



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

AGENDA REPORT

TO: Chair Boyle and Members of the Architectural Review Board

FROM: Alex Othon, Assistant Planner

MEETING DATE: October 8th, 2019

PERMIT APPLICATION NO.: Architectural Permit (AP), Administrative Use Permit (AUP) and Tree Permit w/ Development (TPD) No. 19-0467

LOCATION: 833 Maple Street, Pacific Grove, CA 93950
(APN 006-634-050)

SUBJECT: The addition of 882 sq. ft. to an existing one-story single-family residence and the construction of a new 564 sq. ft. detached two-car garage. An Administrative Use Permit is required for the construction of a second accessory structure over 120 sq. ft. and to permit the averaging of side yard setbacks. Tree trimming is proposed in order to construct the garage.

APPLICANT: Mark Edwin Norris (Applicant) on behalf of Ken Hinshaw & Margaret McGovern (Owners)

ZONING/LAND USE: R-1 / Medium Density Residential (17.4 du/ac)

CEQA: Exempt per §15301(e) – Existing Facilities

RECOMMENDATION

Approve the project subject to the recommended findings, conditions of approval and a Class 1 CEQA exemption.

PROJECT DESCRIPTION

The proposed project consists of a first-floor addition of 882 sq. ft. to an existing single-family residence and the construction of a new 564 sq. ft. detached, two-car garage. Also included in the project is the creation of a new decomposed granite driveway and a 230 sq. ft. deck in the rear of the dwelling. An Administrative Use Permit is required for the construction of a second accessory structure over 120 sq. ft. The project also seeks to trim >25% of an existing oak tree in order to build the garage.

BACKGROUND

Site Description

The approximately 32,500 sq. ft. (~0.75 acres) property is located in a neighborhood with much smaller lots, with approximate lot sizes ranging from 3,600 – 5,000 sq. ft. The property itself is mostly flat, there is a slight drop from east to west of about 4 ft. The lot is currently developed with a 1,181 sq. ft. one-story single-family residence and a 1,028 sq. ft. detached accessory structure. The majority of the lot remains undeveloped.

Surrounding Land Uses

The parcel's immediate vicinity is developed primarily with one-story residences.

DISCUSSION

Applicable General Plan Policies

The Pacific Grove General Plan provides a framework for future growth and development within the City. The Land Use Element includes goals and policies that call for orderly, well-planned, and balanced development, consistent with the historic nature of Pacific Grove, the capacity of the City's infrastructure, and the City's ability to assimilate new growth. This residential project helps the City achieve several of its housing goals as stated in the General Plan and is compatible with the Residential Medium Density land use designation which allows residential development of up to 17.4 dwelling units per acre.

Applicable Zoning Code Regulations

The proposed project is in full compliance with the zoning regulations set forth in PGMC [23.16](#) (R-1). This includes and is not limited to the height limit, allowable site and building coverage, and gross floor area. The allowed Gross Floor Area for this lot is 6,000 sq. ft., when complete the property will have a Gross Floor Area of 3,602 sq. ft.

Architecture and Design Considerations

The project will result in a one-story, single-family residence of 2,063 sq. ft. Exterior finishes on the proposed additions will match the existing residence, with wood tear drop siding, wood windows, composition shingle roofing, and a stone chimney.

The proposed architectural style, layout, and proposed materials assist the project in complying with a variety of the recommendations in the Residential Design Guidelines, including the following:

Guidelines No. 27: *A building should be in scale with its site.*

The proposed project will result in a 2,063 sq. ft. home, which will not feel out of scale on the approximately 32,500 sq. ft. lot. Combined with the proposed garage and existing accessory structure, less than 10% of the lot will be covered by structures.

Guidelines No. 28: *An Addition should complement and balance the overall form, mass, and composition of the existing building.*

The proposed addition and garage will complement what currently exists and will not overwhelm the residence.

Guideline No. 31: *Additions should be designed so that the pitch of the new roof matches of complements the pitch of the existing roof lines.*

The roof pitch of the proposed additions (3:12) will match the roof lines of the current residence.

Guideline #38: *Exterior material should be compatible with those that predominate in the area.*

The surrounding properties are a mix of plaster- and wood-sided residences, the proposed exterior materials will not feel out of place in the context of the neighborhood as a whole.

HISTORIC REVIEW

Due to the age of the home, a historic review was required in order to determine if the property is eligible for the City's Historic Resources Inventory. A Phase I report was prepared by Archives & Archaeology and determined that the existing home lacks historic integrity and is not eligible for the City's Historic Resources Inventory.

TREES

The project proposes to trim an existing oak tree whose canopy hangs over the location of the proposed garage. The City Arborist has reviewed the proposed trimming and has approved of the trimming at the time of construction.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)


The proposed project qualifies for a Class 1 exemption from CEQA requirements, pursuant to Section 15301(e) – Existing Facilities. The proposed addition does not present any unusual circumstances that would result in a potentially significant impact to the environment. The proposed alterations do not constitute a substantial adverse impact, thus conforming to the requirements of the California Environmental Quality Act (CEQA).

This Class of exemption is subject to exceptions listed under §15300.2 of the CEQA Guidelines. Staff finds that none of these exceptions apply and that the proposed project qualifies for the Class 1 exemption.

ATTACHMENTS

- A. Permit Application
- B. Project Data Sheet
- C. Draft Permit
- D. Notice of Exemption
- E. Phase I Report
- F. Plan Set

RESPECTFULLY SUBMITTED:



Alex Othon,
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/AUP 19-0467

Date:

8/2/19

Total Fees:

\$ 4,832.30

APPLICANT/OWNER:	Project Address: <u>833 MAPLE ST., P.G.</u> APN: <u>006-634-050</u>	
	Project Description: <u>EXPAND DINING, ADD BEDROOM & 2-STUDIES, RELOCATE 2 BATHROOMS AND LAUNDRY, ADD REAR FOYER w/ MISC. INTERIOR MODIFICATIONS. GARAGE & DRIVE.</u>	
	Will the project create, add, or replace impervious surface? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Will the project impact any tree(s) on site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	<p>Applicant</p> Name: <u>MARK EDWIN NORRIS</u> Phones: <u>424-2114, 235-8685</u> Email: <u>NORRISDESIGNSETC@aol.com</u> Mailing Address: <u>122 LIVE OAKS WAY SALINAS, CA 93908</u>	<p>Owner</p> Name: <u>MARGARET MCGOVERN & KEN HINSHAW</u> Phone: <u>293-4318, 375-0810</u> Email: <u>kenmargarets@gmail.com</u> Mailing Address: <u>747 SHORT P.G., CA 93950</u>

Permit Request:

<input type="checkbox"/> CRD: Counter Determination	<input type="checkbox"/> SP: Sign Permit	<input checked="" type="checkbox"/> IHS: Initial Historic Screening	<input type="checkbox"/> VAR: Variance
<input type="checkbox"/> AP: Architectural Permit	<input type="checkbox"/> UP: Use Permit	<input type="checkbox"/> HPP: Historic Preservation	<input type="checkbox"/> MMP: Mitigation Monitoring
<input checked="" type="checkbox"/> AAP: Administrative AP	<input checked="" type="checkbox"/> AUP: Administrative UP	<input type="checkbox"/> A: Appeal	<input type="checkbox"/> Stormwater Permit
<input type="checkbox"/> ADC: Arch Design Change	<input type="checkbox"/> ADU: Acc. Dwelling Unit	<input checked="" type="checkbox"/> TPD: Tree Permit W/ Dev't	<input type="checkbox"/> Other: _____
<input type="checkbox"/> ASP: Admin Sign Permit	<input type="checkbox"/> LLA: Lot Line Adjustment	<input type="checkbox"/> EIR: Environmental Impact	<input type="checkbox"/> Other: _____

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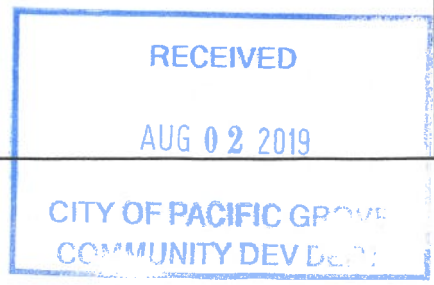
Property Information

Lot: PAR C Block: Vol 12 Pgs 146 Tract: _____
 ZC: R-1 GP: Medium Density Lot Size: 32,506 sq ft

Historic Resources Inventory Archaeologically Sensitive Area

Staff Use Only:

Received by: AO
 Assigned to: AO



Application # _____

INDEMNIFICATION CONDITION

In consideration for City review and approval of application in this matter, the Owner/Applicant shall indemnify, defend, protect and hold harmless the City, its elected and appointed officials, officers, agents, and employees (collectively "Indemnitees"), using counsel approved in writing by the City, from and against, any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorneys' fees and disbursements which may accrue against Indemnitees by reason of the City's processing, approval or denial of the request and application in this matter. Indemnification shall include, but shall not be limited to any action, or proceeding brought to attack, set aside, void, annul, limit, or inhibit the approval of the application referenced above, and shall expressly include causes of action under the California Environmental Quality Act (CEQA), or the National Environmental Policy Act (NEPA).

The obligation to indemnify shall include, but not be limited to, all costs relating to preparing administrative records, investigations, responses to discovery, retention of experts, and other costs, including attorney's fees or obligations related to this matter, including actions brought by the Owner/Applicant and also extend to any expense incurred in establishing the City's right to indemnification. City expenses shall be paid by Owner/Applicant upon City request notwithstanding final disposition of the matter has not yet occurred. If the City is later determined to not be entitled to indemnification, the City shall repay amounts so advanced.

This indemnification condition is the Owner/Applicant's inducement to the City to process and approve the application, which approval would otherwise be withheld by City due to its concern for liability or expense that may result from performance of the City's duties. Should any dispute arise regarding interpretation of this condition, the prevailing party shall recover all reasonable costs incurred, including court costs, attorney fees and related expenses. Recovery of expenses shall be as additional costs awarded to the prevailing party, and shall not require initiation of a separate legal proceeding.

This indemnification condition shall not require the Owner/Applicant to indemnify the City or other Indemnitees: (a) to the extent that an obligation is actually paid by an insurer pursuant to an insurance policy; (b) in connection with any remuneration paid to the City, if it shall be finally adjudged that such remuneration was in violation of law; or (c) on account of the City's misconduct if such misconduct shall be finally adjudged to have been knowingly fraudulent, deliberately dishonest or willful.

Any permit or other approval given by the City to the Owner/Applicant Guarantor shall be valid only so long as this indemnification condition is given full force and effect. If this indemnification condition is revoked, the permit or other approval of the City shall then become null and void.

Owner/Applicant represents it (and any subsidiary) is (a) duly formed and organized, (b) validly existing and in good standing under state law, and (c) has all necessary power to execute and deliver this document and perform its obligations. Owner/Applicant also represents it is authorized to enter into this agreement by all requisite partnership, corporate or other action, and its terms are a valid and legally binding obligation. Neither execution nor delivery of this document nor performance of its obligations will violate any law or provision of any agreement, articles of incorporation, by-laws or other organizational or governing documents relating to Owner/Applicant, nor conflict with any court order relating to Owner/Applicant.

Applicant Signature: M Jones **Date:** 4-29-19

Owner Signature (Required): Ken Horsman **Date:** 4-29-19
 Margaret McGovern



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/cdd

Application # _____

Planning Permit Fee Calculation

Permit	Select	Fee
Architectural Permit – Single Family	<input checked="" type="checkbox"/>	\$3,052
Administrative Architectural Permit	<input type="checkbox"/>	\$1,469
Architectural Design Change	<input type="checkbox"/>	\$1,469
Counter Review & Determination – no new square footage	<input type="checkbox"/>	\$212
Counter Review & Determination – new square footage	<input type="checkbox"/>	\$856
Initial Historic Screening	<input type="checkbox"/>	\$452
Sign Permit	<input type="checkbox"/>	\$2,241
Administrative Sign Permit	<input type="checkbox"/>	\$1,241
Use Permit and Amendments – Single Family	<input type="checkbox"/>	\$1,832
Major Administrative Use Permit	<input checked="" type="checkbox"/>	\$1,184
Minor Administrative Use Permit	<input type="checkbox"/>	\$1,199
Variance and Amendment	<input type="checkbox"/>	\$2,548
Administrative Variance and Amendment	<input type="checkbox"/>	\$1,425
Inquiry Fee	<input type="checkbox"/>	\$334
Historic Preservation Permit	<input type="checkbox"/>	\$1,735
Accessory Dwelling Unit Permit	<input type="checkbox"/>	\$1,783
Tree Permit with Development	<input checked="" type="checkbox"/>	\$272
Appeal	<input type="checkbox"/>	25% of base permit fee or \$1,045 whichever is greater plus noticing costs
Other	<input type="checkbox"/>	

Additional Fees

General Plan Update Fee	5% of Permit Fee	<input checked="" type="checkbox"/>	\$211.80
CEQA Exemption Fee	\$278	<input checked="" type="checkbox"/>	\$278
Butterfly Buffer Zone	5% of Permit Fee	<input type="checkbox"/>	
Coastal Zone	25% of Permit Fee	<input type="checkbox"/>	
Area of Special Biological Significance	5% of Permit Fee	<input type="checkbox"/>	
Environmentally Sensitive Habitat Area	15% of Permit Fee	<input type="checkbox"/>	
Noticing – Mailings	\$0.55 * (# of Mailings)	<input checked="" type="checkbox"/>	\$5.50
Noticing – Herald Ad	\$349	<input type="checkbox"/>	
Stormwater Fee	Varies	<input type="checkbox"/>	
County filing fee	Varies	<input checked="" type="checkbox"/>	\$50
File maintenance fee	Varies	<input checked="" type="checkbox"/>	\$57
Other	Varies	<input type="checkbox"/>	

Total Fees: \$4,832.30

PROJECT DATA SHEET

Project Address: 833 MAPLE ST.

Submittal Date: _____

Applicant(s): NORRIS DESIGNS, ETC.

Permit Type(s) & No(s): _____

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	→			R-1
Building Site Area	→			38,536 ϕ
Density (multi-family projects only)	→			NA
Building Coverage		2,150	3,602	
Site Coverage		4,106	7,092	
Gross Floor Area		2,150	3,602	
Square Footage not counted towards Gross Floor Area		ϕ	ϕ	
Impervious Surface Area Created and/or Replaced		4,106	3,225	
Exterior Lateral Wall Length to be demolished in feet & % of total*	_____	139	31 / 22%	
Exterior Lateral Wall Length to be built	_____		152 + 114	ADDITION + GARAGE
Building Height		12'-6"	14'	
Number of stories		1	1	
Front Setback	15'	42'	50' & 22'	ADDITION & GARAGE
<u>EAST</u> Side Setback (specify side)		16'-6"	16'-5"	
<u>WEST</u> Side Setback (specify side)		63'-5"	30'-2"	
Rear Setback		227'	217 & 255'	HOUSE & GARAGE
Garage Door Setback		ϕ	N.A.	DOORS @ 90° TO STREET
Covered Parking Spaces		ϕ	2	
Uncovered Parking Spaces		3	3	NO CHANGE
Parking Space Size (Interior measurement)	9' x 20'	ϕ	20'4" x 20'4"	
Number of Driveways	1	1	2	
Driveway Width(s)		13'	13' + 12'	
Back-up Distance		NONE	NONE	DOORS @ 90° TO STREET
Eave Projection (Into Setback)	3' maximum	NONE	NONE	
Distances Between Eaves & Property Lines	3' minimum		29'-4" 6'-2"	HOUSE GARAGE
Open Porch/Deck Projections		NONE	NONE	
Architectural Feature Projections		NONE	NONE	
Number & Category of Accessory Buildings		1	2	STORAGE & SHOP (E) NEW GARAGE
Accessory Building Setbacks		1'-3'	7'	
Distance between Buildings		10'-6" \pm	6' & 11'-6" \pm	HOUSE TO E) ACC'Y & HOUSE TO NEW GARAGE
Accessory Building Heights		12'-6" \pm	13'-0" \pm	
Fence Heights		5'-8'	NO CHANGE	VARIOUS, ALL EXIST

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



CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

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

ARCHITECTURAL PERMIT (AP), ADMINISTRATIVE USE PERMIT (AUP), AND TREE PERMIT W/ DEVELOPMENT 19-0467

FOR A PROPERTY LOCATED AT 833 MAPLE STREET TO ALLOW THE ADDITION OF 882 SQ. FT. TO AN EXISTING ONE-STORY SINGLE-FAMILY RESIDENCE, A NEW 564 SQ. FT. DETACHED TWO-CAR GARAGE, THE TRIMMING OF AN OAK TREE, AND THE AVERAGING OF SIDEYARD SETBACKS.

FACTS

1. The subject site is located at 833 Maple Street, Pacific Grove, 93950 APN 006-634-050
2. The subject site has a designation of Medium Density Residential (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 32,500 square feet.
5. The subject site is developed with a single family dwelling and detached accessory structure.
6. This project has been determined to be CEQA Exempt under CEQA Guidelines 15301 (e) – Existing Facilities

AP FINDINGS

1. The proposed development will meet the development regulations set forth in the R-1 zoning district including building coverage and height requirements;
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.'s 27, 28, 31, and 38;
3. The completed project will neither be detrimental to the orderly and harmonious development of the city nor impair the desirability of investment or occupation in the neighborhood because the project will be improving the subject property, and;
4. The Staff have been guided by and made reference to applicable provisions of the Architectural Review Guidelines in making its determinations on single-family residences.

AUP FINDINGS

1. The proposed use is allowed with a use permit within the applicable zoning district and complies with all applicable provisions of these regulations;
2. The proposed use is consistent with the general plan, the local coastal program, and any applicable specific plan;
3. The establishment, maintenance, or operation of the use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use;
4. The use, as described and conditionally approved, will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city; and
5. The location, size, design, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity.

PERMIT

Architectural Permit (AP) Administrative Use Permit (AUP) and Tree Permit w/ Development (TPD) allow the addition of 882 sq. ft. to an existing one-story single-family residence, a new 564 sq. ft. detached two-car garage, the trimming of an oak tree, and the averaging of sideyard setbacks

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 two (2) years 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 “McGovern + Hinshaw Addition” dated 8/19/19, 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. **Curbs and sidewalks.** Install curbs and sidewalks along all public street frontages.
8. **Lighting.** All exterior lighting must conform to Architectural Review Guidelines Nos. 10,11,12
9. **Stormwater Control Plan.** An erosion and sediment control plan shall be provided by the property owner to the City of Pacific Grove at the time of building permit submittal.
10. **Story Poles and Netting.** Following the 10 day appeal period all story poles and netting are required to be removed.
11. **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.
12. **Height Limits.** The subject property shall comply with PGMC §23.64.130 (Height limits - fences, hedges or other visual obstructions) at the time of final inspection.

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/AUP/TPD 19-0467 to allow the addition of 882 sq. ft. to an existing one-story single-family residence, a new 564 sq. ft. detached two-car garage, the trimming of an oak tree, and the averaging of sideyard setbacks.
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 8th day of October, 2019, by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

Sarah Boyle, 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.

Ken Hinshaw

Date

Margaret McGovern

Date

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: Monterey

From: (Public Agency): City of Pacific Grove

(Address)

Project Title: McGovern + Hinshaw Addition

Project Applicant: Mark Edwin Norris

Project Location - Specific:
833 Maple Street

Project Location - City: Pacific Grove Project Location - County: Monterey

Description of Nature, Purpose and Beneficiaries of Project:

The addition of 862 sf to an existing home and a new 564 sf detached two car garage.

Name of Public Agency Approving Project: City of Pacific Grove

Name of Person or Agency Carrying Out Project: Mark Edwin Norris

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: 15301(e)
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The addition is under 10,000sf and in an area served by all public utilites.

Lead Agency
Contact Person: Alex Othon Area Code/Telephone/Extension: 831-648-3185

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: 9/27/2019 Title: Assistant Planner

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Archives & Archaeology
Rubén G. Mendoza PhD., RPA, Project Archaeologist
1645 Beacon Hill Drive
Salinas, California 93906

Phase One Historic Assessment of 833 Maple St, Pacific Grove, CA 93950
APN: 006-634-050-000

Submitted By

Archives & Archaeology
Rubén G. Mendoza Ph.D., RPA, Project Archaeologist
Jennifer A. Lucido, MA, CRM Associate
1645 Beacon Hill Drive
Salinas, CA 93906

Prepared for:

Ken Hinshaw and Margaret McGovern c/o Mark Edwin Norris
747 Short Street
Pacific Grove, CA 93950
Tel. (831) 375-0816

City of Pacific Grove, Planning Division
City Hall
300 Forest Ave. 2nd Floor
Pacific Grove, CA 93950

August 1, 2019

Construction: 1926
Property Type: HP2. Single family property
Other Resources: HP4. Ancillary House: detached garage
Map: 36°36'54.9"N 121°55'40.2"W
APN: 006-634-050-000
Address: 833 Maple St, Pacific Grove, CA 93950

Introduction

This document constitutes that reporting requested by the City of Pacific Grove, and required of the property owners for compliance with the required Phase One Historic Assessment of the property located at 833 Maple St, Pacific Grove, CA 93950. Listed as Assessor's Parcel Number 006-634-050-000, this report is mandated pursuant to Pacific Grove's Historic Preservation Ordinance (Municipal Code Chapter 23.76).

The Hinshaw-McGovern house is located in the city of Pacific Grove, California. Access to the property lies approximately 10 miles off of California State Route 1 South (Highway 1 or CA-1 S). To reach the property, take exit 399A for CA-68 W toward Pacific Grove/Pebble Beach (0.2 miles). Take a slight right toward CA-68 W and continue for 3.1 miles. Turn left onto CA-68 W/Sunset Dr (0.3 miles) and continue on Cedar St. Drive to Maple St in Pacific Grove (0.2 miles). Turn right onto Cedar St (0.1 miles) and then turn left onto Maple St. The Hinshaw-McGovern home is located on the left side of the street (Google Maps 2019).

Given that the property under consideration is located within the City of Pacific Grove, within the purview of the California Coastal Commission, and construed as lying within one of the most archaeologically and historically sensitive resource zones in the State of California, this report is required for compliance with the California Environmental Quality Act (CEQA). Therefore, the region is considered both historically and archaeologically sensitive, and likely to produce archaeological and historical resources. As such, it was determined that because the building dates to 1926, and thereby falls beyond the minimum 45-year age for those buildings or structures that trigger such historical studies and assessments, this study was undertaken as per compliance protocols.

The following review of findings establishes that (a) both the location of the parcel within a historically sensitive zone, and the building's construction in 1926 justify the City of Pacific Grove Planning Division's request for the preparation of this Phase One Historic Assessment, (b) the Hinshaw-McGovern home does not appear to be eligible for listing on the National Register of Historic Places Criterion, the California Register of Historical Resources, or in the Pacific Grove Historic Resource Inventory (Municipal Code Chapter 23.76, Section 23.76.025), this investigator finds that the property lacks substantial integrity and is not historically significant (see Statement of Historical Significance below for further discussion).

Professional Qualifications

Archives & Archaeology (<http://ArchivesArchaeology.com>) specializes in delivering compliance archaeology and cultural resources management services and historic structures assessments for residential, public, and corporate concerns from throughout central and northern California. Principal investigator and lead archaeologist/historian, Dr. Rubén G. Mendoza, PhD, RPA, has logged well over 27 years of direct lab and field experience in compliance and contract archaeology, architectural history studies and publication, and the preparation of historic structures assessments in California, Colorado, and Arizona. Jennifer A. Lucido, MA, is a graduate of the Cultural Resources Management (CRM) Program at Sonoma State University (2015) and a faculty member at the California State University, Monterey Bay. She has published widely on the topic of early California, Spanish colonial and Mexican era architecture, and presently serves as a Research Associate to Archives & Archaeology.

In addition to a host of residential and business clients and area architects and builders, our now extensive client list includes ARG – Architectural Resources Group; Page & Turnbull; The Roman Catholic Diocese of Monterey; and the United States National Park Service. In addition, we have provisioned expert witness and historical consulting services by way of participation on the UNESCO World Heritage List Nominations Committee, and for the US Justice Department and The Holy See/Vatican City. Professor Mendoza has been recognized for exemplary contributions to historic preservation by a number of organizations, including the California Preservation Foundation Award (2008), the California Mission Directors and Curators Conference (2013), and the California Missions Foundation (2016).

Background Research

On June 13, 2019, Archives & Archaeology undertook a historical study of the property under consideration based on an on-site photographic survey and study of construction details and elements identified with the main dwelling located at the aforementioned address. Photography and the review of construction details and elements addressed all exposed elevations of the building and its interior. The completion of the on-site portion of the photographic survey and architectural review were followed by the analysis of construction details from photographic elevations, and additional information available from public records. Much of the latter information was available from online sources such as that of the 2011 (Parts 1-3) *City of Pacific Grove Historic Context Statement* by Page & Turnbull, Inc., the *Pacific Grove Historic Resources Inventory Database* (2011), and other documentary sources pertaining to the City of Pacific Grove Planning Division and Monterey County APN Search, GIS-based online databases and mapping tools, and other available documentary sources for the region specifically pertinent to this historical study.

Description

The Hinshaw-McGovern home is a one-story single-family dwelling constructed in 1926. The 962 sq. ft. home consists of four rooms, including two bedrooms, and two full bathrooms (MCA 2019). The residence was built in as a common vernacular building, characterized as a simplified version of Craftsman style building (Page & Turnbull, Inc. 2011c: 220). The simplified character defining features of the Hinshaw-McGovern home consists of a low pitched front gable roof with dark grey composite shingles, wood bevel siding, windows with geometric division in the upper sash, and a chimney with stone cladding. The Vernacular features of the home include its simple form and wood beveled cladding. The original floor plan of the Hinshaw-McGovern home was rectangular in form, which is consistent with both Craftsman style and Vernacular buildings, but remodeling in 2011 altered the original plan to that of an irregular floor plan. A 300 sq. ft. detached garage is also located on the parcel lot.

Exterior - North (Front) Facade

The main facade of the Hinshaw-McGovern House fronts Maple Street. The fenestration consists of four piercings, two windows with geometric division in the upper sash (6 over 1), a single narrow wooden door replete with wooden screen door, and an attic vent window. The whole of the elevation is clad in horizontal wood siding with light pink paint, with purple, lime green painted window and door trim and framing. A lime green-painted arbor-like structure with uprights constitutes the frame and footprint of the porch, and is situated atop a concrete porch pad. An electrical utility box and vertical electrical conduit is located in the northwest portion of the

elevation. Finally, it should be noted that the porch was not a feature of the original 1926 house plan, and was a subsequent addition added after the 2011 remodel.

Exterior - West Elevation

The west elevation reflects a building history encompassing two room additions, and the whole of the elevation is clad in horizontal wood siding with a paint scheme consonant with that of the main facade or north elevation, with purple and lime green window trim and pink cladding. The fenestration consists of four primary piercings, or sash and or casement windows; including one double hung sash window at the north end of the elevation, two diminutive wooden (casement) windows with geometric division in the upper sash of each half (4 over 1) of each of two of the piercings, and a single large window with geometric division (6 over 1) in the upper sash (identified with the most recent room addition at the south elevation). Secondary aspects of the fenestration consist of two sub-floor (horizontal) vents, and two sub-floor access panels or doors identified with the crawl space. The concrete foundation footings are readily visible at this elevation. The south end of the elevation is dominated by a gabled roof room addition of recent vintage (ca. 2011). An enclosed water heater is positioned at the juncture of the first setback adjacent the living room at the north end of the elevation.

Exterior - South Elevation

The south elevation provides the most conspicuous evidence of the two room additions and other exterior modifications undertaken in circa 2011. Though still visible, the low-pitched gabled roof and shallow eaves of the original building have been partially obscured by the room addition identified with the kitchen remodel of 2011. Said addition dominates slightly more than one third of the eastern end of the elevation, and incorporates a fenestration that consists of a single rear door to the residence and three of the five windows constituting the south elevation. The whole of the south elevation is clad in horizontal wood siding with a paint scheme consonant with each of the aforementioned elevations, with purple, lime green window trim, and pink cladding. As noted, the fenestration as such consists of six piercings, with a mixed assortment of window types. These range from the sole wooden casement window at the west end of the elevation, a double-hung sash window at the center of the elevation, and a three-window ensemble identified with the kitchen room addition. The latter consists of windows with geometric division in the upper sash of each of the two narrow side windows (4 over 1), and a single central window with geometric division (6 over 1) in the upper sash. The rear door in turn incorporates a screen door partitioned into eight screened piercings. The rear door fronts a two-stepped concrete porch platform, with a partial wooden overhang sans uprights. A redwood deck fronts the whole of the west portion of the elevation.

Exterior - East Elevation

The east elevation fronts the unpaved driveway at that location, and incorporates the sole chimney with Carmel stone (i.e., Monterey Formation shale) stone cladding or veneer. The chimney is situated at the north end of the east elevation and includes a ceramic flue. The whole of the elevation is clad in horizontal wood siding with light pink paint and purple and lime green painted window trim and framing. The fenestration consists of six variably designed window piercings, including windows with geometric division in the upper sash of each of three windows. The piercing at the south end of the elevation constitutes a window with a geometric division in the upper sash (6 over 1). The window immediately adjacent (and north) the first such window piercing described is wholly distinct, in that it incorporates a lead glazed (Cathedral-style) window treatment. A two-window ensemble follows, and consists of paired sash windows with geometric

division in the upper sash (4 over 1). On either side of the Carmel stone or Monterey Formation shale-clad chimney at the north end of the elevation are window piercings consisting of double-hung sash windows.

Construction History

The Hinshaw-McGovern home was built in 1926. According to the building permit petition, the original residence was a one-story, "rustic" house with a composition roof atop a concrete foundation. The 1926 home consisted of four rooms, one bathroom, and a fireplace with a brick chimney. The original floor plan was that of a rectangular massing.

There are no records associated with the property pertaining to its building permit history prior to 2011. The 2011 remodel modified the original plan of the Hinshaw-McGovern home from that of a rectangular to irregular floor plan (see Appendix II). This included the addition of a second bathroom and an expansion of the original floor plan to accommodate a sunroom. A host of enhancements has since transformed the otherwise vernacular treatments by way of the work of a master craftsman, the owner Ken Hinshaw. In effect, the majority of the character and design enhancements introduced in recent years is due in large part to the workmanship and artistry of Ken Hinshaw.

According to the City of Pacific Grove Historic Context Statement (Page & Turnbull, Inc. 2011b: 179): "Rear additions that have respected the scale of the original building are generally acceptable. However, additions that compromise a building's form and scale, are not acceptable."

In 2012, plans to demolish the garage were initiated. Instead, an addition to the garage was constructed to accommodate additional workspace (see Figure 3 of Appendix II). The City of Pacific Grove Historic Context Statement states "An early twentieth century Pacific Grove residence that retains its original garage would be considered to have especially high integrity. These outbuildings derive their significance from the significance of the residence, and are typically not eligible in their own right" (Page & Turnbull, Inc. 2011b: 180). Consequently, the original form and scale of the garage has been modified such that the integrity of the structure does not contribute to the significance of the residence.

Historical Context

History of Pacific Grove

Pacific Grove was originally part of the Mexican land grant or *Rancho Punta de los Pinos* (Page & Turnbull, Inc. 2011a: 34). Governor José Figueroa granted José Maria Armenta, a soldier at the Royal Presidio of Monterey, the rancho in 1833. In 1844, ownership included José Abrego (Digital Commons 2019a, 2019b). The land grant consisted of approximately 2,667 acres and included the modern day locations of Monterey Bay Aquarium (originally Point Aulones or "Abalone Point") to Cypress Point in Pebble Beach (Digital Commons 2019a; Page & Turnbull, Inc. 2011a: 34). On September 22, 1852, Jacob P. Leese filed a claim for the rancho (General Land Office No. 279), which was later acquired by Darrell Stokes Gregory (Digital Commons 2019a, 2019b; Page & Turnbull, Inc. 2011a: 40). In 1864, Gregory sold the rancho to David Jacks (Page & Turnbull, Inc. 2011a: 40). Jacks also acquired ownership of the land of the present day

cities and communities of Del Rey Oaks, Seaside, the Del Monte Forest (i.e., Pebble Beach), and Fort Ord (MCHS 2019). The rancho was patented on November 19, 1880 (Digital Commons 2019a, 2019b). In June of 1889, Pacific Grove became incorporated (Pacific Grove Library 2019). During this year, the Southern Pacific Railway arrived in the city, prompting further development.

The City of Pacific Grove is characterized by nine broad historic contexts or themes that span the prehistory of the Monterey Peninsula through to the post-World War II growth of the city (Page & Turnbull, Inc. 2011a: 13). These historic contexts include 1) Residential Development; 2) Commercial Development; 3) Civic Growth; 4) Transportation & Infrastructure; 5) Ethnic & Cultural Diversity; 6) Social, Religious, or Cultural Institutions, Movements & Trends; 7) Recreation, Leisure & Tourism; 8) Development & Booster Organizations; and 9) Environmentalism. These themes are intertwined with six periods or timeframes of development that further characterize the history of Pacific Grove (Page & Turnbull, Inc. 2011a: 14-16). These periods include: 1) Native American & Mission Periods (to 1820); 2) Mexican & Early American Periods (1821 - 1872); 3) Early Development of Pacific Grove (1873 - 1902); 4) Pacific Grove Comes of Age (1903 - 1926); 5) City of Homes (1927 - 1945); and 6) Suburban Expansion (1946 - 1965). Of these themes, the property is most closely associated with the Residential Development of the City of Pacific Grove. More specifically, the periods of Pacific Grove Comes of Age (1903 - 1926) and City of Homes (1927 - 1945) intersect with the 1926 construction date for the building under study.

The theme of "Pacific Grove Comes of Age (1903 - 1926)" focuses on the commercial and economic growth (e.g., tourism) of the city (Page & Turnbull, Inc. 2011b: 115). However, civic-related development is also important during this time with the construction of a fire department, library, museum, and schools. The primary styles of residential buildings (i.e., permanent as opposed to tent camping) associated with the period between 1903 and 1926 include the following types (Page & Turnbull, Inc. 2011b: 120): 1) Victorian architecture (pre-1903 to 1910); 2) Craftsman style (1905-1930); 3) Colonial Revival style (1905-1955); and 4) Spanish Colonial Revival style (1920s-1950s). Other common styles included Vernacular (1900-1930s), Prairie Style (1905-1925), and Shingle Style (1900-1915) (Page & Turnbull, Inc. 2011b: 173-175).

The theme of "City of Homes (1927 - 1945)" highlights the residential expansion of the city (Page & Turnbull, Inc. 2011c: 193). In addition, the build out of recreational facilities for both Depression-era work programs and tourism occur during this time. The primary styles of residences associated with the period between 1927 and 1945 include the following types (Page & Turnbull, Inc. 2011c: 220): 1) Spanish Colonial and Pueblo Revival styles (1920s-1930s); 2) Tudor Revival style (1920s-1930s); 3) Minimal Traditional Style (1930s-1940s); and 4) Ranch Style (1940s-1970s). Page & Turnbull, Inc. (2011c: 220) again noted the prevalence of vernacular buildings as common, "most frequently appearing as simplified versions of Craftsman style buildings or following English cottage precedents."

Typically, residential buildings associated with both of these periods consist of rectangular or L-shaped plans, one-story, wood frame construction, gable and hip roofs, feature set backs from the front lot lines or streets, thereby permitting space for both front and rear yards, and detached garages for larger lots (Page & Turnbull, Inc. 2011b: 170-171; 2011c: 259). Cladding varied

depending on the construction date of the residences. For example, the period between 1927 and 1945 featured typical cladding consisting of wood board and batten and channel drop siding until 1910, after which wood shiplap, bevel, and novelty siding was more commonplace (Page & Turnbull, Inc. 2011b: 171). For the period between 1927 and 1945, stucco cladding was popular, although the aforementioned wood siding types were still utilized (Page & Turnbull, Inc. 2011c: 259). In some cases, asbestos shingle cladding was also used. In addition, most residences originally had double-hung or casement wood-sash windows, as well as wood paneled or glazed doors (Page & Turnbull, Inc. 2011b: 171; 2011c: 260).

The Hinshaw-McGovern home combines minimal (simplified) character-defining features for a Craftsman style house between 1905 and 1930 (Page & Turnbull, Inc. 2011b: 172, 174). The character-defining features for a Craftsman style house include): 1) simple rectangular massing; 2) front or side gable roofs with prominent knee braces and exposed rafter tails; 3) wood shingle, bevel, novelty or shiplap siding (sometimes in combination); 4) gable porches supported by "battered" columns (wider at the base); 5) windows with geometric division in the upper sash; and 6) typically smooth river boulders as skirting, or at the base of chimneys. Of these Craftsman style features, the Hinshaw-McGovern home consists of a front gable roof, wood bevel siding, windows with geometric division in the upper sash, and a chimney with stone cladding.

Background for the Hinshaw-McGovern House

The Hinshaw-McGovern home is located within one of the subdivisions and additions plotted during Pacific Grove Comes of Age period (1903-1926)(Page & Turnbull, Inc. 2011b: 118). The property was originally part of the "Pacific Grove Acres" subdivision of 1919, owned by the Del Monte Properties of Pebble Beach (Page & Turnbull, Inc. 2011b: 150). Lots of this subdivision typically spanned circa one or more acres. However, only a few dozen homes were built by the end of the 1920s, among which include the Hinshaw-McGovern home (Page & Turnbull, Inc. 2011b: 152).

On April 1, 1921, Robert E. Lee Jones (Maple Street History, n.d) purchased the parcel upon which the Hinshaw-McGovern home was constructed.. Jones bought the property from the Del Monte Properties Co. for \$10.00, "gold coin of the United States of America" (Maple Street History, n.d.). At this time, Jones and his family resided at 823 David Ave in Monterey (Ancestry.com 2010a). Members of the Jones family included Elma, Robert's wife, Alice J. Jones, Robert's mother, and his two children, Lorraine and Robert Leroy Jones (Ancestry.com 2010a). Jones worked as a cannery laborer and other jobs while Elma worked as a nurse (Ancestry.com 2011a).

On April 7, 1926, a petition for building permit was submitted by Montague, presumably on behalf of Jones (see Appendix III). The petition stated that the residence would be a one-story, "rustic" house with a composition roof atop a concrete foundation. The home was projected to consist of four rooms, one bathroom, and a fireplace with a brick chimney. The estimated cost for the house was \$2,700.00. The Hinshaw-McGovern home was built later that year in the simplified Craftsman

style, which as noted in the previous section, was common for the period of construction (Page & Turnbull, Inc. 2011c: 220).

Jones and his family lived at the home on Maple through the 1930s (Ancestry.com 2010b, 2010c). However, by January of 1931, Elma was deceased and their daughter Lorraine moved out of the Maple residence sometime afterwards (Ancestry.com 2000a, 2013). Jones' mother, Alice, was also identified as residing in the home from 1928 to 1938, and again from 1940 to 1944 according to her voter registration, but she was not listed in the 1930 or 1940 census records with her son and grandson (Ancestry.com 2017). In 1940, Jones and his son continued to reside at the property (Ancestry.com 2010c). During this time, Jones Sr. was employed as a night watchman and Jones J. worked as a seasonal laborer at the Monterey Canning Co (Ancestry.com 2010c, 2011b).

Both Jones Sr. and Jr. enlisted in the draft in 1940 and 1942, respectively (Ancestry.com 2010d, 2011b). Jones Jr. served in World War II and later worked in construction (Legacy 2010). Jones Sr. died on January 3, 1972, at which time Jones Jr. and his sister Lorraine inherited the home on Maple Street (Ancestry.com 2000b).

In 1978, plans were initiated by Jones to subdivide the property into multiple parcels. It is unclear if this subdivision was completed. A second proposal to subdivide the property was submitted in 1989 with Richard Blois of 828 "A" Maple Street. However, on June 8, 1990 the application was withdrawn due to insufficient street width. That same year in 1990, Lorraine died, thereby leaving Jones Jr. the sole heir of the building (Ancestry.com 2000a). Jones Jr. passed away on February 8, 2010 (Legacy 2010).

In November of 2010, the current property owners Ken Hinshaw and Margaret McGovern acquired the home. Therefore, the 2011-2012 remodels and modifications of the property are associated with this ownership. In 2014, the Hinshaw-McGovern home was the recipient of one of the Heritage Society of Pacific Grove's Heritage Home Awards for preservation (Anton, Honegger, Steres, and Hogan 2014). According to the Heritage Society of Pacific Grove (2016), "Preservation – is for houses or buildings built fifty or more years ago that have been preserved or restored in an exemplary fashion. They should retain their original exterior design and features."

Statement of Historical Significance

The Hinshaw-McGovern does not appear to be eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, and local listing in the city of Pacific Grove Historic Resources Inventory.

National Register of Historic Places Criteria for Evaluation

- A. *Property is associated with events that have made a significant contribution to the broad patterns of our history.*

The Hinshaw-McGovern home does not appear to be eligible under Criterion A because the property is not associated with events that have made a significant contribution to the broad patterns of our history.

B. Property is associated with the lives of persons significant in our past.

The Hinshaw-McGovern home does not appear to be eligible under Criterion B because the property is not associated with the lives of persons significant in our past.

C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

The Hinshaw-McGovern home does not appear to be eligible under Criterion C because the property is a simplified Craftsman, and therefore does not embody the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D. Property has yielded, or is likely to yield, information important in prehistory or history.

The Hinshaw-McGovern home does not appear to be eligible under Criterion D because the property does not demonstrate information, or the potential to yield information important to understanding the prehistory or history of Carmel or the Monterey region more generally.

California Register of Historical Resources Criteria for Evaluation

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

The Hinshaw-McGovern home does not appear to be eligible under Criterion 1 because the property is not associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

2. Is associated with the lives of persons important in our past.

The Hinshaw-McGovern home does not appear to be eligible under Criterion 2 because the property is not associated with the lives of persons significant in our past.

3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

The Hinshaw-McGovern home does not appear to be eligible under Criterion 3 because the property is a simplified Craftsman, and therefore does not embody the distinctive characteristics of an architectural type, period, region, or method of construction, nor is there evidence that the residence represents the work of an important creative individual, or possesses high artistic values.

4. Has yielded, or may be likely to yield, information important in prehistory or history.

The Hinshaw-McGovern home does not appear to be eligible under Criterion 4 because the property does not demonstrate information, or the potential to yield information important to understanding the prehistory or history of Pacific Grove or Monterey Peninsula region more generally.

Pacific Grove Historic Preservation Ordinance (Municipal Code Chapter 23.76): Section 23.76.025 Evaluation criteria

(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;

While the Hinshaw-McGovern home is broadly associated with the theme of residential development in the city of Pacific Grove, it does not exemplify 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. The home was one of a few dozen homes that were built by the end of the 1920s in the Pacific Grove Acres subdivision. However, the majority of single-family dwellings on Maple Street date after 1926, primarily between 1946-1966 (Page & Turnbull, Inc. 2011a: 14). Therefore, the strong pattern of residential growth for this neighborhood, and more broadly, within the Pacific Grove Acres subdivision, is not demonstrated by the Hinshaw-McGovern home given its period of significance (1903-1926), as the 1926 build-date predates this distinctive development. As such, the Hinshaw-McGovern home does not appear to be eligible under Criterion A.

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

The Hinshaw-McGovern home does not appear to be eligible under Criterion B because there is no evidence that the property 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;

The Hinshaw-McGovern home does not appear to be eligible under Criterion C because there is no evidence that the property is identified with a person who, or an organization, which, significantly contributed to the culture, history or development of the city of Pacific Grove.

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

The Hinshaw-McGovern home was constructed at the end of the period of significance with which it is identified (1903-1926). As such, by comparison with other residential buildings in the same neighborhood (spanning 1945-1966), its vernacular style (simplified Craftsman) necessarily lacks representative characteristics necessary to construe it as a particularly good example of a style. Therefore, the Hinshaw-McGovern home does not appear to be eligible under Criterion D.

(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;

The Hinshaw-McGovern home does not appear to be eligible under Criterion E because the property is a common or vernacular type of building (simplified Craftsman) for the city of Pacific Grove both during its period of significance (1903-1926), as well as in the following period (1927-1945) and does not possess distinguishing characteristics of an architectural type or specimen.

(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;

The Hinshaw-McGovern home does not appear to be eligible under Criterion F because historical research undertaken did not reveal the name of an architect or master builder.

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

The Hinshaw-McGovern home does not embody elements of architectural design, detail, materials or craftsmanship that represent a significant architectural innovation.

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

The Hinshaw-McGovern home does not appear to be eligible under Criterion H. The property is a simplified Craftsman, and therefore does not embody singular physical characteristics uniquely representing an established and familiar visual feature of a neighborhood, community, or of the city of Pacific Grove. Furthermore, the Hinshaw-McGovern home does not contribute to the theme of residential growth for this neighborhood or the city of Pacific Grove given that its period of significance (1903-1926) predates this distinctive development.

(i) Whether a resource with historical or cultural significance retains historic integrity. [Ord. 17-023 § 2, 2017; Ord. 01-25 § 1, 2001; Ord. 97-23 § 1, 1997].

The Hinshaw-McGovern home does not appear to be eligible under Criterion I because the property does not retain sufficient historic integrity for listing in the Pacific Grove Historic Resources Inventory. Specifically, the property lacks integrity of setting, design, materials, workmanship, feeling, and association. Moreover, the wholesale modification of the south and west elevations, and changes to the accompanying fenestration, were a direct result of the aforementioned room additions of circa 2011.

Aspects of Integrity

The Hinshaw-McGovern home retains its integrity of **location** because the property was originally constructed at 833 Maple St, Pacific Grove, CA 93950.

The Hinshaw-McGovern home does not retain integrity of **design**. The addition of the two aforementioned rooms, one at the southwest corner and west elevation, and the other at the southeast corner of the south elevation, significantly altered the otherwise rectangular footprint and elevations identified with the original 1926 plan. Alterations to the fenestration and window treatments in turn altered the original design plan in the 2011 retrofit and remodeling efforts of that time. Therefore, the residence does not retain its original form and roofline (Page & Turnbull, Inc. 2011b: 179).

The Hinshaw-McGovern home does not retain its integrity of **setting** because the immediate neighborhood consists (primarily) of single-family dwellings that are not contemporaneous (1946-1966) with the period of significance (1903-1926) identified with the Hinshaw-McGovern home.

The Hinshaw-McGovern home does not retain its integrity of **materials**. While a host of materials construed roughly congruent in appearance to the 1926 building were integrated into the 2011 retrofit and remodeling efforts, a host of new materials were nevertheless introduced with the new additions and interior renovations, and or removed in subsequent years. Besides the removal and or addition and replacement of the original doors and windows, both interior and exterior renovations prompted the removal of much of the original fenestration of the south and west elevations. Moreover, as previously noted, the 2011 room additions resulted in the alteration of the original form and roofline of the residence.

The Hinshaw-McGovern home does not retain integrity of **workmanship**, as no physical evidence has been retained that permits a more thoroughgoing assessment of the crafts of a particular culture or people during any given period in history. In effect, the wholesale modification of the west and south elevations and their accompanying fenestration resulted from the addition of two rooms in circa 2011. These included a kitchen at the south elevation, and a bath and other amenities at the west/southwest elevation. Moreover, each of these room additions produced alterations and additions to the fenestration and the introduction of features and elements constructed from modern materials.

The Hinshaw-McGovern home does not retain its integrity of **feeling** because while the property is broadly associated with the residential development of Pacific Grove, it is in some respects, out of place within the neighborhood. As previously stated, the home was among a few dozen residences built within the Pacific Grove Acres subdivision in the 1920s. Most of the single family dwellings on Maple Street date from 1946-1966 and more cohesively represent a connection to the residential/suburban expansion of the city (Page & Turnbull, Inc. 2011a: 14). Therefore, the Hinshaw-McGovern home does not contribute to the feeling of residential growth for this neighborhood or the city of Pacific Grove given that its 1926 build-date predates this distinctive development.

The Hinshaw-McGovern home does not retain integrity of **association** because there is no direct link between the property and an event or person for which the property is significant.

Final Assessment

As previously stated, the Hinshaw-McGovern property lacks historical integrity, and does not adequately represent those dimensions deemed key to an assessment of historic significance as per those standards reviewed in the foregoing narrative. Moreover, the extent of those modifications and or renovations that required the removal of original historic fabric, and or the addition and subsequent modification of new rooms and features has unquestionably undermined the historical integrity of the building under study.

Finally, it should be noted that any renovations to the building and or property that require construction-related excavation and or trenching are subject to those CEQA requirements mandated by the state. Therefore, all excavation in such an archaeologically and historically sensitive region will require archaeological monitoring by an RPA (Register of Professional

Archaeologists) certified archaeologist. In the event of the recovery of other significant cultural or historical resources, the archaeological monitor or project archaeologist may opt to more fully recover and or advance mitigation measures during the course of project excavations.

Accordingly, Section 7050.5 of the California Health and Safety Code states that it is a misdemeanor to knowingly disturb a human burial. Therefore, the homeowners and or the project archaeologist are mandated by state and federal law to contact the Coroner's Office in the event that human remains are disturbed during the course of project-related excavation.

Respectfully Submitted,



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and,

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APPENDIX I: FIGURES



Figure 1: Location of the Hinshaw-McGovern House (indicated by the red marker) at 833 Maple St, Pacific Grove, CA 93950, APN: 006-634-050-000. Courtesy of Google Maps 2019.



Figure 2: View of Hinshaw-McGovern House with bearing of 196.53 South. Parcel located at 833 Maple St, Pacific Grove, CA 93950, APN: 006-634-050-000.



Figure 3: View of Hinshaw-McGovern House with bearing of 169.98 South. Parcel located at 833 Maple St, Pacific Grove, CA 93950, APN: 006-634-050-000.



Figure 4: View of Hinshaw-McGovern House with bearing of 97.90 East. Parcel located at 833 Maple St, Pacific Grove, CA 93950, APN: 006-634-050-000.



Figure 5: View of Hinshaw-McGovern House with bearing of 48.95 Northeast. Parcel located at 833 Maple St, Pacific Grove, CA 93950, APN: 006-634-050-000.



Figure 6: View of Hinshaw-McGovern House with bearing of 50.98 Northeast. Parcel located at 833 Maple St, Pacific Grove, CA 93950, APN: 006-634-050-000.



Figure 7: View of Hinshaw-McGovern House with bearing of 357.47 Northwest. Parcel located at 833 Maple St, Pacific Grove, CA 93950, APN: 006-634-050-000.



Figure 8: View of Hinshaw-McGovern House with bearing of 319.49 Northwest. Parcel located at 833 Maple St, Pacific Grove, CA 93950, APN: 006-634-050-000.



Figure 9: View of Hinshaw-McGovern House with bearing of 221.46 Southwest. Parcel located at 833 Maple St, Pacific Grove, CA 93950, APN: 006-634-050-000.



Figure 10: View of Hinshaw-McGovern House with bearing of 208.79 South. Parcel located at 833 Maple St, Pacific Grove, CA 93950, APN: 006-634-050-000.

APPENDIX II: ARCHITECTURAL PLANS

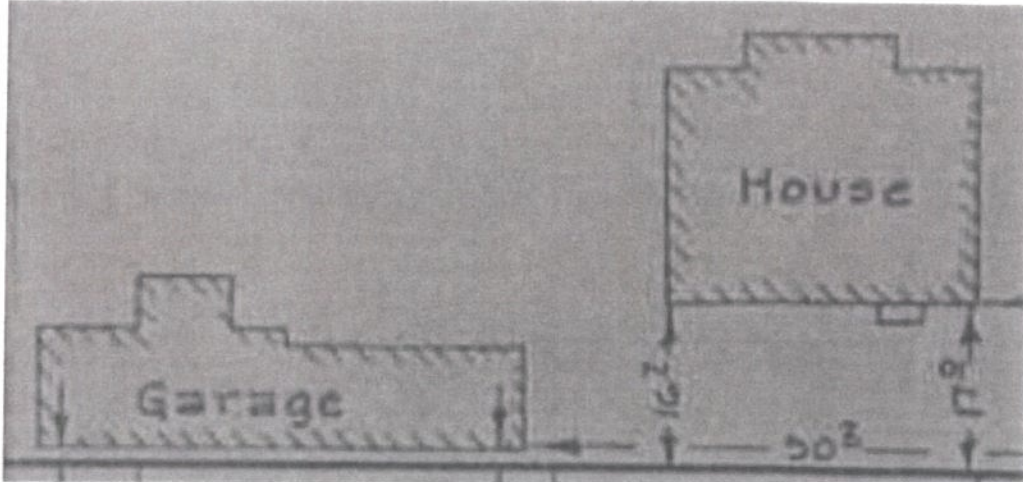


Figure 1: Detail from July 17, 1978 plat of the garage and home located at 833 Maple St, Pacific Grove, CA 93950, APN: 006-634-050-000. Courtesy of the City of Pacific Grove Planning Division, 2019.

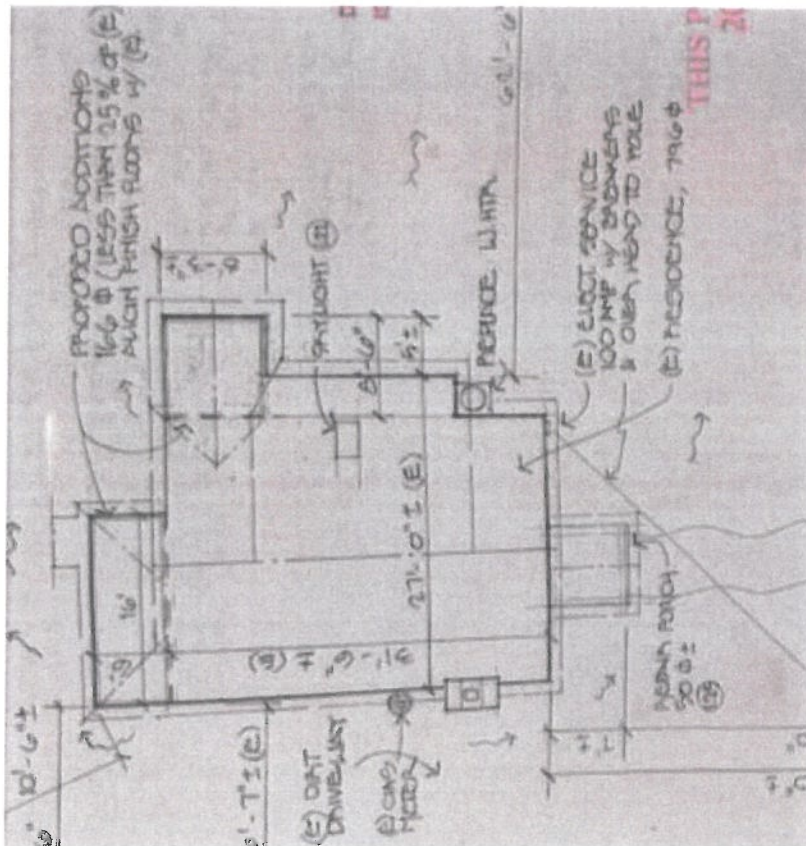


Figure 2: Detail from 2011 architectural plan for the proposed (2011) bathroom addition and remodel of the home located at 833 Maple St, Pacific Grove, CA 93950, APN: 006-634-050-000. Courtesy of the City of Pacific Grove Planning Division, 2019.

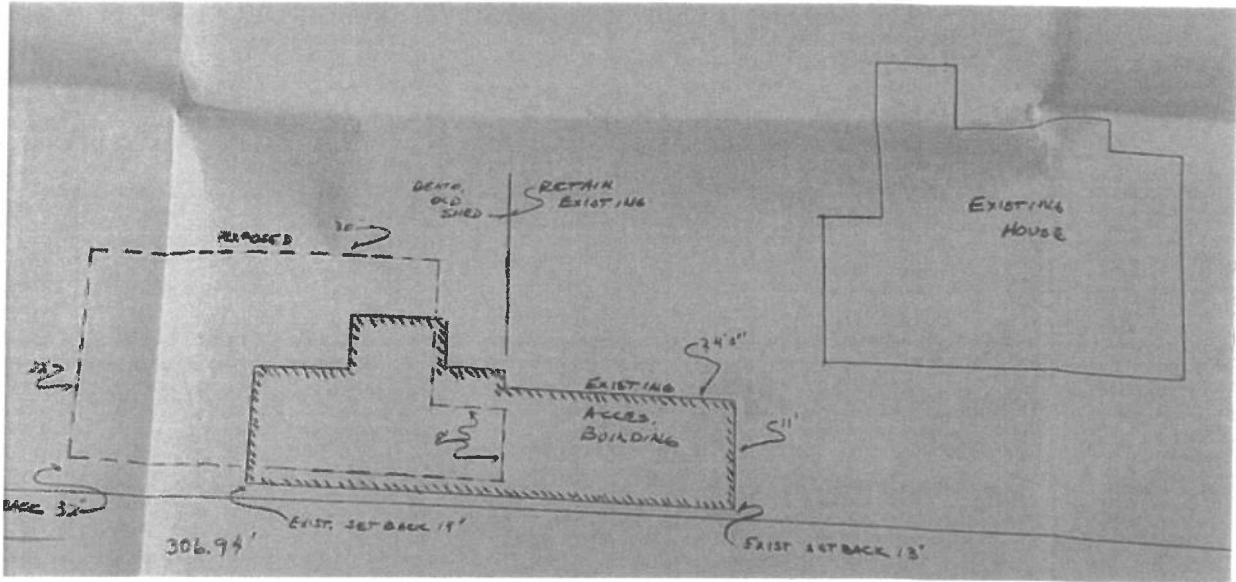


Figure 3: Detail from July 11, 2012 architectural plans for the proposed (2012) garage modifications located at 833 Maple St, Pacific Grove, CA 93950, APN: 006-634-050-000. Courtesy of the City of Pacific Grove Planning Division, 2019.

APPENDIX III: PRIMARY SOURCES

Jones

PETITION FOR BUILDING PERMIT

UNDER ORDINANCE NO. 149 OF THE CITY OF PACIFIC GROVE, CALIFORNIA

To the Honorable Board of Trustees and City Clerk of the City of Pacific Grove, California:

Application is hereby made for a permit to erect a building on
 Lot No. to 1/2 6a in Block No. 340 P. G. Aeres Addition to Pacific
 Grove Retreat Grounds, at No. 833 maple Street, according to Plans
 and Specifications herewith presented, as follows:

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

Size	Size of Flues
Stories <u>1</u>	Fireplaces <u>1</u>
Foundation <u>cement</u>	Toilets <u>1</u>
Basement	Baths <u>1</u>
Sides <u>Rustic</u>	Outside Finish
Roof <u>Comp</u>	Inside Finish
Floors	Time necessary to do the work
Number of Rooms <u>4</u>	Estimated Cost <u>\$ 2700</u>
Chimneys <u>Brick</u>	

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

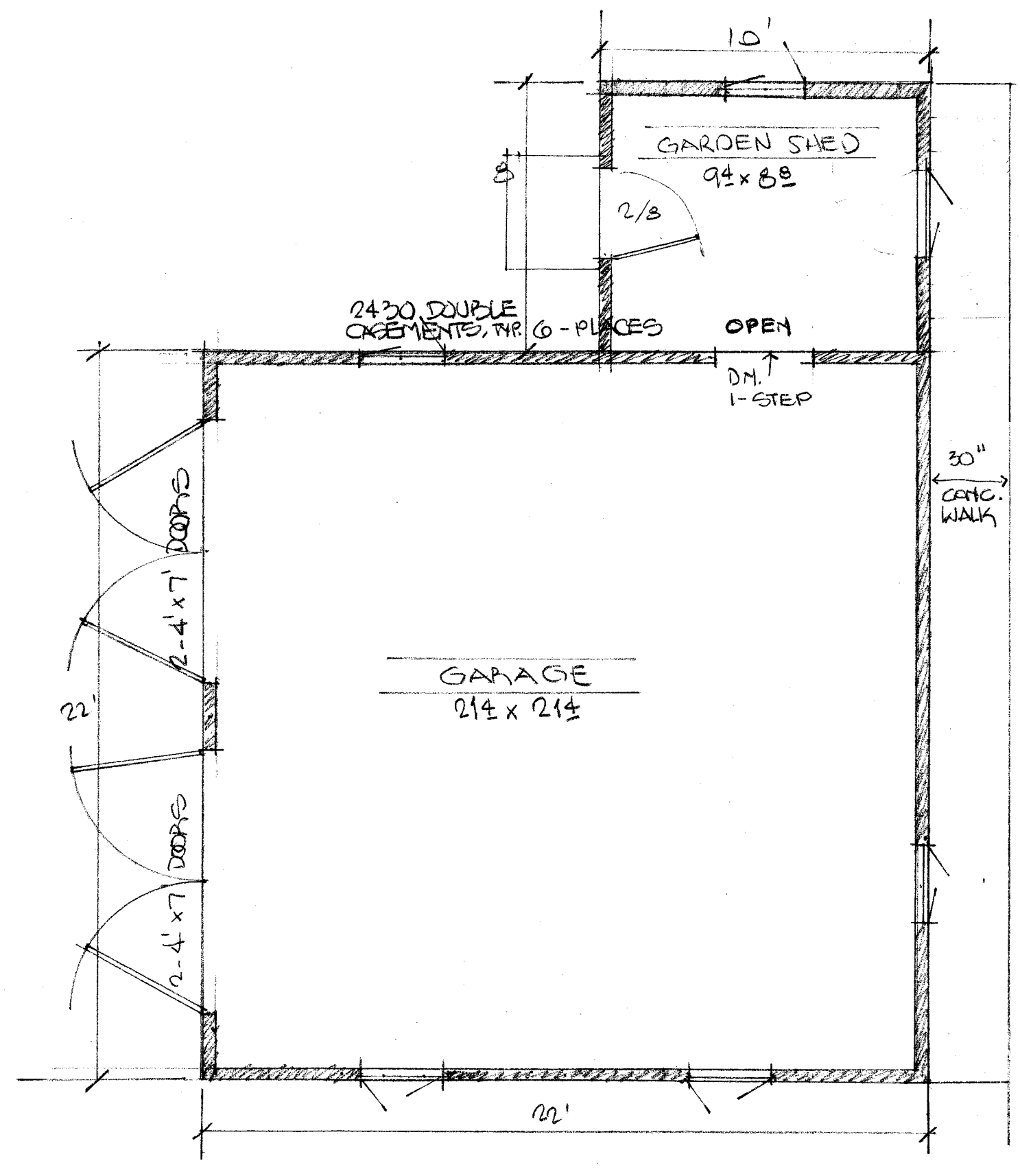
Dated April 7-1926 W. E. Montague Petitioner. 2009

Figure 1: Petition for Building Permit for the parcel located at 833 Maple St, Pacific Grove, CA 93950, APN: 006-634-050-000. Courtesy of the City of Pacific Grove Planning Division, 2019.

PROJECT DATA SHEET
 Project Address: 833 MAPLE ST. Submittal Date:
 Applicant(s): NORRIS DESIGNS, ETC. Permit Type(s) & No(s):

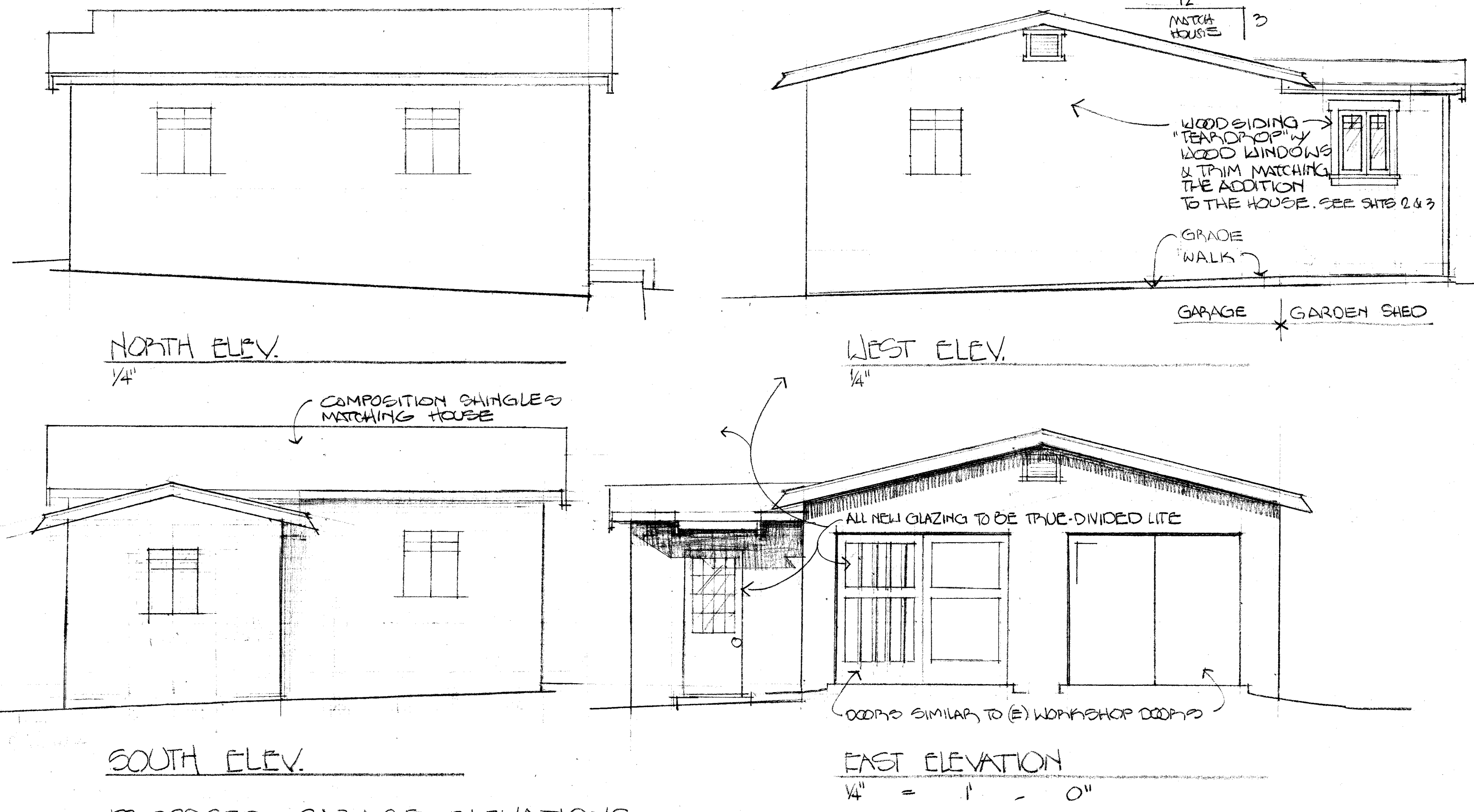
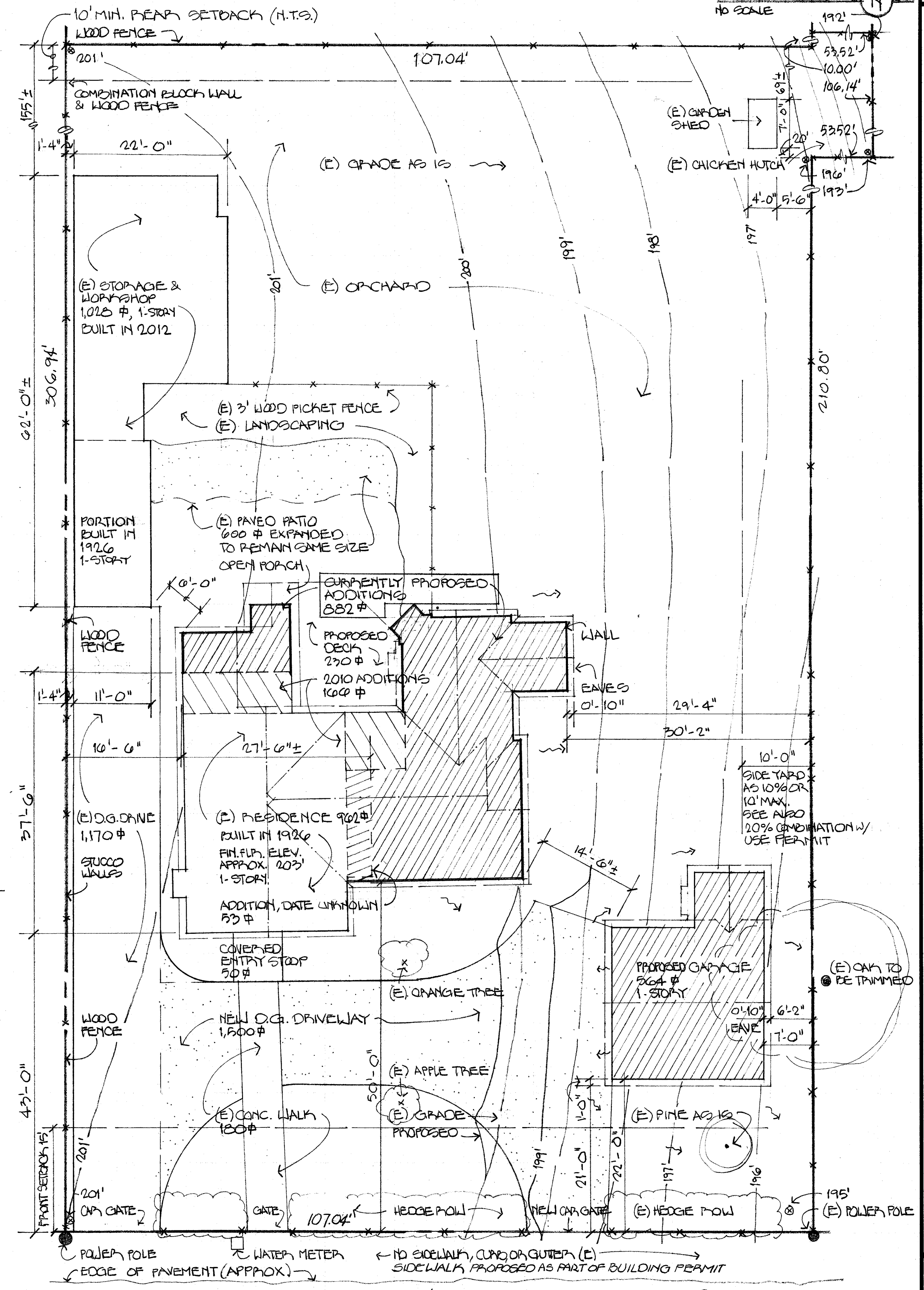
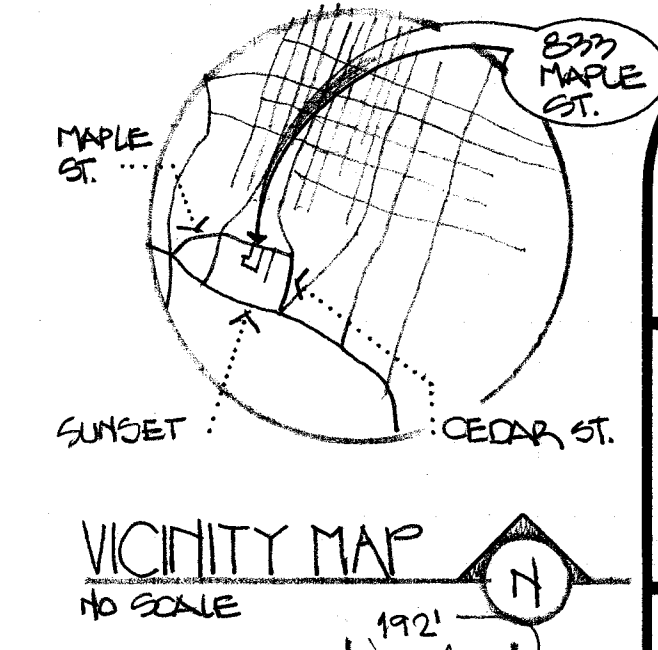
	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	→			R-1
Building Site Area	→			38,536 sq ft
Density (multi-family projects only)	→			NA
Building Coverage		2,150	3,602	
Site Coverage		4,106	7,092	
Gross Floor Area		2,150	3,602	
Square Footage not counted towards Gross Floor Area		0	0	
Impervious Surface Area Created and/or Replaced		4,106	3,225	
Exterior Lateral Wall Length to be demolished in feet & % of total*		13'	31.82%	
Exterior Lateral Wall Length to be built			152' + 114'	ADDITION + GARAGE
Building Height		12'-0"	14'	
Number of stories		1	1	
Front Setback	15'	42'-0"	50' + 22'	ADDITION + GARAGE
EAST Side Setback (specify side)		16'-6"	16'-5"	
WEST Side Setback (specify side)		63'-5"	30'-2"	
Rear Setback	22'	217' + 255'	HOUSE + GARAGE	
Garage Door Setback		0	N/A	DOORS @ 90° TO STREET
Covered Parking Spaces		0	2	
Uncovered Parking Spaces		3	3	NO CHANGE
Parking Space Size (Interior measurement)	9' x 20'	0	20'4" x 20'4"	
Number of Driveways	1	1	2	
Driveway Width(s)		13'	13' + 12'	
Back-up Distance		NONE	NONE	DOORS @ 90° TO STREET
Eave Projection (Into Setback)	3' maximum	NONE	NONE	
Distances Between Eaves & Property Lines	3' minimum	29'-4"	6'-2"	HOUSE GARAGE
Open Porch/Deck Projections		NONE	NONE	
Architectural Feature Projections		NONE	NONE	
Number & Category of Accessory Buildings		1	2	STORAGE + SHOP (E) NEW GARAGE
Accessory Building Setbacks		1'-3'	7'	
Distance between Buildings		10'-6" ±	6'-4" - 6"	HOUSE TO (E) JACUZZI & HOUSE TO NEW GARAGE
Accessory Building Heights		12'-6"	13'-0" ±	
Fence Heights		5'-8"	NO CHANGE	VARIOUS, ALL EXIST

*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.
 [Rev. 01/14/14]



PLAN INDEX

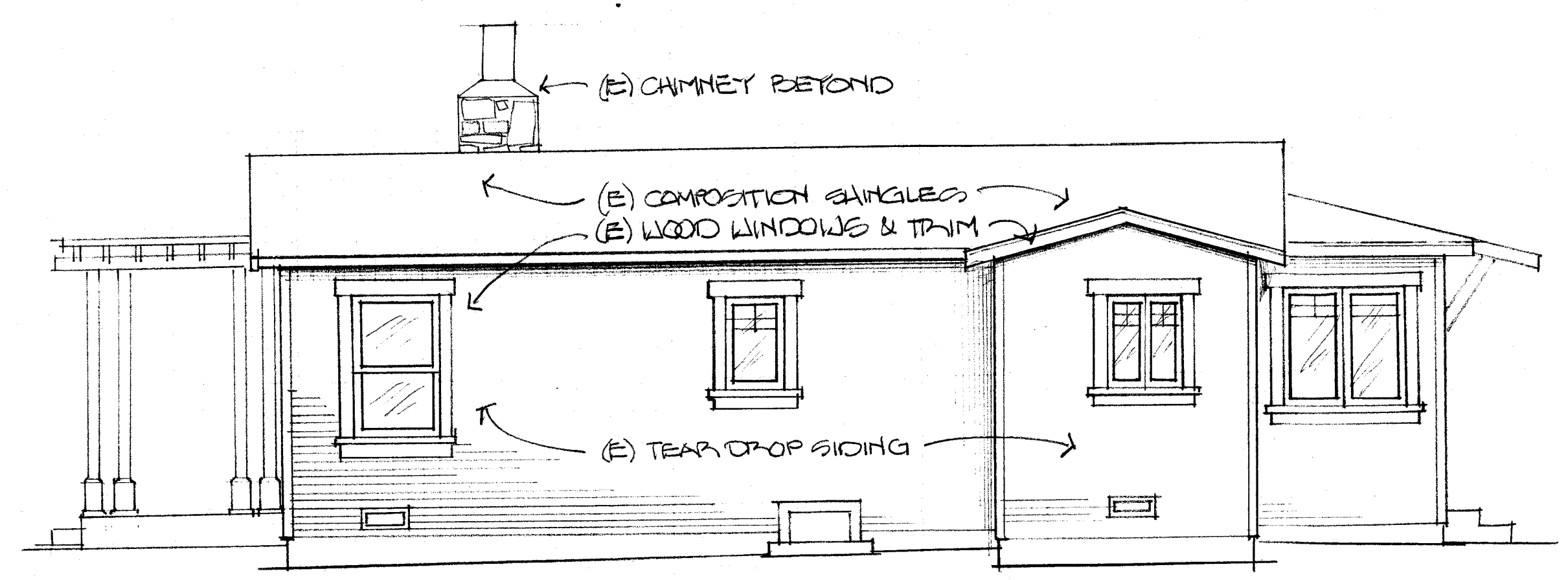
SAT.	CONTENTS
1	PARTIAL SITE PLAN, PROJECT DATA SHEET, GARAGE FLOOR PLAN & ELEVATIONS
2	EXISTING & DEMOLITION FLOOR PLAN, PROPOSED FLOOR PLAN, RIGHT SIDE ELEVATIONS
3	FULL SITE PLAN, EXTERIOR ELEVATIONS



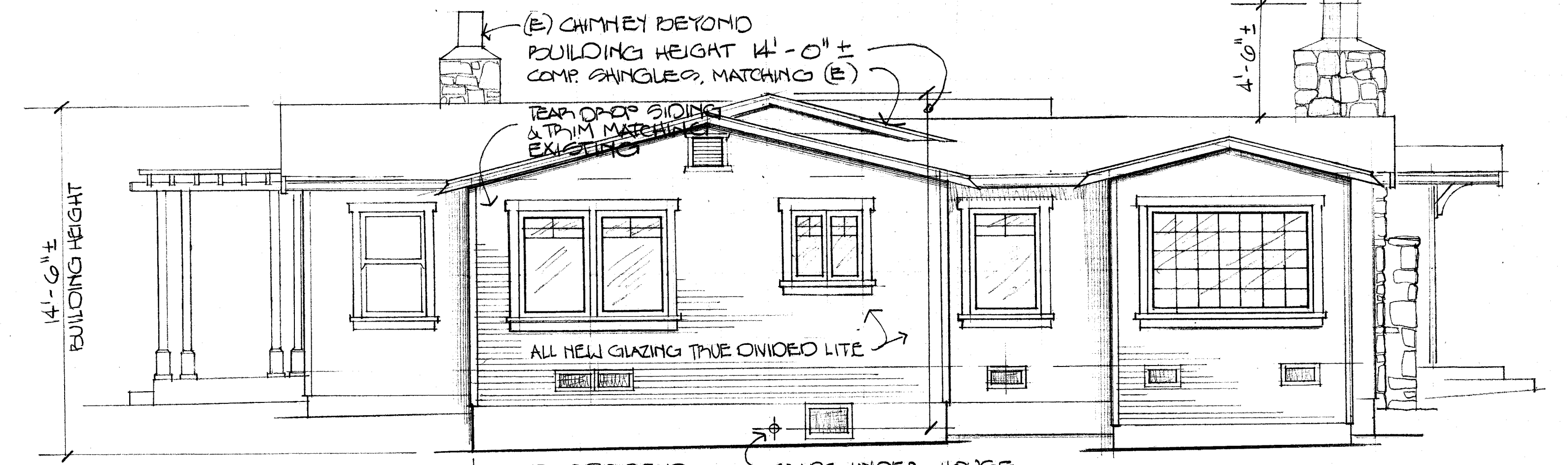
DESIGN, DRAFTING & PERMIT EXPEDITORS
MARK EDWIN NORRIS
 102 LIVE OAKS WAY • SALINAS • 92370
 424-2114 • NORRISDESIGN@GMAIL.COM

ADDITION & DETACHED GARAGE
MCGOVERN-HINSHAW
 SITE: 833 MAPLE ST. P.G. 315-0816
 MAIL: 747 SHORT ST., P.G. 92390

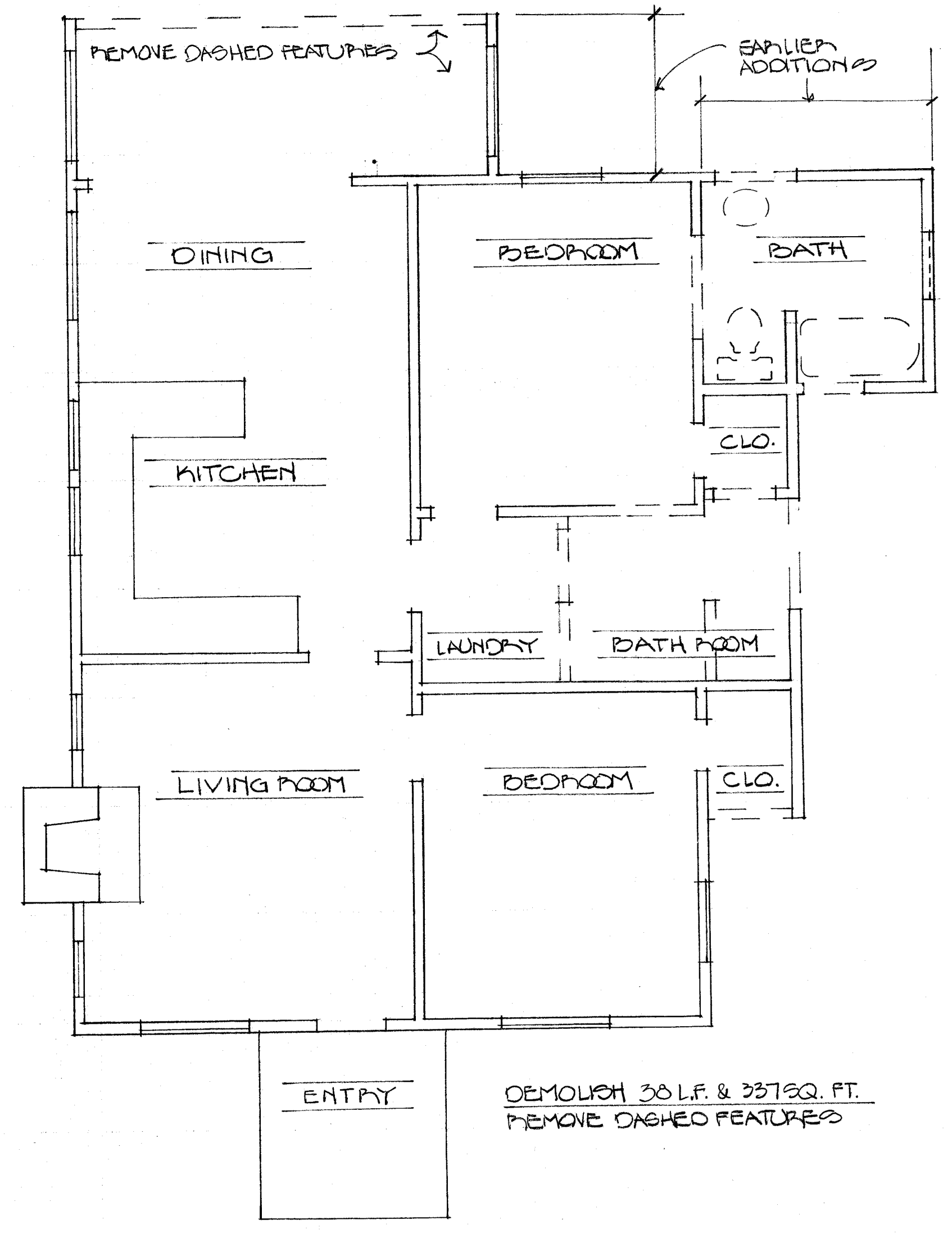
JOB SHEET 1 OF 3
 1822.1



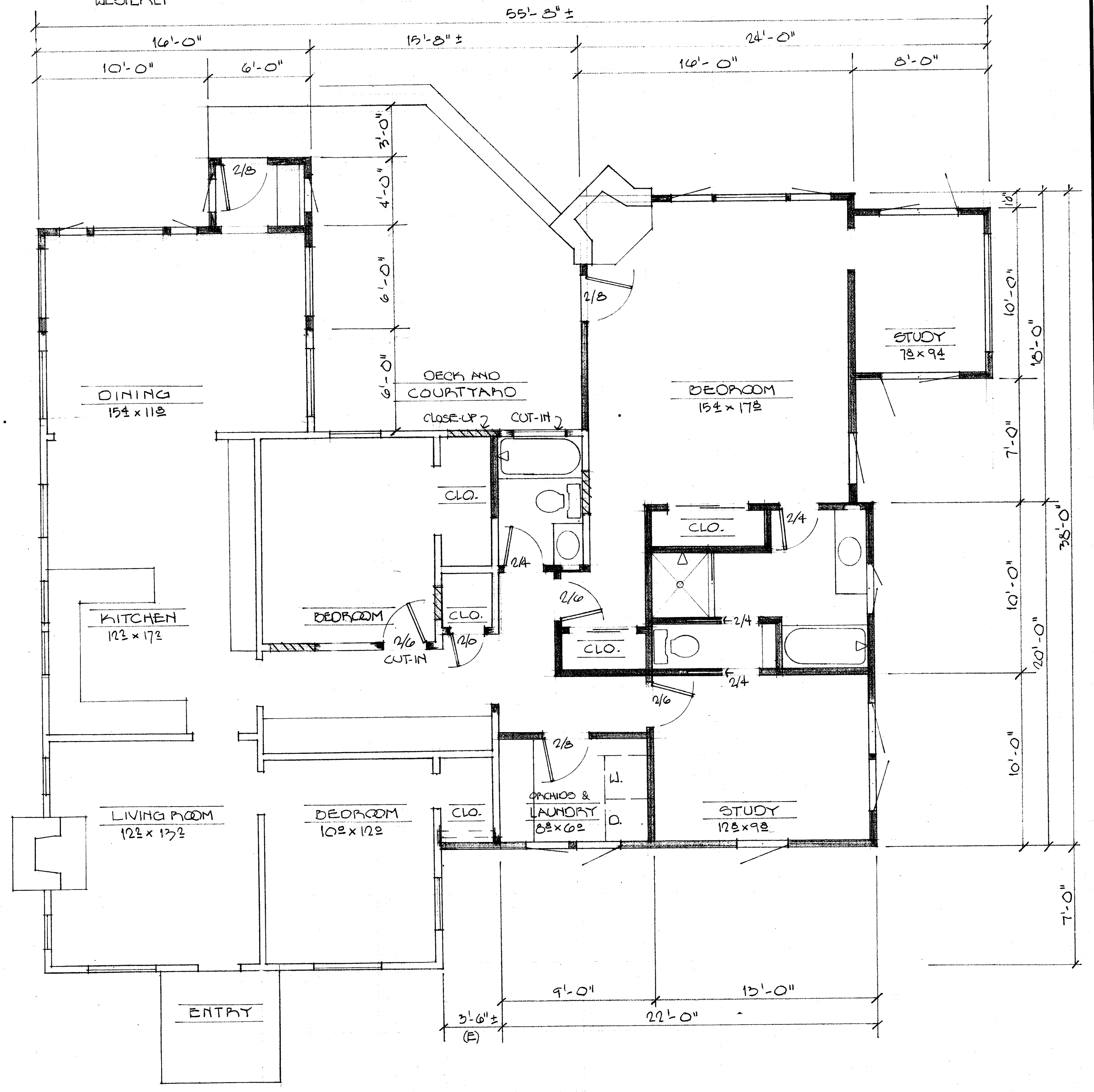
WESTERLY
EXISTING RIGHT SIDE ELEVATION
1/4" = 1' - 0"



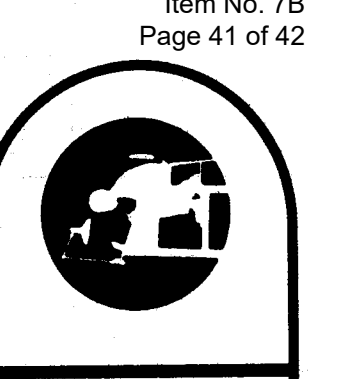
EXISTING * PROPOSED
PROPOSED RIGHT SIDE ELEVATION
1/4" = 1' - 0"
WESTERLY



EXISTING & DEMOLITION PLAN
1/4" = 1' - 0"



PROPOSED FLOOR PLAN
1/4" = 1' - 0"



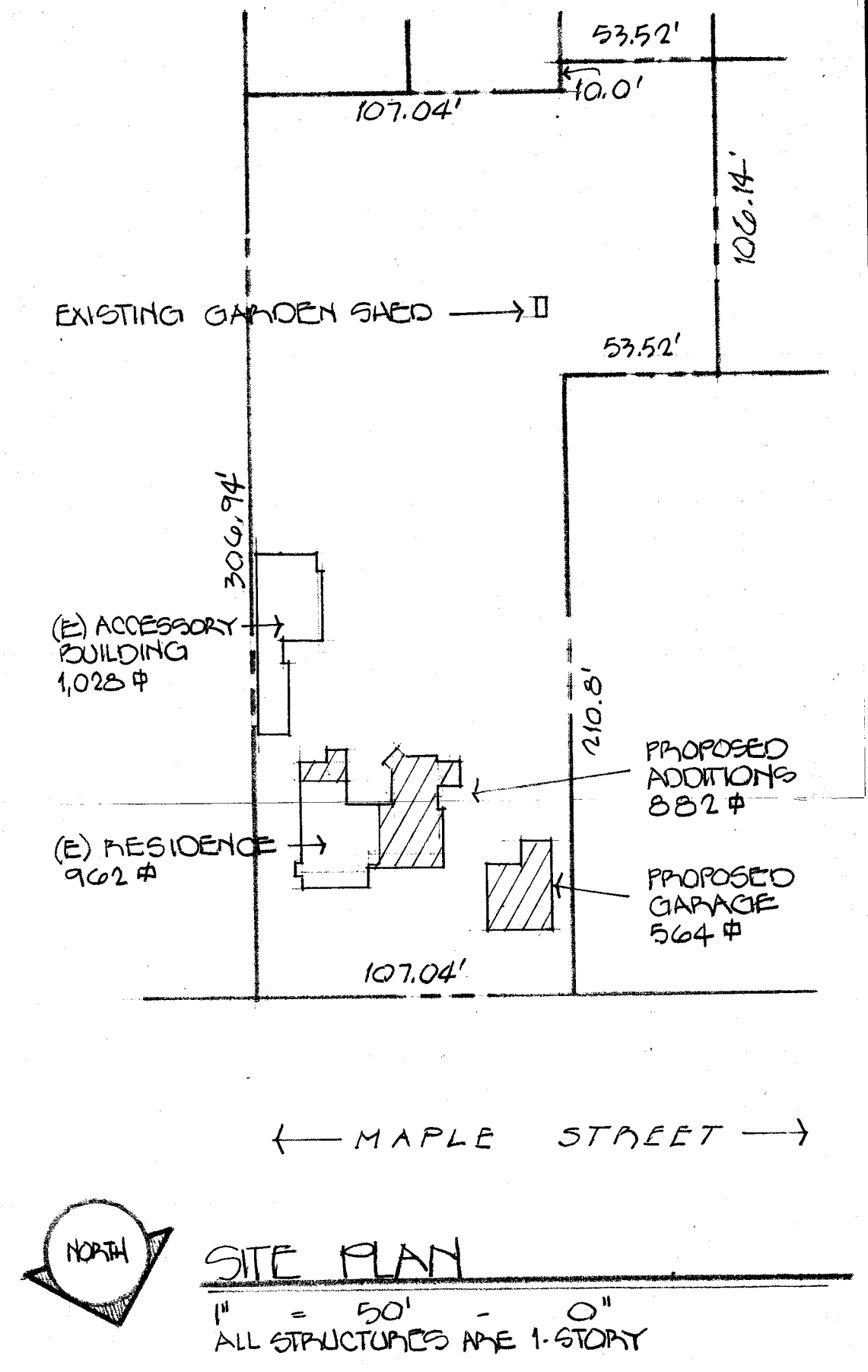
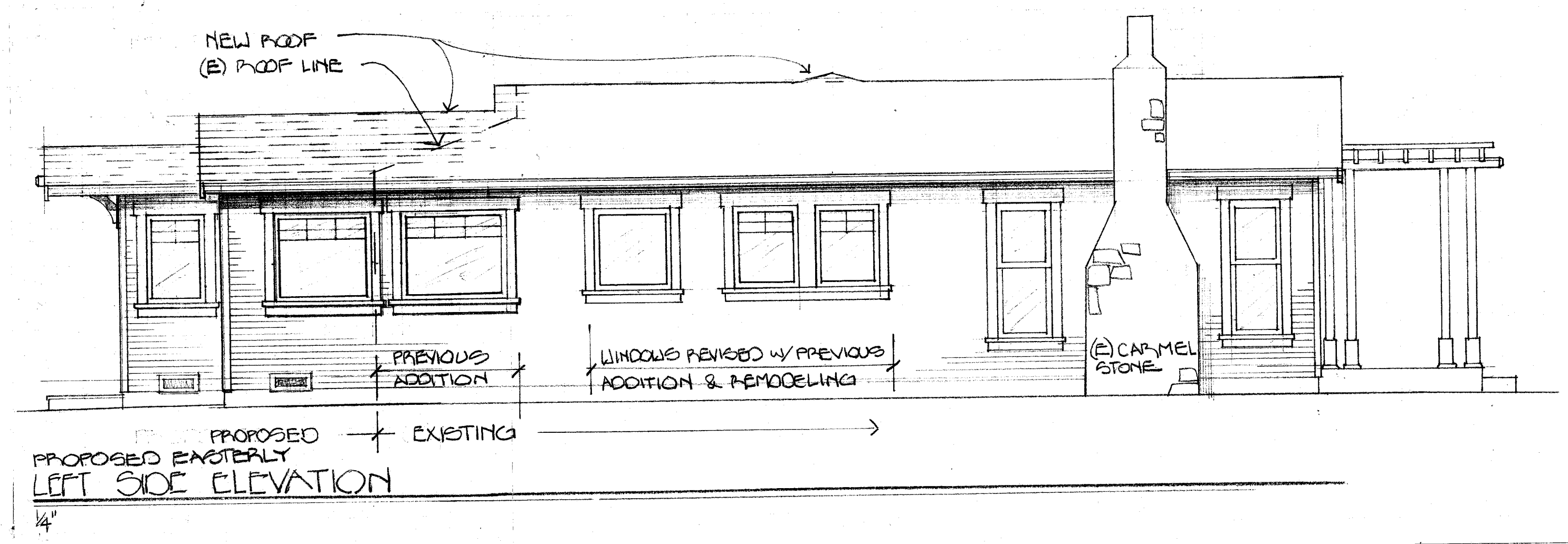
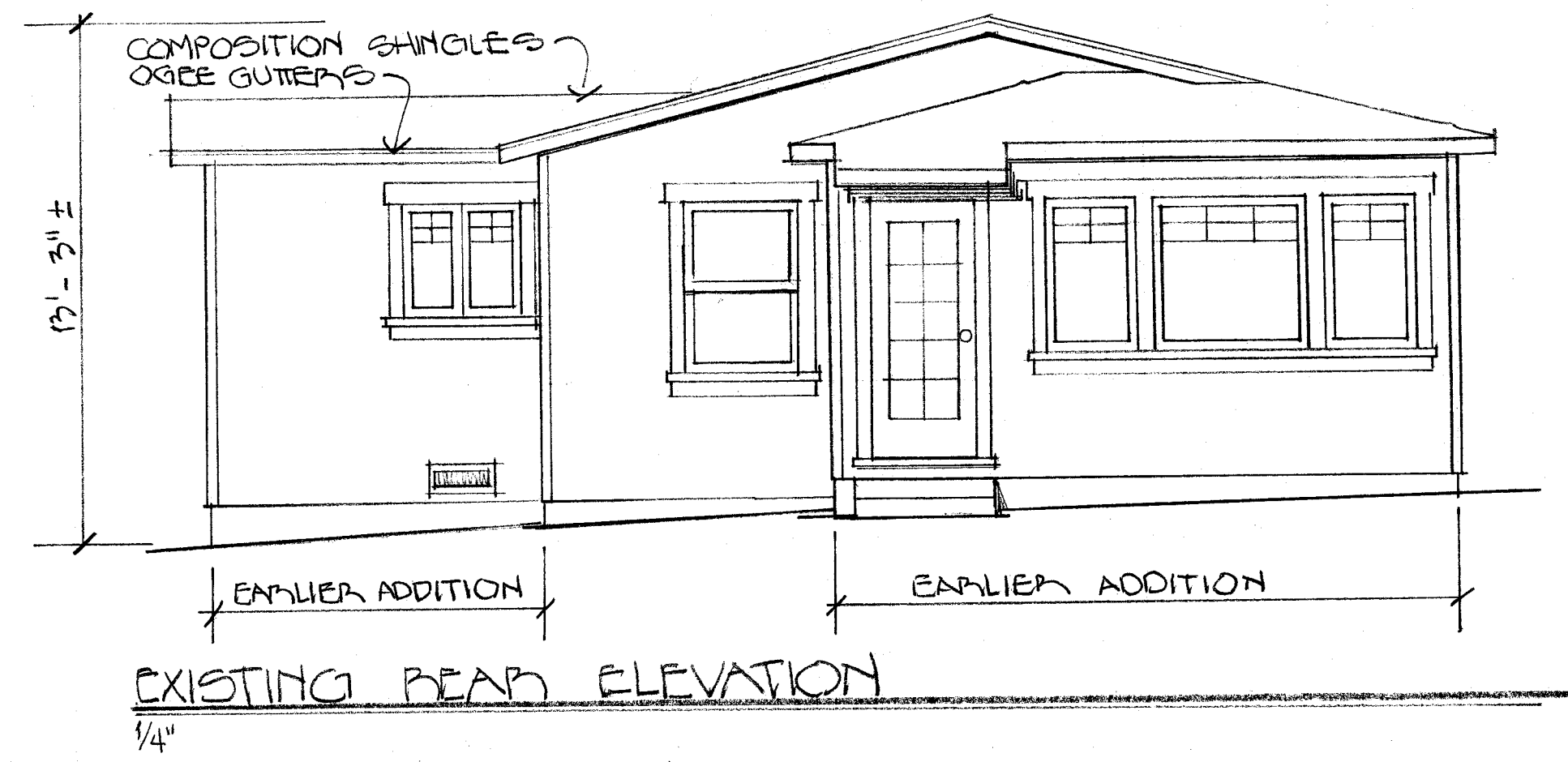
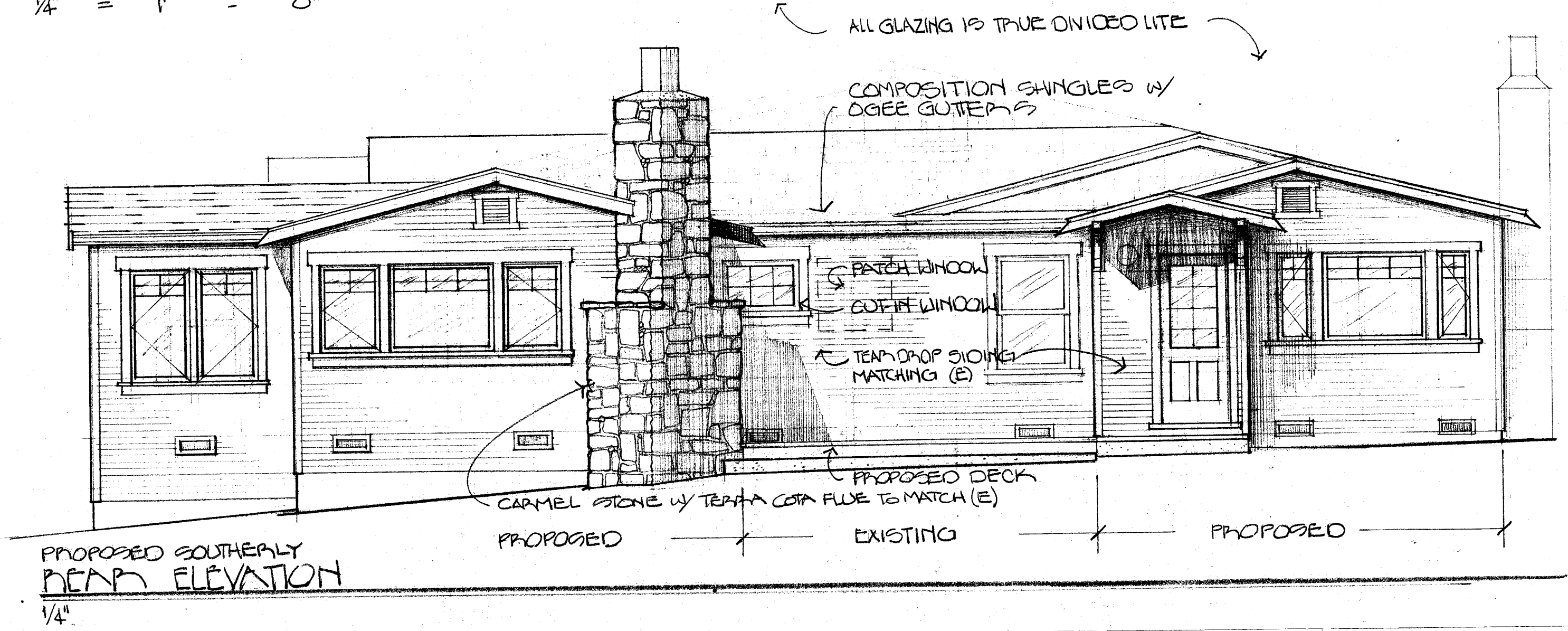
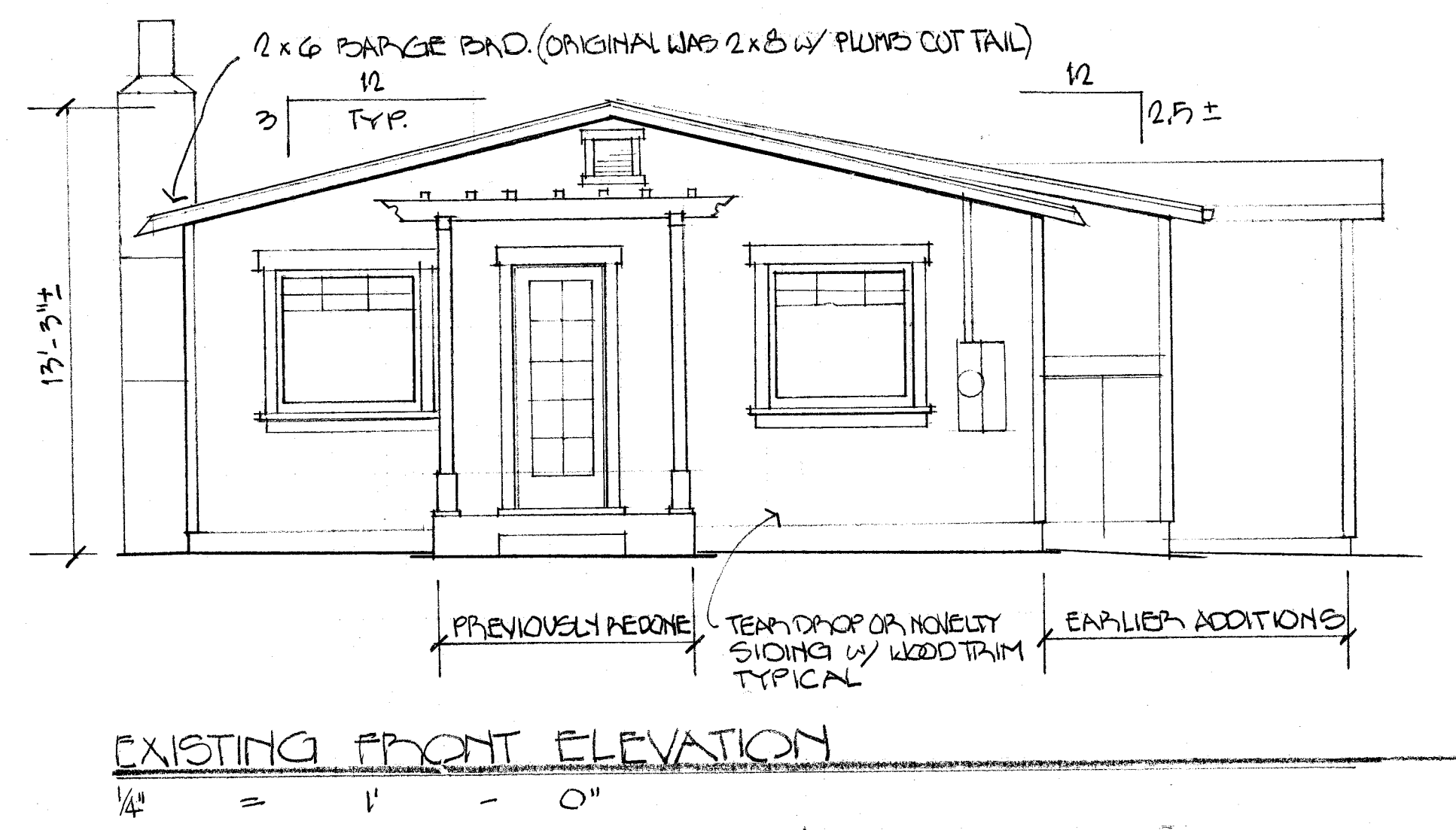
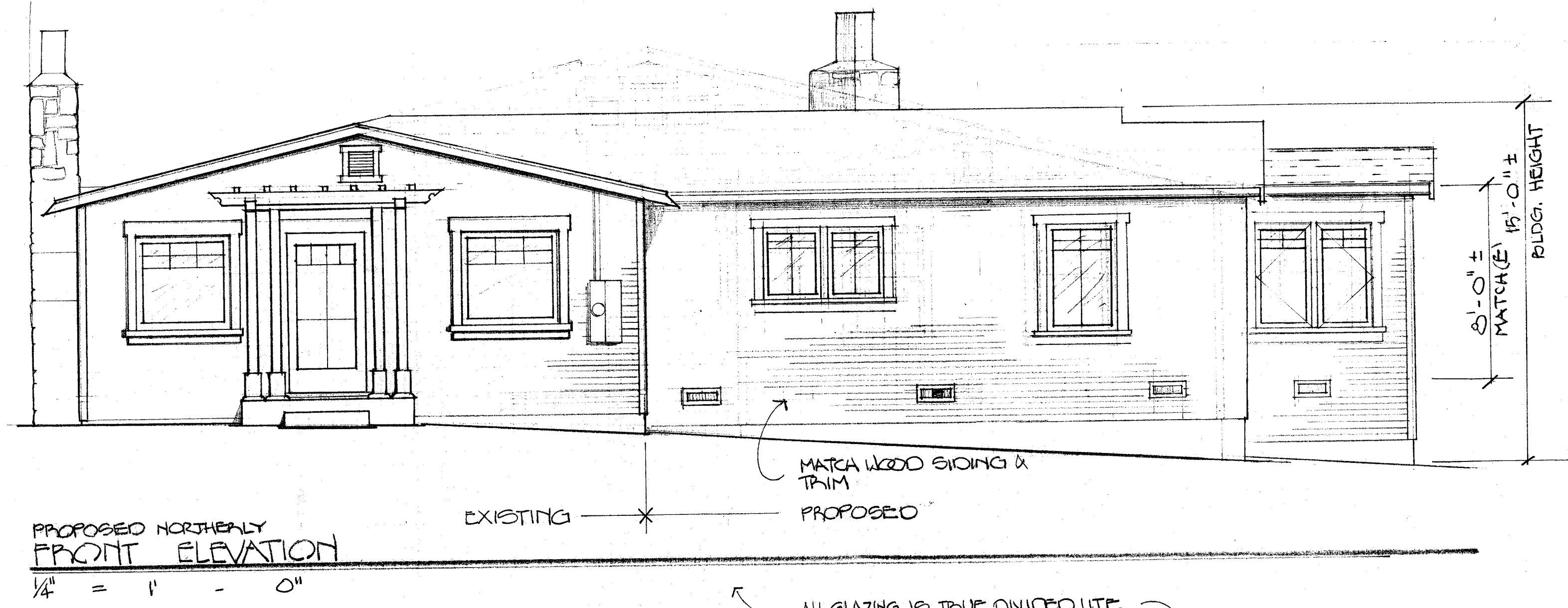
PRINT REVISION:
1
2

DESIGN, DRAFTING & PERMIT EXPEDITIONS
MARK EDWIN NORRIS
102 LIME OAKS WAY • SALINAS • 95070
404-2114 • NORRISDESIGN@GMAIL.COM

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MAIL: 147 SHURT ST. • PO, CA • 913150

Job 1822
SHEET 2 OF 3





REVISION:
1
2
3

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5223 MAPLE ST. PACIFIC GROVE

JOB SHEET 3 OF 3
1822