



CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

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

Permit Application

Application # HD 16-500

Date: 6/8/16

Total Fees: 1546.80

Received by: WL

APPLICANT/OWNER:	Project Address: <u>411 Cedar St., Pacific Grove 93950</u> APN: <u>006-452-012</u>			
	Project Description: <u>Historic determination - to remove property from Historic Resources Inventory</u>			
PLANNING STAFF USE ONLY:	Applicant Name: <u>John Moore</u> Phone: <u>831-642-9732</u> Email: <u>john@mooredesign.org</u> Mailing Address: <u>225 Camery Row, Suite 1 Monterey, CA 93940</u>		Owner Name: <u>Danaw Campbell</u> Phone: <u>831-383-9828</u> Email: <u>Danaw.Campbell@yahoo.com</u> Mailing Address: <u>411 Cedar St. Pacific Grove, CA 93950</u>	
	Permit Request: <input type="checkbox"/> CRD: Counter Determination <input type="checkbox"/> AUP: Administrative UP <input 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 checked="" 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 type="checkbox"/> Staff <input checked="" type="checkbox"/> HRC <input type="checkbox"/> Butterfly Zone <input type="checkbox"/> Initial Study & Mitigated Negative Declaration <input type="checkbox"/> ZA <input type="checkbox"/> PC <input type="checkbox"/> Coastal Zone <input type="checkbox"/> Environmental Impact Report <input type="checkbox"/> SPRC <input type="checkbox"/> CC <input checked="" type="checkbox"/> Area of Special Biological Significance (ASBS) <input type="checkbox"/> Environmental Impact Report <input type="checkbox"/> ARB <input type="checkbox"/> _____ <input type="checkbox"/> Environmentally Sensitive Habitat Area (ESHA)				
Property Information Lot: <u>9 9 11</u> Block: <u>88</u> Tract: <u>PG Addition</u> ZC: <u>R-1</u> GP: <u>Mrd. 174 DU/ac</u> Lot Size: <u>3410.63</u>				
<input checked="" type="checkbox"/> Historic Resources Inventory <input type="checkbox"/> Archaeologically Sensitive Area				
Staff Use Only: JUN 8 2016 CITY OF PACIFIC GROVE COMMUNITY DEV DEPT <div style="text-align: right; color: red; font-weight: bold;"> PAID <u>1546.80</u> 6-8-16 </div>				

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: _____

Date: _____

Owner Signature (Required): Danaw Campbell

Date: 6/7/2016



CITY OF PACIFIC GROVE
300 Forest Avenue, Pacific Grove, California 93950

AGENDA REPORT

TO: Historic Resources Committee

FROM: Wendy Lao, Assistant Planner

MEETING DATE: June 22, 2016

ADDRESS: 411 Cedar Street (APN 006-452-012)

PROJECT NO.: Historic Determination (HD) 16-500

SUBJECT: To consider and make a Historic Determination on whether to remove the residential structure at 411 Cedar Street from the City of Pacific Grove's Historic Resources Inventory (HRI)

APPLICANT: Damon Campbell, Owner

CEQA STATUS: Not a Project under CEQA

RECOMMENDATION

Approve the removal of the property 411 Cedar Street from the City of Pacific Grove's Historic Resources Inventory.

BACKGROUND

On June 8, 2016, Mr. Damon Campbell applied for a Historic Determination application to remove his property from the City of Pacific Grove's HRI. The property is a two-story single family residence located at 411 Cedar Street, and was added to the City's HRI in 1978.

Mr. Campbell's application included a Phase 1 Historic Review report from the qualified historian Mr. Kent L. Seavey (*Attachment 1*). The report states that the structure has been significantly modified from its original form. Furthermore, the report states that the structure lacks historic significance and physical integrity, and does not meet the necessary criterion for eligibility in the city, county, state, and nation's list of historic resources, and therefore should be removed from the City of Pacific Grove's HRI.

P.G.M.C. § 23.76.030(b) requires that in order for properties to be deleted from the HRI, the HRC must review the property by the Evaluation Criteria found in P.G.M.C. § 23.76.025. The criteria is listed below:

- (a) *Whether the structure has significant character, interest or value as part of the development, heritage or cultural characteristics of the city of Pacific Grove, the state of California, or the United States.*
- (b) *Whether it is the site of a significant historic event.*
- (c) *Whether it is strongly identified with a person who, or an organization which, significantly contributed to the culture, history or development of the City of Pacific Grove.*
- (d) *Whether it is a particularly good example of a period or style.*
- (e) *Whether it is one of the few remaining examples in the city of Pacific Grove possessing distinguishing characteristics of an architectural type or specimen.*
- (f) *Whether it is a notable work of an architect or master building whose individual work has significantly influenced the development of the city of Pacific Grove.*
- (g) *Whether it embodies elements of architectural design, detail, materials or craftsmanship that represent a significant architectural innovation.*
- (h) *Whether it has a unique location or singular physical characteristics representing an established and familiar visual feature of a neighborhood, community, or of the city of Pacific Grove.*
- (i) *Whether it retains the integrity of the original design.*
- (j) *Whether it contributes to the architectural aesthetics and continuity of the street.*
- (k) *Whether it is located within a geographically definable area possessing a concentration of historic properties which visually contribute to each other and are unified aesthetically.*

DISCUSSION:

Below is staff's response when reviewing the building per the Evaluation Criteria, which includes analysis from the Phase 1 Historic Review Report:

- (a) *Whether the structure has significant character, interest or value as part of the development, heritage or cultural characteristics of the city of Pacific Grove, the state of California, or the United States:*

The structure does not appear to demonstrate any significance in character, interest, or value for the City of Pacific Grove, according to the Phase 1 Historic Report. The structure has been heavily modified: the wood shingles on the second floor have been replaced by vertical T-111 wood siding, a carport/study was added in 1979, and the front of the structure which included a bay window has been redesigned into a square.

The structure is not listed in the California Register nor the National Register of Historic Places inventory.

- (b) *Whether it is the site of a significant historic event:*

No significant historic event has been found at this site.

- (c) *Whether it is strongly identified with a person who, or an organization which, significantly contributed to the culture, history or development of the City of Pacific Grove:*

No significant person or organization has been found to be associated with this site. The original owner was Mrs. L. M. Wolfe, and no architect or builder has been identified, according to the Phase 1 Historic Report.

- (d) *Whether it is a particularly good example of a period or style:*

According to the Phase 1 Historic Report and building permits (attached), the structure has been heavily modified and does not appear to be a good example of any period or style. The Phase 1 Historic Report states, “The original building envelope is devoid of workmanship, as defined by the standard of the carpenter’s trade for the time of construction c.1897. The residence does not evoke a sense of time and place, and is wholly lacking in any feeling and association with its turn of the century period of construction.”

- (e) *Whether it is one of the few remaining examples in the city of Pacific Grove possessing distinguishing characteristics of an architectural type or specimen:*

The structure does not appear to be one of the few remaining examples in the City of Pacific Grove which possesses distinguishing characteristic of any architectural type or specimen, according to the Phase 1 Historic Report.

- (f) *Whether it is a notable work of an architect or master building whose individual work has significantly influenced the development of the city of Pacific Grove:*

No architect or builder has been identified. Furthermore, the structure has been heavily modified.

- (g) *Whether it embodies elements of architectural design, detail, materials or craftsmanship that represent a significant architectural innovation:*

The structure does not appear to embody elements of architectural design, detail, materials or craftsmanship that represent any significant architectural innovation. According to the Phase 1 Historic Report, “the original building envelope is devoid of workmanship, as defined by the standard of the carpenter’s trade for the time of construction c.1897. The residence does not evoke a sense of time and place, and is wholly lacking in any feeling and association with its turn of the century period of construction.”

- (h) *Whether it has a unique location or singular physical characteristics representing an established and familiar visual feature of a neighborhood, community, or of the city of Pacific Grove:*

The structure has been significantly modified and does not appear to have a unique location or singular physical characteristic representing an established or familiar visual feature of any neighborhood, community, or of the City of Pacific Grove.

(i) *Whether it retains the integrity of the original design;*

The structure has been heavily modified and does not retain integrity of the original design. According to the Phase 1 Historic Report, “replacement of original cladding is generally a severe detriment to integrity, and more modern additions that compromise a building’s form and scale are not acceptable.” Therefore, the structure does not retain the integrity of the original design.

(j) *Whether it contributes to the architectural aesthetics and continuity of the street;*

The structure does not appear to contribute to the architectural aesthetics nor continuity of the street. According to the Phase 1 Historic Report “the subject property retains its original location but its historical setting, among other period homes from the first decade of the twentieth century, has been replaced by a neighborhood of more modern homes.”

(k) *Whether it is located within a geographically definable area possessing a concentration of historic properties which visually contribute to each other and are unified aesthetically;*

The structure does not appear to be located within a geographically definable area possessing a concentration of historic properties. According to the Phase 1 Historic Report, “the subject property retains its original location but its historical setting, among other period homes from the first decade of the twentieth century, has been replaced by a neighborhood of more modern homes.”

CEQA

This action is not a project under CEQA, pursuant to § 21065.

ALTERNATIVES

The HRC may retain the property on the City’s HRI.

RESPECTFULLY SUBMITTED:

Wendy Lao

Wendy Lao
Assistant Planner

REVIEWED BY:

Anastazia Aziz

Anastazia Aziz, AICP
Senior Planner

ATTACHMENTS

1. Phase 1 Historic Report
2. Photographs of Building Modifications
3. DPR 523 Form
4. Sanborn Maps (1905, 1914, 1926, and 1962)
5. 1926 Third Addition Block 88 Map (Howard Research Book)
6. 1928 Block File
7. Owners & Tax Assessment
8. Building and Planning Permits
9. Assessor's Parcel Map
10. Heritage Society Record

KENT L. SEAVEY
ATTACHMENT 1
 310 LIGHTHOUSE AVENUE
 PACIFIC GROVE, CALIFORNIA 93950
 (831)375-8739

March 20, 2016

RECEIVED

Mr. Damon Campbell
 411 Cedar Street
 Pacific Grove, CA 93950

JUN 7 2016

CITY OF PACIFIC GROVE
 COMMUNITY DEV DEPT

Dear Mr. Campbell:

Thank you for the opportunity to prepare a Phase I Historic Review for your residential property located at 411 Cedar St. (APN# 006-452-012) in Pacific Grove, as required by the California Environmental Quality Act (CEQA) and the County of Monterey.

According to Monterey County Assessor's records the subject property was constructed in 1910, Pacific Grove Heitage Society records show 1897. Building files in the Pacific Grove Planning Dept. indicate that a service porch was added in 1939 (PGBP# 1469); a carport and study in 1979 (PGBP# 4263), and a large, metal chimney stack in 1984 (PGBP# 84-900). The original owner was Mrs. L. M. Wolfe. No architect or builder has been identified.

The residence appears first on the 1914 Sanborn fire insurance map of Pacific Grove with a second floor angled bay, which was enclosed at a later date. The front (west) face of the two-story house was squared up at a later date. The wall-cladding in 1977, when the house was recorded (#533 on the 2007 List of historic resources), had wood shingles on the second floor and narrow, horizontal clapboard wood siding on the first, indicating that part of the original exterior wall-cladding on the house was replaced at some point in time.

The subject property is a two-story, wood-framed residence, with no specific style, ell-shaped in plan, resting on a concrete foundation. The exterior wall-cladding is a combination of narrow, horizontal clapboard wood siding on the ground floor and 1979 carport/study addition, and vertically-routed T-111 wood siding replacing the earlier shingles on the second floor of the main building block (see photos, and documentation provided).

The low-pitched, hipped roof of the original building block is intersected on the north by a steeply pitched side-gable roof, covering the 1979 carport/study addition. This feature has a westward projecting roof dormer with an enclosed balcony. An oversized metal chimney stack runs up the wall near the NW corner of the north side-elevation on the original main building block. All roof covering is in composition shingles.

ATTACHMENT 1

Fenestration is generally 1/1 double-hung wood windows, with a larger, fixed, wood-framed focal window on the west facing facade. There are two garage bays on the ground floor of the 1979 carport (now covered by wood garage doors), with a pair of glazed French doors, with sidelights, off the balcony above, and another set of paired windows on the north side of the upper study.

The subject property is sited on the east side of Cedar St., fronted by hardscaping accessing the two carport bays. It is located in residential neighborhood consisting of one and two-story homes of varying ages, sizes and styles.

The California Environmental Quality Act (CEQA), PRC Sec.21084.1 requires all properties fifty years of age or older to be reviewed for potential historic significance. Criteria for that significance is addressed in PRC Sec. 5024.1 (a). It asks, did any event important to the region, state or nation occur on the property ? Did anyone important to the region, state or nation occupy the property during the productive period of their lives ? Does the building represent an important architectural type, period or method of construction, or is it a good example of the work of a noted architect or master-builder ? The criteria also asks if the property is likely to yield information significant to the understanding of the areas history.

Eligibility for historic listing of buildings, structures, objects, sites and districts, i.e., rests on the twin factors of historic significance and integrity to be considered for listing in the National Register of Historic Places, the California Register of Historical Resources, and the Monterey County Historic Resource Inventory.

Loss of integrity, if sufficiently great, will overwhelm the historic significance a resource may possess and render it ineligible for historic listing. Likewise, a resource can have complete integrity, but if it lacks significance, it must also be considered ineligible.

Integrity is measured by the application of seven aspects, defined by the National Register Criteria for Evaluation. They include: Location, the place where the historic property was constructed, or an historic event occurred; Design, the combination of elements that create the form, plan, space, structure, and style of a building; Setting, the physical environment of the historic property; Materials, the physical elements that were combined during a particular period of time and in a particular pattern or configuration to form a historic property; Workmanship, the physical evidence of the crafts of a particular culture or people during any given period in history; Feeling & Association are subjective elements that assess a resources ability to evoke a sense of time and place.

The subject property is not included in the California Office of Historic Preservation-maintained “Historic Data File for Monterey County” (updated November, 2015).It is not listed in the California Register, or the National Register of Historic Places, nor is it listed in the Monterey County Historic Resources Inventory.

The 2012 Pacific Grove Historic Context Statement, under its theme of “Early Development of Pacific Grove (1875-1902)” , establishes the necessary criterion to be considered for historic listing.

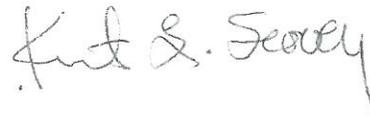
ATTACHMENT 1

It discusses the essential attributes of residential design for this time period to qualify for such designation. It states, in part, "A residential property must retain sufficient integrity to convey its significance in association with residential development during the period." Minimum eligibility requirements for historic listing include that a building be a clear example of residential architecture from this period; replacement of original cladding is generally a severe detriment to integrity, and more modern additions, that compromise a building's form and scale are not acceptable.

The subject property retains its original location but its historic setting, among other period homes from the first decade of the twentieth century, has been replaced by a neighborhood of more modern homes. Its basic form has been altered by changes in its exterior wall cladding and a large incompatible addition on the north side-elevation. The original building envelope is devoid of workmanship, as defined by the standard of the carpenter's trade for the time of construction c.1897. The residence does not evoke a sense of time and place, and is wholly lacking in any feeling and association with its turn of the century period of construction.

No event of significance to the nation, state or region, nor any significant individuals during the productive period of their lives, have been identified with the existing property. Lacking both historic significance, and physical integrity, the subject property does not meet the necessary criterion for listing in the California Register of Historical Resources. Nor does it meet the criterion established by the City of Pacific Grove to qualify for inclusion in the Pacific Grove Historic Resource Survey, and therefore cannot be considered as historic resources as defined by CEQA.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Kent S. Sealey". The signature is written in dark ink and is positioned below the typed name "Kent S. Sealey".

ATTACHMENT 1

411 Cedar Street-Pacific Grove



Photo #1. Looking east at the west facing façade with the 1979 addition on the left, Kent Seavey, February, 2016.



Photo #2. Looking NE at the 1982 south side-elevation, and west facing facade, Kent Seavey, February, 2016.

PHOTOGRAPHS OF BUILDING MODIFICATIONS

Building Prior to Addition of Carport: Shingle Siding on Second Story



Photograph dated July 9, 1984:



Google Maps – 2015



Photograph dated June 13, 2016



HISTORIC RESOURCES INVENTORY

(State Use only)

Ser _____ Site _____ Mo. _____ Yr. _____
 UTM _____ Q _____ NR Item 8c
 Lat _____ Lon _____ Era _____ Sig _____
 Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fed _____
 UTM 10/59622/405307

IDENTIFICATION

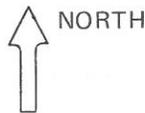
- Common name: _____
- Historic name, if known: Wolfe, (Mrs. L.M.) House
- Street or rural address 411 Cedar
 City: Pacific Grove, Ca ZIP: 93950 County: Monterey
- Present owner, if known: Maurice J. Cotta Address: 1104 Seaview Ave
 City: Pacific Grove, Ca ZIP: 93950 Ownership is: Public Private
- Present Use: Private Residence Original Use: Single Family Residence
 Other past uses: _____

DESCRIPTION

- Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

This is a two story house with a front porch, low ^{hi} gipped roof, clapboard siding on the first story and shingles on the second, and segmented windows 1/1.

- Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



- Approximate property size:
 Lot size (in feet) Frontage 60
 Depth 60 ;
 or approx. acreage _____.

- Condition: (check one)
 a. Excellent b. Good c. Fair
 d. Deteriorated e. No longer in existence

- Is the feature a. Altered? b. Unaltered?

- Surroundings: (Check more than one if necessary)
 a. Open land b. Scattered buildings
 c. Densely built-up d. Residential
 e. Commercial f. Industrial
 g. Other _____

- Threats to site:
 a. None known b. Private development
 c. Zoning d. Public Works project
 e. Vandalism f. Other _____

- Date(s) of enclosed photograph(s): 1977



NOTE: The following (Items 14-19) are for structures only.

ATTACHMENT 3

- 14. Primary exterior building material: a. Stone b. Brick c. Stucco d. Adobe e. Wood f. Other
- 15. Is the structure: a. On its original site? b. Moved? c. Unknown?
- 16. Year of initial construction 1900 This date is: a. Factual b. Estimated
- 17. Architect (if known): _____
- 18. Builder (if known): _____
- 19. Related features: a. Barn b. Carriage house c. Outhouse d. Shed(s) e. Formal garden(s) f. Windmill g. Watertower/tankhouse h. Other i. None

SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):

This house being of victorian in manner and unusually tall and narrow, adds dimension to the character of Pacific Grove.

- 21. Main theme of the historic resource: (Check only one): a. Architecture b. Arts & Leisure c. Economic/Industrial d. Exploration/Settlement e. Government f. Military g. Religion h. Social/Education

22. Sources: List books, documents, surveys, personal interviews, and their dates:

Monterey County Assessor's Records

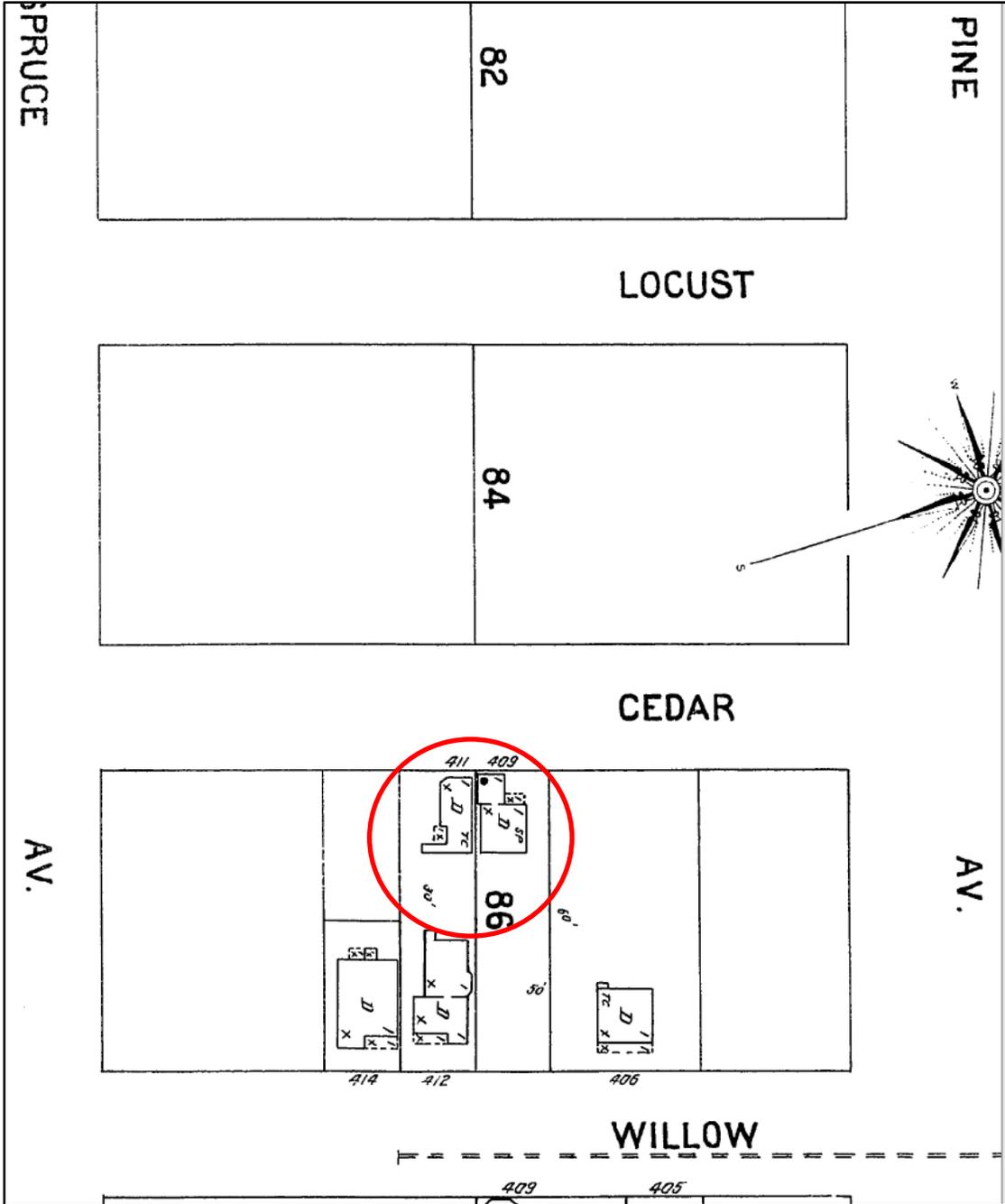
23. Date form prepared: _____ By (name): _____
 Address: _____ City _____ ZIP: _____
 Phone: _____ Organization: _____

(State Use Only)



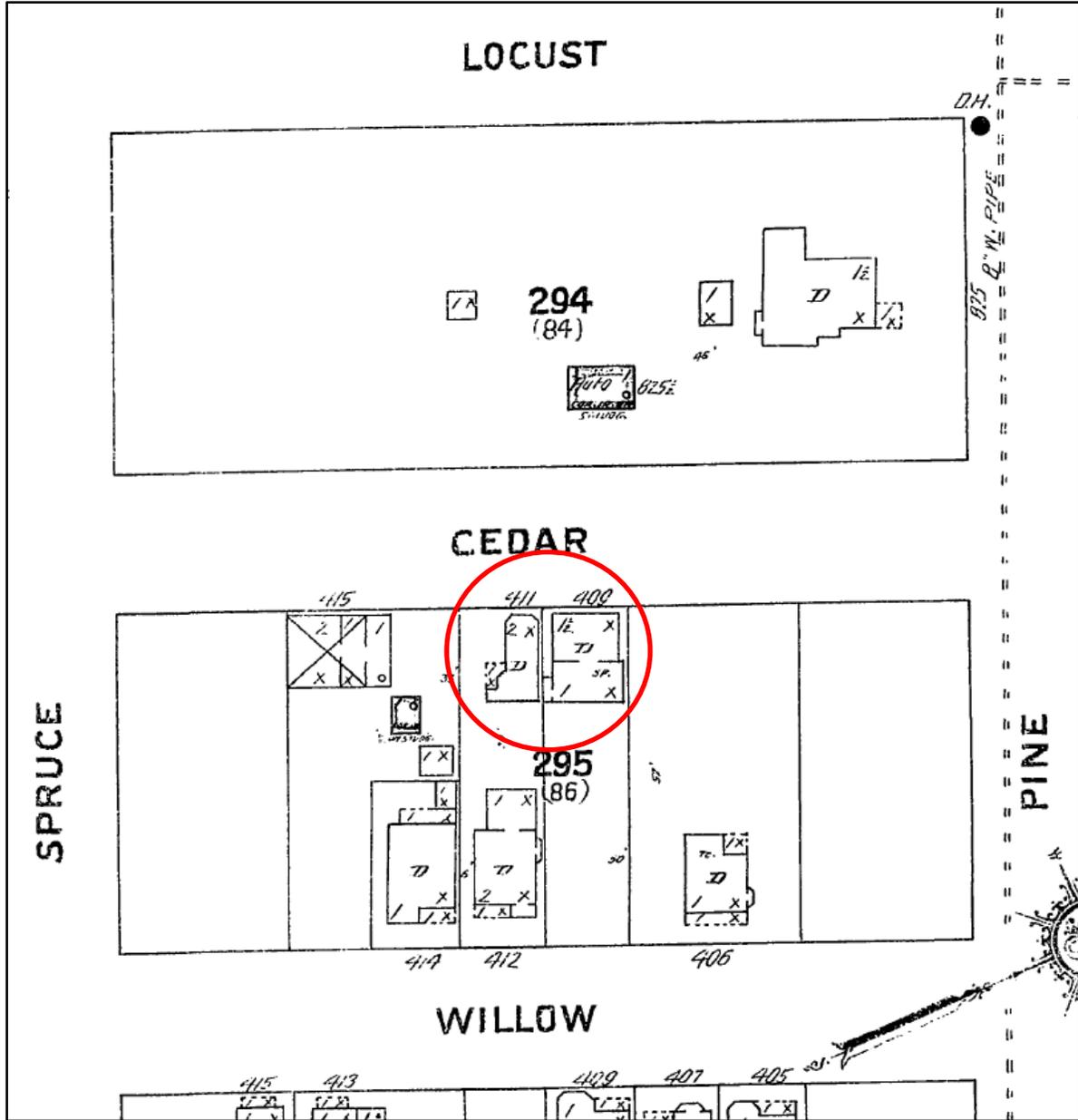
ATTACHMENT 4

1905 Sanborn Map



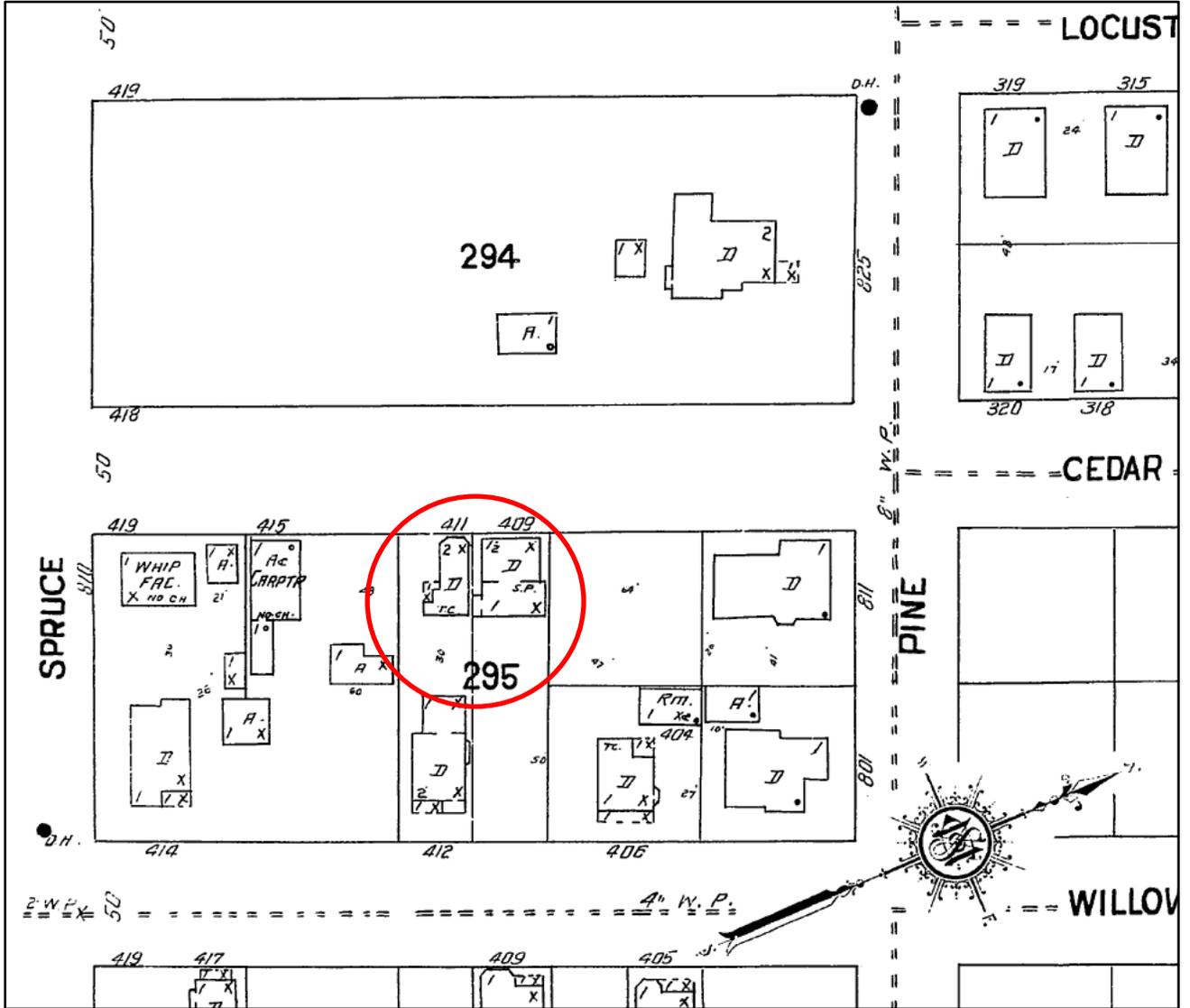
ATTACHMENT 4

1914 Sanborn Map



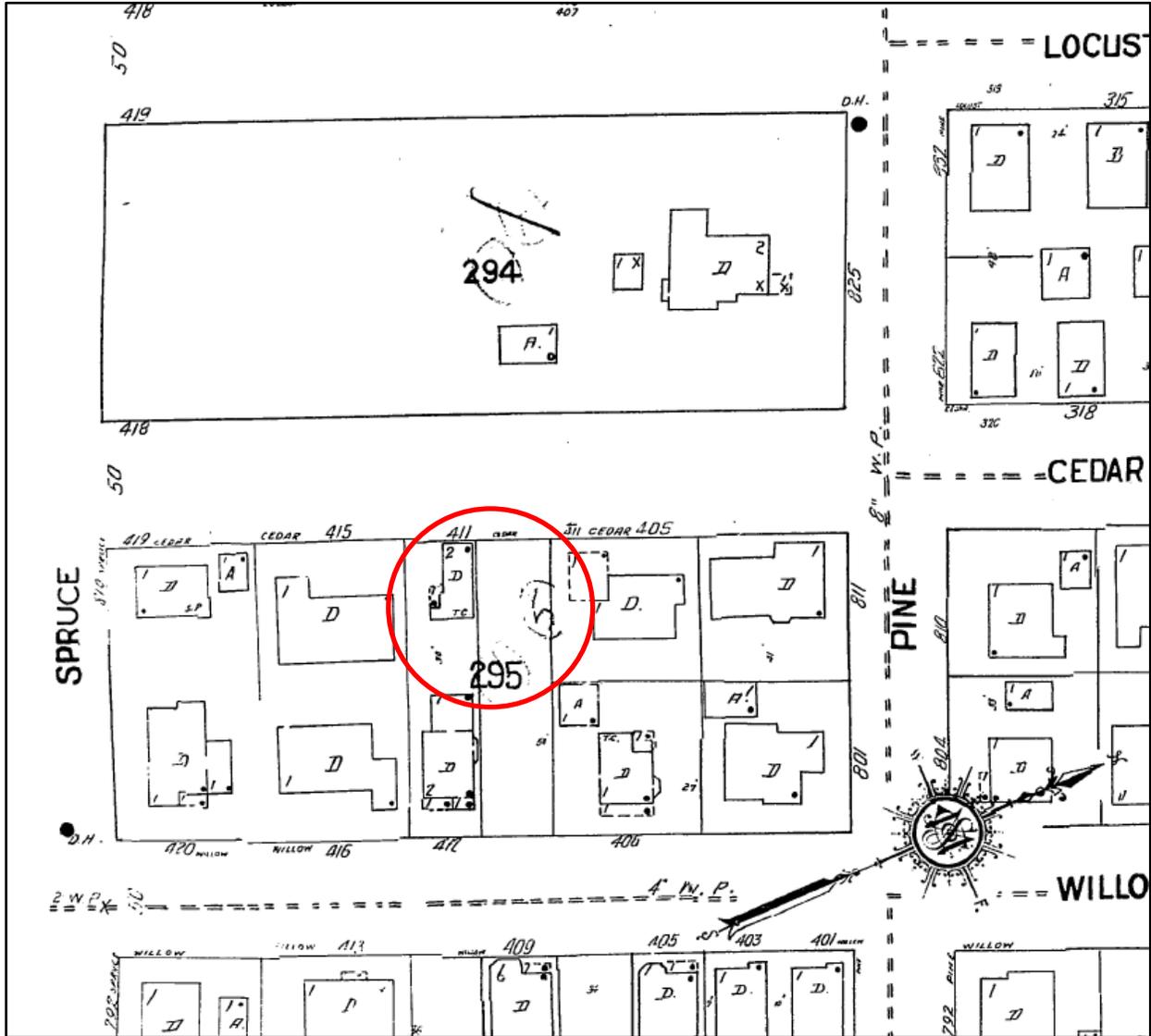
ATTACHMENT 4

1926 Sanborn Maps



ATTACHMENT 4

1962 Sanborn Maps

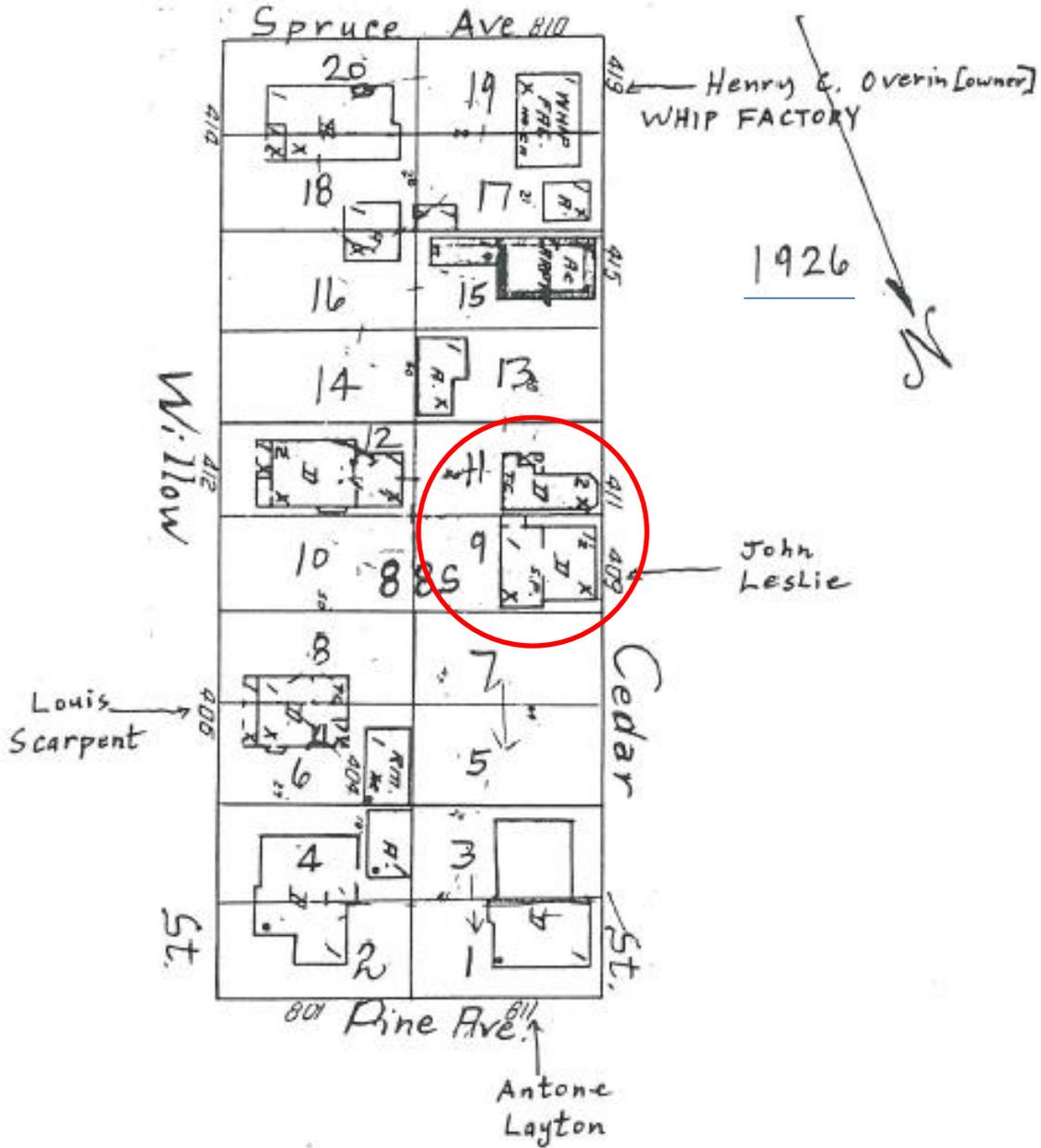


ATTACHMENT 5

1926 THIRD ADDITION BLOCK 88 MAP

405

BLOCK 88 [Third Addition] P.G.
N. Pine Ave.
E. Willow St.
S. Spruce Ave.
W. Cedar St.



SPECIAL FEATURES OF BUILDING CONSTRUCTION

ATTACHMENT 6

Building field men and cost estimators, Do NOT use Land Value form below

Front	Depth	% Depth or Area	Unit-Value	Symbol	Computed Value	
30	X 60	100	10		\$	300
"	X "	"	"			300
45	X 60	100	10			450
	X					
	X					
TOTAL VALUE LAND					\$	1050

Special Remarks

SYMBOLS
 F. T.=Front Triangle. R. T.=Rear Triangle. B. L.=Back Lot Comp.
 C. I. =Corner Influence. ♂ =Reverse Corner Comp.

Retail Business Residence
 Semi-Business Industrial

14-16

VALUATION RECORD

RECORDED BY DATE

INDEXED BY DATE

IMPROVEMENTS

REAL ESTATE

ATTACHMENT 7

HERITAGE SOCIETY

OWNERSHIP & TAX ASSESSMENT

BLOCK 88 Lot 11 411 Cedar 3rd Add to Retreat

<u>DATE</u>	<u>OWNER</u>	<u>Assmnt on Imp.</u>	<u>Remarks</u>
1897-99	Mrs. L. M. Wolfe	\$50	
1900-01	" " " "	\$100	
1902-04	Mary L. Andersen	\$200	
1905	Mary H. Clark	\$150	
1906-07	Mrs. M. E. DeLo	\$150	
1908-09	" " " "	\$360	Includes house on lot 12 also.
1910-12	" " " "	\$430	" " " " " "
1913	Mrs. May H. DeLo	\$600	" " " " " "
1914	May H. & John H. Lown	\$480	" " " " " "
1915-16	" " " " " "	\$440	" " " " " "
1917-22	" " " " " "	\$770	Also includes lots 12,13,15
1923-25	Mary H. Lown	\$770	" " " " " "
1926	" " "	\$920	" " " " " "

ATTACHMENT 8

CITY OF PACIFIC GROVE BUILDING PERMIT

In Compliance with Building Ordinance No. 246, Zoning Ordinance No. 251, and all Ordinances Supplementary Thereto.

Location 411 Cedar Street

Lot 11 Block 88 Tract 2nd Div

Nature of Improvement Add service porch in Rear Zone

No. Rooms 1 Out buildings

Dimensions 5' x 10'

Set Backs—Front Street rear 30 ft. Side street Side Yds. 3 ft.

No. Stories Floors 1

Foundation conc. piers Roof comp. shingles

Walls frame Chimneys

Outside Finish wood Toilets

Inside Finish " Remarks

This Permit is granted upon the condition that the undersigned owner or builder agrees to comply with all Ordinances and Regulations covering the location, construction and use of buildings.
This Permit may be revoked upon violation of any of said provisions.

Owner J. J. Lynn Builder owner

Estimated Cost \$ 50.00 Date Oct. 16, 1939

Fee of \$ 2.00 Paid E. J. Lamesp Building Inspector Permit No. 1468

ATTACHMENT 8

APPLICATION FOR BUILDING PERMIT
CITY OF PACIFIC GROVE

DATE 7-23-84
 PERMIT NO. 4263
 TRACT Third Addition
 Block 88
 Phone _____
 License # _____ Address _____
 License # _____ Address _____
 License # _____ Address _____

Location Of Work 411 Cedar Lot 9+11
 Owner DENNIS FAHRTY Address 411 Cedar
 Contractor GUNNY Home Inc. License # 432716 Address P.O. Box 1254 - Moraga
 Eng./Arch. Jon ERLANDSON License # _____ Address P.O. Box 223920 - Crowell

RECEIPT NO.	STORIES	TYPE	SITE DIMENSIONS & AREA

SET BACKS IN FEET				ALLOWED
FRONT	SIDE	SIDE	REAR	
				EXISTING
				NEW
				TOTAL

FIRE ZONE	USE ZONE	BLOG. TYPE
	<u>R-1-A</u>	<u>V-N</u>

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.

VALUATION	
	<u>18,500⁰⁰</u>
FEES	
PERMIT	<u>165⁷⁵</u>
PLAN CHK.	<u>82⁰⁰</u>
SMIP.	<u>.50</u>
TOTAL	<u>249¹³</u>

TYPE IMPROVEMENT

- BUILD REMODEL ADD TO REPAIR ALTER
 MOVE DEMOLISH OTHER

APPLICANT'S SIGNATURE [Signature] DATE 7-23-84
 APPLICATION APPROVED _____ DATE 7-23-84

	INSP.	DATE		INSP.	DATE
SETBACK FOUNDATION FORMS	<u>[Signature]</u>	<u>7-31-84</u>	VENTS & FIRE STOPS		
GARAGE FORMS	<u>[Signature]</u>		ELECTRICIAN - NO ROUGH WIRING UNTIL THIS SPACE SIGNED		
ELECTRIC GROUND			ELECTRIC SERVICE PANEL		
POUR NO CONCRETE UNTIL ABOVE HAS BEEN SIGNED			ROUGH ELECTRIC	<u>[Signature]</u>	<u>9-7-84</u>
ELEC. PLUMB. HEATING			GROUND FAULT CIRCUIT		
CONCRETE SLAB FLOORS	<u>[Signature]</u>	<u>7-31-84</u>	COVER NO WALLS UNTIL ABOVE HAS BEEN SIGNED		
DO NOT POUR FLOOR UNTIL ABOVE HAS BEEN SIGNED			LATH/WALLBOARD INTERIOR	<u>[Signature]</u>	<u>9-13-84</u>
CONC. FORMS & REINF.			LATH/TUB & SHOWER		
CONC. BLOCK & REINF.			PLUMBING FIXTURES		
FIREPLACE & CHIMNEY			WATER HEATER		
FRAMING - FLOOR	<u>[Signature]</u>	<u>9-7-84</u>	FURNACE		
ROUGH PLUMBING	<u>[Signature]</u>	<u>9-7-84</u>	GAS APPLIANCES		
GAS PIPING	<u>[Signature]</u>	<u>9-7-84</u>	ELECTRICAL FIXTURES		
ROUGH PLUMBING	<u>[Signature]</u>	<u>9-7-84</u>	ELECTRICAL APPLICANCES		
GAS PIPING			WATER PRESSURE		
ROUGH HEATING	<u>[Signature]</u>	<u>9-7-84</u>	GAS PRESSURE		
FRAMING - WALL & PARTITION	<u>[Signature]</u>	<u>9-7-84</u>	GAS METER AUTHORIZED		
FRAMING - ROOF	<u>[Signature]</u>	<u>9-7-84</u>	ELECTRIC METER AUTHORIZED		
SHEATHING - ROOF <u>[Signature]</u> <u>9-5-84</u>	<u>[Signature]</u>	<u>8-23-84</u>	INSULATION	<u>[Signature]</u>	<u>9-11-84</u>
LATH/SHEATHING - EXTERIOR					

OK TO OCCUPY:
 FINAL INSPECTION:

DATE 9-28-84
 DATE 9-28-84

ATTACHMENT 8

16. On a motion by Honegger, seconded by Aeschliman, the Board voted 5-0 to approve the proposed design for a two-story addition (living space over carport) to a dwelling at 411 Cedar Street.

AKB
7/10/83

Applicant: Jon Sather Erlandson.

8. The Chairman opened the public hearing to consider VARIANCE Variance Application No. 84-900, a request for 84-900 a variance from section 23.16.060(a) of the 6-14-84 P.C. Municipal Code to permit a reduction in the front yard requirement from 15 feet to 2.5 feet for a distance of 12.25 feet (existing condition for the dwelling) for property located on a portion of Lots 9 and 11, Block 88, Third Addition to the Pacific Grove Retreat Tract (411 Cedar Street; R-1 Zone District).

Note: The purpose of this variance application is to permit the applicant to construct an attached two-car garage with second-story living area and deck onto the west side of an existing single-family dwelling.

Following the staff report the Chairman invited speakers from the audience.

Applicant Lorraine Faherty, spoke in her own behalf and for co-applicant Mr. Faherty.

There being no further speakers the Chairman closed the public hearing.

On a motion by McNally, seconded by Head, the Commission voted 6-0 to grant the variance, subject to Architectural Review Board design approval.

ATTACHMENT 8
CITY OF PACIFIC GROVE
APPLICATION FOR
BUILDING PERMIT

Please print or type

Location 911 Cedar. AP# 6-452-12

Lot 9411 Block 88 Tract Third Addition-

Owner DENNIS FAHERTY Address 411 Cedar Phone _____

Applicant JON ERLANDSON Address _____ Phone Cornel

Architect JON ERLANDSON Address P.O. Box 223420 - Cornel Phone 625-6163

Contractor _____ Address _____ Phone _____

Workers Comp. Agency _____

Lender _____ Address _____

Type Construction Addition Remodel New SFD New Commercial

Use Zone R-1-A R-2 R-3 R-4 C

Signature _____

Staff use only

A. A. # N.A. Dt. _____

Conditions _____

Variance # 89-900 Dt. Granted 6/19/89 P.C.

Conditions w/1 condition.

Use Permit # N.A. Dt. _____

Conditions _____

Valuation 18,500⁰⁰

Building Permit Fee 165⁷⁵ Paid by Cash Check

Plan Check Fee 82⁸⁷ Date _____

SMIP 50 Received by _____

ATTACHMENT 8

PLANNING DEPARTMENT - CITY OF PACIFIC GROVE
APPLICATION FOR A VARIANCE TO ZONING ORDINANCE

City of Pacific Grove Municipal Code
Section 23.72.090
\$50.00 Filing Fee

VARIANCE APPLICATION # <u>84-900</u>
ASSR'S NO. _____
DATE: <u>5-25-84</u>

NAME OF APPLICANT: Jon Sather Erlanson, Architect
(For file identification)

MAILING ADDRESS: P.O. 223420, Carmel 93922 PHONE: 625-6163

LEGAL OWNER OF PROPERTY: Mr. and Mrs. Faherty

MAILING ADDRESS OF LEGAL OWNER: 411 CEDAR STREET, PACIFIC GROVE CA

PROPERTY ADDRESS: same as owner

LEGAL DESCRIPTION: _____

LAND AREA OR LOT SIZE: 57' x 60' = 3420 S.F.

PROPOSED VARIANCE REQUEST AND REASONS FOR REQUEST: (See reverse side) _____

Following to be completed by Planning Staff

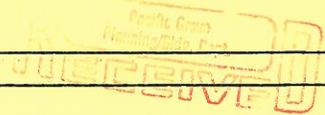
Variance of Section _____

CERTIFICATION

I, the undersigned, under penalty of perjury, depose and say that I am the applicant for this request, that the owner of the property approves this application and that all statements are true and correct.

18 - May 1984
Date

Jon Erlanson
Signature



PLANNING DEPARTMENT USE ONLY

NOTICE OF PUBLIC HEARING

POSTED

NEWSPAPER

DISPOSITION OF APPLICATION (Board, Hearing Date, Action)

MAY 28 1984

NOTE TO APPLICANT: The filing fee and two (2) copies of the plot plan and related drawings MUST accompany the application.

I. PROPOSED VARIANCE REQUEST (State in detail)

EXISTING 2'-6" ± Front Yard Setback -

II. REASONS FOR REQUEST (Pursuant to Section 23.72.090 of the Municipal Code, a statement showing the following is required):

a. That there are exceptional or extraordinary circumstances or conditions applying to the land, buildings or use referred to in the application, which circumstances or conditions do not apply generally to land, buildings and/or uses in the same district; (explain)

EXISTING CONDITION

b. That the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner; (explain)

EXISTING CONDITION

c. That the granting of such application will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not, under the circumstances of the particular case, be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood. (explain)

EXISTING CONDITION

NOEL B. J. YAM

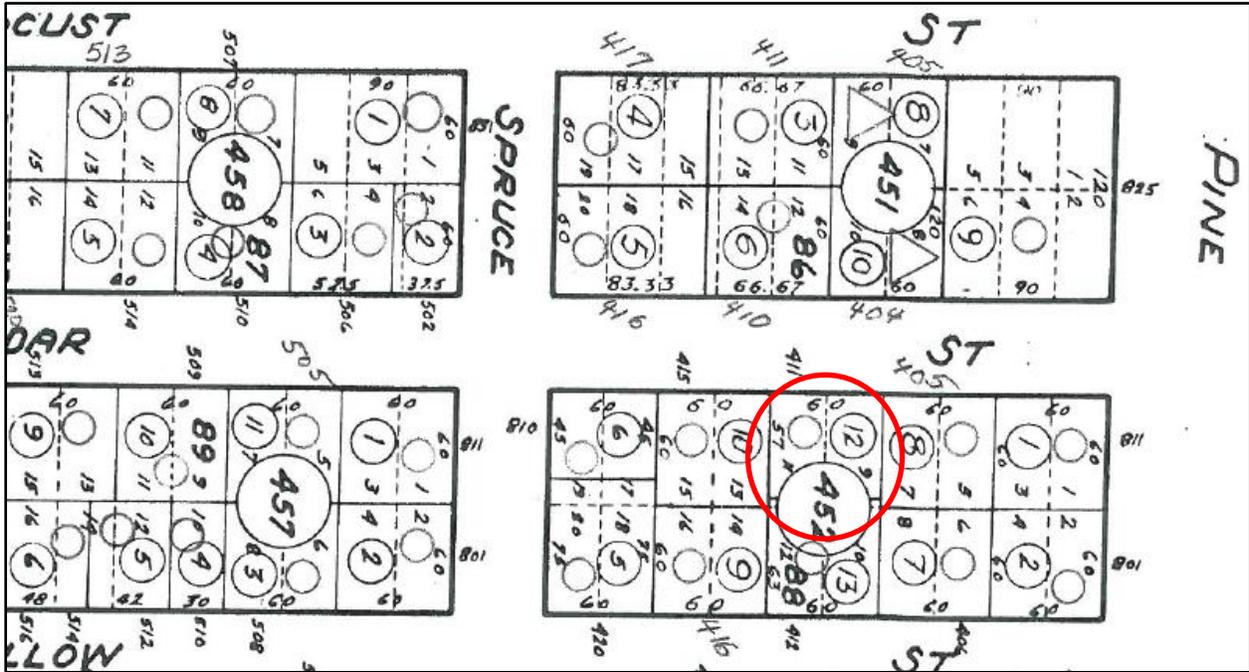
NOTE: Use additional sheets if necessary.

VARIANCE APPLICATION NO: 84-900

APPLICANT: ERLANDSON

ATTACHMENT 9

Assessor's Parcel Map



ATTACHMENT 10



P.O. Box 1007
Pacific Grove
Calif. 93950

DATE: 6-6-87

TO: LORRAINE FAHERTY
411 CEDAR
PACIFIC GROVE
CA 93950

Re: Address: 411 CEDAR subdivision 3RD Addition block 88 lot 11
TO RETREAT

Our maps and tax records show that the above structure was built in 1897
and the first owner of record was MRS. L. M. WOLFE

Other comments: SECOND FLOOR ADDED IN 1913.
INTERESTING LIST OF OWNER'S NAMES!!
SAME WOMAN, DIFFERENT HUSBANDS???

Structure is eligible for a plaque and one will be made up for you at no charge. You will be notified when plaque is ready (~~8-10 weeks~~) 4-6 MONTHS

Structure is not eligible for a plaque at this time because:
 _____ Built after 1901.
 _____ Remodeled beyond recognition.
 _____ Other: _____

Enclosed please find: HISTORIC RESOURCE INVENTORY FORM (1978)
MAPS FROM 1905, 1914, 1936
TAX CARD INFO.

From: ADAM W. WEILAND
PRESIDENT