



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

AGENDA REPORT

TO: City Council

FROM: Anastazia Aziz, AICP, Senior Planner

MEETING DATE: October 21, 2015

SUBJECT: Historic Determination (HD) 12-0171 for 157 Grand Ave – 159 Fountain Ave.

CEQA STATUS: This action is not a project under section 15378 of the CEQA Guidelines, set forth in California Administrative Code, Title 14, Section 15000, et seq.

RECOMMENDATION

Adopt findings and determine that the Holman Garage, at 157 Grand Ave – 159 Fountain Ave. is ineligible for inclusion in the City’s Historic Resources Inventory.

BACKGROUND

An Initial Historic Screening of the Holman Garage was conducted on May 9, 2012 by the Historic Resources Committee (HRC), and a determination of ineligibility for the Historic Resources Inventory could not be made. More information was requested. A Phase 1 Historic Report by Richard Brandi dated August 2, 2012 and revised (per request by the HRC) on October 5, 2012 determined the structure is ineligible for the Pacific Grove Historic Resources Inventory, the California Register of Historical Resources, and the National Register of Historic Places.

At the November 14, 2012 HRC meeting, the item was discussed and continued to a date uncertain.

At the September 30, 2015 HRC meeting, the item was again discussed and on a motion made by Member Covell, seconded by member Hines, the Committee voted 2-2-0 (Mason and Sawyer opposed) to accept a Phase 1 Historic Report and to not add the property to the Historic Resources Inventory. As the motion failed to gain a majority, the motion did not pass.

On a motion by Chairperson Mason, seconded by Member Sawyer, the board then voted 4-0-0 to continue the item to the October 28th, 2015 HRC Meeting when the HRC was expected to have five Members.

At the October 7, 2014 City Council meeting, it was announced that, based on PGMC Chapter 23.74.040, Councilmembers Miller, Fischer, and Cuneo had called this item up for Council consideration.

DISCUSSION

Applicable General Plan Goals, Policies and Programs. Goal 1 of Chapter 7, Historic and Archaeological Resources, seeks to “provide for the identification, protection, preservation, and restoration of Pacific Grove’s heritage of Victorian and other late nineteenth century and early twentieth century historically and architecturally significant resources.” The historic determination process implements this goal in evaluating resources for historicity.

Applicable Zoning Code Regulations. Pursuant to § 23.76.030, the HRC has the authority to determine whether or not the structure should be historic or not, based on the criteria listed in § 23.76.025. As concluded by the Phase 1 Historic Assessment, the property does not meet the eligibility criteria for listing on the Pacific Grove Historic Resources Inventory, the California Register of Historical Resources, and the National Register of Historic Places.

CEQA

This action is not a project under section 15378 of the CEQA Guidelines, set forth in California Administrative Code, Title 14, Section 15000, et seq. In reviewing this action, the City has complied with CEQA Guidelines Section 15064.5 et seq.

OPTIONS

1. Take no action.
2. Determine that the structure is historic and will be added to the City’s Historic Resources Inventory, citing specific findings and conditions.

ATTACHMENT

1. Draft Resolution
2. Historic Resources Committee November 14, 2012 Agenda Report
3. September 30, 2015 HRC meeting minutes
4. Illustrative public comments
5. Photos

RESPECTFULLY SUBMITTED:

Reviewed by:



Anastazia Aziz, AICP, Senior Planner

THOMAS FRUTCHEY, City Manager

RESOLUTION NO. 15- ____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PACIFIC GROVE
MAKING AN HISTORIC DETERMINATION HD 15-525 FOR THE HOLMAN
GARAGE/GRAND CENTRAL STATION BUILDING LOCATED AT 157 GRAND AVE.**

FINDINGS

1. The City Council has determined from the application materials submitted, that the structure is not historic and will be not be added to the Historic Resources Inventory,
2. The Council's determination is based on the evaluation criteria in Pacific Grove Municipal Code (PGMC) 23.76.025, and the analysis and conclusions of the August 2, 2012 Phase 1 Report on Holman's Garage and October 5, 2012 Response to Comments on Phase 1 Report, prepared by Richard Brandi, Architectural Historian.
3. This action is not a project under section 15378 of the CEQA Guidelines, set forth in California Administrative Code, Title 14, Section 15000, et seq.
4. The historic determination complies with the provisions of Section 15064.5 of the California Environmental Quality Act (CEQA) Guidelines.

**NOW, THEREFORE, BE IT RESOLVED, THAT THE CITY COUNCIL OF THE CITY
OF PACIFIC GROVE:**

1. The Council determines that each of the Finding set forth above is true and correct, and by this reference incorporates those Findings as an integral part of this Resolution.
2. The August 2, 2012 Phase I Report on Holman's Garage and October 5, 2012 Response to Comments on the Phase 1 Report are hereby approved as attached to this Resolution, which by this reference is incorporated as set forth in its entirety.

PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF PACIFIC GROVE
this 21st day of October, 2015, by the following vote:

AYES:
NOES:
ABSENT:

APPROVED:

BILL KAMPE, Mayor

ATTEST:

SANDRA KANDELL, Deputy City Clerk

APPROVED AS TO FORM:

DAVID C. LAREDO, City Attorney



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

AGENDA REPORT

TO: Historic Resources Committee (HRC)
FROM: Ashley Hefner, Senior Planner
MEETING DATE: November 14, 2012
ADDRESS: 157 Grand Avenue-159 Fountain Avenue
SUBJECT: Historic Determination (HD) 12-0171
APPLICANT: Nader Agha, Owner
ZONING/LAND USE: C-1/D Commercial
CEQA: Not a project under CEQA

RECOMMENDATION

Hold a public hearing and determine whether or not the Holman Garage building is historic; i.e., whether or not it should be on the City of Pacific Grove's Historic Resources Inventory (HRI) pursuant to PGMC 23.76.025 and 23.76.030.

BACKGROUND

At their May 9, 2012 hearing, the HRC reviewed an Initial Historic Screening for the Holman garage and recommended to the Chief Planner that a preliminary determination of ineligibility for the HRI could not be made and a Phase I Historic Assessment is required. As such, the application for a historic determination was submitted. Background on the structure itself is included in the Phase I Historic Assessment.

At their September 12, 2012 hearing, the HRC reviewed the Phase I Historic Assessment, and requested additional information be included in the report. A Response to Comments on the Phase I Report was submitted October 5, 2012 (Attachment 2).

DISCUSSION

Applicable General Plan Goals, Policies and Programs

Goal 1 of Chapter 7, Historic and Archaeological Resources, seeks to "Provide for the identification, protection, preservation, and restoration of Pacific Grove's heritage of Victorian and other late nineteenth century and early twentieth century historically and architecturally significant resources." The historic determination process implements this goal in evaluating resources for historicity.

Applicable Zoning Code Regulations

Pursuant to PGMC §23.76.030, the HRC has the authority to determine whether or not the structure should be historic or not, based on the criteria listed in PGMC §23.76.025. As concluded by the Phase I Historic Assessment, the property does not appear to meet the eligibility criteria for being listed on the HRI.

CEQA

In reviewing this action the City has followed guidelines adopted by the State of California as published in California Administrative Code, Title 14, §15064.5, et seq. This action is not a project under CEQA, pursuant to §21065.

OPTIONS

1. Determine that the structure is not historic and will not be added to the HRI, as concluded by the Phase I Historic Assessment, subject to staff-recommended findings and conditions.
2. Determine that the structure is historic and will be added to the HRI, citing specific findings and conditions.

ATTACHMENTS

1. Draft Resolution
2. August 2, 2012 Phase I Report on Holman’s Garage and October 5, 2012 Response to Comments on Phase I Report
3. Application
4. Written Correspondence
5. September 12, 2012 HRC Minutes
6. Initial Historic Screening Materials

RESPECTFULLY SUBMITTED:



Ashley Hefner
Senior Planner

REVIEWED BY:



Mike Zimmer
CDD Director

DRAFT RESOLUTION NO. 12-___

**HISTORIC DETERMINATION 12-0171 FOR THE HOLMAN GARAGE BUILDING,
LOCATED AT 157 GRAND-159 FOUNTAIN AVENUE**

FINDINGS

1. The Committee has determined from the application materials submitted, that the determination that the structure is not historic and will not be added to the Historic Resources Inventory, complies with the provisions of Section 15064.5 of the California Environmental Quality Act (CEQA) Guidelines (California Code of Regulations Title 14, Chapter 3) and the evaluation criteria in PGMC 23.76.025, based on the analysis and conclusions of the August 2, 2012 Phase I Report on Holman's Garage and October 5, 2012 Response to Comments on Phase I Report, prepared by Richard Brandi, Architectural Historian.

**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 Resolution.
2. The August 2, 2012 Phase I Report on Holman's Garage and October 5, 2012 Response to Comments on Phase I Report are hereby approved as attached to this Resolution, which by this reference is incorporated as set forth in its entirety.
3. This Resolution shall become effective immediately following passage and adoption thereof.

**PASSED AND ADOPTED BY THE HISTORIC RESOURCES COMMITTEE OF
THE CITY OF PACIFIC GROVE** this 14th day of November, 2012, by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

KEN HINSHAW, Chair

ATTEST:

CLAUDIA SAWYER, Secretary

Phase I Report on Holman's Garage

August 2, 2012

and

Response to Comments on Phase 1 Report

October 5, 2012

Prepared by:

Richard Brandi
Architectural Historian
125 Dorchester Way
San Francisco, CA 94127

Phase I Report on Holman's Garage

Summary

This report represents a Phase I Historic Assessment pursuant to the Pacific Grove Guidelines for Historic Assessments dated March 24, 2008 and amended April 2, 2009. This report concludes that Holman's Garage at 156-162 Fountain Avenue (APN 006-173-001-000) is not eligible for the National Register of Historic Places, California Register of Historical Resources, or Pacific Grove Historic Resources Inventory.

Methods

This review was conducted by Richard Brandi who holds an M.A. in Historic Preservation from Goucher College, Maryland and a B.A. from U.C. Berkeley. He is listed as a qualified historian with the City of Pacific Grove, the County of Monterey, and the California Historical Resources Information System. With over 10 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.

The sources used for this report are the property file maintained by the City of Pacific Grove Community Development Department, historic Sanborn maps, the Historic Context Statement for the City of Pacific Grove, newspaper files at the Pacific Grove Library reference section, city directories, Pat Hathaway's California Views Historical Photo Collection, and the Pacific Grove Museum of Natural History photo collection. A site visit was made to the building on June 19, 2012.



Holman's Garage.

Historic Context

Holman's Garage was built for Wilford R. Holman, a prominent Pacific Grove developer and businessman, during the period that the Pacific Grove Historic Context Statement calls, "Pacific Grove Comes of Age" (1903-1926). During this period, intense building took place in Pacific Grove's business district. Holman was the son of R.L. Holman, a wealthy businessman who died in 1909. Wilford Holman built a department store and a garage on the site of the former El Carmelo Hotel. This department store replaced an earlier store built in 1904 on Lighthouse Avenue (no longer extant).¹

During the 1920s, a number of new shops, markets, theaters and social halls were built along Lighthouse Avenue. Two buildings set the tone for new architectural styles and construction techniques that would guide future commercial development, E. C. Smith's neoclassical two-story bank at 569 Lighthouse Avenue in 1916 (extant) and the reinforced concrete Holman's department store in 1924. Holman's department store was heralded as one of the largest between San Francisco and Los Angeles. In 1931, a third floor and fourth floor solarium were added. In 1919, Wilford had constructed a large reinforced concrete auto garage, repair and supply store that spanned the entire block between Fountain and Grand Avenues south of Central Avenue (extant but altered).²

After the turn of the 20th century and particularly with the introduction of Ford's Model T in 1908, the automobile quickly gained popularity. Echoing a national trend, many parking lots, service stations and other auto-related buildings were constructed during the 1910s and 1920s in Pacific Grove. For example, Thomas A. Work constructed a two-story, reinforced concrete auto garage and salesroom at 174 Grand Avenue behind his buildings on Lighthouse Avenue (extant). By 1914, another large reinforced concrete auto garage had been built on the site of the old Mammoth Stable building, spanning the entire block between Fountain and Grand (extant). A former store at 307 Forest Avenue was also enlarged around this time and converted to an auto garage and repair shop. As more automobiles appeared in the city, old stable buildings were converted to garages.³

Holman's garage was part of the trend to capitalize on the demands of the early automobile. Many cars were built using wood bodies and some had canvas or open tops that were vulnerable to the rain. Few houses at the time had garages and public garages were used to store and service automobiles and were rented on a daily or monthly basis.⁴ Holman's Garage was designed and used for this purpose and not as a place to park while shopping at Holman's department store. There was ample parking on the street or in the vacant lot between the department store and garage.

Construction and Use History

The construction history of the building is incomplete but the salient changes can be ascertained. The original construction permit has not been located. Construction of the garage was completed in 1919 or 1921.⁵ The rectangular-shaped, one-story building has a gable roof with false fronts on Fountain and Grand Avenues. The building occupies the corner end of the block formed by Fountain, Central and Grand Avenues. The building walls are reinforced concrete and the roof is made up of wood trusses. The area south of the building is vacant. The building is visible from all four sides. The garage originally was designed to hold 90 cars according to Sanborn maps. It also served as an automobile showroom for Durant automobiles in 1922.⁶

A 1923 photo shows the building with eight identical skylights. The false fronts consisted of stepped parapets on both the Fountain and Grand Avenues façades. The parapets were divided into four parts with recessed panels separated with a raised central portion and terminated with a cornice. Shed roofs were located on each façade above the windows and were clad with sheet metal shingles. The Fountain Street façade had five large plate glass windows and a single automobile door near the corner of Center Avenue. The corner of the building was angled to allow an automobile to drive up to a gasoline pump. Horizontal light stands projected over the façade. Although the building had similar looking façades on Fountain and Grand Avenues, the primary façade was on Fountain Avenue. See Appendix, Figures 1, 2.

The 1926 Sanborn map shows a gas and oil station on the corner with an address of 150 Fountain. It shows the former auto display area as an auto supplier with an address of 60 Fountain. See Appendix, Figure 3.

Historic photos could not be found for the Grand Avenue façade, but a 1987 photo shows a large automobile door and loading dock in the left bay, two personnel doors and four multiple pane windows in the other bays. The 1926 Sanborn map shows the loading dock with an address of 151 Grand Ave. See Appendix, Figure 4.

The south façade facing the parking lot had eight similar size windows. The Central Avenue façade had 10 windows. Doors are not evident on either façade. See Appendix, Figures 1 and 2.

Alterations

In 1931, the corner of the garage at Fountain and Central Avenues was altered by cutting four arched openings into the Central Avenue façade to provide for automobile entrances as part of a remodeling for an enlarged service station. See Appendix, Figure 5.

In 1938, a shed was added to the south side of the building on Fountain Avenue. This alteration is believed to be the restaurant shown on the 1962 Sanborn map which is now Mando’s cafe. This original shed building was extended rearward to its present length sometime after 1937.

Records indicate a number of permits were issued for the building although further details are not available.⁷

Permit	Date	Location	Description of Work on Permit
502	1/12/1931	SW corner Fountain and Central	Remodel bdg and service station to make 63’x26’ service station
1360	12/15/1938	156 Fountain	Addition for storage
2817	11/12/1947	162 Fountain	Change store front
3711	5/22/1950	Left hand Grand	Cut door rear store
1191	11/1/1952	Central and Fountain	Remodel
1492	1/19/1957	Fountain and Central	Sign
2471	11/30/1960	162 Fountain	Remodel
2497	1/2/1961	152 Fountain	Sign

The 1962 Sanborn map shows that a store has been inserted into what had been the auto entrance on Fountain Avenue. The permits do not indicate when this change occurred. See Appendix, Figure 6.

The building was used as a garage until it became a warehouse for Holman’s department store at an unknown date. It was later used by Ford’s department store as a warehouse. The portion of the building along Fountain Avenue was occupied by retail store fronts for many years.

At some point, the shed roofs were re clad with wood shingles. Also the recessed panels on the stepped parapet on the Fountain Avenue façade were removed. Many additional skylights were added on the roof. A series of alterations were made to the south façade so that only one window now remains. The arched openings for automobiles on Central Avenue were filled in and replaced with windows.

In the late 1980s, the Grand Avenue side of the building was altered when it was subdivided into a series of professional offices and shops. During this alteration, the Grand Avenue façade was changed with the insertion of a new personnel entrance in the middle of the façade. The automobile door, loading dock, and existing personnel entrances were removed and replaced with new windows.⁸

The cumulative effect of these alterations is to significantly alter the appearance of the building from the time when it was used as an automobile

garage. The building had a relatively simple design and the removal of most of the original detailing compromises the building's integrity as explained below. See Appendix, Figures 7, 8, 9, 10.

Period of Significance

Based on the construction history, the appropriate period of significance corresponds to the time when the building was used as a garage. Available permits do not indicate when it ceased to be used as a garage but they suggest that it could have occurred between 1947 and 1960. The building is therefore assigned a period of significance of 1921-1960 when it was used for automobile related services. The period of significance may be revised if further research determines the precise date when the building was no longer used for automobile services.

Eligibility

National Register of Historic Places

The *National Register of Historic Places*⁹ (NRHP) evaluates a property's historic significance based on the following four criteria:

Criterion A (Event): Properties that are associated with events that have made a significant contribution to the broad patterns of our history.

Criterion B (Person): Properties that are associated with the lives of persons significant in our past.

Criterion C (Design/Construction): Properties that embody the distinctive characteristics of a type, period or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Criterion D (Information Potential): Properties that have yielded, or may be likely to yield, information important to prehistory or history.

In addition to historic significance, an NRHP evaluation includes a determination of physical integrity, or the property's ability to convey its historic significance. Integrity consists of seven aspects: location, design, setting, materials, workmanship, feeling, and association.

Criterion A (Event)

To be potentially eligible for *individual* listing on the NRHP, a structure must usually be more than 50 years old, must have historic significance, and must retain its physical integrity. Since the building was constructed approximately 91 years ago, it meets the age requirement. However, it does not appear to possess sufficient association with events that have made a significant contribution to the broad patterns of our history, at either the local, state or national level.

Although constructed during the growth of Pacific Grove's business district during the 1920s, it was one of many buildings built during that period. It is no more strongly associated with this event than other buildings built during the period. For a structure to be eligible under NRHP, Criterion A, "Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property's specific association must be considered important as well... Moreover, the property must have an important association with the event or historic trends, and it must retain historic integrity."¹⁰ Similarly, the garage was one constructed along with other auto related buildings constructed during the 1920s, but such association is insufficient for meeting Criterion A.

Criterion B (Person)

Although built for Wilford Holman, a historically significant person, the garage is not associated with the things that make Holman significant. As the Historic Context Statement says:

...commercial buildings from this period may be significant for their association with persons important to Pacific Grove's history, such as prominent businessmen T.A. Work and Wilford Holman. If this is the case, however, the building should be compared to other associated properties to identify which property(s) best represent that person's achievements or reasons for being significant.¹¹

Holman is strongly associated for his department store, not for a garage which passed out of usage as a garage many years ago. The garage was built as a separate business activity distinct from the department store. In other words, Holman is not known for having a garage, he is known for his department store. Thus the former garage does not "best represent" Holman's achievements in Pacific Grove and it does not therefore qualify under Criterion (B). The garage is not related functionally to the department store and thus is not related to the historical significance of the department store.

Criterion C (Design/Construction)

Properties may qualify for listing if they 1) embody the distinctive characteristics of a type, period or method of construction, 2) represent the work of a master, 3) possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

1. Distinctive characteristics of a type, period or method of construction

The building was built in 1921 with reinforced concrete. According to the Historic Context Statement, many reinforced concrete garages were constructed in Pacific Grove during this period and the structure does not embody the distinctive characteristics of a type, period or method of construction.

2. Represent the work of a master

The designer or architect, if any, responsible the Holman Garage is not known.

3. Possesses high artistic values or represent a significant and distinguishable entity.

According to the NRHP, “a property is eligible for its high artistic values if it so fully articulates a particular concept of design that it expresses an aesthetic ideal. A property is not eligible, however, if it does not express aesthetic ideals or design concepts more fully than other properties of its type.”¹² The building is typical of other garages built during the 1910s and 1920s and does not possess high artistic values. Nor does it represent a significant and distinguishable entity

Criterion D (Information Potential)

Archival research provided no indication that the building has the potential to yield information important to prehistory or history.

California Register of Historical Resources

The *California Register of Historical Resources*¹³ (CRHR) evaluates a resource’s historic significance based on the following four criteria that are very similar to the National Register:

Criterion 1 (Event): Resources 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 (Person): Resources associated with the lives of persons important to local, California or national history.

Criterion 3 (Design/Construction): Resources that embody the distinctive characteristics of a type, period, region or method of construction, or that represent the work of a master or possess high artistic values.

Criterion 4 (Information Potential): Resources that have yielded or have the potential to yield information important to the prehistory or history of the local area, California or the nation.

For the reasons outlined above under the discussion for the National Register, the building is not eligible for listing under the California Register of Historic Resources.

Pacific Grove Historic Preservation Evaluation Criteria

The City of Pacific Grove criteria for historic resources (Chapter 23.76.025 Evaluation Criteria) lists several criteria for local listing which are similar to the criteria of the National Register and California Register:

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

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

(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;

(i) Whether it retains the integrity of the original design;

(j) Whether it contributes to the architectural aesthetics and continuity of the street;

(k) Whether it is located within a geographically definable area possessing a concentration of historic properties which visually contribute to each other and are unified aesthetically.

Criteria (a) through (g) and (j) are similar to the criteria identified by the National and California Registers. Therefore, for the reasons outlined above under the discussion for the National Register, the building is not eligible for listing under those eight Pacific Grove Historic Preservation Evaluation criteria. Three of the Pacific Grove criteria are different from those identified by the National Register and California Register.

(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.

(i) Whether it retains the integrity of the original design.

(k) Whether it is located within a geographically definable area possessing a concentration of historic properties which visually contribute to each other and are unified aesthetically.

Criterion (h) is somewhat vague and broad since every building has a unique location. The former garage does not have “singular characteristics” as there are a number of other reinforced concrete garages extant in Pacific Grove. The former garage is a familiar feature but this alone, absent it also having “a unique location or singular physical characteristics,” fails to meet criterion (h).

Criterion (i) relates to integrity and will be addressed in the next section.

Criterion (k) relates to a geographic concentration of historic properties that not only visually contribute to one another but also are unified aesthetically. The area around Holman’s Garage does not qualify under this criterion as the buildings in this area vary greatly in age, appearance, and architectural style.

Integrity

The evaluation of historic significance is a two-step process. First, the historic significance of the property must be established. If the property appears to possess historic significance, then a determination is made of its physical integrity, that is, its authenticity as evidenced by the survival of characteristics that existed during the resource's period of significance. Since the building does not possess historic significance, there was no need to evaluate its physical integrity.

However, Holman's Garage was assessed for its physical integrity. The Historic Context Statement gives clear guidance concerning the issue of integrity. Since the context statement has been officially adopted by the city, it is the controlling authority for determining eligibility.¹⁴

In order to be eligible for listing in the local, state, or national historic registers, a commercial property must retain sufficient integrity to convey its significance as part of commercial development during this period. While most buildings undergo change over time, alterations should not significantly change the essential historic character of the buildings....The aspects of integrity deemed most important for this period are location, design, materials, association and feeling.¹⁵

The context statement lists the minimum eligibility requirements to the local register. A property should meet all five requirements:

- Clear example of commercial architecture from this period.
- Retains original form and roofline.
- Substantially retains the original pattern of window and doors. Storefront alterations, particularly in multi-story commercial buildings, can be acceptable.
- Retains at least some of its original ornamentation, if applicable. The retention of entry, window and/or roofline ornamentation should be considered most important.
- Replacement of doors and windows may be acceptable as long as they conform, or substantially conform, to the original door/window pattern and the size of the openings.¹⁶

The former garage is no longer a clear example of commercial architecture from its period of significance (1921-1960). The stripping of detailing on the Fountain Avenue façade, the multiple additions on the south façade, and the insertion of a large personnel entrance and alterations on the Grand Avenue façade obscure its historic commercial origins. The former garage does not retain its original pattern of windows and doors. It also does not retain its original ornamentation. The replacement doors and windows do not substantially conform to the originals or to those extant during the period of

significance. The building fails to meet four of the five minimum eligibility requirements established in the Historic Context Statement. Therefore, even if the building was considered to be historically significant under any criterion, its loss of integrity makes it ineligible for listing on the National Register of Historic Places, California Register of Historical Resources and Pacific Grove Historic Resources Inventory.

Conclusion

The former Holman's Garage is not eligible for the listing on the National Register of Historic Places, California Register of Historical Resources and Pacific Grove Historic Resources Inventory.

Comments on the Phase 1 Report.

On September 12, 2012, the City of Pacific Grove's Historic Resources Committee held a meeting concerning the Phase 1 Report on Holman's Garage. Several comments were raised by Committee members, the Heritage Society of Pacific Grove, and other speakers.

Subsequently, the Heritage Society of Pacific Grove searched its records and provided additional material concerning Holman's Department store and Garage. (See Appendix 2) The additional materials reveal that the garage was used as a store and garage in 1924 and that the garage housed overflow for the department store at some point after the department store was opened.

Response to Comments

Previous research conducted for the Phase 1 Report showed that the building was remodeled to add a service station in 1931. Records suggest that the building was converted during 1947-1952 from a garage to other commercial uses, such as an annex to the department store when three building permits were issued (listed in the Phase 1 Report). The permits do not describe what alterations had taken place, but it appears likely that the use of the garage for automobiles ceased during these remodels. Sanborn maps indicate that by 1962 the building was no longer used as a garage. Therefore, the revised period of significance for the Holman's Garage is 1921-1952.

The comments on the Phase 1 report can be categorized under the following National Register criteria:

Criterion A (Event): Properties that are associated with events that have made a significant contribution to the broad patterns of our history.

Criterion B (Person): Properties that are associated with the lives of persons significant in our past.

Criterion A Event

A member of the Historic Resources Committee suggested that Holman's Garage might be historically significant for its associations with the trends (Event) in the changes in commercial architecture that occurred in Pacific Grove. That is, the change of converting old buildings to new uses. However, the National Register of Historic Place holds that:

To be considered for listing under Criterion A, a property must be associated with one or more events important in the defined historic context. Criterion A recognizes properties associated

with single events, such as the founding of a town, or with a pattern of events, repeated activities, or historic trends, such as the gradual rise of a port city's prominence in trade and commerce. The event or trends, however, must clearly be important within the associated context: settlement, in the case of the town, or development of a maritime economy, in the case of the port city. Moreover, the property must have an important association with the event or historic trends, and it must retain historic integrity.¹⁷

The Historic Context statement does not identify or discuss the new uses of old buildings to be a significant trend. Not all changes are historically significant. Furthermore, changes usually must be more than 50 years old to be considered historically significant, which means changes have to have occurred before 1962. Thus, the changes made during the late 1980s remodeling (mentioned in the Phase 1 report), which were substantial, are not old enough to be considered historically significant. Therefore, the Holman's Garage is not historically significant for its associations with the trends (Event) in the changes in commercial architecture that occurred in Pacific Grove.

Criterion B Person

As discussed in the Phase I report, Wilford Holman is unquestionably an important historical person in the history of Pacific Grove. The question is whether the Garage is associated with him in an important way. As the Historic Context Statement says:

the building should be compared to other associated properties to identify which property(s) best represent that person's achievements or reasons for being significant.¹⁸

However, the National Register of Historic Places Bulletin 15 states:

Each property associated with an important individual should be compared to other associated properties to identify those that best represent the person's historic contributions. The best representatives usually are properties associated with the person's adult or productive life. Properties associated with an individual's formative or later years may also qualify if it can be demonstrated that the person's activities during this period were historically significant or if no properties from the person's productive years survives. Length of association is an important factor when assessing several properties with similar associations ... *A community or State may contain several properties eligible for associations with the same important person, if each represents a different aspect of the person's productive life.*¹⁹ (emphasis added)

Although Holman is well known for the department store, a reasonable case can be made that the garage also is associated with him in an important way for his contributions to the business activity of Pacific Grove during the early period of automobile use. That is, the building as a garage can be considered significant under Criterion B. As a member of the public said during the Historic Resources Committee meeting, “It’s still called Holman’s Garage.” However, an important caveat is that this association is valid as long as the building retains its historic integrity as a garage.

Additionally, a comment was made that, after the building was no longer used as a garage, it was used as an adjunct to the main department store building for a variety of departments, such as appliances and garden equipment. In other words, the comment asserted that the garage building should be considered part of an integral department store building complex. The Holman’s Department Store building is listed as a historic building by the City of Pacific Grove.

The Nation Register of Historic Places Bulletin 15 states:

A building, such as a house, barn, church, hotel, or similar construction, is created principally to shelter any form of human activity. *“Building” may also be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn.* (emphasis added) Buildings eligible for the National Register must include all of their basic structural elements. Parts of buildings, such as interiors, facades, or wings, are not eligible independent of the rest of the existing building. The whole building must be considered, and its significant features must be identified.²⁰

It appears reasonable to consider the former garage building was functionally related to the Holman’s Department Store building when it was used as an annex to the store. Because the conversion of the garage to the department store annex occurred more than 50 years ago, it may be considered to be historical significant as part of the complex under Criterion B. However, an important caveat is that this association is valid as long as the building retains its historic integrity as the Holman’s Department Store annex.

Historic Integrity

As previously stated in the Phase 1 Report, the building fails to meet four of the five minimum eligibility requirements for historic integrity established in the Historic Context Statement as a garage:

1. Clear example of commercial architecture from this period.
2. Retains original form and roofline.

3. Substantially retains the original pattern of window and doors. Storefront alterations, particularly in multi-story commercial buildings, can be acceptable.
4. Retains at least some of its original ornamentation, if applicable. The retention of entry, window and/or roofline ornamentation should be considered most important.
5. Replacement of doors and windows may be acceptable as long as they conform, or substantially conform, to the original door/window pattern and the size of the openings.²¹

The Phase I report concluded that the building failed all but the second requirement, form and roofline.²²

The Historic Context Statement is a comprehensive document that was developed with community input and adopted by the City Council. The thresholds for integrity were developed specifically for Pacific Grove in conjunction with the establishment of historical themes and property types. As a principal of preservation planning, the Historic Context Statement should be given great weight in assessing the significance and integrity of buildings in Pacific Grove.

The Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation call historic context statements the "foundation" of preservation planning:

Decisions about the identification, evaluation, registration, and treatment of historic properties are most reliably made when the relationship of individual properties to other similar properties is understood. Information about historic properties representing aspects of history, architecture, archeology, engineering and culture must be collected and organized to define these relationships. This organizational framework is called a "historic context." The historic context organizes information based on a cultural theme and its geographical and chronological limits. Contexts describe the significant broad patterns of development in an area that may be represented by historic properties. *The development of historic contexts is the foundation for decisions about identification, evaluation, registration and treatment of historic properties.* (emphasis added)²³

The Historic Context Statement does not list eligibility thresholds of integrity for property types such as the building being used as an annex of the Holman's Department Store. Nonetheless, it is clear that the changes made during the late 1980s remodeling were so substantial that they obliterated the appearance of the building on Fountain Street when it was used by Holman.

One of the comments posed whether the pattern of fenestration, although obviously changed, was still sufficient to meet the integrity thresholds. Clearly, the fenestration seen today in no way resembles the garage. Nor does it resemble an annex to Holman's Department Store if for no other reason than late 1980s remodeling on Grand Avenue. In buildings with relatively simple designs, like Holman's Garage, the fenestration is an important character-defining feature. To use lose those features is to lose much of the identity of the building. Furthermore, even if it were accepted that thresholds #3 and #5 were met, the building would still fail two of the five necessary thresholds for integrity from the Historic Context Statement and the building would not be eligible.

In special cases it may be possible to give greater leeway to historic integrity for resources that are the last surviving building type. But Holman's Garage is not the last surviving type in Pacific Grove. The Historic Context Statement identified two other concrete auto garages that are extant: on the site of the old Mammoth Stable building at Fountain and Grand (variously addressed as 227 – 233 Grand or 220 – 222 Fountain), and Thomas A. Work's garage at 174 Grand Avenue.²⁴

One of the comments on the Phase 1 Report asked whether the changes are reversible and if it is possible to restore the garage to its historical appearance. While it may be possible to restore, or if necessary recreate, the appearance of Holman's Garage, the question is whether the building, *as it currently exists*, meets the criteria for historic designation under federal, state, or local rules. Buildings cannot be considered eligible for historic designation solely on the basis that it may be possible to restore or recreate them in the future, for the valid reason that such an approach is too conjectural. The Holman Garage, as it currently exists, does not meet the criteria for historic designation due to lack of integrity.

Conclusion

Although the Holman building may be considered historically significant for its association with Wilford Holman, either as a garage or as an annex to the department store, its lack of integrity makes it ineligible for listing on the National Register of Historic Places, California Register of Historical Resources, and Pacific Grove Historic Resources Inventory.

¹ Page & Turnbull, Inc., *City of Pacific Grove Historic Context Statement*, Final, October 31, 2011, pages 120-122.

² Ibid pages 158-159.

³ Ibid pages 162-163.

⁴ William Kostura, “Van Ness Auto Row Support Structures: A Survey of Automobile-Related Buildings along the Van Ness Corridor,” San Francisco Planning Department, 2010, page 36.

⁵ The Historic Context Statement (page 158) gives a date of 1919 but the Pacific Grove Historical Society gives a date of 1921. The Board and Batten Newsletter, August/September 2002, page 2. This report assigns 1921 as the date of construction.

⁶ *Pacific Gove Daily Review*, May 1, 1922.

⁷ City of Pacific Grove Community Development Department Property File.

⁸ Use Permit Application No. 2014-87, City of Pacific Grove Staff Report, September 3, 1987.

⁹ www.cr.nps.gov/nr/publications/bulletins/nrb15/.

¹⁰ www.cr.nps.gov/nr/publications/bulletins/nrb15/nrb15_6.htm#crit%20a.

¹¹ Page & Turnbull, Inc., *City of Pacific Grove Historic Context Statement*, Final, October 31, 2011, pages 183-4.

¹² www.cr.nps.gov/nr/publications/bulletins/nrb15/nrb15_6.htm#crit%20a.

¹³ Hwww.ohp.parks.ca.gov/default.asp?page_id=21238.

¹⁴ Page & Turnbull, Inc., *City of Pacific Grove Historic Context Statement*, Final, October 31, 2011. Approved by the Pacific Grove City Council on October 19, 2011.

¹⁵ *Ibid*, pages 183-4.

¹⁶ *Ibid*.

¹⁷ www.nps.gov/nr/publications/bulletins/nrb15/nrb15_6.htm#crit%20b accessed September 26, 2012.

¹⁸ Page & Turnbull, Inc., *City of Pacific Grove Historic Context Statement*, Final, October 31, 2011, pages 183-4.

¹⁹ www.nps.gov/nr/publications/bulletins/nrb15/nrb15_6.htm#crit%20b accessed September 26, 2012.

²⁰ www.nps.gov/nr/publications/bulletins/nrb15/nrb15_6.htm#crit%20b accessed September 26, 2012.

²¹ Page & Turnbull, Inc., *City of Pacific Grove Historic Context Statement*, Final, October 31, 2011, pages 183-4.

²² Although many skylights have been added to the roof, its basic form and roofline remain.

²³ www.cr.nps.gov/local-law/arch_stnds_1.htm.

²⁴ Page & Turnbull, Inc., *City of Pacific Grove Historic Context Statement*, Final, October 31, 2011, page 162.

Appendix
Richard Brandi
Phase 1 Report on Holman's Garage



Figure 1. Corner of Fountain and Central Avenues circa 1923. Source: Pat Hathaway Collection.



Figure 2. South side on Fountain Avenue circa 1923. Source: Pat Hathaway Collection.

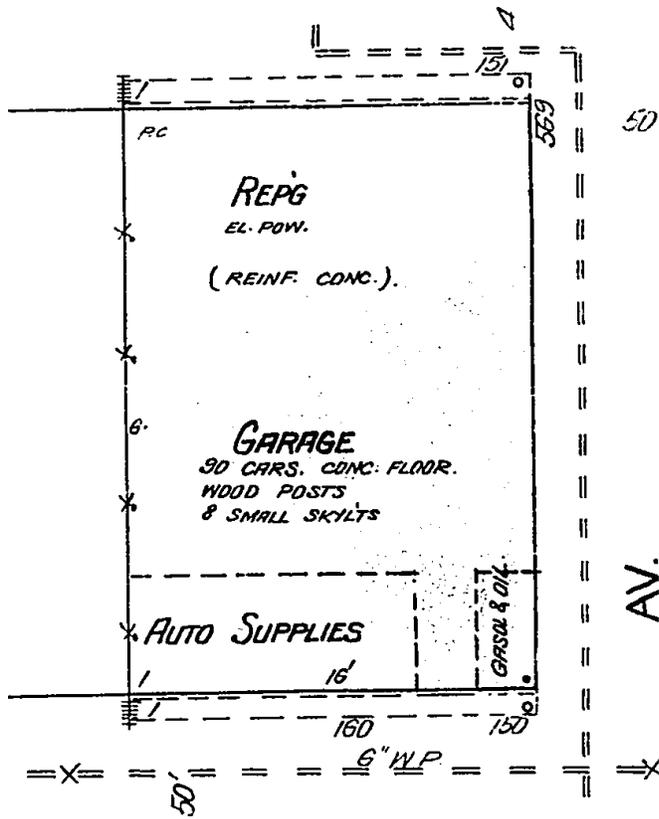


Figure 3. 1926 Sanborn map #8.



Figure 4. Grand Avenue in 1987. Source: City of Pacific Grove Property file.



Figure 5. Corner of Fountain and Central Avenues dated 1936. Source: Photo hanging on wall in the Pacific Grove Community Development Department.

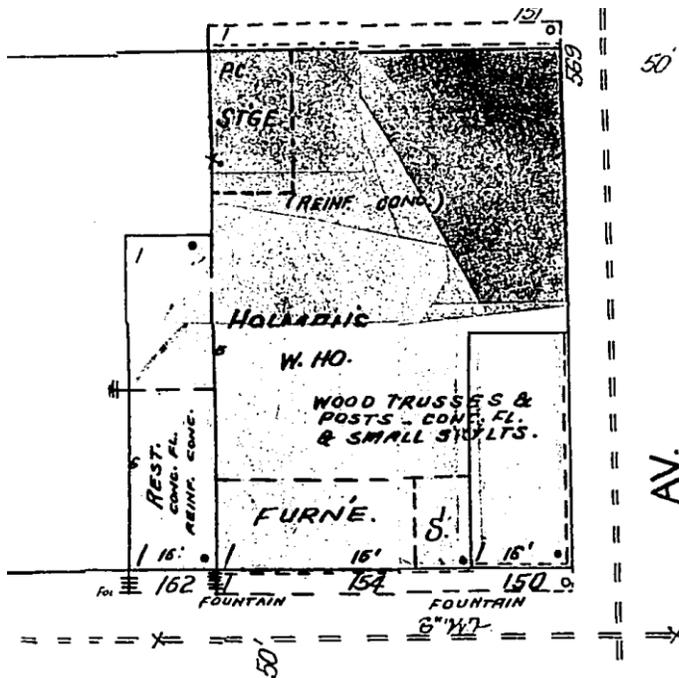


Figure 6. 1962 Sanborn map #8



Figure 7. Corner of Fountain and Central Avenue, 2012. Compare with Figure 1.



Figure 8. Grand Avenue facade, 2012. Compare with Figure 4.



Figure 9. South facade, 2012. Compare with Figure 2.



Figure 10. Close up showing remnants of original metal sheathing on shed roofs, 2012.



CITY OF PACIFIC GROVE
 Community Development Department – Planning Division
 300 Forest Avenue, Pacific Grove, CA 93950
 T :: 831.648.3190 • F :: 831.648.3184 • www.ci.pg.ca.us/cdd
Permit Application

RECEIVED

Agenda No. 11A, Attachment 2
 Page 27 of 71

6A
 Att. 3

COMMUNITY DEV. DEPT.

Project Permit(s) & Fees (Staff to Complete)

Permit: <u>HD</u>	Fee: <u>\$1,176.00</u>	Multiple Permit Discount: _____	App. #: <u>12-0171</u>
_____	_____	_____	Date: <u>8-1-12</u>
_____	_____	_____	Received By: <u>Ashley Heffner</u>
_____	_____	_____	Total Fee: <u>\$1,176.00</u>

Project/Property Information

Project Address: 157 Grand - 159 Fountain APN: 006-173-001
 Lot: 1 Block: H Tract: Downtown / PG Retreat
 ZC: C-I-T GP: D Lot Size: Approx. 1.35 ac

Project Description: HISTORIC DETERMINATION FOR HOLMAN GARAGE

Applicant Name: Nader Agha Phone #: 831-594-9711
 Mailing Address: 449 Alvarado St., Monterey, CA 93940
 Email Address: naderagha@sbcbglobal.com
 Do you prefer to be contacted by email?

Owner Name: SAME Phone #: _____
 Mailing Address: _____
 Email Address: _____
 Do you prefer to be contacted by email?

Permits Required

<input type="checkbox"/> CRD: Counter Determination	<input type="checkbox"/> UP: Use Permit	<input type="checkbox"/> HPP: Historic Preservation Permit	<input type="checkbox"/> VAR: Variance
<input type="checkbox"/> AP: Architectural Permit	<input type="checkbox"/> AUP: Administrative UP	<input type="checkbox"/> HDP: Historic Demolition Permit	<input type="checkbox"/> AVAR: Administrative VAR
<input type="checkbox"/> AAP: Administrative AP	<input type="checkbox"/> UP-A: UP Amendment	<input type="checkbox"/> HRP: Historic Relocation Permit	<input type="checkbox"/> VAR-A: VAR Amendment
<input type="checkbox"/> ADC: AP Design Change	<input type="checkbox"/> AUP-A: AUP Amendment	<input checked="" type="checkbox"/> HD: Historic Determination	<input type="checkbox"/> AVAR-A: AVAR Amendment
<input type="checkbox"/> SP: Sign Permit	<input type="checkbox"/> Interp. of Permitted Uses	<input type="checkbox"/> SU: Second Unit	<input type="checkbox"/> TP: Tree Permit w/ Dev't
<input type="checkbox"/> ASP: Administrative SP	<input type="checkbox"/> LLA: Lot Line Adjustment	<input type="checkbox"/> LM: Lot Merger (SUB)	<input type="checkbox"/> SPR: Site Plan Review
<input type="checkbox"/> TTM: Tentative Tract Map (SUB)	<input type="checkbox"/> FTM: Final Tract Map (SUB)	<input type="checkbox"/> GPA/ZCA: General Plan/Zoning Code Amendment	<input type="checkbox"/> COC: Certificate of Compliance

CEQA Determination	Review Authority	Does the property have?	Is the property within?
<input type="checkbox"/> Exempt Art./Sec.:	<input type="checkbox"/> Staff	<input type="checkbox"/> Active Planning Permit	<input type="checkbox"/> ASA: Archaeologically Sensitive Area ²
<input type="checkbox"/> Negative Declaration	<input type="checkbox"/> ZA <input checked="" type="checkbox"/> HRC	<input type="checkbox"/> Active Building Permit	<input type="checkbox"/> CA: Coastal Zone ²
<input type="checkbox"/> Mitigated Negative Declaration	<input type="checkbox"/> SPRC <input type="checkbox"/> PC	<input type="checkbox"/> Active Code Violation	<input checked="" type="checkbox"/> ASBS: Drainage into ASBS Watershed
<input type="checkbox"/> Environmental Impact Report	<input type="checkbox"/> ARB <input type="checkbox"/> CC		<input type="checkbox"/> HRI: Historic Resources Inventory ^{2,3}
			<input type="checkbox"/> BP: Butterfly Preserve Buffer

1. If proposed work will require any ground disturbance, a Preliminary Archaeological Reconnaissance shall be required if one has not been already prepared for the subject property. Speak to a planner to see if a report is on file.
 2. Projects in the Coastal Zone will require California Coastal Commission approval after City discretionary permit approval.
 3. If a building has an undetermined historic status, an initial Historic Screening (IHS), Historic Determination (HD), or Historic Assessment may be required prior to, or concurrent with, development permit application submittal. Speak to a planner for more details.
 4. Unpermitted work conducted on HRI structures may have penalties levied on the subject property pursuant to PGMC §23.76.130.

02 0112 00/01/2012 2:43:00 PM 4.15
 LINES NUMBER 014449
 RECEIPT NUMBER 0000001217

App. 12 0171



CITY OF PACIFIC GROVE
Community Development Department – Planning Division
300 Forest Avenue, Pacific Grove, CA 93950
T : 831.648.3190 • F : 831.648.3184 • www.ci.pg.ca.us/cdd
Permit Application

Site Conditions (Check all that apply)

Current Use: <input type="checkbox"/> Vacant lot <input type="checkbox"/> Single-Family Res. <input type="checkbox"/> Duplex <input type="checkbox"/> Triplex <input type="checkbox"/> Multi-Family Res. <input type="checkbox"/> Mobile Home	<input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Mixed-Use <input type="checkbox"/> Visitor-Comm. <input type="checkbox"/> Open Space <input type="checkbox"/> Other	Adjacent to: <input type="checkbox"/> Public Park <input type="checkbox"/> Open Space <input type="checkbox"/> Public Trail <input type="checkbox"/> Golf Course <input type="checkbox"/> School <input type="checkbox"/> Alley (≤16')	Contains: <input type="checkbox"/> 2 nd Unit <input type="checkbox"/> Easements <input type="checkbox"/> Above Ground Utilities <input type="checkbox"/> Below Ground Utilities	Parcel is: <input type="checkbox"/> Corner Lot <input checked="" type="checkbox"/> Through Lot <input type="checkbox"/> Non-Conforming Size
--	--	---	---	---

Property Features

<input type="checkbox"/> Accessory Structure <70 SF (Category 1)	<input type="checkbox"/> 0	<input type="checkbox"/> 1	<input type="checkbox"/> 2	Does this meet the parking standards? Y/N
<input type="checkbox"/> Accessory Structure >70 SF (Category 2)	<input type="checkbox"/> 0	<input type="checkbox"/> 1	<input type="checkbox"/> 2	
<input type="checkbox"/> Accessory Structure, portable/built in hot-tub (Category 3)	<input type="checkbox"/> 0	<input type="checkbox"/> 1	<input type="checkbox"/> 2	Does this meet the parking standards? Y/N
<input type="checkbox"/> Covered Parking Spaces	<input type="checkbox"/> 0	<input type="checkbox"/> 1	<input type="checkbox"/> 2+	
<input checked="" type="checkbox"/> Uncovered Parking Spaces	<input type="checkbox"/> 0	<input type="checkbox"/> 1	<input type="checkbox"/> 2+	
<input type="checkbox"/> Fence, hedge, or other visual obstruction	<input type="checkbox"/> <3'	<input type="checkbox"/> <4'	<input type="checkbox"/> <6'	

Water

Site Has Known Drainage or Percolation Issues Water Credits Have Been Determined

Existing Non-Conformities

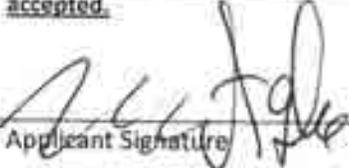
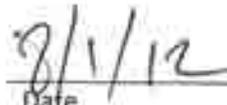
<input type="checkbox"/> Yard Setbacks	<input type="checkbox"/> Building Site Area	Explain:
<input type="checkbox"/> Building Coverage	<input type="checkbox"/> Max. Height	
<input type="checkbox"/> Site Coverage	<input type="checkbox"/> Parking Spaces	
<input type="checkbox"/> Floor Area	<input type="checkbox"/> Other	

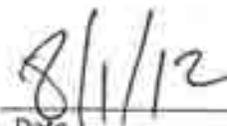
Project Features

<input type="checkbox"/> New Single Family Dwelling	<input type="checkbox"/> New Non-Residential Use
<input type="checkbox"/> Alteration or Addition to Existing Single Family Dwelling – Minor Is it Visually <input type="checkbox"/> Significant/ <input type="checkbox"/> Insignificant?	<input type="checkbox"/> Modify Existing Use
<input type="checkbox"/> Alteration or Addition to Existing Single Family Dwelling – Major	<input type="checkbox"/> Expand Existing Use/Addition to Commercial Facility
<input type="checkbox"/> New Detached Accessory Structure – Class <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	<input type="checkbox"/> Additional Parking Required/Proposed
<input type="checkbox"/> Alteration or Addition to Existing Accessory Structure – Minor Is it Visually <input type="checkbox"/> Significant/ <input type="checkbox"/> Insignificant?	<input type="checkbox"/> Parcel or Lot Subdivision
<input type="checkbox"/> Alteration or Addition to Existing Accessory Structure – Major	<input type="checkbox"/> Parcel or Lot Merger
<input type="checkbox"/> Creation or Expansion of a Second Story	<input type="checkbox"/> Home Occupation Request
<input type="checkbox"/> Modification to windows, doors, garage door, etc.	<input type="checkbox"/> New or Modifications to Easements (public or private)
<input type="checkbox"/> Modification to front porch	<input type="checkbox"/> New or Modifications to above Ground Utilities (public or private)
<input type="checkbox"/> Alteration or Addition to Existing Second Unit – Major	<input type="checkbox"/> New or Modification to Exterior Lighting Fixtures
	<input type="checkbox"/> Requires Additional Water Beyond Existing Onsite Credits
	<input type="checkbox"/> Tree Removal/Trimming Associated with Development

NOTE TO APPLICANT – The filing fee and materials related to the project must accompany this application. Please consult with a planner regarding submittal requirements. Items 1-8 on the submittal requirements checklist are the minimum requirements for all submittals, unless noted as not applicable to the project. If applicable items are not included in your initial application, you may receive a notice of incomplete application within 15-30 days of submittal.

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. Note: if the owner is not available for signature, written and signed verification from the owner shall be required at the time of submittal agreeing to 1) the Applicant acting as their agent, 2) this Certification and 3) the Applicant Acknowledgement below. Applications that are not signed by the owner, or that do not have the owner's written and signed verification, will not be accepted.



Applicant Signature Date Owner Signature (Required) Date



City of Pacific Grove
City Hall
300 Forest Avenue
Pacific Grove, CA 93950

**NOTICE OF PUBLIC HEARING
before the
HISTORIC RESOURCES COMMITTEE**

Historic Determination (HD) 12-0171 at 157 Grand-159 Fountain Avenue (Holman Garage Bldg.) to determine whether or not the Holman Garage building is historic; i.e., whether or not it should be on the City of Pacific Grove's Historic Resources Inventory (HRI) pursuant to PGMC 23.76.025 and 23.76.030.

Date & Time: Wednesday, November 14, 2012 at 4:00 p.m.

Location: City Council Chambers, City Hall, 300 Forest Avenue, Pacific Grove, CA 93950

Applicant/Owner: Nader Agha, Owner

Zoning/Land Use: C-1/D Commercial

Legal Description: Lot 1, Block H, PG Retreat/Downtown Tract/APN: 006-173-001

CEQA: Not a project under CEQA

Contact Info

ahefner@ci.pg.ca.us

831.648.3190

What is the purpose of this notice? This notice is to alert you to the time and place of the public meeting, which provides an opportunity for you to ask questions and/or formally record testimony related to a project. Legal challenges to the City's action on a project must be limited only to issues raised in testimony during the public meeting process.

What information is available? This notice is posted at the project site frontage(s). If required, story poles and netting have been placed on the property to outline the proposed ridgelines and extent of the project, but do not reflect all details. Project materials are available for review at the Community Development Department 8-12 & 1-5, Monday-Thursday and online at www.ci.pg.ca.us/arb. Up-to-date plans and related materials will also be available for review at the meeting.

Are there related meetings? The Committee will also meet in a public site review meeting at noon, on the same day as the public meeting, in the City Manager's Conference Room, City Hall. The limited purposes of this session are to visit the sites of the projects listed on this meeting's agenda, if needed, and to allow staff to respond to Committee inquiries regarding factual aspects of the applications.

Are there special accommodations? The City of Pacific Grove does not discriminate against persons with disabilities and City Hall is an accessible facility. A limited number of devices are available to assist those who are hearing impaired. If you would like to use one of these devices, please contact the Community Development Department.

This notice may be removed 10 days after final approval.



The Heritage Society of Pacific Grove

P.O. Box 1007 • Pacific Grove • California • 93950 •
(831)372-2898

info@pacificgroveheritage.org • www.pacificgroveheritage.org

RECEIVED

SEP 6 2012

September 4, 2012

City of Pacific Grove Historic Resources Committee

COMMUNITY DEV. DEPT

Re: Initial Screening Request # 12-0089 -157 Grand/156-162 Fountain (Meeting of May 9, 2012)

The Pacific Grove Heritage Society was formed in 1975 for the purpose of protecting the historic buildings that make up the fabric of our City's illustrious past. The Society now has over 1,200 members throughout the United States who fully support this mission. Our Mission Statement is as follows: "The purpose of the Heritage Society of Pacific Grove is to encourage restoration and preservation of Pacific Grove's historic buildings, to educate the present-day residents in the areas of local history and historic preservation to instill pride in our community and its architectural resources and to maintain the beauty and individuality of Pacific Grove".

In light of our Mission Statement, The Society is concerned with and disagrees with the research completed and conclusions drawn in the prepared Phase One required by the Historic Resources Committee in their meeting of May, 2012.

The building in question (157 Grand/156-162 Fountain) was built for H.R. Holman and opened in 1921 to serve as a garage for the future Holman Department Store. The Department store itself was opened later in 1924. The building was clearly built as the initial part of the "complex" for the entire block by Mr. Holman.

At some later date, the building morphed from a garage into an adjunct of the store and different departments of the main store were relocated here, including the garden department, appliance department, etc.

With this in mind, the Society feels strongly that this building should be considered as part and parcel of the Holman Building complex (i.e. – the entire

block bordered by Lighthouse, Central, Grand and Fountain). It was the original building on the block and deserves to be considered as an integral part of the entire "fabric" of the block and not looked at as an insignificant structure, but much more of the "whole picture" of the block.

After the construction of the original garage in 1920, but prior to a 1936 photo, a concrete structure was attached to the south face of the building. This structure has no common access to the original building, but is merely an "add-on" to the now existing structure.

As per page 11 of the Phase One Report prepared by Richard Brandi and dated August 2, 2012, the context statement lists the minimum eligibility requirements to the local register. A property SHOULD (NOTE - NOT MUST) meet all five requirements:

1. Clear example of commercial architecture from this period
2. Retains original form and roofline
3. Substantially retains the original pattern of windows and doors. Storefront alterations, particularly in multi-story commercial buildings, can be acceptable.
4. Retains at least some of the original ornamentation, if applicable. The retention of entry, window and/or roofline ornamentation should be considered most important.
5. Replacement of doors and windows may be acceptable as long as they conform, or substantially conform, to the original door/window pattern and size of the openings.

As to bullet point 1 (*Clear example of commercial architecture from this period*). This has previously been established as being built in 1920 as a commercial structure – a garage for the future Holman Department Store. This clearly meets the requirement of point # 1.

As to bullet point 2 (*Retains original form and roofline*). As per the attached photos, Figure 5 dated 1936 shows the form of the original building and Figure 1 dated 1923 shows the roofline of the original building.

A photo labeled 157 Grand from 5/1/12 shows the form of the building to be identical to that of photo 5 taken in 1936, with the possible exception of the small building behind the present "Mando's Restaurant". The figure & photos from 2012

shows the roofline itself as being unchanged from 1923. Three individual pieces of façade are missing, but the roofline is still the same as originally constructed.

These photos show that the building still retains the original form and roofline of the building as it stood in 1936.

Bullet point 3 (*Substantially retains the original pattern of windows and doors. Storefront alterations, particularly in multi-story commercial buildings, can be acceptable.*). The key word here is "substantially". Let us compare photo 1 dated 1923 with photo 7 dated 2012. Photo 1 shows approximately 8 windows facing Central Avenue. Photo 7 shows 5 of the original windows remaining. Again, photo 1 shows a series of doors and windows facing Fountain. Photo 7 shows at least two of the original window openings are identical. The corner of Fountain/Central has been altered.

Photo 8 shows the Grand Ave. façade. The southernmost windows are still intact, as are the two windows facing the parking lot.

The photos show that the windows patterns are substantially the same, but the doors do not retain the original design.

At this point, we must note that research has found photos of the original Holman Store from the "Board and Batten" showing Holman's in the early 1930's. Compare the upper windows (three small over three large) with the existing windows still facing Grand Avenue (four small over four large). It is evident that the design of the windows on the original building were carried over to the design of the department store and even over to the addition as shown in the photo from 1946. **This is an important detail – that part of the original building design was carried over into phase 2 (the original department store) and then phase 3 (the addition of a top story to the department store), making the window design of the building a template for the Holman Department Store.**

Bullet point 4 (*Retains at least some of the original ornamentation, if applicable. The retention of entry, window and/or roofline ornamentation should be considered most important.*) The roofline ornamentation on the Central Avenue, the Grand Avenue and the parking lot facades are all identical to the original. The roof facing Grand avenue had had three architectural elements removed.

Both of the doors on the Fountain/Grand and the Grand Avenue facades have been changed.

Window ornamentation per se has not been changed on the original windows.

Due to the retention of a majority of the roofline ornamentation, this bullet point qualifies the building.

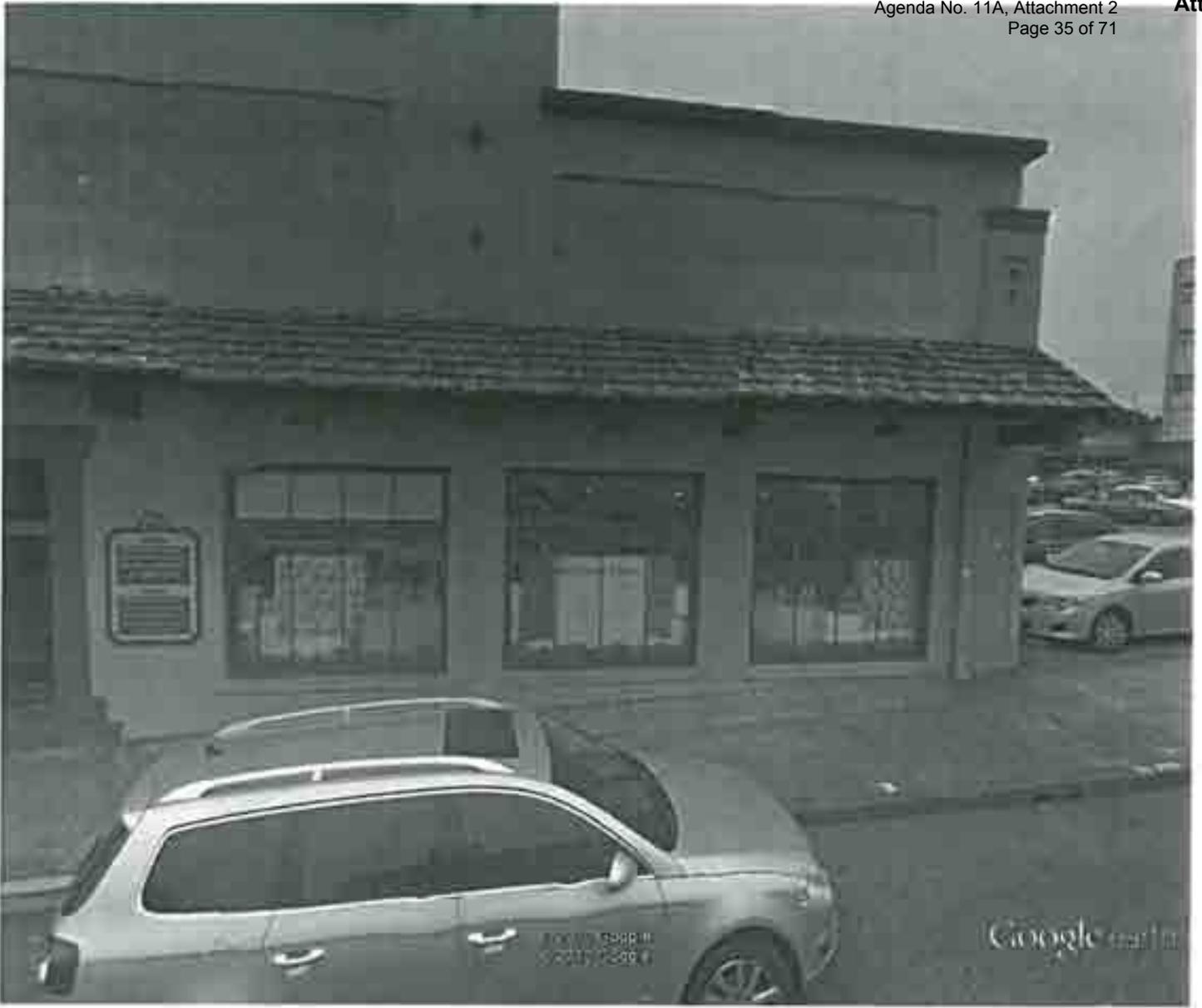
Bullet point 5 (*replacement of doors and windows may be acceptable as long as they conform, or substantially conform, to the original door/window pattern and size of the openings.*) Many of the original windows still exist and several of the replacements are similar in size and style. A detailed analysis could be completed if needed.

In light of the building meeting the criteria above, the Heritage Society of Pacific Grove is of the opinion that this commercial building does retain a sufficient amount of its original integrity to be placed on the City's Historic Inventory.



Google earth





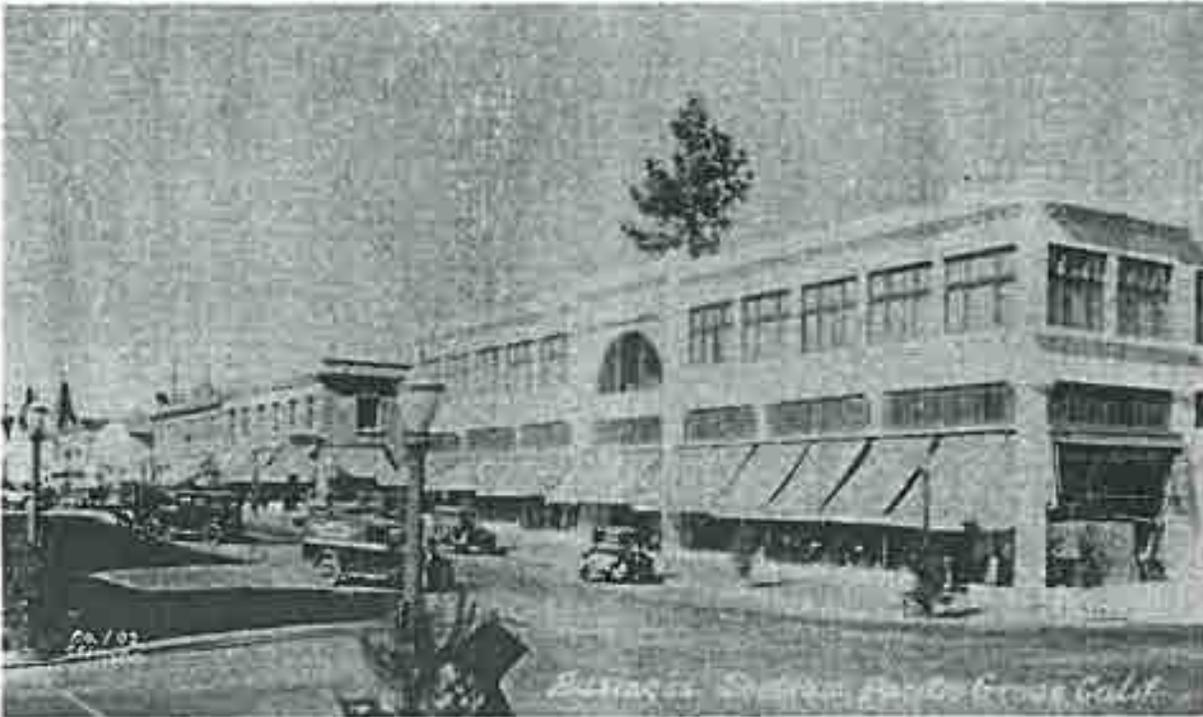
Google earth



The Board and Bathes

Others Saw Us Through Postcards

The Board and Bathes



Courtesy of Steve Honegger (and his Mom)

Holman's and the business section in the early 1930s.



Holman's in 1946.



Figure 5. Corner of Fountain and Central Avenues dated 1936. Source: Photo hanging on wall in the Pacific Grove Community Development Department.

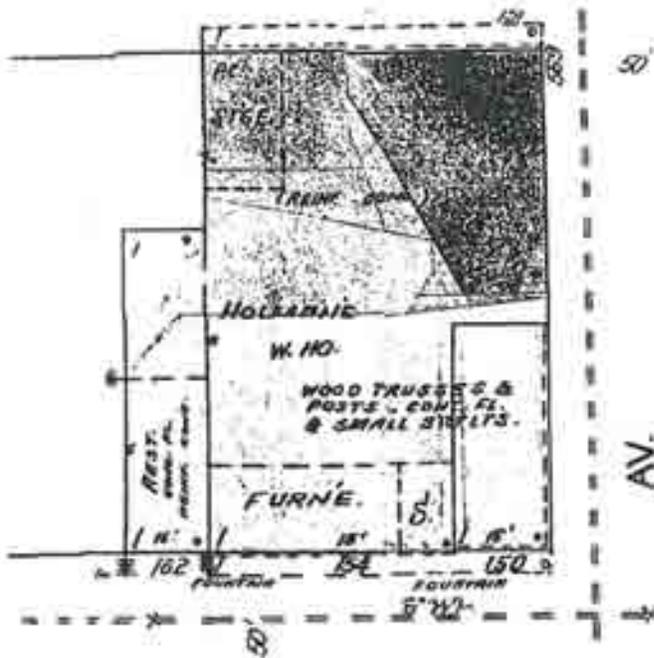


Figure 6. 1962 Sanborn map #8



CITY OF PACIFIC GROVE
300 FOREST AVENUE
PACIFIC GROVE, CALIFORNIA 93950
TELEPHONE (831) 648-3190 • FAX (831) 648-3184

Regular Meeting Minutes

HISTORIC RESOURCES COMMITTEE

Date & Time: Wednesday, September 12, 2012 – 4:00 P.M.

Location: City Hall, Council Chambers – 300 Forest Avenue, Pacific Grove, CA

MEETING AGENDA:

1. Call to Order

Vice-Chair Mason called the meeting to order at 4:00 p.m.

2. Roll call

Collins, Covell, Hines, Mason (Vice-Chair), and McCord were present; Hinshaw (Chair) and Sawyer (Secretary) were absent

3. Approval of HRC Minutes

August 8, 2012 Site Review and Regular Meeting

On a motion by Covell, seconded by Hines, the Committee voted 5-0 to approve the minutes.

COMMITTEE MEMBER COLLINS ARRIVED AT 4:02 P.M.

4. Public Comments

None.

5. Items to be Continued or Withdrawn

None.

6. Regular Agenda

a. Historic Determination Application No. 12-0171: 157 Grand-159 Fountain Avenue

Description: Determine whether or not the Holman Garage building is historic; i.e., whether or not it should be on the City of Pacific Grove's Historic Resources Inventory (HRI) pursuant to PGMC 23.76.025 and 23.76.030.

Applicant: Nader Agha, Owner

CEQA status: Not a project under CEQA

Staff reference: Ashley Hefner, Senior Planner

Recommended action: Discuss and take appropriate action.

Lynn Burgess briefly introduced the item and responded to HRC questions. Vice-Chair Mason opened the public hearing and the following people testified:

- Richard van Steenkiste, Applicant's Representative – explained how conclusions were reached that building is not historically significant.
- Richard Brandi, Applicant's Historic Consultant – reviewed contents and conclusions of Phase 1 Historic Assessment and responded to HRC questions.
- Betty Aikelin, Resident – reject Phase 1 report as inadequate; association with Holman family is historically significant; should qualify for HRI.
- Sally Aberg, Resident – disagree with conclusions of staff report and Phase 1 report; Holman garage was associated with Holman Building, which is on HRI; Phase 1 report is inadequate; applicant should be required to revise it according to HRC direction.
- Scott Hall, Heritage Society Member – expressed support for Heritage Society letter in agenda packet; suggest applicant do more research and come back with revised Phase 1 report; should delay vote until all members are present.
- Rick Steres, Resident – viewed Phase 1 report as well written, well-reasoned, although would be helpful to have more details on the building's history; the physical structure is primarily intact.
- Jeff Becom, Resident – building changes from 1923 relatively modest; should find that historic integrity is still there.
- Cosmo Buello, Resident – should postpone action until residents have sufficient time to do further research; seems like project is being fast tracked; should restore, not demolish building.
- Janet Cohen, Resident – agree with other testimony; should postpone decision until next meeting with other HRC members will be in attendance.
- Suzanne Rinehart, Resident – haven't read Phase 1 report, but think it is historic; just because use has changed doesn't mean it's not historic.

With no one else wishing to testify, Vice-Chair Mason closed the public hearing. The HRC members discussed the completeness of the Phase 1 report and agreed that additional research is needed.

On a motion by Hines, seconded by Collins, the Committee voted 5-0 to continue the item to a date uncertain in order to give the Applicant time to conduct further research and to augment the Phase 1 report as to 1) the building's history between 1936-1962, and 2) the building's association with the Holman family and its important impact on the social evolution of the community.

b. Initial Historic Screening Request No. 12-0175: 1218 Del Monte Boulevard

Description: Review available information and consider whether a preliminary determination of ineligibility can be made.

Applicant: Thomas Bruneel and Glenn Schnepf, Owners

CEQA status: Not a project under CEQA

Staff reference: Ashley Hefner, Senior Planner

Recommended action: Discuss and take appropriate action.

1HS 12-0089

Page 40 of 71
RECEIVED
Step 1

APR 26 2012



COMMUNITY DEV. DEPT.

INITIAL HISTORIC SCREENING REQUEST

ADDRESS: 157 Grand + 156-162 Fountain, PG
 APN: 006-173-001-000 (Northern (lower) portion of Holman Block)
 OWNER: Holman Building Associates, LLC
 APPLICANT: Nader Agha
 APPLICANT MAILING ADDRESS: 542 Lighthouse Ave
PG 93950
 APPLICANT PHONE NUMBER: 831-594-9711 or 646-1677

The owner of the property located at Above Addresses has requested to have an Initial Historic Screening prepared.

An Initial Historic Screening is a preliminary step that may or may not rule out the need for a Phase 1 Historic Assessment.

If the property is considered to be ineligible for listing on the City's Historic Resources Inventory (HRI), a Preliminary Determination of Ineligibility will be prepared by the Historic Resources Committee (HRC). The HRC will forward their recommendation to the Chief Planner as to whether a Phase 1 Historic Assessment should be prepared. The Chief Planner will then either 1.) Issue a Final Notice of Ineligibility, or 2.) Make a determination that a Phase 1 Historic Assessment is required.

If a Preliminary Determination of Ineligibility cannot be made, a Phase 1 Historic Assessment will automatically be required.

The Chief Planner has final authority as to whether or not a Phase 1 Historic Assessment will be required.

[Signature] _____ 4-26-12
 Owner/Applicant Date

Submittal Requirements:

1. Signed and dated Initial Historic Screening Request form
2. Proof of age of structure → Age NOT KNOWN
3. Copies of any original information pertaining to the subject property (original plans, photographs, original deed, name of original owner, name of original builder, etc.). Any information or documentation that you can supply will help minimize processing time.

\$288 fee

- No plans or documents available
 02 42612
 CHECK NUMBER 81106
 RECEIPT NUMBER 002000049473

288-



FINAL NOTICE INITIAL HISTORIC SCREENING

Address: 157 Grand & 156-162 Fountain Ave.
 APN: 006-173-001 (Northern portion of Holman Block)
 Owner: Holman Building Associates, LLC
 Applicant: Nader Afjes

At the 5/9/12 meeting of the Historic Resources Committee, the Committee prepared a Preliminary Determination of Ineligibility and forwarded the following recommendation to the Chief Planner:

- Determined to be ineligible as an "Historical Resource".
- Determination of ineligibility cannot be made.

Based on the HRC recommendation, on

5/10/12, the Chief Planner:

- Approved the Determination of Ineligibility. A Phase 1 Historic Assessment is not required. This Final Notice will remain in effect for 5 years from the date of Chief Planner approval.
- Found that a determination of ineligibility cannot be made. A Phase 1 Historic Assessment is required.

[Signature]
Chief Planner

5/10/12
Date

On a motion by Hinshaw, seconded by Hines, the Historic Resources Committee voted 6-0 to forward a recommendation to the Chief Planner that a determination of ineligibility can be made.

- d. Initial Historic Screening Request No. 12-0072: 502 Grove Acre Avenue**
Description: Review the available information and consider whether to make a “Preliminary Determination of Ineligibility” for the above referenced address.
Applicant: Geoff Kostyshak, Owner
CEQA status: Not a project under CEQA
Staff reference: Lynn Burgess, AICP, Chief Planner
Recommended action: Discuss and take appropriate action.

On a motion by Hinshaw, seconded by Mason, the Historic Resources Committee voted 6-0 to forward a recommendation to the Chief Planner that a determination of ineligibility can be made.

- e. Initial Historic Screening Request No. 12-0080: 325 Bishop Avenue**
Description: Review the available information and consider whether to make a “Preliminary Determination of Ineligibility” for the above referenced address.
Applicant: Luke Ingram, on behalf of Irv Hipschman & Susan Burnett, Owners
CEQA status: Not a project under CEQA
Staff reference: Lynn Burgess, AICP, Chief Planner
Recommended action: Discuss and take appropriate action.

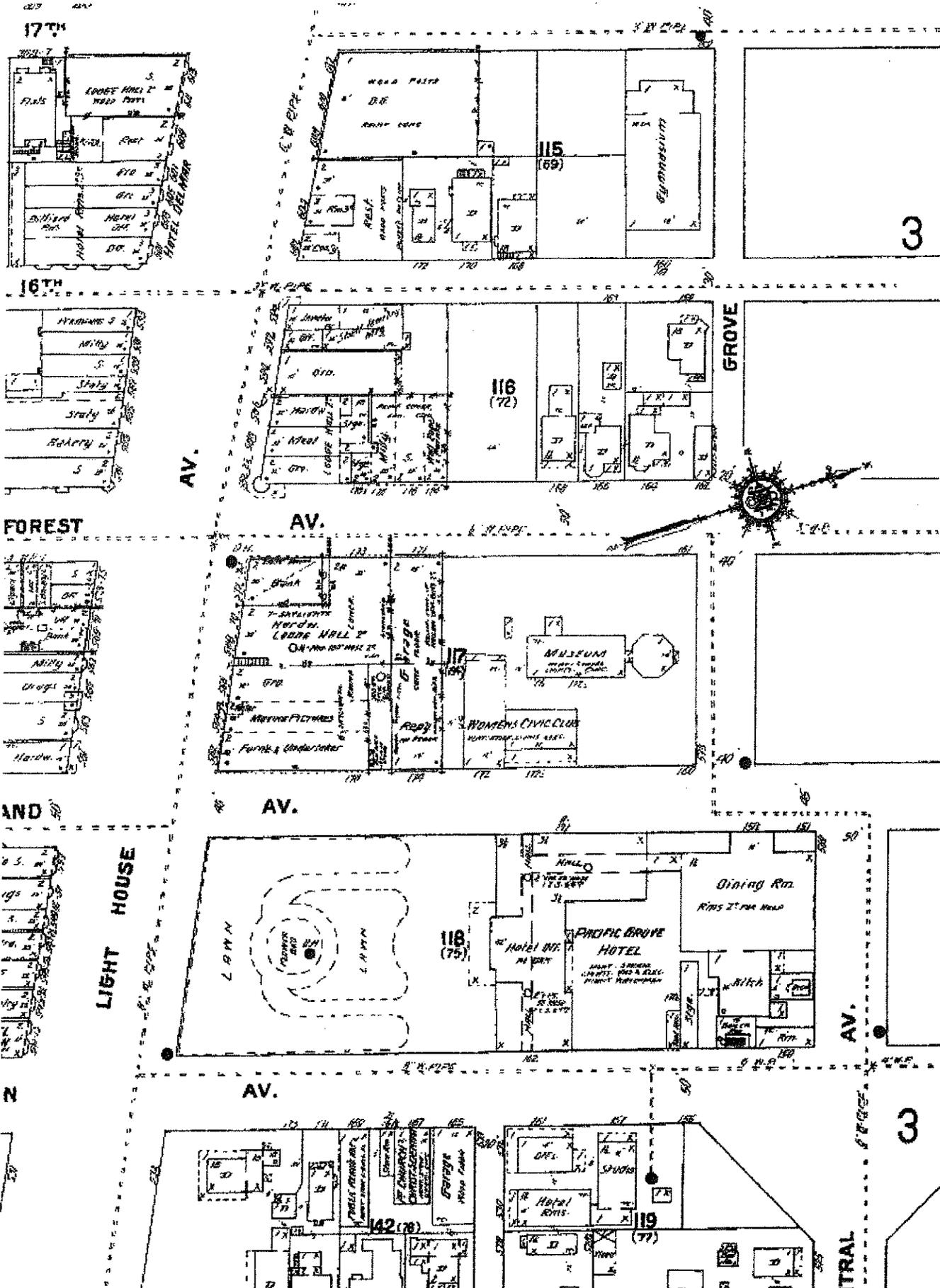
On a motion by Sawyer, seconded by Hinshaw, the Historic Resources Committee voted 6-0 to forward a recommendation to the Chief Planner that a determination of ineligibility can be made.

- f. Initial Historic Screening Request No. 12-0089: 157 Grand & 156-162 Fountain Avenue**
Description: Review the available information and consider whether to make a “Preliminary Determination of Ineligibility” for the above referenced address.
Applicant: Nader Agha, on behalf of Holman Building Associates, LLC, Owner
CEQA status: Not a project under CEQA
Staff reference: Lynn Burgess, AICP, Chief Planner
Recommended action: Discuss and take appropriate action.

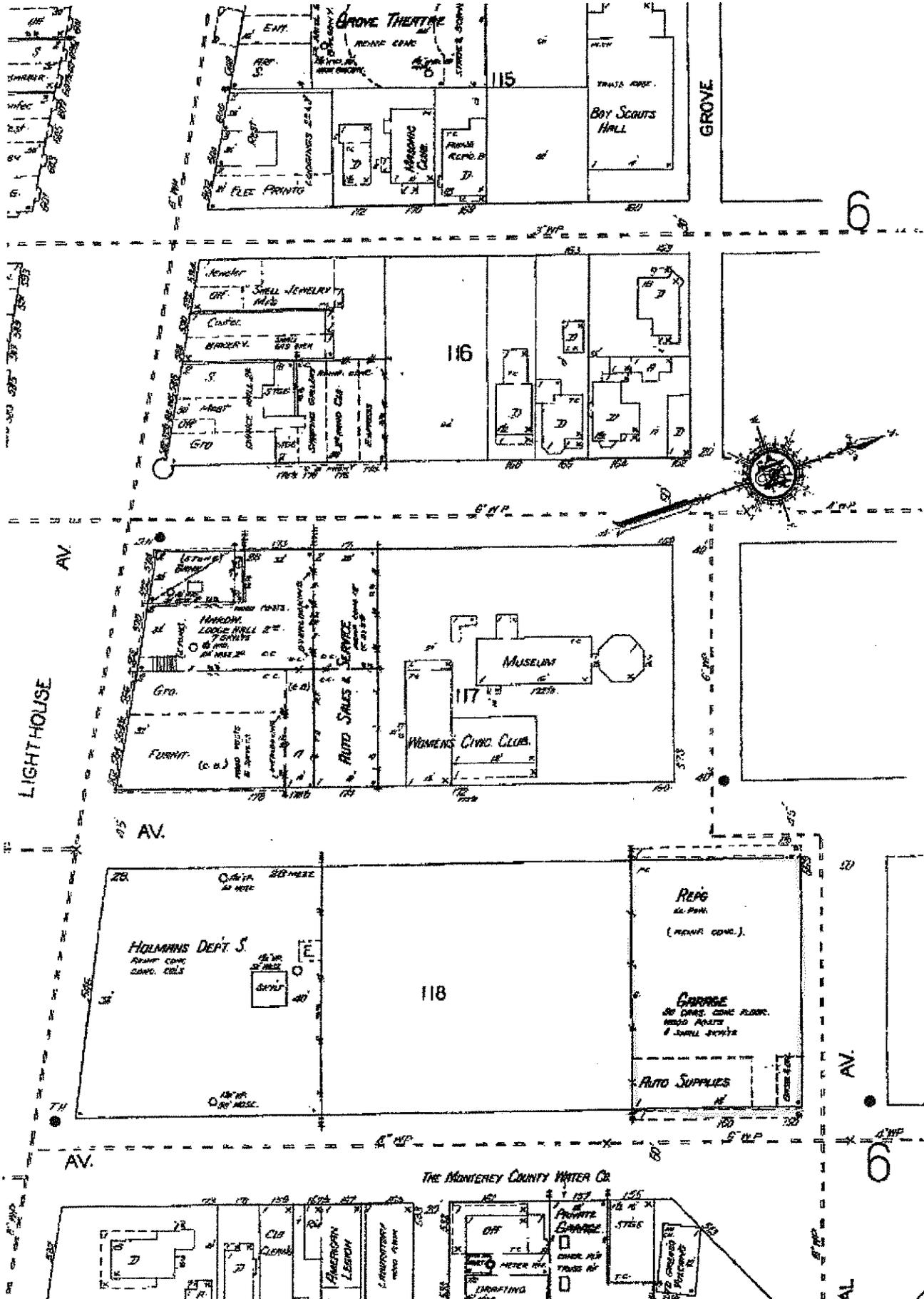
On a motion by Hinshaw, seconded by Hines, the Historic Resources Committee voted 6-0 to forward a recommendation to the Chief Planner that a determination of ineligibility cannot be made.

- g. Discussion: Historic Resources Inventory Clean-up Process**
Description: The HRC Members will report out on the test run of the Subcommittee’s proposed HRI deletion survey form, and discuss any proposed changes to the deletion criteria and survey approach. Test run cases include the following properties: 508 7th, 513 7th, 300 8th/345 Laurel, 618 17th, 419 Congress, and 741 Gibson.
CEQA Status: This discussion item is not a “project” under CEQA. Action on future HRI clean-ups may be subject to CEQA review.
Staff Reference: Lynn Burgess, AICP, Chief Planner

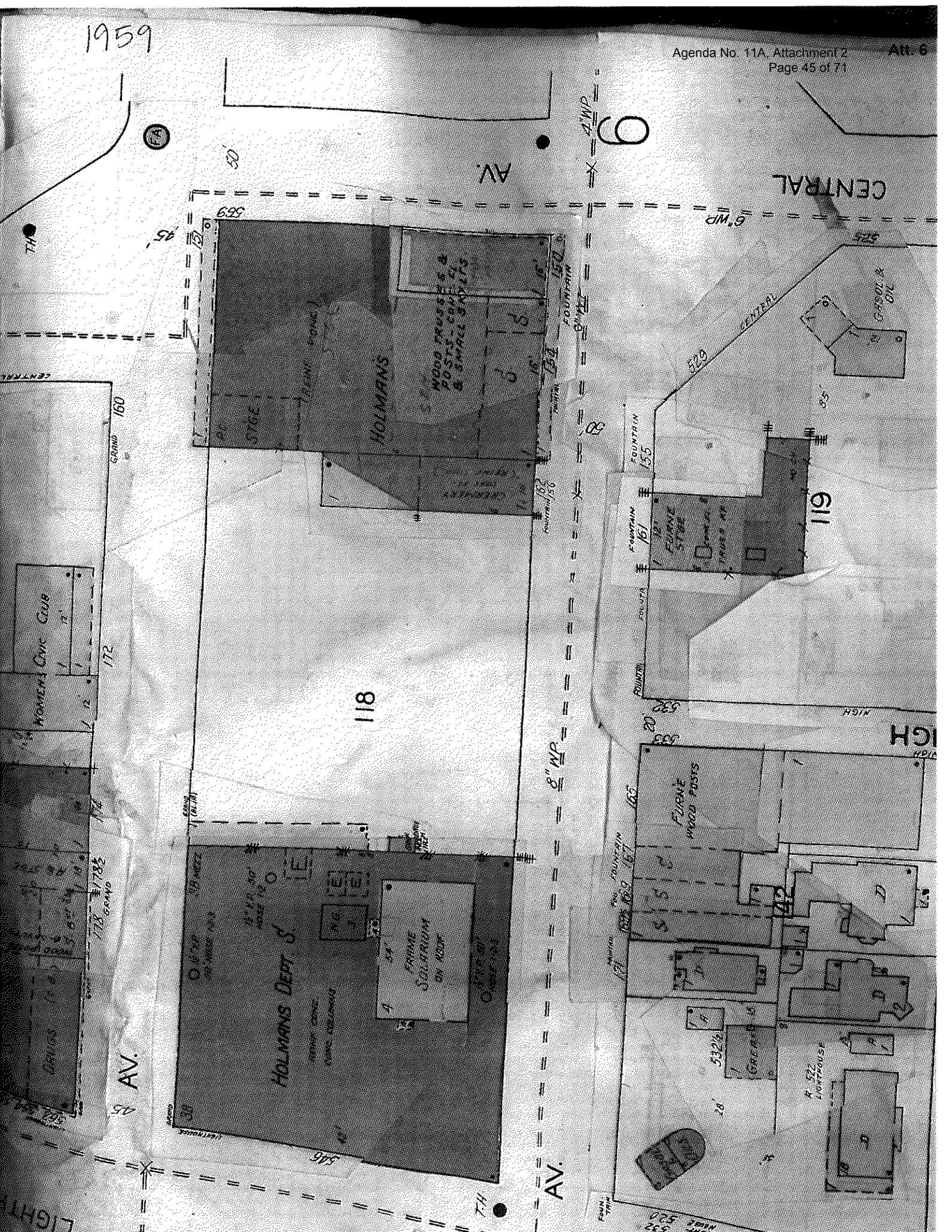
1914



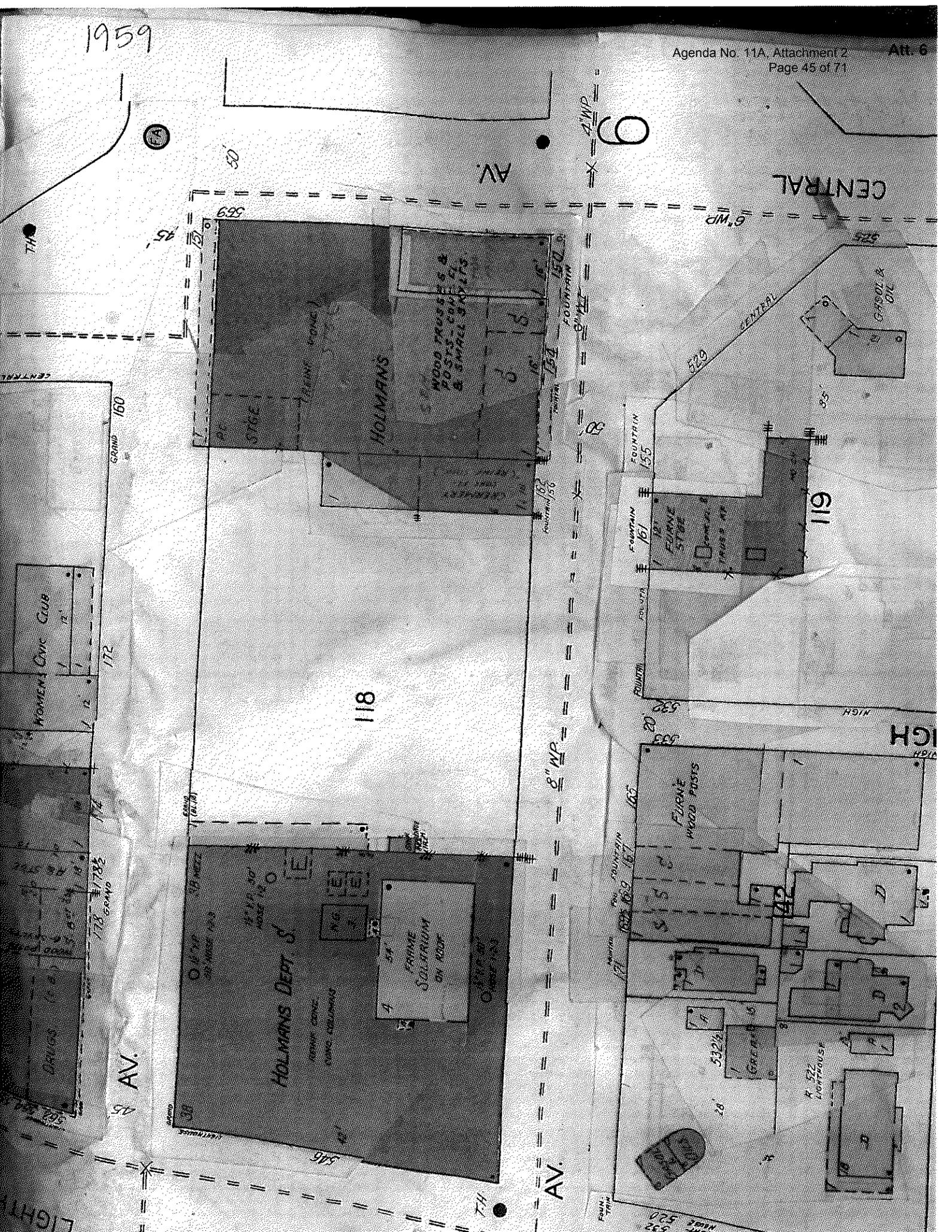
1926



1959



1959





8



9



10



11

Long #: 33.1-620-BPA
Early index #: 620
Box/CD: 33.1
Orientation: Horizontal
Negative size: 3.25" x 4.5"
Negative type: Interpositive
Date: 1924
Place: Pacific Grove
Binder: Building

Construction of Holman's Department Store, looking from Lighthouse Avenue. Men in overalls work teams of horses, preparing ground for foundation. Looking towards Grand Avenue, also visible: garage, cars, Women's Civic Club, Associated Gasoline Station, part of Holman's Garage.

Condition note: Scan has Newton's rings.

Long #: 33.1-615-BP
Early index #: 615
Box/CD: 33.1
Orientation: Horizontal
Negative size: 3.25" x 4.5"
Negative type: Interpositive
Date: 1924
Place: Pacific Grove
Binder: Building

Construction of Holman's Department Store, looking north from Lighthouse Avenue. Workers with pickaxes and shovels work in ditch. Buildings visible down Grand Avenue include: garage, Women's Civic Club, and octagonal Chamber of Commerce, Associated Gasoline Station.

Condition note: Scan flipped horizontally.

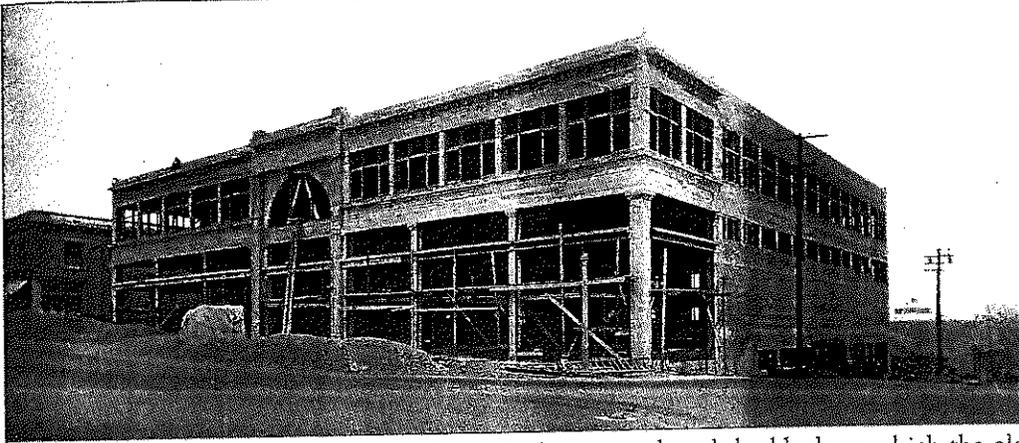
Long #: 33.1-619-BPA
Early index #: 619
Box/CD: 33.1
Orientation: Horizontal
Negative size: 3.25" x 4.5"
Negative type: Interpositive
Date: 1924
Place: Pacific Grove
Binder: Building

Construction of Holman's Department Store, showing teams of horses plowing ground to prepare for excavation of foundation. Looking down Fountain Avenue. Also visible in view from Lighthouse Avenue looking north: Associated Gasoline Station, Holman's Garage (Grand Central Station building in 2004).

Long #: 33.1-621-BPA
Early index #: 621
Box/CD: 33.1
Orientation: Horizontal
Negative size: 3.25" x 4.5"
Negative type: Interpositive
Date: 1924
Place: Pacific Grove
Binder: Building

Far shot of construction of Holman's Department Store, looking from Lighthouse Avenue. Men and teams of horses preparing ground for excavation. Looking towards Grand Avenue, also visible are: octagonal Chamber of Commerce building at corner of Jewell Park, cars, Associated Gasoline Station, Holman's Garage, bit of library, commercial buildings on Fountain Avenue, including part of Del Monte Property's office at High Street (now Ricketts Row).

157 GRAND \ BUILT BEFORE
158 FOUNTAIN/ HOLMAN BUILDING



HOLMAN'S NEW STORE, 1924. In 1922, the Holmans purchased the block on which the old El Carmelo Hotel had stood, and in 1923, constructed a reinforced concrete building that took up the entire block between Fountain and Grand Avenues, and began selling dry goods. Most doomed the enterprise to failure, citing that the Peninsula's population of 10,000 could not support such a large store. Through business acumen, persistence, and optimism, their operation went on to become the most successful independent department stores between Los Angeles and San Francisco. (Photo by C.B. Clark; courtesy Pat Hathaway Collection.)



HOLMAN'S INTERIOR, 1924. The Holmans infused the community with their confidence and enthusiasm. According to Zena Holman, "Oh yes, we had a grand opening. In fact, each time a floor was completed we held a dance before the stock was moved in. We advertised a dance and people came from all over." Combining advertising, quality merchandise at low prices, and a loyal clientele, Holman's was a family operation in the largest sense of the word. Often one could see three generations working the counters. (Courtesy Pat Hathaway Collection.)



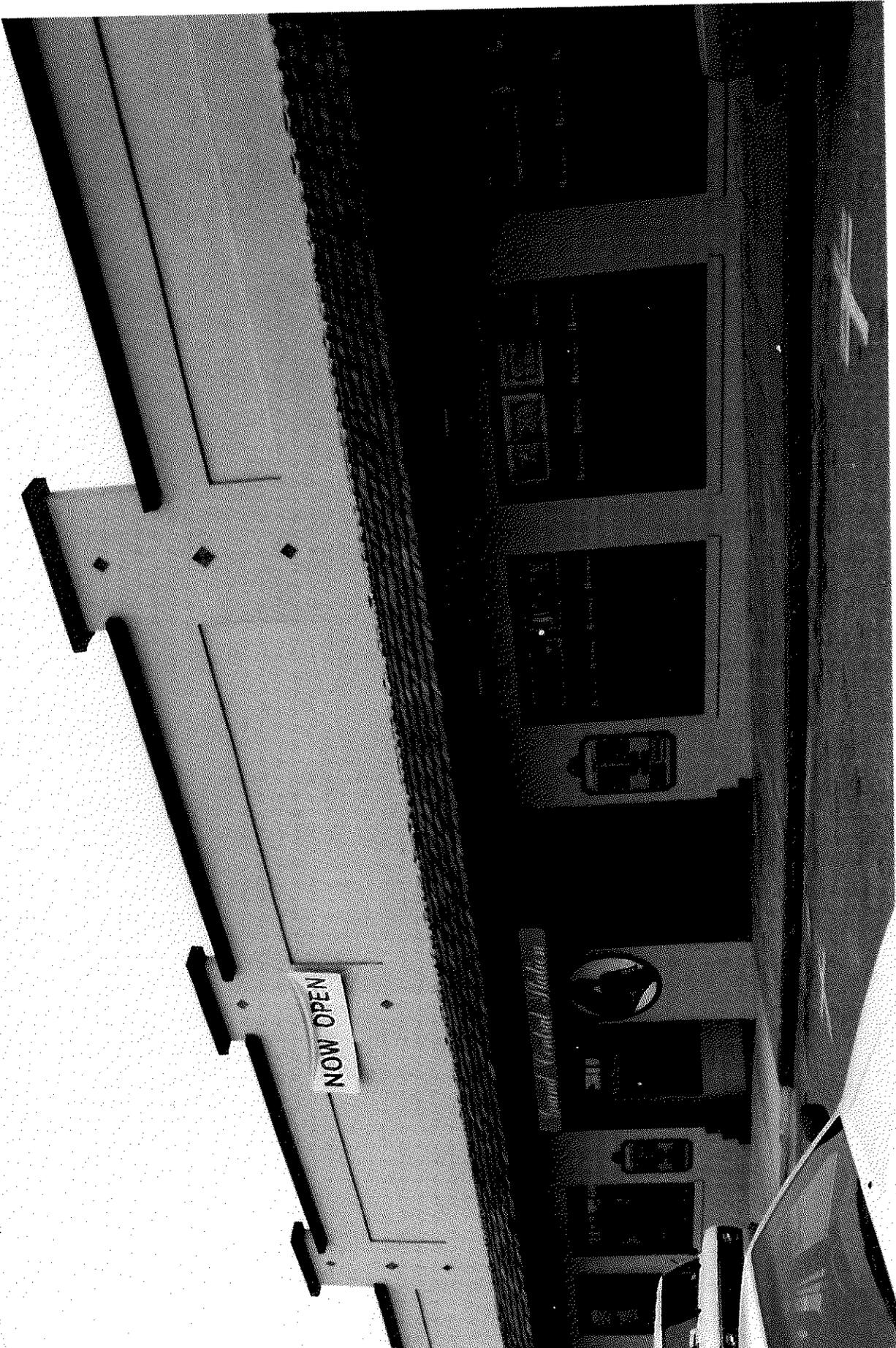
157 Grand

8/24/87

157 Grand

10/9/87





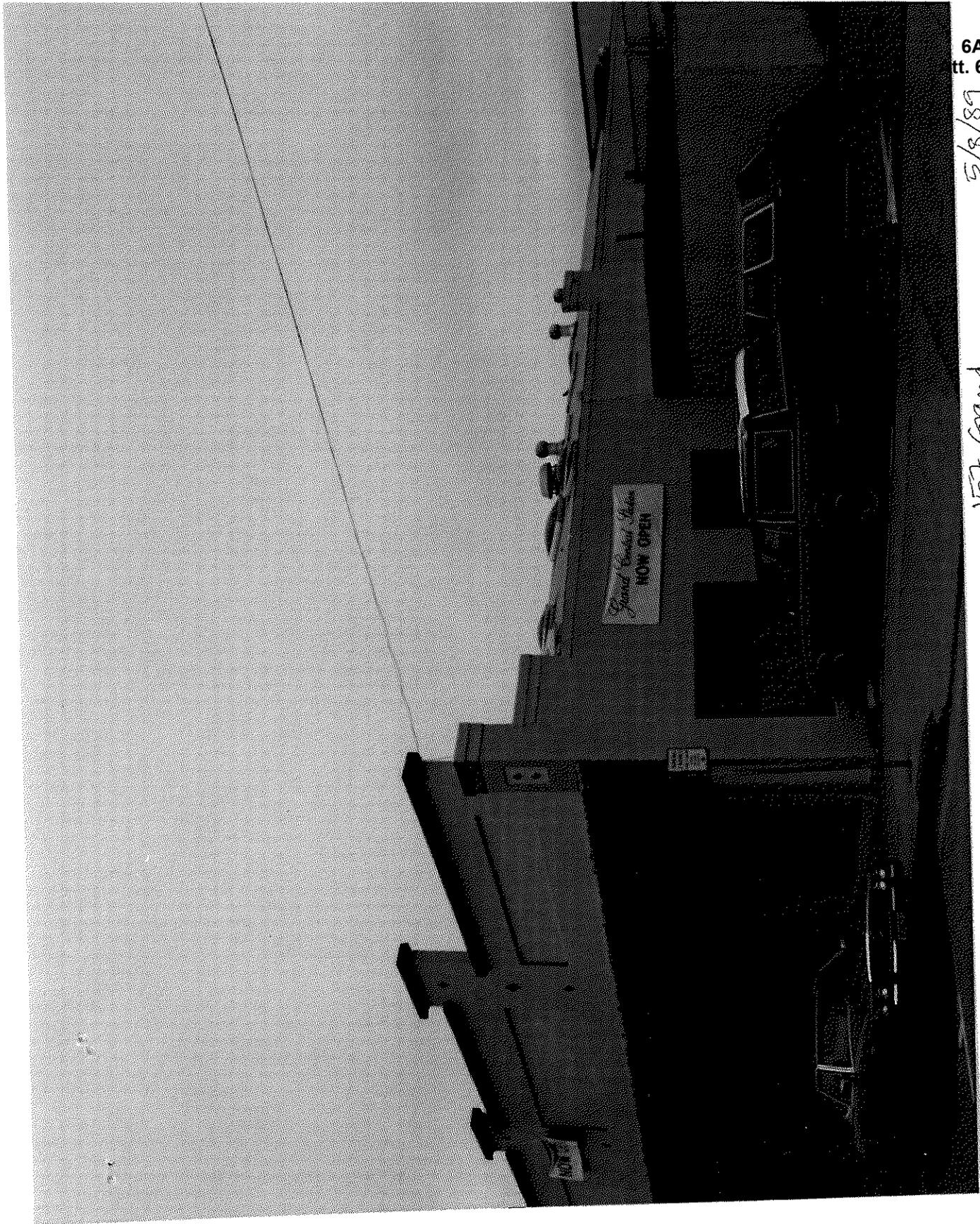
5/8/89

157 Grand



5/8/89

157 Grand



6A
tt. 6

5/8/89

157 Grand

5/1/12

157 Grand



CITY OF PACIFIC GROVE BUILDING PERMIT

In Compliance With Building Ordinance No. 246, Zoning Ordinance No. 251, and All Ordinances Supplementary Thereto.

Location: S.W. on Fountain & Central Street

Lot: _____ Block: _____ Tract: _____
Nature of Improvement: Remodel Bldg and Service Sta. ZONE:

No. Rooms: _____ Out Buildings: _____
Dimensions: Change concrete walls and floor to make
63 x 26 service sta. at corner

Set Backs—Front St. _____ Side St. _____ Side Yds. _____

No. Stories _____ Floors _____

Foundation: concrete Roof _____

Walls: concrete & mtd Chimneys _____

Outside Finish _____ Toilets _____

Inside Finish _____ Remarks _____

This Permit is granted upon the condition that the undersigned owner or builder agrees to comply with all Ordinances and regulations covering the location, construction and use of buildings. This Permit may be revoked upon violation of any of said provisions.

Owner: W. R. Holman Builder: (owner)

Estimated Cost \$ 500.00 Date: Jan 12 1931

Fee of 2.00 Paid _____ Permit No. 502

Building Inspector

CITY OF PACIFIC GROVE

BUILDING PERMIT

In Compliance with Building Ordinance No. 246, Zoning Ordinance No. 251, and all Ordinances Supplementary Thereto.

Location 156 Franklin Ave. Street _____

Lot Plan of "First Addition" Block A Tract Block A

Nature of Improvement addition for storage shed Zone _____

No. Rooms _____ Out buildings _____

Dimensions 25' x 30'

Set Backs—Front Street in alley Side Street _____ Side Yds. _____

No. Stories _____ Floors concrete

Foundation _____ Roof concrete

Walls frame Chimneys _____

Outside Finish stucco Toilets _____

Inside Finish _____ Remarks Partly by City Council Dec 7, 1938

This Permit is granted upon the condition that the undersigned owner or builder agrees to comply with all Ordinances and Regulations covering the location, construction and use of buildings.
 This Permit may be revoked upon violation of any of said provisions.

Owner W. R. Holman Builder C. W. Hall

Estimated Cost \$ 500 Date Dec. 15 1938

Fee of \$ 2.00 Paid _____ Permit No. 1360

BUILDING INSPECTOR

CITY OF PACIFIC GROVE

BUILDING PERMIT

Issued pursuant to the Building and Zoning Ordinance of the Municipal Code.

Location 162 Mountain Street

Portion of Block H Tract Retreat

Nature of Improvement Change store front Zone

No. Rooms Existing Out buildings

Dimensions

Set Back—Front Street " Side Street Existing Side Yds. Existing

No. Stories " Floors Existing Roof "

Foundation " Chimneys —

Walls Steel frame Toilets —

Outside Finish Actual Remarks

Inside Finish wall board

This Permit is granted upon the condition that the undersigned owner or builder agrees to comply with all State and Local Laws and Ordinances covering the location, construction and use of buildings. This permit may be revoked upon violation of any of said provisions.

Owner W. R. Johnson Builder J. R. Henning

Estimated Cost \$ 2000.00 Date Nov. 13th 1947

Fee of \$ 6.00 Paid ETP Fine Permit No. 2817

Building Inspector ETP Fine

CITY OF PACIFIC GROVE

Building Permit

ISSUED PURSUANT TO THE BUILDING AND ZONING ORDINANCE OF THE MUNICIPAL CODE

Location 162- Fountain Street

Lot _____ Block _____ Tract _____

Nature of Improvement Remodeling Zone _____

No. Rooms _____ Out Buildings _____

Dimensions _____

Set Back—Front Street Existing Side Street _____ Side Yards _____

No. Stories 1 Floors CMC

Foundation CMC Roof _____

Walls _____ Chimneys _____

Outside Finish _____ Toilets _____

Inside Finish _____ Remarks _____

This Permit is granted upon the condition that the undersigned owner or builder agrees to comply with all State and Local Laws and Ordinances covering the location, construction and use of buildings.
This Permit may be revoked upon violation of any of said provisions.

Owner Holman Builder Baker Bros.

Estimated Cost \$3000 Date Nov. 30 1960

Fee of \$2.00 Paid _____ No. 2471
Building Inspector W. K. Page

75-4196

APPLICATION FOR BUILDING PERMIT
CITY OF PACIFIC GROVE

Agenda No. 11A, Attachment 2
Page 59 of 71
No. 8170007

ASSESSOR'S NO. 006-173-01

6A
Att 6
OWNER
162 Fountain
162 Fountain

Applicant to complete numbered spaces only.

JOB ADDRESS 162 Fountain			
LEGAL DESCR.	LOT NO.	BLK	TRACT <input type="checkbox"/> (SEE ATTACHED SHEET)
OWNER 2	MAIL ADDRESS Ford's Dept. Stores		PHONE
CONTRACTOR 3	MAIL ADDRESS W.C. Guess 117 Highhouse		PHONE 372-8641
ARCHITECT OR DESIGNER 4	MAIL ADDRESS None		LICENSE NO. 481747
ENGINEER 5	MAIL ADDRESS None		LICENSE NO.
LENDER 6	MAIL ADDRESS None		BRANCH
USE OF BUILDING 7 Restaurant			
8 Class of work: <input type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input checked="" type="checkbox"/> ALTERATION <input type="checkbox"/> REPAIR <input type="checkbox"/> MOVE <input type="checkbox"/> REMOVE			
9 Describe work: CUT OPENING IN WALL & INSTALL WINDOW			
10 Change of use from N/A			
Change of use to N/A			

11 Valuation of work: \$ 1500.00	PLAN CHECK FEE	PERMIT FEE
----------------------------------	----------------	------------

SPECIAL CONDITIONS	Type of Const	Occupancy Group	Division
	Size of Bldg. (Total) Sq. Ft.	No. of Stories	Max Occ. Load
	Fire Zone	Use Zone	Fire Sprinklers Required <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	No. of Dwelling Units	OFFSTREET PARKING SPACES Covered Uncovered	

<p align="center">NOTICE</p> <p>THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED. I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.</p> <p><u>W.C. Guess</u> 2-20-87 SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT (DATE)</p> <p>_____ SIGNATURE OF OWNER (IF OWNER BUILDER) (DATE)</p>	Special Approvals	Required	Received	Not Required
	ZONING			
	HEALTH DEPT.			
	FIRE DEPT.			
	SOIL REPORT			
	VARIANCE NO.			
	ARCHITECTURAL APPROVAL NO.			
	USE PERMIT NO.			
	COASTAL			
	ENGINEERING			

LICENSED CONTRACTORS DECLARATION
I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
License Class B License Number 481747

Contractor: W.C. Guess
OWNER-BUILDER DECLARATION
I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 — commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

Warning: Trees on the streets of Pacific Grove are public property and under City control. Permission to remove trees may be obtained only from the City.

This permit does not include any signs or flood lighting
GRADE LINES AS SHOWN ON DRAWING ACCOMPANYING THIS APPLICATION ARE ASSUMED TO BE CORRECT IF ACTUAL GRADE LINES ARE NOT THE SAME AS SHOWN. REVISED DRAWINGS SHOWING CORRECT GRADE LINES, CUTS AND FILLS, TOGETHER WITH COMPLETE DETAILS OF RETAINING WALLS AND WALL FOOTINGS REQUIRED MUST BE RESUBMITTED TO THIS DIVISION FOR APPROVAL.

Applicant to complete numbered spaces only.

JOB ADDRESS
157 Grand Ave

LEGAL LOT NO. **BLK** **TRACT** SEE ATTACHED SHEET

1 OWNER
Name: Walter
MAIL ADDRESS: 157 Grand Ave PG 93902
ZIP: 93950
PHONE: 649-3922

2 CONTRACTOR
Name: Bluebeard
MAIL ADDRESS: 2775589
PHONE: 277-5589
LICENSE NO.:

3 ARCHITECT OR DESIGNER
Name: A. Thomas
MAIL ADDRESS: 227 Forest
PHONE: 372-2150
LICENSE NO.:

4 ENGINEER
MAIL ADDRESS:
PHONE:
LICENSE NO.:

5 LENDER
MAIL ADDRESS:
BRANCH:

6 USE OF BUILDING
7 Retail

8 Class of work: NEW ADDITION ALTERATION REPAIR MOVE REMOVE

9 Describe work: Convert warehouse to retail store

10 Change of use from
Change of use to:

157 Grand Ave

11 Valuation of work: \$ 21,900.00

PLAN CHECK FEE: 195.00 **PERMIT FEE:** 300.00

SPECIAL CONDITIONS AS PER THE DRAWING

Type of Const	Occupancy Group	Division	
Size of Bldg (Total Sq. Ft)	No. of Stories	Max Occ. Load	
Fire Zone	Use Zone	Fire Sprinklers Required <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
No. of Dwelling Units	OFFSTREET PARKING SPACES		
	Covered	Uncovered	
Special Approvals	Required	Received	Not Required
ZONING			
HEALTH DEPT.			
FIRE DEPT.			
SOIL REPORT			
VARIANCE NO.			
ARCHITECTURAL APPROVAL NO.			
USE PERMIT NO.			
COASTAL			
ENGINEERING			

NOTICE
THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED. I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT: [Signature] DATE: 9-22-87

SIGNATURE OF OWNER (IF OWNER BUILDER): [Signature] DATE:

LICENSED CONTRACTORS DECLARATION
I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class: 348164 License Number: 348164

OWNER-BUILDER DECLARATION
I hereby affirm that I am exempt from the Contractor's license law for the following reason [Sec. 7031.5, Business and Professions Code] Any city which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 commencing with Section 7000) of Division 3 of the Business and Professions Code, or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). The Contractor's license law does not apply to an owner of property who builds or improves thereon, and who erects such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044, Business and Professions Code). The Contractor's license law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.

I am exempt under Sec. _____ B. & P.C. for this reason _____

WORKERS' COMPENSATION DECLARATION
I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance, or a verified copy thereof (Sec. 3800, Lab. C).

Policy No. _____ Company _____

Certified Copy is hereby furnished Certified Copy is filed with the city building inspection department or _____

Applicant: [Signature] Date: 9-22-87

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE
(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Owner: [Signature] Date: _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

Warning: Trees on the streets of Pacific Grove are public property and under City control. Permission to remove trees may be obtained only from the City.

This permit does not include any signs or flood lighting GRADE LINES AS SHOWN ON DRAWING ACCOMPANYING THIS APPLICATION ARE ASSUMED TO BE CORRECT. IF ACTUAL GRADE LINES ARE NOT THE SAME AS SHOWN, REVISED DRAWINGS SHOWING CORRECT GRADE LINES, CUTS AND FILLS, TOGETHER WITH COMPLETE DETAILS OF RETAINING WALLS AND WALL FOOTINGS REQUIRED MUST BE RESUBMITTED TO THIS DIVISION FOR APPROVAL.

CONSTRUCTION LENDING AGENCY
I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ.C.).

Lender's Name: _____
Lender's Address: _____

VALUATION	
	21,900.00
FEES	
PERMIT	300.00
PLAN CHK.	195.00
SMIP:	1.53
TOTAL	496.53

closed 10-8-87

PACIFIC GROVE
 BUILDING DIVISION
 Gary Walter
 158 FOUNTAIN AVE
 SANTA MONICA, CA 90406

City of Pacific Grove
 PLAN CHECK
 "APPROVED"

Planning: *[Signature]*
 A.R.B.A. No. 200-96
 0-25-96

Engineer: _____
 Fire: _____
 Other: _____

clear glass
 to match
 existing

Bronze
 Anodized Frame
 to match
 existing

JUN 14 1996
 COMMUNITY DEV. DEPT.

Scale
 1/2" = 1'-0"

City of Pacific Grove
 Building Division
 "APPROVED"

Such Approved Plans and Specifications shall NOT be changed, modified or altered without authorization from the Building Official, and all work shall be done in accordance with the Approved Plans.

Date: 7-22-96

<p>Acknowledged</p>	<p><i>[Signature]</i></p>	<p><i>[Signature]</i></p>
	<p><i>[Signature]</i></p>	<p><i>[Signature]</i></p>

ASSESSOR'S COPY

Date Issued	Name	Type of Bldg	Address	Valuation	No.
5/23/49	Hayward Lbr Co.	Remodel Interior	Bottom of 19th	2500 00	3406
6/14/49	Holligan, W. E.	dwelling	316-3rd	5500 00	3420
6/22/49	Hutchison, C. C.	garage	1135 Pico	1000 00	3427
6/23/49	Haskins, P. D.	dwelling	719 Cedar	5000 00	3428
7/26/49	Hamilton, A. S.	duplex	206-208 Cedar	11,000 00	3449
8/31/49	Has, Herman	dwelling	44 Quartersick	10,000 00	3477
9/7/49	Haldridge	dwelling	656 Spojien	9,000 00	3480
9/24/49	Herzog, John R.	garage	1015 Lighthouse	2,000 00	3489
9/26/49	Hubbard, W.	garage	235 Crocker	500 00	3490
9/29/49	Hill, J. C.	addition	610-19th	100 00	3496
10/17/49	Howe, Frank	dwelling	310 Granite	4000 00	3515
11/14/49	Haskins, P. D.	dwelling	888 Maple	8500 00	3540
12/16/49	Hoffman, H.	concrete footing	226 Forest	1378 00	3560
1/7/50	Hufford, Chas	dwelling	718 Hillcrest	8000 00	3575
2/6/50	Holmes, A. W.	dwelling	524 Crocker	5000 00	3597
2/6/50	Hamilton, Miss J. M.	dwelling	528 Crocker	9000 00	3598
2/21/50	Howard, L. M.	dwelling	229 Crocker	6950 00	3617
2/21/50	"	"	225	6950 00	3618
2/21/50	"	"	227	6900 00	3619
2/21/50	Harnden, C. J.	addition to # 3019	811 Maple	200000	3620
3/4/50	Haggerty, H.	foundation	718 Grove	200 00	3631
3/8/50	Holman's Dept.	storage shed	L.H. Ave	400 00	3635
3/20/50	Hamilton & Searles	dwelling	50 9th deck	9000 00	3647
5/18/50	Hane.	close in gates	1125 Serrano	1,500 00	3709
5/22/50	Holman, Inc.	cut door rear store	L.H. & Grand	400 00	3711
6/2/50	Horsburgh	dwelling	1042 Egan	14,000 00	3726
7/7/50	Holmes, Phil	glass in porch	44 Explorade	200 00	3761
7/14/50	Has, H.	dwelling	46 Quartersick	10,000 00	3767
8/4/50	Hay, J.	foundation	310-5th	500 00	3783
8/7/50	Hattner, G. J.	dwelling	1222 Shore	9,000 00	3785
8/15/50	Harter, D. H.	antenna	519-19	60 00	3795
9/1/50	Hamel, C. L.	dwelling	1060 Egan	18,000 00	3799

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Date	Name	Address	Type	Value	Number
Jan 25, 1956	Holt, J.	549 Spruce	Remodel	400.00	1159
Mar. 1, 1956	Goldman, W.F.	Central & Fountain	Remodel	3000.00	1191
4/26/56	G. E. Hall	114 Grand Ave	alteration	1000.00	1240
6/4/56	Harris, Dan	620 Series	Patio	200.00	1277
6/11/56	Harkness S.O.	665 Pine	T.V.G.	75.00	1281
7/6/56	Harter Taxi	203 Forest	Sign		1303
7/9/56	Hylton, R.S.	142-18 th	T.V.A.	75.00	1305
7/31/56	Haude, Geo	485 - Hillcrest	additions	\$4000.00	1325
8/20/56	Hudson, J.J.	451 Edison	J.V.A.	75.00	1359
8/23/56	Haabaland, M.	239 Cypress	dwelling	9339.00	1368
9/13/56	Humes, F.D.	227 Granite	remodel inside	500.00	1382
10/9/56	Heath, W.	451 Central	remodel.	700.00	1405
10/29/56	Schmidt, E.H.	610 Hillcrest	dwelling	15,000.00	1416
11/15/56	Hegen, B.	305 Lobs	J.V.A.	75.00	1432
12/3/56	Hughes, Carl	106-7 th	Covered Walkway	250.00	1448
12/12/56	Hua, H.	601 Forest Ave	3 unit apt	23,000	1454
1/4/57	Hix, Harry	702 Crocker	dwelling	11,000.	1467
1/19/57	Holman	Fountain/Central	Sign	2.00	1492
2/25/57	Hornkins	117-12 th	remodel	800.00	1507
3/15/57	Hollworth	349 Grosvenor	add to garage	300.00	1524
3/22/57	Holman	Fountain & Central	- Sign		1531
4/1/57	Haghton, Geo.	916 S. house	remodel + add to garage	2000.00	1536
4/25/57	Hendrick, W.F.	316 Spruce	dwelling	8500.-	1551
6/4/57	Holderman, J.G.	159 Oceanview	enlarge carport	600.-	1582
6/5/57	Hart, J.	649 Lighthouse	T.V.A.	75.00	1583
6/28/57	Herbison, T.	567 O.V.	remodel	2000.	1602
7/16/57	Hene, Dr.	1125 Seaview	addition	1000	1612
8/8/57	Hendrick, W.F.	322 Spruce	dwelling	10,000	1629
8/12/57	Hentzell, S.F.	301 Fountain	Siding (3)	700.	1632
11/18/57	Holiday Home	812 - Forest	remodel	2,000	1700
11/15/57	Ditky, A.C.	129 1/2 E.H.	bay porch	1200.-	1702
12/11/57	H. & P.	1291 G. -	bay porch	1500	1714

Date	Name	Address	Type	Value	Permit
Jan 6, 1958	Hatcher, Francis	111 Grand	T.V.A.	75.00	1720
" 8, 1958	Hall, John	855 Bayview	T.V.A.	75.00	1725
1/17/58	Harris, Dan	856 Marina Blvd	Dwelling	14,000	1734
1/31/58	Howell, W.A.	245 Oceanview	Foundation	300-	1745
2/5/58	Hardenstein	513 Lobo	Garage	1200-	1749
2/4/58	Hergog, John	222 - Wood	Addition	1000.00	1770
4/24/58	Heiden, Walter	306 Wood	Addition	2,000	1815
4/29/58	Halman, W.K.	608 Lighthouse	remodel	5300	1818
5/6/58	Hulphes, John C.	1007 - Forest Ave.	Dwelling	20,000	1822
6/1/58	Wickham, G.J.	960 Bayview	termites work	600-	1859
6/20/58	Hart, O.A.	588 Pine,	Foundation	250.00	1866
6/30/58	Halman, W.K.	214 Grand	Remodel-Commercial	1000.00	1868
7/2/58	Hamlin, Roy Ann	- 202 Lobo	Addition	2000	1872
7/2/58	Halman	Lighthouse	Canopy	6,000-	1873
7/28/58	Hall, R. M.	1289 Bishop Plac.	Dwelling	13,500	1886
8/1/58	Hendershot,	107-15 th	T.V.	50 ⁰⁰	1889
9/21/58	Halman's	Lighthouse & Fountain	Sign	1.00	1922
9/30/58	Haegemanier, Paul	875 Juniper	Garage	1,000	1928
10/17/58	Halman, W.H.	154 Pacific	remodel & add.	4,000	1953
11/6/58	Hamlin, Roy Ann	206-208 Lobo	Duplex	17,000	1947
11/17/58	Howes, Frank	314 Granite	foundation	400.00	1952
11/17/58	Hahn, O.C.	411 Neilman	remodel	500-	1953
1/24/59	Hendrey, C.W.	508-10 th	Dwelling	10,000	1957
12/10/58	Hill, Carlene	Lighthouse, Hill	Mantel	6,000	1968
2/2/59	Halmon's Dept.	Store	remodel	7,100	1990
2/17/59	E. Hook.	706 Cedar	T.V.A.	75.00	1997
2-26-59	Hurst, D.	785 Bayview	add.	300.-	2001
3-5-59	Houghton, Harry	235 Crocker Ave	- dwelling	13,500 225	2008
3/8/59	Hall, Heiland, H.	20. Acropolis	Remodel	200-	2019
3/19/59	Hendershot	203-9 th	75.00 T.V.		2020
3/30/59	Hutchinson, C.	1135 Pico	Addition 3,100-	3000-	2037

Date	Name	Address	Type	Value	Permit #
Nov 2, 1960	Hahn, A.O.	411 Ashlomar	addition	550-	2456
Nov 3, 1960	Hoffman, H.	Forest Ave	Remodel	1500-	2457
Nov 30, 1960	Holmans	162 Fountain	remodel	3,000	2471
12/6/60	Hill, W.D.	740 Bayview	Fireplace	300-	2475
12/8/60	Hulphes, John C.	220-222-4th	duplex	14,000	2476
12/10/60	Harris, E.	80 Juniper	T.V.A.	75-	2491
12/16/60	Howell, Chen	911 Maple	T.V.A.	75-	2492
12/16/60	Hughes, Dr. Jt.	856 Marin Park	T.V.A.	75	2493
12/21/60	Hopkins Marvin St.	Oconom	remodel	1500	2495
1/2/61	Holmans	152 Fountain	Sign	1-	2497
1/9/61	Heldt, W.S.	810 Crocker	Fallout Shelter	1,970-	2504
1/25/61	Holman, W.R.	231 Granite	Remodel	1,000	2522
3/13/61	Houghton, H.H.	243 A + B Spruce	duplex	16,000	2570
3/18/61	Hendrick, R.E.	203-9th	retaining wall	300.00	2574
3/18/61	Hodges, R.C.	37 Companion Way	sidewalk	1,000-	2575
3/17/61	Hodges	601 Occident	"	2,000	2576
4/10/61	Holman	1011 McFarland	dwellling	18,400	2594
4/13/61	Hanus, W.	238 Spruce	remodel garage	200-	2596
4/28/61	Houghton, Harold	147 10th	3 units	20,000	2606
5/9/61	Hengoy J.	222 Wood	add 1 Bath	1,000	2612
6/18/61	Hill, V.	944 Bayview	remodel	400-	2629
6/19/61	Heston, E. & Emmons	931 Hillcrest Court	Dweller	15,000	2636
6/28/61	Holmans	546 Lighthouse	addition	4,500	2644
7/11/61	Hardee, Paul	543 Spruce	Garage	500-	2648
8/28/61	Hopkins, James	405 Maple	addition	1,000	2677
10/27/61	Hos,	560 A + B Juniper	3 units	25,000	2741
11/3/61	Humbel Co	227 Forest	Sign	-	2747
	"	1201 Forest	"	-	2748
Dec 27,	Hensley, Martha	764 Juniper	T.V.	100-	2776
Jan 5, 1962	Herd, W. H.	1110 Divisadero	Remodel Studio	200-	2791
Jan 26, 1962	Hansen, J.P.	830 Summit Drive	10 unit apt	70,000	2806

Date	Name	Address	Type	Value	Permit#
8/2/65	Honyacht, Dale	810 Spruce	add carpet	350 ⁰⁰	3568
9/2/65	Zilling, Henry	1261 Ocean View	any jam	20,000	3576
9/8/65	Hayward Lumber	1140 Sunset Dr.	sign	0	3579
10/4/65	Racenda Blaws	911 Laurie Circle	any jam dw	15,000	3591
10/6/65	Harrison, A.G.	705 Granite	any jam dw	16,000	3595
10/6/65	Harrison, A.G.	709 Granite	any jam dw	16,000	3596
10/11/65	Hughes, Charlie	809 Maple	remod. kitchen	4,000	3599
10/14/65	Holman's Dept Store	Grand Ave.	shut rock partitions	2,000	3605
10/1/65	Holman's Dept Store	161 Fountain	remodeling + addn of garage + laundry rm	13,300	3611
11/23/65	Hellman, J.W.	1004 Morse Dr.	remod. living family	3,000	3623
11/29/65	Hulphus, John	412 Gibson	remod. living family	11,000	3625
12/2/65	Hayward Lumber	636 Jewell	demol. whip	0	3627
12/29/65	Hugden, P. + V Platz	230 Bentley	remodeling, remov. partitions	1,700	3645
3/28/66	Harrison, A.G.	406 Thillow	any jam.	11,000	3691
3/28/66	Henderson, Bruce H.	304 Stuart	remod. living rm	10,000	3692
4/20/66	Daughton, Harold	212 Bentley	8-2 Bdr Dpts	62,000	3701
6/30/66	Hanchitt, Mrs.	117 - 8th	Fence	0	3729
7/5/66	Harrison, A.G.	1135 Beacon	any jam	21,000	3731
7/15/66	Haver, Warren	1065 Morse Dr.	carport	1,000	3739
7/15/66	Darburgh, R.B.	1042 Egan	addition	10,000	3740
8/1/66	Hellman, J.W.	1004 Morse Dr.	addition	2,100	3746
8/10/66	Hazardovac, Peter	1142 Novisadero	lowest existing garage, enlarge 2nd story bedroom	6,500	3751
8/10/66	Haver, R.G.	123 - 17th	Fence	100.00	3753
10/10/66	Hayward Lumber Co.	1140 Sunset Ave	demolished	2,300 ⁰⁰	3783
10/17/66	Hilstrom, Robert S.	714 Carmel Ave.	Garage	1,500	3786
10/24/66	Harnes, David	1247 Spruce	garage	2,000 -	3791
11/3/66	Herdine, V.J.	209 Lighthouse	Fence	100.00	3797
12/27/66	Holman's	542-558 Lighthouse	remod front + rear	85,000	3808
1/5/67	Higuera, Carrie	320 - 17th	Fence	100 ⁰⁰	3814
2/1/67	Hoffman, James	402 Crocker	any jam dw	19,500	3821
3/3/67	Hannah, Lillian	926 - 14th	remod. kitchen	4,500	3838
7/1/67			rem. jam		3853

Agenda Item 6A

[Click here for Pt. 2 of packet materials](#)



CITY OF PACIFIC GROVE
300 FOREST AVENUE
PACIFIC GROVE, CALIFORNIA 93950
TELEPHONE (831) 648-3190 • FAX (831) 648-3184

Site Review Meeting Minutes

HISTORIC RESOURCES COMMITTEE

Date & Time: Wednesday, November 14, 2012 – 12:00 P.M.

Location: City Hall, Council Chambers – 300 Forest Avenue, Pacific Grove, CA

1. Call to Order.

The meeting was called to order at 12:00 p.m. All members were present, except McCord.

2. Review of projects to be considered at regular meeting.

Staff introduced items on the regular agenda and answered questions from the Committee.

McCord arrived.

3. Visit sites.

The Committee visited all sites on the regular agenda, except 157 Grand-159 Fountain Avenue.

4. Adjournment.

The meeting was adjourned in the field at 12:55 p.m.



CITY OF PACIFIC GROVE
300 FOREST AVENUE
PACIFIC GROVE, CALIFORNIA 93950
TELEPHONE (831) 648-3190 • FAX (831) 648-3184

Regular Meeting Minutes

HISTORIC RESOURCES COMMITTEE

Date & Time: Wednesday, November 14, 2012 – 4:00 P.M.

Location: City Hall, Council Chambers – 300 Forest Avenue, Pacific Grove, CA

1. **Call to Order** - Chair Hinshaw called the meeting to order at 4:02 p.m.
2. **Roll Call** - All Members were present.
3. **Approval of HRC Minutes** - October 10, 2012 Site Review and Regular Meetings

On a motion by Sawyer, seconded by Hinshaw, with Covell abstaining, the Committee voted 6-0-1 to approve the minutes, as amended, to reflect that: Covell was absent for the site review meeting, Hinshaw called the regular meeting to order, and Chris and Michelle Evans, Applicants for 490 17 Mile Drive, are not the owners.

4. **Public Comments** - None.
5. **Items to be Continued or Withdrawn**

The Applicant for Item 6a, Historic Determination Application No. 12-0171, requested that it be continued to a date uncertain.

- a. **Historic Determination Application No. 12-0171: 157 Grand-159 Fountain Avenue**
Description: Determine whether or not the Holman Garage building is historic; i.e., whether or not it should be on the City of Pacific Grove's Historic Resources Inventory (HRI) pursuant to PGMC 23.76.025 and 23.76.030.
Applicant: Nader Agha, Owner
CEQA status: Not a project under CEQA
Staff reference: Ashley Hefner, Senior Planner

On a motion by McCord, seconded by Mason, the Committee voted 7-0 to continue Historic Determination Application No. 12-0171 to a date uncertain.

6. **Regular Agenda**

Formerly Agenda Item 6f, Historic Resources Inventory Clean-up Process, was moved to the beginning of the agenda at staff's recommendation.

a. **Discussion: Historic Resources Inventory Clean-up Process**

Description: The HRC has prepared a proposed HRI deletion survey form and has recommended that the HRC members conduct the survey. City staff has reviewed the proposal and will report out on its findings.

CEQA Status: This discussion item is not a “project” under CEQA. Action on future HRI clean-ups may be subject to CEQA review.

Staff reference: Lynn Burgess, AICP, Advance Planning Program Manager

Recommended action: Receive report and discuss.

The Committee and staff discussed the evolution of the proposed form, its function, and CEQA requirements.

On a motion by Sawyer, seconded by Mason, the Committee voted 7-0 to:

- 1. Adopt the HRI Deletion Survey Form, with revisions to be made by the Subcommittee with modifications discussed, and sent to staff by 11/16/12;**
- 2. Members will each prepare a form for a proposed deletion, attach back-up documentation, and send to staff; and**
- 3. Staff will determine proposed deletions that are “Not a Project” under CEQA and agendize only those items for the 12/12/12 HRC public hearing.**

b. **Initial Historic Screening Request No. 12-0234: 2884 Ransford Avenue**

Description: Review available information and consider whether a preliminary determination of ineligibility can be made.

Applicant: THD At Home Services, for Elizabeth Nasr, Owner

CEQA status: Not a project under CEQA

Staff reference: Ashley Hefner, Senior Planner

Recommended action: Discuss and take appropriate action.

On a motion by Collins, seconded by McCord, the Committee voted 7-0 to forward a recommendation to the Chief Planner that the property be determined to be ineligible as an “Historical Resource.”

MASON RECUSED HERSELF FOR ITEM 6C AND LEFT THE ROOM.

c. **Initial Historic Screening Request No. 12-0239: 1235 Surf Avenue**

Description: Review available information and consider whether a preliminary determination of ineligibility can be made.

Applicant: Shannon and Benjamin Dewees, Owners

CEQA status: Not a project under CEQA

Staff reference: Ashley Hefner, Senior Planner

Recommended action: Discuss and take appropriate action.

On a motion by Sawyer, seconded by Hinshaw, the Committee voted 6-0 to forward a recommendation to the Chief Planner that the property be determined to be ineligible as an “Historical Resource.”

MASON RETURNED TO THE DIAS.

d. Initial Historic Screening Request No. 12-0240: 508 Crocker Avenue

Description: Review available information and consider whether a preliminary determination of ineligibility can be made.

Applicant: Elizabeth Moore and Tom Moss, Owners

CEQA status: Not a project under CEQA

Staff reference: Ashley Hefner, Senior Planner

Recommended action: Discuss and take appropriate action.

On a motion by Hinshaw, seconded by Hines, the Committee voted 7-0 to forward a recommendation to the Chief Planner that the property be determined to be ineligible as an “Historical Resource.”

e. Initial Historic Screening Request No. 12-0243: 325 Prescott Lane

Description: Review available information and consider whether a preliminary determination of ineligibility can be made.

Applicant: Gus Flores, for Terry Lynn Duffy, Owner

CEQA status: Not a project under CEQA

Staff reference: Ashley Hefner, Senior Planner

Recommended action: Discuss and take appropriate action.

On a motion by Covell, seconded by Hines, the Committee voted 5-2, with McCord and Mason dissenting, to forward a recommendation to the Chief Planner that the property be determined to be ineligible as an “Historical Resource.”

7. Reports of HRC Members

- Staff and the Committee discussed combining the forms for “Step 2” and “Step 3” for Initial Historic Screenings, and staff agreed to find out what other local jurisdictions practices are on having time limits for such determinations.
- Hinshaw reported a desire to have the HRC, and possibly the ARB, approve resolutions in support of attaining CLG status to be forwarded to the City Council for consideration. The Committee discussed and decided to instead draft a letter to be signed by the members, in order to submit it to the Council at their December 5, 2012 hearing.

8. Reports of Council Liaison - None.

9. Reports of Staff - None.

10. Adjournment – The meeting was adjourned at 5:40 p.m.

APPROVED BY THE HISTORIC RESOURCES COMMITTEE:

Claudia Sawyer
Claudia Sawyer, Secretary

Dec. 12, 2012
Date



NOTICE OF MEETING CITY OF PACIFIC GROVE HISTORIC RESOURCES COMMITTEE REGULAR MEETING MINUTES

3:00 p.m., Wednesday, September 30, 2015

Council Chambers – City Hall – 300 Forest Avenue, Pacific Grove, CA

Copies of the agenda packet are available for review at the Pacific Grove Library located at 550 Central Avenue; the CDD counter in City Hall at 300 Forest Avenue, Pacific Grove from 8 a.m. – 12 p.m. and 1 p.m. – 5 p.m., Monday through Thursday; and on the internet at www.cityofpacificgrove.org/hrc. Recordings of the meetings are available upon request.

1. Call to Order- 3:00 p.m.

2. Roll Call.

HRC Members: Steve Covell, David Hines (Secretary), Maureen Mason (Chair), Claudia Sawyer, three vacancies.

3. Approval of HRC Minutes.

a. August 26, 2015 Minutes

On a motion by Member Hines, seconded by Member Sawyer, the board voted 4-0-0 to approve the 08-26-15 HRC Minutes. Motion passed.

4. Public Comments.

a. Written Correspondence

None.

b. Oral Communications

None.

5. Items to be Continued or Withdrawn.

None.

6. Consent Agenda.

Items 6.a, 6.b, 6.c, and 6.d were pulled by Member Sawyer and placed on the Regular Agenda as Items 7.a, 7.b, 7.c, 7.d.

The Committee and CEDD Director Brodeur agreed to revisit the language in P.G.M.C. Chapter 23.76 to clarify that any Determination of Ineligibility shall remain in effect for 10 years from the date of HRC approval.

7. Regular Agenda.

a. Initial Historic Screening Request No. IHS 15-415: Address: 310 Prescott Lane

Description: Review available information and consider whether a preliminary determination of ineligibility can be made.

Applicant/Owner: Craig Oliver/Same

CEQA status: Not a project under CEQA

Staff reference: Mark Brodeur, Director

Recommended action: Determine ineligible for Historic Resources Inventory.

On a motion by Member Sawyer, seconded by Member Hines, the Committee voted 4-0-0 to determine the property to be ineligible for the historic resources inventory because the property does not exhibit unique architectural, site or locational characteristics. Motion passed.

b. Initial Historic Screening Request No. IHS 15-433: Address: 511 Gibson Ave.

Description: Review available information and consider whether a preliminary determination of ineligibility can be made.

Applicant/Owner: Aaron Tolefson/Mario and Michelle Ruiz

CEQA status: Not a project under CEQA

Staff reference: Mark Brodeur, Director

Recommended action: Determine ineligible for Historic Resources Inventory.

On a motion by Member Hines, seconded by Member Sawyer, the Committee voted 4-0-0 to determine the property to be ineligible for the historic resources inventory because the property has undergone significant alterations to the primary or most visible façade, as evidenced through original plans, photographs or Sanborn maps. Motion passed.

c. Initial Historic Screening Request No. IHS 15-512: Address: 343 Bishop Ave.

Description: Review available information and consider whether a preliminary determination of ineligibility can be made.

Applicant/Owner: Roger Magyar/Stepehn Roger Magyar

CEQA status: Not a project under CEQA

Staff reference: Mark Brodeur, Director

Recommended action: Determine ineligible for Historic Resources Inventory.

On a motion by Member Sawyer, seconded by Member Covell, the Committee voted 4-0-0 to determine the property to be ineligible for the historic resources inventory because the property does not exhibit unique architectural, site, or locational characteristics. Motion passed.

d. Initial Historic Screening Request No. IHS 15-513: Address: 1027 Egan Ave.

Description: Review available information and consider whether a preliminary determination of ineligibility can be made.

Applicant/Owner: Jacob Morelay/Same

CEQA status: Not a project under CEQA

Staff reference: Mark Brodeur, Director

Recommended action: Determine ineligible for Historic Resources Inventory.

On a motion by Member Covell, seconded by Member Sawyer, the Committee voted 4-0-0 to determine the property to be ineligible for the historic resources inventory because the property does not exhibit unique architectural, site, or locational characteristics. Motion passed.

e. Initial Historic Screening Request No. IHS 15-488 Address: 367 Gibson Ave.

Description: Review available information and consider whether a preliminary determination of ineligibility can be made.

Applicant/Owner: Michael Dickinson/Same

CEQA status: Not a project under CEQA

Staff reference: Mark Brodeur, Director

Recommended action: Discuss and take appropriate action.

The HRC discussed the project.

The public comment period was opened. The owner, Michael Dickensen, spoke.

The public comment period was closed.

On a motion by Member Sawyer, seconded by Chair Mason, the board voted 4-0-0 to determine the property to be ineligible for the historic resources inventory because the property does not exhibit unique architectural, site, or locational characteristics. Motion passed.

f. Historic Demolition Permit HDP 14-405 - 260 Sinex Ave APN: 006-528-001

Description: Historic Demolition Permit to demolish a pumphouse structure listed on the City's Historic Resources Inventory

Applicant/Owner: Cal-Am

CEQA status: Environmental Impact Report

Staff reference: Anastazia Aziz, AICP, Senior Planner

Recommended action: Discuss and make recommendation with findings to the Architectural Review Board.

The public comment period was opened.

Jeff Becom, resident and board member of the Association of Monterey Area Preservationists (AMAP), spoke in opposition of the proposed project.

John Pfaff, resident, spoke in favor of the proposed project.

Lucy Hazen, resident, spoke in favor of the proposed project.

Cosmo Bua, resident, spoke in opposition of the proposed project.

The public comment period was closed.

Senior planner Anastazia Aziz gave a staff report and explained the CEQA definition of Significant Unavoidable Impacts.

The HRC discussed the project.

On a motion by Member Hines, seconded by Chair Covell, the board voted 4-0-0 to recommend denial of the application to demolish the pumphouse structure listed on the City's Historic Resources Inventory because the proposed action is not consistent with the purposes of historic preservation as set forth in P.G.M.C 23.76.010 or the historic preservation element of the general plan, as described in P.G.M.C 23.76.090(e)(2), as well as CEQA Guidelines, Section 15041 (a), and Section 15126.6 (b). Motion passed.

- g. Historic Determination No. HD 15-525: 157 Grand Ave. APN: 006-173-001**
Description: Determine whether the Holman Garage Building meets the criteria for addition to the City's Historic Resources Inventory.
Applicant/Owner: Nader Agha
CEQA status: Not a project under CEQA
Staff reference: Mark Brodeur, Director
Recommended action: Accept Phase 1 Historic Report and do not add to Historic Resources Inventory.

Mark Brodeur, Community & Economic Development Director, gave a staff report.

The public comment period was opened. The following members of the public spoke in support of the adding the structure to the HRI:

- Jeff Becom, resident and board member of the Association of Monterey Area Preservationists (AMAP);
- Cosmo Bua, resident;
- James Smith, resident.

The following members of the public spoke in opposition of adding the structure to the HRI:

- Victor Montgomery, applicant;
- Nader Agha, owner.

The public comment period was closed.

The HRC discussed the project.

Senior planner Anastazia Aziz explained that Ordinance 15.006, which was approved by City Council at its March 14th, 2015 meeting, states a quorum is composed of a majority of total members, but an affirmative vote of the majority of the *appointed* members of the board shall be required for any action. In the case of the HRC, 4 members are necessary to achieve a quorum and 3 members votes are required to pass a motion.

On a motion by Member Covell, seconded by member Hines, the Committee voted 2-2-0 (Mason and Sawyer opposed) to accept a Phase 1 Historic Report and do not add the property to the Historic Resources Inventory. The motion did not pass.

On a motion by Chairperson Mason, seconded by Member Sawyer, the Committee voted 4-0-0 to continue the item to the October 28th, 2015 HRC Meeting when the HRC is expected to have five Members. Motion passed.

h. Appoint HRC member to Historic Preservation Ordinance Update Committee

On a motion by Member Hines, seconded by Chair Covell, the Committee voted 4-0-0 to appoint Chairperson Maureen Mason to be the HRC Representative to the Historic Preservation Ordinance Update Committee. Motion passed.

8. New Business

- a. Review plans for proposed mixed use development located at 542 Lighthouse Ave. (Holman Building) a structure listed on the City's Historic Resources Inventory.
Staff Reference: Mark Brodeur, Director
Recommended Action: Discuss and provide comments

Mark Brodeur, Community & Economic Development Director, gave a staff report.

Ken Turgen, WR&D Architects, presented a powerpoint.

The HRC discussed the project.

9. Reports of HRC Members.

Member Sawyer stated that the City of Pacific Grove will be celebrating Chautauqua Days this weekend on October 2nd – 4th, 2015.

10. Reports of Council Liaison.

Councilmember Cuneo stated the possibility that approval of a new HRC Board Member may not be approved at the City Council meeting.

11. Reports of Staff.

Senior Planner Anastazia Aziz stated that the Local Coastal Program workshops are planned for Monday, October 19th, 2015 from 6-8:30pm at the Pacific Grove Community Center and Friday, November 20th, 2015 from 9:00-11:40am at the Asilomar Conference Center. There will also be a joint Planning Commission meeting with the City of Monterey on October 27th, 2015 at 4:00pm where Coastal Commission staff will present the Commissions Sea Level Rise Guidance document.

12. Adjournment at 4:40pm.

APPROVED BY THE HISTORIC RESOURCES COMMITTEE.

David Hines, Secretary

Date



October 6, 2015

Transmitted via email: mbrodeur@cityofpacificgrove.org

Mark Brodeur, Director
City of Pacific Grove
Department: Community and Economic Development
300 Forest Ave.
Pacific Grove, CA 93950

RE: Historic Resources Committee Hearing (September 30, 2015)

Dear Mark,

On September 30, 2015, the City of Pacific Grove Historic Resources Committee (HRC) met to determine the eligibility status of the building known as the Holman Garage. The information available to the HRC at this hearing consisted of a Phase I Historic Report prepared in August 2012 by Mr. Richard Brandi, a Historic Resources Consultant, a Response to HRC Comments prepared by Mr. Brandi, and the City staff report. Our understanding is that Mr. Brandi was recommended to our Client by the City. Our Client paid the costs for the Phase I Report and the response to comments. This was, to my knowledge, the 3rd (or 4th) time this building has been discussed by the HRC. There were at least two (2) HRC meetings in 2012 which ended in continuation to a date uncertain.

At the September 30, 2015 HRC hearing, a motion was made to determine that the building(s) were "ineligible" due to extensive modifications. This motion received a second. The HRC vote was two to two (2:2), a tie vote. Given the tie vote and the record of prior meetings where no action was taken, we requested to the HRC that the HRC deny the matter in order for us to move it forward on appeal as it was clear the HRC was deadlocked. Our request was not honored and the HRC continued the matter to October 28, 2015 in hopes that a new 5th member of the HRC would be seated and there could be another vote. There was discussion of the potential that there may not be a timely appointment and that the new member may not vote or would abstain as they would not have participated in the prior hearings and therefore may not be prepared to take action at his/her very first HRC hearing.

We are concerned that this matter seems to be stuck at the HRC with them not able or unwilling to take action pro or con that would allow this matter to move forward through the City process. I think you would agree the HRC has had ample opportunity to review this matter



and take action. We are frustrated that the process has become stagnant, time consuming, and very expensive for our Client. We request that you consider the following actions:

1. Determine (consult with City attorney) the two to two (2:2) vote by the HRC on September 30, 2015 to be a denial and allow us the opportunity to appeal the HRC action, or
2. Move this item forward to the City Council for consideration and action due to the HRC inability to take action based on the two to two (2:2) tie vote and the potential for a new HRC member to abstain, if indeed a new HRC member is even going to be appointed

Mark, thank you for considering this request. We look forward to your response.

Sincerely,

RRM DESIGN GROUP



Victor Montgomery
Principal

cc: Nader Agha, Holman Bldgs.



Fwd: Council Call Up of Holman Garage Historic Determination

1 message

Anastazia Aziz <aaziz@cityofpacificgrove.org>
To: Sandra Kandell <skandell@cityofpacificgrove.org>
Cc: Mark Brodeur <mbrodeur@cityofpacificgrove.org>

Fri, Oct 9, 2015 at 10:56 AM

Hello, please include this as correspondence related to the Holman Garage Historic Determination.

Thank you.

Anastazia Aziz, AICP, Senior Planner

City of Pacific Grove | Community & Economic Development Department
300 Forest Ave, 2nd Floor
Pacific Grove, CA 93950
T: [831-648-3192](tel:831-648-3192) Main Reception: [831-648-3183](tel:831-648-3183)
www.cityofpacificgrove.org

The City's [Local Coastal Program](#) is in the midst of an update and the City welcomes your participation in this effort.

----- Forwarded message -----

From: **James Smith** <james@jnsaia.com>
Date: Fri, Oct 9, 2015 at 10:28 AM
Subject: RE: Council Call Up of Holman Garage Historic Determination
To: Anastazia Aziz <aaziz@cityofpacificgrove.org>

Hello Anastazia,

Thanks for letting me know. I think it is inappropriate for Council to take this action prior to the HRC making a final determination. This negates the credibility and purpose of this Board, and largely politicizes the decision. Council has no expertise in this area.

Just my first impression,

James

James N. Smith Architect, Inc.

211 Grand AvenueAgenda No. 11A, Attachment 4
Page 4 of 7**Pacific Grove, Ca. 93950****Ph:** 831-372-7251**Fax:** 831-372-7252**Cell:** 831-915-9518

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From: Anastazia Aziz [mailto:aaziz@cityofpacificgrove.org]
Sent: Friday, October 09, 2015 10:17 AM
Cc: Mark Brodeur; Wendy Lao
Subject: Council Call Up of Holman Garage Historic Determination

Hello, thank you for your comments at the Sept. 30, 2015 HRC meeting and filling out comment cards.

On October 7, 2015 City Council called up the Historic Determination to be heard at the **October 21, 2015 Council meeting**. The decision of Council is final. The item will not be heard again by the Historic Resources Committee. Please direct questions and written comments to [Anastazia Aziz](#), AICP, Senior Planner.

Thank you.

Anastazia Aziz, AICP, Senior Planner

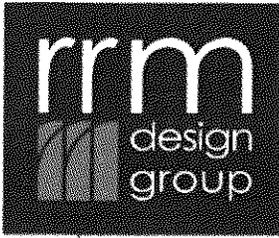
City of Pacific Grove | Community & Economic Development Department

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October 6, 2015

Transmitted via email: mbrodeur@cityofpacificgrove.org

Mark Brodeur, Director
City of Pacific Grove
Department: Community and Economic Development
300 Forest Ave.
Pacific Grove, CA 93950

RE: Historic Resources Committee Hearing (September 30, 2015)

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Mark Brodeur, Director
City of Pacific Grove

Historic Resources Committee Hearing (September 30, 2015)

October 6, 2015

Page 2 of 2



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Mark, thank you for considering this request. We look forward to your response.

Sincerely,

RRM DESIGN GROUP

A handwritten signature in black ink, appearing to read 'Victor Montgomery', written over a printed name and title.

Victor Montgomery
Principal

cc: Nader Agha, Holman Bldgs.



PACIFIC GROVE, CAL.

W.R. Holman, Business, Civic Leader, Dies at 97

APR December 31, 1981 p. 1

Wilford Rensselaer Holman, who headed the family's department store for 75 years and was one of the most influential persons in the history of his hometown of Pacific Grove, died at his residence late Tuesday night following a period of failing health. He was 97.

Services are pending at The Paul Mortuary.

Mr. Holman was born Aug. 28, 1884, in Sacramento. When he was 4 the family moved to Pacific Grove, where his father built the residence on Light-



(Herald Photo)

W.R. HOLMAN

... in 1976 file photo

house Avenue that has been the family's home ever since.

In 1905, Mr. Holman, assisted for a short time by his brother, the late Clarence E., took over operation of the dry goods business which their father, R.L. Holman, had founded in 1891. Before long the store was converted to a department store, one which grew over the years to become known as the largest between Los Angeles and San Francisco.

When his brother dropped out of the business, "W.R." took on full responsibility and served actively as head of the store until 1947. He retained the title of president until his official retirement early last fall. Even during his later years he maintained a close watch over the store and showed concern for his "family" of longtime employees.

Always an influence in political affairs affecting Pacific Grove, he led a

visors in the 1920s to get a road built over the hill to connect his city with the highway linking Monterey and Carmel.

Fearing that Pacific Grove could be cut off from the rest of the Peninsula if the Presidio were closed "in case of trouble," he began his campaign in 1923 for construction of the road.

Told at that time by County Supervisor L. D. Roberts that no highway would be built while he was in office, Mr. Holman set out on a successful drive to block Roberts' re-election. Mr. Holman also threatened to block a county bond issue if funds for the highway were not included.

During the struggle he once led a contingent of Boy Scouts, school marching bands and other concerned citizens to Salinas to lobby for the road before the Board of Supervisors.

The result was the opening of the road over the hill in 1930. It later became part of State Route 68 and in 1972 that section was officially designated by the state as the W.R. Holman Highway.

Mr. Holman served on the Pacific Grove Planning Commission from 1943 until his resignation in 1957.

He actually first became involved in his father's business while still a boy in knee-pants.

Years later he recalled those days: "I can remember each afternoon that as soon as I got out of school, I would get in a little spring wagon behind a gray horse, take a bag with the day's receipts and drive from the Grove down to Monterey" to the bank.

"In the summers then, Alvarado Street was a cloud of dust, and in the winters the wagon axles dragged in the mud."

During his long business career he oversaw the growth of his father's dry goods business and for a time also operated a car dealership and the first automobile service station in Monterey County.

The two automotive enterprises were located on Central Avenue between Fountain and Grand avenues, at the rear of the lot on which the present Holman's Department Store building was opened in 1924.

During the Great Depression of the early 1930s, Mr. Holman defied gloomy

predictions for the store's survival, adding the third floor and solarium to the building. This both expressed his confidence in the business and provided needed employment for local workers of 4

He was known as a fine fisherman and an avid hiker. In his unflagging concern for preservation of natural resources, his daughters recall that he was responsible for the state setting a limited season for harvest of abalone to protect it from extinction by commercial fishermen.

The store was always a family enterprise and Mr. Holman was closely assisted for many years by his wife, Zena, whom he married in 1912 and who for some time was the store's buyer of women's fashions.

Over the years, the couple shared many interests, including the cultivation of a large acreage of English and Dutch holly on a ranch near Watsonville, and the collection of American Indian artifacts. These latter were presented by the Holmans to the state of California and are displayed in the Pacific Building State Historical Monument in Monterey.

A few years ago the Holmans also donated their collection of Eskimo artifacts and 20th century ivory carvings to the Monterey Peninsula Museum of Art.

Mrs. Holman died in 1980. A half-brother of Mr. Holman, Ritter Holman, died in February of this year and a sister, Mrs. Warren Steven, in 1978.

Mr. Holman is survived by daughters, Mrs. Eugene (Patricia) O'Meara of Watsonville and Harriet Barter-Heebner of Carmel; six grandchildren and 11 great-grandchildren.

HOLMAN, WILFORD RENSSELAER

BIOGRAPHY: H

Monterey
Public Library
California Room

MISS HOLMAN MARRIED

Monterey American

Sept 24, 1914

Mr. L. Stevens of Berkeley and Miss Minnie Holman of Pacific Grove were married in San Francisco yesterday afternoon. They will live in Berkeley. Miss Holman is a daughter of the late R. L. Holman and sister of W. R. Holman of Holman's Department Store. Miss Holman was one of the most popular young ladies of Pacific Grove and her large circle of friends here will extend congratulations. The groom is assistant cashier of the Canadian Bank of San Francisco.

Car Satisfaction

Dallas, Texas, February 17, 1923.

THE STAR CAR CO.,
Mr. Chas. H. Burman.
Dear Sir:

Well you remember I told you I would write to you if I ever got to Dallas, Texas, with my STAR SEDAN. Well we left Oakland Jan. 18th and arrived in Dallas Feb. the 5th, after stopping in El Paso and Juarez, Mexico, three and a half days. We had a wonderful trip coming down altho' we had some very bad roads to cross over the Great American Desert from Meca, California, to Phoenix Arizona, a distance of about 270 miles. There were autoists on that trip that had their GAS tanks torn off and a great many with broken springs and engine trouble. When you delivered my SEDAN to me on the eve of January 17th I left with my family the next morning for Dallas and I experienced no trouble with the exception of a broken front spring which happened about 100 miles from Dallas. I have never yet had an adjustment made on the car. * * * When it is on the street at the curb, people crowd around it and ask a million questions. One man here in Dallas offered me \$827.48 for it, the price I paid in Oakland. His name is E. C. Ward, Dallas, Texas. I told him it was not for sale. I went through snow drifts three feet deep. We travelled all one day in a regular snow storm. We also encountered wind storms, sand storms, and rain, and a great deal of sunshine. If anyone suggests to you that the STAR CAR don't stand up you refer them to me.

Wishing you continued success with THE STAR CAR,

I am yours truly,

J. E. SHREWSBURY,
No. 627 West 10th St.,
Dallas, Texas.

With The Wildroot Co., Inc.
Buffalo, New York.

Holman's

Square to the Cent Garage
Star Distributors for the Monterey
Peninsula

Star a Sure Winner

Globe Indemnity Company

A. DUNCAN REID, President
NEWARK, N. J.

OAKLAND OFFICE
S. E. Jackson, Mgr.,
405-406 Syndicate Bldg.

Oakland, Calif.
February 28, 1923

Star Motor Company of California,
Oakland, California.
Gentlemen:

In the first part of January, 1923, the Globe Indemnity Company purchased a Star coupe and I thought you might be interested to know of the very satisfactory results we have had from the use of the machine during the first fifteen hundred miles of operation.

This car was taken new from the factory and immediately sent on a trip to Los Angeles and return, travelling about thirteen hundred miles; and upon the return of the car to Oakland it was found that no adjustments of any kind were necessary. This is remarkable in any new machine and it is with a great deal of pleasure that I write you to this effect.

During the trip to Los Angeles, the car averaged about twenty-five miles to a gallon of gas, which is also remarkable, when we make a comparison with some of the other machines that have been operated by the Company.

I will consider it a favor if you will use this office as a reference at any time for any of your prospective purchasers of Star automobiles.

With best personal wishes, I am

Very truly yours,
S. E. JACKSON,
Manager.

Holman's

Square to the Cent Garage
Star Distributors for the Monterey Peninsula

Carmelites
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