



**CITY OF PACIFIC GROVE**  
300 Forest Avenue, Pacific Grove, California 93950

**AGENDA REPORT**

**TO:** Members of the Architectural Review Board

**FROM:** Wendy Lao, Assistant Planner

**MEETING DATE:** February 14, 2017

**SUBJECT:** Architectural Permit (AP) and Historic Preservation Permit (HPP) #16-993 to allow an existing 2-story 1,661 gross square feet residence and 363 square feet detached garage to demolish a 53 square feet covered porch on the rear lower story and exterior stairs, to be replaced with a 113 square feet addition on the lower story, and to add a 100 square feet cantilevered addition to the upper story at the rear of the property, and to allow new exterior wooden stairs, for a total of a 2-story 1,874 gross square feet single-family residence and a 363 square feet detached garage.

**ADDRESS:** 430 Pine Avenue (APN 006-276-007)

**ZONING/  
LAND USE:** R-2/High Density to 29.0 DU/ac

**APPLICANT:** James Newhall Smith, architect, on behalf of Barbara Lebeck, owner

**CEQA:** Categorical Exemption, Section 15301, Class 1; and Section 15331, Class 31

**RECOMMENDATION**

Receive report, hold public hearing, and approve AP and HPP #16-993 based on the findings and subject to the staff-recommended conditions.

**BACKGROUND**

On November 22, 2016, James Newhall Smith, architect, applied for an Architectural Permit and Historic Preservation Permit #16-993 for a property located at 430 Pine Avenue in Pacific Grove. The permit would allow an existing 2-story 1,661 gross square feet residence and 363 square feet detached garage to demolish a 53 square feet covered porch on the rear lower story and exterior stairs, to be replaced with a 113 square feet addition on the lower story, and to add a 100 square feet cantilevered addition to the upper story at the rear of the property, and to allow new exterior wooden stairs, This would create a total of a 2-story 1,874 gross square feet single-family residence and a 363 square feet detached garage.

The Historic Preservation Permit would allow relief for the rear yard and side yard setbacks, as well as site coverage.

## **DISCUSSION**

### Zoning Code

The proposed development is in conformance with all requirements of the R-2 zone including gross floor area and height requirements, with the exceptions of setbacks which are considered legal non-conforming. Further exceptions include site coverage and the proposed cantilevered upper story addition projecting further into the rear yard setback area, which is allowed with a Historic Preservation Permit.

The proposed project will have a building coverage of 44.58%, which is within the allowable maximum building coverage of 50%, pursuant to P.G.M.C. §23.20.050. The existing site coverage is 66.69%, and the proposed project will have a site coverage of 67.54%. This exceeds the allowable maximum site coverage of 60%, but is allowed with a Historic Preservation Permit. The proposed project will have a gross floor area 2,237 square feet, which is within the allowable maximum gross floor area of 2,400 square feet.

The proposed addition will have a building height of 22'-4", which is under the allowable maximum height limit of 25'.

### Historic Review:

The subject property most closely resembles that of a Queen Anne Cottage Style residence constructed circa 1899. The structure has undergone alterations since its original construction, including enclosing the open front porch sometime after 1906, adding an angled bay between 1906 and 1914, and adding a shed roofed feature after 1914. The subject residence is currently on the City of Pacific Grove's Historic Resources Inventory (HRI) and is considered to be locally significant. The period of historic significance for this property is from 1873-1903, the "Early Development of Pacific Grove" period.

A Phase 2 Historic Report was completed by Kent L. Seavey on October 8, 2016, and an addendum was completed on December 29, 2016. The report concluded that the proposed addition will be consistent with the Secretary of the Interior's *Standards for Rehabilitation*, with minor loss of historic material so that the remaining character-defining features of the resource will not be obscured, damaged or destroyed. Because the proposed alterations to the building meet the *Standards*, the alterations are considered as mitigated to a level of less than a significant impact on the historic resource and do not constitute a substantial adverse change to the historic resource.

### Architecture Review Guidelines:

The project proposal appears to adhere to the following Architectural Review Guidelines:

*Guideline #25: If a building would be larger than seen traditionally in the area, consider methods to reduce its perceived size.*

The project proposes to keep the detached garage separate from the main residence, although there will be a set of exterior stairs to connect the two structures together. This helps to reduce its perceived size.

*Guideline #28: An addition should complement and balance the overall form, mass, and composition of the existing building.*

The project proposes to mostly keep the front of the historic house as is, and expand in the rear of the property, keeping with the Secretary of Interior's standards.

Architecture Review Guidelines for Historic Buildings:

*Guideline #2: Effects of additions on historic scale and character: additions to historic buildings should be designed to preserve, as much as possible, the scale and overall character of the original structure.*

The project proposes to place the new addition on the rear elevation so that the new work does not result in a radical change to the form and character of the historic building.

*Guideline #3: Preservation of character-defining features.*

The proposed addition is attached to an existing addition on a secondary, altered elevation, where alteration has already occurred. The Phase 2 Historic Report determined that the proposed addition is consistent with the Secretary of Interior's standards – please see attachment for more information.

Environmental Determination:

The project qualifies for a Class 1 and Class 3 exemption from CEQA requirements, pursuant to Section 15301(e)(1) – Existing Facilities and Section 15331 – Historical Resource Restoration/Rehabilitation. The proposed addition and alterations do not present any unusual circumstances that would result in a potentially significant environmental impact. The proposed alterations do not constitute a substantial adverse change to the historic resource, thus conforming to the requirements of the California Environmental Quality Act (CEQA).

**ATTACHMENTS**

- A. Permit Application
- B. Project Data Sheet
- C. Draft Permit
- D. Phase 2 Historic Report
- E. Phase 2 Historic Report - addendum
- F. Water Credit Form
- G. Project Plans

RESPECTFULLY SUBMITTED:

*Wendy Lao*

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Wendy Lao, Assistant Planner



# CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

Tel: 831.648.3190 • Fax: 831.648.3184 • www.cityofpacificgrove.org/cedd

## Permit Application

Application # AP 1188 X-993  
 Date: \_\_\_\_\_  
 Total Fees: \$ 5,051.40  
 Received by: \_\_\_\_\_

**APPLICANT/OWNER:**

Project Address: 430 PINE AVE PG. APN: 006-276-007

Project Description: ADDITION TO HISTORIC S.F.R. AT REAR. EXPAND KITCHEN, ADD BATH, CONNECT HOME TO GARAGE

<u>Applicant</u>	<u>Owner</u>
Name: <u>JAMES SMITH</u>	Name: <u>BARBARA LEBECK</u>
Phone: <u>772-7251</u>	Phone: <u>290-9843</u>
Email: <u>JAMES@JNSAID.COM</u>	Email: <u>B-LEBECK@SBCGLOBAL.NET</u>
Mailing Address: <u>716 LIGHTHOUSE 'C' PG. CA. 93950</u>	Mailing Address: <u>339 17 MILE DR. PG. CA. 93950</u>

**Permit Request:**

<input type="checkbox"/> CRD: Counter Determination	<input type="checkbox"/> AUP: Administrative UP	<input type="checkbox"/> IHS: Initial Historic Screening	<input type="checkbox"/> AVAR: Administrative VAR
<input checked="" type="checkbox"/> AP: Architectural Permit	<input type="checkbox"/> UP-A: UP Amendment	<input checked="" type="checkbox"/> HPP: Historic Preservation	<input type="checkbox"/> VAR-A: VAR Amendment
<input type="checkbox"/> AAP: Administrative AP	<input type="checkbox"/> AUP-A: AUP Amendment	A: Appeal	<input type="checkbox"/> AVAR-A: AVAR Amendment
<input type="checkbox"/> ADC: Admin Design Change	<input type="checkbox"/> SU: Second Unit	TPD: Tree Permit W/ Dev't	<input type="checkbox"/> MMP: Mitigation Monitoring
<input type="checkbox"/> SP: Sign Permit	<input type="checkbox"/> LLA: Lot Line Adjustment	PUU: Undocumented Unit	<input type="checkbox"/> Stormwater Permit
<input type="checkbox"/> UP: Use Permit	<input type="checkbox"/> LM: Lot Merger	VAR: Variance	<input type="checkbox"/> Other:

**PLANNING STAFF USE ONLY:**

<b>CEQA Determination:</b>	<b>Review Authority:</b>	<b>Active Permits:</b>	<b>Overlay Zones:</b>
<input checked="" type="checkbox"/> Exempt	<input type="checkbox"/> Staff	<input type="checkbox"/> Active Planning Permit	<input type="checkbox"/> Butterfly Zone
<input type="checkbox"/> Initial Study & Mitigated Negative Declaration	<input type="checkbox"/> ZA	<input type="checkbox"/> Active Building Permit	<input type="checkbox"/> Coastal Zone
<input type="checkbox"/> Environmental Impact Report	<input type="checkbox"/> SPRC	<input type="checkbox"/> Active Code Violation	<input checked="" type="checkbox"/> Area of Special Biological Significance (ASBS)
	<input checked="" type="checkbox"/> ARB	Permit #: _____	<input type="checkbox"/> Environmentally Sensitive Habitat Area (ESHA)

**Property Information**

Lot: L 17 & 19 Block: 24 Tract: 1<sup>st</sup> Add to PG

ZC: R-2 GP: High Dens 29.0 du/acre Lot Size: ~~3518~~ 3600 SF.

Historic Resources Inventory  Archaeologically Sensitive Area

**Staff Use Only:**

\$ PAID 5,051.40 NOV 22 2016

11/22/16

CITY OF PACIFIC GROVE  
COMMUNITY DEV DEPT

**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.

**Applicant Signature:** [Signature] **Date:** 10.6.16

**Owner Signature (Required):** [Signature] **Date:** 11/22/16

# Planning Fee Calculation

## Permit Fees

Permit	Select	Fee
Architectural Permit – Single Family	<input checked="" type="checkbox"/>	\$3,010
Administrative Architectural Permit	<input type="checkbox"/>	\$791
Architectural Design Change	<input type="checkbox"/>	\$791
Counter Review & Determination – no new square footage	<input type="checkbox"/>	\$55
Counter Review & Determination – new square footage	<input type="checkbox"/>	\$332
Initial Historic Screening	<input type="checkbox"/>	\$407
Sign Permit	<input type="checkbox"/>	\$944
Sign Permit – Downtown	<input type="checkbox"/>	\$55
Variance and Amendment	<input type="checkbox"/>	\$3,268
Administrative Variance and Amendment	<input type="checkbox"/>	\$1,282
Use Permit and Amendments	<input type="checkbox"/>	\$3,268
Major Administrative Use Permit	<input type="checkbox"/>	\$1,281
Minor Administrative Use Permit	<input type="checkbox"/>	\$1,049
Inquiry Fee	<input type="checkbox"/>	\$145
Permitting of Undocumented Secondary Dwelling Unit	<input type="checkbox"/>	\$791
Second Unit Permit	<input type="checkbox"/>	\$1,193
Tree Permit with Development	<input type="checkbox"/>	\$266
Appeal	<input type="checkbox"/>	25% of fee

Historic Preservation Permit

\$1,224

4,234

## Additional Fees

		Fee	Subtotal
<input checked="" type="checkbox"/>	General Plan Update Fee	5% of Permit Fee	211.70
<input checked="" type="checkbox"/>	CEQA Exemption Fee	\$44	44.00
<input type="checkbox"/>	Butterfly Buffer Zone	5% of Permit Fee	
<input type="checkbox"/>	Coastal Zone	20% of Permit Fee	
<input checked="" type="checkbox"/>	Area of Special Biological Significance	5% of Permit Fee	211.70
<input type="checkbox"/>	Environmentally Sensitive Habitat Area	10% of Permit Fee	
<input type="checkbox"/>	Noticing – Mailings	\$0.48 * (# of Mailings)	40.00
<input type="checkbox"/>	Noticing – Herald Ad	\$310	\$310.00
<input type="checkbox"/>	Stormwater Fee	Varies	
<input type="checkbox"/>	Other	Varies	

Total Fees: \$5,051.40

NOV 22 2016

PROJECT DATA SHEET

Project Address: 430 PINE AVE  
 Applicant(s): JAMES SMITH

City of Pacific Grove Community Dev Dept  
 Submittal Date: 11-22-16  
 Permit Type(s) & No(s): \_\_\_\_\_

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-2			
Building Site Area	3600			
Density (multi-family projects only)				
Building Coverage	50%	1574	1724	1800
Site Coverage	60%	2415	2335	2160
Gross Floor Area	2356	2024	2356	
Square Footage not counted towards Gross Floor Area				
Impervious Surface Area Created and/or Replaced		1232	1045	
Exterior Lateral Wall Length to be demolished in feet & % of total*	25%	223	30 ft/13%	
Exterior Lateral Wall Length to be built		223	55 LF.	
Building Height	30'	22'-4"	22'-4"	
Number of stories	2	2	2	
Front Setback	15'	7'	7'	(E) to KENNETH
<u>WEST</u> Side Setback (specify side)	10'	3'-10"	3'-10"	CALUMA AVE
<u>EAST</u> Side Setback (specify side)	6'	29'-8"	29'-8"	
Rear Setback	10'	7'-1"	7'-1"	
Garage Door Setback	20'	38'-9"	38'-9"	
Covered Parking Spaces	2	2	2	
Uncovered Parking Spaces		2	2	
Parking Space Size (Interior measurement)	9' x 20'	17'-4" x 18'-9"		(E)
Number of Driveways	1	1	1	
Driveway Width(s)		18'	18'	
Back-up Distance				
Eave Projection (Into Setback)	3' maximum	8"	8"	*
Distances Between Eaves & Property Lines	3' minimum	3'-2"	3'-2"	WEST SIDE
Open Porch/Deck Projections				
Architectural Feature Projections		28"	28"/30"	WEST/NORTH
Number & Category of Accessory Buildings		1	0	
Accessory Building Setbacks		1'-4"/1'-2"	1'-4"/1'-2"	
Distance between Buildings		10'-1"	0" ← (N.A.)	
Accessory Building Heights		11'-2"	N.A.	
Fence Heights		6'	6'	

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



## CITY OF PACIFIC GROVE

Community Economic Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

T : 831.648.3183 • F : 831.648.3184 • [www.cityofpacificgrove.org/cedd](http://www.cityofpacificgrove.org/cedd)

### ARCHITECTURAL PERMIT & HISTORIC PRESERVATION PERMIT

#16-993

**FOR AN EXISTING 2-STORY 1,661 GROSS SQUARE FEET RESIDENCE AND 363 SQUARE FEET DETACHED GARAGE LOCATED AT 430 PINE AVENUE TO DEMOLISH A 53 SQUARE FEET COVERED PORCH ON THE LOWER STORY AND EXTERIOR STAIRS, TO BE REPLACED WITH A 113 SQUARE FEET ADDITION ON THE LOWER STORY, AND TO ADD A 100 SQUARE FEET CANTILEVERED ADDITION TO THE UPPER STORY AT THE REAR OF THE PROPERTY, AND TO ALLOW NEW EXTERIOR WOODEN STAIRS, FOR A TOTAL OF A 2-STORY 1,874 GROSS SQUARE FEET SINGLE-FAMILY RESIDENCE AND A 363 SQUARE FEET DETACHED GARAGE.**

#### FACTS

1. The subject site is located at 430 Pine Avenue, Pacific Grove, 93950 APN 006-276-007
2. The subject site has a designation of High Density to 29.0 DU/ac on the adopted City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the R-2 zoning district.
4. The subject site is a corner lot of 3,600 square feet.
5. The subject site is developed with a 2 story single family dwelling of 1,661 square feet, and a detached garage of 363 square feet.
6. The subject property was built in 1899 and is listed in the City's Historic Resources Inventory.
7. A Phase II Historic Report was completed on October 8, 2016, and an addendum was completed on December 29, 2016.
8. The subject site is located in the City's Area of Special Biological Significance Watershed.
9. This project has been determined to be CEQA Exempt under CEQA Guidelines Section 15301, Class 1; and Section 15331, Class 31.

#### FINDINGS

1. The proposed development will meet the development regulations set forth in the R-2 zoning district including gross floor area and height requirements, with the exceptions of setbacks which is considered legal non-conforming, and with the exception of the cantilevered upper story addition projecting further into the rear yard setback area and with the exception of site coverage which would also be allowed with a Historic Preservation Permit, and;
2. 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. 25, and 28, and Architecture Review Guidelines for Historic Buildings No. 2 and 3.
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 Board has been guided by and made reference to applicable provisions of the Architectural Review Guidelines in making its determinations on single-family residences, and;
5. The exterior alteration of any structure on the historic resources inventory is consistent with the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings, and;

6. The exterior alteration of any structure on the historic resources inventory complies with Appendices I through IV of the Pacific Grove Architecture Review Guidelines, and;
7. A Phase II Historic Report determined that the proposed project will be consistent with the Secretary of the Interior's Standards for Rehabilitation, and;
8. The proposed project will meet the requirements of the Monterey Peninsula Water Management District, as the water credit will be reduced from 20.4 to 19.4, and;
9. The proposed action is consistent with the purposes of historic preservation as set forth in P.G.M.C. 23.76.010 including Section (d) to "preserve buildings significantly identified with people or events of historical and cultural importance to Pacific Grove's past," and in the historic preservation element of the general plan.

### PERMIT

Architectural Permit (AP) and Historic Preservation Permit (HPP) #16-993 to allow: demolition of a 53 square feet covered porch on the lower story and exterior stairs, to be replaced with a 113 square feet addition on the lower story, and to add a 100 square feet cantilevered addition to the upper story at the rear of the property, and to allow new exterior wooden stairs, for a total of a 2-story 1,874 gross square feet single-family residence and a 363 square feet detached garage.

### 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 approved plans for "Lebeck Residence" submitted on January 27, 2017, 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.
7. **Lighting:** All exterior lighting must conform to Architectural Review Guidelines No. 10,11,12.



- 8. **Building Plans:** All conditions of approval for the Planning permit(s) shall be printed on a full size sheet and included with the construction plan set submitted to the Building Department.

**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 Architectural Permit (AP) and Historic Preservation Permit (HPP) #16-993 to allow: demolition of a 53 square feet covered porch on the lower story and exterior stairs, to be replaced with a 113 square feet addition on the lower story, and to add a 100 square feet cantilevered addition to the upper story at the rear of the property, and to allow new exterior wooden stairs, for a total of a 2-story 1,874 gross square feet single-family residence and a 363 square feet detached garage.
- 3. This permit shall become effective upon the expiration of the 13-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 14<sup>th</sup> day of February, 2017, by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

\_\_\_\_\_  
Sarah Boyle, Secretary

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.

\_\_\_\_\_  
Barbara Lebeck, Owner

\_\_\_\_\_  
Date

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

Mr. James Smith-Architect  
 716 Lighthouse Ave., Suite C  
 Pacific Grove, CA 93950

RECEIVED

NOV 23 2016

Dear Mr. Smith:

CITY OF PACIFIC GROVE  
 COMMUNITY DEV DEPT

**Introduction:**

This Focused Phase II Historic Assessment has been prepared on behalf of Ms. Barbara Lebeck as part of an application for a bed/bath addition to a listed historic residence. The subject property is located at 430 Pine Ave. (APN #006-276-007), in Pacific Grove (see photos and plans & drawings provided).

**Historical Background & Description**

The subject property is an altered c. 1899 Queen Anne Cottage Style residence. Monterey Co. Assessor's, and Pacific Grove building records are thin, only indicating that there was a fire in 1948 that cost \$3000 to repair

The property is listed as #1181 in the Pacific Grove Historic Resource Survey, dated January 1, 2007. It is historic, at the local level of significance, as a representative example of the Queen Anne Cottage Style of architecture, within the theme of Early Development of Pacific Grove (1873-1903), found in the 2011 Pacific Grove Historic Context Statement. Its period of significance is c.1906-1914.

The subject property is one-story wood framed Queen Anne Cottage Style residence, basically rectangular in plan, resting on a raised concrete foundation having living space within. The exterior wall-cladding is a combination of narrow, horizontal shiplap wood siding above a wide, horizontal rustic wood wainscot facing the raised concrete basement. The two materials are separated by a wide horizontal wood belt course. The medium-pitched hipped roof has a lower projecting gabled bay on the east side of the south facing façade. The gable apex of the bay has chisel-point wood shingling. The roof system on the main building block extends slightly over the eaves with a closed soffit. The void between the west wall of the gabled bay and the west side-elevation is a shed-roofed porch, enclosed and glazed sometime after 1906. An angled bay off the west side elevation was added between 1906 and 1914 based on available Sanborn maps.

A partial-width rear (north) porch with a low-pitched hipped roof was added during that time-frame as well. A second shed-roofed rear porch addition was in place by 1926. The roofs of these features step down toward the north.

Fenestration is irregular, but primarily composed of 1/1 double-hung wood windows throughout, in varying sizes and shapes. The glazing along the concrete basement foundation has a higher meeting rail than the windows in the main building block, suggesting that the basement may be a post 1906 addition, as Portland cement is just coming on line during that year. The enclosed front porch is in filled with multi-paned fixed glazing. The current entry door is much more modern. It is accessed by a wooden staircase with simple metal pipe railing. The post 1906 angled bay on the west side-elevation has fixed, sheet-glass windows. A detached two car garage at the NE side of the parcel has been altered over time. The residence is sited at the NE corner of Pine Ave., and Carmel St., close by the sidewalk, with a low concrete retaining wall around the south and west sides. The house is framed by a single mature eucalyptus tree along Pine Avenue. It is located in a residential neighborhood of one and two-story homes of varying ages, sizes and styles.

Character-defining features of the property include its slightly irregular plan; raised basement foundation; mix of wide, horizontal rustic wood wainscot and narrow horizontal shiplap wood siding on the main body of the residence, separated by a simple belt-course; Hip and gable roof system, with chisel-point shingles in the apex of the south facing gable bay; 1/1 double-hung wood windows, with one angled bay on the west side-elevation.

The residence has two stepped components off the rear (north) elevation. The one attached to the main building block, with a slightly hipped roof was added after 1906. The shed roofed feature was added after 1914. The original cutaway front porch has been enclosed and glazed.

The original owner was a J.T. Anderson, 1899 to c. 1902. No information has been found on Mr. Anderson to date. By 1906, Mr. W.G. Davisson, a farmer from Suisun in Solano County had purchased the property for a summer home. His widow, Clara was in residence as late as 1923. By 1926 Mr. Leslie C. Goodale, an auto mechanic was the owner, and resided in the home until 1954, when Olaf Iverson (retired) took up residence. Iverson was still there in 1966 (see data from the Heritage Society of Pacific Grove, provided).

**Evaluation:**

The owner proposes to extend the main hipped roof to the rear (north) of the existing building envelope, and add a gabled hyphen off its east side-elevation to connect with the detached modern garage. This process of addition and alteration will provide for more efficient contemporary use of the space, including covered access to the garage, while preserving those portions of the property which are significant to its historic, architectural, and cultural features.

As proposed, the rear (north) elevation would have one angled bay window at the NW corner similar in basic design to that found on the west side of the building envelope, and a hip-roofed bay adjacent, toward the east. These changes will better utilize the dead spaces found along this elevation by allowing expansion of the existing small kitchen, and provide for a better living, storage and utility space. The proposed changes will help visually unify this secondary and altered portion of the existing building envelope. The proposed new work, as called for in the Secretary's Rehabilitation Standards, #9 & #10 is reversible. However, the existing altered appearance of this area of the building envelope is awkward at best. Two minor changes are needed for response to code required conditions. The first is the addition of a code compliant egress window for the raised basement bedroom on the east side-elevation, immediately west of the proposed gabled hyphen. The second is the repair of the primary entry staircase on the south facing façade. The treads are newer treated wood, and are not to code, nor is the current metal railing. A simple, but appropriate code compliant wood railing is called for (see photos, plans & drawings provided).

The *Secretary of the Interiors 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 of treatment for 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 attached to an existing addition on a secondary, altered elevation. The proposed new work will be differentiated from the earlier c. 1920s addition. However, as noted above, by design it will reflect the rhythm of the solids and voids of the earlier feature. The new 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 future, the essential form and integrity of the historic residence will be unimpaired.

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

The owners have proposed the following additions for contemporary usage.

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

The central entry staircase will be repaired with code compliant treads & risers, and the non historic metal railing replaced with an appropriate code compliant railing.

The proposed hyphen would be visible, connecting the detached garage to the main building block. (see photos, plans & drawings provided).

#### **EAST SIDE-ELEVATION (secondary, altered)**

The proposed gabled hyphen will project eastward connecting with the non historic detached garage. There will be a door and single 1/1 double-hung wood window on the south elevation of the hyphen, with the door providing access to the new feature, which will contain a staircase and storage area. The reuse of an existing door and window on the east side-elevation of the original building envelope should be employed, if either is code compliant for fire egress.

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

Extension of the main hipped roof to the rear (north) of the existing building envelope, and the addition of a gabled hyphen off its east side-elevation, to connect with the detached modern garage. Two 1/1 double-hung wood windows will be on the north elevation of the hyphen. Reuse any existing historic windows, where feasible (see photos, plans & drawings provided). The rear (north) elevation of the main building block would have one angled bay window at the NW corner similar in basic design to that found on the west side of the building envelope, but with single, horizontal muntins, to differentiate the new from the old. The addition of a rectangular, hip-roofed bay east of the angled bay. Retain and reuse, where feasible, any original 1/1 double-hung wood windows.

#### WEST SIDE-ELEVATION (secondary, altered).

The existing roof profile will change to a single hipped feature.

There will possibly be minor window changes north of the angled bay, based on the kitchen program.

The subject property is listed in the local historic resource survey. The proposed work is a good example of the Secretary of the Interior's edict encouraging the placing of new additions on non-character-defining elevations and locating alterations to historic properties in areas where previous alterations already exist. All proposed additions/alterations will be compatible with the size, scale, proportions and massing of the historic residence, to protect its integrity and environment. If the additions are removed in future, the essential form and integrity of the historic property and its environment will be unimpaired.

**Conclusion:**

The proposed work on the subject property will be executed consistent with the Secretary's Standards for Rehabilitation, with minor 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:**

No mitigation is needed for this project.

Respectfully Submitted,

*Paul J. Seaven*



Photo #3. Looking NE at the south facing façade & west side-elevation, note The later enclosed porch, modern door, staircase & metal railing  
Kent Seavey, October 8, 2016.

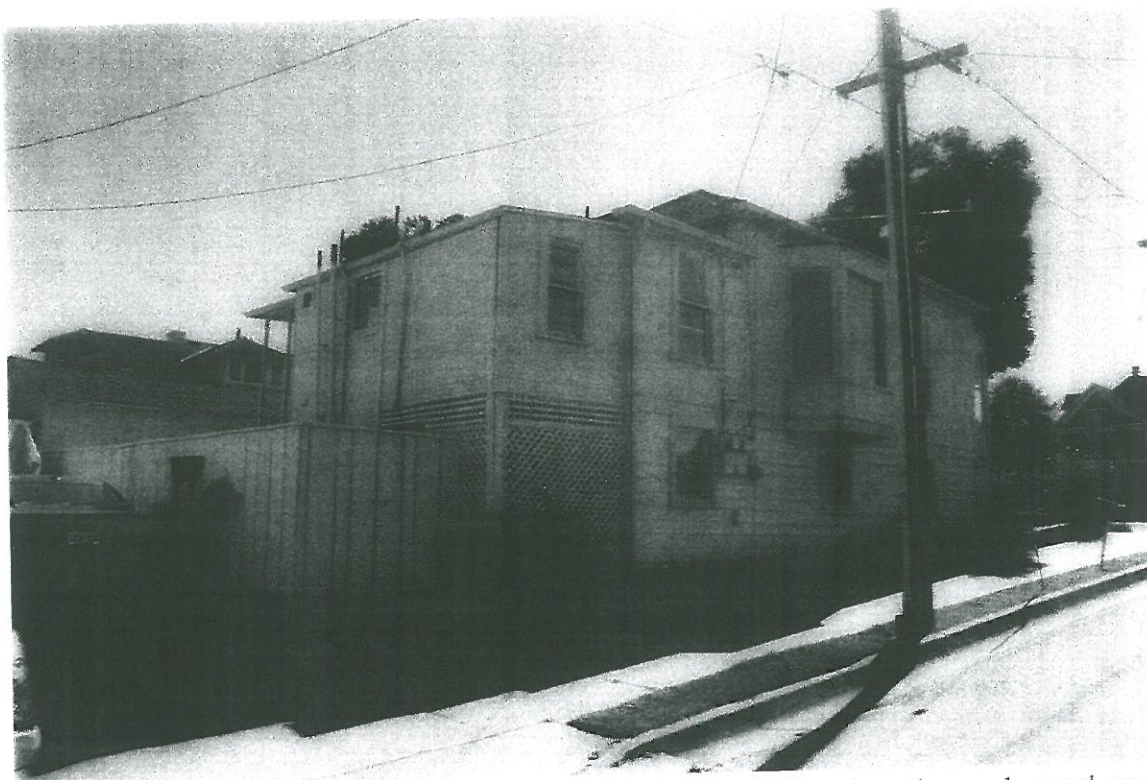


Photo #4. Looking SE at the rear (north) elevation showing the awkward enclosed porch addition & dead space below, Kent Seavey, October 8, 2016.



430 Pine Avenue-Pacific Grove



Photo #1. Looking north at the south facing façade & detached modern garage, Kent Seavey, October 8, 2016.



Photo #2. Looking NW at the east side-elevation & detached modern garage, Kent Seavey, October 8, 2016.

**Item 7a**

(State use only) Ser \_\_\_\_\_ Site \_\_\_\_\_ Mo. \_\_\_\_\_ Yr. \_\_\_\_\_  
 UTM \_\_\_\_\_ Q \_\_\_\_\_ NR \_\_\_\_\_ SHL \_\_\_\_\_  
 Lat \_\_\_\_\_ Lon \_\_\_\_\_ Era \_\_\_\_\_ Sig \_\_\_\_\_  
 Adm \_\_\_\_\_ T2 \_\_\_\_\_ T3 \_\_\_\_\_ Cat \_\_\_\_\_ HABS \_\_\_\_\_ HAER \_\_\_\_\_ Fed \_\_\_\_\_  
**UTM 10/59715/405285**

**HISTORIC RESOURCES INVENTORY**

**IDENTIFICATION**

1. Common name: \_\_\_\_\_
2. Historic name, if known: Anderson, (J.T.) House
3. Street or rural address: 430 Pine
- City: Pacific Grove, Ca ZIP: 93950 County: Monterey
4. Present owner, if known: Charles & Barbara Lebeck Address: 339 17 Mile Dr.  
 City: Pacific Grove, Ca ZIP: 93950 Ownership is: Public  Private
5. Present Use: Private Residence Original Use: Single Family Residence
- Other past uses: \_\_\_\_\_

**DESCRIPTION**

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

**This is a one story house with new enclosed front porch, medium pitched roof, decorative shingles in gable, clapboard siding and segmented windows 1/1.**

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



8. Approximate property size:

Lot size (in feet) Frontage 60  
 Depth 60  
 or approx. acreage \_\_\_\_\_

Condition: (check one)

- Excellent  b. Good  c. Fair   
 Deteriorated  e. No longer in existence   
 Poor  a. Altered?  b. Unaltered?

Findings: (Check more than one if necessary)

- Open land  b. Scattered buildings  
 Homogeneously built-up  d. Residential  
 Commercial  f. Industrial  
 Other \_\_\_\_\_

Access to site:

- None known  b. Private development  
 Zoning  d. Public Works project  
 Vandalism  f. Other \_\_\_\_\_

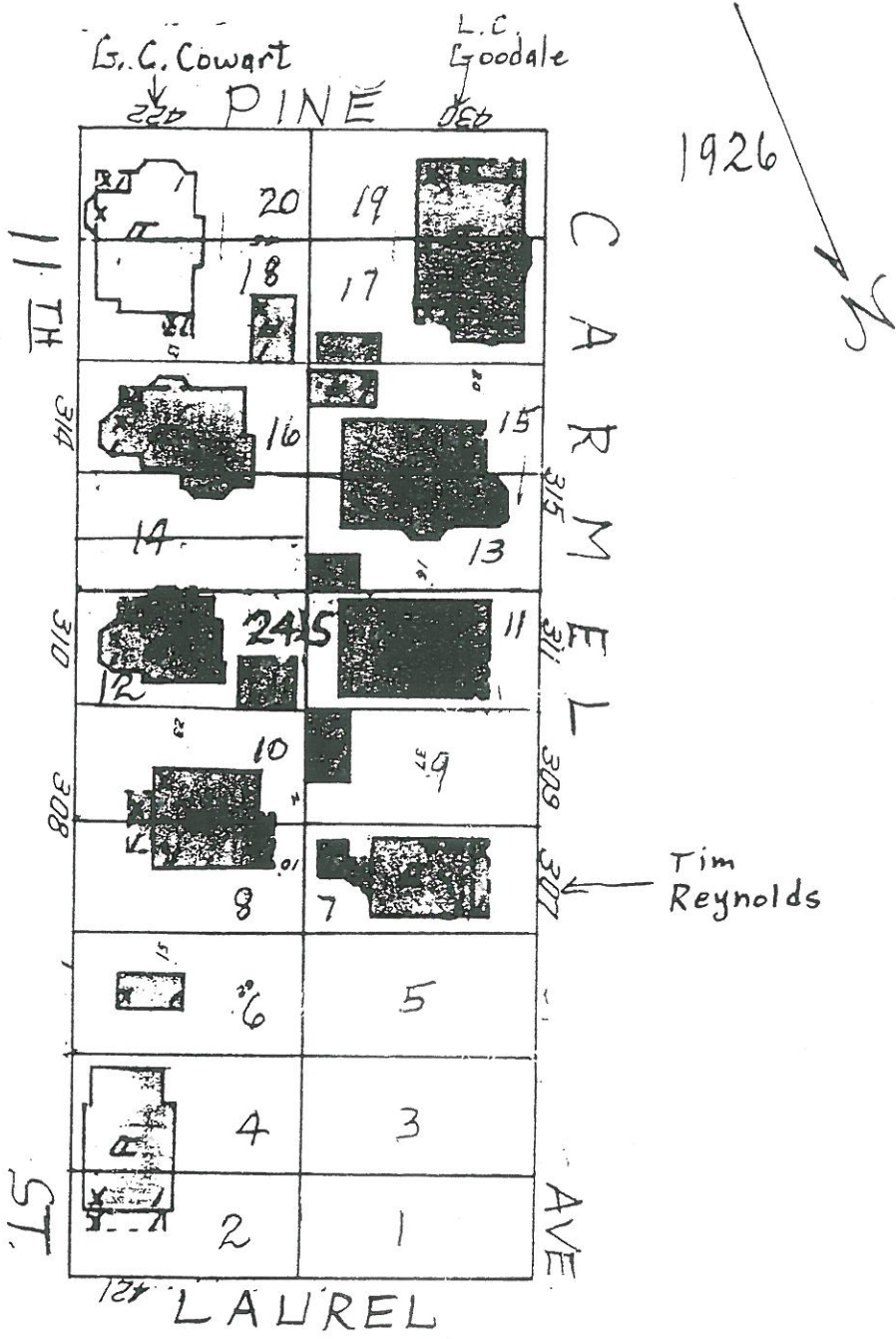
Block 24      Lot 19-17      430 Pine Ave,      1st Add. P.G. Retreat      **Item 7a**

Date	Owner	Assmt.on Improvmt	Remarks
1899	Anderson, J.F.	190	
1900	" "	190	
1901	" "	190	
1902	" "	190	

1920 S Merrill St al

BLOCK 24 [First Addition] P.G.  
N. Laurel Ave.  
E. 11th. St.  
S. Pine Ave.  
W. Carmel Ave.

LDJ  
Item 7a



BLOCK 24 [First Addition] P.G.

ABSTRACT OF TITLE

OWNER	LOT	ADDRESS & STREET	DEED DATE	REMARKS
MRS. EMMA SOULIER	1,3, 5 7	307 Carmel Ave.	---	
JOSEPH SOULIER	1,3, 5,7		10-1-24	
CLARA W. ATHERTON	2 2,4, 6	421 Laurel Ave.	1-10-20	
ALICE M. & IDA M. SABINE	8	308 11th. St.	10-1-10	ALICE MARTHA S. b.1861 d.1945 IDA MAY S. b.1871 Canada d.1951
MRS. MARY L. WHEELER	2 [W $\frac{1}{2}$ ] 4,6		---	
MARY LANCASTER	9,11	311 Carmel Ave.	---	
GORDON ELMER & ANNA SPOTSWOOD	9,11		9-15-25	GORDON E. b.1885 Ontario m.ANNA JACOBS '05. AGENT, Railway Express Company.
BERTHA HARRISBERGER	12 14 [N $\frac{1}{2}$ ]	310 11th. St.	---	
L.F. BRAYMAN	13 15	315 Carmel Ave.	---	
ALICE L. BRAYMAN	13,15		5-13-14	
EMMA WEISENDANGER	14 [S $\frac{1}{2}$ ] 16	314 11th. St.	9-7-09	
CLARA E. DAVISSON	17 19	430 Pine Ave.	---	
GUSSIE C. MORRILL, IDEL L. PRATLIER, & ADA FRANCES WANGLE	17		9-14-23	
CLINTON & MINNIE WALLACE	17,19		7-8-27	
HATTIE COLTON BILLINGS	18 20	422 Pine Ave.	10-29-10	
CHAUNCEY HOWARD WAGGONER	18,20		1-8-27	

15-  
1926

380

1926

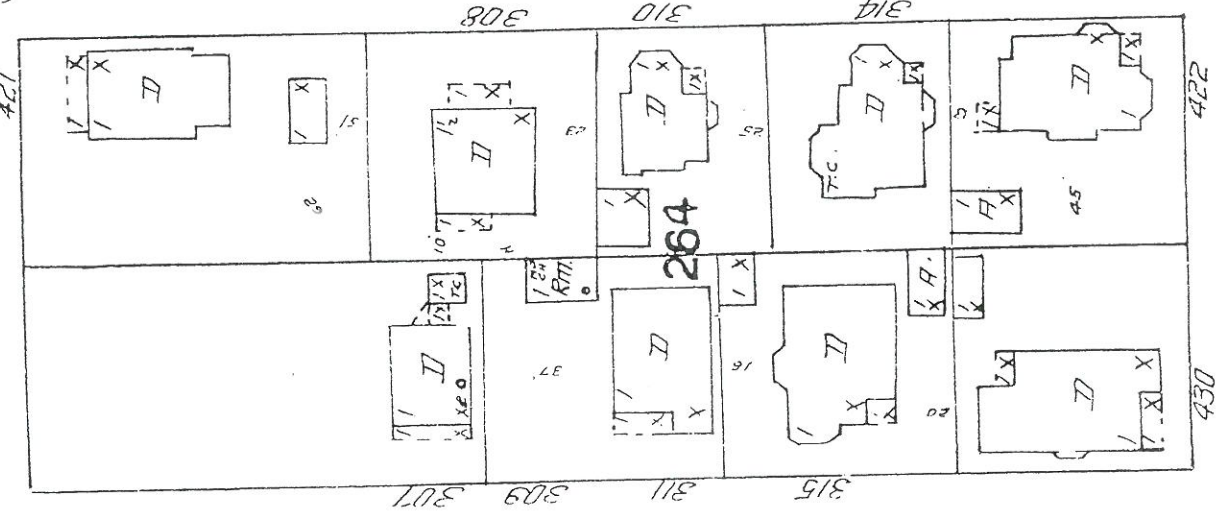
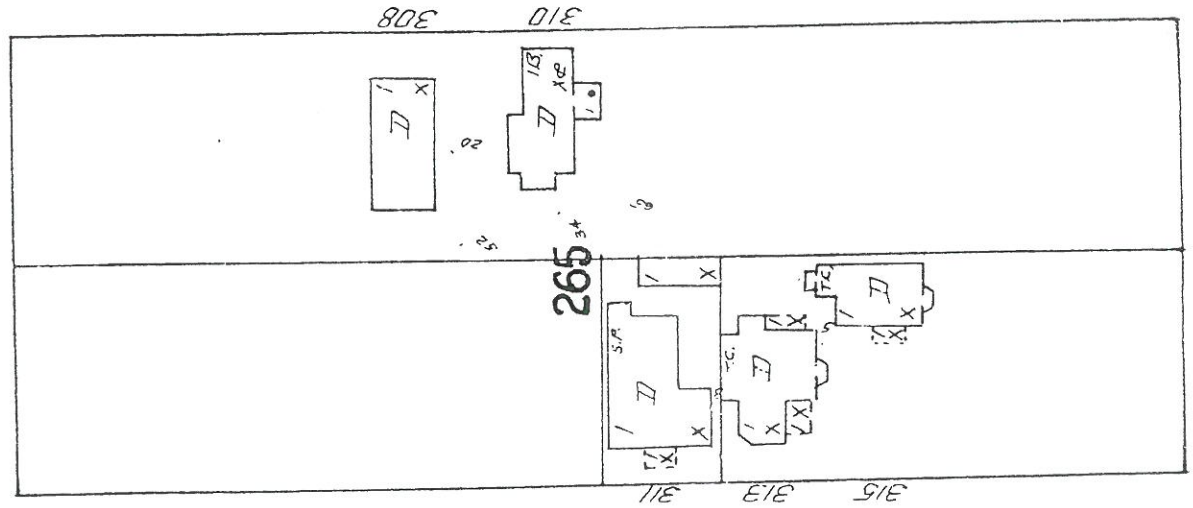
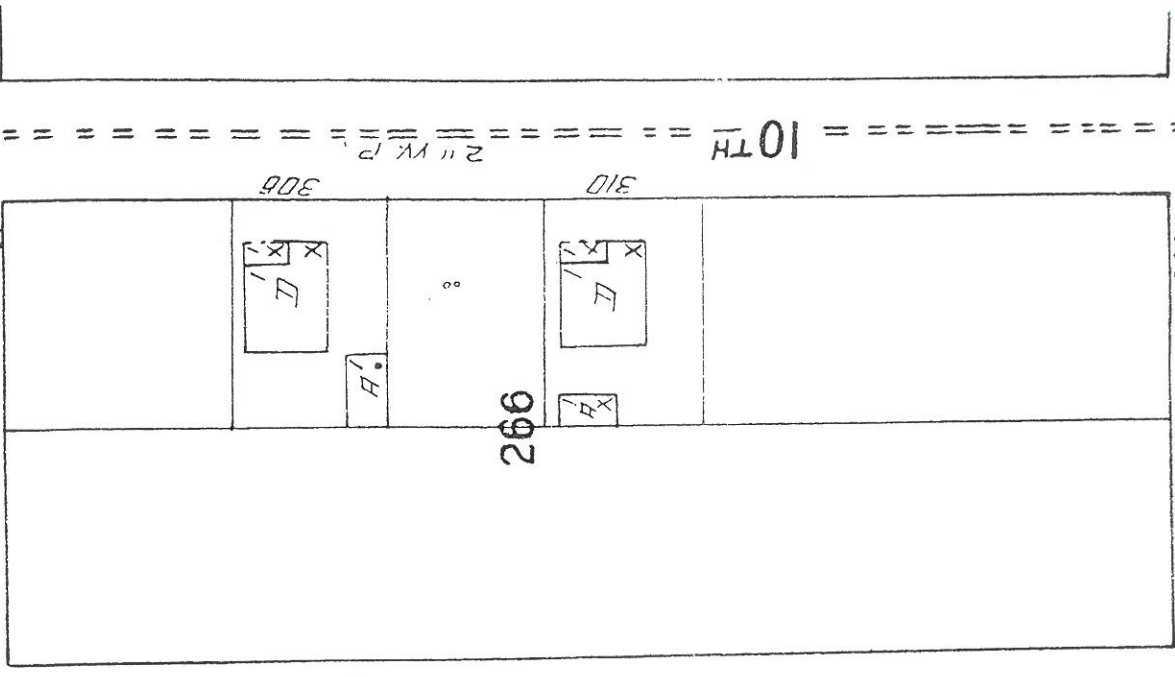
406

422

425

430

2" W.P.



70'

DIVIDE

MONTEREY AV

10TH

10TH

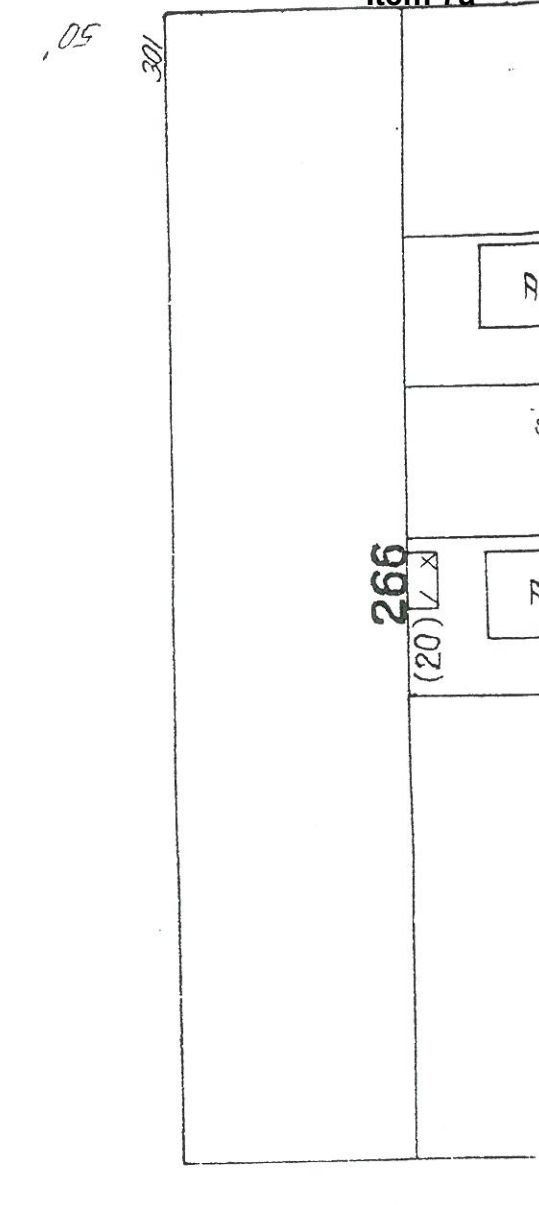
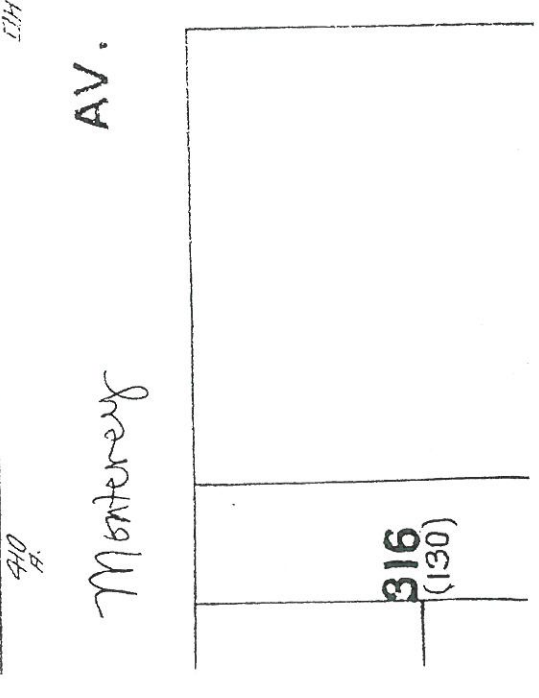
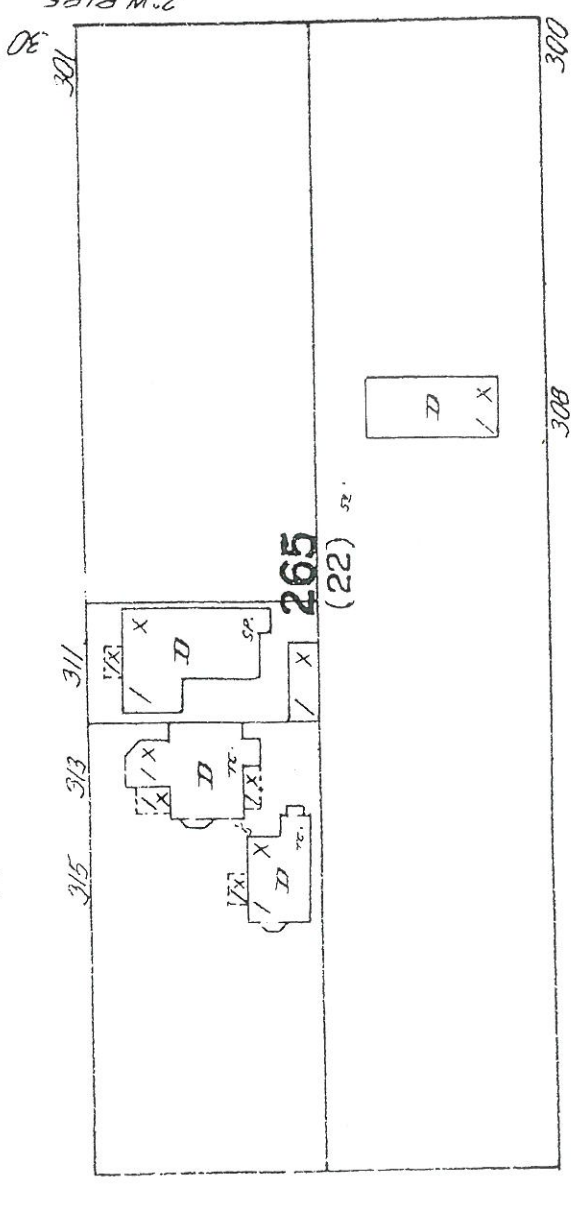
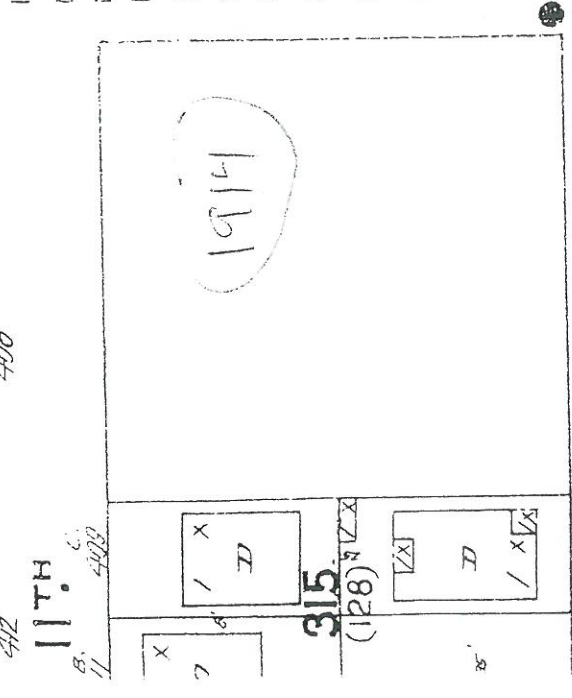
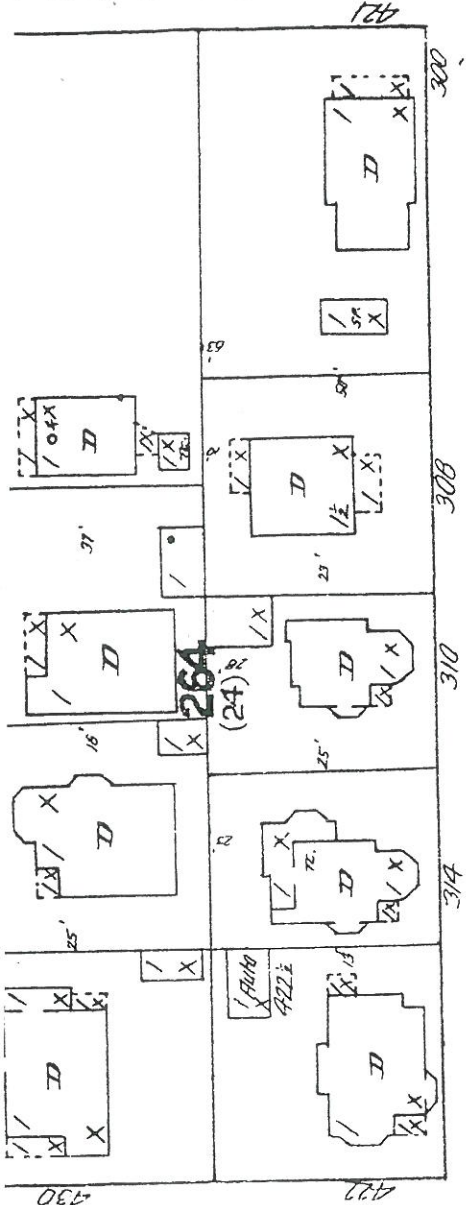
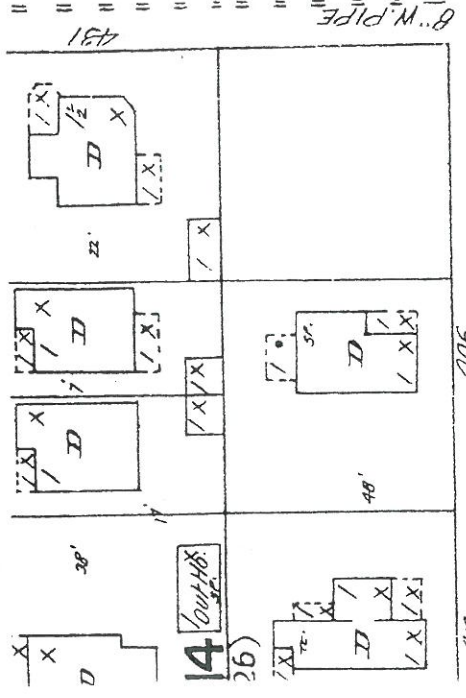
CARMEL AV

2" W.P.

2" W.P.

AV

2" W.P.



AV.

PINE

AV.

Monterey

Item 7a

Polk's City Directory 1920

MONTEREY—317 Alvarado St., Phone 650 PACIFIC GROVE—Holman's, Prospects 289  
PACIFIC GROVE DIRECTORY (1926)

288 (1926) R. L. POLK & CO.'S, OF CALIFORNIA  
Gale Chas (Mary) h350 Lighthouse av  
Gallaher J A (Alice) h221 18th  
Gallanar Anna Mrs h235 Lobos av  
Gallinat 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  
Gaman 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 Loretta Mrs h311 Fountain av  
Gerald Clifton E (Jessie) h339 Gibson av  
Gerlson Christopher (Harriet) slsmn h427 Central av  
**GERREY E C, City Electrician, r Monterey**  
Gertson C M slsmn 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 h219 1/2 18th  
Gilbert Fred R (Agnes) clk Holman's h233 1/2 19th  
Gilbert Harriet F slsldy Holman's h316 14th

Gilbert Marilla P nurse h722 Forest av  
Gilbert Mildred cashr Holman's r233 1/2 19th  
Gilbey Mrs Indrywkr r139 Lighthouse av  
Giles Russell W (Margt) mens furngs 567 Lighthouse av h776 Sinex av  
Gulbert Henry E (Annie) carp h701 Congress av  
Gulkey Alvin C clk R M Wright r139 Lighthouse av  
Gull Floyd (Emma) lab h847 Congress av  
Gull Mollie F Mrs real est 202 Forest av h412 11th  
Gulmer Chas W driver r306 Forest av  
Gulmer Sheldon L (Nellie H; Pacific Grove Garage) h410 Lighthouse av  
Girls Friendly Society Annette L James matron 732 Forest av

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

Wm E Gould h160 Monterey av

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Daingerfield Lee, meat market, 586 Lighthouse av, r 419  
Forest av  
Daly Claire B Miss, r 220 13th  
Daly L R Mrs, r 220 13th  
Darnwood Charles E, employe P I Co, r 305 12th  
Darling Mary Mrs, r 234 Congress av  
Darrah M A Mrs, r 207 10th  
Davenport Charlotte Miss, r 405 Alder  
Davenport Henry, r 405 Alder  
Davenport W A, barber, r 138 18th  
Davidson Robert, r 157 Monterey av  
Davidson W, shoemaker, 203 1/2 Forest av, r 157 Monterey av  
DAVIDSON WM M, real estate and insurance, 568 Light-  
house av, r 157 Monterey av  
Davis Adelle Miss, music teacher, r 115 Forest av  
Davis David, carpenter, r 227 Cypress av  
Davis Franka Mrs, r 415 12th  
Davis M C Mrs, r 501 9th  
Davison W G, r 430 Pine av  
Dawson A F, laborer, r 215 18th  
Dawson G M, r 508 17th  
Day C W, building contractor, r 323 Eardley av  
Day Wm I, r 236 Cedar av  
Deal D L, physician 503 Lighthouse av, r same  
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DeForest Elmer B, carpenter, r 516 Lobos av  
De la Pena Nestor Miss, domestic, 231 Walnut

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De Mott Catherine Mrs, r 208 Carmel av  
Dennett E P Rev, pastor First M E Church, r 158 17th  
Dennett Wesley Rev, r 214 13th  
DENNINGER P G, physician, surgeon and oculist 532  
Lighthouse av cor Fountain av, r same  
De Ross G W, brakeman S P Co, r 239 Willow av  
De Walt Melenie Mrs, r 125 4th  
Dickenson Maude Mrs, r 313 11th  
Diffendorf E S Mrs, r 863 Pine av  
Dillon Adelaide A Mrs, r 409 Chestnut  
Dillon W F, deliveryman Sheppa & Baldwin, r 420 Park av  
Dills Emily C Mrs, r 160 15th  
Dirk R F, teamster, r 132 4th  
Doan I H, carpenter, r 511 Eardley av  
Dodge, F A, r 142 19th  
Dodge W A, street superintendent, r 283 Junipero  
Domingues Jennie H Mrs, r 505 Willow  
Don Agnes Miss, r 419 Grand av  
Dooley Helen Miss, r 308 13th  
Dooley Jeremiah, r 308 13th  
Dorn T J Mrs, r 157 9th  
Dorn Marcella Miss, r 157 9th  
Douglas Byron, r 512 Fountain av  
Douglass D V, plumber Monterey County Water Works,  
r 512 Fountain av  
Douglass Georgia Miss, assistant W H Hare, r 512 Foun-  
tain av  
Downing Isabella Mrs, r 215 Fountain av  
Dresser Henry, carpenter, r 707 Union  
Drew Evelyn Miss, agent cloaks and suits, r 138 Forest av  
Druck Bernard E, clerk Holman's, r 422 Pine av  
Druck S V, building contractor, r 422 Pine av  
Drummond H E Mrs, r 210 Cypress av  
Dubois Bert, clerk, r 509 Ocean View av  
Dubois Charles, r 509 Ocean View av  
Dudley Lydia J Mrs, r 520 19th  
Dudley W M, r 520 19th  
Duftene Robert, r 224 Cypress av  
Dunavan A M Mrs, r 156 Pacific av

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  - Anna Mrs h235 Lobos av
  - Jos (Edith) cannerywkr h501 7th
  - Cornelia Mrs h307 5th
  - Sarah M Mrs h110 9th
  - rey C Gro 511 Lighthouse av
  - ienon (Juanita) cannerywkr h287 Laurel av
  - Alice E Mrs h140 18th
  - Anna E Mrs r251 Walnut
  - Evelyn D tchr h251 Walnut
  - Jos M (Mary E) h307 Fountain av
  - Josephine music tchr r307 Fountain av
  - Mary C r251 Walnut
  - ohn M instr Del Monte Military Academy r138
- RTHUR O (Pauline), Cashr Security State Bank**  
 eific Grove, h157 9th  
 n student r157 9th  
 3 h214 Lobos av  
 s O (Antoinette) h214 Alder  
 1 I (Jennie) h864 Bay View av  
 Fred G (Grace) auto mech h344 Laurel av  
 Geo (Mary) auto mech h163 Laurel av  
 Jas r163 Laurel av  
 r Frank J (Emma) h230 Walnut  
 r Leonard linemn r230 Walnut  
 oretta Mrs h311 Fountain av  
 liffon E (Jessie) h339 Gibson av  
 Christopher (Harrlet) slsmn h427 Central av  
 r E C, City Electrician, r Monterey  
 C M slsmn Holman's r427 Central av  
 ma Mrs r830 Congress av  
 r meats 584 Lighthouse av h830 Congress av  
 en bkpr Holman's r830 Congress av  
 ra r830 Congress  
 t S meat ctr r626 Congress av  
 1 (Jean) driver h626 Congress  
 Annie C r145 15th  
 Mabel R h145 15th  
 ne bkpr h687 Spruce av  
 rnest (Frances) plstr h212 1/2 18th  
 Fred R (Agnes) clk Holman's h233 1/2 19th  
 Harrlet F slsldy Holman's h316 14th

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- Gilbey Mrs Indrywkr r139 Lighthouse av
- Giles Russell W (Margt) mens furnrgs 567 Lighthouse av  
 h775 Sinex av
- Gilfert Henry E (Annie) carp h701 Congress av
- Gilkey Alvin C clk R M Wright r139 Lighthouse av
- Gill Floyd (Emma) lab h847 Congress av
- Gill Mollie F Mrs real est 202 Forest av h412 11th
- Gilmer Chas W driver r306 Forest av
- Gilmer Sheldon L (Nellie H; Pacific Grove Garage) h410  
 Lighthouse av
- Girls Friendly Society Annette L James matron 732 Forest  
 av
- Giusso Luigi (Louise) scavenger h514 Locust
- Golden Emma E clk Meagher & Stewart r505 Carmel av
- Golden Jos h505 Carmel av
- Golden Mary r505 Carmel av
- Goldstone Saml (Daisy) barber h211 Alder
- Goldsworthy Clarence M r142 Pacific av
- Goldsworthy Louise Mrs h142 Pacific av
- Gollin Walter W h212 4th
- Gomez Antonio (Cabeza) lab h417 Eardley av
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- Gordon Geo A h489 Laurel
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- Gordon Olivia r588 Pine av
- Gottlund Axel W (Zoe) civ eng Monterey County Water  
 Wks h211 4th
- Gould Eliz sten r160 Monterey av
- Gould Theo A Mrs bkpr W J Gould h160 Monterey av
- Gould Wm E r501 Forest av

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Cutting, F H, artist, r 307 Alder

### D

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Daingerfield, Mrs Ella, wid, r 302 17th  
Daingerfield, Lee L, meats, 207 Forest, rr 419 Forest  
Dague, William, taxi driver, r 513 Wood  
Daly, Mrs Laura A, wid, r 220 13th  
Damewood, Charles, lab, r 315 7th  
Damewood, D W, clk Childs & Stewart, r 585 Lighthouse  
Damewood, H A, clk, r 220 Willow  
Danna, John, clk Quality Market, Monterey, r 315 5th  
Dashbach, I L, floormn Pac Grove Garage, r 146 19th

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Davies, Mrs Estelle, tel operator, r 429 Pine  
Davis, Charles, Waffle Kitchen, 203 1-2 Forest, r same  
Davis, D D, retired, r 283 Lighthouse  
Davis, Harriet E, clk Holman's, r 312 13th  
Davis, Mrs Mary, wid, r 312 13th  
Davidson, Annette M, clerk, r 352 Central  
Davidson, Mamie, housekpr, r 516 Willow  
Davidson, W M, mgr Hovden Warehouse, r 352 Central  
Davison, Mrs C E, wid, r 430 Pine  
Davy, Mrs C A, housekpr, r 310 Congress  
Davy, Thomas, farmer, r 310 Congress  
Dawson, C A, retired, r 508 17th  
Dean, Ansyl, plasterer, r 110 18th  
Dean, Fred, drvr, r 210 Alder  
Dean, Marshall A, architect, r 105 4th  
Dean, N E, farmer, r 208 Alder  
Dean, W M, retired, r 304 Fountain

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PACIFIC GROVE

430 Pine St - PG

note: Jerry Lebeck lived there in (at least) 1967, 1970

Ancestry.com. *U.S., Selected Federal Census Non-Population Schedules, 1850-1880:*

[*William G. Davisson*]

Name: W G Davisson  
Enumeration Date: 12 Jun 1880  
Place: Suisun, Solano, California, USA  
Schedule Type: Agriculture  
OS Page: 15  
Line Number: 7

Ancestry.com. *California, Wills and Probate Records, 1850-1953 :*

Name: W G Davisson  
Probate Date: 12 Apr 1918  
Probate Place: Solano, California, USA  
Inferred Death Year: Abt 1918  
Inferred Death Place: California, USA  
Item Description: Wills, Vol 5-6, 1902-1922

Notes from will written 1918: age 85. [died 23 May 1920]

Owned - Fruit ranch/farm in Solana Co

Wife: Clara E.

1870 - in Solano

Clara E. Davisson - Great Register - Monterey County - YEAR??

LESLIE CALVIN GOODALE:

Ancestry.com. *California, Death Index, 1940-1997*:

Name:	Leslie Calvin Goodale
Gender:	Male
Birth Date:	12 Sep 1876
Birth Place:	Michigan
Death Date:	20 Feb 1948
Death Place:	Monterey
Mother's Maiden Name:	Rice
Father's Surname:	Goodale

**Year: 1930; Census Place: Pacific Grove, Monterey, California; Roll: 179;**  
Page: 3B; Enumeration District:0034; Image: 962.0; FHL microfilm:  
2339914

Source Information

Ancestry.com. *1930 United States Federal Census*

Leslie C Goodale Age: 53 Estimated birth year: abt 1877

Race: White Birthplace: Michigan

**Occupation: Carpenter Industry: Building Trade**

Residence: 208 14th PG

Wife: Mary A. Goodale

**Year: 1940; Census Place: Pacific Grove, Monterey Co, California**

*Source Information: Ancestry.com. 1940 United States Federal Census*

Leslie C Goodale Age: 63 Estimated birth year: abt 1877

Race: White Birthplace: Michigan

**Occupation: Carpenter Industry: Building Construction**

Residence: 227 Cypress PG

Wife: Mary A. Goodale

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

December 29, 2016

Mr. James Smith  
716 Lighthouse Ave., Suite C  
Pacific Grove, CA 93950

Dear Mr. Smith:

This letter will act as an addendum to the Phase II Historic Assessment prepared on behalf of Ms. Barbara Lebeck as part of an application for additions and alterations to a listed historic residence. The subject property is located at 430 Pine Ave. (APN. 006-276-007) in Pacific Grove (see original Oct. 12, 2016 Phase II Assessment on file with the city).

As originally proposed, an enclosed, gable-roofed hyphen would connect the east side-elevation of the main building block to a detached, modern garage, toward the east. However, after consultation with the city planning staff, the architect revised his design, deleting the hyphen.

The new design calls for a low, open wooden deck connecting the two buildings, with a side-wall wood staircase, leading up the east side-elevation from the deck to a landing and entry on the main floor. The north end of the wooden deck will step down, accessing an entry to the ground floor near the NE corner of the main building block (see plans & drawings provided). The proposed side-wall staircase will be designed to match the rehabilitated central entry staircase on the east facing façade in form, materials and finishes. One door on the ground floor will be moved slightly to the north, and an existing window reused.

Aside from the proposed revisions to the east side-elevation, the remainder of the original Oct. 12, 2016 Phase II Assessment remains unchanged, including its conclusions and mitigation, as written.

Respectfully Submitted,



**MONTEREY PENINSULA WATER MANAGEMENT DISTRICT Item 7a  
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](http://www.mpwmd.net) ♦ Fax (831) 644-9558  
*Completing the Water Release Form & Water Permit Application does not guarantee issuance of a Water Permit.*

**ALL SPACES BELOW MUST BE COMPLETED OR THE APPLICATION MAY NOT BE PROCESSED. (Please print firmly)**

**1. OWNERSHIP INFORMATION:**

Name: BARBARA LEBECK  
Daytime telephone: 270-9843  
Mailing Address: 339 17 Mile Dr.  
P.G., CA. 93950

**2. AGENT/REPRESENTATIVE INFORMATION:**

Name: JAMES SMITH  
Daytime telephone: 372-7251  
Mailing Address: 716 LIGHTHOUSE C  
P.G. CA. 93950

**3. PROPERTY INFORMATION:**

What year was the house constructed? 1899 Existing Square-footage 2024 Proposed Square-footage 2356  
Address: 470 PINE AVE Assessor Parcel Number 006-276-007  
Is a water meter needed? (Circle one) YES  NO  If yes, how many meters are requested? \_\_\_\_\_  
Water company serving parcel: Cal Am. 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):**

RELOCATE MAIN LEVEL BATHROOM  
ADD RELOCATE LOWER LEVEL BATHROOM

**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	3	x 1.0 =	3
Two Washbasins in the Master Bathroom		x 1.0 =	
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)	3	x 1.8 =	5.4
Toilet, High Efficiency (HET)		x 1.3 =	
Toilet, Ultra High Efficiency (UHET)		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 Bathtub (may have Showerhead above)		x 3.0 =	
Standard Bathtub or Shower Stall (one showerhead)	1	x 2.0 =	2
Shower, each additional fixture (heads, body spray)	2	x 2.0 =	4
Shower system, Rain Bars or Custom Shower (specs)		x 2.0 =	
Kitchen Sink (with optional Dishwasher)	1	x 2.0 =	2
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)	1	x 2.0 =	2
Clothes Washer		x 2.0 =	
Clothes Washer, (HEW) 5.0 water factor or less		x 1.0 =	
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 =	

• 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	3	x 1.0 =	3
Two Washbasins in the Master Bathroom		x 1.0 =	
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)		x 1.8 =	
Toilet, High Efficiency (HET)	3	x 1.3 =	3.9
Toilet, Ultra High Efficiency (UHET)		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 Bathtub (may have Showerhead above)		x 3.0 =	
Standard Bathtub or Shower Stall (one showerhead)	1	x 2.0 =	2
Shower, each additional fixture (heads, body spray)	2	x 2.0 =	4
Shower system, Rain Bars or Custom Shower (specs)		x 2.0 =	
Kitchen Sink (optional dishwasher)	1	x 2.0 =	2
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)	1	x 2.0 =	2
Clothes Washer		x 2.0 =	
Clothes Washer, (HEW) 5.0 water factor or less		x 1.0 =	
Bidet		x 2.0 =	
Bar Sink	1	x 1.0 =	1
Entertainment Sink		x 1.0 =	
Vegetable Sink		x 1.0 =	
Instant-Access-Hot-Water System (fixture credit)	1	x <0.5> =	(.5)
<b>New Connection</b> – Refer to District Rule 24-A5 "Exterior Residential Water Demand Calculations"			
Subtotal proposed fixtures		x =	
Swimming Pool (each 100 sq-ft of pool surface)		x 1.0 =	

EXISTING FIXTURE UNIT COUNT

TOTAL = 20.4

PROPOSED FIXTURE UNIT COUNT

TOTAL = 19.4

**DEED RESTRICTION REQUIRED FOR ALL WATER PERMITS - PERMIT PROCESS MAY TAKE UP TO 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

Date

Location Where Signed

Print Name

File or Plan Check Number

**AUTHORIZATION FOR WATER PERMIT – JURISDICTION USE ONLY**

\_\_\_\_\_ AF Paralta Allocation      \_\_\_\_\_ AF Public Credits      \_\_\_\_\_ AF Second Bathroom Protocol  
\_\_\_\_\_ AF Pre-Paralta Credits      \_\_\_\_\_ WDS (Private Well)      \_\_\_\_\_ Water Entitlement      \_\_\_\_\_ No water needed

Notes: \_\_\_\_\_ Authorized by: \_\_\_\_\_ Date: \_\_\_\_\_

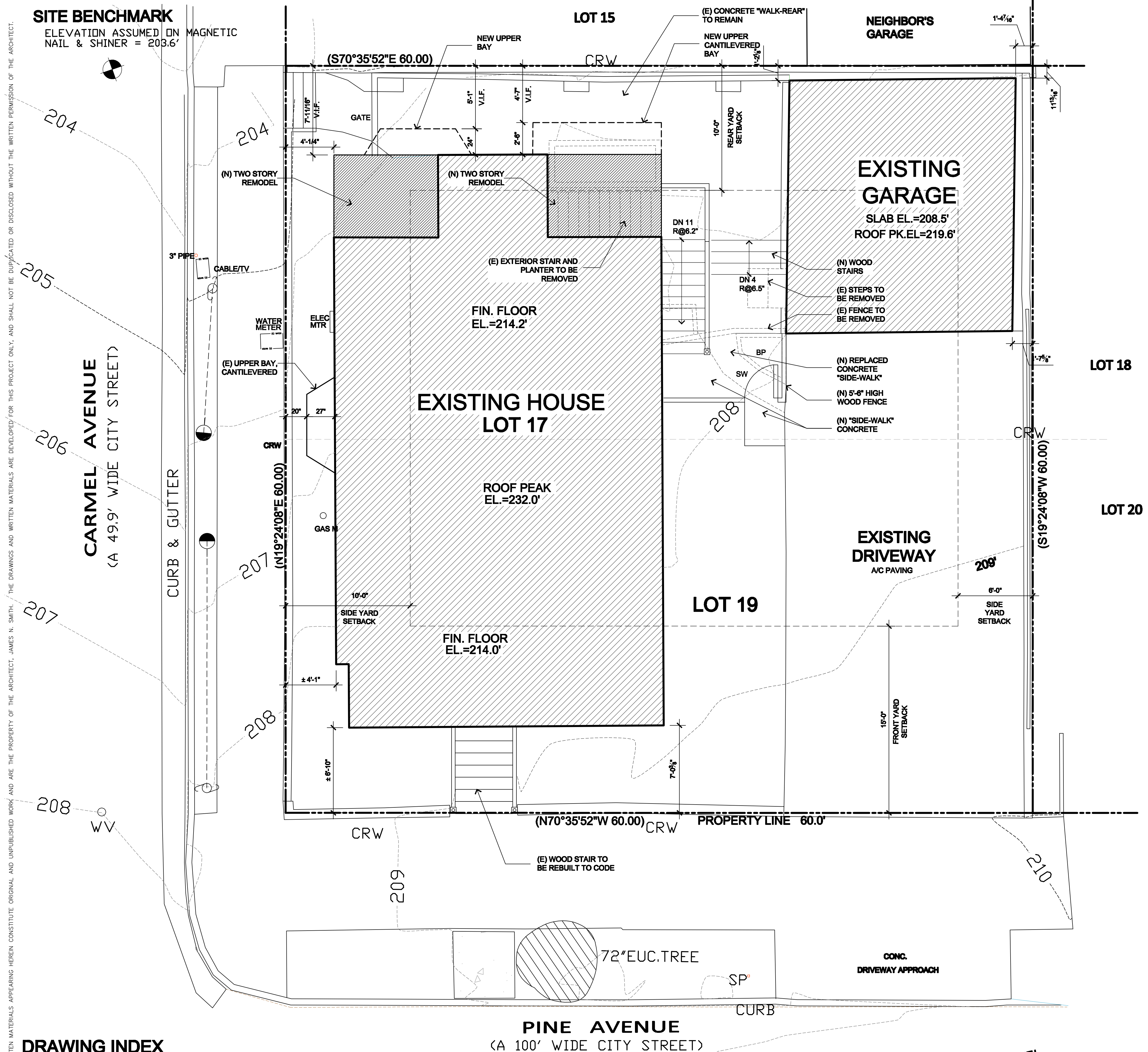
**This form expires one year from date of authorization for this project by the jurisdiction.**

White copy-MPWMD

Yellow copy-applicant

Pink copy-jurisdiction





**PROJECT DESCRIPTION**

CONSTRUCT ADDITION TO MAIN AND LOWER LEVELS OF EXISTING HISTORIC TWO STORY SINGLE FAMILY RESIDENCE WITH DETACHED TWO GAR GARAGE. ADD NEW REAR EXTERIOR STAIR. REBUILD FRONT STAIR. IMPROVEMENTS TO LOWER LEVEL.

**PROJECT ADDRESS:**  
430 PINE AVE  
PACIFIC GROVE, CA. 93950

**PROJECT OWNER:**  
BARBARA LEBECK  
339 17 MILE DR.  
PACIFIC GROVE, CA. 93950  
(831) 236-9843

**PLANNING INFORMATION**

A.P.N. 008-278-007  
 LEGAL DESCRIPTION LOT BLOCK  
 CITY OF PACIFIC GROVE ZONING: R-2  
 TREE REMOVAL: NONE  
 GRADING: APPROX. 10 C.YDS.

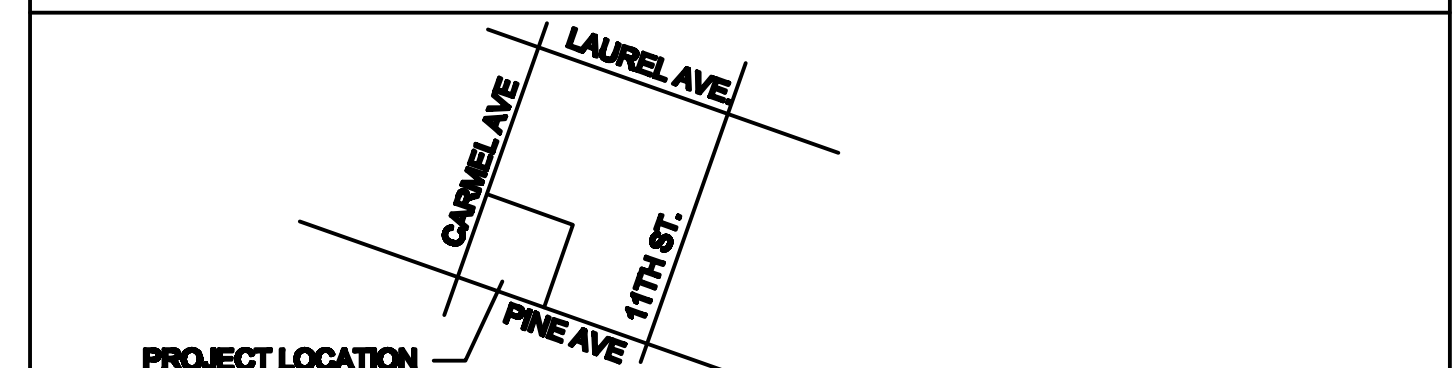
**BUILDING INFORMATION**

CONSTRUCTION TYPE: VB  
 BUILDING OCCUPANCY: R-3 / U  
 FIRE DEPARTMENT:  
 FIRE DISTRICT: P.G./MONTEREY  
 AUTOMATIC SPRINKLERS EXISTING: NO  
 AUTOMATIC SPRINKLERS REQUIRED: NO  
 WILDLAND URBAN INTERFACE CODES REQUIRED: NO (REMODEL)  
 W.U.I. ZONE: L.R.A.

**PROJECT SQUARE FOOTAGE INFORMATION**

TOTAL SITE AREA:	3,800 S.F. (08 Ac.)
<b>EXISTING BUILDING COVERAGE</b>	
BUILDING FOOTPRINT	1,147 S.F.
ENTRY STEPS + CONC LANDING	35 S.F.
REAR STAIRS	87 S.F.
GARAGE	383 S.F.
EXISTING COVERAGE	1,573 S.F. (43.7%)
<b>PROPOSED BUILDING COVERAGE</b>	
(E) BUILDING FOOTPRINT	1,147 S.F.
(N) INFILL AT SNACK RM-LOWER	(83 S.F.) (COUNTED UNDER E FTPRINT)
(N) BATHRM-LOWER LVL	80 S.F. (REPLACES EXT. STAIR OF 37 S.F.)
ENTRY STEPS-REBUILT	35 S.F.
GARAGE	383 S.F.
PROPOSED COVERAGE	1,805 S.F. (44.5%)
<b>EXISTING GROSS FLOOR AREA</b>	
EXISTING MAIN LEVEL	1,182 S.F.
EXISTING LOWER LEVEL	499 S.F.
EXISTING LIVING AREA	1,881 S.F.
(E) GARAGE	383 S.F.
TOTAL EXISTING GFA	2,024 S.F. (58.2%)
<b>PROPOSED GROSS FLOOR AREA</b>	
EXISTING MAIN LEVEL	1,182 S.F.
ADDED BAY AT KITCHEN	14 S.F.
ADDED BATH #2, HALL	86 S.F.
EXISTING LOWER LEVEL	499 S.F.
ADDED SNACK ROOM	53 S.F.
ADDED LOWER BATHRM	80 S.F.
PROPOSED LIVING AREA	1,874 S.F.
(E) GARAGE	383 S.F.
TOTAL PROPOSED GFA	2,237 S.F. (62.1%)
<b>EXISTING SITE COVERAGE AREA</b>	
EXISTING BLDG. COVERAGE	1,147 S.F.
(N) INFILL AT SNACK RM-LOWER	(83 S.F.) (COUNTED UNDER E FTPRINT)
(N) BATHRM-LOWER LVL	80 S.F. (REPLACES EXT. STAIR OF 37 S.F.)
(E) GARAGE	383 S.F.
(E) FRONT ENTRY STEPS	(35 S.F.) (80 S.F. WALKWAY CREDIT)
(E) DRIVEWAY - A/C PAVING	739 S.F.
DRIVEWAY CREDIT	-(400 S.F.) (NOT A PART OF PARKING)
(E) WALK-REAR - CONC.	340 S.F.
(E) WALK-SIDE - CONC.	108 S.F.
(E) FRONT/SIDE CONC WALLS	44.5 S.F.
TOTAL (E) SITE COVERAGE AREA	2,401.5 S.F. (66.7%)
<b>PROPOSED SITE COVERAGE AREA</b>	
(E) BUILDING FOOTPRINT	1,147 S.F.
(N) INFILL AT SNACK RM-LOWER	(83 S.F.) (COUNTED UNDER E FTPRINT)
(N) BATHRM-LOWER LVL	80 S.F. (REPLACES EXT. STAIR OF 37 S.F.)
(E) GARAGE	383 S.F.
ENTRY STEPS-REBUILT	(35 S.F.) (80 S.F. WALKWAY CREDIT)
(E) DRIVEWAY - A/C PAVING	739 S.F.
DRIVEWAY CREDIT	-(400 S.F.) (NOT A PART OF PARKING)
(E) WALK-REAR - CONC.	340 S.F.
(N) WOOD STAIRS	82 S.F. (CONVERTED FROM REAR-WALK)
(E) WALK-SIDE-CONC	86 S.F. (CONCRETE WALK REPLACED)
(N) WALK-SIDE-CONC	30 S.F. (NEW CONCRETE WALK)
(E) FRONT/SIDE CONC WALLS	44.5 S.F.
TOTAL (N) SITE COVERAGE AREA	2,431.5 S.F. (67.5%)
<b>ARCHITECTURAL PROJECTIONS</b>	
(E) BAY WINDOW-WEST SIDE	15 S.F. (ANGLED)
(N) BAY WINDOW-NORTH SIDE	14.5 S.F. (ANGLED)
(N) BAY WINDOW-NORTH SIDE	26 S.F. (RECTANGULAR)

**VICINITY MAP** NOT TO SCALE



**DRAWING INDEX**

A1.0	SITE PLAN & PROJECT INFORMATION	A5.0	ROOF PLAN
A2.0	MAIN FLOOR PLAN	A6.0	EXTERIOR ELEVATIONS
A2.1	LOWER FLOOR PLAN	A6.1	EXTERIOR ELEVATIONS
A2.0a	MAIN FLOOR PLAN-EXISTING	A6.2	EXTERIOR ELEVATIONS
A2.1a	LOWER FLOOR PLAN-EXISTING	A6.3	EXTERIOR ELEVATIONS

**SITE PLAN**

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

**JAMES NEWHALL SMITH**  
ARCHITECT, INC.

716 LIGHTHOUSE AVE.  
AVENUE PACIFIC GROVE, CA. 93950

TEL: 831.372-7251  
FAX: 831.372-7252  
CEL: 831.915-9518

PROJECT/CLIENT

**LEBECK RESIDENCE**

BARBARA LEBECK  
430 PINE AVE  
PACIFIC GROVE, CA.



SHEET TITLE

**SITE PLAN**

ISSUE REVISIONS

12-28-16 REV. PLANNING SUBMITTAL

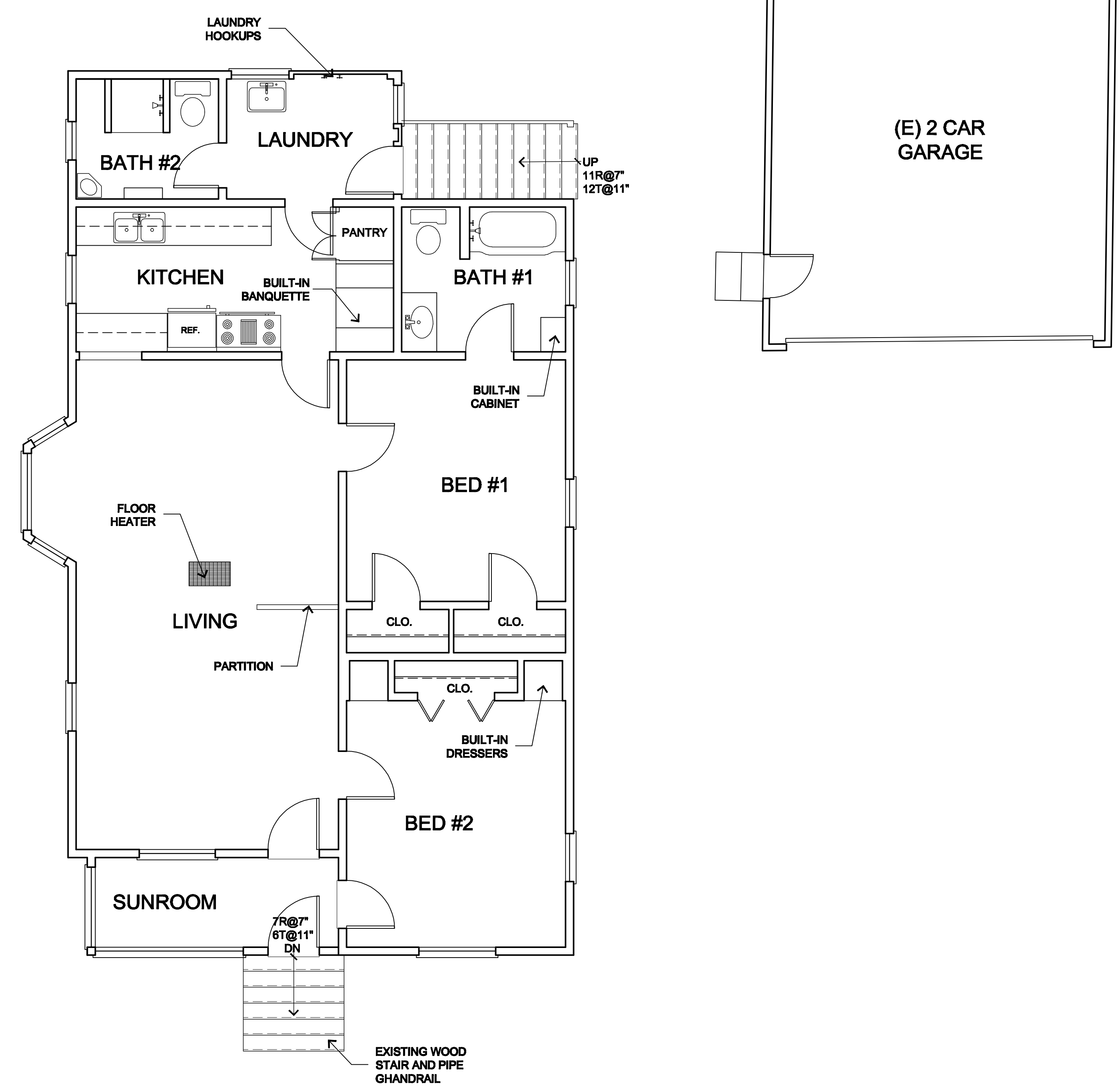
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SHEET NUMBER

**A1.0**

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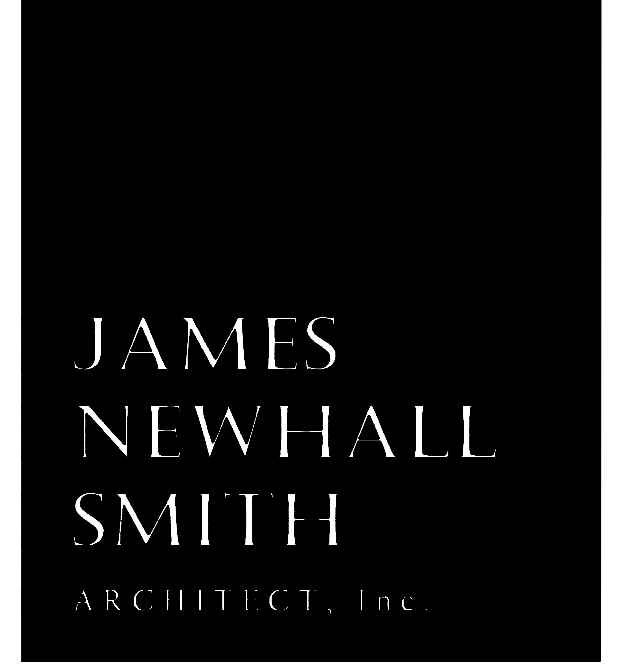


**PLAN NOTES**

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**WALL LEGEND**

- EXISTING 2X STUD FRAMED WALL TO REMAIN  
SEE PLAN FOR WALL THICKNESS
- EXISTING 2X STUD FRAMED WALL TO BE REMOVED
- NEW 2X STUD FRAMED WALL  
SEE PLAN FOR WALL THICKNESS
- NEW / EXISTING CMU/CONCRETE WALL



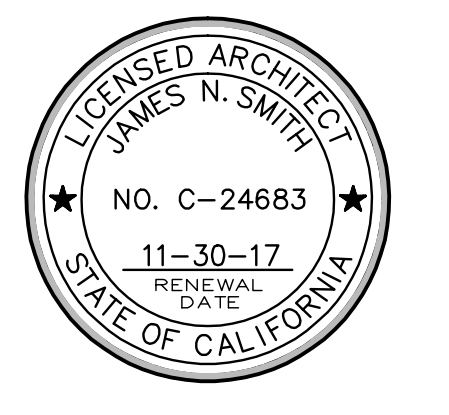
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PROJECT/CLIENT

**LEBECK RESIDENCE**

BARBARA LEBECK  
430 PINE AVE  
PACIFIC GROVE, CA.



SHEET TITLE

**MAIN LEVEL PLAN-EXIST**

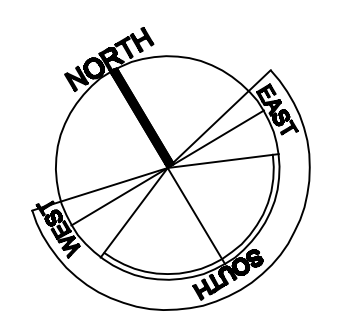
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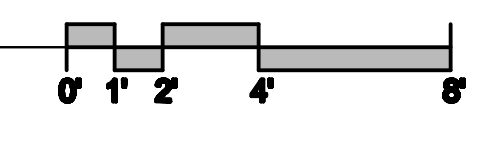
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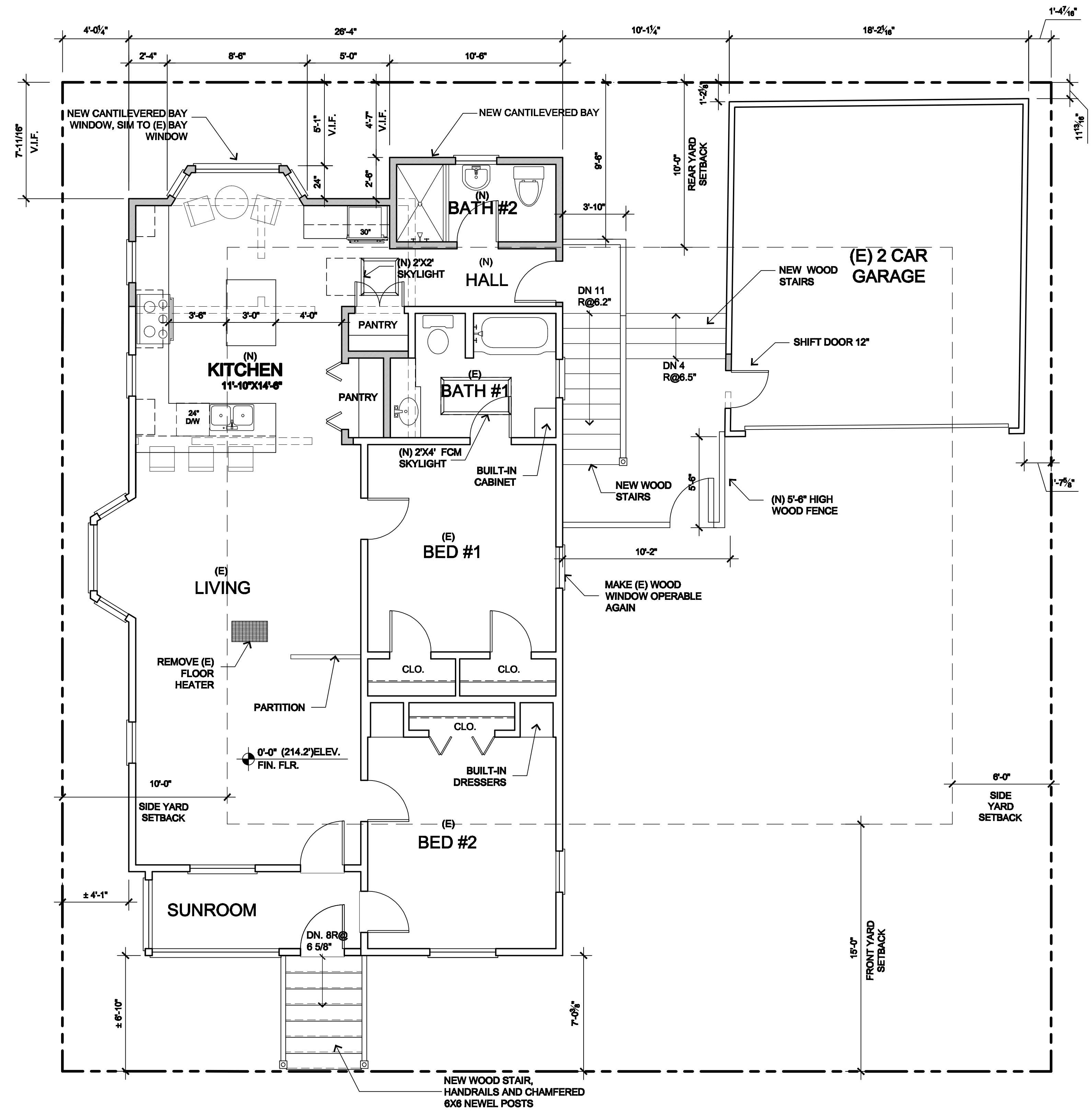
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**MAIN LEVEL PLAN - EXISTING**  
SCALE : 1/4" = 1'-0"



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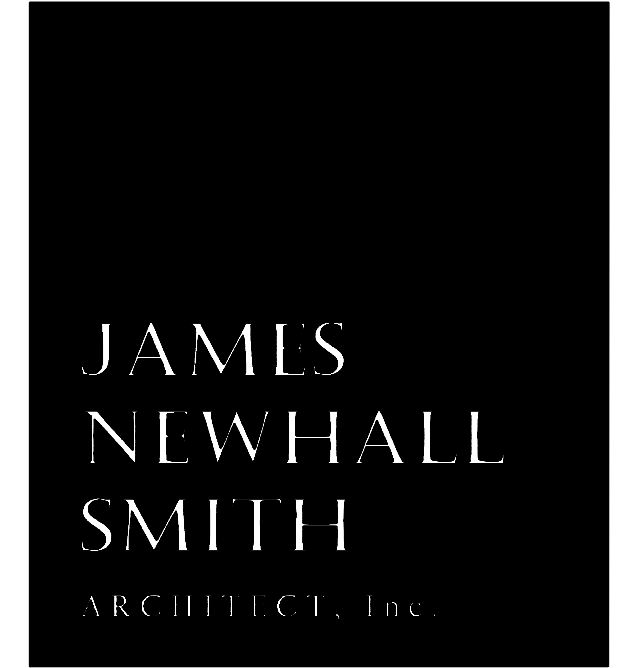


**PLAN NOTES**

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**WALL LEGEND**

- EXISTING 2X STUD FRAMED WALL TO REMAIN  
SEE PLAN FOR WALL THICKNESS
- EXISTING 2X STUD FRAMED WALL TO BE REMOVED
- NEW 2X STUD FRAMED WALL  
SEE PLAN FOR WALL THICKNESS
- NEW / EXISTING CMU/CONCRETE WALL



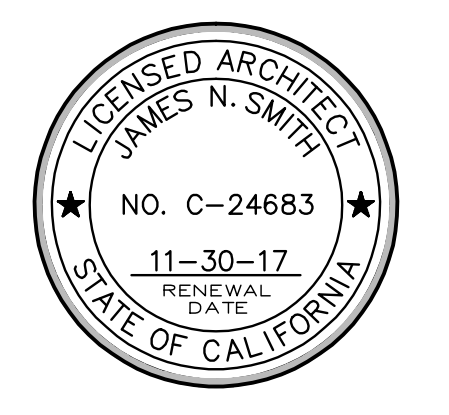
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PROJECT/CLIENT

**LEBECK  
RESIDENCE**

BARBARA LEBECK  
430 PINE AVE  
PACIFIC GROVE, CA.



SHEET TITLE

**MAIN LEVEL  
PLAN**

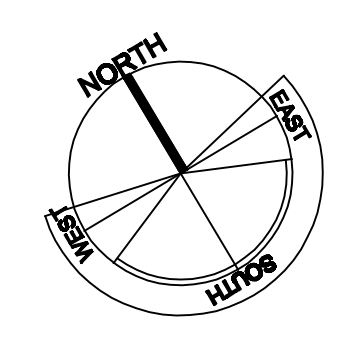
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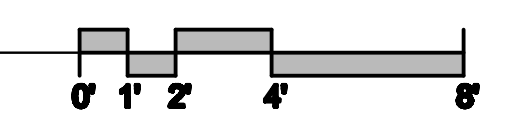
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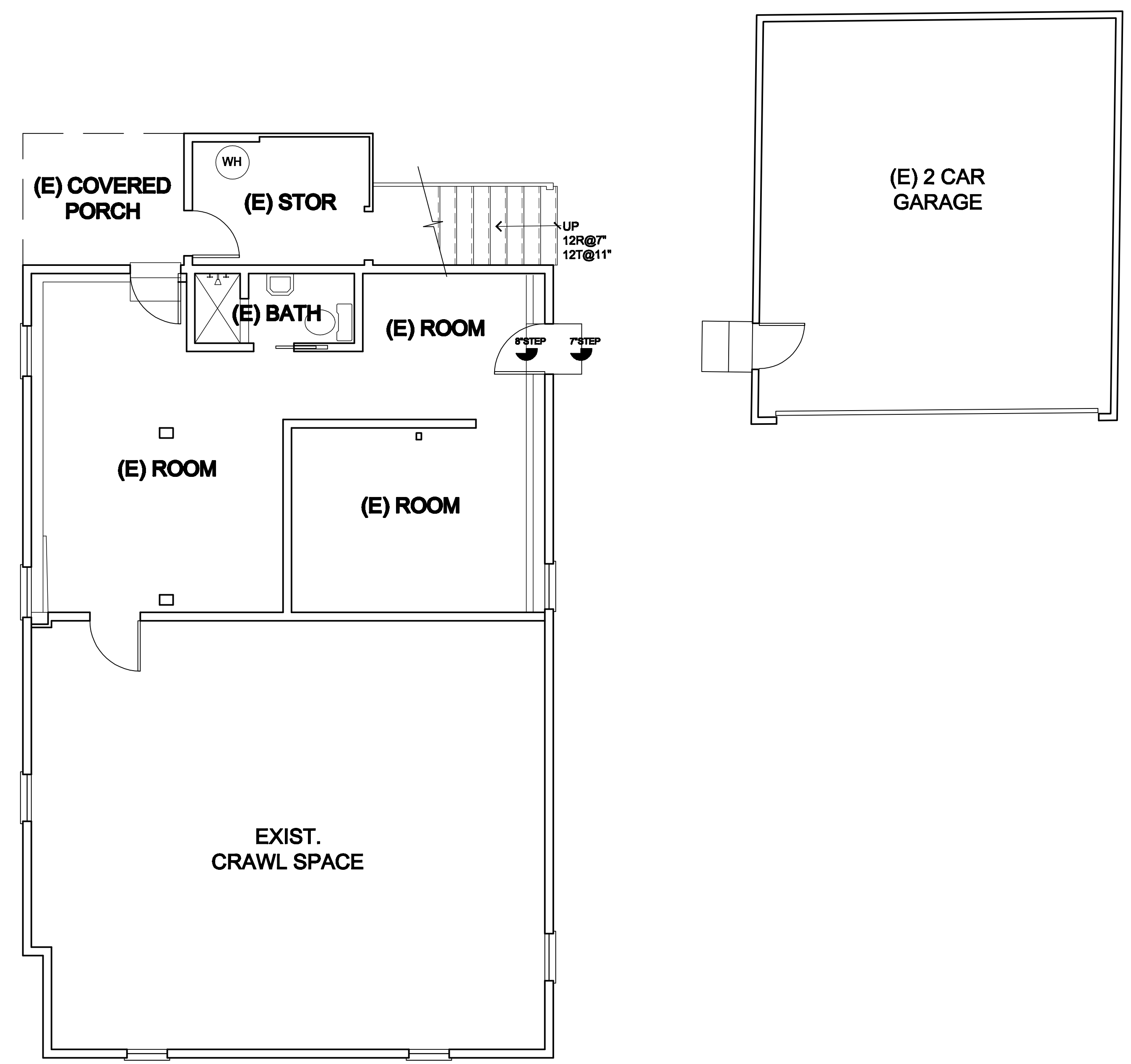
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**MAIN LEVEL PLAN - PROPOSED**  
SCALE : 1/4" = 1'-0"



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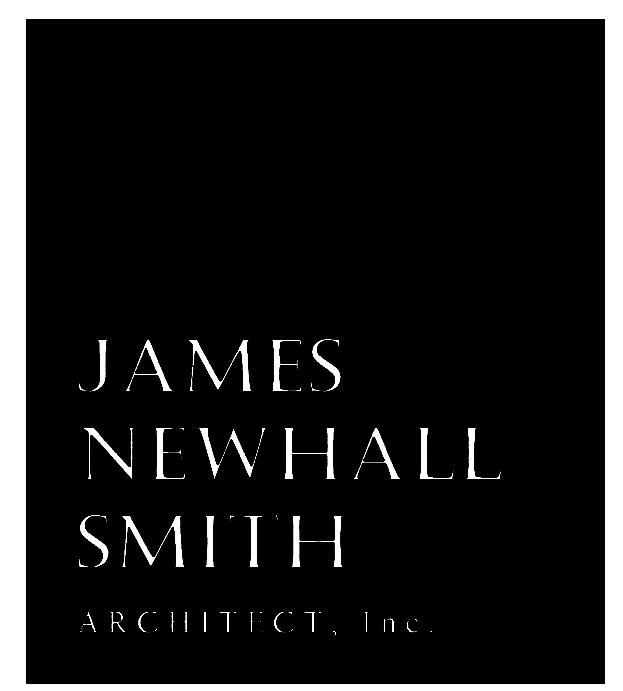


**PLAN NOTES**

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**WALL LEGEND**

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SEE PLAN FOR WALL THICKNESS
- EXISTING 2X STUD FRAMED WALL TO BE REMOVED
- NEW 2X STUD FRAMED WALL  
SEE PLAN FOR WALL THICKNESS
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PROJECT/CLIENT

LEBECK  
RESIDENCE

BARBARA LEBECK  
430 PINE AVE  
PACIFIC GROVE, CA.



SHEET TITLE

**LOWER LEVEL  
PLAN-EXIST**

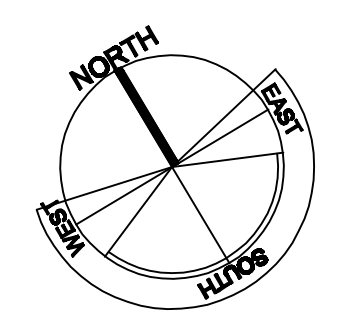
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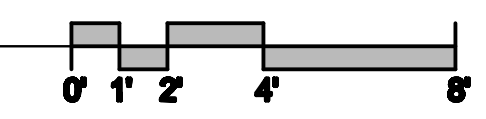
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SHEET NUMBER

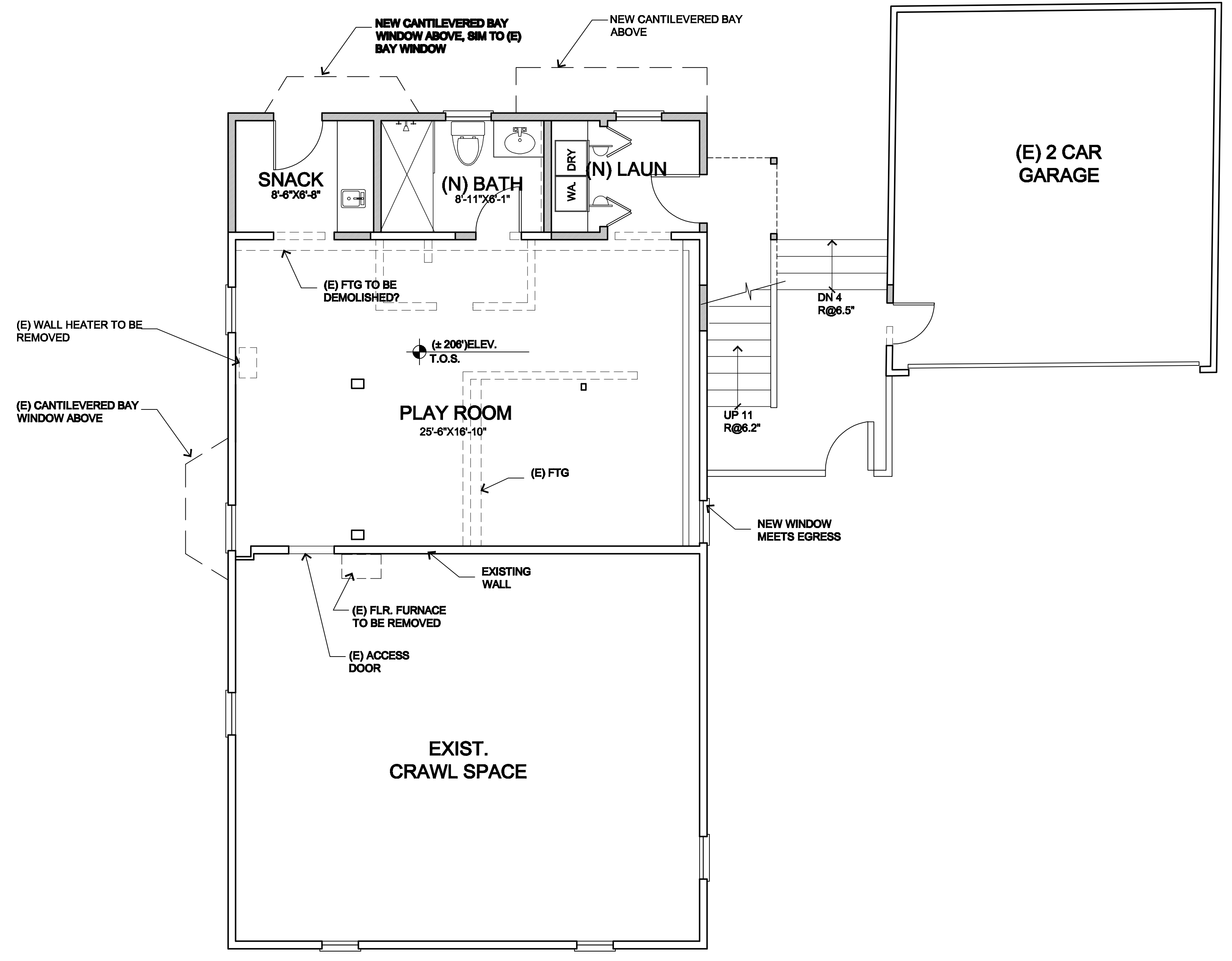
**A2.1E**



**LOWER LEVEL PLAN - EXISTING**  
SCALE : 1/4" = 1'-0"



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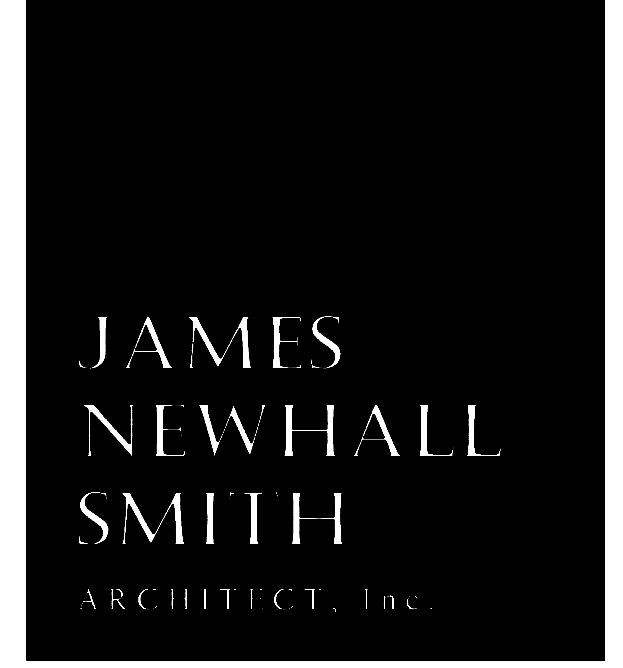


**PLAN NOTES**

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**WALL LEGEND**

- EXISTING 2X STUD FRAMED WALL TO REMAIN  
SEE PLAN FOR WALL THICKNESS
- EXISTING 2X STUD FRAMED WALL TO BE REMOVED
- NEW 2X STUD FRAMED WALL  
SEE PLAN FOR WALL THICKNESS
- NEW / EXISTING CMU/CONCRETE WALL



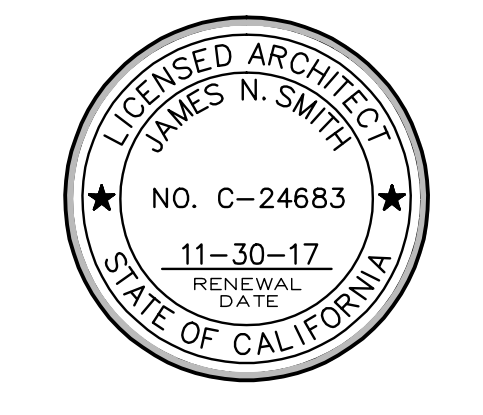
716 LIGHTHOUSE AVE.  
AVENUE PACIFIC  
GROVE, CA. 93950

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CEL: 831.915-9518

PROJECT/CLIENT

**LEBECK RESIDENCE**

BARBARA LEBECK  
430 PINE AVE  
PACIFIC GROVE, CA.



SHEET TITLE

**LOWER LEVEL PLAN**

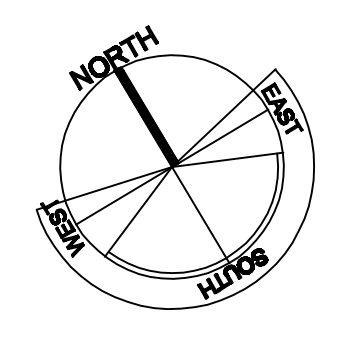
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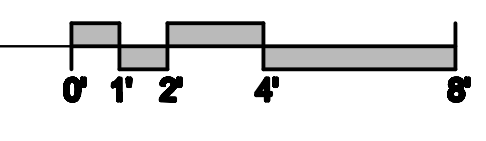
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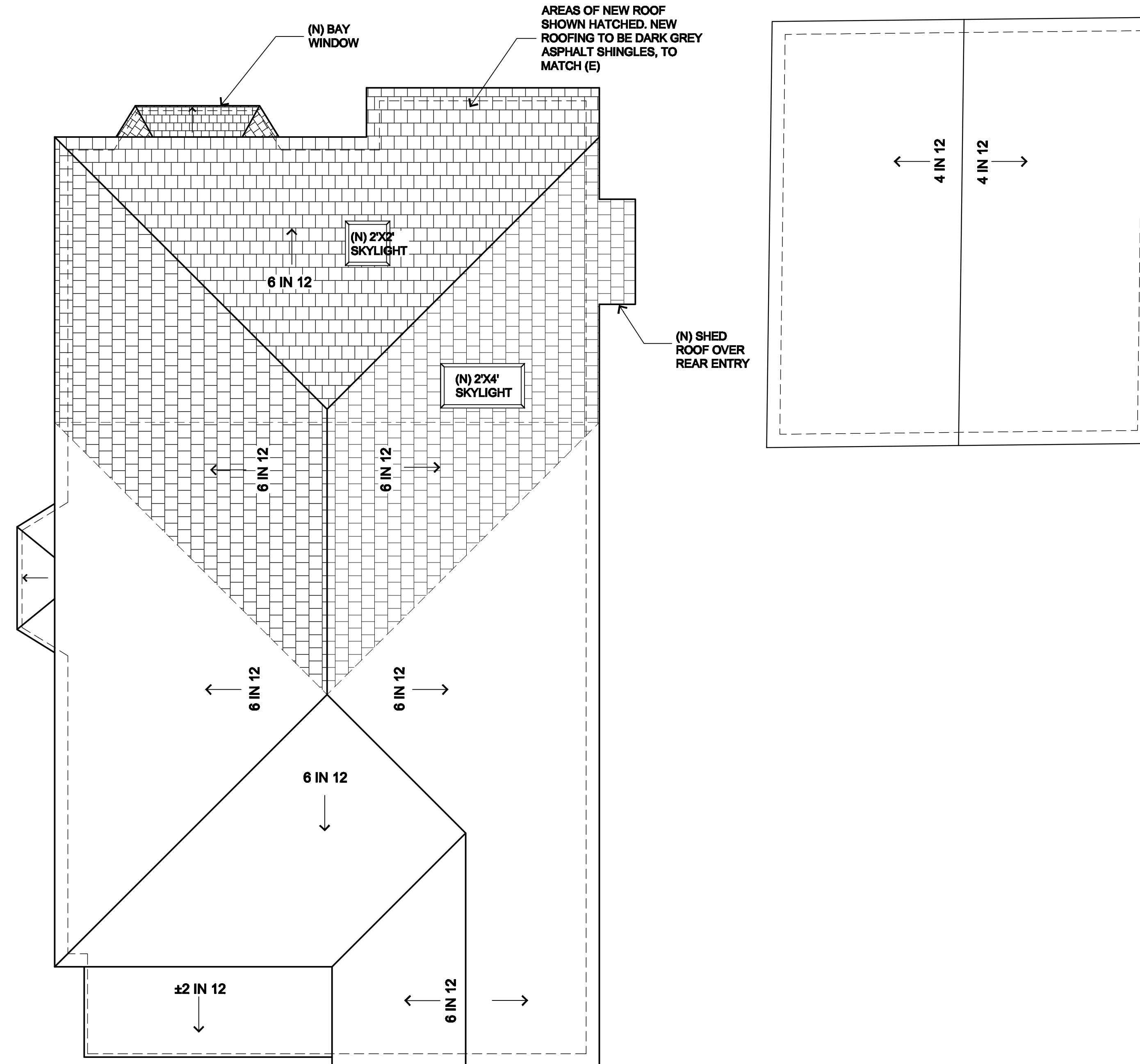
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**LOWER LEVEL PLAN - PROPOSED**  
SCALE : 1/4" = 1'-0"

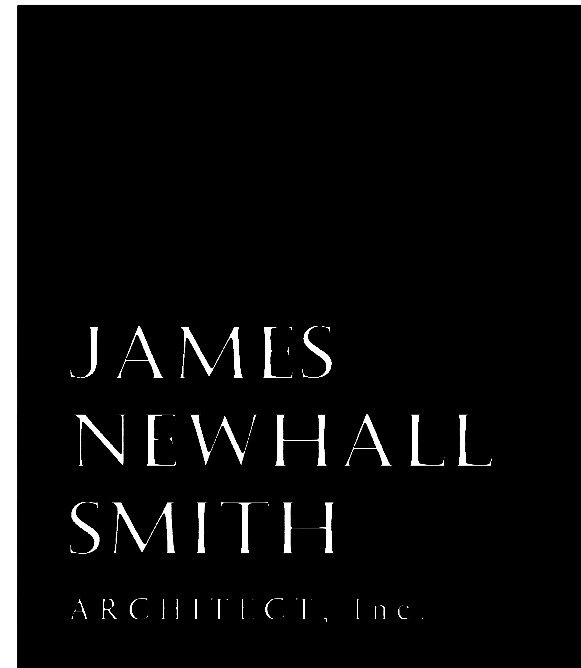


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### ROOF PLAN NOTES

1. ROOF MATERIAL TO BE DARK GREY ASPHALT SHINGLES (MATCH EXISTING)
2. FIELD VERIFY WITH OWNER AND ARCHITECT COLOR AND/OR BLEND OF ROOFING UNITS PRIOR TO INSTALLATION
3. ROOF SLOPE = 6 IN 12 UNLESS OTHERWISE NOTED
4. OVERHANG = 6" UNLESS OTHERWISE NOTED
5. G.I. GUTTERS WITH ROUND DOWNSPOUTS
6. GANG ALL VENT STACKS TO MINIMIZE QUANTITY OF ROOF JACKS AND LOCATE ROOF JACKS IN LEAST VISIBLE LOCATION
7. NOT USED
8. NOT USED
9. EACH BUNDLE OF ROOFING SHALL BEAR LABELS FROM AN ICCB ACCREDITED QUALITY CONTROL AGENCY IDENTIFYING THEIR ROOF COVERING CLASSIFICATION AND INDICATING THEIR COMPLIANCE WITH ICC-ES E-10107 AND WITH THE WEATHERING REQUIREMENTS CONTAINED IN HEALTH AND SAFETY CODE SECTION 13132.70 (R902.2 CRC)
10. ALL PLUMBING VENTS TO BE A MINIMUM 10 FEET AWAY FROM, OR AT LEAST 3 FEET ABOVE ANY OPERABLE SKYLIGHTS PER CPC 808.2.



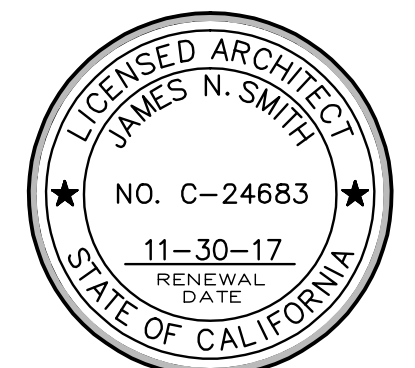
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LEBECK  
RESIDENCE

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SHEET TITLE

### ROOF PLAN

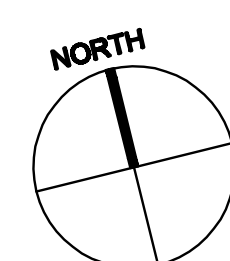
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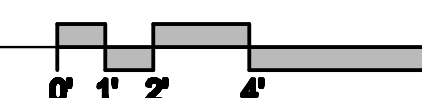
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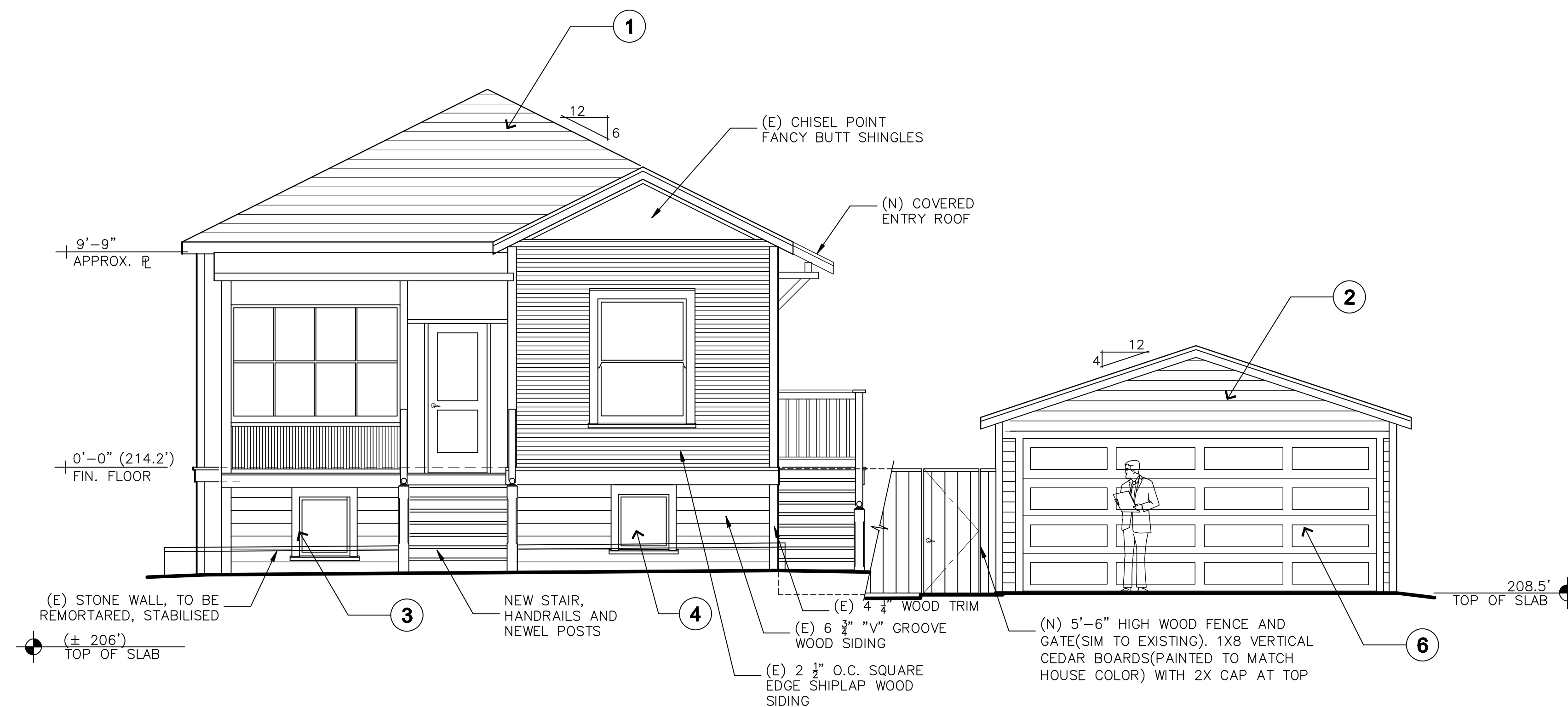


### ROOF PLAN

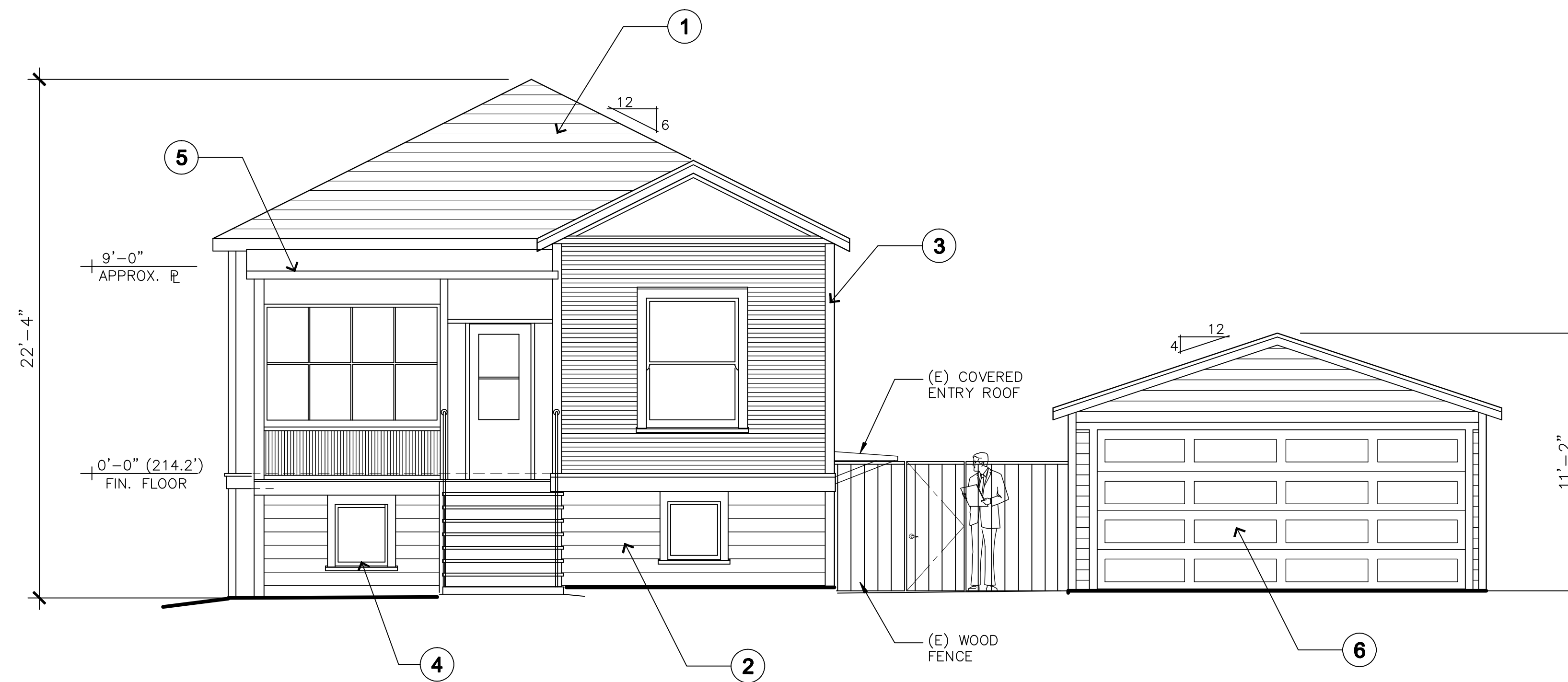
SCALE : 1/4" = 1'-0"



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**1 SOUTH ELEVATION - PROPOSED**  
SCALE : 1/4" = 1'-0"



**2 SOUTH ELEVATION - EXISTING**  
SCALE : 1/4" = 1'-0"

**ELEVATION MATERIALS LEGEND**

- ① ASPHALT SHINGLE ROOF-DARK GREY
- ② PAINTED WOOD SIDING, LT GREY  
SEE ELEVATIONS FOR WIDTHS
- ③ PAINTED WOOD TRIM, LT BLUE  
SEE ELEVATIONS FOR WIDTHS
- ④ WOOD WINDOWS AND EXTERIOR DOORS  
PAINTED LT. BLUE
- ⑤ G.I. GUTTERS AND DOWNSPOUTS  
PAINTED LT. BLUE
- ⑥ METAL GARAGE DOOR, PAINTED BEIGE

**ELEVATION NOTES**

**JAMES  
NEWHALL  
SMITH**  
ARCHITECT, Inc.

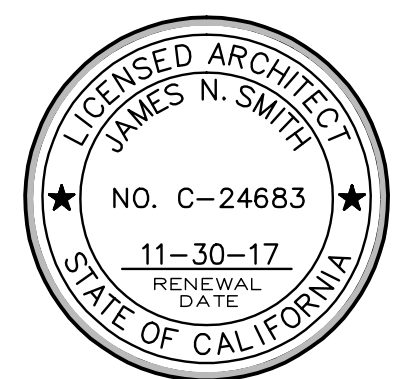
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PROJECT/CLIENT

**LEBECK  
RESIDENCE**

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430 PINE AVE  
PACIFIC GROVE, CA.



SHEET TITLE

**EXTERIOR  
ELEVATIONS**

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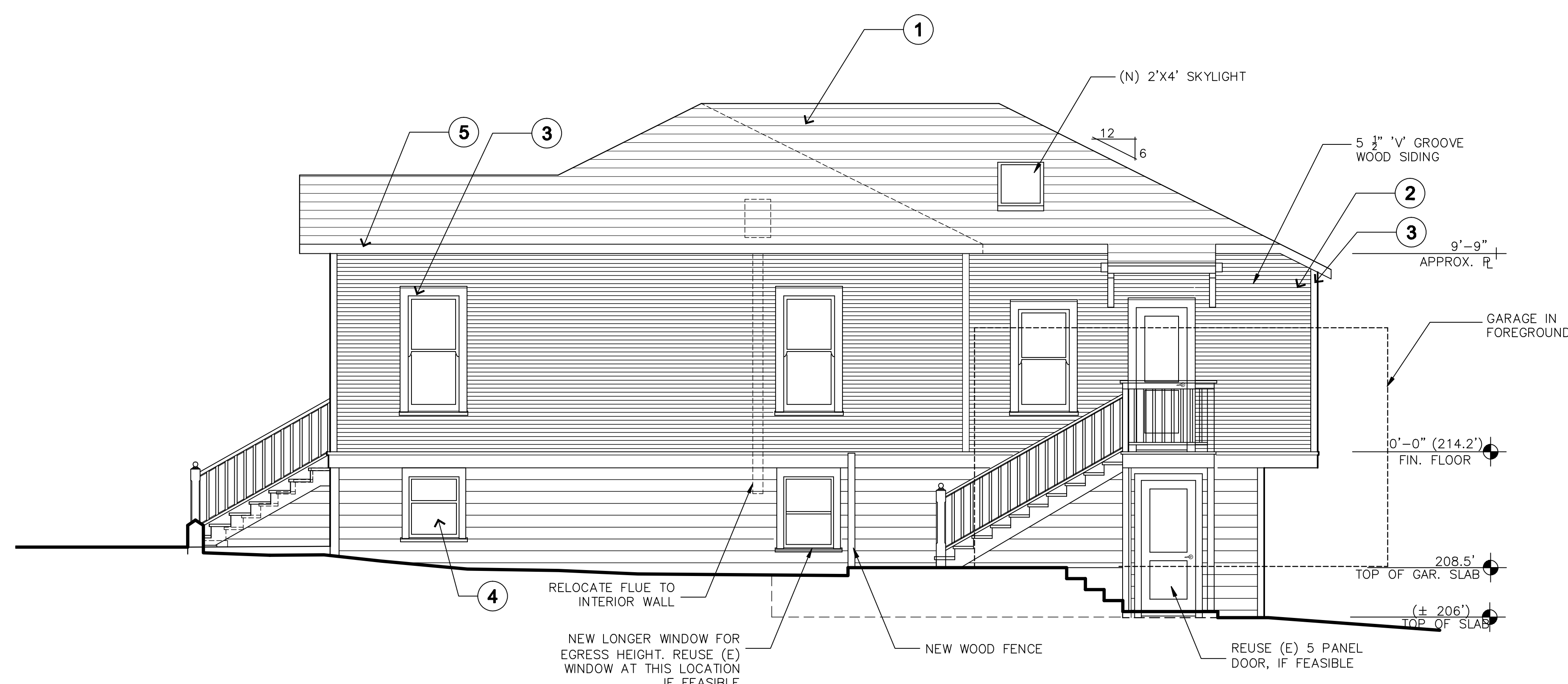
PROJECT NUMBER

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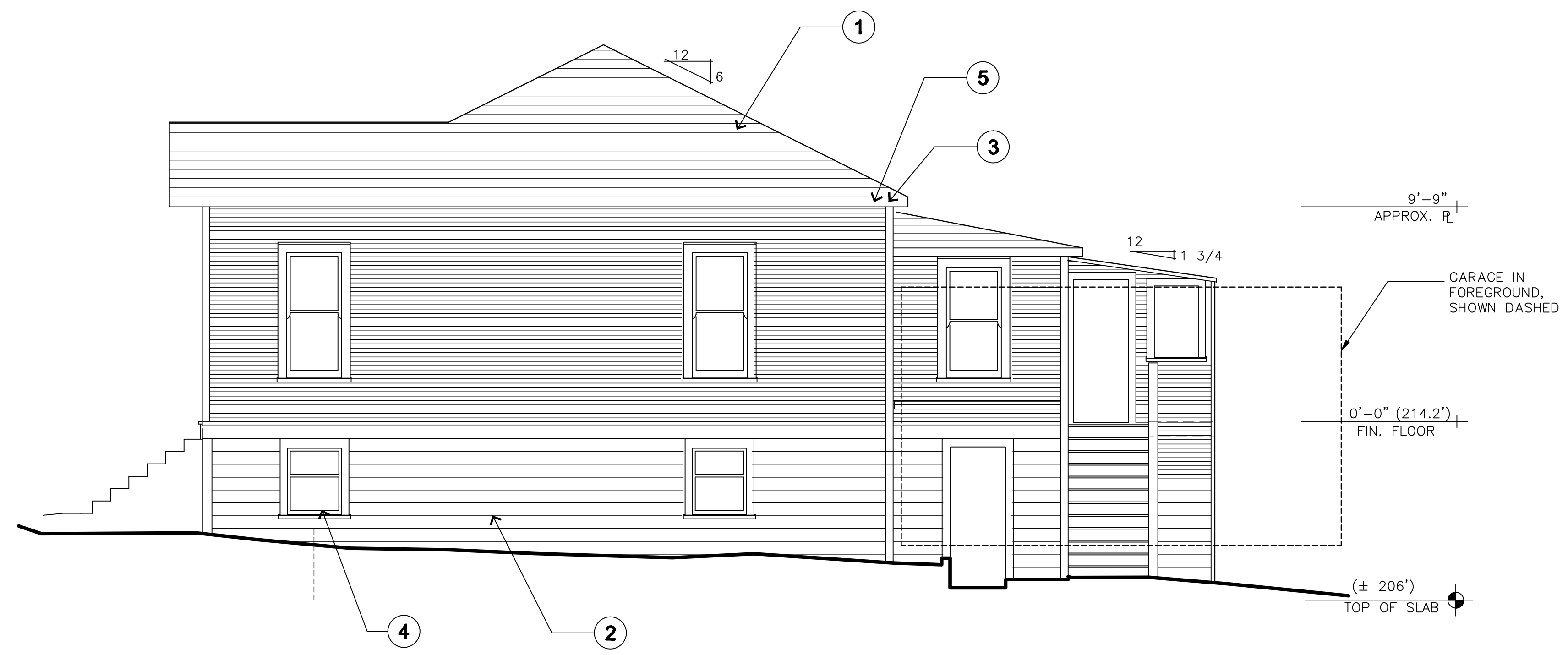
**A6.0**



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**1 EAST ELEVATION - PROPOSED**  
 SCALE : 1/4" = 1'-0"  
 0' 1' 2' 4' 8'



**2 EAST ELEVATION - EXISTING**  
 SCALE : 1/4" = 1'-0"  
 0' 1' 2' 4' 8'

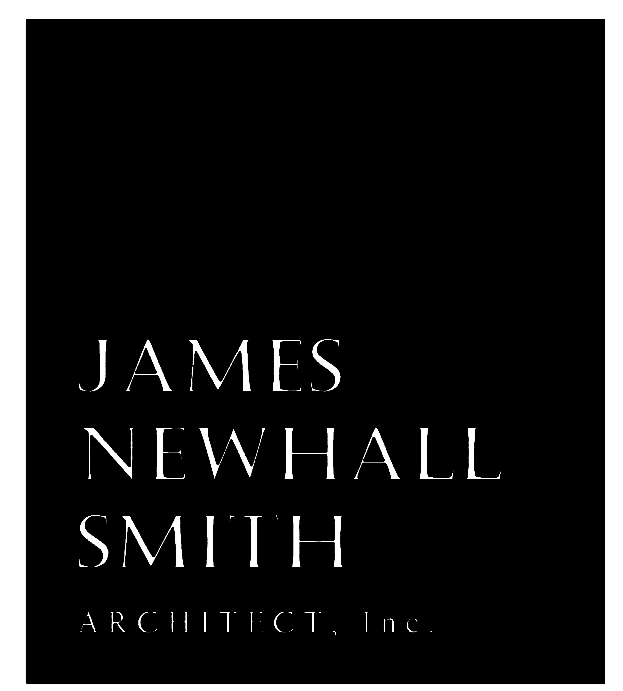
**ELEVATION MATERIALS LEGEND**

- 1 ASPHALT SHINGLE ROOF--DARK GREY
- 2 PAINTED WOOD SIDING, LT GREY  
SEE ELEVATIONS FOR WIDTHS
- 3 PAINTED WOOD TRIM, LT BLUE  
SEE ELEVATIONS FOR WIDTHS
- 4 WOOD WINDOWS AND EXTERIOR DOORS  
PAINTED LT. BLUE
- 5 G.I. GUTTERS AND DOWNSPOUTS  
PAINTED LT. BLUE
- 6 METAL GARAGE DOOR, PAINTED BEIGE

**ELEVATION NOTES**

PROJECT/CLIENT

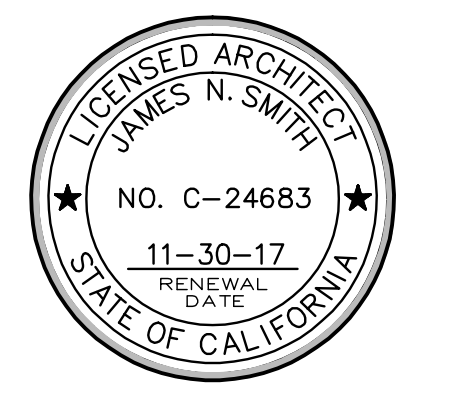
**LEBECK RESIDENCE**



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**BARBARA LEBECK  
 430 PINE AVE  
 PACIFIC GROVE, CA.**



SHEET TITLE

**EXTERIOR ELEVATIONS**

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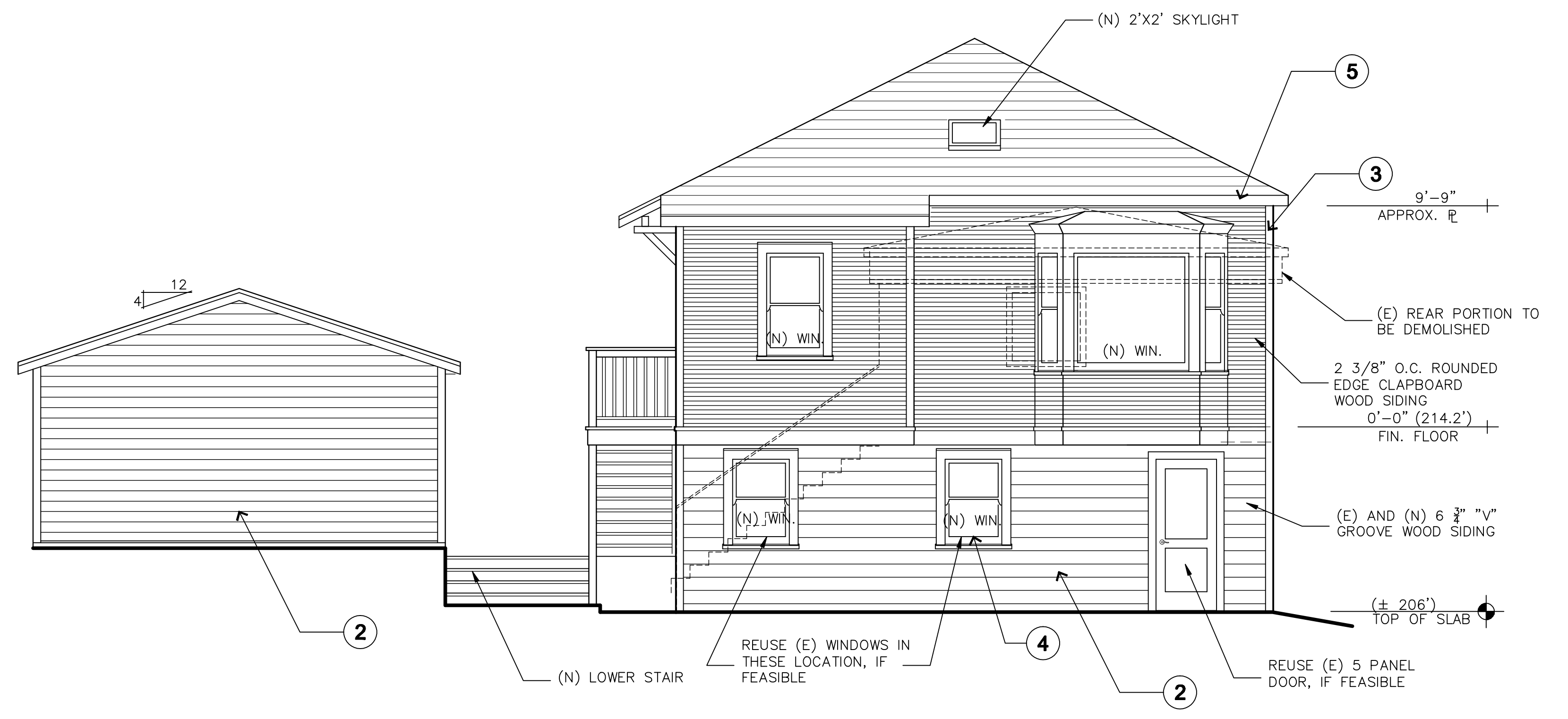
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PROJECT NUMBER

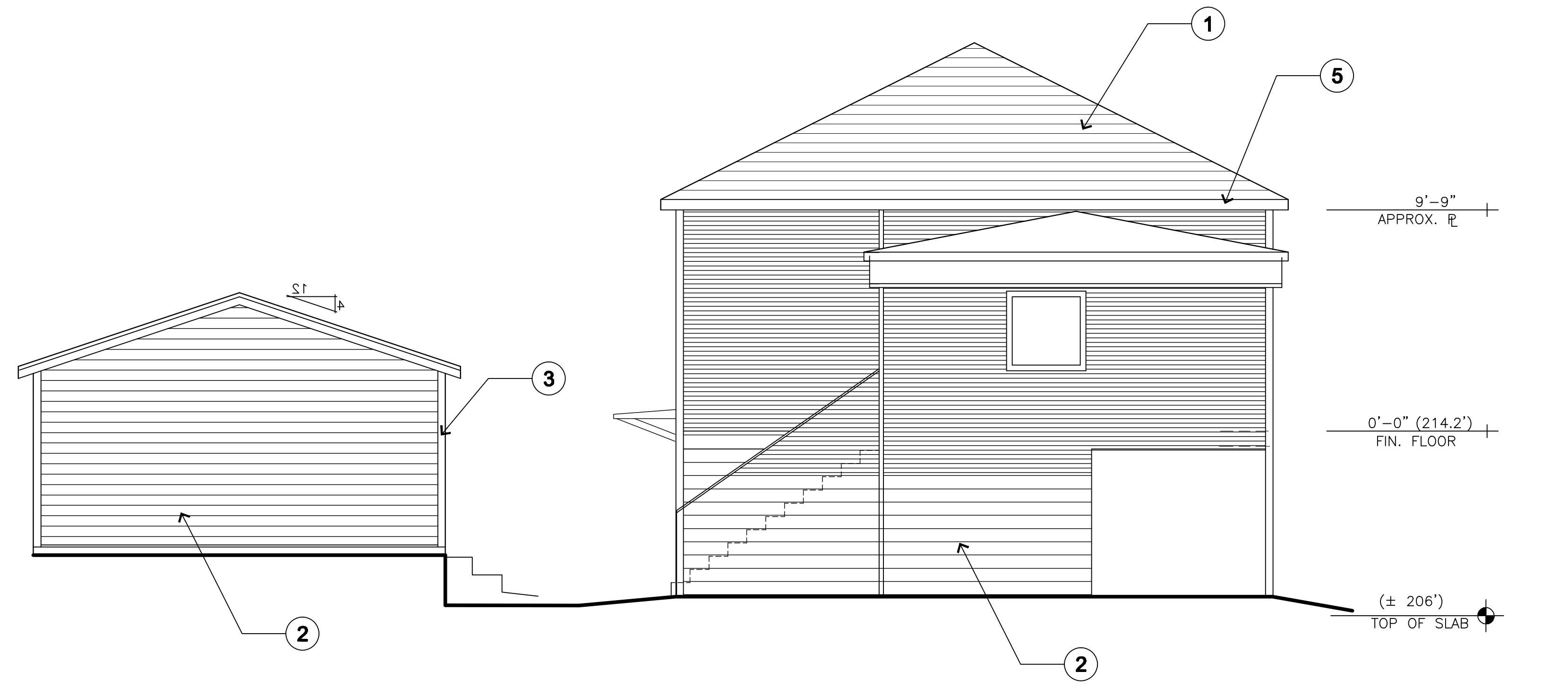
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**A6.1**

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**1 NORTH ELEVATION - PROPOSED**  
 SCALE : 1/4" = 1'-0"  
 0' 1' 2' 4' 8'



**2 NORTH ELEVATION - EXISTING**  
 SCALE : 1/4" = 1'-0"  
 0' 1' 2' 4' 8'

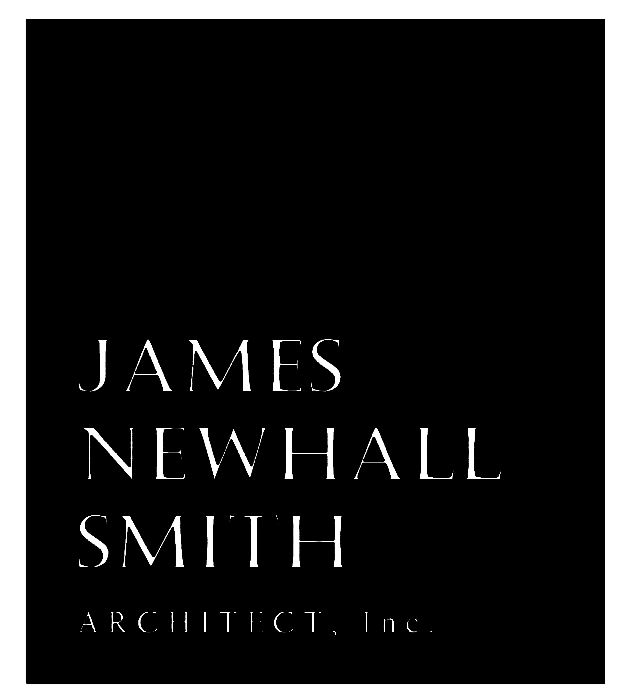
**ELEVATION MATERIALS LEGEND**

- 1 ASPHALT SHINGLE ROOF-DARK GREY
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SEE ELEVATIONS FOR WIDTHS
- 3 PAINTED WOOD TRIM, LT. BLUE  
SEE ELEVATIONS FOR WIDTHS
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PAINTED LT. BLUE
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PAINTED LT. BLUE
- 6 METAL GARAGE DOOR, PAINTED BEIGE

**ELEVATION NOTES**

PROJECT/CLIENT

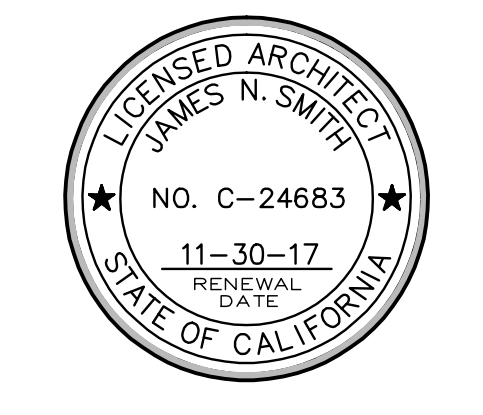
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**EXTERIOR ELEVATIONS**

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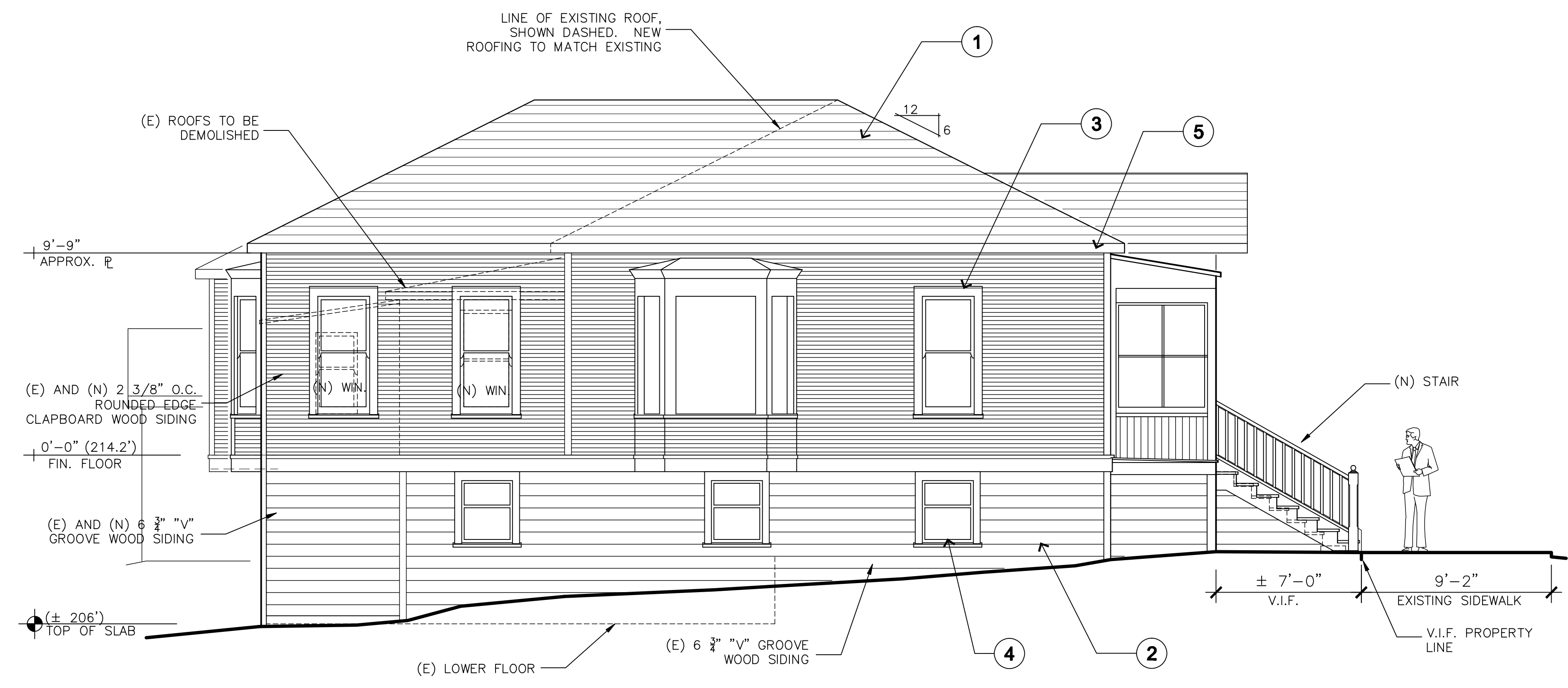
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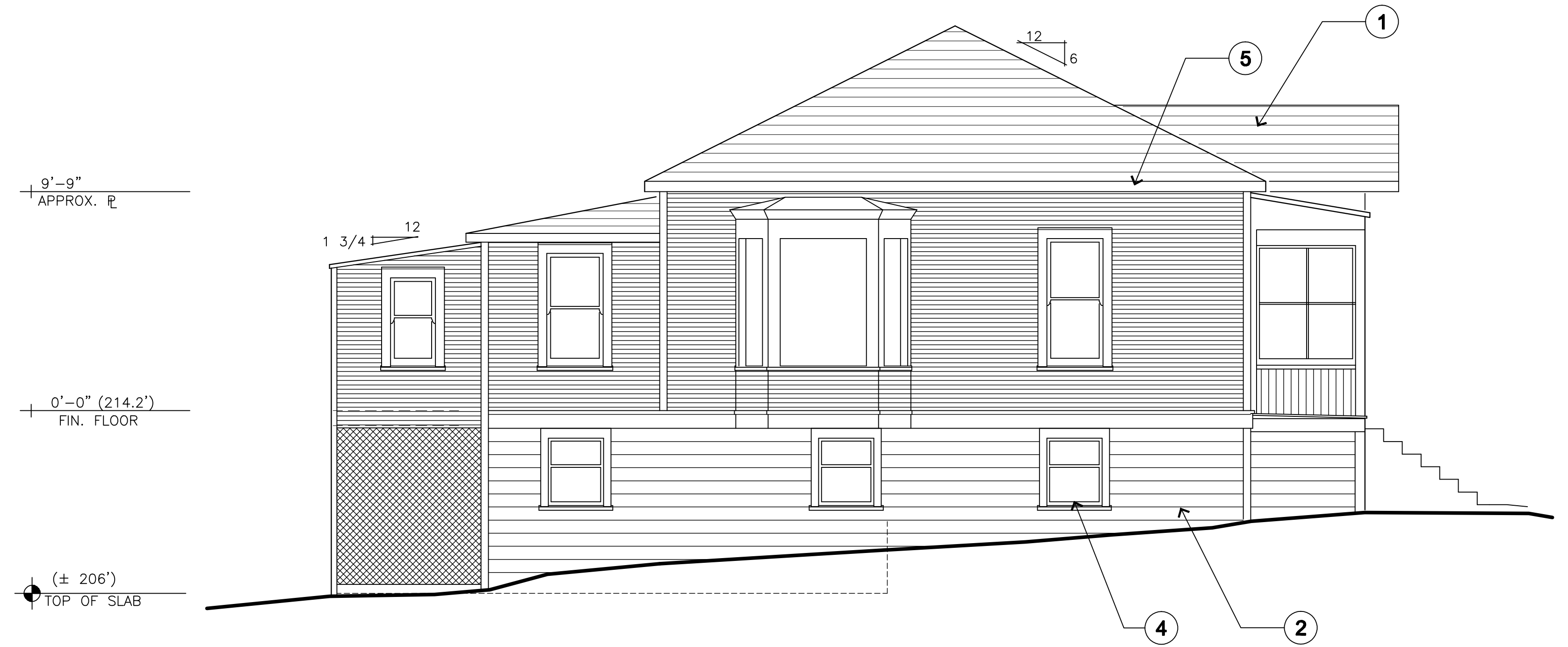
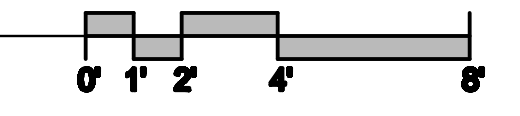
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**A6.2**

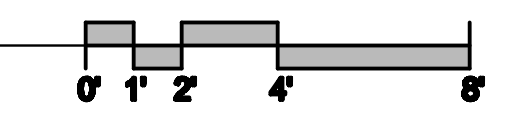
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**1 WEST ELEVATION - PROPOSED**  
SCALE : 1/4" = 1'-0"



**2 WEST ELEVATION - EXISTING**  
SCALE : 1/4" = 1'-0"



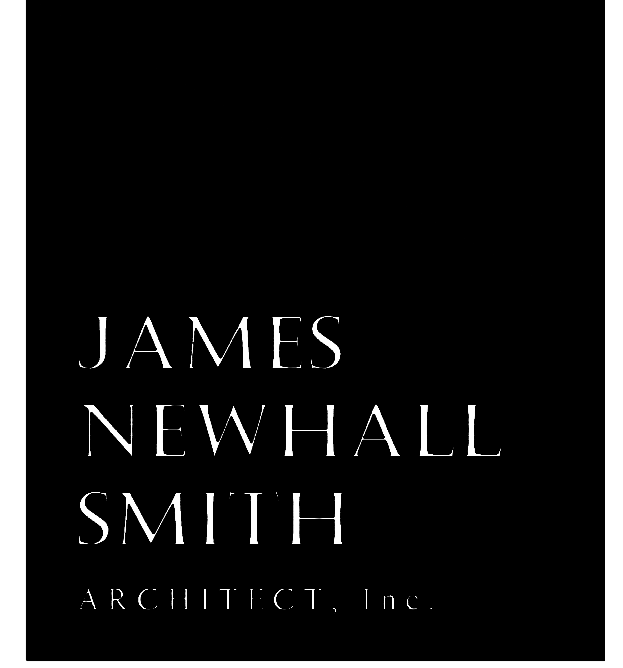
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**ELEVATION NOTES**

PROJECT/CLIENT

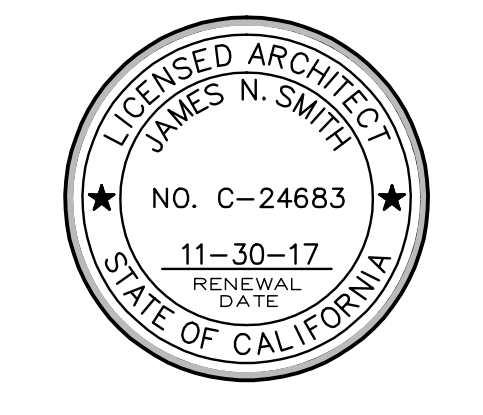
**LEBECK RESIDENCE**



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SHEET TITLE

**EXTERIOR ELEVATIONS**

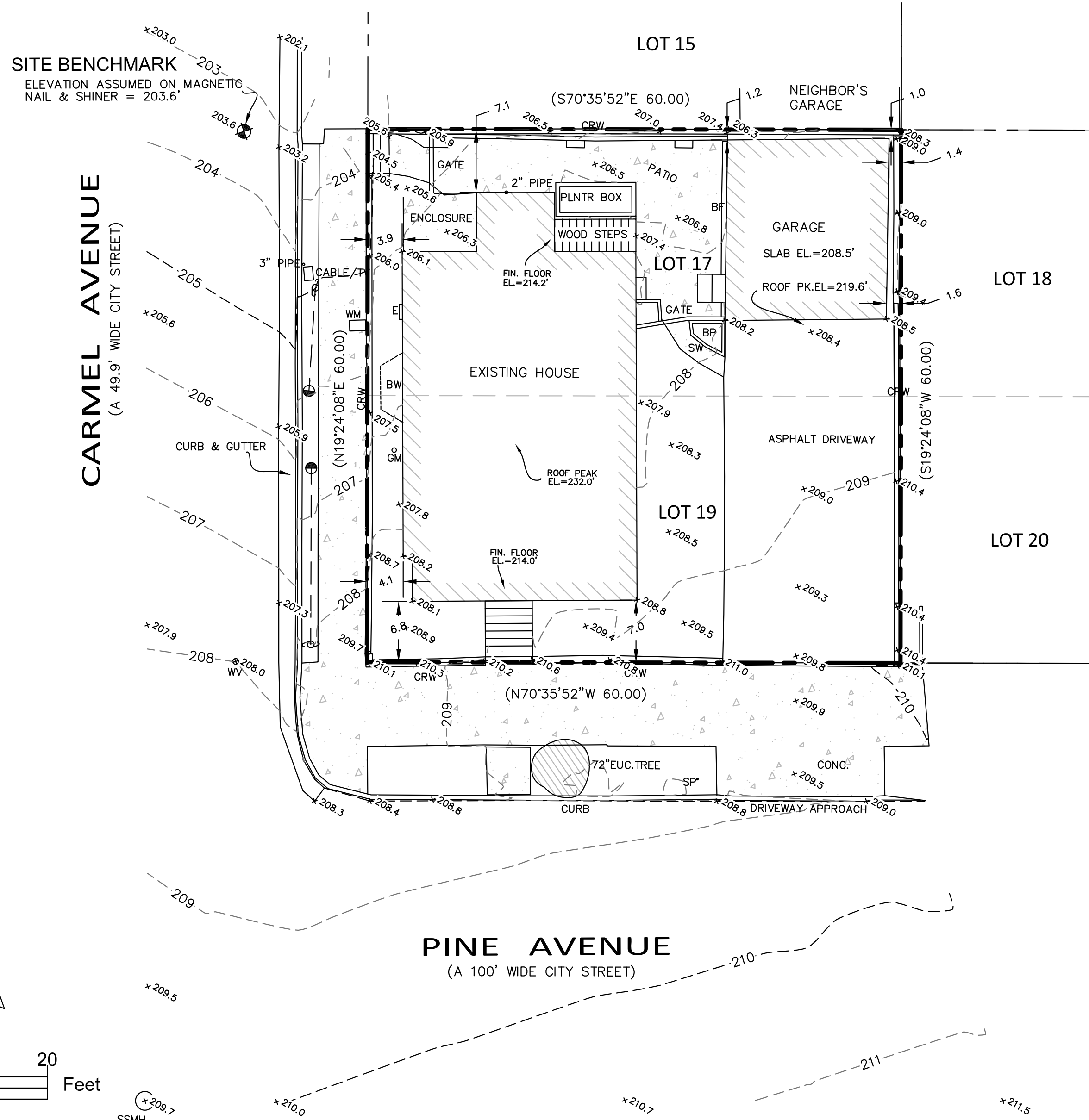
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**A6.3**



**NOTES:**

THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.

THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.

UNDERGROUND UTILITIES, IF ANY, WERE NOT LOCATED. INFORMATION REGARDING UNDERGROUND UTILITY LOCATIONS SHOULD BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES OR PUBLIC AGENCIES.

SUFFICIENT BOUNDARY EVIDENCE WAS USED TO GRAPHICALLY SHOW EXISTING FEATURES HEREON. A COMPLETE BOUNDARY SURVEY WAS NOT CONDUCTED AT THIS TIME.

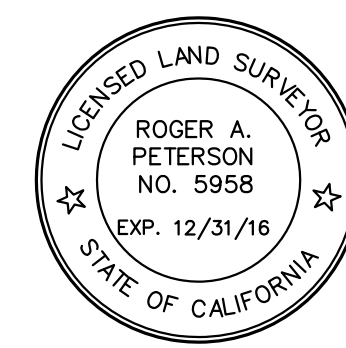
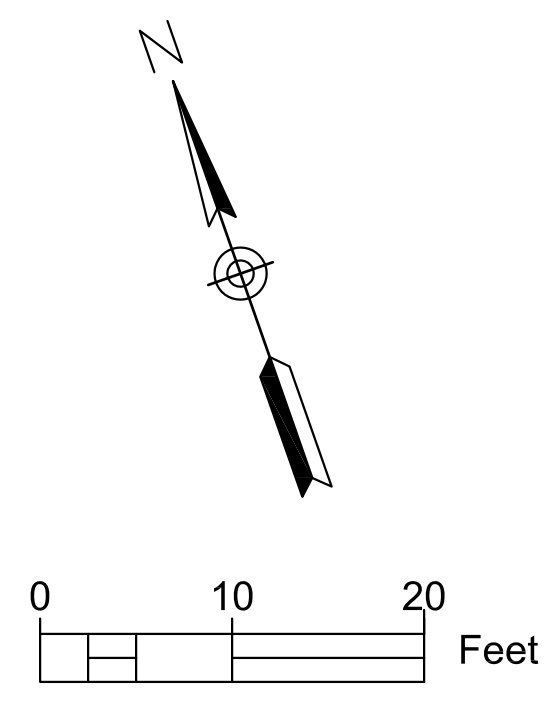
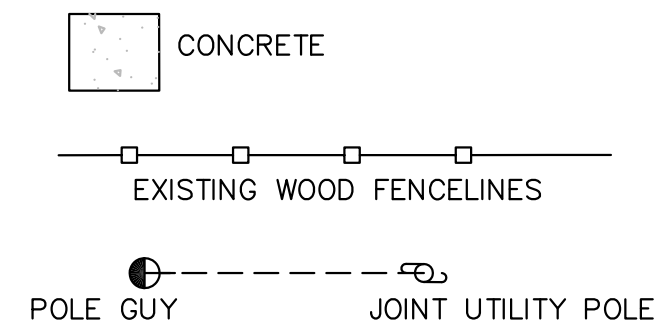
ELEVATIONS ARE BASED ON AN ARBITRARILY ASSUMED DATUM AS NOTED.

GROUND MAY BE MORE IRREGULAR THAN CONTOURS INDICATE. DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF. PARENTHESES DENOTE RECORD DATA.

THE CROSS SYMBOL (+) MARKS THE HORIZONTAL POSITION OF THE SPOT ELEVATION SHOWN.

TREE SYMBOLS ARE DRAWN TO SCALE ONLY APPROXIMATELY.

- BP = BRICK PLANTER
- BW = BAY WINDOW
- CRW = CONCRETE RETAINING WALL
- E = ELECTRIC METER
- GM = GAS METER
- SP = SIGN POST
- SSMH = SANITARY SEWER MANHOLE
- WM = WATER METER



<p>PROJECT NO. 16095 TPO</p>	<p><b>TOPOGRAPHIC SURVEY</b> OF LOTS 17 AND 19, BLOCK 24, FIRST ADDITION TO PACIFIC GROVE RETREAT, FILED IN VOLUME 1, CITIES AND TOWNS MAPS, PAGE 10, MONTEREY COUNTY, CALIFORNIA</p> <p>APN 006-276-007-000</p> <p>PREPARED FOR: THE LEBECK FAMILY TRUST</p>	<p><b>RLS</b></p>	<p>RASMUSSEN LAND SURVEYING, INC.</p> <p>P.O. BOX 3135 MONTEREY, CALIFORNIA 93942 (831)375-7240 (831)375-2545 FAX</p>	<p>DATE OF SURVEY: 11/02/2016</p> <p>DRAWING SCALE: 1"=10'</p> <p>DRAWN BY: PB/RP</p> <p>REVISED:</p>
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