

NOV 18 2014



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

COMMUNITY DEV. DEPT.

Project Permit(s) & Fees

Permit: <u>IHS</u>	Fee: <u>\$308-</u>	Multiple Permit Discount: <u>n/a 2,282</u>	App. #: <u>14-391</u>
<u>AP 14-578</u>			Date: <u>7/23/14</u>
			Received By: <u>Heather Del Castillo</u>
			Total Fee: <u>\$2,590</u>

Project/Property Information

Project Address: 606 GIBSON AVE APN: 006-954-014-000

Lot: 849 Block: 173 Tract: FIFTH ADDITION

ZC: R1 GP: _____ Lot Size: 5,000 S.F.

Project: SWEETIE

Description: 491 S.F. BEDRM. & BATH ADDITION

Applicant Name: JEFF CROCKETT Phone #: 831-484-2265

Mailing Address: 209 SAN BERNARDO ROAD, SAN VILLOS 93908

Email Address: JEFFCROCK@COMCAST.NET

Owner Name: Mrs. LYNN SWEETIE Phone #: 831-373-4266

Mailing Address: 606 GIBSON AVE

Email Address: LSWEETIE@SBCGLOBALV.NET

PAID
 \$ 308⁰⁰
 7/23/14

Permit(s)/Request(s)

<input type="checkbox"/> CRD: Counter Determination	<input type="checkbox"/> UP: Use Permit	<input checked="" 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	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 checked="" type="checkbox"/> ARB <input type="checkbox"/> CC		<input checked="" type="checkbox"/> HRI: Historic Resources Inventory ^{3,4}
			<input type="checkbox"/> 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.

Jeff Crockett Applicant Signature 7-21-14 Date Heather M. Del Castillo Owner Signature (Required) 7/23/14 Date

PROJECT DATA SHEET

Project Address: 6060 GARDEN ST NW

Submittal Date: 1-5-15

Applicant(s): Mr. Lynn SHERMAN

Permit Type(s) & No(s): AP 14-578

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	P-1	P-1		
Building Site Area	-	5,000 S.F.	-	
Density (multi-family projects only)	-	-	-	
Building Coverage	2,000 S.F.	1,221 S.F.	1,697 S.F.	33.14%
Site Coverage	3,000 S.F.	1,742 S.F.	2,049 S.F.	41.00%
Gross Floor Area	2,545 S.F.	1,221 S.F.	1,697 S.F.	33.14%
Square Footage not counted towards Gross Floor Area			φ	
Impervious Surface Area Created and/or Replaced			φ	
Exterior Lateral Wall Length to be demolished in feet & % of total*	-	-	- 0% -	No Demo
Exterior Lateral Wall Length to be built	-	-	83 L.F.	
Building Height	19'	15'	15'	
Number of stories	2	1	1	
Front Setback	19'	19'	39'	To Woodman
<u>Right</u> Side Setback (specify side)	9.9'	26.5'	10'	
<u>Left</u> Side Setback (specify side)	9.5'	6'	6'	
Rear Setback	10'	22'	10'	
Garage Door Setback	10'	2'	2'	To Alley
Covered Parking Spaces	1	1	1	
Uncovered Parking Spaces	1	1	1	
Parking Space Size (Interior measurement)	9' x 20'	14' x 22'		No change
Number of Driveways	1	1	1	"
Driveway Width(s)		14'		No change
Back-up Distance	-	-	-	"
Eave Projection (Into Setback)	3' maximum	18"	18"	
Distances Between Eaves & Property Lines	3' minimum	4'-6"	8'-6"	No change.
Open Porch/Deck Projections				
Architectural Feature Projections	-	-	-	
Number & Category of Accessory Buildings			1	(E) Detached Garage
Accessory Building Setbacks		1'-0"		To Rear yard
Distance between Buildings		14'-0"	10'-0"	
Accessory Building Heights		11'-6"		No change
Fence Heights		6'		No change.

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



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8.a

ARCHITECTURAL PERMIT AP 14-578

FOR A PROPERTY LOCATED AT 666 GIBSON AVE, PACIFIC GROVE TO ALLOW THE ADDITION OF 436 SF BEDROOM AND BATHROOM TO A SINGLE STORY 1221 SF SINGLE FAMILY RESIDENCE FOR A TOTAL OF A 1,657 SF RESIDENCE.

FACTS

1. The subject site is located at 666 Gibson Avenue, Pacific Grove, 93950 APN 006-554-014
2. The subject site has a designation of MDR 17.4 DU/AC on the adopted City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the R-1 zoning district.
4. The subject site is 5,000 square feet.
5. The subject site is developed with a single family dwelling which is on the City's Historic Resources Inventory.
6. A Phase 1 and 2 Historic Report by Elizabeth Moore dated October 16, 2014 was prepared.
7. This project has been determined to be CEQA Exempt under CEQA Guidelines 15301(e)(1)

FINDINGS

1. The proposed development will meet the development regulations set forth in the R-1 zoning district including setbacks, height requirements, and parking requirement, and;
2. The October 16, 2014 Phase 1 and 2 Historic Report by Elizabeth Moore concluded the proposed project is in conformance with the Secretary of the Interior Standards.
3. The architecture and general appearance of the completed project is compatible with the neighborhood because the proposed exterior will be compatible with the size, scale and proportions of the existing residence and other residences in the neighborhood, in that the proposal is consistent with Architectural Review Guidelines No.'s 22,23,28;
3. The completed project will neither be detrimental to the orderly and harmonious development of the city nor impair the desirability of investment or occupation in the neighborhood because the project will be improving the subject property, and;
4. The Staff have been guided by and made reference to applicable provisions of the Architectural Review Guidelines in making its determinations on single-family residences.

PERMIT

Architectural Permit AP 14-578 to allow:

- 1) To allow the addition of 436 sf bedroom and bathroom to a single story 1221 sf single family residence for a total of a 1,657 sf residence.

CONDITIONS OF APPROVAL

1. **Permit Expiration.** This permit shall expire and be null and void if a building permit has not been applied for within one (1) year from and after the date of approval. Application for extension of this approval must be made prior to the expiration date.
2. **Construction Compliance.** All construction must occur in strict compliance with the proposal as set forth in the application, subject to any special conditions of approval herein. Any deviation from approvals must be reviewed and approved by staff, and may require Architectural Review Board approval.

3. **Terms and Conditions.** These terms and conditions shall run with the land, and it is the intention of the CDD Director and the Permittee to bind all future owners and possessors of the subject property to the terms and conditions, unless amended. Amendments to this permit may be achieved only if an application is made and approved, pursuant to the Zoning Code.
4. **Public Works, Fire and Building.** Review and approval by the Public Works, Fire and Building Departments are required prior to issuance of a building permit. Work taking place in the public right-of-way shall require an encroachment permit prior to issuance of the building permit.
5. **Conformance to Plans.** Development of the site shall conform to approve plans for “Swerrie Residence” dated January 5, 2015, on file with the Community Development Department and to the Building Code, with the exception of any subsequently approved changes.
6. **Tree Protection Standards During Construction:** Pursuant to Municipal Code Chapters 12.20 and 12.30, and the *Urban Forestry Standards*, all trees that are otherwise protected and will be impacted as a result of Development, both proposed for pruning or removal and where the development will impact the critical root zone of the tree are protected. Prior to issuance of the building permit, the Project Arborist shall review grading, drainage, utility, building and landscape plans to determine impacts to individual Trees, to determine required minimum Tree protection standards during construction.

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

1. The Board determines that each of the Findings set forth above is true and correct, and by this reference incorporates those Findings as an integral part of this Permit.
2. The Board authorizes Approval of AP 14-578 to allow the addition of 436 sf bedroom and bathroom to a single story 1221 sf single family residence for a total of a 1,657 sf residence.
3. This permit shall become effective upon the expiration of the 10-day appeal period.
4. This permit shall not take effect until the owner acknowledges and agrees to all terms and conditions and agrees to conform to and comply with those terms and conditions.

Passed and adopted at a regular meeting of the Architectural Review Board of the City of Pacific Grove on the 13th day of January, 2015, by the following vote:

AYES:

NOES: None

ABSENT:

APPROVED:

Jim McCord, Chair

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

Lynn Swerrie, Owner

Date

PHASE I and II HISTORIC ASSESSMENTS

NAME AND ADDRESS OF THE PROPERTY

SWERRIE RESIDENCE - BUILT IN 1909
169 Pacific Avenue
Pacific Grove, CA 93950

APPLICANT

Llyn Swerrie
666 Gibson Street
Pacific Grove, CA 93950

OWNER

Llyn Swerrie
666 Gibson Street
Pacific Grove CA 93950

October 16, 2014

PHASE I and II HISTORIC ASSESSMENTS

SWERRIE RESIDENCE - BUILT IN 1909

666 Gibson Street, Pacific Grove CA 93950

INTRODUCTION

The following Phase I and II Historic Assessments for the residential property located at 666 Gibson Street, (APN 006-554-014-000), in Pacific Grove, has been prepared as required by the City of Pacific Grove and the California Environmental Quality Act (CEQA).

PHASE I HISTORIC ASSESSMENT

HISTORIC CONTEXT

The period of historical significance for this property is from 1903 to 1926.

In the United States in this period, Theodore Roosevelt presidency gave way to that of William Taft and then Woodrow Wilson. Private automobiles appeared, triggering a profound change to the pace of life and to the built environment. Einstein proposed the General Theory of Relativity. The Panama Canal was completed. World War I was fought. In 1920, the 19th Amendment gives women the right to vote.

In Pacific Grove, the primary theme of this period, per the HCS, is “Pacific Grove Comes of Age”. The period is marked by the maturation of the city, evidenced by construction of new civic facilities and the arrival of large-scale commercial development along Lighthouse Avenue. Tourism, commercial development of Lighthouse Avenue, and the advent of new construction materials and construction types marked a change. In this period the downtown grew and flourished, the Pacific Grove Library was established, the El Carmelo Hotel was dismantled and both The Mayflower Church and The Mammoth Stables Burned down. Pacific Grove High School was built (it is now the Jr High School), and Asilomar opened its doors to guests.

The facet of history associated with this particular property is significant in regard to the change in Pacific Grove from a quiet tented retreat to a busy commercial and tourist town. There was a shift toward a greater variety of architectural styles including a range of residential building styles from simple to ornate. New commercial construction with larger, more ornate buildings characterized the central business district along Lighthouse Avenue. This period also saw changes and important trends in art, design and culture as well as architecture, and a quickening of the pace of life worldwide.

The residence on the subject property suggests Craftsman Style Bungalow, per the HCS description of that style with: Simple rectangular Massing, **Yes**; Front or side gable roofs **Yes**, with prominent knee braces **Yes, at porch overhang**, and exposed rafter tails, **No**; Wood shingles, **No**, Bevel, **No**, or shiplap siding **Yes**, (sometimes in combination) are most common; Gable porches, **Yes**, Sometimes supported by “battered” columns which are wider at the base, **No**; Windows with geometric divisions in the upper sash, **Yes**; Smooth River Boulders as skirting or at the base of chimneys, **No**.

The house and garage on the property retain original design integrity and are in very good condition having been well maintained. When considered in the neighborhood as a whole, the property has sufficiently significant character to convey the aspect of history with which that style is associated. The neighborhood itself retains many historic properties. There are also newer buildings, as well as altered older buildings, which also make reference to the historic context. Thus, the neighborhood is important in illustrating the historic context.

HISTORICAL BACKGROUND

The City of Pacific Grove and Monterey County Assessor's records show the single family dwelling was built on the property at 666 Gibson Street, in 1909. Per the Sanborn Maps, the lot was vacant in 1897. Per the Monterey County Assessors Office, as of 1900 this house does not show on the county assessors records, the first taxes for the building were assessed in 1909 as a portion of a larger lot.

The property is described as: Portion of Lots 8 and 9, in Block 173, Fifth Addition Tract, City of Pacific Grove, Monterey County, California.

HISTORICAL BACKGROUND - SOCIAL AND CONSTRUCTION

The subject property was part of a larger parcel that was subdivided, separating a small parcel, on which this house sits, from the larger portion of the parcel. The house was on the property line at the alley, it was lifted and moved as far into the lot as possible without disrupting an existing oak tree. Prior to, and at the time the property was divided, it had been owned by Elmarie Dyke, a person well known and active in the community for many years. The division occurred to facilitate purchase by the current owner, Lynn Swerrie.

It appears the subject house was originally built as a one story, single-family dwelling. It was rectangular with a protruding front element, low-pitched roof with cross gables, a small eyebrow roof over the front door. The façade is simply detailed with substantial trims. A later addition to the rear of the house has a very low pitch shed roof and a different pattern of window placements than the original. It has similar detailing to the main portion of the house. The garage is free-standing, with clapboard siding and a gable roof is set to the south east of the property.

DESCRIPTION OF THE HISTORIC RESOURCE

The subject property at 666 Gibson Street is part of a neighborhood of one and two story houses of varying sizes and styles but the majority were built in the 1st quarter of the last century. The neighborhood is tidy. Most of the houses are there are in good condition. The subject house has been well maintained and additions are in keeping with the character of the original construction.

Per the HCS, the architectural style of subject house most closely resembles that of a Craftsman Style Bungalow.

The façade is asymmetrical with two pairs of windows on the left and the door, with its knee brace supported overhang, to the right. The house is simply but thoughtfully detailed. It has a low pitch roof with a thin roof edge, a slender fascia board over the rafter tails, with a medium pitch to steep roof pitch and a medium overhang. Horizontal shiplap siding covers the entire house, varying in slightly in dimension on the added building element.



NORTH ELEVATION – 666 GIBSON STREET

The original fenestration remains on much of the house, but several windows on the west elevation have been replaced in their original window openings. Window sash, frames and trim varies only subtly by location. A kitchen and dining room addition has a style similar to that of the original construction but for a shallow shed roof

The detached single car garage sits in the northwest corner of the property, to the rear of the yard. The garage exterior differs from that of the house to the horizontal board siding of the house though there is little roof overhand. The garage door is a vertical board overhead type.

There is pleasant cottage style landscaping, including a picket fence around the property, and a variety of unshaped shrubs, hedges and a small trees.

EVALUATION FOR HISTORIC SIGNIFICANCE

The following assessment considers the subject property for historic significance and integrity based on the specific evaluation criteria for listing of the National Register of Historic Places (NRHP), the California Register of Historic Resources (CRHR), and the Pacific Grove Historic Resources Inventory (PGHRI). Each of the three resource inventories' evaluation criteria asks more specific, increasingly local questions of concern. A resource that does not qualify for listing based on the National Criteria may still demonstrate significant integrity for California or Pacific Grove listing.

National Register of Historic Places Sec. 60.4 Criteria for Evaluation:

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

(a) that are associated with events that have made a significant contribution to the broad patterns of our history;

No, the site is not associated with events significant to the broad patterns of our history.

(b) that are associated with the lives of persons significant in our past;

No, the site is not associated with the lives of persons significant in our past.

(c) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;

No, this property does not possess individual distinction, nor does it represent the work of a master or possess high artistic values. It does not represent a significant and distinguishable entity.

(d) that have yielded, or may be likely to yield, information important in prehistory or history.

No, the property has not and is not likely to information important in prehistory or history.

The California Environmental Quality Act (CEQA), PRC Sec. 21084.1

CEQA requires all properties fifty years of age or older to be reviewed for potential historic significance. Criteria for significance in PRC Sec. 5024.1(a) asks;

1. Did any event of importance to the region, state or nation occur on the property?

No such event is associated with this house.

2. Did anyone of great importance to the region, state or nation occupy the property during the productive period of their lives?

No such person appears to have occupied this property.

3. Does the building represent an important architectural type, period, method of construction, or is it a good example of a noted architect or master-builder?

No. It is not an exemplary representation of an important architectural style, period or method of construction, nor is it the work of a noted architect or master builder.

4. Is the property is likely to yield information significant to the understanding of the areas history?

No. It is unlikely to yield information significant to the area's history.

The City of Pacific Grove Municipal Code, Sec. 23.76.025, evaluation criteria includes consideration of the following;

(a) Whether the structure has significant character, interest or value as part of the development, heritage or cultural characteristics of the city of Pacific Grove, the state of California, or the United States;

Yes. The house possesses significant character to convey the aspect of history with which it is associated.

(b) Whether it is the site of a significant historic event;

No record found shows this was the site of a significant historic event.

(c) Whether it is strongly identified with a person who, or an organization, which significantly contributed to the culture, history or development of the city of Pacific Grove;

No. Elmarie Dyke owned and inhabited the larger house on the property. She was well known and active in the community. Her contribution, though great, was not necessarily more significant to the culture, history or development of Pacific Grove than many of the town's other very dedicated and participatory long time residents.

(d) Whether it is a particularly good example of a period or style;

Yes. The original Craftsman Style Bungalow portion of the house is a good example of its period and able to convey its historic context.

(e) Whether it is one of the few remaining examples in the city of Pacific Grove possessing distinguishing characteristics of an architectural type or specimen;

No. There are many such buildings remaining in Pacific Grove.

(f) Whether it is a notable work of an architect or master builder whose individual work has significantly influenced the development of the city of Pacific Grove;

No reference to an architect or builder could be found.

(g) Whether it embodies elements of architectural design, detail, materials or craftsmanship that represent a significant architectural innovation;

No. It does not embody a significant architectural innovation.

(h) Whether it has representing an established and familiar visual feature of a neighborhood, community, or of the city of Pacific Grove;

Yes. This structure represents a familiar visual feature.

(i) Whether it retains the integrity of the original design;

Yes. The property retains significant original integrity.

(j) Whether it contributes to the architectural aesthetics and continuity of the street;

Yes. It contributes to architectural aesthetic and continuity of the street.

(k) Whether it is located within a geographically definable area possessing a concentration of historic properties, which visually contribute to each other and are unified aesthetically.

Yes. The neighborhood retains its historic context as it located in a geographically definable area, which possesses a concentration of historic properties that visually contribute to each other and are unified aesthetically.

The Subject Property is listed in the following inventories of historic significance:

Pacific Grove Historic Resources Inventory

The Subject Property is not listed in any of the following inventories of historic significance:

California Register of Historic Places,
National Register of Historic Places,

Evaluation of this property includes use of the above as well as the following resources:

National Register Federal Program Regulations,
Part 60 – National Register of Historic Places.
California Environmental Quality Act (CEQA), PRC Sec. 21084.1
Monterey County Assessors and Recorders Offices
Pacific Grove Planning Department
City of Pacific Grove Historic Resources Inventory
The Heritage Society of Pacific Grove

SUMMARY

Based on this evaluation, the building on the subject property at 169 Pacific Avenue in Pacific Grove, California:

Does not appear to meet the national criteria of significance used for determining eligibility for the listing of resources, as it does not demonstrate historic significance when evaluated using NRHR Criteria. Further, it does not demonstrate, as stated in the NRHP Guidelines a “quality of significance in American History, architecture, archeology, engineering or culture”;

Does not appear to meet the state criteria for listing, as it does not demonstrate historic significance when evaluated using CRHR Criteria;

Does not retain sufficient overall integrity to convey historical significance and qualify for listing in the National or California Registers. It does not demonstrate sufficient historic integrity, based on evaluation of location, design, setting, workmanship, materials, feeling and association. The building design, materials, and workmanship are not exemplary as they relate to construction methods and architectural details, though the context of the building has not changed dramatically since its period of significance it has changed significantly;

Appears to meet the Pacific Grove criteria of significance used for determining eligibility for the listing of resources, when evaluated using the PGHRI criteria

PHASE I ASSESSMENT CONCLUSION

Based on the above analysis, the subject property located at 666 Gibson Street, Pacific Grove CA., meets the criteria for historic significance per The City of Pacific Grove Municipal Code, Sec. 23.76.025, based on evaluation criteria a, d, h, i, j, & k.

PHASE II HISTORIC ASSESSMENT

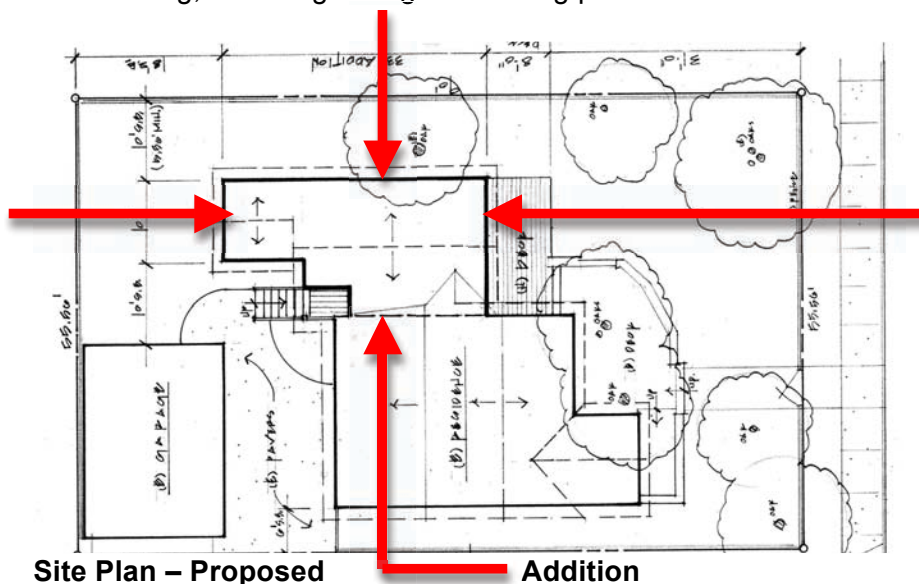
The following is an analysis of the proposed alterations to the historically significant structures at 666 Gibson Street in Pacific Grove Ca, for the purpose of evaluating of their compliance with the Secretary of the Interiors Standards for the Treatment of Historic Properties, 1995: Rehabilitation.

An addition has been designed for the subject property for the owner Lynn Swerrie by Mr. Crocket. It appears to be sensitive to the existing historic material, the character of the house and neighborhood, and in keeping with the Secretary of the Interior's Standards for Treatment of Historic Properties.

This proposed project includes an addition, attached to existing non historic added building element. All additions and alterations are proposed to the side of the existing building, set back from the front. Massing, forms and detail similar to the historic portion of the building are proposed. The addition will have a roof line similar to the original. As it is set well back from the facade it will be subservient to the original historic front of the original Craftsman Style Bungalow portion of the house. It will be obscured from view of the street to some extent by the existing building, by being set back from the street and by the garden fence, oak trees and other vegetation.

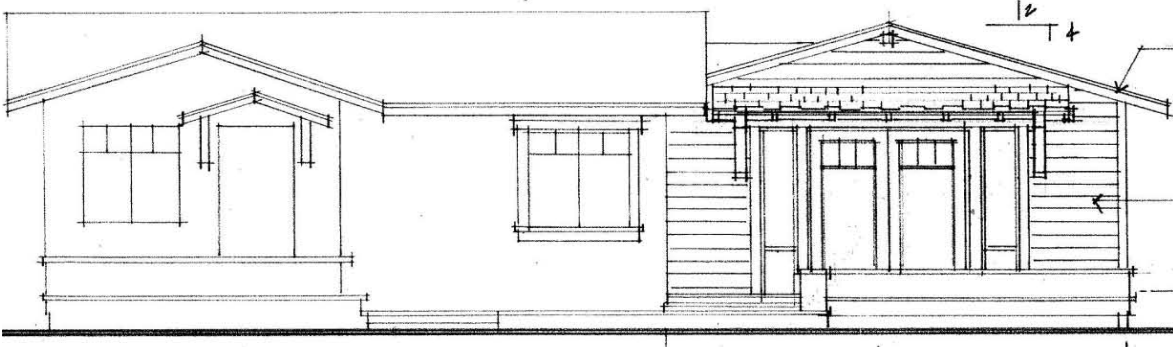
New fenestration at the addition will be of similar materials, proportion, muntin pattern and overall design to the historic wood windows. The existing replacement windows on the west elevation will not be altered or replaced at this time. The window placement in the proposed addition is consistent with the Craftsman Style Bungalow design of the historic front of the existing building.

The style of the new construction as proposed, is similar to and subtly differentiated from that of the historic house. On the plans for the proposed project, where materials like those of the original construction are proposed for new construction, the dimensions of the new vary slightly, but visibly from the existing, making it visually clear where historic and new construction exist. The historic portion of the building has horizontal siding, the new will have horizontal varies somewhat in dimension from the early 20th century horizontal board siding, reflecting changes in milling practices.





South Elevation Existing

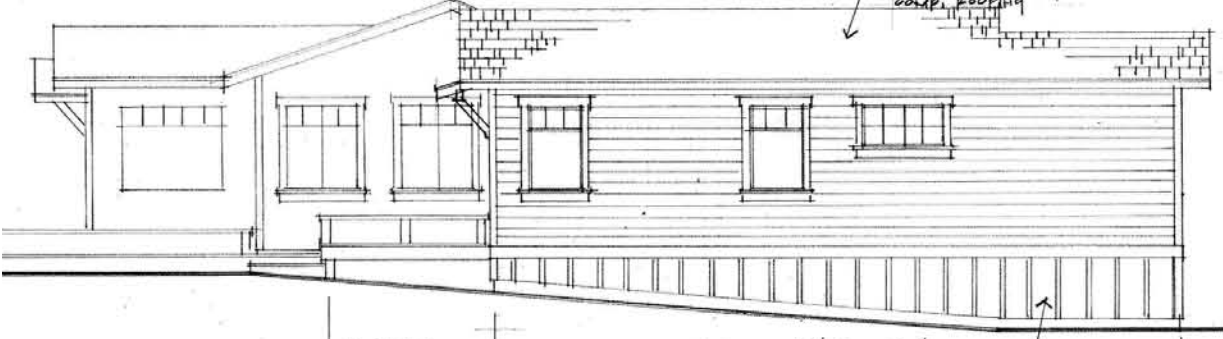


South Addition Existing

Proposed



East Elevation Existing



East Elevation Existing

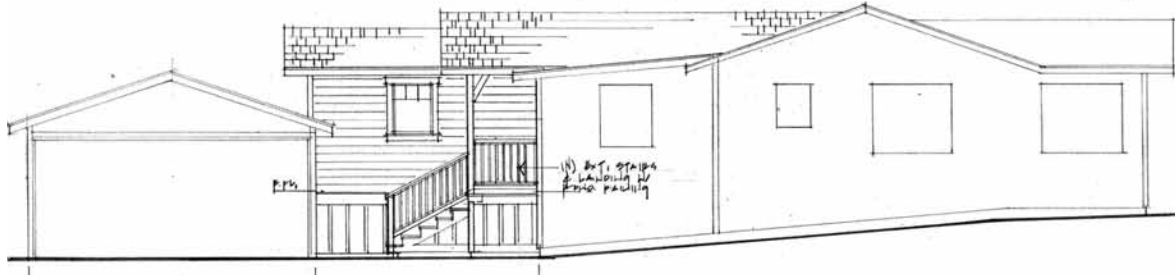
Proposed



West Elevation



Existing



West Elevation

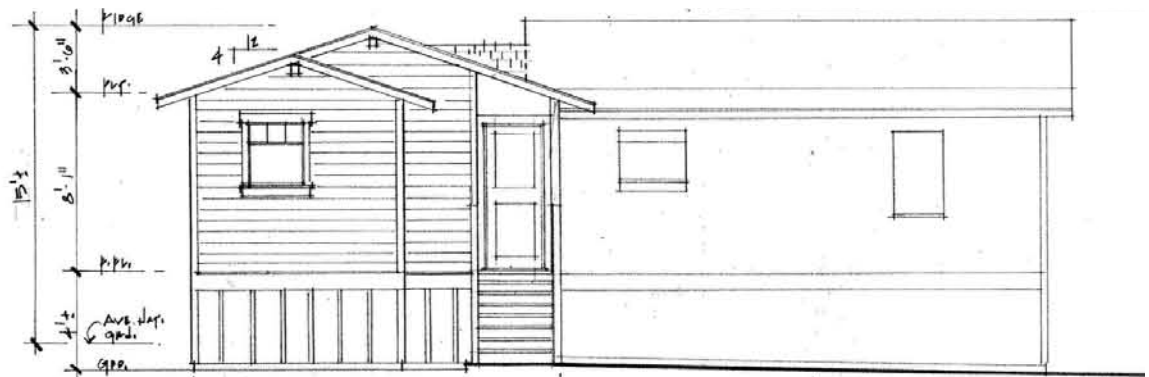
Proposed

Existing



North Elevation

Existing



North Elevation

Proposed

Existing

Evaluation per The Secretary of the Interior's Standards for the Treatment of Historic Properties, 1995:

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.*

Yes. The house will continue to be used as a residence. The addition of living space, proposed outside of the historic house footprint, will make the house more suitable for modern a lifestyle. Distinctive materials, features, spaces and spatial relationships will be unaltered or minimally changed. No changes are proposed to the garage.

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.*

Yes. The historic character and spatial relationships will be preserved and alterations limited to the non-historic portions of the house.

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.*

Yes. The design preserves historic material. Proposed material and detail are subtly but visibly different than the historic portion of the house. The new references the historic forms and materials, consistent with the period of significance of the house and its historic context.

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

Yes. The historically significant 1909 historic house will remain unaltered. The addition will be attached at an earlier, non-historic building element.

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

Yes. Distinctive elements characterizing the property will be preserved.

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

Yes, historic materials will be undertaken with care.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Not applicable to this project.

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 will 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.*

Yes. Proposed work will preserve, not destroy, historic materials, features or special relationships characteristic of the property, and will be differentiated from and compatible with the historic to protect the integrity of property and environs.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Yes. The proposed addition to the house will be added outside the historic footprint. The proposed addition will connect to the house primarily at an earlier non-historic addition. There will be no substantial disruption to the historic portions of the building, the fabric, essence, or integrity of the property. No alterations are proposed to the garage.

SUMMARY

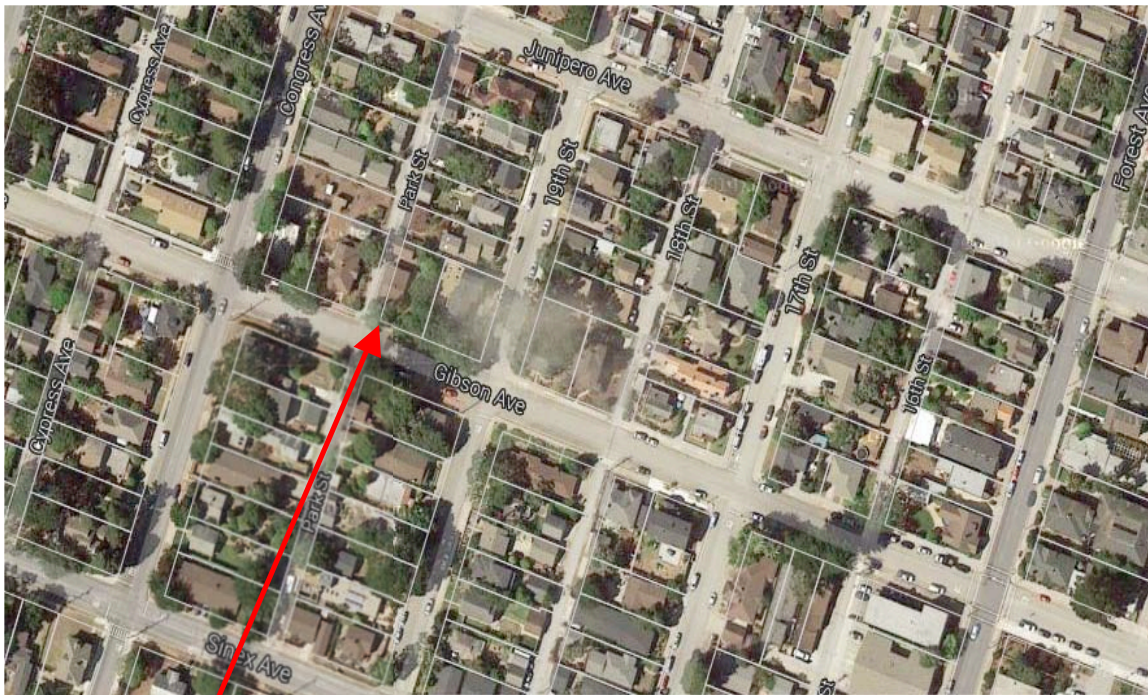
The proposed plan for the historic property at 169 Pacific Avenue in Pacific Grove, including remodel element and the extension of the 1944 building element to the rear of the property, all consistent with the existing when evaluated per The Secretary of the Interior's Standards for the Treatment of Historic Properties, 1995, Rehabilitation section, is consistent with applicable criteria # 1, 2, 3, 4, 5, 6, 7, 9, & 10, # 8 is not applicable to this project.

Respectfully Submitted

Elizabeth Moore



Location Map



Vicinity Map



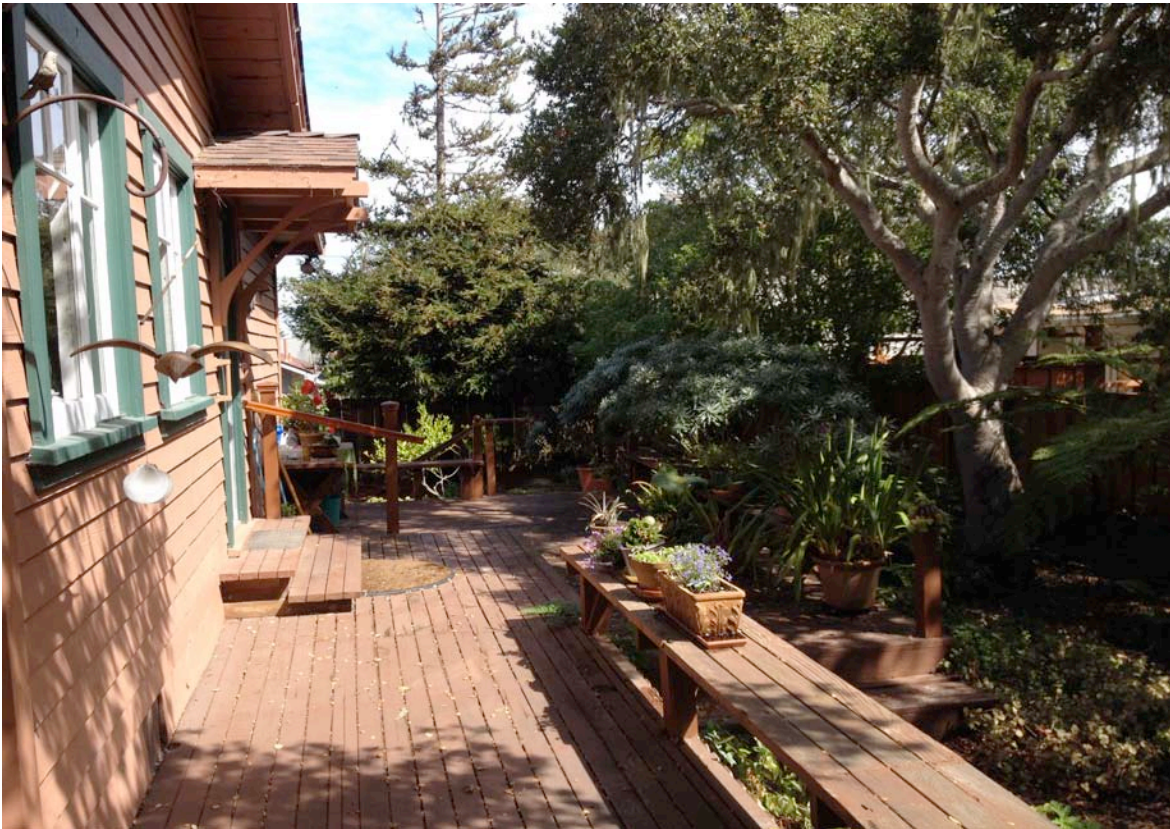
South Elevation



East Elevation



Elevations at Southeast Front Corner



East Elevation – Deck and Garden



East Elevation

North Elevation



West Elevation



West Elevation



Garage - West Elevation



Garage - South Elevation

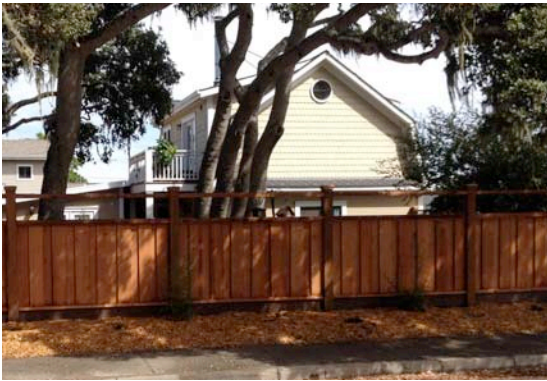


Garage - East Elevation


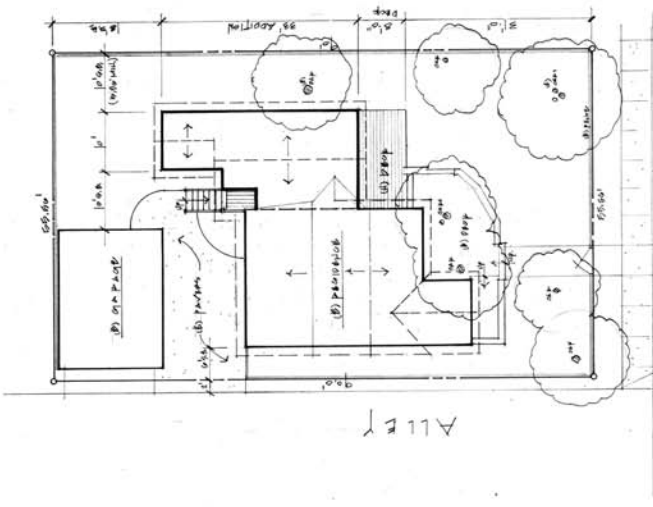


**Garage - North Elevation
View blocked by fence**

NEIGHBORHOOD CONTEXT

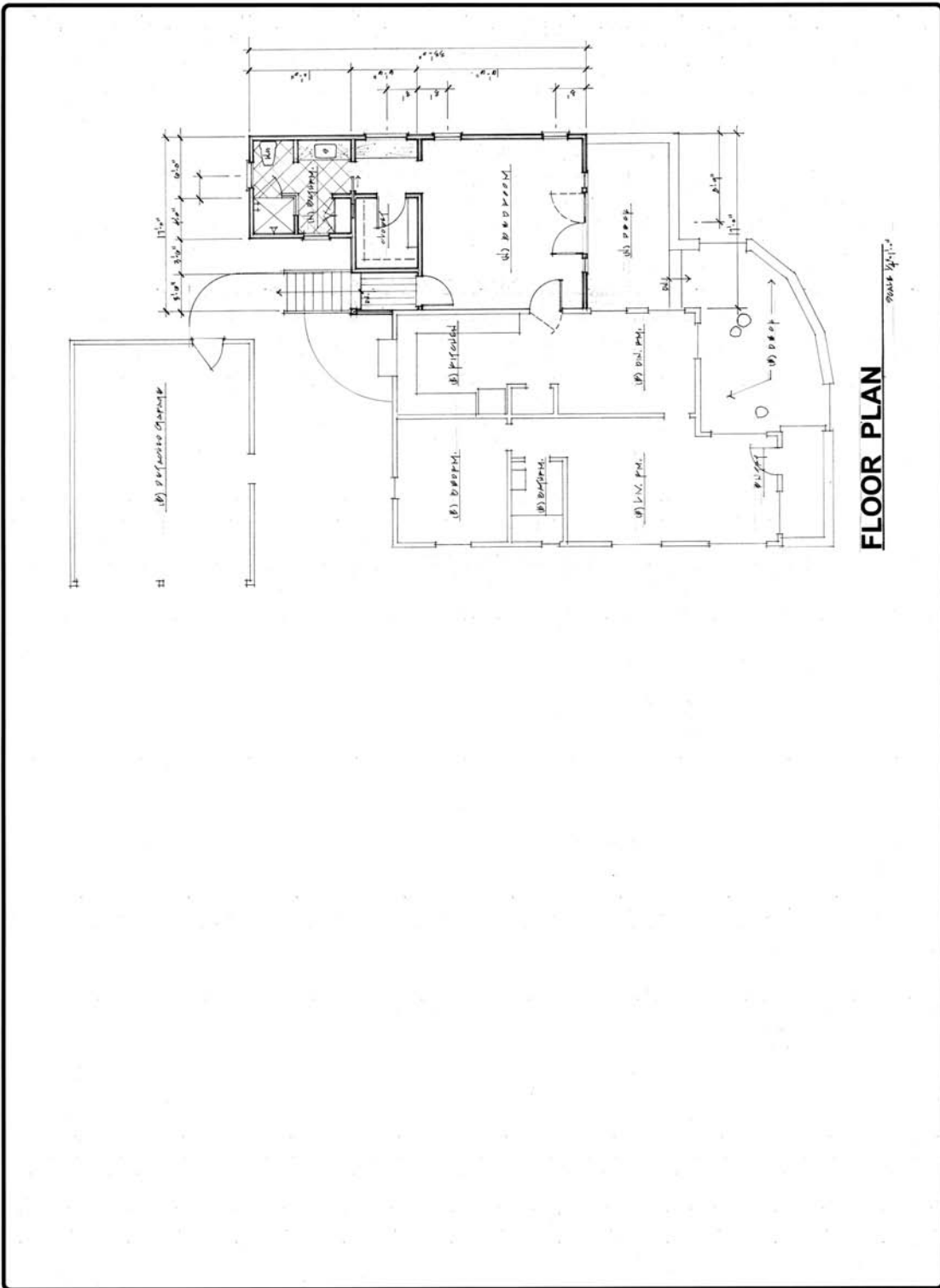


ARCHITECTURAL PLANS – EXISTING AND PROPOSED

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 5%;">REV.</th> <th style="width: 15%;">DATE</th> <th style="width: 80%;">DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	REV.	DATE	DESCRIPTION																									<p>SWERRIE RESIDENCE BEDROOM ADDITION 666 GIBSON AVENUE PACIFIC GROVE, CA</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">DRAWN</td> <td style="width: 50%;">SCALE</td> </tr> <tr> <td>CHECKED</td> <td>DATE</td> </tr> <tr> <td>DATE</td> <td>PROJECT</td> </tr> <tr> <td colspan="2" style="text-align: center;">A-1</td> </tr> </table>	DRAWN	SCALE	CHECKED	DATE	DATE	PROJECT	A-1	
REV.	DATE	DESCRIPTION																																			
DRAWN	SCALE																																				
CHECKED	DATE																																				
DATE	PROJECT																																				
A-1																																					
<p>SITE DATA</p> <p>APN: 066-044-014-008 RECORD TO: PORTION OF LOTS 8 & 9 666 GIBSON AVENUE PACIFIC GROVE, CA 93950</p> <p>OWNER: MRS LYNN SWERRIE 666 GIBSON AVE. PACIFIC GROVE, CA 93950</p> <p>ZONING: R-1</p> <p>LOT AREA: 6,000 S.F.</p> <p>USE: RES</p> <p>TYPE OF CONSTRUCTION: VN - NOT SPINRAISED</p> <p>SETBACKS: FRONT: 10'-0" SIDE: 5'-0" REAR: 10'-0"</p> <p>CODES: 2013 CEC, CEC, CPC, CMC & C.A. Reg. Code TITLE 24 CALIF. Energy Compliance</p> <p>AREAS: EXISTING RESIDENCE: 2,711 S.F. PROPOSED ADDITION: 488 S.F. PROPOSED GARAGE: 488 S.F. PROPOSED PORCH: 108 S.F. (88 S.F. TO BE REMOVED) PROPOSED DECK: 218 S.F. TOTAL LOT COVERAGE: 3,913 S.F. = 65.2% N</p> <p>PROJECT DESCRIPTION: CONTRACTOR SHALL VERIFY EXISTING AND DATA ADDITION. RESERVE PORTION CONTRACTOR SHALL VERIFY EXISTING AND DATA ADDITION. RESERVE PORTION CONTRACTOR SHALL VERIFY EXISTING AND DATA ADDITION. RESERVE PORTION</p> <p>PROJECT NOTES: ALL TREES TO BE REMOVED AND NO GRASSING IS REQUIRED. ALL TREES TO BE REMOVED AND NO GRASSING IS REQUIRED.</p>	 <p>VICINITY MAP</p>																																				
 <p style="text-align: center;">666 GIBSON AVENUE</p> <p style="text-align: center;">SITE PLAN</p> <p style="text-align: center;">Scale: 1/8" = 1'-0"</p>																																					

Site Plan, Existing and Proposed – 2014

REVISIONS NO. DATE DESCRIPTION	SWERRIE RESIDENCE BEDROOM ADDITION 666 GIBSON AVENUE PACIFIC GROVE, CA.	DRAWN CHECKED SCALE DATE SHEET
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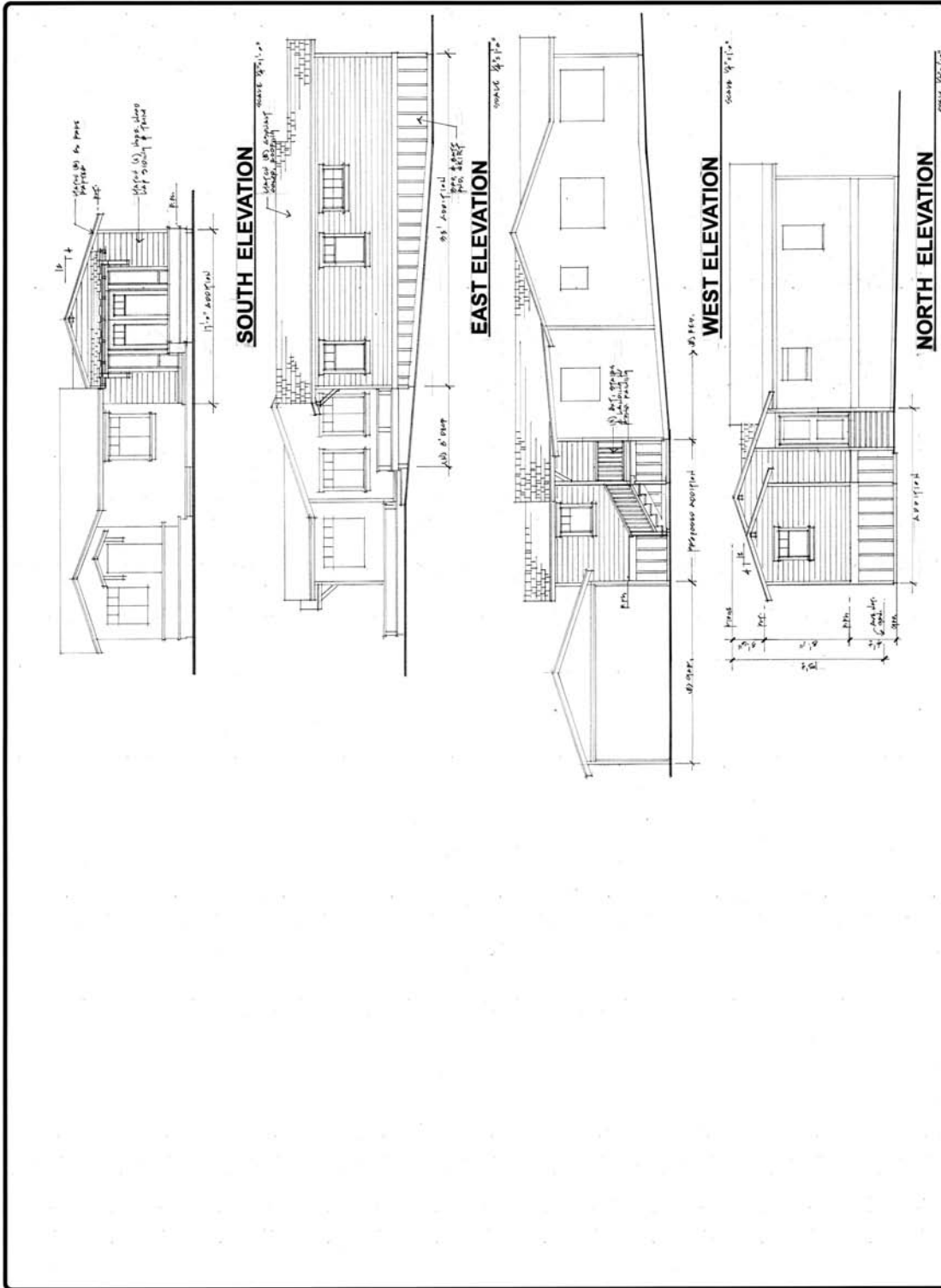


Floor Plans – Existing and Proposed - 2014

DATE	
DRAWN	
CHECKED	
SCALE	
JOB NO.	
SHEET	
DATE	

SWERRIE RESIDENCE
BEDROOM ADDITION
666 GIBSON AVENUE
PACIFIC GROVE, CA.

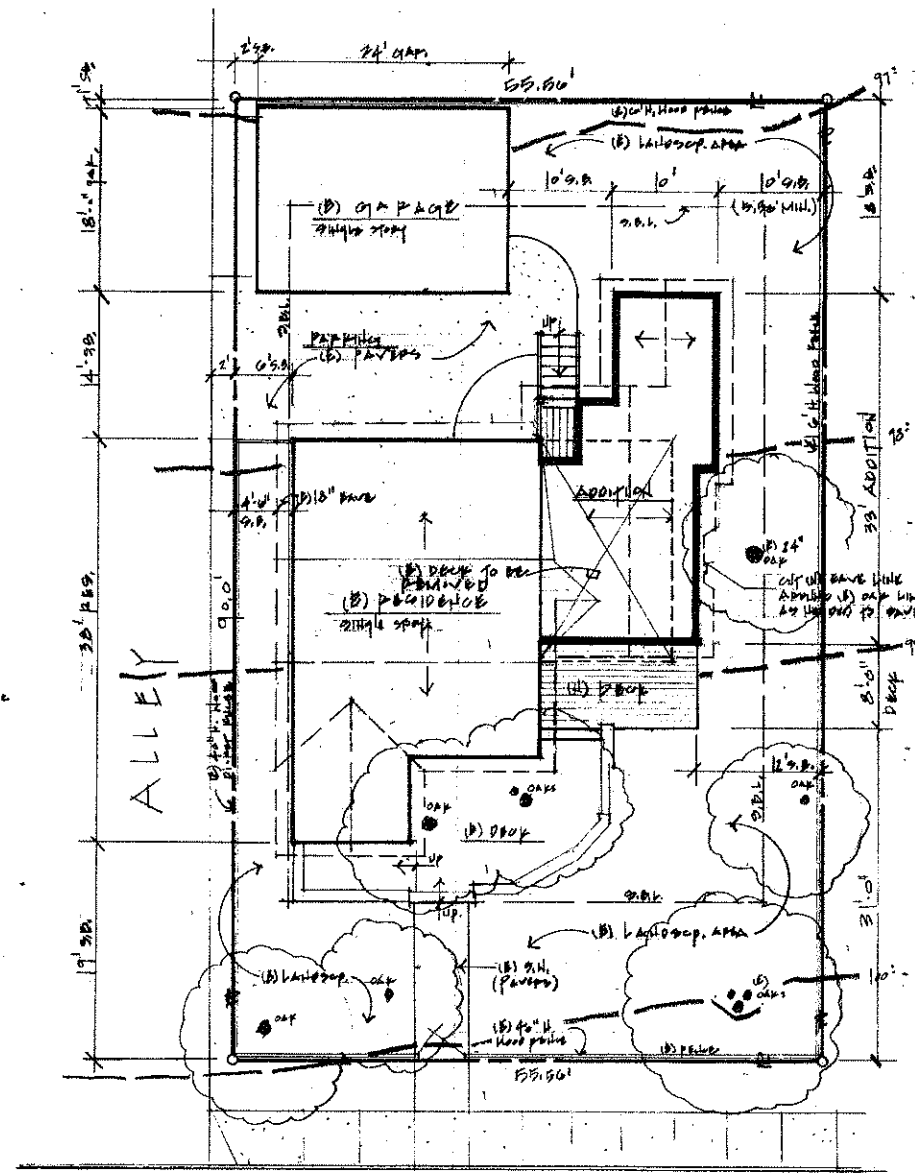
REVISIONS	
NO.	



Exterior Elevations – Proposed 2014

PROJECT DATASHEET				
Project Address: <u>666 GIBSON AVE</u>	Submittal Date:			
Applicant(s): <u>Mr. Lynn Swerrie</u>	Permit Type(s) & No(s):			
Zone District	Req'd/Permitted	Existing Condition	Proposed Condition	Notes
Building Site Area	R-1	R-1		
Density (multi-family projects only)		5,000 SF		
Building Coverage	1,000 SF	1,111 SF	1,167 SF	33.14%
Site Coverage	3,000 SF	1,167 SF	2,049 SF	41.00%
Green Floor Area	2,549 SF	1,167 SF	1,167 SF	33.14%
Signage Footage not counted towards Green Floor Area				
Impervious Surface Area Created and/or Replaced				
Exterior Lateral Wall Length to be demolished in feet & % of total*			0'-0"	No Demol
Exterior Lateral Wall Length to be built			25'-0"	
Building Height	10'	15'	15'	
Number of stories	2	2	2	
Front Setback	10'	10'	10'	To sidewalk
Side Setback (build side)	5'-0"	2'-0"	10'	To sidewalk
Side Setback (open side)	5'-0"	0'	0'	
Rear Setback	10'	22'	10'	
Garage Door Setback	10'	2'	2'	To alley
Covered Parking Spaces				
Uncovered Parking Spaces				
Parking Space Size (Exterior measurement)	5' x 20'	14' x 22'		No change
Number of Driveways	1	1	1	
Driveway Width(s)		14'		No change
Backstop Distance				
Eave Projection (into Setback)	3' maximum	18"	18"	
Distances Between Eaves & Property Lines	3' minimum	4'-6"	8'-6"	No change
Open Porch/Deck Projections				
Architectural Feature Projections				
Number & Category of Accessory Buildings			1	(B) Detached Garage
Accessory Building Setbacks				To Rear yard
Distance between Buildings		14'-0"	10'-0"	
Accessory Building Heights		11'-6"		No change
Fence Height		6"		No change

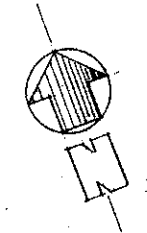
*If project proposes demolition to an HRI structure, also indicate % of proposed demolition of the surface of all exterior walls facing a public street or street, if applicable.



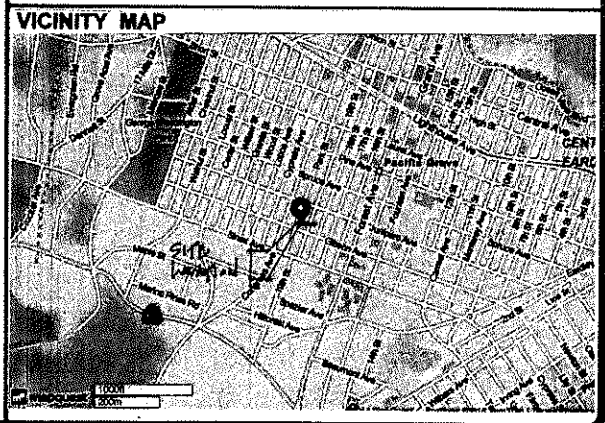
666 GIBSON AVENUE

SITE PLAN

Note:
 1. All exterior walls shall be built with (B) 1/2" thick exterior 2x4 oak stud as necessary to support final finish of wall. No post and beam shall be shown on any exterior wall at any time.

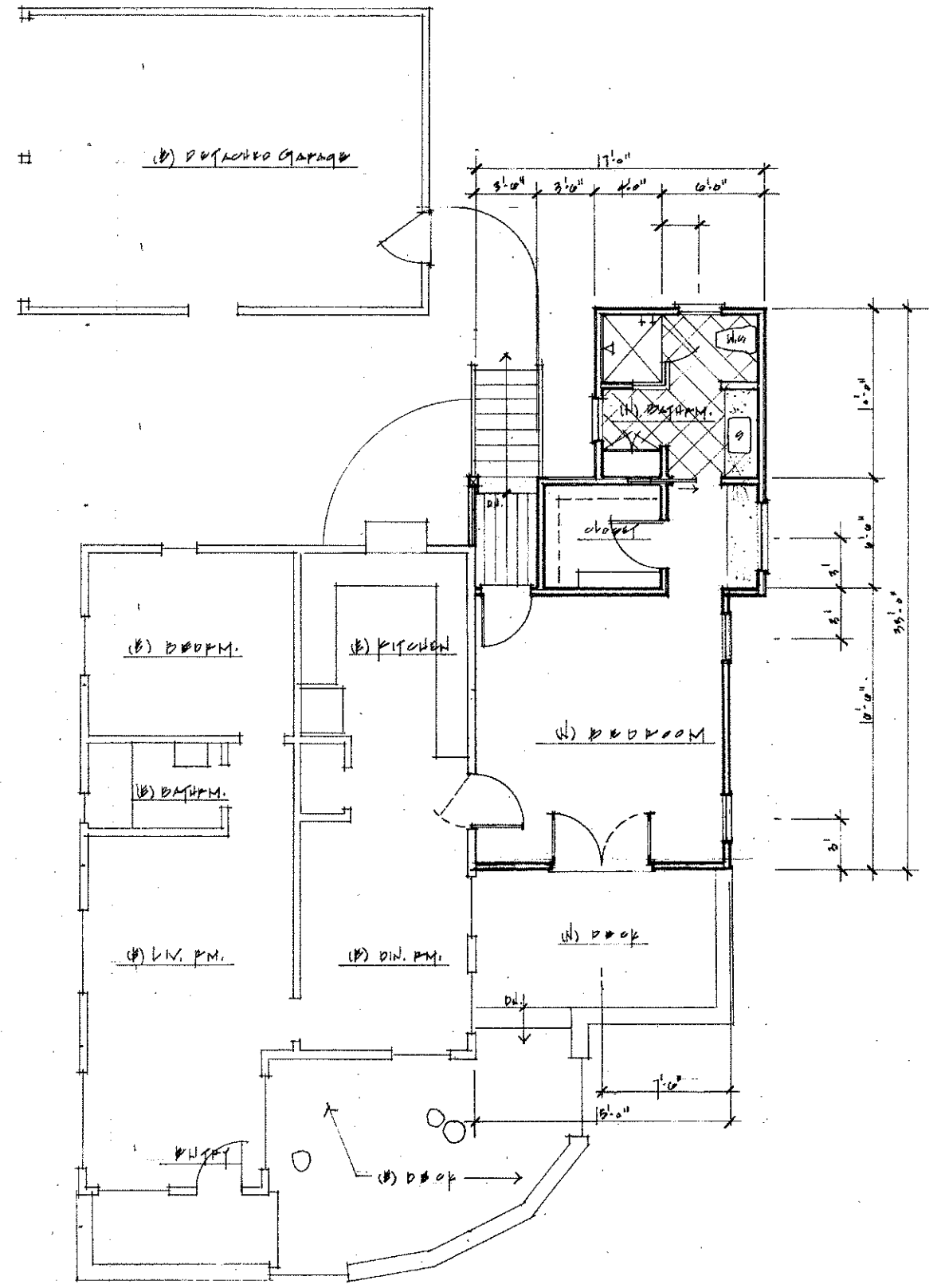


APN	006-554-014-000
SITE ADDRESS	BLOCK 173 - PORTION OF LOTS 8 & 9 666 GIBSON AVENUE PACIFIC GROVE, CA. 93950
OWNER	MS. LYNN SWERRIE 666 GIBSON AVE.
ZONING	R-1
LOT AREA	5,000 S.F.
USE	R3
TYPE OF CONSTRUCTION	VN - NOT SPRINKLERED
SETBACKS:	
FRONT	16'
SIDE	10% AVE. WIDTH = 5.55'
REAR	10'
CODES	2013 CBC, CEC, CPC, CMC & Ca. Res. Code TITLE 24 CA. Energy Compliance
AREAS	
EXISTING RESIDENCE	791 S.F.
EXISTING DETACHED GARAGE	430 S.F.
PROPOSED SINGLE STORY ADDITION	438 S.F.
EXISTING DECK AREA	541 S.F. (288 S.F. TO BE REMOVED)
PROPOSED NEW DECKS	136 S.F.
TOTAL LOT COVERAGE	2,046 S.F. = 41 %
PROJECT DESCRIPTION:	CONSTRUCT NEW SINGLE STORY BEDROOM AND BATH ADDITION. REMOVE PORTION OF EXISTING REDWOOD DECK AND CONSTRUCT NEW DECK.
PROJECT NOTES:	NO TREES WILL BE REMOVED (one limb to be trimmed) AND NO GRADING IS REQUIRED.



SWERRIE RESIDENCE
 BEDROOM ADDITION
 666 GIBSON AVENUE
 PACIFIC GROVE, CA.

DRAWN	Jerry Cooney BPP
CHECKED	
DATE	12-23-14
SCALE	1/8" = 1'-0"
JOB NO.	014-016/012
SHEET	A-1



FLOOR PLAN

SCALE 1/4" = 1'-0"

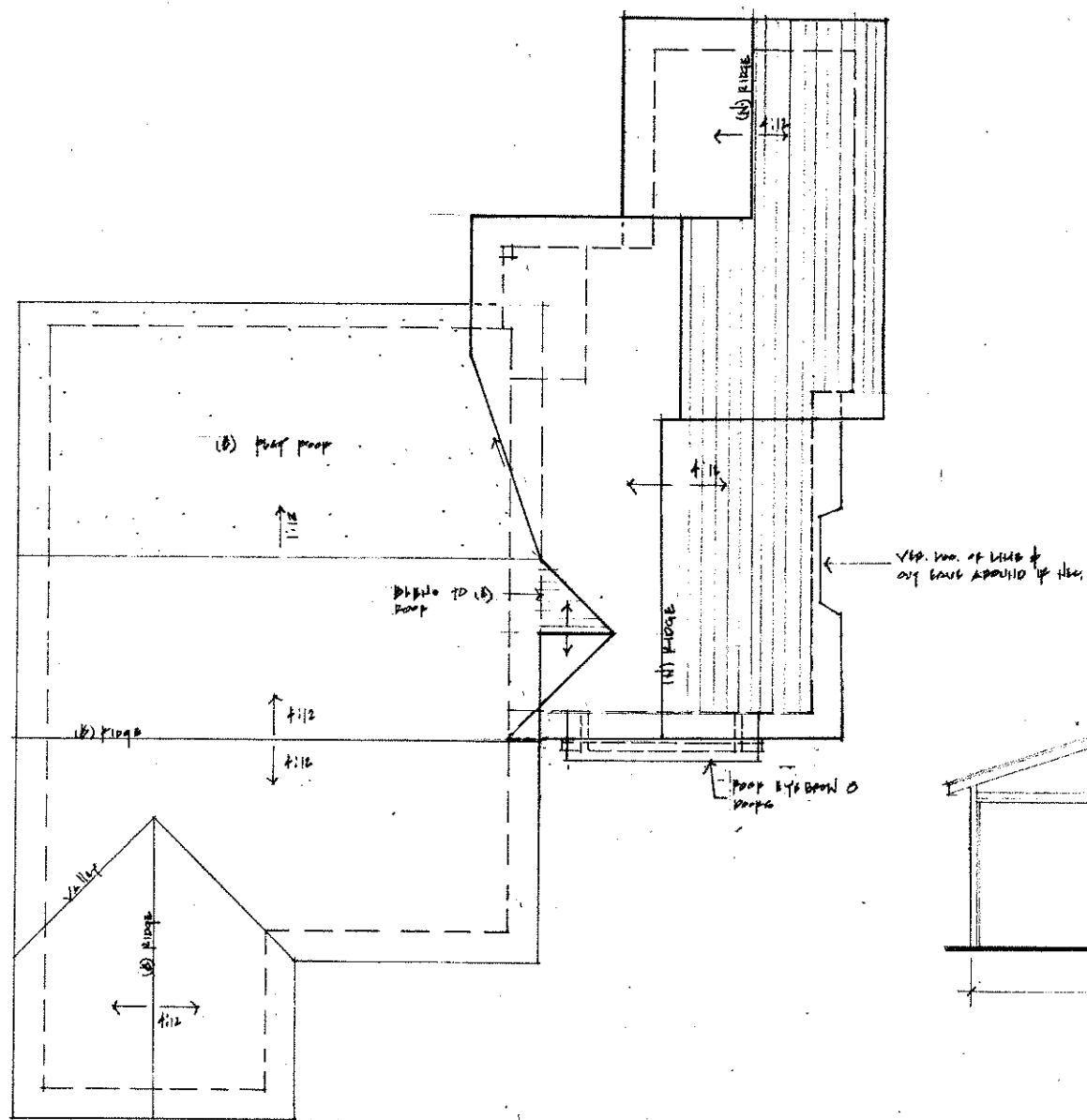
SWERRIE RESIDENCE
 BEDROOM ADDITION
 666 GIBSON AVENUE
 PACIFIC GROVE, CA.

DRAWN <i>Jerry Cooper</i>	DATE 12-22-14
CHECKED	SCALE 1/4" = 1'-0"
	JOB NO. 214-2216/210
	SHEET

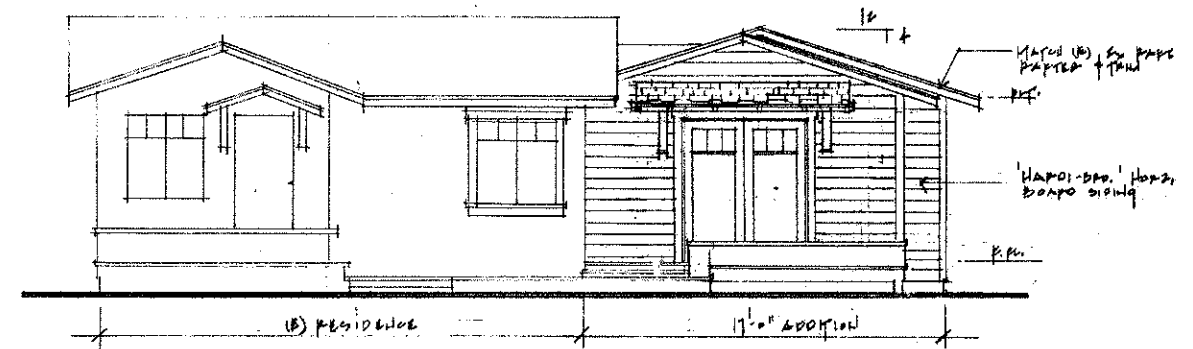
A-2

SWERRIE RESIDENCE
 BEDROOM ADDITION
 666 GIBSON AVENUE
 PACIFIC GROVE, CA.

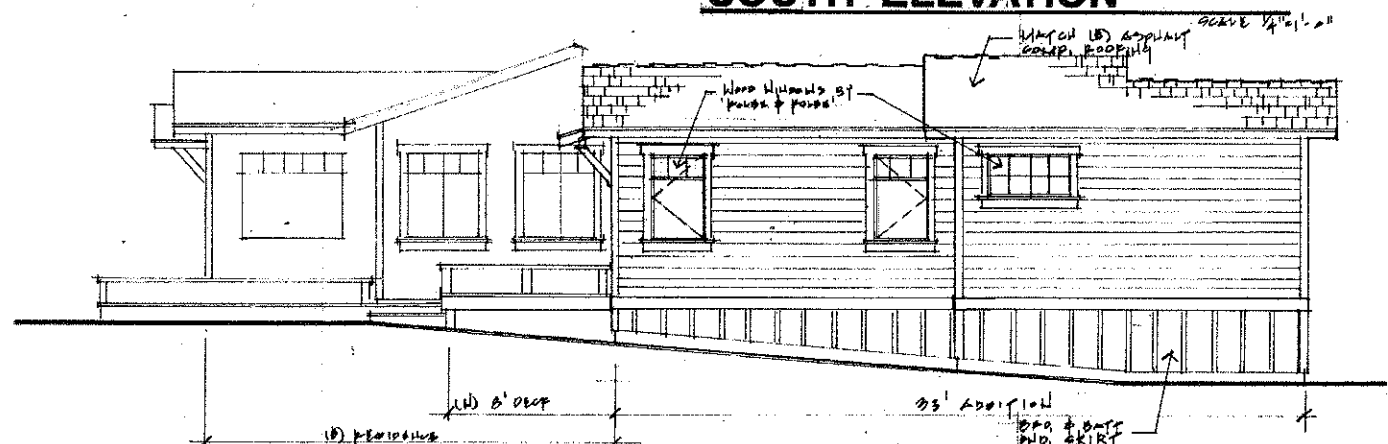
DRAWN
 JERRY COOPER
 CHECKED
 DATE
 12-22-14
 SCALE
 1/4" = 1'-0"
 JOB NO.
 014-211/022
 SHEET
A-3



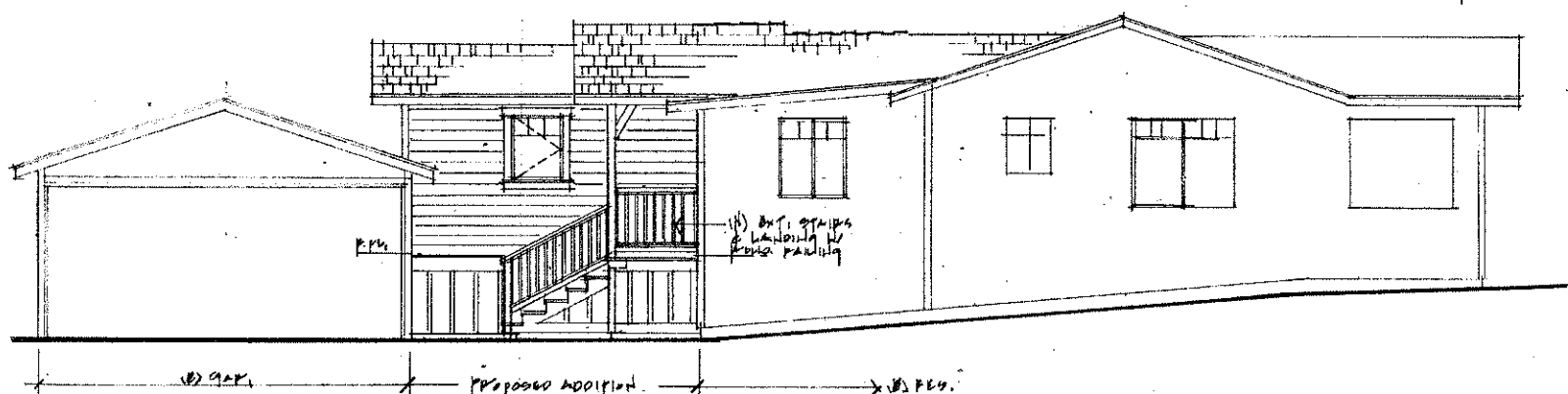
ROOF PLAN
 1/4" = 1'-0"



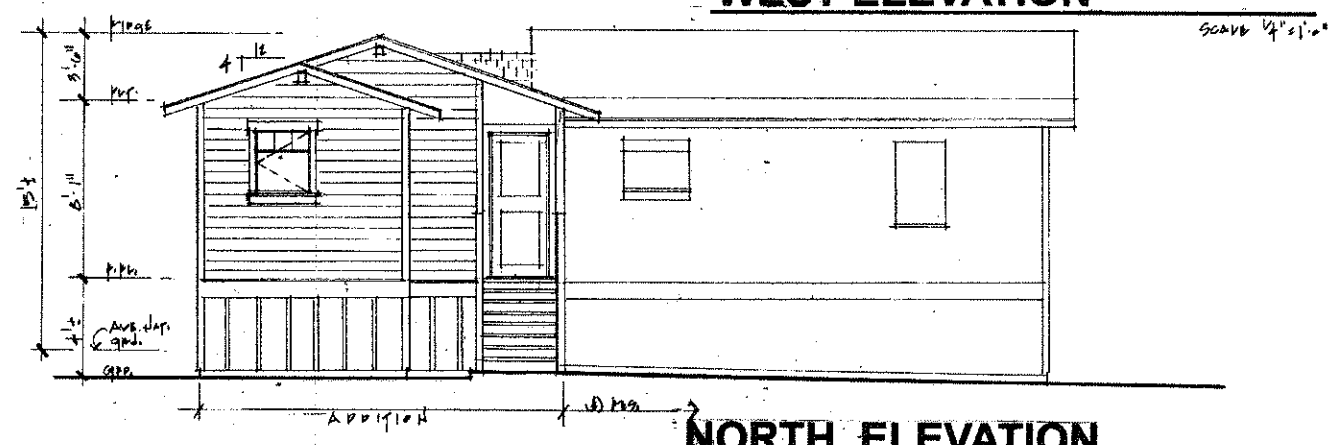
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

**MONTEREY PENINSULA WATER MANAGEMENT DISTRICT
RESIDENTIAL WATER RELEASE FORM AND WATER PERMIT APPLICATION**

NOTE: When approved and signed by the jurisdictions, this form must be submitted with final and complete Construction Plans to:
 Monterey Peninsula Water Management District Permit Office
 5 Harris Court, Bldg. G ♦ Monterey, CA 93940 ♦ (831) 658-5601 ♦ www.mpwmd.net ♦ Fax (831) 644-9558
 Completing the Water Release Form & Water Permit Application does not guarantee issuance of a Water Permit.

1. OWNERSHIP INFORMATION:
 Name: Mr. Lyle Swerkie
 Daytime telephone: 402-5152

Mailing Address: 606 Gibson Ave
Pacific Grove, Ca, 93950

Name: W.P. Crockett
 Daytime telephone: 484-2225
 Mailing Address: 209 Skelbetters Rd,
Salinas, Ca, 93908

3. PROPERTY INFORMATION:
 What year was the house constructed? _____ Existing Square-footage 191 Proposed Square-footage 1,259

Address: 606 Gibson Ave, Pacific Grove Assessor Parcel Number 006-554-014

Is a water meter needed? (Circle one) YES NO If yes, how many meters are requested? _____
 Water company serving parcel: Cal. P.W. Account Number: _____

NOTE: Separate water meters are required for each User. Residential uses require separate meters for all auxiliary housing that includes a kitchen.
4. PROJECT DESCRIPTION (Be thorough and detailed): Addition of 408 SF second & bathroom to existing 191 sq. ft. bathroom house

5. INSTRUCTIONS: Table #1 should list the fixtures on the property as they exist before the project. Table #2 should reflect all fixtures on the property after the project is completed. Only one Master Bathroom can be designated per dwelling unit.

Table No. 1 Existing Property Fixture Count
(All fixtures before project)

Type of Fixture	Fixture	Value	Count
Washbasin	x 1.0	=	1
Two Washbasins in the Master Bathroom	x 1.0	=	1
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)	x 1.8	=	1.8
Toilet, High Efficiency (HEU)*	x 1.3	=	
Toilet, Ultra High Efficiency (UHEU)*	x 0.8	=	
Urinal, High Efficiency (HEU) (0.5 gallon-per-flush)	x 0.5	=	
Zero Water Consumption Urinal*	x 0.0	=	
Masterbath (one per Dwelling): Tub & Separate Shower	x 3.0	=	
Large Bathub (may have Showerhead above)	x 3.0	=	
Standard Bathub or Shower Stall (one showerhead)	x 2.0	=	2
Shower, each additional fixture (heads, body spray)	x 2.0	=	
Shower system, Rain Bars or Custom Shower (specs)	x 2.0	=	
Kitchen Sink (optional dishwasher)	x 2.0	=	1
Kitchen Sink with High Efficiency Dishwasher*	x 1.5	=	
Dishwasher, each additional (with optional sink)	x 2.0	=	
Dishwasher, High Efficiency (with opt. sink)*	x 1.5	=	
Laundry Sink/Utility Sink (one per Site)	x 2.0	=	
Clothes Washer	x 2.0	=	
Clothes Washer, (HEW) 5.0 water factor or less*	x 1.0	=	2
Bidet	x 2.0	=	
Bar Sink	x 1.0	=	
Entertainment Sink	x 1.0	=	
Vegetable Sink	x 1.0	=	
Swimming Pool (each 100 sq-ft. of pool surface)	x 1.0	=	
Other	x	=	
Other	x	=	
Other	x	=	
Other	x	=	
TOTAL	=		8.8

* Use this fixture count if a previous Permit was issued under Ordinance 80 to utilize the Master Bathroom Credit. (Tub may be large.) See District staff for more information.

Table No. 2 Post Project Fixture Count
(All fixtures after project)

Type of Fixture	Fixture	Value	Count
Washbasin	x 1.0	=	2
Two Washbasins in the Master Bathroom	x 1.0	=	2
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)	x 1.8	=	1.8
Toilet, High Efficiency (HEU)*	x 1.3	=	1.3
Toilet, Ultra High Efficiency (UHEU)*	x 0.8	=	
Urinal, High Efficiency (HEU) (0.5 gallon-per-flush)	x 0.5	=	
Zero Water Consumption Urinal*	x 0.0	=	
Masterbath (one per Dwelling): Tub & Separate Shower	x 3.0	=	
Large Bathub (may have Showerhead above)	x 3.0	=	
Standard Bathub or Shower Stall (one showerhead)	x 2.0	=	2
Shower, each additional fixture (heads, body spray)	x 2.0	=	
Shower system, Rain Bars or Custom Shower (specs)	x 2.0	=	
Kitchen Sink (optional dishwasher)	x 2.0	=	1
Kitchen Sink with High Efficiency Dishwasher*	x 1.5	=	
Dishwasher, each additional (optional sink)	x 2.0	=	
Dishwasher, High Efficiency (with opt. sink)*	x 1.5	=	
Laundry Sink/Utility Sink (one per Site)	x 2.0	=	
Clothes Washer	x 2.0	=	
Clothes Washer, (HEW) 5.0 water factor or less*	x 1.0	=	2
Bidet	x 2.0	=	
Bar Sink	x 1.0	=	
Entertainment Sink	x 1.0	=	
Vegetable Sink	x 1.0	=	
Instant-Access-Hot-Water System (fixture credit)	x <0.5>	=	
New Connection - Refer to District Rule 24-A5 "Exterior Residential Water Demand Calculations"	x	=	
Subtotal proposed fixtures	x	=	
Swimming Pool (each 100 sq-ft. of pool surface)	x 1.0	=	
TOTAL	=		13.1

***DEED RESTRICTION REQUIRED WHEN CREDIT IS APPLIED FOR "HE" APPLIANCES- EXPECT PERMIT PROCESS TO TAKE THREE WEEKS**

In completing the Water Release Form, the undersigned acknowledges that any discrepancy or mistake may cause rejection or delay in processing of the application. Additionally, the undersigned is responsible for accurately accounting for all water fixtures. If the fixture unit count changes without notification to the District, or if a difference in fixtures is documented upon official inspection, Water Permits for the property may be canceled. In addition, water fixtures installed without a Water Permit may be cause for interruption of the water service to the Site, additional fees and penalties, the imposition of a lien on the property, and deduction of water from the local Jurisdiction's Allocation. The property owner/Applicant is required to notify the District and provide Construction Plans as appropriate for each change in the Project made prior to use or occupancy that may affect the Project's Capacity to use water.

6. I certify, under penalty of perjury, that the information provided on this Water Release Form & Water Permit Application is to my knowledge correct, and the information accurately reflects water use presently planned for this property.

Signature of Owner/Agent: [Signature] Date: 11-14-14 Location Where Signed: Salinas
 Print Name: W.P. Crockett File or Plan Check Number: _____

AUTHORIZATION FOR WATER PERMIT - JURISDICTION USE ONLY

AF Paratla Allocation _____ AF Public Credits _____ AF Second Bathroom Protocol _____
 AF Pre-Paratla Credits _____ WDS (Private Well) _____ Water Entitlement _____ No water needed _____
 Notes: _____ Authorized by: _____ Date: _____