



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: 440 17 Mile Dr APN: 006-432-027
 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



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 #

16-766 Item 7b

Date:

8/30/16

Total Fees:

\$407

Received by:

Haron Moor
for LWH

APPLICANT/OWNER:

Project Address: 440 17 MILE DRIVE

APN: 006-432-027

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: _____

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: 5A

Block: 325

Tract: _____

ZC: R-1-B-3

GP: _____

Lot Size: 12,989.62

☐ 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: Grace Serpa

Date: 8/30/16

Owner Signature (Required): Haroon Moor

Date: 8/30/16



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

Report of Initial Historic Screening

Address 440 17 Mile Drive APN 006-432-027
Block 325 Lot por. 5a&5b Date 9/7/16

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>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>

Building Permit # 3664 Date 4/6/1950 Project SFD

Owner Mr Joe Escorcio Builder owner

Building Permit # _____ Date _____ Project _____

Owner _____ Builder _____

Building Permit # _____ Date _____ Project _____

Owner _____ Builder _____

Building Permit # _____ Date _____ Project _____

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>No</u>
<u>Name (and Topic) files</u>	<u>N/A</u>	<u>Board and Batten Index</u>	<u>N/A</u>
<u>Photo Collection Index</u>	<u>N/A</u>	<u>Voter Registration 1894</u>	<u>N/A</u>
<u>Mo. Co. Census 1900</u>	<u>N/A</u>	<u>Polk Directory</u>	<u>N/A</u>
<u>Howard Research Books</u>	<u>N/A</u>	<u>Grove Acres Map 1926</u>	<u>Yes</u>
<u>Block and Lot Files</u>	<u>N/A</u>	<u>1900 Census</u>	<u>N/A</u>

Pacific Grove Library Data

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

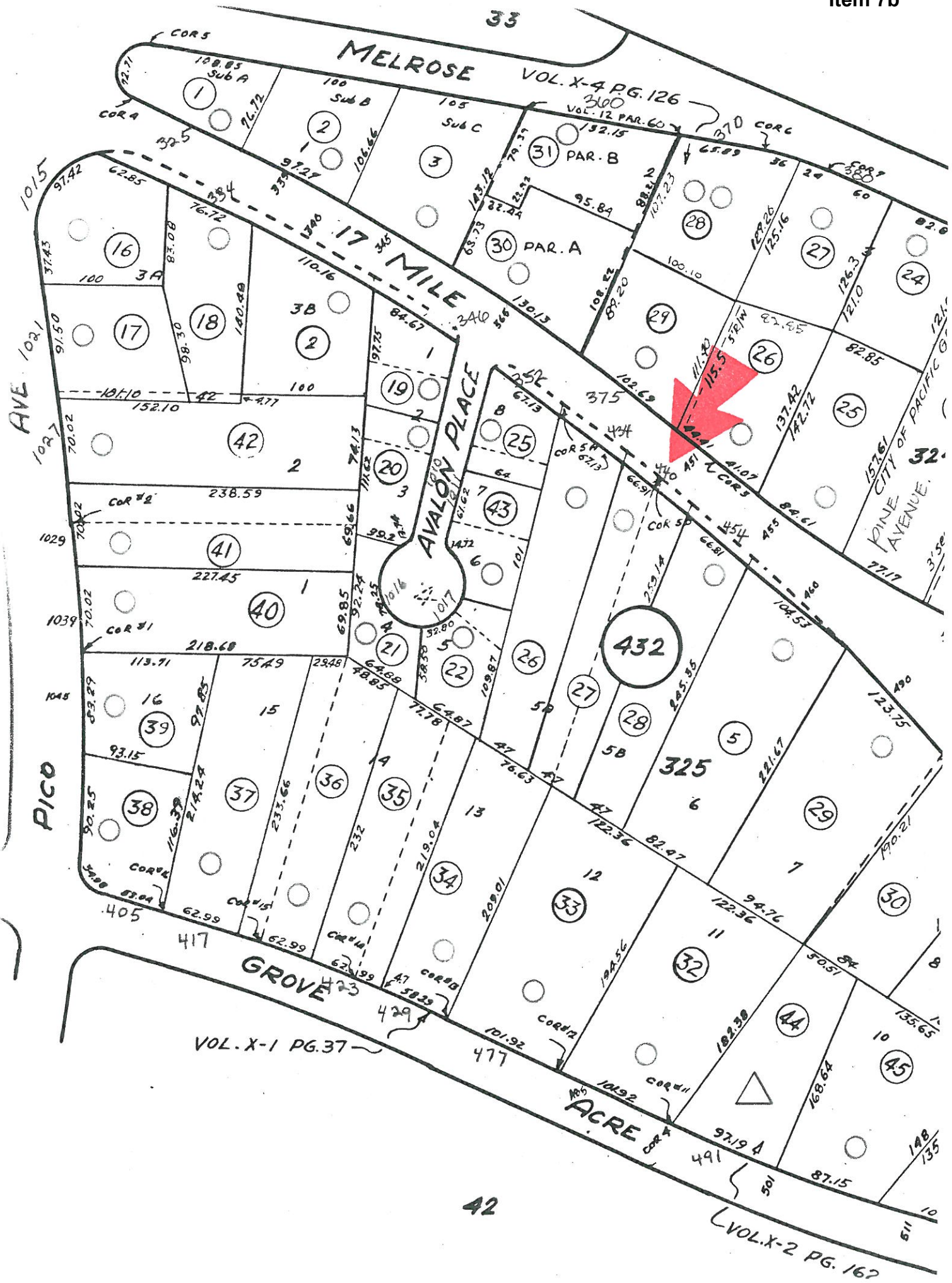
Comments:

Steve Honegger, Heritage Society of Pacific Grove



440 17 MILE DR.

2016



DESCRIPTION OF BUILDING

BATH DETAIL

10/23/03

Item 7b

DESCRIPTION OF BUILDING

CONSTRUCTION RECORD			EFFECTIVE YEAR		NORM. %GOOD		RATING (E.G. A, F, P)		AIR CONDITION		ROOM AND FINISH DETAIL					
Permit No.	Amt.	Date	YEAR	Age	Rem. Life	Table %	Cond. Arch. Plan	Arch. Func. Mat.	Cond. Space Wm.	Central	Rooms	Floors	Floor Finish	Trim	Interior Finish	
3664	9000	8-6-50	1951	11	49	7200	89	A	A	M-BTU	Ent Hall	B 1 2	Material	Grade	Walls	Ceilings
3664	9000	11-12-50	1951	20	36	7600	83	A	A	Zone Unit	Living	X	OAK		Plaster	Plaster
3664	9000	11-12-50	1951	20	36	7600	83	A	A	Wall Unit	Family					
3664	9000	11-12-50	1951	20	36	7600	83	A	A	Radiant	Den					
3664	9000	11-12-50	1951	20	36	7600	83	A	A	Baseboard	Dining					
3664	9000	11-12-50	1951	20	36	7600	83	A	A	Gravity						
3664	9000	11-12-50	1951	20	36	7600	83	A	A	Heat Pump	Bed	X			X	X
3664	9000	11-12-50	1951	20	36	7600	83	A	A	Oil Burner	Bed	X			X	X
3664	9000	11-12-50	1951	20	36	7600	83	A	A	Fireplace	Kitchen					
3664	9000	11-12-50	1951	20	36	7600	83	A	A	Fireplace	Bath					
3664	9000	11-12-50	1951	20	36	7600	83	A	A	Fireplace	Bath					
3664	9000	11-12-50	1951	20	36	7600	83	A	A	Fireplace	Bath					
3664	9000	11-12-50	1951	20	36	7600	83	A	A	Fireplace	Bath					
3664	9000	11-12-50	1951	20	36	7600	83	A	A	Fireplace	Bath					
3664	9000	11-12-50	1951	20	36	7600	83	A	A	Fireplace	Bath					
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3664	9000	11-12-50	1951	20	36	7600	83	A	A	Fireplace	Bath					
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3664	9000	11-12-50	1951	20	36	7600	83	A	A	Fireplace	Bath					
3664	9000	11-12-50	1951	20	36	7600	83	A	A	Fireplace	Bath					
3664	9000	11-12-50	1951	20	36	7600	83	A	A							

CITY OF PACIFIC GROVE

BUILDING PERMIT

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

Location 440 17 mile drive Street _____

Lot Portion 4 Block 432 Tract _____

Nature of Improvement single family dwelling Zone _____

No. Rooms 5 e Bath Out buildings garage + storage

Dimensions 37'6" x 40'6"

Set Back—Front Street 25' Side Street _____ Side Yds. 6' x 16'

No. Stories 1 Floors Below

Foundation conc Roof Comp

Walls Frame Chimneys 1

Outside Finish Rustic Toilets _____

Inside Finish Sheet rock Rustic 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 Mr. Joe Escorcio Builder Owner

Estimated Cost \$ 9,000 Date Apr. 6 19 50

Fee of \$ 20.00 Paid Yes May Building Inspector 3664 Permit No. _____

Index		" Bldg.	Address	Valuation	Permit No.
					Item 7b
2/1/47	Elkins, C. H.	single Garage	214-10 th	300 00	2603
2/1/47	Ehret, A. S.	dwelling	1123 Beacon	8500 00	2604
3/14/47	Easton, M. O.	add porch & steps	220 Chestnut	700 00	2630
5/21/47	Ellis, Lawrence	dining room	745 Jewell	1500 00	2675
9/26/47	Earls, J. J.	alterations	314 Forest	300 00	2780
9/26/47	Elawer, C. J.	foundation	230 Lobos	550 00	2781
9/26/47	Ehret, A. S.	dwelling	1129 Beacon	9500 00	2782
11/28/47	Edgin, J. B.	garage	769 Spruce	200 00	2821
12/16/47	Emmons, R. J.	new roof	Lexaco drw.	300 00	2846
1/8/48	Ellis & Vassallo	dwelling	124-26 Egan	11000 00	2867
2/17/48	Elie, Star	add 1 room	130-7	1000 00	2911
2/24/48	Ellis & Vassallo	2 dwellings - 7 units	164-167 Egan 168-158 Egan	16,000 00	2918
3/23/48	Ehret, H. G.	dwelling	179 Laurel	7,000 00	2951
4/26/48	Ellis & Vassallo	Retaining wall	Central Ave.	2,000 00	2989
5/5/48	Evans, John	garden house	222 Rocket	300 00	3010
10/1/48	Enea, Salvatore	chest rock basement	104 Shell	200 00	3157
10/8/48	Easterly,	duplex	145 Evans	5000 00	3166
11/9/48	Edgin, J. B.	garage	wood st.	600 00	3189
2/14/49	Evans, E. J.	dwelling	1039 Apple	11,000 00	3272
2/28/49	Esterle, Tony	add duplex	615 Lobos	7000 00	3286
3/7/49	Esterle, Mr.	addition to garage	313 Walnut	100 00	3306
3/26/49	Earl, J. F.	addition	314 Forest	400 00	3331
4/14/49	Elie, L.	dining room	745 Jewell	500 00	3360
5/7/49	Ethinge, R. H.	guest house	881 Dixie	2000 00	3392
9/20/49	Erskine, Greene	dwelling	1223 Ocean View	11,000 00	3488
2/2/50	Eaton, Frank	addition	1133 Seaview	1,000 00	3596
3/23/50	Elared, K.	dwelling	1024 Egan	10,000 00	3651
4/6/50	Escorais, Joe	dwelling	440-17th Dr	9,000 00	3664
4/7/50	Edlavitch, M.	dwelling	260 Crocker	5,000 00	3673
4/19/50	Edgin, J. B.	T.V. antenna	769 Spruce	150 00	3675
6/22/50	Eaton, R. J. C.	addition	1133 Seaview	500 00	3752
11/22/50	Ellis, L.	Remodeling bath & kitchen	251 Walnut	1,200 00	3878
2/8/51	Edgin, J. B.	duplex	505-7 Granite	10,500 00	3940

Assessment Files by APN

Item 7b

Add. Acres Lot 5 Block 325 Owner D.M.P.C.

Sketch of Lot	Year	Real Estate	Improvements	Personal Property	Exemption	TOTAL
	1931	900				900
	1932	900				900
	1933	720				720
	1934	720				720
	1935	720				720
	1936	720				720
	1937	720				720
	1938	720				720
	1939	720				720
	1940	720				720

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

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

Add. Acres 16-432-37 Lot 54 Block 325 Owner Joe & Mary P. Corcio

Sketch of Lot	Year	Real Estate	Improvements	Personal Prop.	Exemption	TOTAL
	1941	360				360
	1942	360				360
	1943	360				360
	1944	360				360
	1945	360				360
	1946	720				720
	1947	380				380
	1948	380				380
	1949	760				760
	1950	380				380
	1951	380	5370			5750
	1952	380	5370			5750
	1952	400	5370			5770
	1957	400				400

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

1926 GROVE ACRES MAP

