



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

AGENDA REPORT

TO: Members of the Historic Resources Committee

FROM: Wendy Lao, Associate Planner

MEETING DATE: February 28, 2018

SUBJECT: Architectural Permit (AP) and Historic Preservation Permit (HPP) #17-1147 to allow an existing historic single-family residence to demolish a non-historic 200 square feet accessory structure (detached garage), to be rebuilt with a 308 square feet detached garage, creating a total of a 1,342 gross square feet residence. The Historic Preservation Permit would allow relief from the side yard setback and parking requirements.

ADDRESS: 164 12th Street (APN 006-199-005)

ZONING/ C-D/Commercial
LAND USE:

APPLICANT: Cecilia McCoy, property owner

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

RECOMMENDATION

Receive report, hold public hearing, and approve AP HPP #17-1149 based on the findings and subject to the staff-recommended conditions.

BACKGROUND

On December 20, 2017, Cecelia McCoy, property owner, applied for an Architectural Permit and Historic Preservation Permit #17-11 for a property located at 164 12th Street in Pacific Grove. The property contains an existing two-story single family residence of 1,034 square feet that is located on the City's Historic Resources Inventory. The application seeks to demolish a non-historic 200 square feet detached garage, to be rebuilt with a 308 square feet detached garage.

The Historic Preservation Permit would allow the new structure relief from the side yard setback requirement of 5 feet and parking requirement of 2 covered parking spaces in order to preserve the historic single-family residence.

DISCUSSION

General Plan

The project is located in the Commercial land use designation according to the City's General Plan, and residential uses are allowed. The project appears to comply with the following from the General Plan's Chapter 4, *Transportation*:

- *Goal 5: Ensure provision of adequate on- and off-street parking.*
- *Policy 11: With the exception of properties in the former Downtown Parking District, require new development to provide adequate off-street parking.*
- *Policy 13: Require off-street parking for new residential developments, and for additions that increase the parking demand.*

The project proposes to add an additional 108 square feet to the detached garage, and to increase parking by providing 2 off-street parking spaces. This helps to meet the goals and policies of the General Plan.

Zoning Code

The proposed development is in conformance with all requirements of the C-D zone, including site coverage and height requirements, with the following exceptions:

1. *Side yard setback:* The property is in the C-D zoning district, and is located adjacent to the R-3-PGR zoning district to the north and east sides. Pursuant to P.G.M.C. § 23.31.040, because the property is located adjacent to a residential zone, then a 5 feet side yard setback is required.

The existing garage is currently located 1 foot away from the property line. The new garage is proposed to be located 1 feet and 5 inches away from the property line, which will more closely conform to the current side yard setback required.

The Historic Preservation Permit allows relief from the setback regulation in order to preserve the historic single-family residence.

2. *Number of parking spaces:* The zoning regulation requires at least 2 covered parking spaces for single-family residences on parcels larger than 1,800 square feet, per P.G.M.C. § 23.64.190(a). The parcel is 2,740 square feet, and therefore 2 covered parking spaces are required.

The property currently contains only 1 parking space, which is legal non-conforming, and a driveway of 14 feet length which is not deep enough to serve as an uncovered parking space of 9 x 20 feet minimum. The proposal consists of providing 2 parking spaces by having 1 covered space in a detached garage and 1 uncovered space in a driveway of 9 x 20 feet.

The Historic Preservation Permit allows relief from the parking regulation in order to preserve the historic single-family residence.

The proposed project will have a site coverage of 38% (1,035 square feet), which is within the allowable maximum site coverage of 100%, pursuant to P.G.M.C. § 23.31.040. The detached

garage will have a building height of 14 feet, which is within the allowable maximum accessory structure height limit of 15 feet.

Historic Review:

The main residence most closely resembles that of a folk Victorian single family residence constructed in 1895. According to a Phase 2 Historic Report prepared by PMC in February 12, 2010, the property appears to have remained unchanged except for the accessory structure, the detached garage, which was added sometime after 1926. The report further states that the accessory structure is not historically significant. This finding is consistent with the Department of Parks and Recreation 523 form, as well as the City's Community and Economic Development Director determination, per P.G.M.C. § 23.76.090(a).

According to the report, the character defining features of the residence includes the two-story end gable with bay window, the L-shaped layout with a subordinate one-story section, and the board and batten siding. By allowing the removal and rebuild of a non-historic accessory structure, the historic residence will not be impacted and will be protected.

Architecture Review Guidelines:

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

Guideline #4: The location and size of the garage should not dominate the street view of the structure.

The garage will be set back 20 feet from the sidewalk, which will not dominate the street view. The garage is also one-story in height, which allows it to be subordinate to the two-story main residence.

Guideline #35: Design a façade to appear similar to scale and character to those in its context.

The garage will have a pitched roof, plywood siding with redwood batts, a detailed garage door, and wooden windows. This will complement the historic residence's Victorian architectural style and board and batten siding.

Architecture Review Guidelines for Historic Buildings:

Guideline #1: Neighborhood Context. Any additions to historic buildings must take into account the effect of the proposed addition on the existing neighborhood, including but not limited to setbacks, mass, architectural style, and design. Neighborhood change should be slow and evolutionary.

The garage replacement is a subtle change to the neighborhood. The garage would be set further back. The one-story garage would be relatively small in mass compared to the two-story residence. The architectural design complements the residence and the neighborhood.

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

The project proposes to replace the non-historic detached garage, preserving the main residence as much as possible. The detached garage would not dominate the appearance of the historic main residence due to its setback, size, and architectural style.

Guideline #3: Preservation of character-defining features.

The project proposed to replace the non-historic detached garage, which will not alter the main residence. This allows the remaining character defining-features, as discussed above, of the main residence to be preserved.

Guideline #4: Compatibility of new work with old.

The garage will have materials such as plywood siding with redwood batts, a detailed garage door, and wooden windows that will complement the historic residence's architectural style. The architectural integrity of the main residence will not be compromised because the structure will not be altered.

Environmental Determination:

The project qualifies for a Class 3 exemption from CEQA requirements, pursuant to Section 15331 – Historical Resource Restoration/Rehabilitation. The removal of the non-historic detached garage, to be rebuilt with a larger garage, allows the historic main residence and its character-defining features to be preserved. The proposed addition and alterations do not present any unusual circumstances that would result in a potentially significant environmental impact. The proposed alterations do not constitute a substantial adverse change to the historic resource, thus conforming to the requirements of the California Environmental Quality Act (CEQA).

ATTACHMENTS

- A. Permit Application
- B. Project Data Sheet
- C. Draft Permit
- D. Department of Parks and Recreation (DPR) 523 form
- E. Phase 2 Historic Report (previous permit application – withdrawn)
- F. Project Plans

RESPECTFULLY SUBMITTED:

Wendy Lao, Associate Planner



CITY OF PACIFIC GROVE

ATTACHMENT A

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 #: AAP Item 10a1147
 Date: 12/20/17
 Total Fees: \$2342.60

APPLICANT/OWNER:

Project Address:	164 12th St		APN:	006-199-005
Project Description:	Raze dilapidated garage sitting now on dirt floor and construct new garage.			
Tree Work?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
<u>Applicant</u>		<u>Owner</u>		
Name:	Cecelia C McCoy		Name:	Same as Applicant
Phone:	831.314.1319		Phone:	
Email:	Cece@mcocayandcompany.biz		Email:	
Mailing Address:	164 12th St PG, CA 93950		Mailing Address:	

Permit Request:

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

PLANNING STAFF USE ONLY:

CEQA Determination:

- Exempt
 Initial Study & Mitigated Negative Declaration
 Environmental Impact Report

Review Authority:

- Staff HRC
 ZA PC
 SPRC CC
 ARB _____

Active Permits:

- Active Planning Permit
 Active Building Permit
 Active Code Violation
 Permit #: _____

Overlay Zones:

- Butterfly Zone
 Coastal Zone
 Area of Special Biological Significance (ASBS)
 Environmentally Sensitive Habitat Area (ESHA)

Property Information

Lot: 12, M
 ZC: C-D

Block: 35
 GP: Commercial

Tract: Retreat
 Lot Size: 2740 SF

Historic Resources Inventory **RECEIVED** Archaeologically Sensitive Area

Staff Use Only:

Received by: WL DEC 20 2017

\$ PAID
2,342.60

Assigned to: CITY OF PACIFIC GROVE 12-20-17
 COMMUNITY DEV DEPT

CERTIFICATION – I, the undersigned, under penalty of perjury, depose and certify that I am the applicant for this request, that the property owner approves this application and that all statements contained herein, including all documents and plans submitted in connection with this application, are true and accurate to the best of my knowledge.

I further acknowledge it is my responsibility to determine whether additional permits are required.

Applicant Signature: Cecelia McCoy

Date: 12.20.17

Owner Signature (Required): Cecelia McCoy

Date: 12.20.17

Updated: 08/17/2017

PROJECT DATA SHEET

Project Address: 164 12TH ST.

Submittal Date:

Applicant(s): McCoy

Permit Type(s) & No(s):

REV: 12-19-17 / 2-12-18 W.LAO	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	C-D	SAME	SAME	
Building Site Area	2740	2740	2740	
Density (multi-family projects only)				
Building Coverage	N/A	913 SF 33%	944 SF 35%	
Site Coverage (GROSS)	100%	913 SF 33%	1035 SF 38%	
Gross Floor Area	N/A	1234	1342 SF	
Square Footage not counted towards Gross Floor Area		50 SF	SOME	porch
Impervious Surface Area Created and/or Replaced			30SF OF	*
Exterior Lateral Wall Length to be demolished in feet & % of total*			GARAGE 62 ft/100%	DEMOLISH (E) GARAGE ONLY
Exterior Lateral Wall Length to be built			74'	NEW DET. GARAGE
Building Height	30'	(E)	(E)	(E) HOUSE
Number of stories		2	2	(E) HOUSE
Frost Setback	15'	4'-9"	4'-9"	(E) NO CHANGES detached garage
No. (R) Side Setback (specify side)	5'	1'	1'-6"	adjacent to residential zone
South (L) Side Setback (specify side)	0'	4'-0"	4'-0"	(E) HOUSE
Rear Setback	0'	21'-8"	12'	detached garage
Garage Door Setback	20'	14'-0"	20'	"IMPROVED"
Covered Parking Spaces	2	1	1	
Uncovered Parking Spaces	0	0	1	
Parking Space Size (Interior measurement)	9' x 20'	9 x 20	10 x 20	
Number of Driveways	1	1	1	
Driveway Width(s)		12'	12'	
Back-up Distance		19' TO CURB	19'-6" TO CURB	"IMPROVED"
Eave Projection (Into Setback)	3' maximum	7' 4'-0", 22'	10" CANTILEVER	detached garage
Distances Between Eaves & Property Lines	3' minimum	4'-0", 22' 16'-7", 5'-3"	10" 1/3-3"	FRONT, REAR NORTH, SOUTH
Open Porch/Deck Projections	8'	6'	6'	AT HOUSE NO CHANGE
Architectural Feature Projections			N/A	
Number & Category of Accessory Buildings	1 GAR.	1 GAR	1 GAR	
Accessory Building Setbacks GARAGE	FR. R. 31'-0" 20'-0", 5'-0", 4'-0"	FR. R. S. 14', 26'-0", 14"	FR. R. S. 10', 32'-0", 11"	EAVE FRONT: EAVE TO P.L. FRONT: 11'-0" 13'-0" NORTH: 3'-0" 4"
Distance between Buildings	3'-6"	6'-10"	4'-11"	
Accessory Building Heights	15'-0"	10'-0"	14'-0"	
Fence Heights	6', 4'	6', 3'	6', 3'	NO CHANGE

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



CITY OF PACIFIC GROVE

Community Economic Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

T : 831.648.3183 • F : 831.648.3184 • www.cityofpacificgrove.org/cedd

ARCHITECTURAL PERMIT & HISTORIC PRESERVATION PERMIT

#17-1147

TO ALLOW AN EXISTING HISTORIC 1,034 SQUARE FEET SINGLE-FAMILY RESIDENCE LOCATED AT 164 12TH STREET TO DEMOLISH A NON-HISTORIC 200 SQUARE FEET DETACHED GARAGE ACCESSORY STRUCTURE, TO BE REBUILT WITH A 308 SQUARE FEET DETACHED GARAGE, CREATING A TOTAL OF A 1,342 GROSS SQUARE FEET RESIDENCE.

FACTS

1. The subject site is located at 164 12th Street, Pacific Grove, 93950 (APN 006-199-005)
2. The subject site has a designation of Commercial on the adopted City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the C-D zoning district.
4. The project site is located adjacent to the R-3-PGR zoning district to the north and east.
5. The subject site is an interior parcel of 2,740 square feet.
6. The subject site is developed with a 2-story single family residence of 1,304 gross square feet, and a detached garage of 200 square feet.
7. The single family residence was built in 1938, and is listed on the City's Historic Resources Inventory.
8. Per P.G.M.C. § 23.76.090(a), the Community & Economic Development Director has determined that the accessory structure (detached garage) is not historic.
9. The Department of Parks and Recreation 523 form indicates that the accessory structure (detached garage) is not historic.
10. The Architectural and Historical Evaluation prepared by qualified historian Richard Brandi of PMC on February 12, 2010 stated that the accessory structure (detached garage) is not historic.
11. The P.G.M.C. § 23.31.040 requires a side yard setback of 5 feet in the C-D zoning district if the property is located adjacent to a residential zone, and P.G.M.C. § 23.76.060 allows Historic Preservation Permits to provide exceptions from the zoning regulations.
12. The P.G.M.C. § 23.64.190(a) requires a minimum of 2 covered parking spaces for single-family residences on parcels larger than 1,800 square feet, and P.G.M.C. § 23.76.060 allows Historic Preservation Permits to provide exceptions from the zoning regulations.
13. The subject site is located in the City's Area of Special Biological Significance Watershed.
14. This project has been determined to be CEQA Exempt under CEQA Guidelines Section 15301, Class 1; and Section 15331, Class 31.

FINDINGS

1. The proposed development will meet the development regulations set forth in the C-D zoning district including site coverage and height requirements, with the exception of the side yard setback for the detached garage, and with the exception of two covered parking spaces, which may be allowed with a Historic Preservation Permit in order to preserve the historic single-family residence, and;
2. The proposed development will improve the subject property as the development will more closely conform to the side yard setback requirement of 5 feet, as the side yard setback for the detached garage will be increased from 1 foot to 1 feet and 5 inches, and;
3. The proposed development will meet the garage front yard setback requirements of 20 feet, as the front yard for the detached garage will be increased from 14 feet to 20 feet, which is sufficient for an uncovered parking space, and;

4. The proposed development will provide two parking spaces, of which one will be covered and one will be uncovered, and;
5. 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, the residence's historic character defining features will be retained, and the proposal is consistent with the Architectural Review Guidelines, including but not limited to No. 4, 27, and 29, and Architecture Review Guidelines for Historic Buildings No. 2, 3, and 4.
6. 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;
7. The Committee has been guided by and made reference to applicable provisions of the Architectural Review Guidelines in making its determinations on single-family residences, and;
8. The proposed action is consistent with the purposes of historic preservation as set forth in P.G.M.C. § 23.76.010 including Section (d) to "preserve buildings significantly identified with people or events of historical and cultural importance to Pacific Grove's past," and in the historic preservation element of the general plan.

PERMIT

Architectural Permit (AP) and Historic Preservation Permit (HPP) #17-1147 to allow an existing historic 1,034 square feet single-family residence located at 164 12th Street to demolish a non-historic 200 square feet detached garage, to be rebuilt with a 308 square feet detached garage, creating a total of a 1,342 gross square feet residence.

CONDITIONS OF APPROVAL

1. **Permit Expiration.** This permit shall expire and be null and void if a building permit has not been applied for within one (1) year from and after the date of approval. Application for extension of this approval must be made prior to the expiration date.
2. **Construction Compliance.** All construction must occur in strict compliance with the proposal as set forth in the application, subject to any special conditions of approval herein. Any deviation from approvals must be reviewed and approved by staff, and may require Architectural Review Board approval.
3. **Terms and Conditions.** These terms and conditions shall run with the land, and it is the intention of the CDD Director and the Permittee to bind all future owners and possessors of the subject property to the terms and conditions, unless amended. Amendments to this permit may be achieved only if an application is made and approved, pursuant to the Zoning Code.
4. **Public Works, Fire and Building.** Review and approval by the Public Works, Fire and Building Departments are required prior to issuance of a building permit. Work taking place in the public right-of-way shall require an encroachment permit prior to issuance of the building permit.
5. **Conformance to Plans.** Development of the site shall conform to approved plans for "Detached Garage for Cece McCoy" submitted on January 24, 2018, on file with the Community Development Department and to the Building Code, with the exception of any subsequently approved changes.
6. **Tree Protection Standards During Construction:** Pursuant to Municipal Code Chapters 12.20 and 12.30, and the *Urban Forestry Standards*, all trees that are otherwise protected and will be impacted as a result of

Development, both proposed for pruning or removal and where the development will impact the critical root zone of the tree are protected. Prior to issuance of the building permit, the Project Arborist shall review grading, drainage, utility, building and landscape plans to determine impacts to individual Trees, to determine required minimum Tree protection standards during construction.

7. **Lighting:** All exterior lighting must conform to Architectural Review Guidelines Nos. 10,11,12
8. **Building Plans:** All conditions of approval for the Planning permit(s) shall be printed on a full size sheet and included with the construction plan set submitted to the Building Department.

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC RESOURCES COMMITTEE OF THE CITY OF PACIFIC GROVE:

1. The Committee 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 Committee authorizes Approval of AP HPP17-1147 to allow: to allow an existing historic 1,034 square feet single-family residence located at 164 12th Street to demolish a non-historic 200 square feet detached garage, to be rebuilt with a 308 square feet detached garage, creating a total of a 1,342 gross square feet residence.
3. This permit shall become effective upon the expiration of the 10-day appeal period.
4. This permit shall not take effect until the owner acknowledges and agrees to all terms and conditions and agrees to conform to and comply with those terms and conditions.

PASSED AND ADOPTED AT A REGULAR MEETING OF THE HISTORIC RESOURCES COMMITTEE OF THE CITY OF PACIFIC GROVE ON THE 28TH DAY OF FEBRUARY, 2018, BY THE FOLLOWING VOTE:

AYES: XXX

NOES: XXX

APPROVED:

XXX, 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.

Cecelia McCoy, Owner

Date

R 35/4, 12

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

ATTACHMENT D 6-199-5

HISTORIC RESOURCES INVENTORY

(State use only)

Site _____ Mo. _____ Yr. _____
 UTM _____ Q _____ NR _____ SHL _____
 Lat _____ Lon _____ Era _____ Sig _____
 Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fed _____

ITEM 10/59718/405312

IDENTIFICATION

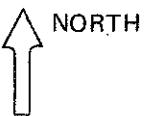
1. Common name: _____
2. Historic name, if known: Fiese (I.E.) House
3. Street or rural address 164 12th St.
 City: Pacific Grove, CA ZIP: 93950 County: Monterey
4. Present owner, if known: Edward McCoy Address: 1060 E. Magnolia Blvd
 City: Burbank, CA ZIP: 91503 Ownership is: Public Private
5. Present Use: Private Residence Original Use: Private Residence
- Other past uses: _____

DESCRIPTION

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

This is a two story house with board and batten siding on a raised brick foundation. There is a gabled roof over one section, shallow pitched hipped roof over adjacent section with triangular brackets under eaves of this hipped roof. Under gable on front side is two story square bay with windows, truncated gable roof. Shelf over windows. Windows are segmented 1/1, with one 6/6. There is an open front porch with square posts and flat roof. There are two doors adjacent to each other. The front porch has a brick floor.

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



8. Approximate property size:

Lot size (in feet) Frontage 46'
 Depth 60';
 or approx. acreage _____.

9. Condition: (check one)

- a. Excellent b. Good c. Fair
 d. Deteriorated e. No longer in existence

10. Is the feature a. Altered? b. Unaltered?

11. Surroundings: (Check more than one if necessary)

- a. Open land b. Scattered buildings
 c. Densely built-up d. Residential
 e. Commercial f. Industrial
 g. Other _____

12. Threats to site:

- a. None known b. Private development
 c. Zoning d. Public Works project
 e. Vandalism f. Other

13. Date(s) of enclosed photograph(s): 1977

NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone b. Brick c. Stucco d. Adobe e. Wood
f. Other

15. Is the structure: a. On its original site? b. Moved? c. Unknown?

16. Year of initial construction 1895 This date is: a. Factual b. Estimated

17. Architect (if known): _____

18. Builder (if known): _____

19. Related features: a. Barn b. Carriage house c. Outhouse d. Shed(s) e. Formal garden(s)
f. Windmill g. Watertower/tankhouse h. Other Garage (New?) not formerly i. None

SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):

A board and batten beach cottage - comparable to its single story neighbor, only elaborated by a bay and 2 sections to its ground plan. Still, it is a cottage and in fine condition and displays an attractive garden - an example of the beach cottage turned into a permanent home.

21. Main theme of the historic resource: (Check only one): a. Architecture b. Arts & Leisure
c. Economic/Industrial d. Exploration/Settlement e. Government f. Military
g. Religion h. Social/Education

22. Sources: List books, documents, surveys, personal interviews, and their dates:

Monterey County Assessor's Records

23. Date form prepared: _____ By (name): _____

Address: _____ City: _____ ZIP: _____

Phone: _____ Organization: _____

(State Use Only)

ARCHITECTURAL
AND
HISTORICAL EVALUATION

164 12TH STREET
PACIFIC GROVE, CALIFORNIA

Prepared for:
CELCELIA McCOY
164 12TH STREET
PACIFIC GROVE, CA 93950

Prepared by:
PMC


FEBRUARY 12, 2010

RECEIVED

FEB 18 2010

COMMUNITY DEV. DEPT.

ARCHITECTURAL
AND
HISTORICAL EVALUATION

164 12TH STREET
PACIFIC GROVE, CALIFORNIA

Prepared for:
CECELIA MCCOY
PACIFIC GROVE, CA 93950

Prepared by:
Richard Brandi
PMC
500 12th Street
Oakland, CA 94607

February 2010

TABLE OF CONTENTS

1.0 Introduction.....	1
1.1 Project Data.....	1
1.2 Qualifications.....	1
1.3 Field Survey, Research Methods.....	1
1.4 Historic Status	2
Location Map	3
2.0 Historical Background.....	5
3.0 Description of Historic Resource.....	5
4.0 Evaluation of Historic Significance	6
5.0 Impacts of the Proposed Project.....	6
6.0 Evaluation of Consistency	7
6.1 Treatment Standard	7
7.0 Mitigation.....	11
8.0 Sources Cited and Consulted	12

Appendices

Appendix A	Photographs
Appendix B.....	Project Plans

1.0 INTRODUCTION

This architectural and historical evaluation of the property located at 164 12th Street, Pacific Grove fulfills the Phase II Historic Assessment requirements as outlined by the City of Pacific Grove for Historic Assessments. The purpose of a Phase II Historic Assessment is to evaluate and mitigate the potential impacts a project may have on a historic resource and to reduce the impacts to a less than significant level as required by the California Environmental Quality Act (CEQA).

The project, as proposed, includes an addition of 769 square feet to an existing 1,000 square foot house, installation of a fireplace and exterior brick chimney, and an integral garage in place of the existing, one car, detached garage. Under the proposal, the extant historic resource will be retained (see Appendix B for the proposed plans of project). The subject property is listed on the City of Pacific Grove Historic Resources Inventory and thus is considered a historic resource under CEQA.

1.1 PROJECT DATA

Property Owner: Cecelia McCoy
Applicant: Cecelia McCoy
Address: 164 12th Street
Current Use: Occupied
Historic Use: Residential single family dwelling

1.2 QUALIFICATIONS

Richard Brandi, M.A., conducted the evaluation of the project. Mr. Brandi completed a master's degree in Historic Preservation at Goucher College in Baltimore, Maryland and is an Architectural Historian consultant for PMC. He is currently listed as a qualified historian with the Northwest Information Center, and an architectural historian with the County of Monterey. With over five years of professional experience in architectural history and historic preservation, Mr. Brandi meets the requirements of a Qualified Professional as set forth by the Secretary of the Interior.

1.3 FIELD SURVEY AND RESEARCH METHODS

Mr. Brandi conducted a site visit, reviewed plans, and discussed the proposed project with the applicant, Cecelia McCoy and designer, Steven Krebs on February 3, 2010.

1.4 HISTORIC STATUS

Since the subject property is listed on the City of Pacific Grove Inventory of Historic Resources, no further historical research was conducted. The applicant provided a copy of a Historic Resources Inventory form dated 1977. The form gives a construction date of 1895 and a historic name, the Fiese (J. F.) House.

FIGURE 1
LOCATION MAP



Architectural and Historical Evaluation
February 2010

Page 3

164 12th Street
Pacific Grove, California

This page left blank intentionally.

2.0 HISTORICAL BACKGROUND

The subject property is located 164 12th Street. The lot contains a two-story wood frame Victorian. The applicant provided a copy of a Historic Resources Inventory form dated 1977. The form listed the building with a construction date of 1895 and with the historic name, Fiese (J. F.) House. The building was described in the form as a "two story house with board and batten siding on a raised brick foundation. There is a gable roof over one section, shallow pitched hipped roof over adjacent section with triangular brackets under eves off this hipped roof (sic)." The significance of the house according to the Historic Resources Inventory is:

A board and batten beach cottage-comparable to its single story neighbor, only elaborated by a bay and 2 sections to its ground plan. Still, it is a cottage and in fine condition and displays an attractive garden-an example of the beach cottage turned into a permanent home.

Period of Historic Significance

The period of significance for the subject property is its date of its construction, 1895. The house is an example of a folk Victorian. The property appears to have remained unchanged except for a detached garage that was added sometime after 1926, as it does not appear on the 1926 Sanborn map but does appear on the later 1926-1962 edition of the Sanborn map.

3.0 DESCRIPTION OF HISTORIC RESOURCE

Existing Conditions (See Appendix A for Photographs)

The subject property is a two-story, end gable, wood framed, wood board and batten clad, "L"-shaped building with an adjacent shallow pitched hipped roof section. The primary facade is on 12th Street and faces east. This facade has a rectangular bay window with truncated gable roof on the two story section with paired doubled hung wood windows on each floor, an open front porch with square posts and two wood, unglazed entry doors.

The north facade has a one story hipped roof with two double hung wood windows on the right and a two story, side gable roof with projecting bay windows and the left. The west facade (rear) of the building has paired, glazed personnel doors with a deck off the one story hipped roof section on the left and three double hung windows in the two story end gable section on the right. The south elevation has a shed roof addition with wood window on the left, a

wood double hung window on the first floor of two story roof section, and the bay window projection on the right.

The character-defining features of the residence include the following:

- Prominent two story end gable with bay window
- L shaped form with subordinate one story section
- Board and batten siding

Alterations

The house appears to be original except for the later addition of a detached one car garage. The house's front facade appears to be unaltered from its appearance in a photo shown in the 1977 for the Historic Inventory form and no alterations were listed on the form.

4.0 EVALUATION OF HISTORIC SIGNIFICANCE

The house is listed on the City of Pacific Grove's Inventory of Historic Resources. The Inventory Form describes the house as board and batten beach cottage turned into a permanent home.

5.0 IMPACTS OF THE PROPOSED PROJECT

The proposed project involves the addition of a second story section across the width of the existing house, set back from the front facade. The addition replaces the existing one story section with an integral garage (replacing the detached garage). The addition is set back about 10 feet from the plane of the two story bay window and extends to the rear of the property. A brick chimney would be added to the south facade about 25 feet back from the sidewalk. The board and batten siding on the original house will be maintained and the addition would be clad in horizontal wood siding. The windows on the addition would be wood, double hung. The applicant provided a drawing showing plans and elevations of the existing conditions and the proposed changes. (Appendix B). The proposed alterations include the following:

Primary, East Elevation

The two story bay window, end gable roof, and front porch and entry door would be retained and the detached one car garage along the north edge of the property would be removed. A two story addition would be installed behind the existing entry door and porch and have an

integral garage. The addition would have an end gable roof about two feet higher than the existing end gable and set back from the existing end gable roof over the bay window, which would be retained. The addition's second floor would feature two small windows over the porch and a set of paired double hung windows flanked by smaller single pane windows on either side over the integral garage.

North Elevation

The existing front bay window and porch would remain and the addition would extend rearward with a shallow side gable roof. A personnel door and paired, double wood hung windows would be suited on the first floor. On the second floor, a shallow end gable roof would surmount an angled bay window in the middle of the wall pane with a set of two smaller windows to the left and a set of four windows to the right (rear of building).

West Elevation (Rear of Building)

The rear elevation shows a two story addition with shallow pitch end gable roof and eight windows on the left hand side. The fenestration pattern of the existing house on the right hand side would be altered significantly and a new deck would extend to the rear off the first floor.

South Elevation

The south elevation would read as two nested side gable roofs stepped up toward the middle of the house. A new brick chimney would appear mid way along the facade. The fenestration of the bay window would remain unaltered, the remaining pattern of windows on this facade would be altered, and three additional windows of modest size would be added.

6.0 EVALUATION OF CONSISTENCY

6.1 Treatment Standard

The proposed project was evaluated in this report through the application of the Rehabilitation standard from the Secretary of the Interior's Standards for the Treatment of Historic Properties:

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and

additions while preserving those portions or features which convey its historical, cultural or architectural heritage.

Secretary of the Interior's Standards for Rehabilitation

When a proposed project has the potential to affect a historic resource, The Secretary of the Interior's Standards for the Treatment of Historic Properties (hereinafter "Standards") are used to provide guidance to review the potential impacts to the historic structure. The Standards are used by Federal agencies in evaluating work on historic properties and have also been adopted by numerous local municipal agencies for use as a guide to evaluating proposed rehabilitation work on historic properties under local preservation ordinances. The Standards are a useful analytic tool for understanding and describing the potential impacts of substantial alterations to historic resources.

The Standards provide for the preservation, rehabilitation, restoration or reconstruction of a historic property. In this case, the Standards are the most appropriate treatment to apply to the proposed project because they are generally used when a building will undergo alterations or additions.

The following provides an evaluation of the proposed project pursuant to the Secretary of the Interior's Standards for Rehabilitation.

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.**

The building will be used as a residence as it was historically. The proposed changes in the project are consistent with Standard #1.

- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.**

The proposed project does not envision the removal of distinctive materials or alter features, spaces, and spatial relationships that characterize the property, therefore the project is consistent with Standard #2.

- 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.**

The project does not add conjectural features and is consistent with Standard #3.

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

The detached garage was a later addition and while more than 50 years ago, is not historically significant; therefore, the proposed project is consistent with Standard #4.

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

The project, as proposed, is consistent with Standard #5 in that the character-defining features of the resource will be preserved, namely the board and batten siding.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The proposed project does not envision changing the historic siding or existing windows is therefore consistent with the Standard #6.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

The project, as proposed, appears to be consistent with Standard #7.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

The project, as proposed, appears to be consistent with Standard #8, as no archaeological resources have been identified on the site.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The addition is placed to the side and rear on non-character defining facades. While the addition adds a significant amount of square footage, it is set back from the bay window along the plane of the exiting porch wall on the primary facade and it preserves the character-defining "L" shape of the historic house.

The size and placement of the windows on the proposed addition are limited in size compared to the historic bay windows and the low pitch side gable roof is scaled so that it does not overpower the historic building. The new integral garage is visually subordinated to the historic porch.

The above characteristics of the addition are consistent with the guidance contained in the National Park Service, as set forth in *Preservation Brief 14: New Exterior Additions to Historic Buildings*.¹ The addition does alter the view of the house as seen from street but it does not result in a radical change in the form of the building and it maintains the prominence of the two story bay window with end gable roof. The fireplace addition is on the south facade and is far enough back from the street where it is less likely to be noticed. Thus the addition meets the guidelines for additions to historic building.

The project proposes to rearrange the fenestration on the north, west (rear), and south sides of the building. The north and west (rear) sides are not visible from the street or public right of way. The south side is more visible but the addition takes place to the rear half the house and is less visible from the public right of way due to fences and trees.

The addition uses a compatible wood siding material but in a horizontal pattern to distinguish it from the vertical board and batten wood siding used on the historic house.

Therefore, proposed addition is consistent with Standard 9.

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

The addition and the fireplace could be removed without impairing the integrity of the house and is consistent with Standard #10.

¹ "Place the new addition on an inconspicuous side or rear elevation so that the new work does not result in a radical change to the form and character of the historic building."
www.nps.gov/history/hps/tps/briefs/brief14.htmPreservation Brief 14, accessed May 11, 2009.

7.0 MITIGATION

Overall, the proposed project complies with the Secretary of the Interior's Standards and no mitigation is needed.

8.0 SOURCES CITED AND CONSULTED

Weeks, Kay D., and Anne E. Grimmer. Secretary of the Interior's Standards for the Treatment of Historic Properties. Washington, D.C.: U.S. Department of the Interior, National Park Service, Cultural Resource Stewardship and Partnerships, Heritage Preservation Services, 1995.

Cusato, Marianne and Ben Pentreath. Get Your House Right, Architectural Elements to Use and Avoid. New York: Sterling Publishing, 2007.

McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, Inc., 2005.

Appendix A Photographs



Figure 1. 164 12th Street primary façade.



Figure 2. Close up of porch and garage.



Figure 3. Looking north on 12th Street at building's south facade.



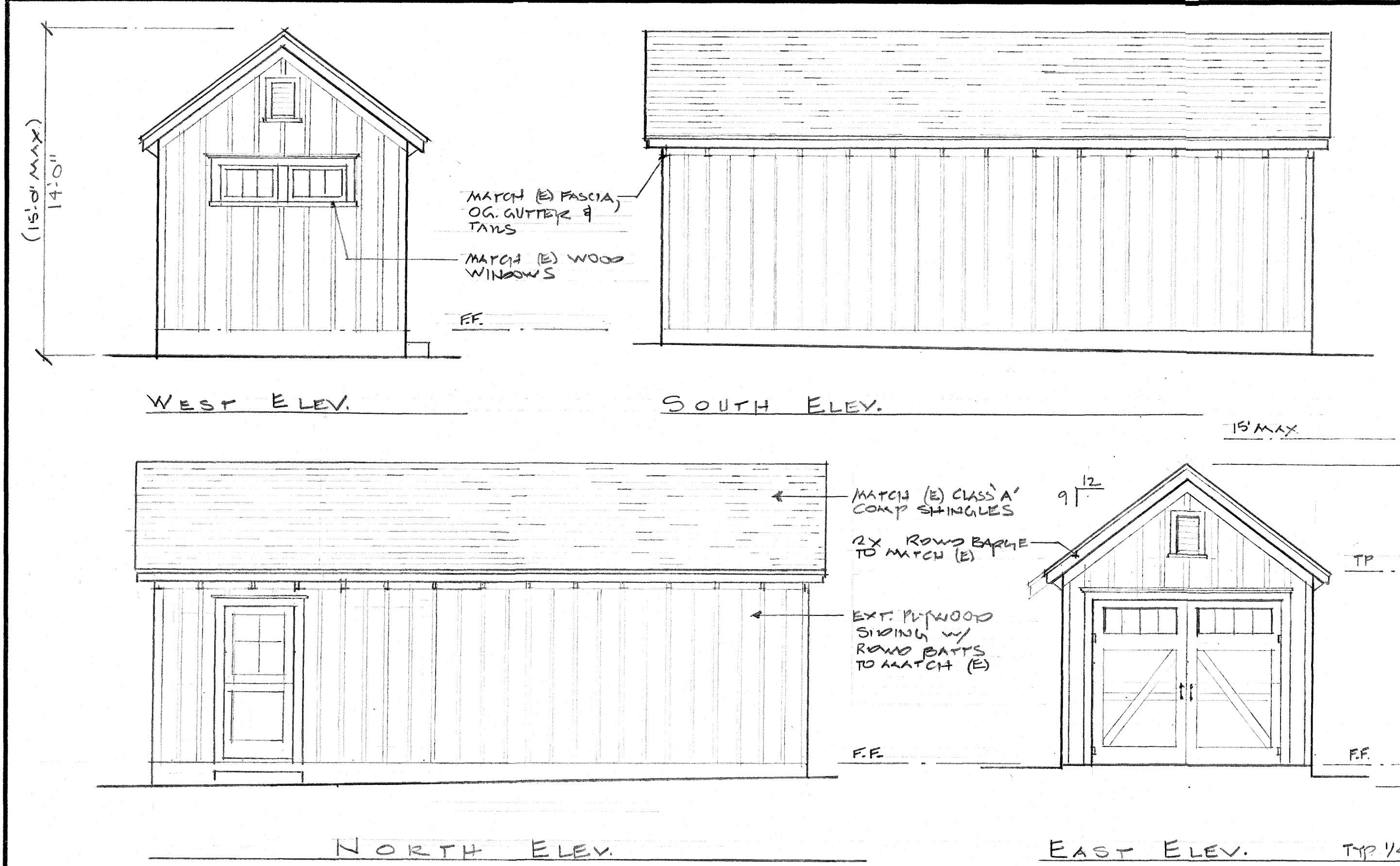
Figure 4. Looking south on 12th Street.



Figure 5. Looking south on 12th Street from adjacent property.



Figure 6. House directly across the street from 164 12th Street.

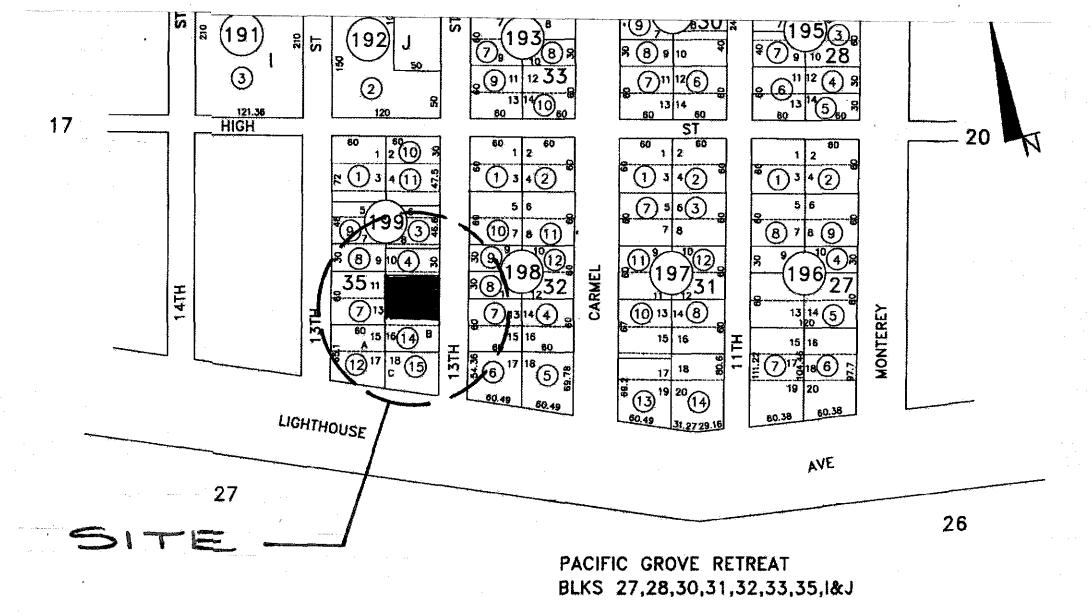


WEST ELEV. SOUTH ELEV. NORTH ELEV. EAST ELEV. TYP 14'x10'

PROJECT DATA SHEET		Submittal Date:	
Applicant(s): McCoy		Permit Type(s) & No(s):	
REV: 12-14-17	2-12-18 W.LAO	REQUIRED/Permitted	C-D
Zone District	C-D	Existing Condition	SAME
Building Site Area	2740	Proposed Condition	SAME
Density (multi-family projects only)	N/A	Notes	
Building Coverage (Gross)	915 SF 35%	944 SF 35%	
Site Coverage (Gross)	100%	1055 SF 35%	
Gross Floor Area	N/A	1234	1342 SF
Square Footage not counted towards Gross Floor Area	50 SF	PERCH	
Impervious Surface Area Created and/or Replaced	308 SF		
Exterior Lateral Wall Length to be demolished in feet & % of total*	62 ft 100%	DEMOLISH (E) GARAGE ONLY	
Exterior Lateral Wall Length to be built	74	NEW 10x12 GARAGE	
Building Height	30'	(E) HOUSE	
Number of stories	2	(E) HOUSE	
Front Setback	15'	4' 9"	4' 9"
Nearest (L) Side Setback (front side)	5'	1'	1'-0" NO CHAMFER
Second (L) Side Setback (garden side)	0'	4' 0"	DECODED SPACES ADDED TO REAR SETBACK ZONE
Rear Setback	20'	28'-3"	12' REARRED GARAGE
Garage Door Setback	20'	14'-0"	20" IMPROVED
Covered Parking Spaces	2	1	1
Uncovered Parking Spaces	0	0	0
Parking Space Size (interior measurement)	9' x 20'	9 x 20	10 x 20
Number of Driveways	1	1	1
Driveway Width(s)	12'	12'	12'
Back-up Distance	14' TO Curb	15' TO CURB	"IMPROVED"
Eave Projection (into Setback)	3' maximum	7'	10' CONCRETE DEMOED GARAGE
Distance between Eaves & Property Lines	3' minimum	4' 6", 22'	4' 6", 22' FT. FROM NEIGHBOR
Open Porch/Deck Projections	N/A	0' 0"	0' 0" NORTH SOUTH AT HOUSE NO CHAMFER
Architectural Feature Projections			
Number & Category of Accessory Buildings	1 GAR.	1 GAR.	1 GAR. EAVES TO P.W. FRONT 11' 10" BACK 11' 10"
Accessory Building Setbacks GARAGE	5' 0" 8' 0"	14' 0" 20' 0"	5' 0" 8' 0"
Distance between Buildings	5' 0"	6' 0"	4' 11"
Accessory Building Heights	15' 0"	15' 0"	15' 0"
Fence Heights	6' 0"	6' 0"	6' 0" NO CHANGE

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

[Rev. 01/14/14]



SCOPE OF WORK

RAZE (E) 200 SF DILAPIDATED GARAGE
CONSTRUCT NEW 200 SF DETACHED GARAGE.
REPLACE DW & FRONT WALK.
NOTE: (E) GARAGE HAS DIRT FLOOR, NO FPLS.

FLOOR AREA (MAX 2017 SF)

EXIST. HOUSE: 1ST STORY	663 SF
2ND STORY	371
GARAGE (INSIDE 10x27)	300
TOTAL	1342

BLDG COV'G

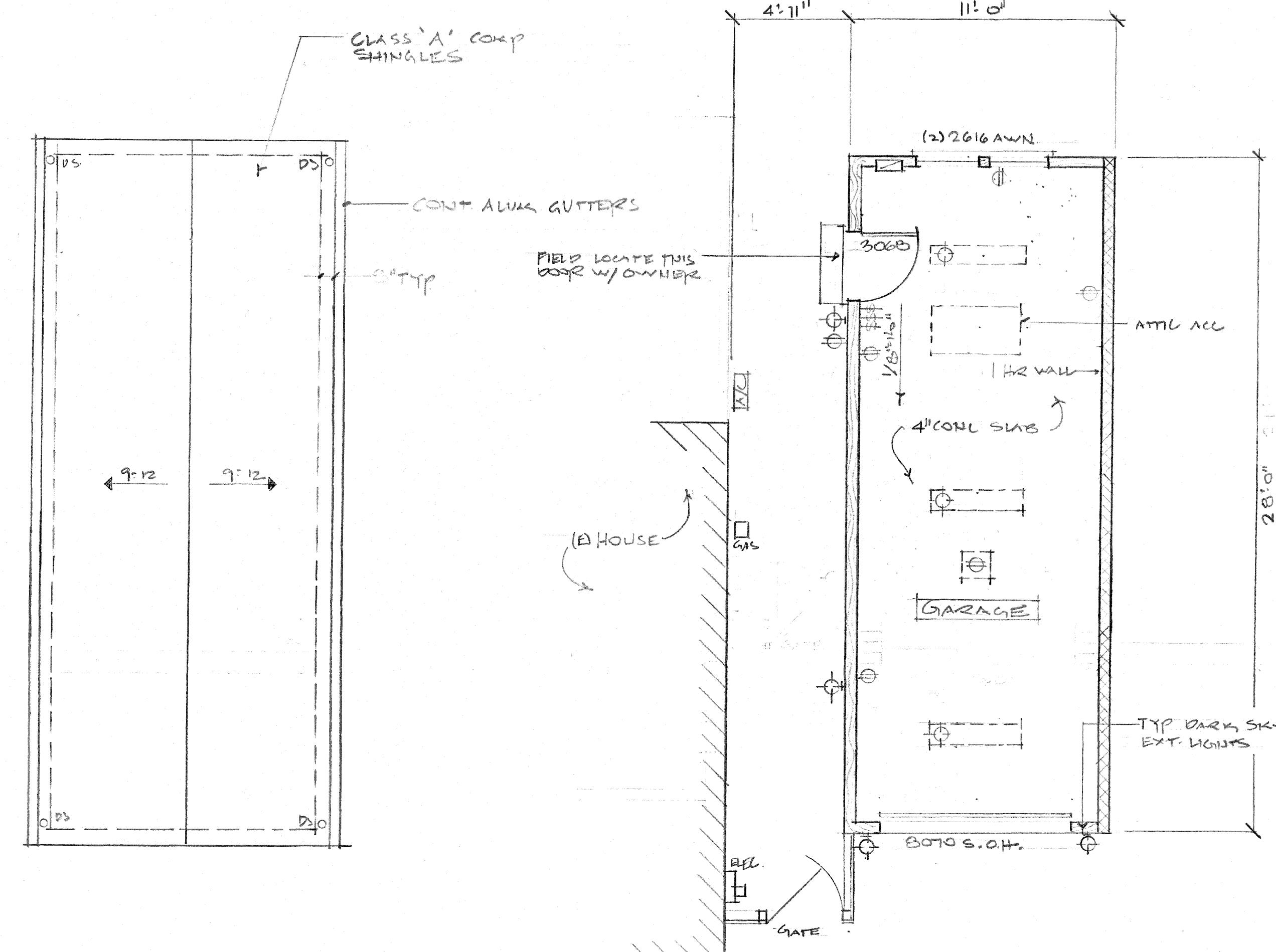
EXIST. HOUSE	663 SF
EXIST. FRONT PORCH	50
GARAGE (INSIDE 10x27)	200
TOTAL LOT AREA	1021
2740	37%

GROSS COV'G. "IMPERVIOUS"

BLDG COV'G.	1021 SF
CONC. DW. & FRT. WALK (251+60)	EXEMPT
CONC. WALK	99
TOTAL LOT AREA	1120
2740	41%

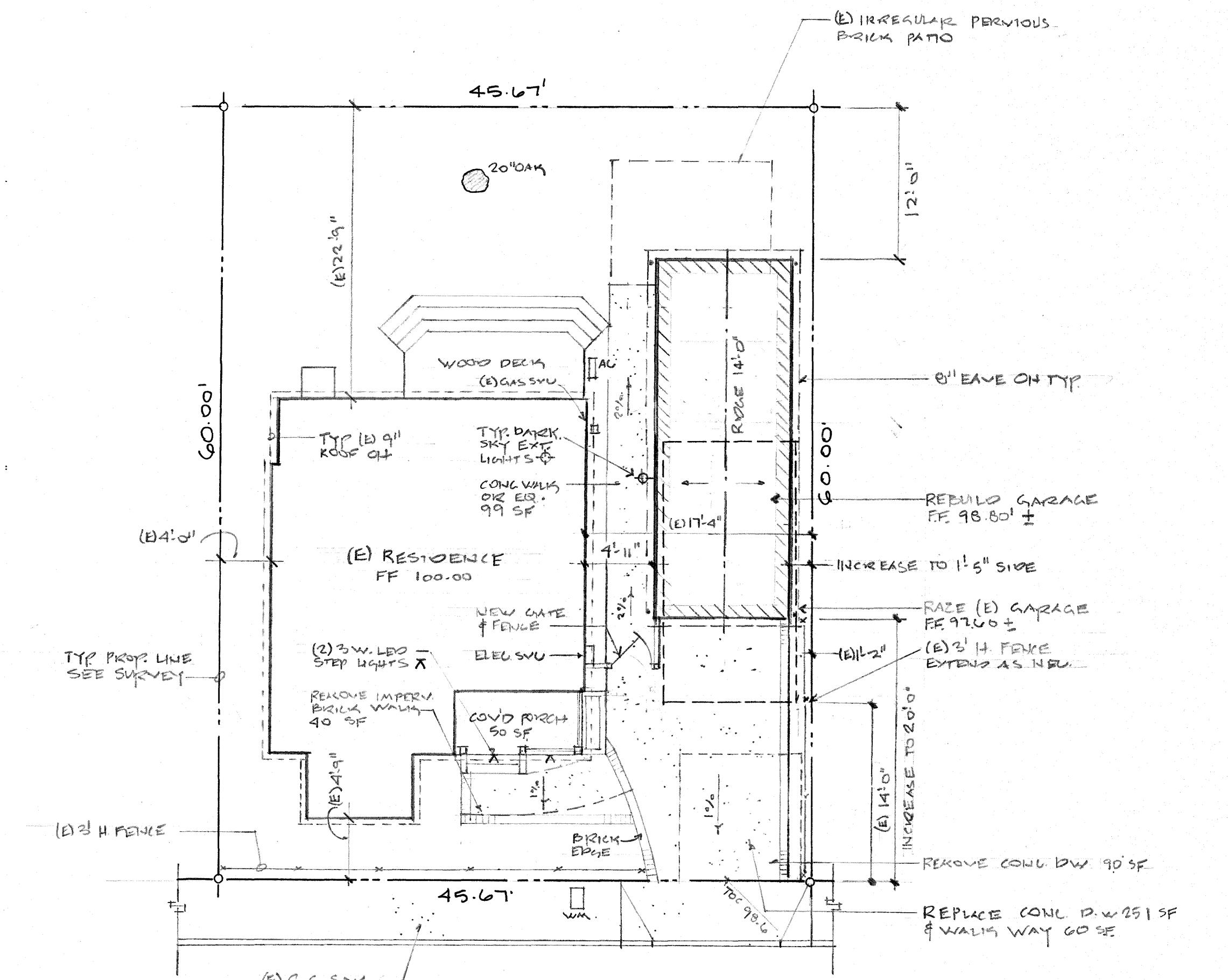
NOTES

- I. ZONE C-D, CONST TYPE VN, RB



ROOF PLAN 1/4"=1'0"

FLOOR PLAN 1/4"=1'0"



12 TH. STREET

SITE PLAN

DETACHED GARAGE FOR:
CECE MCCOY
164-12TH STREET, PACIFIC GROVE
APN: 006-199-005-000 PH: 831 214 1319

Date 12-6-17
Scale
Drawn
Job 762017
Sheet A
Of 1 Sheets

REVISIONS BY
12-9-17 D
12-19-17 D
1-23-18 D
2-12-18 D
BUILDING DESIGN & CONSULTING
drafTact
2150 GARDEN RD., SUITE B3 / MONTEREY CA 93940
FAX: 831-365-5986

