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

Initial Historic Screening Determination

Address: 1227 SHELL APN: 006-016-002

Owner: KEVIN SMITH & KRISTEN HETCHER Applicant: AARON TOLEFSON

HISTORIC RESOURCES COMMITTEE (HRC) RECOMMENDATION:

At the 08/26/15 HRC meeting, the Committee prepared the following Preliminary Determination of Ineligibility and forwarded the recommendation to the Community Development Director:

X Determined to be ineligible as an "Historical Resource," due to the following criteria:

☐1. The property has undergone significant alterations to the primary or most visible façade, as evidenced through original plans, photographs or Sanborn maps.

- _____ (description of known alteration)
- _____ (type of documentation)

☐ 2a. The property does not exhibit the architectural characteristics of the styles described in Section 7.3 of the General Plan or Section IV of the Historic Context Statement;

or

X 2b. The property does not exhibit unique architectural, site or locational characteristics.

☐3. The property is not associated with important persons, events or architecture.

☐ Determination of ineligibility cannot be made.

HRC Comments:

Maureen Mason, HRC Chair _____ Date

COMMUNITY & ECONOIMC DEVELOPMENT DIRECTOR (CEDD) DETERMINATION:

Based on the recommendation above, the CDD Director, or their designee:

X Made a determination of ineligibility, which will remain in effect for 5 years from the date of approval.

☐ Found that a determination of ineligibility cannot be made, and a Phase 1 Historic Assessment is required.

Mark Brodeur, Director, Community and Economic Development Director _____ Date 8/17/2015

PAID 906.00 7.27.15

RECEIVED Item 6.f

JUL 27 2015

COMMUNITY DEV. DEPT.

CITY OF PACIFIC GROVE

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Permit & Request Application

Project Permit(s) & Fees

Permit:	Fee:	Multiple Permit Discount:
IHS	$308	
AAP	$598	

App. #: IHS 15-0404 / AAP 15-0405
Date: 7-27-15
Received By:
Total Fee: $906.00

Project/Property Information

Project Address: 1227 Shell Avenue
APN: 006-016-002
Lot: 2 Block: 354 Tract: Fairway Home
ZC: R-1-H GP: Lot Size: 6801.15
Project Description: (N) 281 sf addition to rear of residence consisting of bedroom & Bath

Applicant Name: Aaron Talefson
Phone #: (831) 578-3450
Mailing Address: 957 Angelus Way, Del Rey Oaks, CA 93940
Email Address:

Owner Name: Kevin Smith & Kristen Fletcher
Phone #: —
Mailing Address: 1227 Shell Avenue, PG. CA 93950
Email Address: —

Permit(s)/Request(s)

- ☐ CRD: Counter Determination
- ☐ AP: Architectural Permit
- ☑ AAP: Administrative AP
- ☐ ADC: AP Design Change
- ☐ SP: Sign Permit
- ☐ ASP: Administrative SP
- ☐ TTM: Tentative Tract Map
- ☐ FTM: Final Tract Map
- ☐ SPR: Site Plan Review
- ☐ UP: Use Permit
- ☐ AUP: Administrative UP
- ☐ UP-A: UP Amendment
- ☐ AUP-A: AUP Amendment
- ☐ C-1 Interp. of Permitted Uses
- ☐ SU: Second Unit
- ☐ LLA: Lot Line Adjustment
- ☐ LM: Lot Merger
- ☐ COC: Certificate of Compliance
- ☑ IHS: Initial Historic Screening
- ☐ HPP: Historic Preservation Permit
- ☐ HDP: Historic Demolition Permit
- ☐ HRP: Historic Relocation Permit
- ☐ HD: Historic Determination
- ☐ TPD: Tree Permit w/ Dev't
- ☐ PUU: Permit Undocumented Unit
- ☐ GPA: General Plan Amendment
- ☐ ZCA: Zoning Code Amendment
- ☐ VAR: Variance
- ☐ AVAR: Administrative VAR
- ☐ VAR-A: VAR Amendment
- ☐ AVAR-A: AVAR Amendment
- ☐ IS & ND/MND: Initial Study
- ☐ EIR: Env. Impact Report
- ☐ MMP: Mitigation Monitoring
- ☐ Other
- ☐ Other

CEQA Determination

- ☐ Cat. Exempt, Class:
- ☐ ND: Negative Declaration
- ☐ MND: Mitigated ND
- ☐ EIR: Environmental Impact Report

Review Authority

- ☑ Staff
- ☐ ZA
- ☐ SPRC
- ☐ ARB
- ☐ NRC
- ☐ HRC
- ☐ PC
- ☐ CC

Does the property have?

- ☐ Active Planning Permit
- ☐ Active Building Permit
- ☐ Active Code Violation

Is the property within?

- ☐ ASA: Archaeologically Sensitive Area[1]
- ☐ CZ: Coastal Zone[2]
- ☑ ASBS: Drainage into ASBS Watershed
- ☐ HRI: Historic Resources Inventory[3,4]
- ☐ BP: Butterfly Preserve Buffer

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.

Applicant Signature — 7/27/15 Date

Owner Signature (Required) — 7/29/15 Date

City of Pacific Grove
Community Development Department
300 Forest Ave., Pacific Grove, CA 93950

Report of Initial Historic Screening

Address 1227 Shell APN 006-016-002

Block 354 Lot 2 Date 7/29/15

City of Pacific Grove CDD Office Data:

Assessors Maps	Yes	Historic Files	Yes
1978 Historic Inventory	N/A	1928 Block Files	N/A
Assessment files by APN	Yes	Alpha by owner	Yes
Mo. Co. Assessor File	1948	1947-1967 Building Permit register	Yes
		1966-1972 Building Permit File	No

Building Permit # 2649 Date 4/15/1947 Project SFD

Owner Ben Morris Builder owner

Building Permit # 3079 Date 7/16/1948 Project Addition

Owner G Look Builder Mercury Homes

Building Permit # _____ Date _____ Project _____

Owner _____ Builder _____

Building Permit # _____ Date _____ Project _____

Owner _____ Builder _____

Heritage Society Barn Materials:

Sanborn Maps	No Records:☒	1888:☐	1892:☐	1897:☐
	1905:☐	1914:☐	1926:☐	1962:☐

Assessors files	N/A	Property Files by Address	N/A
Name (and Topic) files	N/A	Board and Batten Index	N/A
Photo Collection Index	N/A	Voter Registration 1894	N/A
Mo. Co. Census 1900	N/A	Polk Directory	N/A
Howard Research Books	N/A	Grove Acres Map 1926	N/A
Block and Lot Files	N/A	1900 Census	N/A

Pacific Grove Library Data

Polk Directories 1926 to 1988	N/A	Historic Index Card File	N/A
Newspaper Microfilm	N/A	Mo. Co Directory 1875	N/A
Greater Register of Mo. Co 1875	N/A	Tuttle Photo Collection	N/A
Library Photo Collection	N/A		

Comments:

Steve Honegger, Heritage Society of Pacific Grove

1227 SHELL

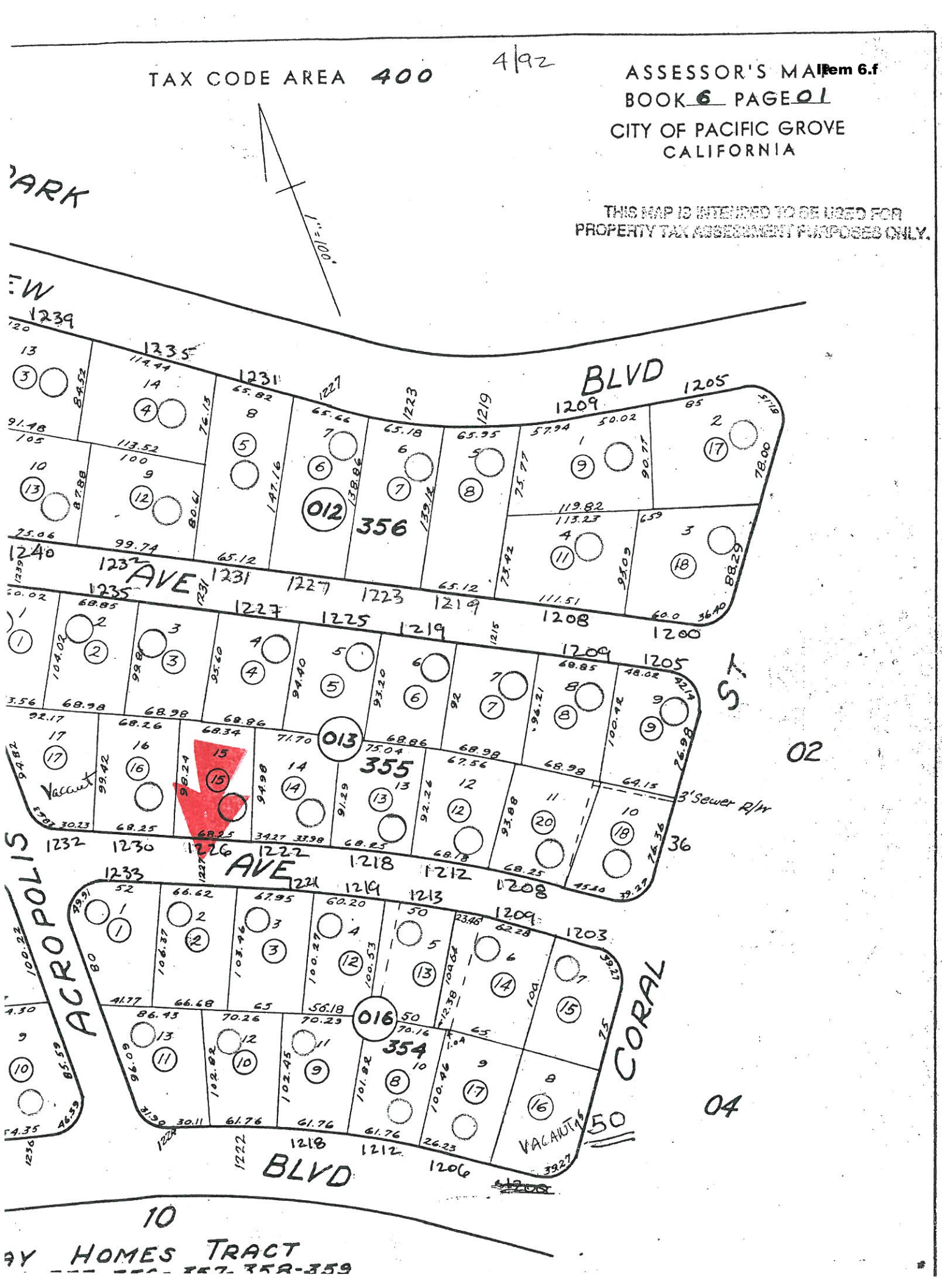
TAX CODE AREA 400

4/92

ASSESSOR'S MAP
BOOK 6 PAGE 01
CITY OF PACIFIC GROVE
CALIFORNIA

THIS MAP IS INTENDED TO BE USED FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY.

1" = 100'



6-016-2

CITY OF PACIFIC GROVE

LOT 2 BLOCK 35 ADD. FAIRWAY HOMES TRACT

DATE	OWNER	ADDRESS
	D M P Co.	Del Monte, Calif.
4/12/47	Ben W.& Opal Morris	
9/3/47	Geo.H.& Mary E.Look Jr.	

Assessment Files by APN

Add Fairway Homes Lot 2 Block 354 Owner [redacted]

Sketch of Lot	Year	Real Estate 330	Improvements	Personal Prop	Exemption	TOTAL
	1933	200				200
	1934	200				200
	1935	200				200
	1936	200				200
	1937	200				200
	1938	200				200
	1939	200				200
	1940	200				200
	1941	200				200
	1942	200				200

District _____ Asst. No. _____ Original Amt. $ _____ Int. ____ %

Year											
Principal											
Interest											
TOTAL											

District _____ Asst. No. _____ Original Amt. $ _____ Int. ____ %

Year											
Principal											
Interest											
TOTAL											

6-016-2

Add Fairway Homes Lot 2 Block 354 Owner Geo H & Mary E Lee Jr

Sketch of Lot	Year	Real Estate	Improvements	Personal Prop.	Exemption	TOTAL
1st Nat Bank	1943	200				200
	1944	200				200
	1945	200				200
	1946	200				200
	1947	320				320
	1948	320	3320	300		3940
	1949	320	3820	300		4440
	1950	320	3820	300		4440
	1951	320	3820	300		4440
	1952	360	3820	400		4580
	54					

District _____ Asst. No. _____ Original Amt. $ _____ Int. ____ %

Year											
Principal											
Interest											
TOTAL											

6-016-2

CITY OF PACIFIC GROVE

BUILDING PERMIT

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

Location 1227 Shell Street

Lot 2 Block 33 "4" Tract Fairways

Nature of Improvement addition to present house Zone

No. Rooms 1 Out buildings

Dimensions 16' X 12'

Set Back—Front Street Side Street Side Yds.

No. Stories Floors Pine

Foundation Concrete Roof Comp.

Walls Frame Chimneys

Outside Finish Redi Tollets

Inside Finish Sheetrock 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 G. Lobb Builder Mercury Homes

Estimated Cost $ 3000 00 Date 7-16, 1948

Fee of $ Paid Add 500 to Assessment Permit No. 3079

Building Inspector

Item 6.f

1000

CITY OF PACIFIC GROVE

BUILDING PERMIT

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

Location 1227 Shell Ave Street

Lot 2 Block 354 Tract Fairway

Nature of Improvement Single dwelling Zone 1.50

No. Rooms 5 & Bath 1140 ft 5.50 Out buildings garage attached 240 ft

Dimensions 30 x 42' full 6650 – $3320 Av.

Set Back—Front Street Side Street Side Yds.

No. Stories 1 Floors pine & oak

Foundation Concrete Roof Comp

Walls frame Chimneys

Outside Finish rustic Toilets 1

Inside Finish sheetrock 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 Ben Morris Builder

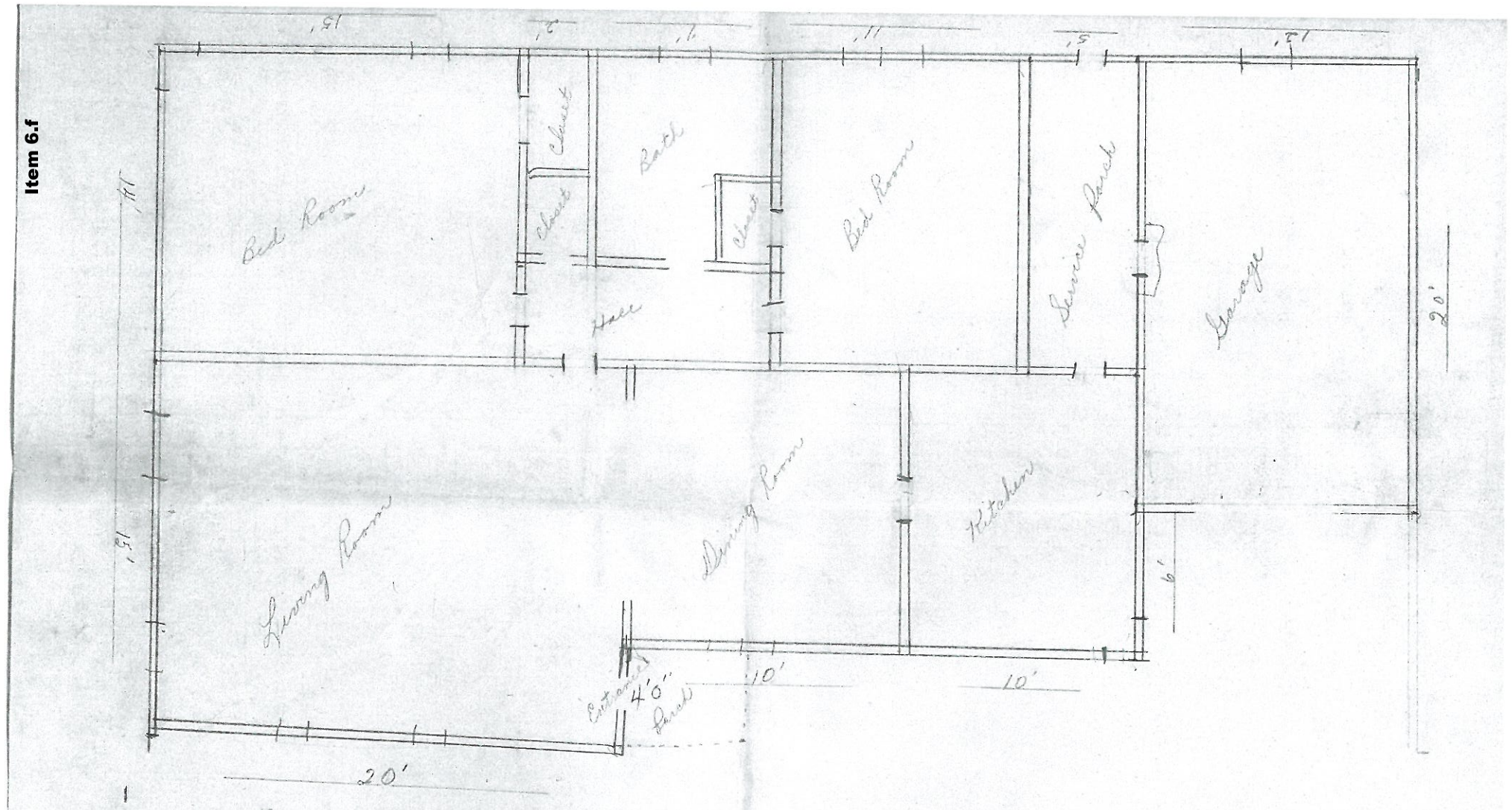
Estimated Cost $ 7000.00 Date 4-15, 1947

Fee of $ Paid Permit No. 2649

Building Inspector

Date Issued	Name	Type of Bldg.	Address	Valuation	Permit no.
1/2/47	May, Victor	add Garage room over	315 Cypress	1000 00	# 2577
1/17/47	Martin, F.R.	add dinette	130 - 17th	700 00	2588
2/1/47	Morrow, W.J.	dwelling	315 - 8th	4000 00	2602
2/4/47	Mendonza, J.	dwelling	301 Crocker	3000 00	2605
2/5/47	Mendoza, Frank	foundation	310 L.H.	400 00	2606
3/28/47	Masters, L.W.	Garage & shop	439 Crocker	900 00	2638
4/3/47	Michaela, R.	porch & Foundation	116 - 18th	150 00	2641
4/15/47	Morris, Ben	dwelling	1227 Shell	7000 00	2649
4/21/47	Morrow, W.J.	Garage	315 - 8th	250 00	2653
4/28/47	Marshall, J.S.	dwelling	545 Crocker	7000 00	2659
5/21/47	Mumford, T.	dwelling	711 Sinex	7000 00	2676
6/2/47	Madison, Wm.	dwelling	511 Eardley	4000 00	2685
6/4/47	Mumford, T.	dwelling	705 Sinex	2300 00	2687
6/10/47	Menaes, M.	foundation	144 - 14th	200 00	2690
6/21/47	Marshall, M.J.	add Bedroom	960 Heacock	1000 00	2696
6/25/47	Mitchell, C.W.	dwelling	839 Grove Acre	5000 00	2700
7/21/47	Martin, M.G.	Kitchen, etc.	415 Asiloma	2000 00	2714
8/16/47	Masters, L.W.	dwelling	439 Crocker	2500 00	2744
9/4/47	Megna & Welborn	dwelling	1016 McFarland	8000 00	2763
9/8/47	Moon, Thomas	dwelling	1280 Frieda	9000 00	2772
9/18/47	Moon, Wm.	dwelling	1299 Frieda	7500 00	2773
9/18/47	Moon, Thos. & Son	dwelling	337 Bishop	9000 00	2774
9/19/47	Morgan, N.M.	alterations	160 - 19th	125 00	2776
10/6/47	Mitchell, C.W.	garage	839 Grove Acre	250 00	2794
10/8/47	Martin, Annie L.	addition	212 Fountain	350 00	2796
11/5/47	Mitchell, C.W.	dwelling	841 Grove Ac.	5000 00	2811
12/8/47	Masters, L.W.	dwelling	415 Crocker	12000 00	2839
12/18/47	Mumford, Robt.	dwelling	816 Walnut	3500 00	2844
12/15/47	Megna & Welborn	dwelling	1012 McFarland	9000 00	2845
12/29/47	Melia, John	Alterations	215 Crocker	2500 00	2851
12/2/47	M. & [illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Item 6.f



20' back from street

7 floor
7 foundation
8 elevations
cross section
windows + door sch.
.086 X 100 ?

Fairway Homes Inc
Lot #2, Block 354.
O. G. 1227 Shell