



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: 434 17 Mile Dr APN: 006-432-026
 Owner: N/A Applicant: Grace Serpa

HISTORIC RESOURCES COMMITTEE (HRC) RECOMMENDATION:

At the September 28, 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



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

Permit Application

Application #

16-745
Item 7a

Date:

8/30/16

Total Fees:

\$407.00

Received by:

HARON NOORI

for Lot

Project Address: 434 17 MILE DR

APN: 006-432-026

Project Description: Initial Historic Screening

Applicant

Name: GRACE SERPA

Phone: 831-240-5580

Email: grace.serpa@gmail.com

Mailing Address: 101 North Gate Rd.
Walnut Creek, CA 94598

Owner

Name:

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"/> 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
☐ ZA
☐ SPRC
☐ ARB
☒ HRC
☐ PC
☐ CC
☐

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: 5A

Block: 325

Tract:

ZC: R-1-B-3

GP:

Lot Size: 15,389.18

☐ Historic Resources Inventory

☐ Archaeologically Sensitive Area

Staff Use Only:

PAID
407.00
8/30/16

AUG 30 2016

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: [Signature]

Date: 8/30/16

Owner Signature (Required): [Signature]

Date: 8/30/16



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

Report of Initial Historic Screening

Address 434 17 Mile Dr APN 006-432-026
Block 325 Lot most 5a Date 9/7/16

City of Pacific Grove CDD Office Data:

<u>Assessors Maps</u>	Yes	<u>Historic Files</u>	Yes
<u>1978 Historic Inventory</u>	N/A	<u>1928 Block Files</u>	N/A
<u>Assessment files by APN</u>	Yes	<u>Alpha by owner</u>	Yes
<u>Mo. Co. Assessor File</u>	<u>1961</u>	<u>1947-1967 Building Permit register</u>	Yes
		<u>1966-1972 Building Permit File</u>	No

Building Permit # 2367 Date 7/12/1960 Project SFD

Owner M & M Joe Escorcia 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 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="N/A"/>	
<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="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

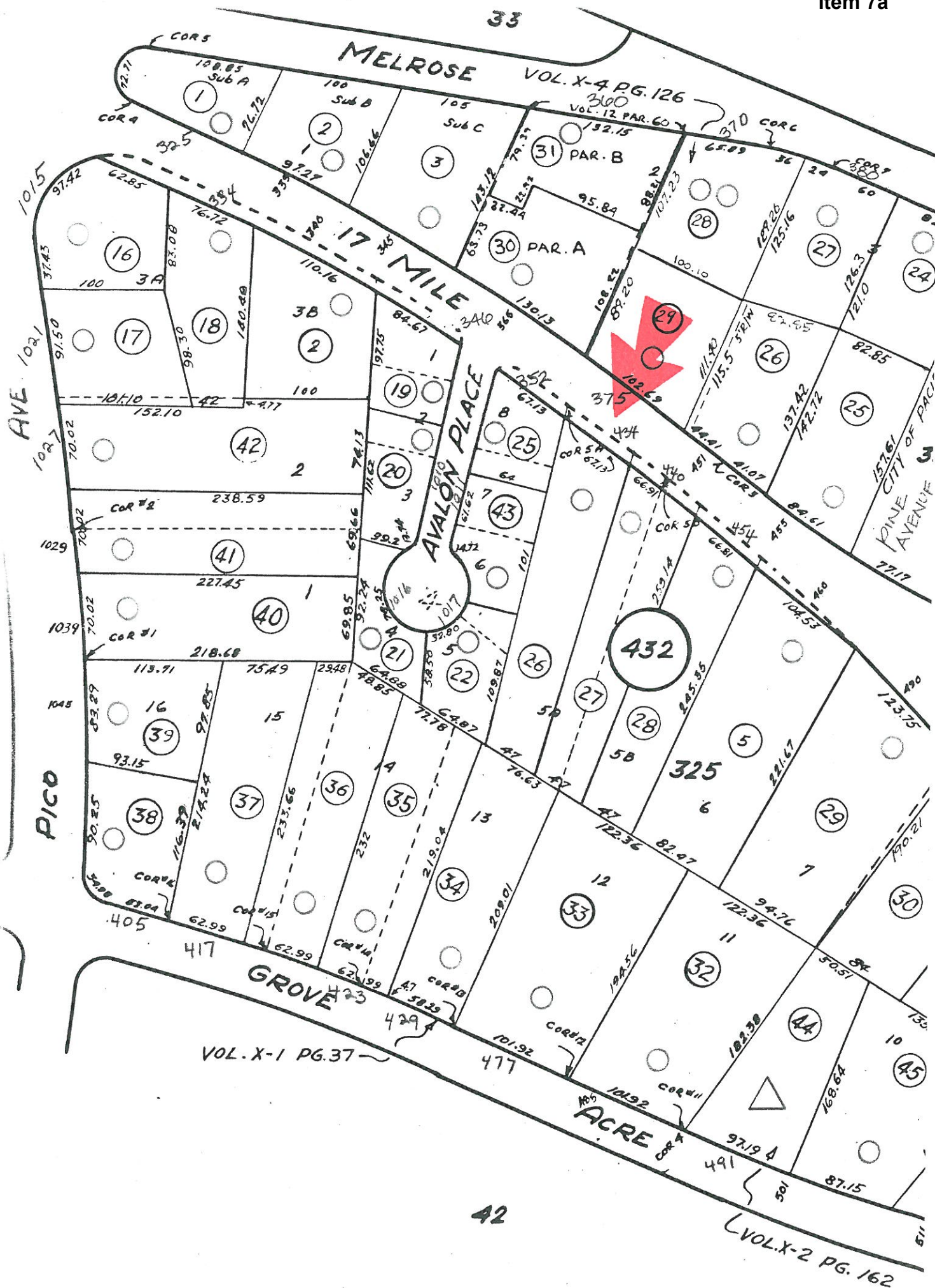
<u>Polk Directories 1926 to 1988</u>	<input type="text" value="N/A"/>	<u>Historic Index Card File</u>	<input type="text" value="N/A"/>
<u>Newspaper Microfilm</u>	<input type="text" value="N/A"/>	<u>Mo. Co Directory 1875</u>	<input type="text" value="N/A"/>
<u>Greater Register of Mo. Co 1875</u>	<input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



434 17 MILE DR. 2016



Date	Name	Address	Type	Value	
10/26/59	Eichaker,	315 Laurel	remodel	300	2191
11/24/59	Esquivel, L.	163 Laurel	add	2500	2215
12/4/59	Elis, Ross	^{405 3rd} 405 Grand Dwelling prop.	add aptment	6500	2224
3/30/60	Edgin, Frank	534 Crocker Ave	single family	14,000	2298
7/12/60	Escorcia, Don	434-17th St. Dr.	duplex (single?)	13,000	2367
10/24/60	Elap Milk Farm	1157 Faust	building	30,000	2449
12/12/60	Elliot, M.	574-Lighthouse	remodel - bath	600	2479
1/11/61	Ence, L.	1004 Shell	remodel Windows	1800	2506
1/20/61	Emmerson College	181 Central	out side fire escape	1300.	2516
7/10/61	Elaw's, Offusky	206 Forest Ave.	Signs	100	2647
8/30/61	Ellis, L.P.	67 Quarters deck	Siding	2,190	2682
12/1/61	Engels, Francis	369 - Dixon Ave.	dwelling	15,000	2761
2/15/62	Espinosa, M.	210 Ridge Road.	dwelling	15,000	2826
2/15/62	"	208	Dwelling	15,000	2827
4/6/62	El Carmelo	643 -	Signs	1-	2909
7/25/62	Ellis	871 Balboa	remodel	3,300	2921
8/15/62	Evans	846 Walnut	addition	2500	2936
2/6/63	Edwards, Harry -	See - 310 g.a. Investment Dynamics			
6/18/63	Elis, Ross	812 Sunset	6 unit apt.	18,000	3120
7/9/63	Eckert, Gen G.	1247 Shell	garage	1,500	3133
7/16/63	Ranken (Dr.) H.R.	701-03-05-09-11-12-14	Commercial Lighting bldg.	120,660.	3154
9/3/63	Ellis, Raymond	406-10th	addition	3,000	3160
12/30/63	Ernst, Carole	406 Chestnut	demolish	-	3246
1/23/64	Evans, H.E.	239 - Chestnut	TV.	-	3257
1/29/64	" C.R.	846 Walnut	add	200	3258
2/24/64	Eichman, B.	524 Spruce	Siding	200-	3276
6/12/64	Esquivel, C.R.	163 Laurel	garage	2,000	3333
8/10/23/64	Eplitt, A.	485 Janipen	new bathroom	1,400	3400
4/30/65	Elliot, M.M.	513 Cedar	fireplace	350.00	3504
6/15/65	Edwards, J.B.	238 Locust	new foundation	2,000	3531
7/6/65	Ellis, Raymond	406 - 10th	fireplace	700.00	3541
3/1/66	Ellis, Raymond	901 Broadway	Repair	2,000	3672

CITY OF PACIFIC GROVE

325

LOT 5A

BLOCK 51XX

ADD. Acres

[illegible]

Item 7a

[illegible]

CITY OF PACIFIC GROVE

Building Permit

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

Location 434-17 Mile Drive Street _____
 Lot Port 4 Block 432 Tract _____
 Nature of Improvement Single Family Dwelling
 No. Rooms 5 & 2 Baths Out Buildings garage att.
 Dimensions 37' X 64'
 Set Back—Front Street 20 Side Street _____ Side Yards 7'-14'
 No. Stories 1 Floors Hdw.
 Foundation con Roof congr
 Walls Frame Chimneys 1
 Outside Finish Plaster Toilets 2
 Inside Finish Sheet Rock & Plaster Remarks garage 1 hr fire wall

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 Mrs. Jol Escorcia Builder Owner
 Estimated Cost \$ 13,000 Date 7-12, 1960
 Fee of \$ 42.00 Paid Al Page Building Inspector No. **2367**



MUNICIPAL PARK
20 Acres

DENZETT STREET

HEACOCK AVENUE

SHORT STREET

BENTLEY

FOREST PK. CRT.

WALCOTT WAY

STREET

LAUR

PINE

SPRU

ESTNUT

STREET

AVENUE

Fritz, Frank & Basham

Ryan

P.G. School Dist.

Reserved for Quarry

McAuley

Binns

Livengood

New

Thomas

Tothamer

Edmondson

Rose

Mrs Olga Marchant

Scanlan

Hannon

Hannon

Walker

Johnson

P. G. Realty Co.