



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: 49 Esplanade APN: 006-043-006-000
Owner: Sue and Pierre Sokolsky Applicant: Jeff Edmonds

HISTORIC RESOURCES COMMITTEE (HRC) RECOMMENDATION:

At the August 24, 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



CITY OF PACIFIC GROVE -407

Community Development Department – Planning Division

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

Permit Application

Application # 11516-693

Date: 8/8/16

Total Fees: 407.⁰⁰

Received by: W

APPLICANT/OWNER:

Project Address: 49 Esplanade APN: 006-043-006

Project Description: Close in rear porch Area (Roof Remains as Exist)
Remodel interior - kitchen / Bath.

Applicant

Name: Jeff Edwards

Phone: 831-402-1347

Email: jeffedwards@edwardsconstruction.com

Mailing Address: 225 Congress Ave, PG
93950

Owner

Name: Sue & Pierre Sokolsky

Phone: 801-209-1784

Email: sue-sokolsky@gmail.com

Mailing Address: 49 Esplanade, PG.

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"/> A: Appeal | <input type="checkbox"/> AVAR-A: AVAR Amendment |
| <input type="checkbox"/> ADC: Admin 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:

- ☒ 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: 5

Block: 269

Tract: PG Beach

ZC: R-1

GP: Medium 17.4 DU/ac

Lot Size: 6159.47

☐ Historic Resources Inventory

☐ Archaeologically Sensitive Area

Staff Use Only:

AUG 08 2016

407.00

8-8-16 CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

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: Jeff Edwards

Date: 8/8/16

Owner Signature (Required): Sue Sokolsky

Date: _____



Address 49 Esplanade APN 006-043-006
Block 269 Lot 5 Date 8/10/16

<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>N/A</u>
<u>Assessment files by APN</u>	<u>Yes</u>	<u>Alpha by owner</u>	<u>Yes</u>
<u>Mo. Co. Assessor File</u>	<u>1951</u>	<u>1947-1967 Building Permit register</u>	<u>Yes</u>
		<u>1966-1972 Building Permit File</u>	<u>No</u>

Owner _____ Builder _____

Heritage Society Barn Materials:

Sanborn Maps No Records: ☒ 1888: ☐ 1892: ☐ 1897: ☐
 1905: ☐ 1914: ☐ 1926: ☐ 1962: ☐

<u>Assessors files</u>	<u>N/A</u>	<u>Property Files by Address</u>	<u>N/A</u>
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<u>Name (and Topic) files</u>	<u>N/A</u>	<u>Board and Batten Index</u>	<u>N/A</u>
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<u>Photo Collection Index</u>	<u>N/A</u>	<u>Voter Registration 1894</u>	<u>N/A</u>
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<u>Mo. Co. Census 1900</u>	<u>N/A</u>	<u>Polk Directory</u>	<u>N/A</u>
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<u>Howard Research Books</u>	<u>N/A</u>	<u>Grove Acres Map 1926</u>	<u>N/A</u>
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<u>Block and Lot Files</u>	<u>N/A</u>	<u>1900 Census</u>	<u>N/A</u>
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Pacific Grove Library Data

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

Library Photo Collection N/A

Comments:

Steve Honegger, Heritage Society of Pacific Grove

49 ESPLANADE

2011

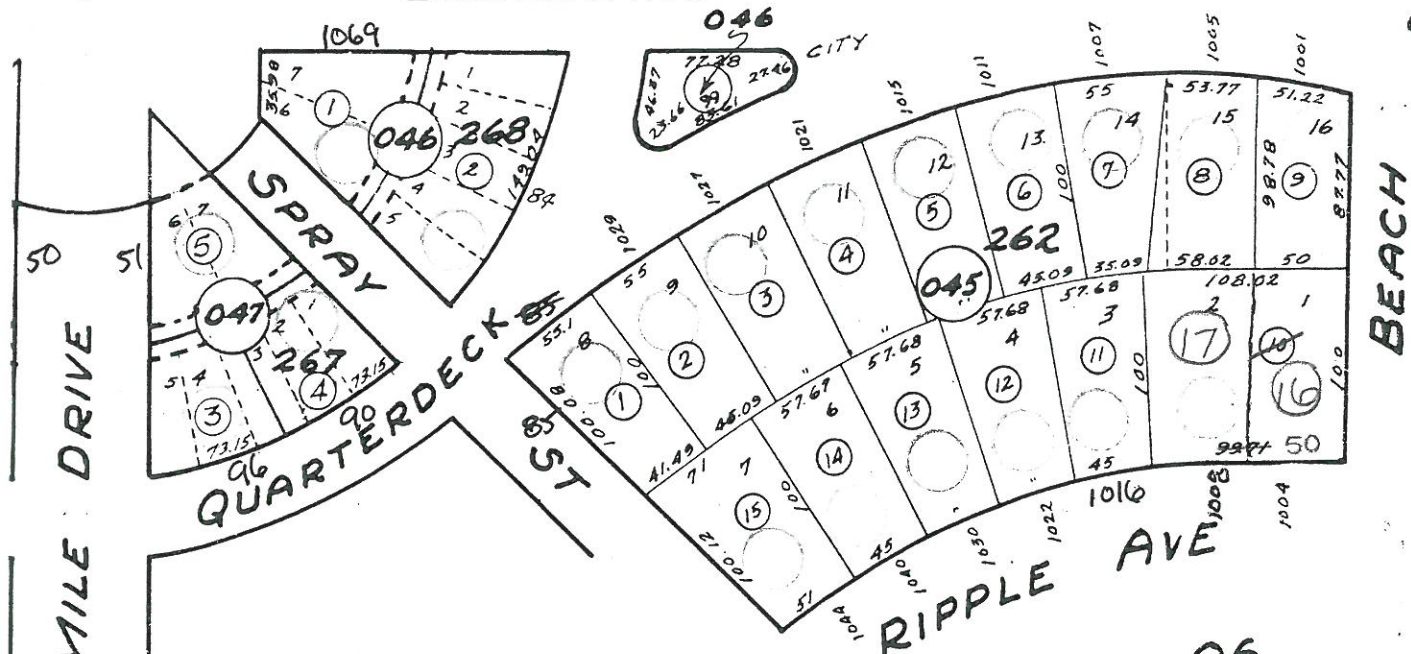
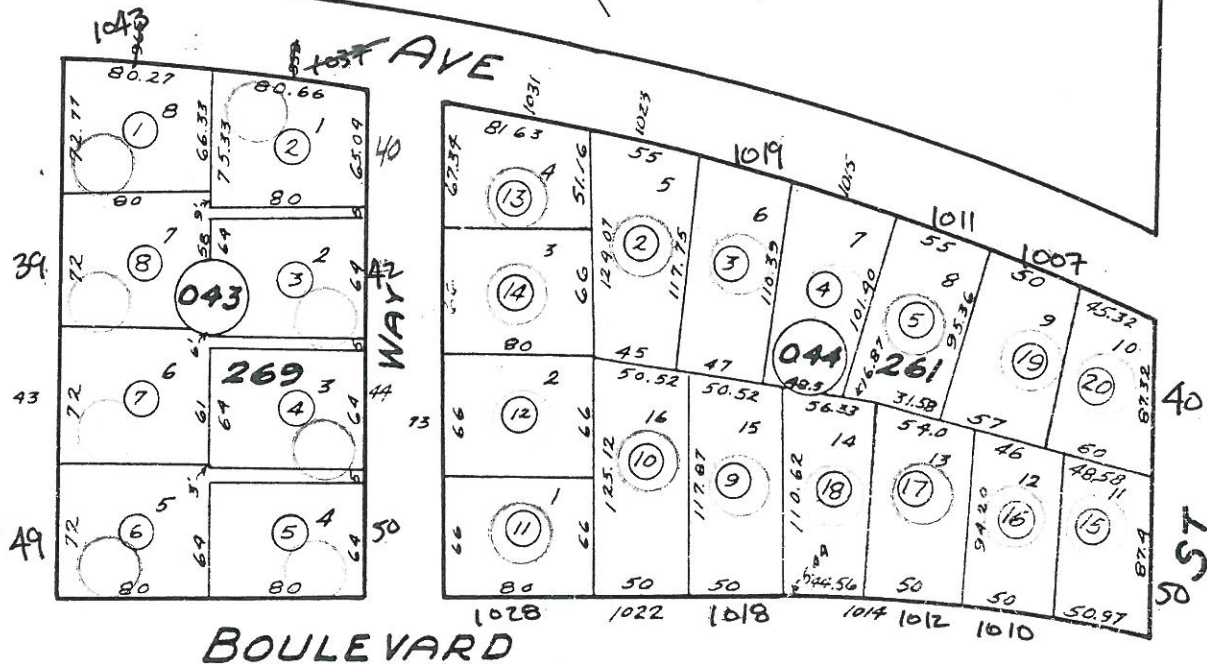
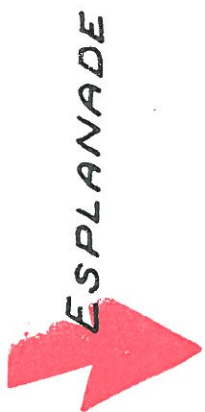


TAX CODE AREA 400

ASSESSOR'S MAP
BOOK 6 PAGE 04
CITY OF PACIFIC GROVE
CALIFORNIA

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

22



17 MILE DRIVE
PACIFIC GROVE BEACH
BLKS 261, 262, 267, 268, 269, 276 & 277

Date Issued	Name	Type of Bldg.	Address	Valuation	Permit No.
8/30/50	Hamilton & Searles	dwelling	56 Comunion	9,000.00	3810
9/22/50	Heinrich, F.C.	duplex	311-313 Monterey	9,000.00	3827
10/3/50	Harger, H.	antenna	495 Gibson	80.00	3827
11/22/50	Haskins, Phil	duplex	1137-39 Forest	9,000.00	3879
11/25/50	Haynes, W.	addition	309-169	400.00	3882
11/28/50	Haskins, Phil	duplex	1133-35 Forest	9,000.00	3884
12/29/50	Haa, H.W.	dwelling	1028 Del Monte	9,000.00	3902
1/12/51	Hufford, M.	garage	372 Gibson	500.00	3913
1/15/51	Heinrich, F.C.	duplex	315 Monterey 386 Pine	11,000.00	3916
1/24/51	Hubbard, W.H.	dwelling	1247 Ocean View	14,500.00	3927
2/26/51	Haa, H.W.	dwelling	49 Eplanade	12,000.00	3962
3/2/51	Herring, R.	dwelling	410 Crocker	9,000.00	3966
3/5/51	Hamilton, Mrs. H.	dwelling	715 Lobos	8,500.00	3969
3/8/51	Haskins, Phil	duplex	1129-31 Forest	9,000.00	3971
3/8/51	" "	"	1125-27 "	9,000.00	3972
3/8/51	Haskins, Phil	room over carport	1147 Forest	1,000.00	3973
3/15/51	Handsky, D.R.	remodel	687 Spruce	1,500.00	3983
3/19/51	Hooker, Miss R.	enclose porch	651 Spruce	250.00	3985
4/10/51	Heldreide, F.	dwelling	1219 Ocean View	18,000.00	4004
4/12/51	Haite, R.B.	dwelling	1057 Monro Dr.	12,000.00	4008
4/18/51	Hayward Lumber Co.	Retaining wall (300')		1,000.00	4014
5/21/51	Hamilton, Miss J.	remodel garage	528 Crocker	200.00	4053
7/16/51	Hoffman, H.	remodel	450 Pine	250.00	4099
8/2/51	Hauseman, C.J.	carport	465 Junigero	200.00	5016
8/27/51	Hardman, E.	antenna	1030 Sea Palm	85.00	5035
8/29/51	Hamilton, Mrs. H.	dwelling	709 Lobos	9,000.00	5037
9/7/51	Hunter, F.M.	dwelling	414 Bishop	9,000.00	5046
9/17/51	Hip, Mrs. F.	med. sill	112 Caledonia	200.00	5055
10/2/51	Horsley, Ray	antenna	911 Ripple	85.00	5077
10/27/51	Hypouff, C.D.	antenna	1054 Egan	85.00	5099
12/5/51	Hanchrich	antenna	213-18th St.	85.00	5158
12/21/51	Haile	antenna	1057 Monro Dr.	85.00	5172

CITY OF PACIFIC GROVE

BUILDING PERMIT

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

Location 19 Capistrano Street _____
Lot 6 Block 13 Tract _____
Nature of Improvement Single Family Dwelling Zone _____
No. Rooms 12 Bath 2 Out Buildings _____
Dimensions 50' x 36'
Set Back—Front Street 18' Side Street 13' Side Yds. 9' x 26'
No. Stories 1 Floors 1
Foundation concrete Roof Shakes
Walls Stucco Chimneys 1
Outside Finish Stucco Sides 2 Toilets 2
Inside Finish Stucco Remarks 1st fire wall garage

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 Mr. & Mrs. J. H. Jones Builder W. H. Jones
Estimated Cost \$ 2000 Date 3/26, 19 27
Fee of \$ 25.00 Paid 2/26/27 Permit No. 3762
Building Inspector J. H. Jones

Assessment Files by APN

Add. Beach Lot 5 Block 269 Owner R. G. and Daphne F. Sewell

Sketch of Lot	Year	Real Estate	Improvements	Personal Property	Exemption	TOTAL
	1931	810				810
	1932	810				810
	1933	810				810
	1934	810				810
	1935	810				810
	1936	810				810
	1937	810				810
	1938	810				810
	1939	810				810
	1940	590				590

District	Asst. No.	Original Amt. \$	Int.	%
Year				
Principal				
Interest				
TOTAL				

District	Asst. No.	Original Amt. \$	Int.	%
Year				
Principal				
Interest				
TOTAL				

Add. Beach 6-043-6 Lot 5 Block 269 Owner Clifford H. & Elizabeth W. Bailey

Sketch of Lot	Year	Real Estate	Improvements	Personal Prop.	Exemption	TOTAL
43 Coptanade Ave	1941	590				590
	1942	590				590
217-17 Mile Drive	1943	590				590
City	1944	590				590
	1945	590				590
490 Plamade	1946	590				590
	1947	580				580
	1948	590				670
	1949	580				580
	1950	580				580
	1951	580				580
	1952	580	4490	600		5670
	57			50		

District	Asst. No.	Original Amt. \$	Int.	%
Year				
Principal				
Interest				
TOTAL				

Alpha Files by Owner

6-043-6

CITY OF PACIFIC GROVE

LOT 5

BLOCK 269

ADD. P.G. Beach

[illegible]