



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: 1139 Ripple Ave. APN: 006-054-003
Owner: Elizabeth McCorkle Applicant: Kent Knoll

HISTORIC RESOURCES COMMITTEE (HRC) RECOMMENDATION:

At the March 23, 2016 HRC meeting, the Committee prepared the following Preliminary Determination of Ineligibility and forwarded the recommendation to the Community Development Director:

- 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.
• Second-story addition (building permit)
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
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 DEVELOPMENT DIRECTOR (CDD) DETERMINATION:

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

- Made a determination of ineligibility, which will remain in effect for 10 years from the date of approval.
Found that a determination of ineligibility cannot be made, and a Phase 1 Historic Assessment (DPR 523 Form) is required.

Mark Brodeur CEDD Director Date 3/16/16



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Permit Application

Application # IHS 16-147
 Date: 2/22/16
 Total Fees: 395.00
 Received by: WL

APPLICANT/OWNER:

Project Address: 1139 RIPPLE AVE. APN: 006-054-003

Project Description: initial historic screening RECEIVED
 FEB 22 2016

Applicant **CITY OF PACIFIC GROVE**
Owner COMMUNITY DEV DEPT

Name: KENT KNOLL Name: ELIZABETH McCORKLE
 Phone: 373-8500 Phone: 582-4754
 Email: Kent@kentknoll.com Email: elizabethmccorkle@yahoo.com
 Mailing Address: 1007 BENITO AVE. Mailing Address: 1139 RIPPLE AVE.
P.G. 93950 P.G., 93950

PLANNING STAFF USE ONLY:

Permit Request:

<input type="checkbox"/> CRD: Counter Determination	<input type="checkbox"/> AUP: Administrative UP	<input checked="" type="checkbox"/> IHS: Initial Historic Screening	<input type="checkbox"/> AVAR: Administrative VAR
<input type="checkbox"/> AP: Architectural Permit	<input type="checkbox"/> UP-A: UP Amendment	<input type="checkbox"/> HPP: Historic Preservation	<input type="checkbox"/> VAR-A: VAR Amendment
<input type="checkbox"/> AAP: Administrative AP	<input type="checkbox"/> AUP-A: AUP Amendment	<input type="checkbox"/> HD: Historic Determination	<input type="checkbox"/> AVAR-A: AVAR Amendment
<input type="checkbox"/> ADC: AP Design Change	<input type="checkbox"/> SU: Second Unit	<input type="checkbox"/> TPD: Tree Permit W/ Dev't	<input type="checkbox"/> MMP: Mitigation Monitoring
<input type="checkbox"/> SP: Sign Permit	<input type="checkbox"/> LLA: Lot Line Adjustment	<input type="checkbox"/> PUU: Undocumented Unit	<input type="checkbox"/> Stormwater Permit
<input type="checkbox"/> UP: Use Permit	<input type="checkbox"/> LM: Lot Merger	<input type="checkbox"/> VAR: Variance	<input type="checkbox"/> Other:

CEQA Determination:	Review Authority:	Active Permits:	Overlay Zones:
<input checked="" type="checkbox"/> Exempt	<input checked="" type="checkbox"/> Staff	<input type="checkbox"/> Active Planning Permit	<input type="checkbox"/> Butterfly Zone
<input type="checkbox"/> Initial Study & Mitigated Negative Declaration	<input type="checkbox"/> ZA	<input type="checkbox"/> Active Building Permit	<input type="checkbox"/> Coastal Zone
<input type="checkbox"/> Environmental Impact Report	<input type="checkbox"/> SPRC	<input type="checkbox"/> Active Code Violation Permit #: _____	<input checked="" type="checkbox"/> Area of Special Biological Significance (ASBS)
	<input type="checkbox"/> ARB		<input type="checkbox"/> Environmentally Sensitive Habitat Area (ESHA)

Property Information

Lot: 3 Block: 352 Tract: Fairway Homes

ZC: R-1-H GP: med. 17.4 du/ac Lot Size: 6546.04

Historic Resources Inventory Archaeologically Sensitive Area

Staff Use Only:

PAID
395.00
2-22-16

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: Kent Knoll Date: 2/18/16

X Owner Signature (Required): Elizabeth McCorkle Date: 2/18/16

Heritage Society Barn Materials:

<u>Sanborn Maps</u>	No Records: <input checked="" type="checkbox"/>	1888: <input type="checkbox"/>	1892: <input type="checkbox"/>	1897: <input type="checkbox"/>
	1905: <input type="checkbox"/>	1914: <input type="checkbox"/>	1926: <input type="checkbox"/>	1962: <input type="checkbox"/>
<u>Assessors files</u>	<input type="checkbox"/> N/A	<u>Property Files by Address</u>	<input type="checkbox"/> N/A	
<u>Name (and Topic) files</u>	<input type="checkbox"/> N/A	<u>Board and Batten Index</u>	<input type="checkbox"/> N/A	
<u>Photo Collection Index</u>	<input type="checkbox"/> N/A	<u>Voter Registration 1894</u>	<input type="checkbox"/> N/A	
<u>Mo. Co. Census 1900</u>	<input type="checkbox"/> N/A	<u>Polk Directory</u>	<input type="checkbox"/> N/A	
<u>Howard Research Books</u>	<input type="checkbox"/> N/A	<u>Grove Acres Map 1926</u>	<input type="checkbox"/> N/A	
<u>Block and Lot Files</u>	<input type="checkbox"/> N/A	<u>1900 Census</u>	<input type="checkbox"/> N/A	

Pacific Grove Library Data

<u>Polk Directories 1926 to 1988</u>	<input type="checkbox"/> N/A	<u>Historic Index Card File</u>	<input type="checkbox"/> N/A
<u>Newspaper Microfilm</u>	<input type="checkbox"/> N/A	<u>Mo. Co Directory 1875</u>	<input type="checkbox"/> N/A
<u>Greater Register of Mo. Co 1875</u>	<input type="checkbox"/> N/A	<u>Tuttle Photo Collection</u>	<input type="checkbox"/> N/A
<u>Library Photo Collection</u>	<input type="checkbox"/> N/A		

Comments:

Steve Honegger, Heritage Society of Pacific Grove

1139 RIPPLE 2011



Item 7b

1139 RIPPLE

Item 7b



1139 RIPPLE AVE.

Jan 11 6-9-98



2005





Map 2. Project Location.

PHONE: 648-3183

APPLICATION FOR BUILDING PERMIT
CITY OF PACIFIC GROVE
ASSESSOR'S NO. 006-054-03

No. 98-0219 ✓

Item 7b

Applicant to complete numbered spaces which apply

JOB ADDRESS 1 1139 RIBBOLE AVE.		OWNER 2 PATRICIA HENSLEY 1139 RIBBOLE, P.G. 93950 649 3396	
CONTRACTOR 3 RICHARD PEPPY		ARCHITECT OR DESIGNER 4 JOSEPH ROCK, 210 77TH ST. #1, P.G. 373-8331 216950	
ARCHITECT OR DESIGNER 4 JOSEPH ROCK, 210 77TH ST. #1, P.G. 373-8331 216950		ENGINEER 5	
USE OF BUILDING 6 SINGLE-FAMILY RESIDENCE			
7 Class of work: <input type="checkbox"/> NEW <input checked="" type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> REPAIR <input type="checkbox"/> MOVE <input type="checkbox"/> REMOVE			
8 Describe work: ADDITION OF MASTER BEDROOM / BATH, DECK.			
9 Change of use from _____ Change of use to _____			
10 Valuation of work \$ 5,000 51,211.00		PLAN CHECK FEE \$463.69 PERMIT FEE	
SPECIAL CONDITIONS Final corrections to be approved by Building Official prior to issuance of Bldg Permit - all		Type of Const. Occupancy Group Division	
APPLICATION ACCEPTED BY (TA) 5-21-98		PLANS CHECKED BY P.E. 6/25/98	
APPROVED FOR ISSUANCE BY		Fire Zone Use Zone Fire Sprinklers Required <input type="checkbox"/> Yes <input type="checkbox"/> No	
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. Patricia Hensley, Trustee SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT (DATE)		No. of Dwelling Units OFFSTREET PARKING SPACES: Covered Uncovered	
SIGNATURE OF OWNER (IF OWNER BUILDER) _____ (DATE)		Special Approvals Required Received Not Required	
		ZONING HEALTH DEPT. FIRE DEPT. SOIL REPORT VARIANCE NO. ARCHITECTURAL APPROVAL NO. A.A. No. 2408-98 6-9-98 USE PERMIT NO. COASTAL TREE	

JOB ADDRESS
1139 RIBBOLE AVE
OWNER
HENSLEY

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 51,211.00 License Number _____
Contractor _____

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 does 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 am exempt under Sec. _____ B. & P.C. 107 this reason _____

Applicant Patricia Hensley, Trustee Date _____

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	
	51,211.00
FEES	
PERMIT	684.85
PLAN CHK	513.64
SMIP	5.12
SEWER	-
DEPOSIT	463.69
TOTAL	739.99

THE ABOVE APPROVAL GRANTS PERMISSION TO DO THE WORK COVERED BY THIS APPLICATION IN ACCORDANCE WITH PLANS AS APPROVED AND ALL APPLICABLE COUNTY AND STATE ORDINANCES, REGULATIONS AND LAWS GOVERNING LOCATION, CONSTRUCTION AND OCCUPANCY OF BUILDING.

You will be contacted by MRWPCA Source Control Division

[Handwritten signature]

Date	Name	Address	Type	Value	F.M.A.
9/29/54	Bennett, Wachau	543 Laurel	J.V.A.	Item 7b. 00	630
10/14/54	Blackburn, F.W.	1257 Surf	addition	1,000.00	652
10/20/54	Bylling, Peter	146 9th St.	J.V.A.	70.00	662
10/22/54	Bishop, June	866-17th Drive	dwelling	11,000.00	665
11/3/54	Bradley	601-17th	J.V.A.	90.00	679
11/3/54	Burton	427 Burguen	J.V.A.	70.00	681
11/12/54	Brewer,	285 Junipers	J.V.A.	90.00	691
11/12/54	Bartelli (?)	139 7th	J.V.A.	90.00	692
11/19/54	Bishop, June	862 17 Mile	dwelling	9,000.	702
12/9/54	Badger, Geo P.	154 Forest	Foundation	14000	719
12/14/54	Beard	103-9th Street	dwelling	8000.00	723
2/10/55	Burrows, Bert	409-16th	J.V.A.	90.00	756
2/14/55	Burnham, W.W.	910 Rock Court	dwellers	8000.00	780
2/11/55	Browell W	310 3rd	garage	600.00	787
2/17/55	Bishop B.	858-17th Drive	dwelling	10,000.00	791
2/21/55	Brownell, W	310 3rd	J.V.A.	90.00	794
2/23/55	H.J. Boot	490 Grove Ave	J.V.A.	90.00	796
3/21/55	Bishop, Ernie	821 " "	dwellers	9000.00	830
3/24/55	Booker, Jean	485 Spruce	Garage	1000.00	836
4/8/55	Bacon, E.J.	660 Mermaid	J.V.A.	55.00	857
4/12/55	Bishop, June	825 Grove Ave	dwelling	90.00	860
4/12/55	Bingham	606 Forest Ave	J.V.A.	90.00	877
4/12/55	Balsam, Louis	181, Ocean View	Remodel	500.00	878
4/14/55	Blacon - Dr. J.D.	181-17 Mile Drive	Add - Garage	400.00	884
5/4/55	Bullings, K.C.	1139 Ripple	dwelling	11,000.-	899
5/9/55	Bishop Ernie,	817 Grove Ave	dwelling	9,000.-	906
5/12/55	Allen Bred.	1069 Egan	single family	14,800	915
5-27-55	L. Bartars	312 Carmel Ave	Garage	80000	930
6/20/55	Pilandello Const Co	888 Laurel	dwelling	7000.00	954
6/24/55	Bovnic	4107 Parkview	J.V.A.	90.00	967
8/12/55	Burshaw - P.H.	701 Crocker	J.V.A.	78.00	1006
9/2/55	Tho. A. Burke	665 Spangier	J.V.A.	90.00	1044
9/7/55	Brooks, K.	191 Oceanview	Garage	600.00	1049
9/9		7th & 9th Park Bel			105

6-054-3

CITY OF PACIFIC GROVE

LOT 3BLOCK 352ADD. FAIRWAY HOMES TRACT

DATE	OWNER	ADDRESS
	D M P Co.	Del Monte, Calif.
10/11/51	Wade J. & Anita D. Cargile	
8/26/52	Clyde & Zada Kolbo	
5-9-55	Kenneth C. & Florence H. Billings	
6/20/56	Joseph F. & Lucille Byrne	
11/27/56	Barney & Ruth N. Gurnette	
7/3/57	Tony M. & Mary R. Cotta	