



# 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: 509 Lobos Ave. APN: 006-457-010  
 Owner: Nicholas and Theresa Petredis 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, CDD Director

\_\_\_\_\_  
 Date



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### Permit Application

Application # IHS 16-0273 Item 6c  
Date: 4-11-16  
Total Fees: \$395.00  
Received by: DG AA

Project Address: 509 LOBOS AVENUE

APN: 006-457-010

Project Description: Remodel to add approximately 800 square feet.

APPLICANT/OWNER:

**Applicant**  
Name: Nicholas and Theresa Petredis

Phone: (650) 533-5010

Email: nicholas@petredis.com

Mailing Address: 181 South 13 Street

San Jose, CA 95112

**Owner**  
Name: Same

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: 9,10 Portion 7,8

Block: 97

Tract: 3rd Addition

zc: R-1

GP: MDR 17.4 DVIA

Lot Size: 47960

☐ Historic Resources Inventory

☐ Archaeologically Sensitive Area

#### Staff Use Only:

APR 11 2016

CITY OF PACIFIC GROVE  
COMMUNITY DEV DEPT

**\$ PAID**  
395.00  
4-11-16

**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: Theresa A. Petredis

Date: April 8, 2016

Owner Signature (Required): Theresa A. Petredis

Date: April 8, 2016



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

## Report of Initial Historic Screening

Address 509 Lobos APN 006-457-010  
Block 97 Lot 9,10&Port. 7,8 Date 4/11/16

**City of Pacific Grove CDD Office Data:**

<u>Assessors Maps</u>	<u>Yes</u>	<u>Historic Files</u>	<u>Yes</u>
<u>1978 Historic Inventory</u>	<u>N/A</u>	<u>1928 Block Files</u>	<u>No</u>
<u>Assessment files by APN</u>	<u>No</u>	<u>Alpha by owner</u>	<u>No</u>
<u>Mo. Co. Assessor File</u>	<u>1956</u>	<u>1947-1967 Building Permit register</u>	<u>Yes</u>
		<u>1966-1972 Building Permit File</u>	<u>No</u>

Building Permit #    996                      Date    8/10/1955                      Project    Dwelling

Owner                      Hardenstein                      Builder owner

Building Permit # \_\_\_\_\_ Date \_\_\_\_\_ Project \_\_\_\_\_

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

Building Permit # \_\_\_\_\_ Date \_\_\_\_\_ Project \_\_\_\_\_

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

Building Permit # \_\_\_\_\_ Date \_\_\_\_\_ Project \_\_\_\_\_

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



**Heritage Society Barn Materials:**

<u>Sanborn Maps</u>	No Records: <input type="checkbox"/>	1888: <input type="checkbox"/>	1892: <input type="checkbox"/>	1897: <input type="checkbox"/>
	1905: <input type="checkbox"/>	1914: <input type="checkbox"/>	1926: <input checked="" type="checkbox"/>	1962: <input checked="" 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="N/A"/>	<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="N/A"/>	
<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:

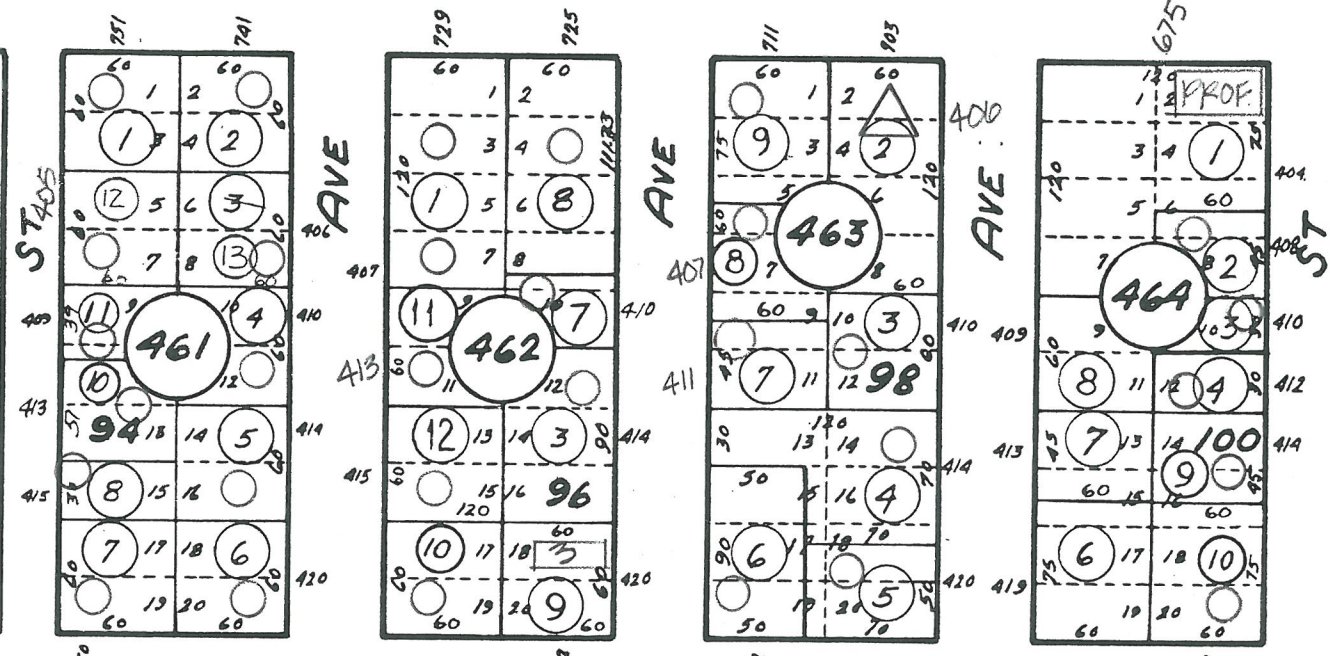
Steve Honegger, Heritage Society of Pacific Grove

ASSESSORS MAPS

THIS MAP IS INTENDED  
FOR PROPERTY TAX ASSESSMENT

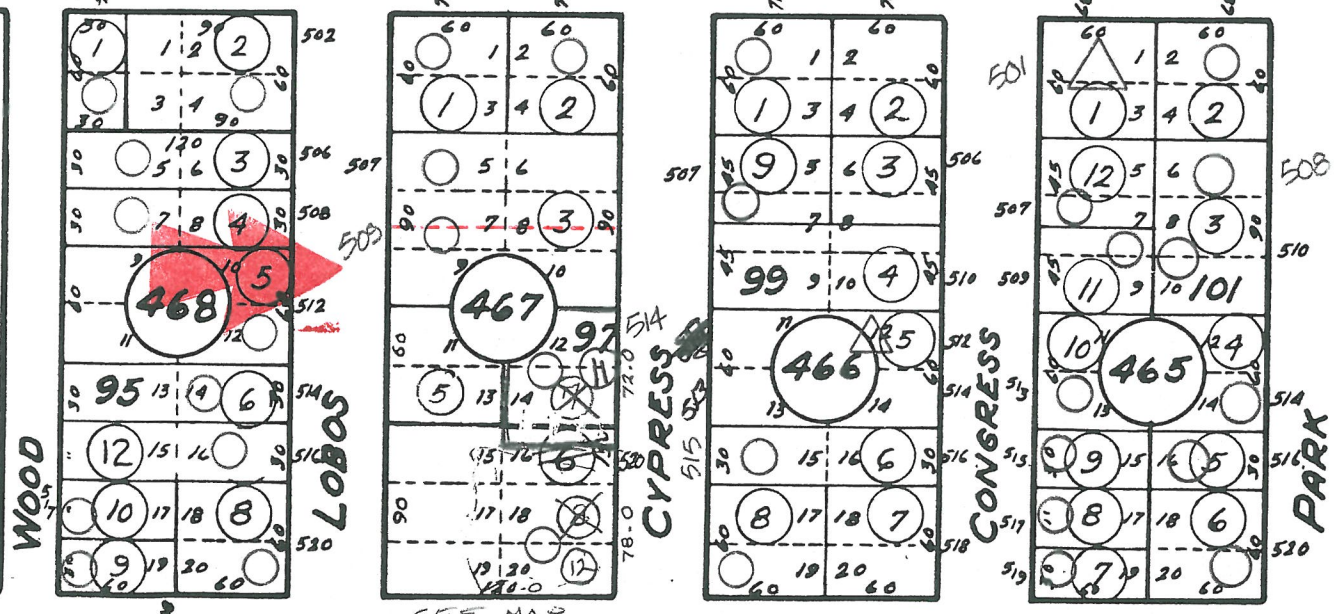
PINE

AVE



SPRUCE

AVE



JUNIPERO

AVE

SEE MAP  
BEHIND THIS  
SHEET



509 Lobos 2011



Item 6c



509 LOBOS (REAR) 2011



Item 6c

MRW

N 19'22'00" E 50.00'

MRW

BRICK WALL

CONC. WALKWAY

LOT 7

LOT 5

EXISTING BUILDING  
509 LOBOS AVENUE

REEL 2938 PAGE 977  
HARDENSTEIN  
APN 006-467-010

S 70°38'00" E 120.00'

CONC. WALKWAY

CONC. SLAB

0505

S 70°38'00" E 120.00'

CONC. SLAB

REEL 2938 PAGE 918  
HARDENSTEIN  
APR 006-467-009

EXISTING BUILDING  
507 LOBOS AVENUE

SSCO

S 70°38'00" E 120.00'

EXISTING BUILDING

LOT 6

Lot 10

EXISTING BUILDING

MDW

CONC.

N 19°22'00" E 40.00'

MRW

AC DRIVEWAY

N 19°22'00" E	50.00'
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CONC. DRIVEWAY

CONC. SIDEWALK

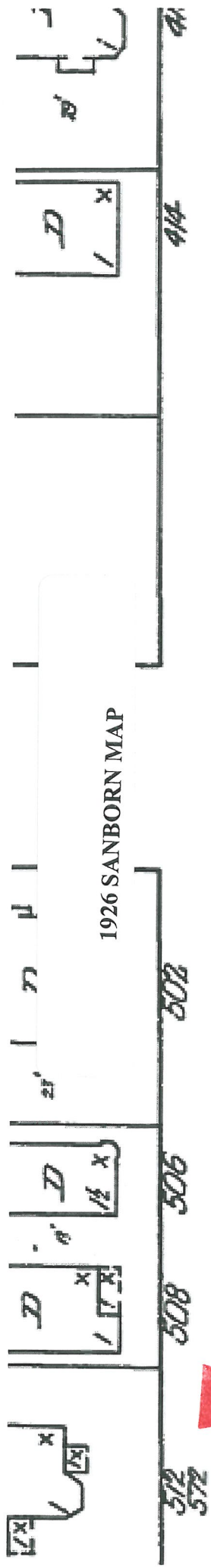
CONC. CURB & GUTTER

C Y P R E S S      A V E N U E

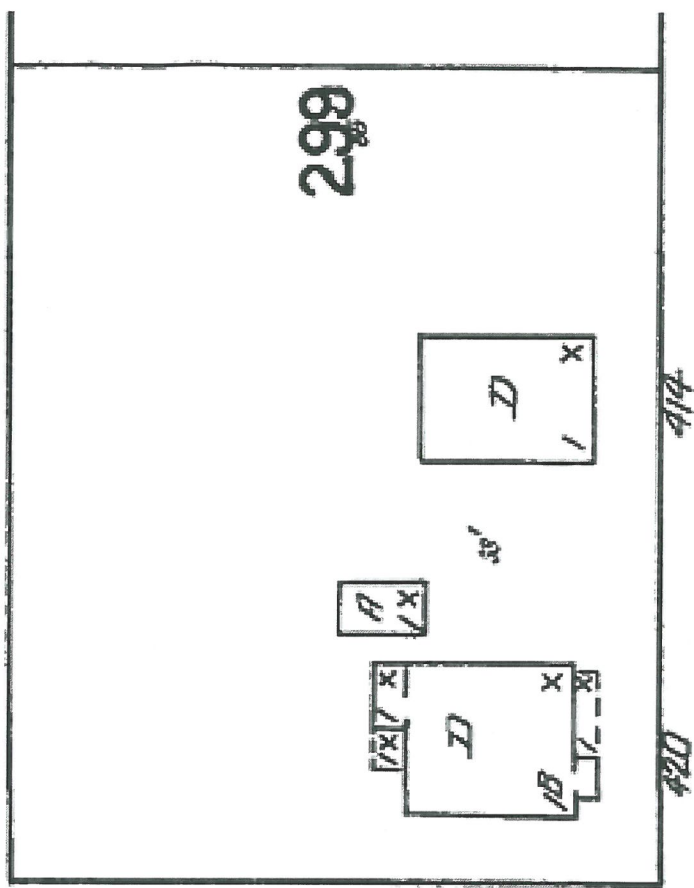
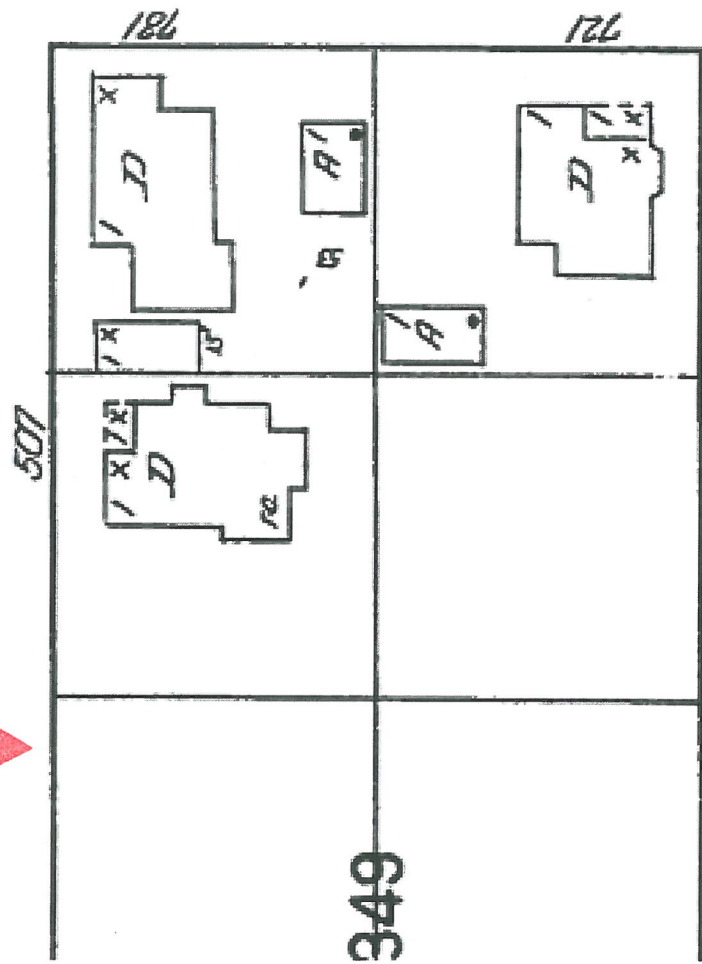


Date	Name	Address	Type	Value	Unit #
Item 6c					
9/17/54	Has, Herman	182 Central	Unit apt.	18,000.00	589
9/23/54	Henning, R. J.	1135 Ripple Ave.	J.V.A.	90.00	602
9/29/54	Hopkins, K.	822 Riney	J.V.A.	90.00	641
9/29/54	Hermann, D.	315 Monterey	J.V.A.	90.00	644
<del>9/29/54</del>	<del>Drums, Ann</del>	<del>806 Maple</del>	<del>J.V.A.</del>	<del>90.00</del>	<del>64</del>
10/19/54	J. A. Handley	? - Rock Court.	Dwelling	10,000. -	654
12/6/54	R E Henny	Add to dwelling	1063 Ripple	1,500	717
12/10/54	Head, Earl	219 Fountain	J.V.A.	50.00	721
12/31/54	Hodgkins	351 Stuart	J.V.A.	90.00	738
1/4/55	Houde	485 Hillcrest	J.V.A.	55.00	750
1/27/55	Holter	925 Maple	Single dwell	9500	774
1/31/55	Bishop, B.	916 Maple	" "	10,000	775
2/16/55	Hagstrom, L.	950 Crest	" "	11,000	790
2/24/55	Houde	155 Acacia	" "	9500	802
2/28/55	Holman's	Lighthouse -	Frame fr. door	350.00	806
3/4/55	Holmans	" "	Remov. Stairway	500.00	811
3/24/55	Hagstrom -	960 Crest Ave	Dwelling	10,000.00	835
3/25/55	Earle Hughes	106 - 7th St.	add garage	5000.00	837
3/29/55	Hale, J.	864 Bayview	Foundation	350.00	840
3/30/55	Houde	232 Walcott	J.V.A.	90.00	841
4/12/55	Hudson	830 Jewell	J.V.A.	90.00	870
4/18/55	Horn, Frank	306 Grand Ave	Remodel	500.00	886
4/25/55	Harvard Lumber Co	184 Jewell Ave	Gas tanks	350.00	893
5/5/55	Houde, Leo	149 Acacia	Dwelling	10,000	901
5/17/55	Heinrich	305 Forest Ave	Sign	?	920
6/16/55	Holman's	Lower Lighthouse	Permit to see Ref. + have for Work.	?	952
6/24/55	Handley, W. R.	911 Ripple <u>Void</u>	addition	3800.	(Void) 960
6/24/55	Hoyer, M.	112 - 18th	J.V.A.	90.00	961
6/24/55	Holzhausen, H.	292 Juniper	J.V.A.	90.00	963
8-10-55	Hardenstein	509 Hobas	dwelling	9500	996
8/26/55	Holt, F. E.	549 Spruce	J.V.A.	90.00	1028
12/5	Handley, Helen	501 Congress	J.V.A.	90.00	1104
12/29	Holman	769 N. K.	J.V.A.	90.00	1125
1/12/56	Hummer	1137 Seaside	J.V.A.	90.00	1141



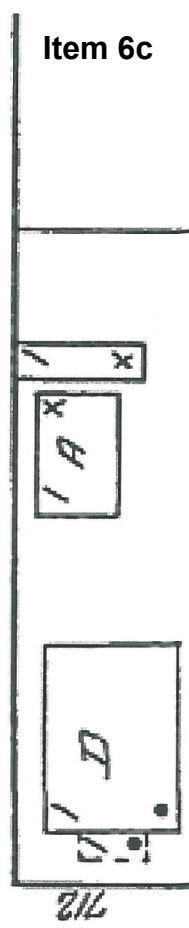
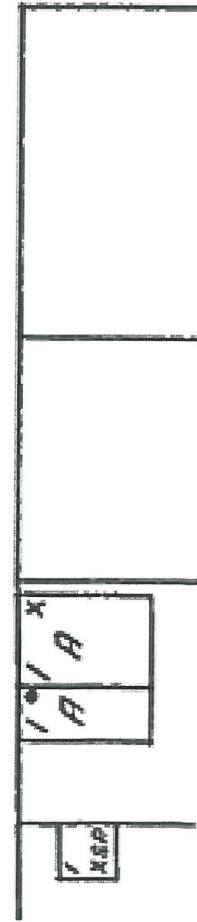


LOBOS



2' WP

CYPRESS



Item 6c



1926/62 SANBORN MAP

# SOBO7

4/19/20

4/20/20

12' x 12'

6' x 6'

D.

D.

F.C.

D.

507' 141'

508' 141'

509' 141'

508' 141'

349

(M. 220)

D

A

D

A

D

A

D

A

CYPRESS

27

Hand-drawn floor plan of a building. The plan shows a central corridor with rooms on either side. Rooms are labeled with letters A through Z. The layout includes a large room at the top, a central corridor, and several smaller rooms of varying sizes. A north arrow is located in the top right corner.

Item 6c

A diagram showing a rectangular box with a smaller rectangle inside. The outer rectangle has a vertical line on the left and a horizontal line on the top. The inner rectangle has a vertical line on the left and a horizontal line on the top. The space between the lines is labeled 'A' and 'x'.

### Item 6c