



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: 585 Hillcrest Ave APN: 006-681-013
 Owner: Gloria Lujan Applicant: Chris Evans

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 # 1HS 16-785Date: 9/7/16Total Fees: 407.00Received by: WLProject Address: 585 Hillcrest AveAPN: 006-681-013Project Description: Initial Historic Screening

RECEIVED

SEP 7, 2016

APPLICANT/OWNER:

Applicant

Name: Chris EvansPhone: 831-747-5203Email: pgpeople@yahoo.comMailing Address: 585 Hillcrest Ave
Pacific Grove CA 93950

Owner

Name: Gloria LujanPhone: 510-351-6654Email: glorialujan@comcast.netMailing Address: 14523 Locust St
San Leandro, CA 94579

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
- ☐ PC
- ☐ 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: 1, 2

Block: _____

Tract: _____

ZC: R-1GP: Mod. (7.40) aeLot Size: 9644.39☐ Historic Resources Inventory☐ Archaeologically Sensitive Area

Staff Use Only:

SPAT

407.00

9-7-16

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: 8-6-16Owner Signature (Required): Gloria LujanDate: 9-6-16



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 # AAP 16-699

Date: 8/9/16

Total Fees: 918.90

Received by: WL

Project Address: 585 Hillcrest

APN: 006-681-013

Project Description: Add front entry and move stairs on retaining walls. Replace windows and siding.

Applicant

Name: Chris Evans

Phone: 831-647-5203

Email: pgpeople@yahoo.com

Mailing Address: 321 Asilomar Ave
Pacific Grove, CA 93950

Owner

Name: Gloria Lujan

Phone: 510-351-6654

Email: gloriaLujan@comcast.net

Mailing Address: 14523 Locust St
San Leandro, CA 94579

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 checked="" 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: 1 & 2

Block: _____

Tract: Hillcrest Addition

ZC: R-1

GP: med den 17.4 du/ac

Lot Size: 9,1644 sq.

- ☐ Historic Resources Inventory
- ☐ Archaeologically Sensitive Area

Staff Use Only:

HISTORY REVIEW?

AUG 09 2016

1,124 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: 7-21-16

Owner Signature (Required): _____

Date: 7



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

Report of Initial Historic Screening

Address 585 Hillcrest APN 006-681-013
Block 192 Lot 2, port. 1 Date 9/8/16

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>1965</u>	<u>1947-1967 Building Permit register</u>	<u>Yes</u>
		<u>1966-1972 Building Permit File</u>	<u>No</u>
<u>Building Permit #</u>	<u>3569</u>	<u>Date</u>	<u>8/17/1965</u> <u>Project</u> <u>SFD</u>
<u>Owner</u>	<u>C W Melton</u>	<u>Builder</u>	<u>owner</u>
<u>Building Permit #</u>	<u> </u>	<u>Date</u>	<u> </u> <u>Project</u> <u> </u>
<u>Owner</u>	<u> </u>	<u>Builder</u>	<u> </u>
<u>Building Permit #</u>	<u> </u>	<u>Date</u>	<u> </u> <u>Project</u> <u> </u>
<u>Owner</u>	<u> </u>	<u>Builder</u>	<u> </u>
<u>Building Permit #</u>	<u> </u>	<u>Date</u>	<u> </u> <u>Project</u> <u> </u>
<u>Owner</u>	<u> </u>	<u>Builder</u>	<u> </u>

Heritage Society Barn Materials:

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

Assessors files	N/A	Property Files by Address	N/A
-----------------	-----	---------------------------	-----

Name (and Topic) files	N/A	Board and Batten Index	N/A
------------------------	-----	------------------------	-----

Photo Collection Index	N/A	Voter Registration 1894	N/A
------------------------	-----	-------------------------	-----

Mo. Co. Census 1900	N/A	Polk Directory	N/A
---------------------	-----	----------------	-----

Howard Research Books	N/A	Grove Acres Map 1926	N/A
-----------------------	-----	----------------------	-----

Block and Lot Files	N/A	1900 Census	N/A
---------------------	-----	-------------	-----

Pacific Grove Library Data

Polk Directories 1926 to 1988	N/A	Historic Index Card File	N/A
-------------------------------	-----	--------------------------	-----

Newspaper Microfilm	N/A	Mo. Co Directory 1875	N/A
---------------------	-----	-----------------------	-----

Greater Register of Mo. Co 1875 N/A Tuttle Photo Collection N/A

Library Photo Collection N/A

Comments: Lot 1&2 reconfigured in early 60's

Steve Honegger, Heritage Society of Pacific Grove

585 HILLCREST 2016





CITY OF PACIFIC GROVE

Building Permit

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

Location 585 Hillcrest Ave. Street _____

Lot Port 1 Block 681 Tract Hillcrest Tract

Nature of Improvement Single Family Res. Zone R-1

No. Rooms 7 + 2 1/2 Bath Out Buildings 2 Car Garage

Dimensions 64' x 36'

Set Back—Front Street 15' Side Street 30' Side Yards 10'

No. Stories TWO Floors CARPET & LINO

Foundation CONC. Roof COMP.

Walls FRAME Chimneys ONE

Outside Finish STUCCO & RUSTIC Toilets THREE

Inside Finish SHEET ROCK & PANEL 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 C. W. MELTON Builder OWNER

Estimated Cost \$ 25,000 Date AUGUST 17, 1965

Fee of \$ 78.00 Paid [Signature] Building Inspector

No. 3569

Date	Name	Address	Type	Value	#
				Item 7c	
11/12/63	Mullen, W.E.	306 Wood	Wendover	3,000	320
11/13/63	Maguire, M.	322 Central	Detling	1700	321
11/14/63	Montgomery Lem	316 Forest	Sign Yarn Shop	-	321
11/6/63	Miller, C.C.	222-17 th	Remodeling Interior	200	323
1/10/64	Moffett, R.	89.2 Quaker Street	remodel	1,000	321
2/14/64	Mew Murray	229-17 th	remodel	1,200	322
2/17/64	McKenay	777- Bayview	Add.	14,000	322
2/25/64	Mitchell (Mdm)	1123 Oceanview	Garage	3,000	327
2/26/64	Mayer, Harold	1035- Egan	Additions	7,000	327
4/3/64	Marrone's Top Hat Mt.	570 Lighthouse	Sign	-	329
4/30/64	Marino, A.A.	913 Petra Lane	single	15,000	331
5/1/64	Moore, W.R.	142-18 th St.	garage	1,000	331
5/19/64	McNutt, L.E.	412 Snow Cove	Garage	2,000	331
6/19/64	Marino, A.A.	937 Petra Lane	single fam. dwelling	15,000	333
6/22/64	Mann, R.	112-16 th St.	remodeling	400	333
7/20/64	McIntire, W.C.	1152 Sequoia	tool shed	150 ⁰⁰	335
9/4/64	Marino, A.A.	648 Sunset	single fam.	15,000	338
10/6/64	McHarry, Ron	723 Eandly	single fam.	16,000	339
12/7/64	MacMurray Dan	229-17 th St.	sign	-	341
1/25/65	McNutt, Larry	412 Snow Cove	repairs	250 ⁰⁰	343
2/5/65	McCormick, A.H.	914 Del Monte	single fam. res.	26,500	344
2/15/65	Marino, A.A.	901 Petra Lane	single fam. res.	20,000	345
2/16/65	McCormick, A.H.	910 Maple	demolishing fam.	8	345
3/5/65	Mashke, Anthony	116-16 th St.	remodel dwelling int.	2,000	347
3/14/65	Martin, Eliz.	128 California	garage	2,000	348
3/24/65	Maggiore Angelo	1273 O.V.	open deck	400 ⁰⁰	348
4/7/65	Miller, James	1102 Seaview	carport	700 ⁰⁰	349
5/4/65	Mello, Manuel	306 Congress	enclose patio	200 ⁰⁰	350
7/13/65	Murray, Ed.	1223 Ocean View	siding	1,100	354
7/30/65	Martino, Homer	509 Ocean view	stairway addn	1,100	355
8/9/65	McCormick, Donald	902 Maple	single fam. (Hsc I.)	15,000	356
8/9/65	McCormick, Donald	904 Laurie Circle	single fam.	15,000	356
8/9/65	McCormick, Donald	906 Laurie Circle	single fam.	15,000	356
8/17/65	Multon, C.W.	585 Hillcrest	single fam. res.	-	356

Assessment Files by APN

Item 7c

Add. Hillcrest Lot 1 Block 192 Owner Morris F. & Georgia H. Clafflin

Sketch of Lot	Year	Real Estate	Improvements	Personal Property	Exemption	TOTAL
	1931	720	1730	380.		2830
	1932	720	1730	270		2720
	1933	580	1660			2240
	1934	580	1660			2240
	1935	580	1660			2240
	1936	580	1660			2240
	1937	580	1660			2240
	1938	580	1660			2240
	1939	580	1660			2240
	1940	580	1660			2240

District	F.S. & H. No. 17-A.A		17		Asst. No. 61		Original Amt. \$		Int.		%	
Year	1931	1932	1933	1934	1935	1936	1937	1938	final			
Principal	2760	2760	27.60	2760	27.60	27.60	27.60	27.60				
Interest	1325	11.59	994	8.28	6.62	4.97	3.31	1.66				
TOTAL	40.85	39.19	37.54	35.88	34.22	32.57	30.91	29.26				

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

Add. Hillcrest 6-681-1 Lot 122 Block 192 Owner Wm & Nancy Stone

Sketch of Lot	Year	Real Estate	Improvements	Personal Prop.	Exemption	TOTAL
110-7th St City Owned by F. D. Barter 1928 Built in 1923	1941	580	1770			2350
	1942	580	1770			2350
	1943	580	1770			2350
	1944	580	1920			2500
	1945	580	1920			2500
	1946	580	1920			2500
	1947	940	2120			3060
	1948	940	2120			3060
	1949	940	2120			3060
	1950	940	2120			3060
	1951	940	2120			3060
	1952	940	2120			3060

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

6-681-1

CITY OF PACIFIC GROVE

LOT 1-2BLOCK 192ADD. HILLCREST

DATE	OWNER	ADDRESS
	<i>B.</i> D. G. Witherspoon	Box 365, Pacific Grove
10/2/34	Morris F. and Georga H. Claflin	110 Seventh St., Pacific Grove
6-7-65	Edith Manning Clifford & Nadine Melton	
6-8-65	<i>Win F. Stone, Jr. & Nancy</i>	