



**ERRATA SHEET**

**TO:** Chair Boyle and Members of the Architectural Review Board  
**FROM:** Alyson Hunter, Associate Planner  
**MEETING DATE:** January 8, 2019  
**SUBJECT:** Architectural Review Board Meeting Agenda - Errata Sheet

**Attached is additional information for your consideration at the January 8, 2019 Architectural Review Board Meeting:**

Agenda Item	Information Provided/Corrected
<b>7b – 905 Lighthouse Ave.</b>	Revised Historic Assessment ( <b>Attachment 1</b> ) - the revision is to the evaluation criteria to comply with current regulations Revised Sheet C1 Showing Driveway Turning Radius ( <b>Attachment 2</b> ) Letter from the Public Dated 12/29/18 ( <b>Attachment 3</b> )

RESPECTFULLY SUBMITTED:

*Alyson Hunter*

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Alyson Hunter, Associate Planner

# HISTORIC RESOURCE EVALUATION

**905 Lighthouse Avenue  
Pacific Grove, CA**

*MBA ARCHITECTS  
1176 Lincoln Avenue  
San Jose, CA 95125*

*Marvin Bamburg, AIA, LEED-AP  
2018 CHRIS*

*Maia Gendreau, AIA, CSI, CDT  
2018 CHRIS*

*Research by Urban Programmers  
Bonnie Bamburg*

*Submitted 12 December 2018*

*Revised 2 January 2019*



31 July 2017

## **905 Lighthouse Avenue - Historic Resource Evaluation**

### Introduction:

Urban Programmers was asked to provide the historical research and architectural identification for the referenced property, and to compare the history and architecture to the Pacific Grove Historic Preservation Ordinance (Municipal Code Section 23.765.025), and the California Register of Historic Resources. We verified that the property is not listed in the Historic Resource Inventory for Pacific Grove, and the only representation we found is in the Historic Context Statement-Final, §D, Pacific Grove Comes of Age 1903-1926, page 117, where it is colored to show construction in 1926. The representative Craftsman style homes, and character-defining features shown in the Historic Context Statement are good examples of the style, with wood or stucco siding, that exhibit the range of characteristics that define the style in Pacific Grove. Comparing the Historic Context Statement description to the house at 905 Lighthouse Avenue allowed the conclusion that the house does not exhibit the quality of architecture identified in the Historic Context Statement as representing the Craftsman style in Pacific Grove. The house at 905 Lighthouse Avenue is a modest double-gable variation of the Craftsman style where a porch extends in front of the main house. Over the years, alterations have changed the front facade to enclose the porch and redesign the stairs as well as a “pop-out” addition. Large skylights have been added into the roof and the rear façade has been given an English Country home appearance with a new door. Yet, in its original design, the house was not an important example of the Craftsman style in Pacific Grove. The property was part of a secondary subdivision of Lot 3 of block 311 in the Pacific Grove Acres. The house and garage were constructed in 1926, when the area had scattered single-family houses on both sides of Lighthouse Avenue. By the 1960s many lots were multi-family buildings and the neighborhood setting had changed. The original and subsequent owners of the property were part of the workforce on the Monterey Peninsula or were retired and some were artists. Research did find any significant associations with events or people who were important in the heritage of Pacific Grove. Attached to this letter is the background evaluation that lead to the determination that the house does not meet the criteria of a significant historic resource in Pacific Grove.

## Background, history and architectural description of the property at 905 Lighthouse Avenue

### Architectural Description:

Located on Lighthouse Avenue, a main thoroughfare in Pacific Grove, that has a mix of multi-family apartments, Mid-century and period revival houses. The property rises above the street and back about 30 feet is the vernacular Craftsman style house and garage. A multi-family building is adjacent on the west side and a single-family house with a second story addition is on the east at the corner of Alder St. It appears the same builder constructed the subject house and the one next door. Directly across the street are Mid-century box style apartments, and further to the west are Period Revival single-family houses. There is not a pattern of Craftsman style homes in the immediate area of Alder St. and Lighthouse Avenue. The house and garage at 905 Lighthouse Avenue have concrete foundations and are constructed with a wood frame and covered with smooth surface stucco. The low pitch shingle roof of the house is punctuated with large skylights. The house is constructed on the slope with a partial basement under the front. The space under the building is reduced to a crawl space in the rear. A pair of single-hung windows has been added into the front basement wall. The house is a double gable style, with a projecting gable originally the porch, and the main wall with a larger low-pitch front-facing gable roof. Originally, the projecting gable was an open porch with the front door in the center of the porch wall and sidelights were on each side. The front facade has been remodeled to enclose the porch by adding a framed set of three windows that fill the front wall above a low partial wall. The main entry is now from the side accessed by stairs that were reconstructed to include stepped sections of low walls topped with stone caps. The remodel included adding Irregular shaped stone pieces to cover the stair treads and risers, and a raised "stoop" at the base. This remodel eliminated the porch, placing the entry door at the top of the stairs opening directly into the enlarged living room. A feature of the Craftsman style is "knee braces." On this house, the oversized, decorative braces are attached at the corners of the roof and wall junction, and in the peak of the roof of the projecting bay. Five more braces are spaced in similar locations on the main building. The front wall of the building is punctuated with a three-part window; two narrow sash on each side of a large fixed center plate glass section. Narrow decorative shutters on each side are typical of all windows, not generally a feature on Craftsman houses. The low-pitched roofs of the projecting gable and

main building have a plain fascia board on the front that has “prongs” added to the ends, in front of open eaves that show the rafters. Open eaves are characteristic of the Craftsman style.

The eaves along the east side of the house have extension boards attached that are not original and may have supported a trellis or awning that is no longer present. The side has double-hung windows fairly equally distributed. The windows are single-pane double-hung styles with a paired set in the middle of the wall. In most Craftsman styles, the windows have a transom or fixed section of small panes at the top. This late era, vernacular building does not have the decorative windows. It is likely the plain style was available and less expensive when the house was constructed. The rear facade has paired double-hung windows on one side, and a single version with the rear door between. The original door has been replaced with a smaller, arched, solid wood style. The west facade is similar to the east facade with the exception the wall has been extended (popped-out) to create a larger interior space at the front of the building. This extension is carried into the front gable and had structurally failed. It was recently reconstructed.

Behind the house is a wood frame garage with a single car-width opening that closes with double hinged cross-braced (barn style), doors that are not the original doors. The garage has a workspace under the same roof and a single door, also a cross braced barn style, is on west side of this facade. The building extends back into the hillside and is partially below the grade at the rear. Two windows are on the rear facade. Mimicking the style of the house, the garage has a low-pitched roof with exposed eaves and oversized “knee braces”.

Landscaping includes random size rock retaining walls in the front yard where the slope requires two terraces, and in the rear to create a patio behind the kitchen. Concrete block is also used for retaining walls in the rear yard. The planting is a mix of vegetation, flowering bushes and trees - none in a particular pattern and many overgrown. The driveway is on the east side of the property and goes straight up the slope to the garage opening.

### Assessment:

The house was designed in a very common and economical form of the Craftsman style in late 1926.<sup>1</sup> There are similar treatments and window styles in this and the house next door to conclude they were

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<sup>1</sup> The house was entered into the Assessor’s roll in 1926, but not shown on the 1926 Sanborn Map

designed and constructed by the same builder. Where most of the similar Craftsman Bungalow homes in Pacific Grove are constructed and detailed with a mix of natural materials, wood siding, shingles and natural stone, the subject house does not exhibit those characteristics. Craftsman style houses that were covered in stucco also exhibited style characteristics of battered columns, wide open porches and decorative panel windows. The house at 905 Lighthouse Avenue is a late era vernacular style that exhibits the basics of the style with a double front gable and low-pitched roofs with exposed eaves and decorative “knee braces.” The alteration to the front façade eliminating the porch and creating a side stair with inappropriate materials detracts from the original design. Less obvious is the pop-out addition on the side. In summary, the house is not an important architectural resource in Pacific Grove. It is an economical and vernacular version of the Craftsman style. The Historic Context Statement describes buildings that may be significant.

“Residential buildings from this period may be significant for their architecture, as expressions of these new residential design trends, or as the work of a master architect or prominent builder. Groups of residences may also illustrate larger patterns of residential growth.”<sup>2</sup>

The house and garage at 905 Lighthouse Avenue are not expressions of new residential design trends or the work of a master architect/prominent builder. Nor does the house illustrate a larger pattern of residential growth.

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<sup>2</sup> Pacific Grove Historic Context Statement, 1906-1926, page 154

## Current Photographs:



Photograph 1 905 Lighthouse Avenue, Pacific Grove

View: Front facade taken from Lighthouse Avenue.

Camera Facing: South

Date of Photograph: July 21, 2017



Photograph 2 905 Lighthouse Avenue, Pacific Grove

View: Front and west facades showing the remodeled former porch and stairs. Note extensions on the rafters.

Camera Facing: Southwest

Date of Photograph: July 21, 2017



Photograph 3 905 Lighthouse Avenue, Pacific Grove

View: West façade showing the added north “pop-out” cantilevered from the main building. This was recently reconstructed.

Camera Facing: East

Date of Photograph: July 21, 2017



Photograph 4 905 Lighthouse Avenue, Pacific Grove  
View: Front entry remodeled porch, door and stairs redesigned and covered in stone pieces  
Camera Facing: west  
Date of Photograph: July 21, 2017



Photograph 5 905 Lighthouse Avenue, Pacific Grove  
View: Rear and east facade  
Camera Facing: South  
Date of Photograph: July 21, 2017



Photograph 6 905 Lighthouse Avenue,  
Pacific Grove  
View: Rear Door  
Camera Facing: NW  
Date of Photograph: July 21, 2017



Photograph 7 905 Lighthouse Avenue, Pacific Grove  
View: West side of the house. South "pop-out" to accommodate the refrigerator in the kitchen.  
Camera Facing: north  
Date of Photograph: January 2017



Photograph 8 905 Lighthouse Avenue, Pacific Grove  
View: Front facade of the garage. Barn style doors are replacements  
Camera Facing: South  
Date of Photograph: July 21, 2017

### Background and History:

The property at 905 Lighthouse Avenue was developed in the Pacific Grove Acres, a subdivision filed on January 2, 1919. At that time, the land facing onto Light House Avenue between Bentley and Alder Streets was reserved as block 311, but was marked “not included” in the filing. The block had already been divided and appears on the map as three parcels. A large parcel in the center and a 100 foot wide lot at the corner of Alder and Lighthouse Avenue (lot 3), and at the opposite corner facing onto Heacock Avenue at Bentley St. Lot 3 was split in the 1920s creating two parcels each 50 feet wide. The subject parcel at 905

Lighthouse Avenue is 7,200 square feet, and is located one parcel west of Alder St. on Lighthouse Avenue (formerly Light House Road). By 1926, the Sanborn Map shows Lot 3 had been split and a house constructed at the corner while the subject parcel and most of the lots remained vacant. Houses were located at the corner of Bentley and the corner of Alder St., (903 Lighthouse Avenue). Across the street appear to develop during the 1930s and were enlarged or replaced by apartment buildings in the 1950s-60s. Block 311, was slow to fill-in during the late 1920s, and the houses that were developed have been replaced by multi-family apartment buildings with the exception of the subject property and the house next door at 903 Lighthouse Avenue.



Figure Map of Pacific Grove Acres, c 1919- Arrow shows vacant lot (903-905 Light House Road)  
Source: Pacific Grove Historical Context Statement, Page & Turnbull, page 151

When the subject house at 905 Lighthouse Avenue was constructed, the first owner was Robert H. Hooper and his wife Annie A. Hooper.<sup>3</sup> Robert was listed in the 1920 San Jose City Director, as a boilermaker living in San Jose. It appears his career changed before moving to Pacific Grove in 1926 where he was listed as a mechanic in the 1928 City Directory for Pacific Grove. During the Depression, the house was vacant and then rented during WWII until 1947, when it was owned by Philip A Cordrey, and shared with Philip A. Cordrey Jr. and Christie Cordrey. In the mid-1950s the property was purchased by Alberto and Patricia Alice Conti.

Alberto Conti achieved success as a concert musician and conductor in Europe before visiting Los Angeles in 1928 and emigrating from Italy to Los Angeles in 1931. He immediately became the conductor of the Columbia Orchestra Company at Warner Bros. Studios. A popular conductor and musician, he conducted for several opera companies including Los Angeles and Portland<sup>4</sup>. His last years in Los Angeles he worked with Walt Disney. Maestro Conti may have visited the Pacific Grove while working in Los Angeles, however, his primary residence remained at 4416 Gainsborough Avenue where he lived with his mother-in-law Almira Glascock and wife Patricia Alice Conti.<sup>5 6</sup> After retiring from Disney Studios, the Contis appear to rent homes in Pacific Grove while their primary home remained in Los Angeles until 1954.<sup>7</sup> The next year, the Conti's acquired the property at 905 Lighthouse Avenue where they lived for almost 5 years.<sup>8</sup> During this time, Alberto continued to conduct orchestras around the world. Annie worked for the U.S. Army. In August of 1960, the Contis sold the property to Justine Mace and purchased a house on Guadalupe St. in Carmel.<sup>9</sup> In addition to his musical training, Alberto studied with the Italian Impressionist, Antonio Piatti. After moving to Carmel he reduced his commitments to travel and focused on his painting. He belonged to the Santa Cruz Art League, Society of Western Artists and the Pacific Grove Art Association. His genre was primarily landscapes and views of the water.

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<sup>3</sup> R.L. Polk, City Directory Salinas, Monterey and Pacific Grove 1928 page 340

<sup>4</sup> <https://gallery.multcolib.org/document/la-scala-opera-company-civic-auditorium-april-26-1941>

<sup>5</sup> United States, Selective Service System. *Selective Service Registration Cards, World War II: Fourth Registration*. Records of the Selective Service System, Record Group Number 147. National Archives and Records Administration.

<sup>6</sup> State of California, United States. *Great Register of Voters*. Sacramento, California: California State Library.

<sup>7</sup> Voter rolls for Los Angeles County through 1952.

<sup>8</sup> No deed was found for the acquisition of Conti.

<sup>9</sup> Deed; Recorded in Book 2070 Book of Official Records page336

Justine Mace and her husband James, an engineer at Firestone, lived at 1067 Morse Drive in Pacific Grove in 1957. After leaving Firestone James became an instructor at San Jose State College, where the family lived on Meredith Avenue, in San Jose and rented or vacationed in the house in Pacific Grove. As a widow in 1980, Justine returned to live in the house at 905 Lighthouse Avenue.<sup>10</sup> A year later, the property sold to Walter W. and Joan B. Bernard. Walter worked as a tile contractor for C.L. Frost, Inc., a supplier and installer of stone and tile with offices in Sand City. It appears the remodel of the front porch and stairs occurred during the time the Bernards owned the property. A year later, the property sold to John P. and Harriet D. Dowling who moved from Laurel Street in Monterey to the Pacific Grove property. The property was transferred in 2011, from John P Dowling Jr. to Dorothy Elaine Dowling, who created a trust ownership in 2012. As the trustee, she sold the property to Roger W. and Evelyn M Gallagher in April 2013. Their son, Dr. Gallagher is the current trustee of the family trust that owns the property.

### Summary:

The owners of the property have been members of the workforce, were semi-retired or retired. The only person with a reputation was, Alberto Conti who owned the house for a short time while he was traveling the world to conduct operas. His ownership does not contribute in a significant way to the history of Pacific Grove. None of the owners/residents was found to be influential in the history or culture of Pacific Grove.

### **Regulatory Framework:**

To comply with the requirements of the California Environmental Quality Act, the Lead Agency, The City of Pacific Grove must consider buildings over 50 years of age to be potential historic resources until shown they do not to meet the criteria of the California Register of Historic Resources or the City of Pacific Grove's Historic Landmark Criteria.

In 2011, the City of Pacific Grove adopted the Pacific Grove Historic Context Statement. This provides the historic background and architectural history that allows for comparison of the history and architectural styles of individual properties to those events, people and architecture that were important in developing the heritage of the community. The chapter in the Historical Context Statement that describes the period of 1926, when the subject buildings were constructed is era "Pacific Grove Comes of Age 1903-1926."

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<sup>10</sup> 1980 City Directory for Pacific Grove

Two themes were specifically considered in this evaluation; architecture/development and culture (artists) of Pacific Grove during the 1950s.

The mid-1920s saw a change in residential development with the inclusion of stucco siding for revival styles and on some Craftsman style houses. This was a variation from the traditional craftsman style that used natural materials, wood siding and shingles, and often river rock. Stucco was an economical material that became important for its ease of application and in the construction of Monterey Colonial, Mission, and the most popular, Mediterranean revival styles. As lot splits and subdivisions provided smaller lots, the homes were often built by developers constructing 4 or more very similar styles in a line. This type of development often portrayed the progression from individual parcels to small, 2 to 4 lot, developments, and then larger tracts of houses.

*The Pacific Grove Historical Context Statement includes, “The overwhelming majority of surviving buildings constructed between 1903 and 1926 are single-family residences designed in period revival styles that represented a dramatic shift from earlier eras—most easily recognized by a transition from wood to stucco cladding.”<sup>11</sup>*

The Craftsman style emanated from the Arts and Crafts movement and is closely identified with the Green brothers and their landmark houses in Southern California. In modest houses, the style retained some decorative elements from the structure of the antecedent buildings, usually mixed materials of wood siding, shingles and river rock. Open porches that often had battered columns were also common. Open porches, knee braces, exposed eaves and wood frames around the windows are the most common elements to carry onto stucco clad houses.

The Pacific Grove Historical Context Statement describes the typical Craftsman having the following features:

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<sup>11</sup> Historic context Statement-Final, Pacific Grove Comes of Age, page 116



“Craftsman Style (1905 - 1930)

The Elaborate Craftsman-style home of T.A. Work, 176 Central Avenue epitomizes the style.”

“For this and the less grand homes the characteristics are:

- ♣ Simple rectangular massing
- ♣ Front or side gable roofs with prominent knee braces and exposed rafter tails
- ♣ Wood shingle, bevel, novelty or shiplap siding (sometimes in combination) are most common
- ♣ Gable porches supported by “battered” columns which are wider at the base
- ♣ Windows with geometric division in the upper sash ♣ Smooth river boulders as skirting, or at the base of chimneys “<sup>12</sup>



Craftsman-style residence, 119 12<sup>th</sup> Street



Craftsman bungalow, with stucco plinths supporting battered porch columns, 419 Gibson

<sup>12</sup> Historical Context Statement-Final Pacific Grove Comes of Age, page 172

## City of Pacific Grove, Municipal Code Chapter 23.76 HISTORIC PRESERVATION

### Zoning Chapter 23; Section 23.76.025 Evaluation criteria.



The following shall be utilized as criteria as required in this chapter.

(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;

The house is a very modest version of a Craftsman style Bungalow. Constructed in 1926, it does not have significant character or value in depicting the development heritage of Pacific Grove, the state of California or the United States. The property was a speculative house constructed as half of a lot split and two-parcel development.

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

Research did not uncover any historical events associated with the property.

(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 house is not strongly identified with a person who significantly contributed to the culture, history or development of the city of Pacific Grove. Most of the occupants identified with the property were part of the workforce or were retired. Alberto Conti (1895-1982) an internationally recognized musician and conductor, owned the house from c.1955-1960. During this period, he traveled extensively to conduct orchestras for several opera companies. Mr. Conti lived in Los Angeles during most of his musical career. In 1960, he reduced his conducting engagements and purchased a home on Guadalupe Drive in Carmel where he emerged as a respected local artist. He lived in Carmel from 1960 until his death in 1982. Because he traveled extensively while he owned the Lighthouse property and moved to Carmel before achieving stature as an artist, he is not strongly identified with Pacific Grove.

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

The house is a vernacular design of the Craftsman style. It was constructed by a carpenter/builder/developer, and is not a particularly good example of a Craftsman style. Alterations have further diminished the design of the building.

(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;

There are many iterations of the stucco covered Craftsman style homes in Pacific Grove.

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

The house was not designed by a notable architect. Most likely, a carpenter/builder designed and constructed the house.

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

The house is common construction and does not exhibit innovation in the design or construction.

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

The location is not a unique site and the house, set back from the road, does not exhibit singular physical characteristics that are a familiar feature in the neighborhood.

(i) Whether a resource with historical or cultural significance retains historic integrity.

905 Lighthouse is lacking in historic or cultural significance. It is a modest Craftsman style home that has been altered and added to several times, which has impacted its integrity.

### Conclusion:

When compared to the criteria contained in the Pacific Grove Municipal Code Section 23.76.025 the property and improvements are not described by the criteria. The house and garage at 905 Lighthouse Avenue do not qualify as a historic resource in Pacific Grove.

## **California Register of Historic Resources**

The State Historical Resources Commission has designed this program for use by state and local agencies, private groups and citizens to identify, evaluate, register and protect California's historical resources. The Register is the authoritative guide to the state's significant historical and archeological resources.

The California Register program encourages public recognition and protection of resources of architectural, historical, archeological and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for state historic preservation grant funding and affords certain protections under the California Environmental Quality Act.

## Criteria for Designation

Criterion 1 Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.

Criterion 2 Associated with the lives of persons important to local, California or national history.

Criterion 3 Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.

Criterion 4 Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

To be eligible for listing in the California Register of Historic Resources must retain sufficient integrity to communicate the reason for its significance.

The historical documentation and description of the property at 905 Lighthouse Avenue are the basis for the following consideration of each of the criteria for designation to the California Register of Historic Resources.

1. The property is not associated with significant events that have contributed to the broad patterns of local or regional history or the cultural heritage of California or the United States. The property is part of a large subdivision of land that was originally owned by Southern Pacific Rail Road Company and transferred to a new entity Pacific Grove Improvement Company when the subdivision of Pacific Grove Acres was recorded in 1919. At that time, the parcel appears to be vacant. In 1926, a house and garage were constructed. The property has been a single-family residence since then. No events of significance are associated with the subject property.

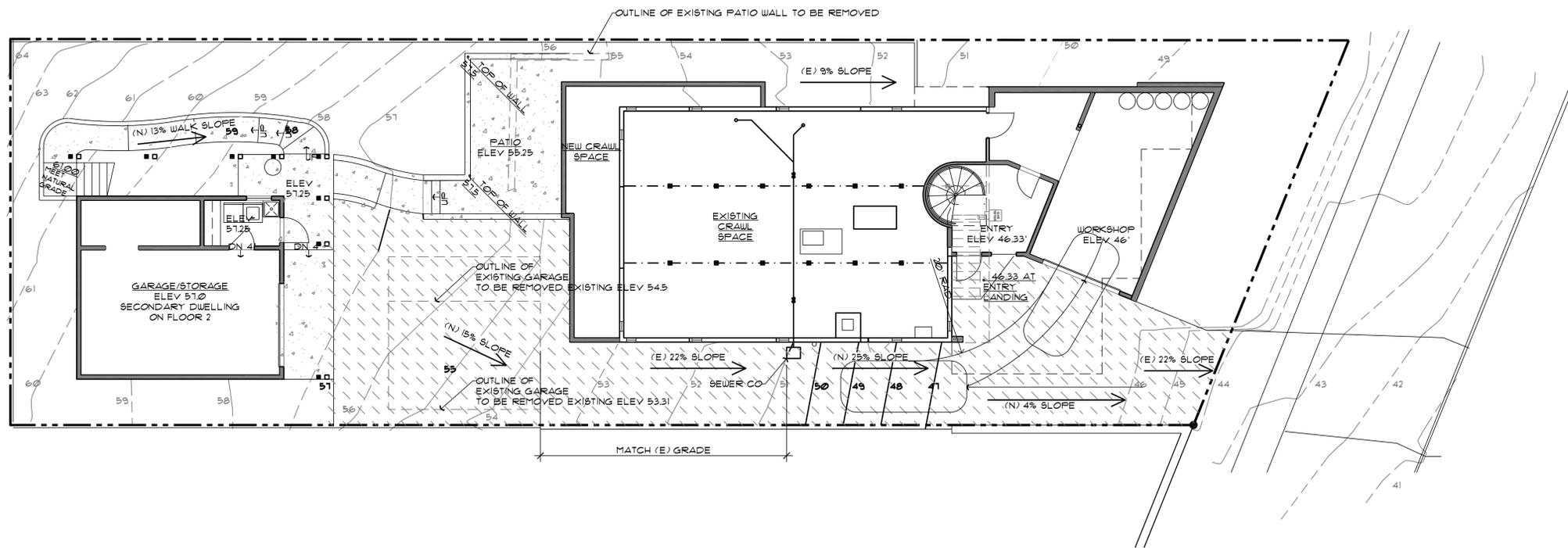
2. The property at 905 Lighthouse Avenue was not found to have a significant association with persons important in local, California or national history. For a period of about five years, it was the home of Alberto Conti, a well-known musician and orchestra conductor. During this time, Maestro Conti traveled extensively conducting for opera companies in the United States and Europe. His career was mostly spent in Los Angeles and a second career as an artist was in Carmel. He is not considered to have been an important person in Pacific Grove's history.

3. The architecture exhibits a vernacular design of a Craftsman (stucco covered) style. The original house was not a fine example of the style and alterations have further eroded the original design. It does not embody distinctive characteristics of the type, period, region or method of construction in an important way. The buildings are not the work of a master and do not possess high artistic values.

4. The excavation and construction of the house, garage, driveway, retaining walls and patios have removed the native soil from most of the property. It is unlikely that the property would yield significant information in history or prehistory.

**Conclusion:**

The property at 905 Lighthouse Avenue does not meet any of the criteria for listing in the California Register of Historic Resources.



**PRELIMINARY GRADING PLAN**

0 12 4 8 16 32  
SCALE: 1/8" = 1'-0"

**GRADING & DRAINAGE LEGEND**

- EXISTING WALL
- NEW WALL
- - - DEMOLITION
- NEW SPOT ELEVATION
- COTG
- ← SLOPE OF GRADE
- - 123 - - EXISTING CONTOUR
- 123 — NEW CONTOUR
- 66 — NEW SAN. SEWER
- ▨ CONCRETE - NEW OR EXISTING
- ▨ ASPHALT - NEW OR EXISTING

**CUT AND FILL CALCULATION**

CONTOUR INTERVAL	CUT	FILL
62	51	
61	105	3.5
60	428	
59	435	1.5
58	175	
57	143	174
56	79	273
55		117
51	323	
50	738	
49	853	
48	707	
47	185	
46	37	
<b>TOTAL CU FEET</b>	<b>4259</b>	<b>569</b>
<b>TOTAL CU YARDS</b>	<b>158</b>	<b>21</b>
<b>NET CUT</b>	<b>137</b>	

JOB No. 1664  
DATE OCT 26, 2018

DESCRIPTION	DATE	REV.
CITY COMMENTS	11/19/18	△
ADD PARKING	1/2/19	△

REMODEL AND ADDITION  
GALLAGHER RESIDENCE  
905 LIGHTHOUSE AVE.  
PACIFIC GROVE, CA

**ARCHITECTS**  
**MBA**  
MARTIN ARTHUR BARBUR ASSOCIATES INC.  
1176 LINCOLN AVENUE SAN JOSE CALIFORNIA 95125  
PH 408.297.0288X13 FAX 408.297.0384



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SHEET TITLE  
**PRELIMINARY GRADING PLAN**

SCALE AS SHOWN  
CAD FILE 1664-A1-C1DWG  
DRAWN BY

SHEET  
**C1**  
4 OF SHEETS



Alyson Hunter &lt;ahunter@cityofpacificgrove.org&gt;

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**905 Lighthouse Avenue (Form submission from: Contact the Architectural Review Board)**

1 message

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**Martha Dunn via City of Pacific Grove Website** <website@cityofpacificgrove.org>

Sat, Dec 29, 2018 at 4:04 PM

Reply-To: Martha Dunn &lt;marthamdunn@comcast.net&gt;

To: ahunter@cityofpacificgrove.org

Name: Martha Dunn

Email: [marthamdunn@comcast.net](mailto:marthamdunn@comcast.net)

Message:

Dear Planners,

I live near 905 Lighthouse, the home (cited below) being considered for a significant remodel.

<https://www.cityofpacificgrove.org/sites/default/files/architectural-review-board/2019/1-8-2019/architectural-review-board-1-8-2019-item-7b-ap-adu-18-0957-905-lighthouse-ave.pdf>

I am a fairly new resident of this lovely town. A large part of its attraction for me was the abundance of historic homes, as well as the newer homes built in styles compatible to existing architecture and to the surrounding marine and woodsy environments. The design proposed for 905 Lighthouse stands in jarring contrast to the neighborhood. Its very sleek and 'techie' style would be appropriate in a more modern setting, but that setting is not here. Simply put, it is a misfit.

Please consider the heritage of this wonderful place and support building that enhances that heritage rather than detracts from it.

Thank you.

Sincerely,

Martha (Marty) Dunn

219 Bentley Street

PG

[marthamdunn@comcast.net](mailto:marthamdunn@comcast.net)

Attached File:

Submitted on Saturday, December 29, 2018 - 4:04 pm