



# 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: 823 Cedar St. APN: 006-641-079  
 Owner: Elliot and Nicole Booker Applicant: Same

#### HISTORIC RESOURCES COMMITTEE (HRC) RECOMMENDATION:

At the 04/27/2016 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.
    - \_\_\_\_\_ (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
  - 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  
 Mark Brodeur, CEED Director 4/20/16  
Date



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Tel: 831.648.3190 • Fax: 831.648.3184 • www.cityofpacificgrove.org/cedd

## Permit Application

Item 6b

Application # IHS 16-218

Date: 3-21-16

Total Fees: \$395.00

Received by: D.G.

Project Address: 823 CEDAR ST

APN: 006-641-079-000

Project Description: HISTORICAL REVIEW

RECEIVED

MAR 21 2016

CITY OF PACIFIC GROVE  
COMMUNITY DEV DEPT

APPLICANT/OWNER:

### Applicant

Name: ELLIOT & NICOLE BOOKER

Phone: 831-224-7298

Email: BOOKERBONS@SPCGLOBAL.NET

Mailing Address: 823 CEDAR ST  
PACIFIC GROVE CA 93950

Name: SAME AS APPLICANT

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

### 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:                     |

PLANNING STAFF USE ONLY:

### CEQA Determination:

- Exempt
- Initial Study & Mitigated Negative Declaration
- Environmental Impact Report

### Review Authority:

- Staff
- HRC
- ZA
- PC
- SPRC
- CC
- ARB
- \_\_\_\_\_

### Active Permits:

- Active Planning Permit
- Active Building Permit
- Active Code Violation
- Permit #: \_\_\_\_\_

### Overlay Zones:

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

### Property Information

Lot: \_\_\_\_\_

Block: \_\_\_\_\_

Tract: Vol 26 Sur Maps PG 105

ZC: R-1

GP: \_\_\_\_\_

Lot Size: 8375.80

Historic Resources Inventory

Archaeologically Sensitive Area

### Staff Use Only:

**PAID**  
\$395.00  
3-21-16

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: Nicole M Booker

Date: 3.18.16

Owner Signature (Required): Nicole M Booker

Date: 3.18.16



Owner \_\_\_\_\_ Builder \_\_\_\_\_

**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="text" value="N/A"/>	<u>Property Files by Address</u>	<input type="text" value="No"/>	
<u>Name (and Topic) files</u>	<input type="text" value="N/A"/>	<u>Board and Batten Index</u>	<input type="text" value="No"/>	
<u>Photo Collection Index</u>	<input type="text" value="No"/>	<u>Voter Registration 1894</u>	<input type="text" value="N/A"/>	
<u>Mo. Co. Census 1900</u>	<input type="text" value="N/A"/>	<u>Polk Directory</u>	<input type="text" value="N/A"/>	
<u>Howard Research Books</u>	<input type="text" value="N/A"/>	<u>Grove Acres Map 1926</u>	<input type="text" value="Yes"/>	
<u>Block and Lot Files</u>	<input type="text" value="N/A"/>	<u>1900 Census</u>	<input type="text" value="N/A"/>	

**Pacific Grove Library Data**

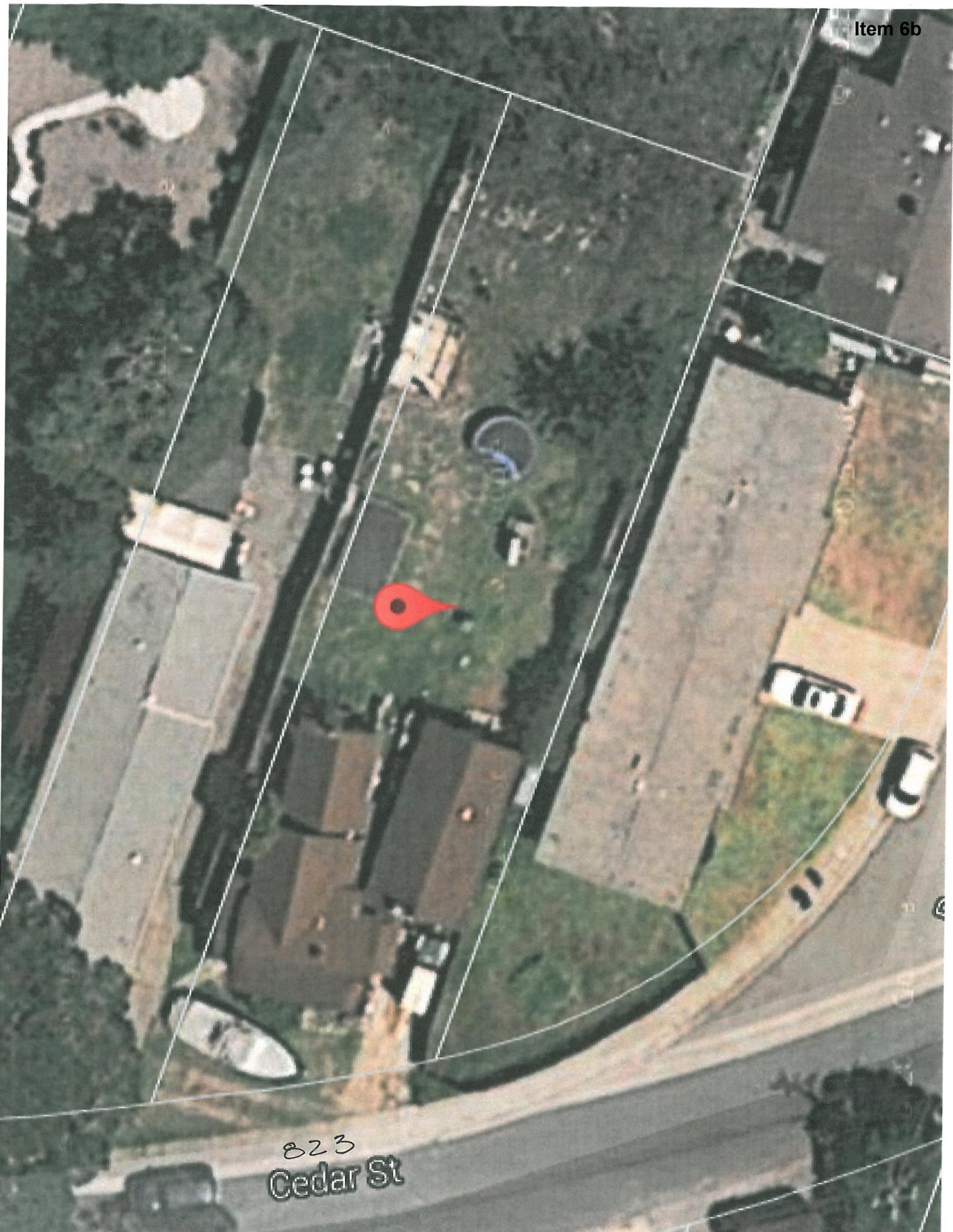
<u>Polk Directories 1926 to 1988</u>	<input type="text" value="N/A"/>	<u>Historic Index Card File</u>	<input type="text" value="N/A"/>
<u>Newspaper Microfilm</u>	<input type="text" value="N/A"/>	<u>Mo. Co Directory 1875</u>	<input type="text" value="N/A"/>
<u>Greater Register of Mo. Co 1875</u>	<input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

Comments:

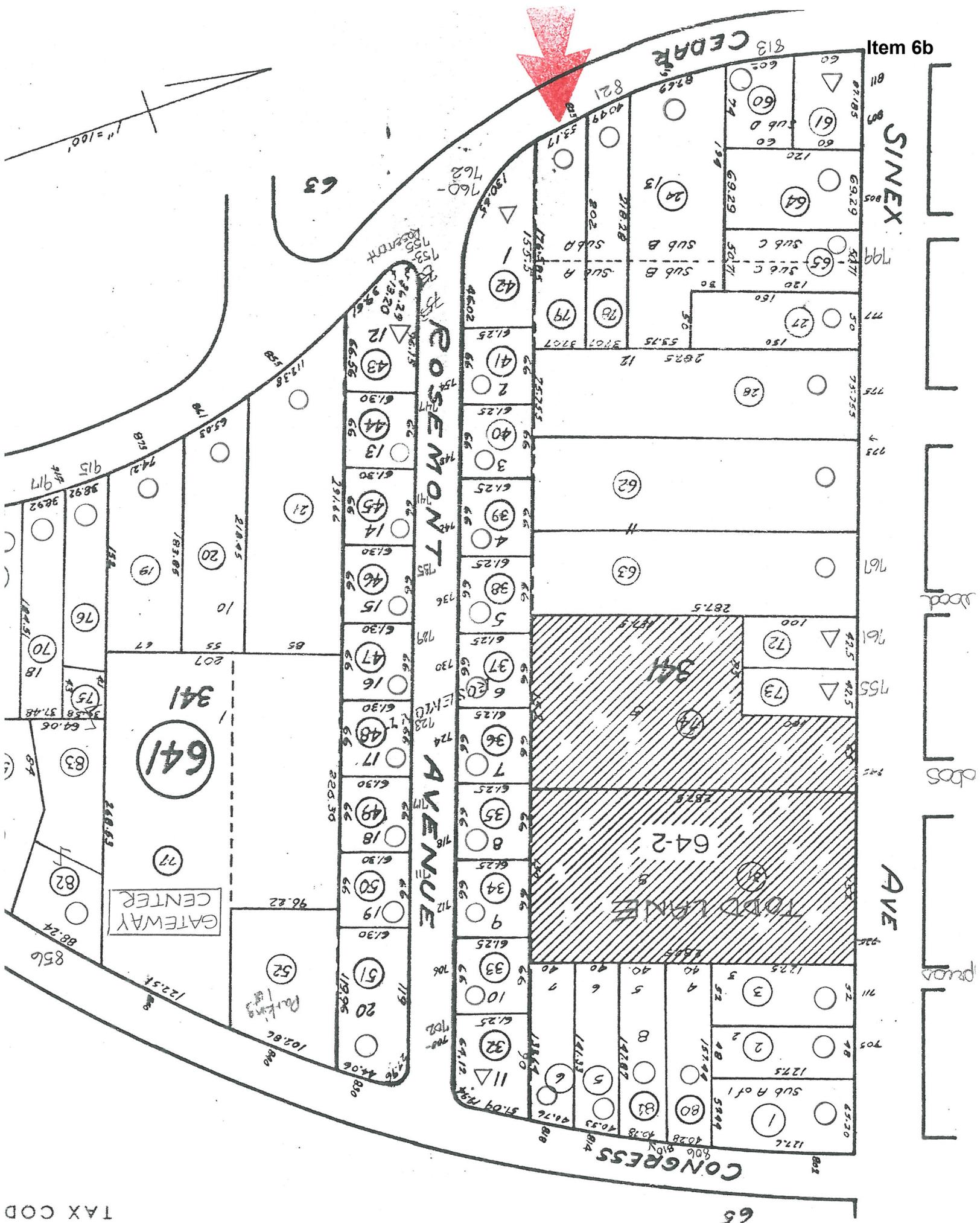
Steve Honegger, Heritage Society of Pacific Grove

023 CEDAR





823  
Cedar St



wood  
dbs  
paved

# CITY OF PACIFIC GROVE

## Building Permit

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

Location 823 - Cedar st. Assessor's No. 23 - 641

Lot Port 13 Block 341 Tract P.G. acre.

Nature of Improvement Close in Patio No. of Buildings.....

Type Construction Frame. Dimensions 17' X 19'

Occupancy Group I Set-Backs { Front Yard EX Left Side Yard..... Alley.....

Fire Zone..... Use Zone..... { Rear Yard..... Right Side Yard.....

Architectural Approval No..... Date Approved.....

Variance No..... Date Approved.....

Use Permit No..... Date Approved.....

Required Parking Spaces..... No. Family Units.....

Open Yard Area Required..... Bldg. Site Area.....

Sign Permit No..... Date Approved.....

Foundation Conc. Structural Frame Frame No. Stories 1

Exterior Finish Plaster Roof Comp. Height.....

Interior Finish Plaster Floor Conc. No. Rooms 1

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.

Signature of Permittee Harold Lightston,

Owner E. Maynard

Builder Owner

Valuation 1000

Permit Fee 15<sup>00</sup> Plan Ck. Fee.....

Total Fee 15<sup>00</sup>

Date Jan. 9, 68.

Issued By Page  
Building Department

No. 108

✓ 6-641-23

# CITY OF PACIFIC GROVE BUILDING PERMIT

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

Location 823 Cedar Street

Lot 471 Block 341 Tract Acres

Nature of Improvement Single Dwelling Zone

No. Rooms 4 2 1/2 bath Out buildings 12 x 24 garage

Dimensions 32 x 24'

Set Back—Front Street Side Street Side Yds.

No. Stories 1 Floors one

Foundation Concrete Roof Emp.

Walls Frame Chimneys

Outside Finish stucco Toilets 1

Inside Finish shut rock 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 Frank Greco Builder

Estimated Cost \$ 7000.00 to back 1949 Date Jan 16, 19 48

Fee of \$ add 800 Paid add 800 Building Inspector Permit No. 2883

# CITY OF PACIFIC GROVE BUILDING PERMIT

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

Location 823 Cedar Street

Lot S. 53' 9" Block 341 Tract Aves

Nature of Improvement Single family dwelling Zone

No. Rooms 2 2 bath Out buildings

Dimensions 15' X 22'

Set Back—Front Street Side Street Side Yds.

No. Stories 1 Floors pine

Foundation Concrete Roof Comp.

Walls frame Chimneys

Outside Finish rustic Toilets 1

Inside Finish knotty pine 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 A. P. Workman Builder

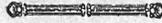
Estimated Cost \$ 500.00 Date Dec. 3, 19 46

Fee of \$ 19.48 Paid check 1948 Building Inspector Permit No. 2549

821 Cedar

# PETITION FOR BUILDING PERMIT

UNDER ORDINANCE NO. 149 OF THE CITY OF PACIFIC GROVE, CALIFORNIA



To the Honorable Board of Trustees and City Clerk of the City of Pacific Grove, California:

Application is hereby made for a permit to chicken house + tool house a building on Lot No. None in Block No. 341, Addition to Pacific Grove Retreat Grounds, at No. \_\_\_\_\_, Cedar Street, according to Plans and Specifications herewith presented, as follows:

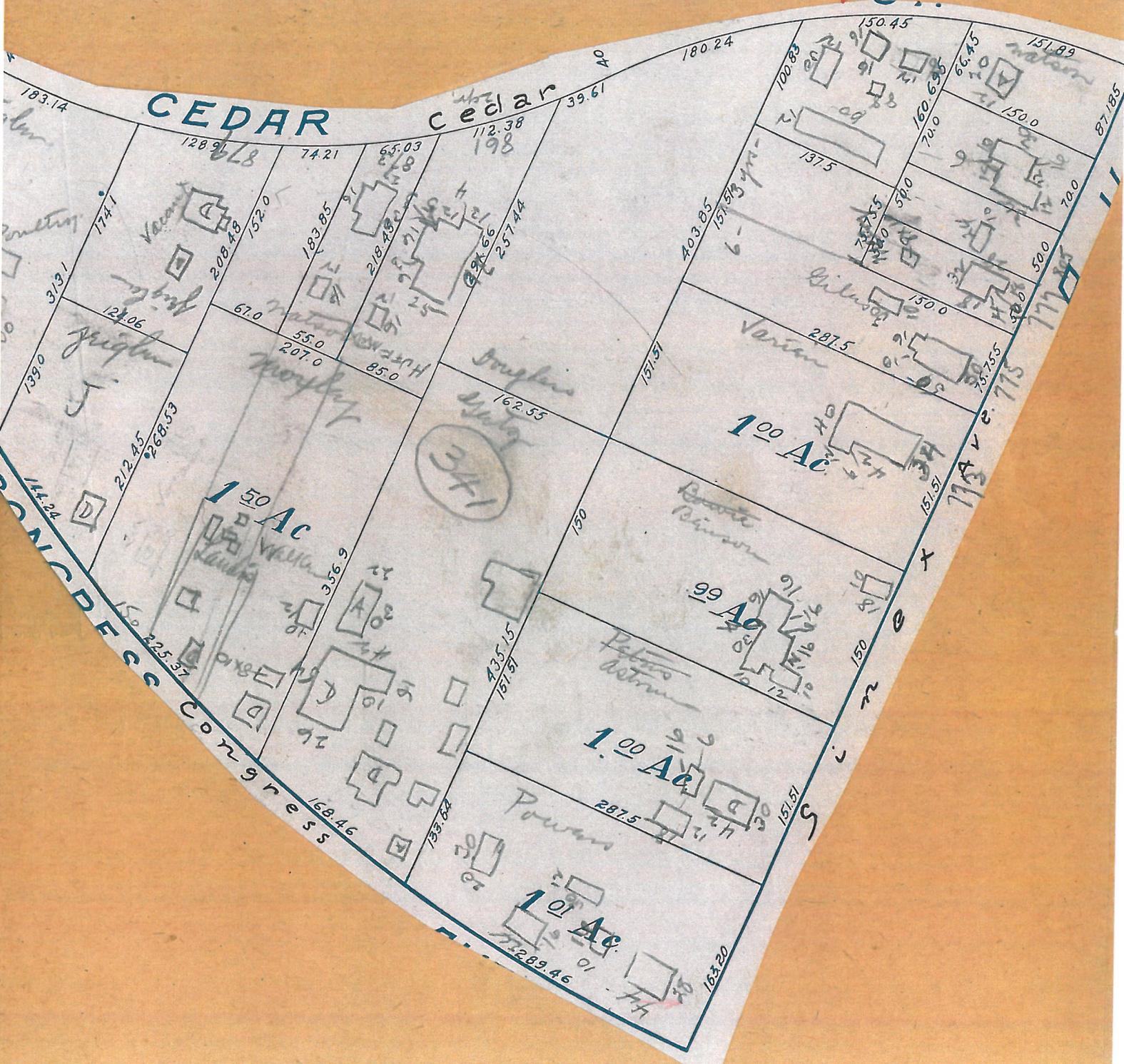
(Note: If plans and specifications have been prepared a copy of same must be filed with the City Clerk with this petition.)

Size 16 x 40 chicken house Size of Flues \_\_\_\_\_  
12 x 20 tool house  
 Stories \_\_\_\_\_ Fireplaces \_\_\_\_\_  
 Foundation concrete Toilets \_\_\_\_\_  
 Basement \_\_\_\_\_ Baths \_\_\_\_\_  
 Sides \_\_\_\_\_ Outside Finish pine siding  
 Roof paper Inside Finish \_\_\_\_\_  
 Floors \_\_\_\_\_ Time necessary to do the work \_\_\_\_\_  
 Number of Rooms \_\_\_\_\_ Estimated Cost 150<sup>00</sup>  
 Chimneys \_\_\_\_\_

To properly carry on said work it will be necessary to partially obstruct \_\_\_\_\_ Street \_\_\_\_\_ for a period of \_\_\_\_\_ days. I therefore ask permission to obstruct said street \_\_\_\_\_ during the period necessary for doing said work, diligently prosecuted, under the conditions and restraints provided for in Ordinance No. 149 of the City of Pacific Grove.

Dated Dec. 21, 1929 \_\_\_\_\_  
H.M. Klagge  
owner +  
315  
 \_\_\_\_\_  
 Petitioner.

1928 BLOCK FILES



SUMMARY OF APPRAISED LAND AND BUILDING VALUATIONS  
EQUALIZATION OF ASSESSED VALUES — CITY OF PACIFIC GROVE, CALIFORNIA  
AUTHORIZED BY CONTRACT WITH CITY COUNCIL, DECEMBER 17, 1927

TRACT NAME Pacific Grove Acres BLOCK NO. 341

LOT NO.	NAME OF OWNER	APPRAISED 1928		ASSESSED 1928-1929	
		LAND	IMPS.	LAND	IMPS.
A	A H Powers	1510	2790		
B	John W & Alice Astron	1500	2270		
C	Annie M Benson	1480	2050		
D	W H Varien	1500	2860		
E 1/2 E	R W Giles	750	4300		
W 1/2 E	Alice M Watson	750			
F	Alice M Watson	1540	210		
G	Byron L Douglass	1770			
H	W H Watson	1400	1890		
H	W H Watson		2170		
I	J S Waddle	1400	2080		
J	O S Zeigler	1480	830		
J	O S Ziegler		2700		
K	Anna Louise Maurer	2100			
	Landis		420		
	Walker		440		
L	Guy Getz	2170	5300		
L	Guy Getz		2010		
W 1/2 E	McCoy		2460		
F	Alice M Watson		2130		
F	Alice M Watson		500		
<div style="border: 1px solid black; padding: 5px; display: inline-block;">1928 BLOCK FILES</div>					
		TOTALS			
			19330	37410	



**Item 6b**  
**BUILDING CLASSIFICATION AND COMPUTATION RECORD**  
**REVALUATION OF LAND AND IMPROVEMENTS—CITY OF PACIFIC GROVE, 1928-29**  
 Authorized by City Council, City of Pacific Grove

**VALUATION RECORD**

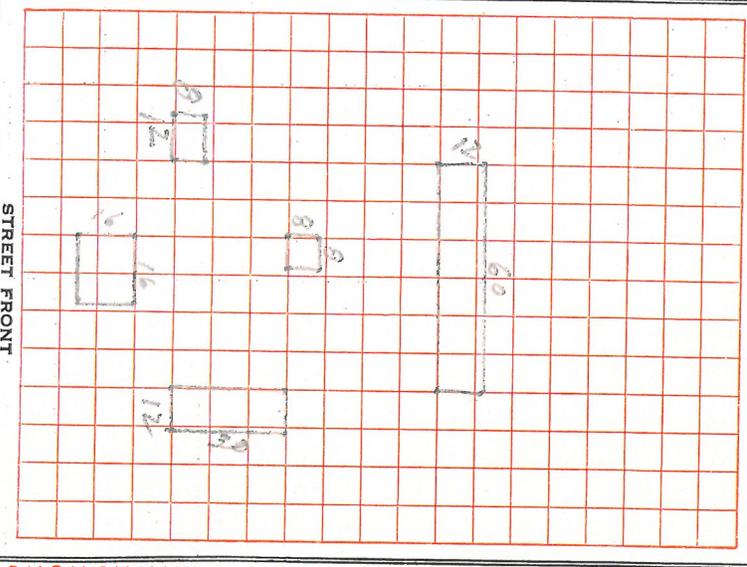
Block 441-5 Lot 5  
 Owner Alv. M. Johnson  
 1928 BLOCK FILES

No. 100 Ave. St. Class: 1, 2, 3, 4

REAL ESTATE \$  
 IMPROVEMENTS \$ 500  
 FIELD BY W. J. ... DATE 3-27-28  
 PRICED BY W. J. ... DATE 3-27-28

**EXTERIOR DESCRIPTION**

Use — Commercial	Construction	Roof
Stories	Wood Frame	Gable
Store & Steel Frame	Reinfd. Concrete	Hip Gambrel
Offices	Mill	Mansard
Warehouses	Masonry	Dormers
Theaters		Plath
Hotel		Cut Up
Loft		Roofing
Garage		Tile
Hospital		Asbestos Tile
School		Shingles
		Composition
		Tar & Gravel
		Metal
Dwellings		Exterior Trim
Stories	Plaster on Lath	Plain Ornamental
Rooms	Shingles	Tile
Residence	Rustic Sliding	Wood
Apartments	Re-Saw. Sliding	Masonry
Rooming House	Board & Battens	Metal
	Cor. Iron	Plastic
Out Buildings	Foundation	Store Front
Garage	Deep Masonry	Plate in Metal
Shed	Piles	Plate in Wood
Poultry House	Shallow	Sheet Glass



Inside Finish	Plumbing	Lighting	Basement
Stock	No. Pictures	Lamps	None
Special	Good	Electricity	Full
Ornamental	Medium	Fixtures	Concrete
Paint	Cheap	Good	Walls
Hardwood		Medium Cheap	Unfinished
Pine		Heating	
Walmscote	Bath Rooms		Elevators
Paroled	Number		Travel
Paper	Rooms	Fireplaces	
Plaster	Good	Stoves	
Plaster Board	Medium	False Mantle	
Canvases	Cheap	Hot Air Furnace	
Beamed Ceiling	Showers	Pipes	
Unfn. Rms.	Tile Floor	Ducts	
Good Med. Plain	Tile Wall	Steam	
	¼ ¼ %	Hot Water	
		Floor Furnace	
Floors	Built-in Features	Mechanical Equipment	Occupancy
Rooms	Bookcases	Ventilating Apparatus	Owner
Pine	Refrigerator	Thermo Heat Control	Vacant
Hardwood	Lockers	Sprinkler System	Not Home
Marble	Miscellaneous	Automatic Fire Alarm	
Tile	Fire Escape	Vacuum Cleaner System	
Rubber Tile	Sidewalk Light		
Cement			
Dirt			
Compo.			

(A)	12 X 60 X	=	720	cu. ft.	@ \$	40	\$	290	Depreciated Present Value	\$	500	Age	16	Remodeled Age		
(B)	12 X 50 X	=	360	cu. ft.	@ \$	40	\$	140				Condition:	New	Good	Medium	Poor
(C)	8 X 12 X	=	100	cu. ft.	@ \$	30	\$	30				Obsolescence	Yes	No		
(D)	8 X 8 X	=	60	cu. ft.	@ \$	50	\$	50	Retaining Wall			Depreciation		% Good	67	
Basem't	X	X		cu. ft.	@ \$		\$	30	Tank							
Garage	X	X		cu. ft.	@ \$		\$	260	Pool							
Extras							\$		Outbuilding							
HEIGHT:	FT.							750	TOTAL VALUE	\$	500					
									Replacement Total	\$	500					

1926 GROVE ACRES MAP

(Checked) July 1925

