

**MINUTES OF THE PACIFIC GROVE ARCHITECTURAL REVIEW BOARD**

**SITE REVIEW**

July 12, 2005  
City Manager Conference Room  
Pacific Grove City Hall  
300 Forest Avenue, Pacific Grove  
12:00 PM

**Boardmembers Present:** Darlene Billstrom  
Doug Howe, Chair  
Maryanne L. Spradling  
Dennis Tarmina, Vice Chair

**Absent:** Ken Hinshaw  
David Prew

**Vacancies:** 1

**Staff:** Garcia and Rideout

**1. Public Comments**

None

**2. Agenda Item Presentations**

Staff presented the projects on the Architectural Review Board Agenda and answered questions from Boardmembers.

**3. Site Review**

All Boardmembers visited 832 Lighthouse Avenue.

**4. Adjournment**

There being no further business, the meeting was adjourned at 1:30 p.m. in the field.

**ARCHITECTURAL REVIEW BOARD MEETING**

**July 12, 2005**  
**City Manager Conference Room**  
**300 Forest Avenue, Pacific Grove**  
**4:00 p.m.**

Tape: 05-12

**Boardmembers Present:** Darlene Billstrom  
Doug Howe, Chair  
Maryanne L. Spradling  
Dennis Tarmina, Vice Chair

**Absent:** Ken Hinshaw  
David Prew

**Vacancies:** 1

**Staff:** Garcia and Rideout

**1. APPROVAL OF MINUTES**

**On a motion by Tarmina-Billstrom, the Board voted 4-0 to approve the minutes of the June 14, 2005 and June 28, 2005, Architectural Review Board meeting subject to the following correction to the June 28, 2005 minutes.**

Item 10c.

The Board voted 6-0 to approve the consent agenda subject to subcommittee approval of the garage door for 1021 Del Monte Boulevard.

**2. COMMENTS FROM THE PUBLIC**

None.

**3. COMMUNICATIONS**

Staff reported Council approval of temporary staking and story poles for the Pacific Grove Public Library project.

**4. WRITTEN CORRESPONDENCE**

None.

**5. CITY COUNCIL ACTIONS**

Staff reported.

**6. PLANNING COMMISSION ACTIONS**

Staff reported

**7. SUBCOMMITTEE REPORTS**

**a. Project Address: 1319 Lawton Avenue**

Architectural Approval Application No. 3409-04 (Final) for a proposed new two-story single-family dwelling. (Applicant: Aaron S. Tollefson)

Staff reported subcommittee approval of the windows.

Subcommittee: Hinshaw and Prew

**b. Project Address: 1223 Lincoln Avenue**

Architectural Approval Application No. 3440-05 for proposed construction of a new detached one car garage. (Applicant: Eugene Grout)

Staff reported subcommittee approval of the window on the front elevation.

Subcommittee: Spradling and Tarmina

**8. ITEMS WITHDRAWN**

None.

**9. REQUESTS FOR CONTINUANCE**

**On a motion by Billstrom-Tarmina, the Board voted 4-0 to continue the following items to the July 26, 2005 Architectural Review Board meeting.**

**a. Project Address: 1324 Lawton Avenue**

Architectural Approval Application No. 3441-05: (Final) for proposed exterior alterations and one-story addition to a one-story single-family dwelling. (Applicant: International Design Group)

**b. Project Address: 450 Asilomar Avenue**

Amend Architectural Approval No. 2279-97 to allow proposed exterior alterations and an addition for a new single-family dwelling. (Applicant: Ehab Youseff, property owner)

## 10. CONSENT AGENDA

**Boardmember Billstrom requested that 1042 Jewell Avenue be moved to the regular agenda.**

**Project Address: 1042 Jewell Avenue**

Architectural Approval Application No. 3487-05 for proposed exterior alterations to a two-story single-family dwelling. (Applicant: Eric Miller, Architects)

**On a motion by Tarmina-Spradling, the Board voted 4-0 to approve the consent agenda. Approval is based on the standard finding for approval of an architectural approval application.**

**a. Project Address: 832 Lighthouse Avenue**

Architectural Approval Application No. 3452-05: (Final) for a proposed one-story addition to a one-story single-family dwelling and construction of a detached two-story garage and dwelling unit. (Applicant: Jeanne C. Byrne FAIA, Architects)

## 11. REGULAR AGENDA

**a. Project Address: 1042 Jewell Avenue**

Architectural Approval Application No. 3487-05 for proposed exterior alterations to a two-story single-family dwelling. (Applicant: Eric Miller, Architects)

Ines Barcan, representing Eric Miller, Architects, answered questions from the Board.

Garrett Cross, 1048 Jewell Avenue, spoke of concern with the height.

**On a motion by Howe-Spradling, the Board voted 4-0 to grant concept approval.**

**b. Project Address: \*724 Pine Avenue**

Architectural Approval Application No. 3485-05 for proposed window replacement on a single-family dwelling that is included on the City's Historic Resources Inventory (Applicant: Paul F. McEnroe)

Paul F. McEnroe, presented the window material.

**On a motion by Billstrom-Tarmina, the Board voted 4-0 to grant final approval. Approval is based on the standard finding for approval of an architectural approval application.**

**d. Project Address: \*154 Forest Avenue**

Architectural Approval Application No. 3484-05 for proposed exterior alterations to a single-family dwelling that is included on the City's Historic Resources Inventory. (Applicants: Jerry and Mary Harvel, property owners)

Jerry and Mary Harvel, property owners, presented the revisions.

Billstrom and Spradling were concerned that the stone detracts from the traditional materials of the Historic residence.

Howe was concerned with the transition of materials.

**On a motion by Howe-Tarmina, the Board voted 4-0 to grant approval of the concrete steps with flag stone and subject to subcommittee approval of the details for the porch and water table. Approval is based on the standard finding for approval of an architectural approval application.**

Subcommittee: Billstrom and Howe

**e. Project Address: \*391 Pine Avenue**

Architectural Approval Application No. 3395-04: (Final) for proposed exterior alterations for a one-story single-family dwelling that is included on the City's Historic Resources Inventory. (Applicant: Beth Robinson)

Beth Robinson, project manager, answered questions from the Board.

**On a motion by Tarmina-Spradling, the Board voted 4-0 to grant final approval. Approval is based on the standard finding for approval of an architectural approval application.**

**f. Project Address: 704 & 706 Forest Avenue**

Sign Permit Application No. 05-0996 for a proposed sign program for an existing commercial building. (Applicant: Jeanne C. Byrne, Architect)

Jeanne C. Byrne, architect, presented the project.

**On a motion by Tarmina-Spradling, the Board voted 4-0 to grant final approval. Approval is based on the standard finding for approval of a sign permit application.**

## **12. REPORTS OF BOARDMEMBERS**

Boardmember Howe reported on additional information resources for window replacements in historic buildings.

## **13. ADJOURNMENT**

There being no further business the meeting was adjourned at 5:10 p.m.

**SALLY RIDEOUT  
ACTING SECRETARY**

\* Building identified on the Pacific Grove Historic Resources Inventory.

### STANDARD FINDING FOR APPROVAL OF AN ARCHITECTURAL APPROVAL APPLICATION

The architecture and general appearance of the building(s) will be in keeping with the neighborhood and the completed project will not be detrimental to the orderly and harmonious development of the City nor impair the desirability of investment or occupation in the neighborhood.