



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: 230 Gibson Avenue APN: 006-524-010
 Owner: Daniel Gerganoff Applicant: Dave Wheeler

HISTORIC RESOURCES COMMITTEE (HRC) RECOMMENDATION:

At the June 22, 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, CEDD Director

Date

Contact Person: Lily Kuus

831-246-3899



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Permit & Request Application

Project Permit(s) & Fees (Staff to Complete)			
Permit:	Fee:	Multiple Permit Discount:	App. #: <u>IHS 16-442</u>
_____	_____	_____	Date: <u>5-18-16</u>
_____	_____	_____	Received By: <u>CEED STAFF</u>
_____	_____	_____	Total Fee: <u>\$395</u>

Project/Property Information

Project Address: 230 GIBSON AVE. APN: 006-524-010

Lot: 10 Block: 524 Tract: _____

ZC: R-1 GP: _____ Lot Size: 4,000 Sq. Ft.

Project Description: INSTALL (4) RETROFIT (FIBREX - PAINTABLE) WINDOWS

Applicant Name: THD @ HOME SERVICES (DAVE WHEELER) Phone #: _____

Mailing Address: 980 HOPPER AVE. SANTA ROSA CA. 95403

Email Address: DAVE@PERMITSERVICES.COM

Do you prefer to be contacted by email?

Owner Name: DANIEL GERGANOFF Phone #: 831-372-9234

Mailing Address: 230 GIBSON AVE.

Email Address: _____

Do you prefer to be contacted by email?

Permit(s)/Request(s)

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

CEQA Determination	Review Authority	Does the property have?	Is the property within?
<input type="checkbox"/> Cat. Exempt, Class:	<input type="checkbox"/> Staff <input type="checkbox"/> INRC	<input type="checkbox"/> Active Planning Permit	<input type="checkbox"/> ASA: Archaeologically Sensitive Area ¹
<input type="checkbox"/> ND: Negative Declaration	<input type="checkbox"/> ZA <input checked="" type="checkbox"/> HRC	<input type="checkbox"/> Active Building Permit	<input type="checkbox"/> CZ: Coastal Zone ²
<input type="checkbox"/> MND: Mitigated ND	<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"/> EIR: Environmental Impact Report	<input type="checkbox"/> ARB <input type="checkbox"/> CC		<input type="checkbox"/> HRI: Historic Resources Inventory ^{3,4}
			<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 §23.76.100.

RECEIVED

MAY 18 2016

CITY OF PACIFIC GROVE
 COMMUNITY DEV DEPT

\$ PAID
395.00
 5-18-16



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Permit & Request Application

App. # _____

Site Conditions (Check all that apply)

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

Property Features (Check all that apply)

<input type="checkbox"/> Accessory Structure ≥70 SF (Category 1)	<input type="checkbox"/> 0	<input type="checkbox"/> 1	<input type="checkbox"/> 2*	
<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*	
<input type="checkbox"/> Plumbing in any of the above accessory structures?*				
<input checked="" type="checkbox"/> Covered Parking Spaces 1 CAR GARAGE	<input type="checkbox"/> 0	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 2+	Does this meet the parking standards? Y/N
<input checked="" type="checkbox"/> Uncovered Parking Spaces	<input type="checkbox"/> 0	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 2+	
<input checked="" type="checkbox"/> Fence, hedge, or other visual obstruction	<input type="checkbox"/> ≤3'	<input type="checkbox"/> ≤4'	<input checked="" type="checkbox"/> ≤6'	<input type="checkbox"/> >6'

Does this meet the parking standards? Y/N
*UP or AUP may be required

Water (Check all that apply)

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

Existing Non-Conformities (Check all that apply)

<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 (Check all that apply)

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

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. If the owner is not available for signature, written/electronic 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/electronic and signed verification, will not be accepted.

Applicant Signature: [Signature] Date: 05-09-16 Owner Signature (Required): [Signature] Date: 5-13-16



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

Report of Initial Historic Screening

Address 230 Gibson APN 006-524-010
Block 524 Lot 10 Date 5/23/16

City of Pacific Grove CDD Office Data:

<u>Assessors Maps</u>	<input checked="" type="checkbox"/> Yes	<u>Historic Files</u>	<input checked="" type="checkbox"/> Yes
<u>1978 Historic Inventory</u>	<input type="checkbox"/> N/A	<u>1928 Block Files</u>	<input type="checkbox"/> No
<u>Assessment files by APN</u>	<input checked="" type="checkbox"/> Yes	<u>Alpha by owner</u>	<input type="checkbox"/> No
<u>Mo. Co. Assessor File</u>	<u>1949</u>	<u>1947-1967 Building Permit register</u>	<input checked="" type="checkbox"/> Yes
		<u>1966-1972 Building Permit File</u>	<input type="checkbox"/> No

Building Permit # 3377 Date 4/28/1949 Project SFD

Owner D Di Giacomo Builder Crescent Co.

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="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		

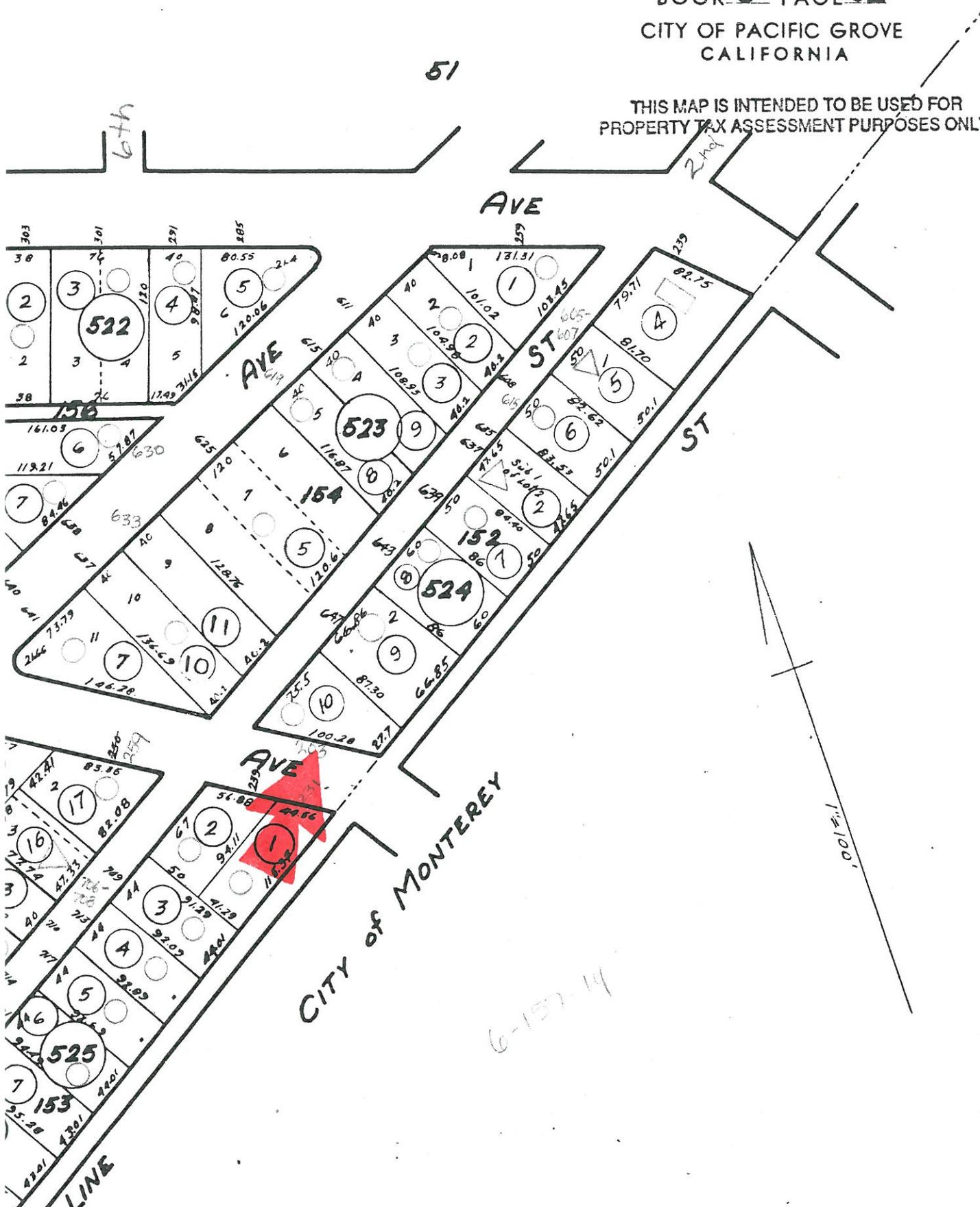
Comments:

Steve Honegger, Heritage Society of Pacific Grove

230 GIBSON



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



FIFTH ADDITION
BLKS 152 TO 158

6-157-14

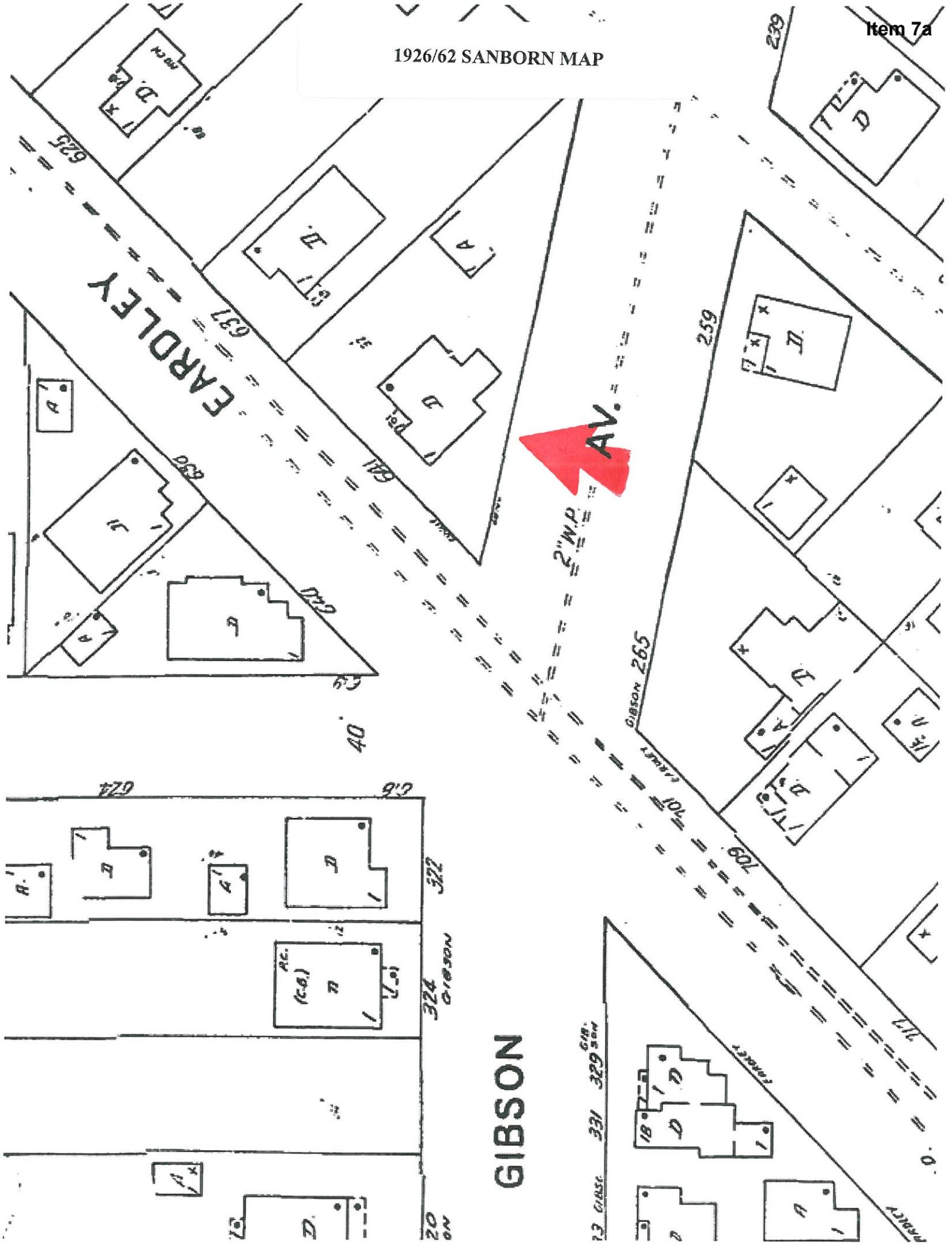
1926/62 SANBORN MAP

Item 7a

EARDLEY

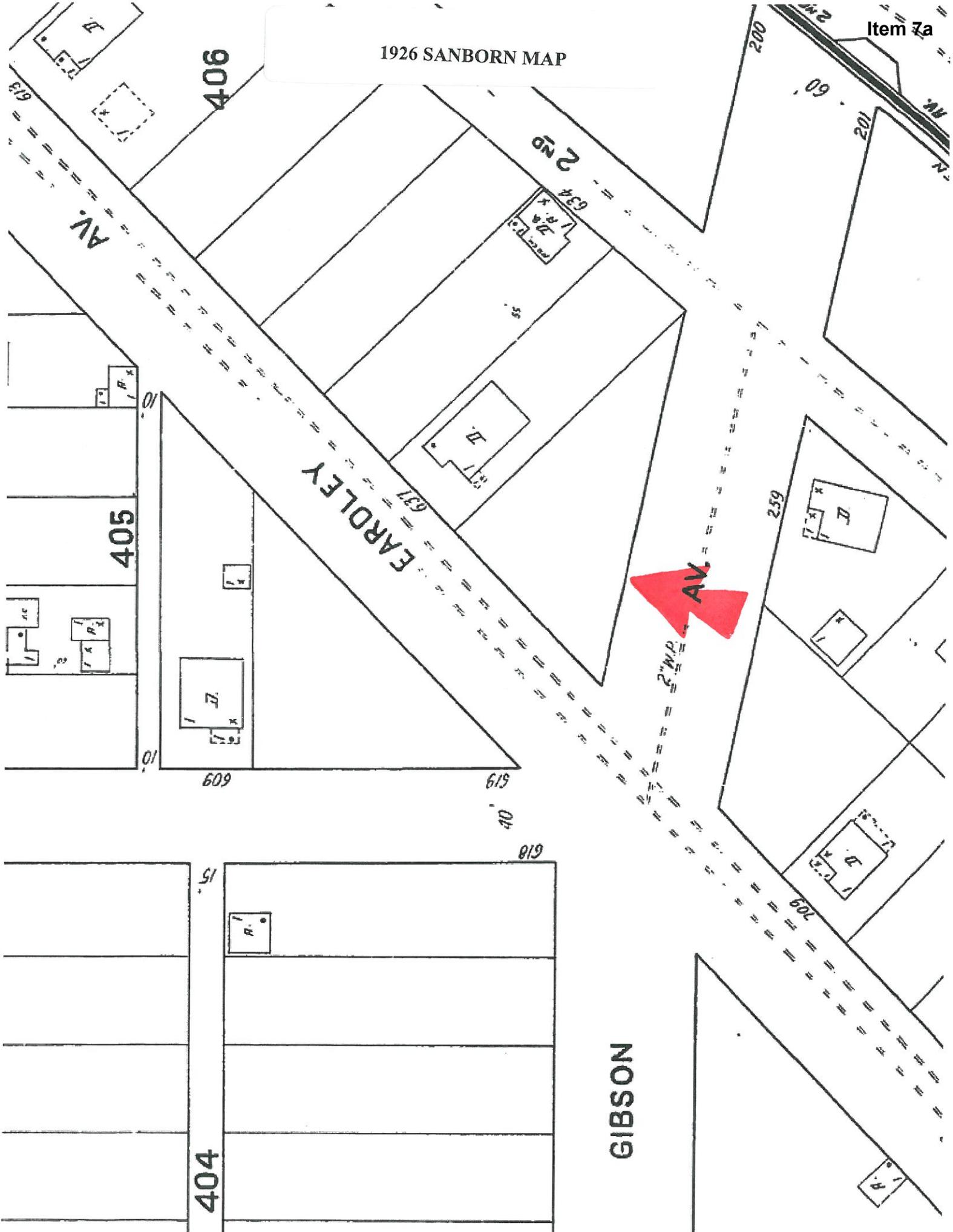
AV.

GIBSON



1926 SANBORN MAP

Item 7a



406

405

404

2 NO

259

GIBSON

EAROLEY

AV



230
203 GIBSON
647210
?

CITY OF PACIFIC GROVE

BUILDING PERMIT

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

Location 2nd Gibson Street

Lot Parcel 1 Block 152 Tract

Nature of Improvement single family Dwelling Zone

No. Rooms 4 + Bath Out buildings

Dimensions 39'10" x 32'

Set Back—Front Street 8' Side Street 8' Side Yds 5'

No. Stories 1 Floors plaster

Foundation Conc. Roof Conc.

Walls Frame Chimneys

Outside Finish plastic Toilets 1

Inside Finish sheet 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 D. Di. Giacomo Builder Crescent Co.

Estimated Cost \$ 8000 Date Apr 28, 19 49

Fee of \$ 1800 Paid N May Building Inspector [Signature] Permit No. 3377

Year Issued	Name	App. W. Bldg.	Address	Valuation	Permit #	Item 7a
2/6/47	Betz, M. E.	garage	714 Congress	450 00	# 2608	
2/13/47	Loforth, Carl F.	dwelling	514-11 th	8000 00	2614	
2/28/47	Sellaspie, L. B.	dwelling	124-10 th	2000 00	2625	
3/10/47	Brove Laundry	foundation	472 L.N.	1000 00	2644	
3/12/47	Greenwald, John	add to garage	981 Jewell	300 00	2646	
3/30/47	Graham, Mabel	garage	1141 Ocean V.	2000 00	2662	
4/30/47	George, M. S.	apartments	207 Broome Ave	9000 00	2702	
5/7/47	Lomez, Chas. & J.	woodshed	153-10 th	100 00	2729	
5/10/47	Loessling, S. J.	Pool House	210-11 th	200 00	2763	
6/2/47	Browenor, A. R.	Garage	226-Cedar	400 00	2789	
6/13/47	Landy, C. E.	dwelling	870-17 Mile	15000 00	2818	
6/15/47	Farrell, R. J.	dwelling	339-17 Mile	10000 00	2821	
6/17/47	Browenor, A. R.	dwelling	227 Locust	6000 00	2822	
6/2/48	Garcia, Juliot.	addition	105A-15 th	210 00	2860	
6/14/48	Graham, M. A.	dwelling	1215 Surf.	7000 00	2877	
6/15/48	Loff, W. V.	dwelling	920 Egan	9000 00	2879	
6/16/48	Hiles, Russell	Repairs	217 Forest	200 00	2882	
6/16/48	Truco, Frank	dwelling	819 Cedar	5000 00	2883	
6/30/48	Goady, Ralph H.	foundation repair	246 Chestnut	225 ¹⁰	2891	
7/1/48	Goodwin C. R.	dwelling	319 Bishop	10 000 00	2903	
7/4/48	George, H.	dwelling	165 Sloat	6000 00	2930	
7/4/48	Gallian, F.	dwelling	1111 Steel	14500 00	2965	
7/16/48	Gallian, F.	dwelling	1112 Baebron	18000 00	2966	
7/16/48	Goodale, F.	addition	1114 Seaview	6000 00	2968	
7/23/48	Garcia, J. J.	fire rep. damage	641 Permain	1000 00	3052	
7/18/48	George, Henry	dwelling	163 Sloat	2400 00	3070	
8/13/48	Gradio, Sam Jr	"	1044 Morse Jr	14000 00	3183	
8/16/48	Griello, Mv	addition	411 Caraley	500 00	3198	
8/18/48	Geretson, J. E.	dwelling	1243 Seaview	7500 00	3202	
8/21/49	Garcia, S. J.	addition	251 Pine	400 00	3253	
8/19/49	Garcia, J.	Remodel	251 Pine	600 00	3280	
8/26/49	Gravelle, E.	addition	215 Bentley	700 00	3332	
8/28/49	Giacoms, W. J.	dwelling		8000 00	3377	

Car & gravel

RUSTIC

floor line

Slab door

trade line

FRONT ELEVATION

Scale 1/4" = 1'-0"

Scale

1/4" = 1'-0"

CH-dt

DATE

Sheet

LINDSAY LIFETIME HOMES

CLAUDE T. LINDSAY, INC.

San Francisco and Decoto, Calif.

ARCHITECT

PLG No.

33

Drawn

2-7-49

DATE

Revised

DATE

BY

OWNER

CONTRACTOR

DATE