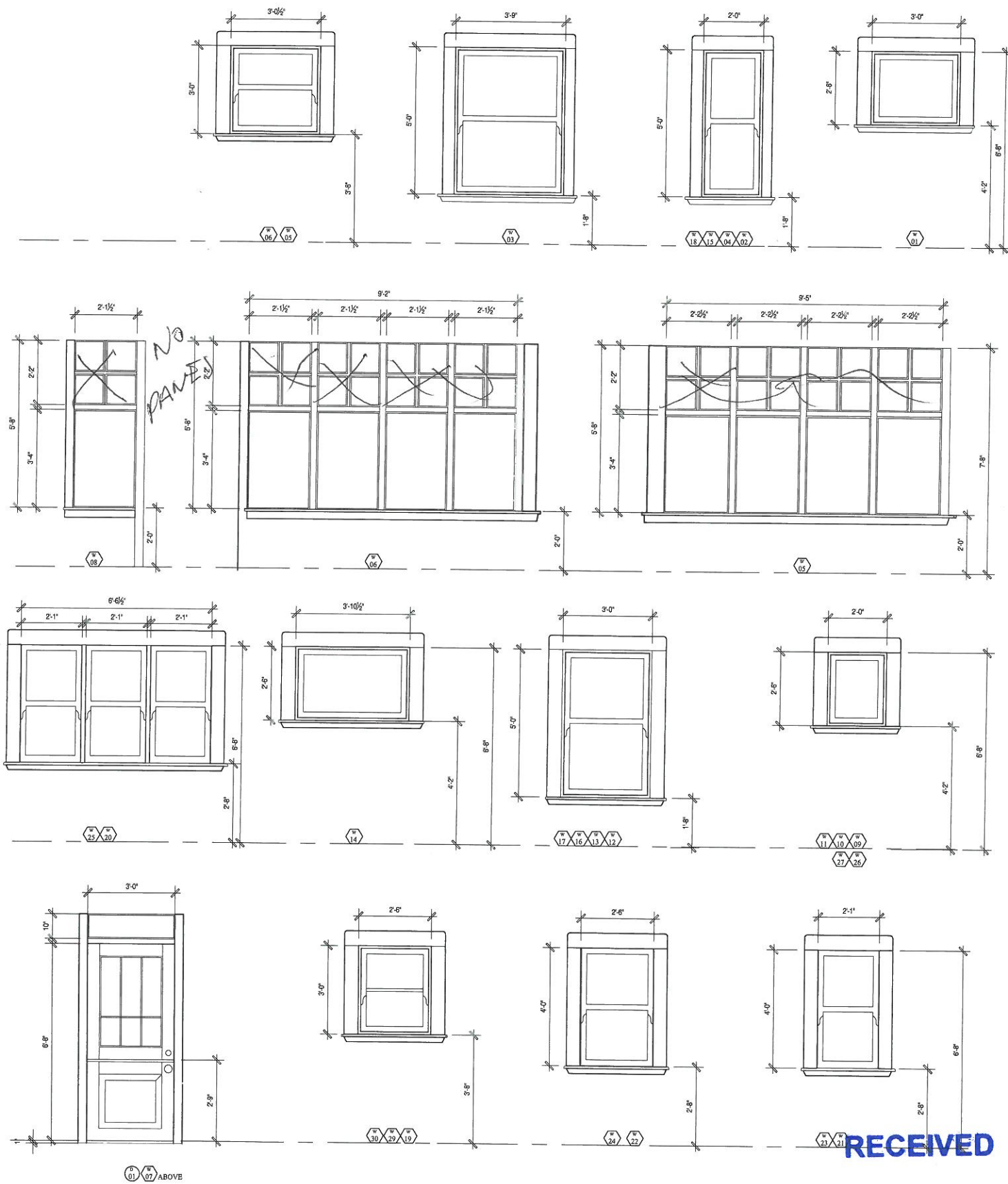
FIRST FLOOR WINDOWS				SECOND FLOOR WINDOWS			
WINDOW SIZE & TYPE (S x H)	TEMP	GLASS TYPE	ADDITIONAL NOTES	WINDOW SIZE & TYPE (S x H)	TEMP	GLASS TYPE	ADDITIONAL NOTES
W01 3'-0" X 2'-6" FIXED PANE WINDOW		W	WOOD WINDOW TO MATCH HISTORIC	W19 2'-6" X 3'-0" DOUBLE-HUNG WINDOW		W	WOOD WINDOW TO MATCH HISTORIC
W02 2'-0" X 5'-0" DOUBLE-HUNG WINDOW		W	WOOD WINDOW TO MATCH HISTORIC	W20 6'-6 1/2" X 4'-0" DOUBLE-HUNG WINDOW	T	W	WOOD WINDOW TO MATCH HISTORIC
W03 3'-9" X 5'-0" DOUBLE-HUNG WINDOW		W	WOOD WINDOW TO MATCH HISTORIC	W21 2'-1" X 4'-0" DOUBLE-HUNG WINDOW	T	W	WOOD WINDOW TO MATCH HISTORIC
W04 2'-0" X 5'-0" DOUBLE-HUNG WINDOW		W	WOOD WINDOW TO MATCH HISTORIC	W22 2'-6" X 4'-0" DOUBLE-HUNG WINDOW	T	W	WOOD WINDOW TO MATCH HISTORIC
W05 9'-5" X 5'-8" SUNROOM WINDOW	T	W	WOOD WINDOW - LOWER FIXED, UPPER AWNING	W23 2'-1" X 4'-0" DOUBLE-HUNG WINDOW	T	W	WOOD WINDOW TO MATCH HISTORIC
W06 9'-2" X 5'-8" SUNROOM WINDOW	T	W	WOOD WINDOW - LOWER FIXED, UPPER AWNING	W24 2'-6" X 4'-0" DOUBLE-HUNG WINDOW	T	W	WOOD WINDOW TO MATCH HISTORIC
W07 SEE DOOR SCHEDULE		W	WOOD WINDOW	W25 6'-6 1/2" X 4'-0" DOUBLE-HUNG WINDOW	T	W	WOOD WINDOW TO MATCH HISTORIC
W08 2'-1 1/2" X 5'-8" SUNROOM WINDOW	T	W	WOOD WINDOW - LOWER FIXED, UPPER AWNING	W26 2'-0" X 2'-6" CASEMENT WINDOW		W	WOOD WINDOW TO MATCH HISTORIC
W09 2'-0" X 2'-6" CASEMENT WINDOW		W	WOOD WINDOW TO MATCH HISTORIC	W27 2'-0" X 2'-6" CASEMENT WINDOW		W	WOOD WINDOW TO MATCH HISTORIC
W10 2'-0" X 2'-6" CASEMENT WINDOW		W	WOOD WINDOW TO MATCH HISTORIC	W28 2'-0" X 2'-6" CASEMENT WINDOW	T	W	WOOD WINDOW TO MATCH HISTORIC
W11 2'-0" X 2'-6" CASEMENT WINDOW	T	W	WOOD WINDOW TO MATCH HISTORIC	W29 2'-6" X 3'-0" DOUBLE-HUNG WINDOW	T	W	WOOD WINDOW TO MATCH HISTORIC - FROSTED GLASS
W12 3'-0" X 5'-0" DOUBLE-HUNG WINDOW		W	WOOD WINDOW TO MATCH HISTORIC	W30 2'-6" X 3'-0" DOUBLE-HUNG WINDOW	T	W	WOOD WINDOW TO MATCH HISTORIC - FROSTED GLASS
W13 3'-0" X 5'-0" DOUBLE-HUNG WINDOW		W	WOOD WINDOW TO MATCH HISTORIC	<b>MAIN HOUSE - NEW DOOR</b> DOOR SIZE & TYPE (S x H)      TEMP      GLASS TYPE      ADDITIONAL NOTES D01 3'-0" X 6'-8" DUTCH DOOR      T      W      SOLID CORE WOOD DOOR W/ 3-4" X 10" TRANSOM WINDOW ABOVE			
W14 3'-10 1/2" X 2'-6" FIXED WINDOW		W	WOOD WINDOW TO MATCH HISTORIC				
W15 2'-0" X 5'-0" DOUBLE-HUNG WINDOW		W	WOOD WINDOW TO MATCH HISTORIC				
W16 3'-0" X 5'-0" DOUBLE HUNG WINDOW		W	WOOD WINDOW TO MATCH HISTORIC				
W17 3'-0" X 5'-0" DOUBLE HUNG WINDOW		W	WOOD WINDOW TO MATCH HISTORIC				
W18 2'-0" X 5'-0" DOUBLE-HUNG WINDOW		W	WOOD WINDOW TO MATCH HISTORIC				

**WINDOW SCHEDULE**

FIELD VERIFY ALL WINDOWS TO BE REPLACED & FRAMED WINDOW OPENINGS



**HISTORIC WOOD WINDOW**



**FIRST FLOOR & SECOND FLOOR WINDOWS**

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7a



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PROJECT:

**THOMPSON RESIDENCE**

701 CONGRESS  
PACIFIC GROVE, CA 93950

APN: 006-555-001

PROJECT NO: 315

OWNER:  
**STEPHEN & NANCY THOMPSON**  
701 CONGRESS  
PACIFIC GROVE, CA 93950  
ph. 920-8814

SHEET TITLE:

**MAIN HOUSE WINDOW & DOOR SCHEDULE**

SCALE:

DRAWN BY: JOSHUA I. STEWMAN

PRINT DATE: JULY 14, 2015

PLANNING PERMIT SUBMITTAL DATE: --

BUILDING PERMIT SUBMITTAL DATE: --

DATE ISSUED FOR CONSTRUCTION: --

REVISIONS:

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SHEET NUMBER:

**A-5.0**

SHEET \_\_\_\_ OF \_\_\_\_ SHEETS

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