



# 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: 1203 Lawton APN: 007-562-013  
 Owner: LISA AND DICK COPPIN Applicant: JEFF EDMONDS

#### HISTORIC RESOURCES COMMITTEE (HRC) RECOMMENDATION:

At the 08/26/15 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)
  - X 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:

- X Made a determination of ineligibility, which will remain in effect for 5 years from the date of approval.
- Found that a determination of ineligibility cannot be made, and a Phase 1 Historic Assessment is required.

Mark Brodeur 8/17/15  
 Mark Brodeur, Director, Community and Economic Development Director Date \_\_\_\_\_



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## Permit & Request Application

RECEIVED Item 6.a

JUL - 6 2015

COMMUNITY DEV. DEPT.

### Project Permit(s) & Fees

Permit:	Fee:	Multiple Permit Discount:	App. #:
IHS	\$308		15-03691
			Date: 7/6/15
			Received By:
			Total Fee: 308 <sup>00</sup>

### Project/Property Information

Project Address: 1203 Lawton St / PG. APN: 007-562-013-000  
 Lot: 14 Block: 15 Tract: Del Monte Park  
 ZC: R-1 GP: \_\_\_\_\_ Lot Size: 4625.60

Project Description: Initial Historic Screening

Applicant Name: Jeff Edwards Phone #: 831-402-1347  
 Mailing Address: 225 Congress Ave / PG.  
 Email Address: jeffedwards@edwardsconstruction.com

Owner Name: Lisa & Dick Coppin Phone #: 831-277-4060  
 Mailing Address: 1203 Lawton Ave, P.G.  
 Email Address: lissa177@gmail.com  
dickcoppin@earthlink.net

### Permit(s)/Request(s)

<input type="checkbox"/> CRD: Counter Determination	<input type="checkbox"/> UP: Use Permit	<input checked="" type="checkbox"/> IHS: Initial Historic Screening	<input type="checkbox"/> VAR: Variance
<input type="checkbox"/> AP: Architectural Permit	<input type="checkbox"/> AUP: Administrative UP	<input type="checkbox"/> HPP: Historic Preservation Permit	<input type="checkbox"/> AVAR: Administrative VAR
<input type="checkbox"/> AAP: Administrative AP	<input type="checkbox"/> UP-A: UP Amendment	<input type="checkbox"/> HDP: Historic Demolition Permit	<input type="checkbox"/> VAR-A: VAR Amendment
<input type="checkbox"/> ADC: AP Design Change	<input type="checkbox"/> AUP-A: AUP Amendment	<input type="checkbox"/> HRP: Historic Relocation Permit	<input type="checkbox"/> AVAR-A: AVAR Amendment
<input type="checkbox"/> SP: Sign Permit	<input type="checkbox"/> C-1 Interp. of Permitted Uses	<input type="checkbox"/> HD: Historic Determination	<input type="checkbox"/> IS & ND/MND: Initial Study
<input type="checkbox"/> ASP: Administrative SP	<input type="checkbox"/> SU: Second Unit	<input type="checkbox"/> TPD: Tree Permit w/ Dev't	<input type="checkbox"/> EIR: Env. Impact Report
<input type="checkbox"/> TTM: Tentative Tract Map	<input type="checkbox"/> LLA: Lot Line Adjustment	<input type="checkbox"/> PUU: Permit Undocumented Unit	<input type="checkbox"/> MMP: Mitigation Monitoring
<input type="checkbox"/> FTM: Final Tract Map	<input type="checkbox"/> LM: Lot Merger	<input type="checkbox"/> GPA: General Plan Amendment	<input type="checkbox"/> Other _____
<input type="checkbox"/> SPR: Site Plan Review	<input type="checkbox"/> COC: Certificate of Compliance	<input type="checkbox"/> ZCA: Zoning Code Amendment	<input type="checkbox"/> Other _____

### CEQA Determination

Cat. Exempt, Class:  
 ND: Negative Declaration  
 MND: Mitigated ND  
 EIR: Environmental Impact Report

### Review Authority

Staff  NRC  
 ZA  HRC  
 SPRC  PC  
 ARB  CC

### Does the property have?

Active Planning Permit  
 Active Building Permit  
 Active Code Violation

### Is the property within?

ASA: Archaeologically Sensitive Area<sup>1</sup>  
 CZ: Coastal Zone<sup>2</sup>  
 ASBS: Drainage into ASBS Watershed  
 HRI: Historic Resources Inventory<sup>3,4</sup>  
 BP: Butterfly Preserve Buffer

**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. **\*If the owner is not available for signature, written/electronic and signed verification from the owner shall be required at the time of submittal agreeing to 1) the Applicant acting as their agent, 2) this Certification and 3) the Applicant acknowledgement below.**

Jeff Edwards 7/6/15 Lisa Coppin 7/6/15  
 Applicant Signature Date Owner Signature (Required) Date



**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="N/A"/>	
<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>P.G. Directory 1903</u>	<input type="text" value="N/A"/>	<u>1906</u> <input type="text" value="N/A"/>
<u>Mo. Co. Census 1900</u>	<input type="text" value="N/A"/>	<u>Polk Directory 1889</u>	<input type="text" value="N/A"/>	<u>1907</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="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

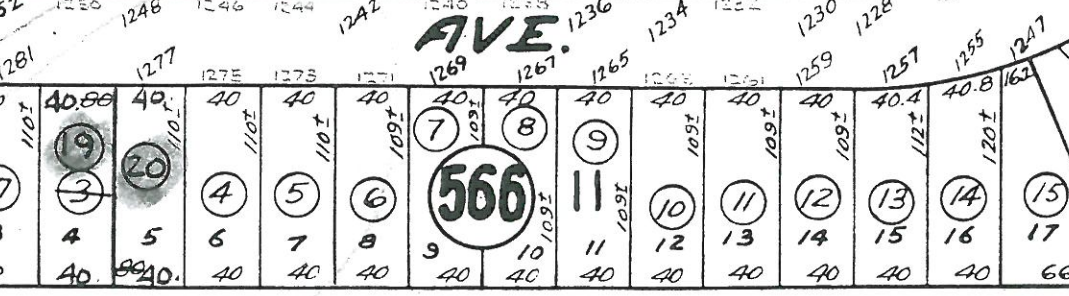
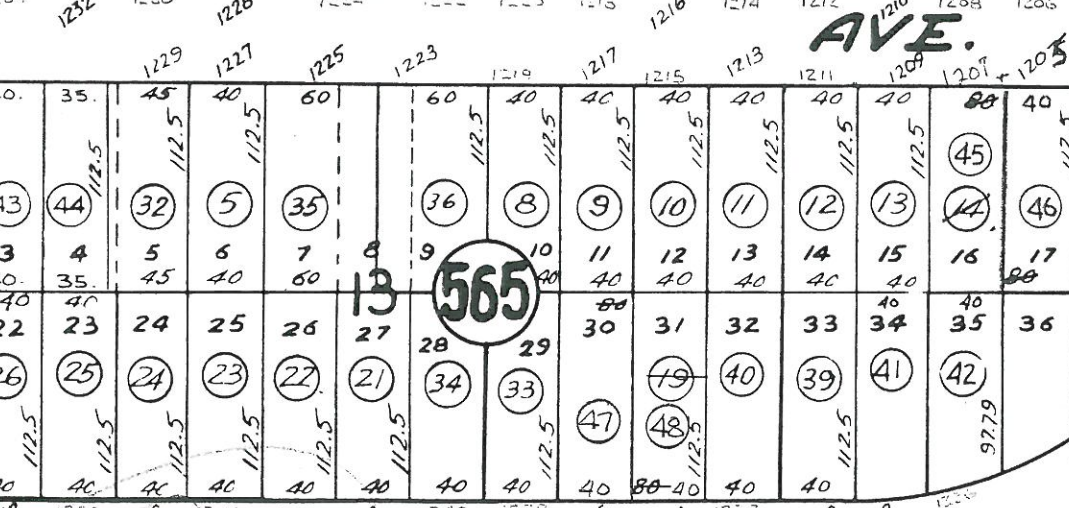
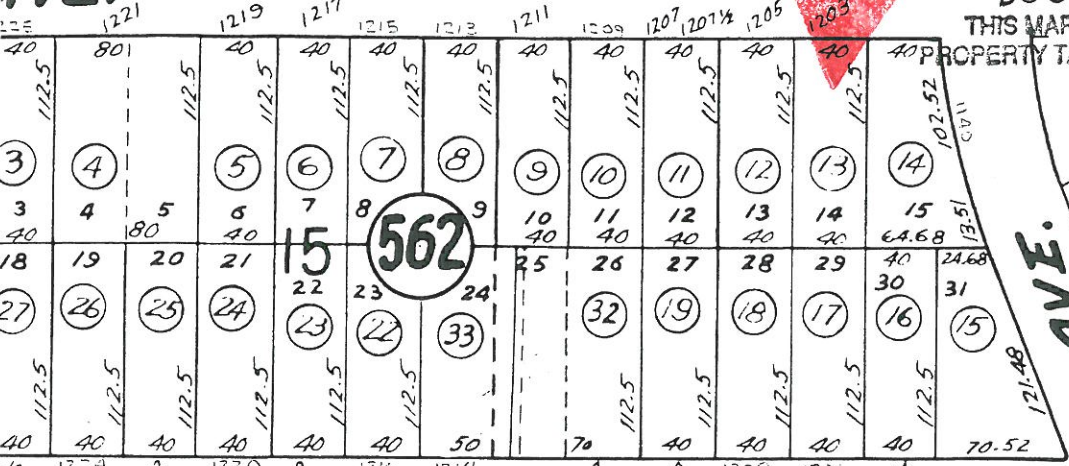
TAX CODE AREA 4-02

ASSESSOR'S MAP  
BOOK 7 PAGE 56 Item 6.a

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



1VE.



AVE.

BUENA VISTA

SCALE 1 in. = 100 FT.

59

60

DEL MONTE PARK  
BLK. 13, 14, 15, 19, 20, 21 & 22  
LOTS 1 TO 17 BLK. 11 & MILL MEADOW SUBD.

Item 6.a

1203 LAWTON  
2002



Phone: 648-3183  
300 FOREST AVE

POST THIS CARD AT OR NEAR FRONT OF BUILDING  
CITY OF PACIFIC GROVE

Permit No. 03-0471  
Item 6.a

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION  
INSPECTION RECORD

Job Address 1203 LAWTON  
Nature of Work Addition of Kitchen/Dining/ Fam Rm/ 2nd Flr. Loft  
Use of Building SFHO  
Owner \_\_\_\_\_  
Contractor K.R. Const.  
Date Issued 7/21/03

Appl.  
Jo

BUILDING	CORRECTION		CHECK AT FINAL	CORRECTION	
	DATE	INSP. DATE		DATE	INSP. DATE
0000 FOUNDATION ACCESS			1000 FOUNDATION ACCESS		
0001 FOUND FORMS/STEEL	8/19/03	ORC ✓	1001 ATTIC ACCESS		
0002 SETBACKS	8/19/03	ORC ✓	1002 EGRESS	7/16/04	ORC ✓
0003 PIERS/FOOTINGS	8/19/03	ORC ✓	1003 SMOKE DETECTORS	7/16/04	ORC ✓
0004 SLAB	8/19/03	ORC ✓	1004 PG&E METER LOCATIONS	7/16/04	ORC ✓
0005 HOLD-DOWNS FOUND					
0006 UFER GROUND			<b>DEPT. APPROVALS</b>		
0010 FOUND OTHER			1100 PLANNING/ARC		
0011 BLOCK 1ST LIFT			1200 FIRE DEPT ROUGH	10-29-03	SG ✓
0050 UNDERFLOOR FRAME			1201 FIRE DEPT. FINAL	1-15-04	SG ✓
0051 SHEAR NAILING <del>EXT</del>	10/21/03	ORC ✓	1300 PUBLIC WORKS		
0052 HOLD-DOWNS FRAME	11/3/03	ORC ✓	1301 CITY FORESTER		
0053 ROOF SHEATHING	11/3/03	ORC ✓	1400 PROPERTY/HOUSING		
0054 FRAMING	11/3/03	ORC ✓	1600 HEALTH DEPT.		
0055 EGRESS	11/3/03	ORC ✓	<b>FINAL</b>		
0056 ATTIC ACCESS			DATE	7/16/04	INSPECTOR
0057 INSUL UNDERFLOOR			ORC ✓		
0058 INSUL. FRAME	11/5/03	ORC ✓	WITH THE SIGNING OF THE FINAL INSPECTION		
0059 STUCCO LATH			BLOCK ABOVE, THIS FORM CONSTITUTES A		
0060 EXT. SCRATCH COAT			<b>CERTIFICATE OF OCCUPANCY</b>		
0061 SHEETROCK	11/14/03	ORC ✓			
0062 TUB & SHOWER LATH					
0063 T-BAR CEILING					
0069 OTHER					
0070 ROOF TEAR-OFF					
0072 ROOF FINAL					
<b>ELECTRICAL</b>					
0300 ROUGH	11/3/03	ORC ✓	10/21/03	straps	ORC ✓
0301 TEMP POWER			11/3/03	vent. sheat	ORC ✓
0302 SERVICE/PG&E OK'D	10/10/03	SG ✓			
0304 T-BAR					
0305 ELEC FINAL					
0306 OTHER					
0307 UNDERGROUND CONDUIT					
<b>MECHANICAL</b>					
0400 UNDERFLOOR					
0401 ROUGH	11/3/03	ORC ✓			
0402 SHAFTS					
0403 FIRE DAMPERS					
0404 FIREPLACE					
0405 OTHER					
0406 MECH FINAL					
0407 COMMERCIAL HOOD					
<b>PLUMBING</b>					
0500 UNDERFLOOR					
0501 ROUGH	11/3/03	ORC ✓			
0502 SEWER					
0503 WATER SERVICE					
0504 WATER HEATER					
0505 SHOWER PAN					
0506 GAS TEST	15/05	11/3/03	ORC ✓		
0507 PG&E GAS OK'D					
0508 PLBG FINAL					
0509 PLBG OTHER					
0510 BACKWATER VALVE					

**PROJECT DATA:**

Item 6a REVISIONS BY

APPLICANT: CYNTHIA L. SPELLACY  
 1136 MADERA CT.  
 SEASIDE, CA, 93955  
 (831) 394-1356

OWNER ADDRESS: MICHAEL AND KELLY KROKOWER  
 1203 LAWTON STREET  
 PACIFIC GROVE, CA 93950

LOT: 14  
 BLOCK: 15  
 A.P.#: 007-562-013

LOT SIZE: 4500 SQ. FT.  
 ALLOWABLE FLR AREA: 2373 SQFT

BUILDING COVERAGE  
 EXISTING: 884 SQFT  
 ADDITION: 605 SQFT  
 TOTAL: 1489 SQFT

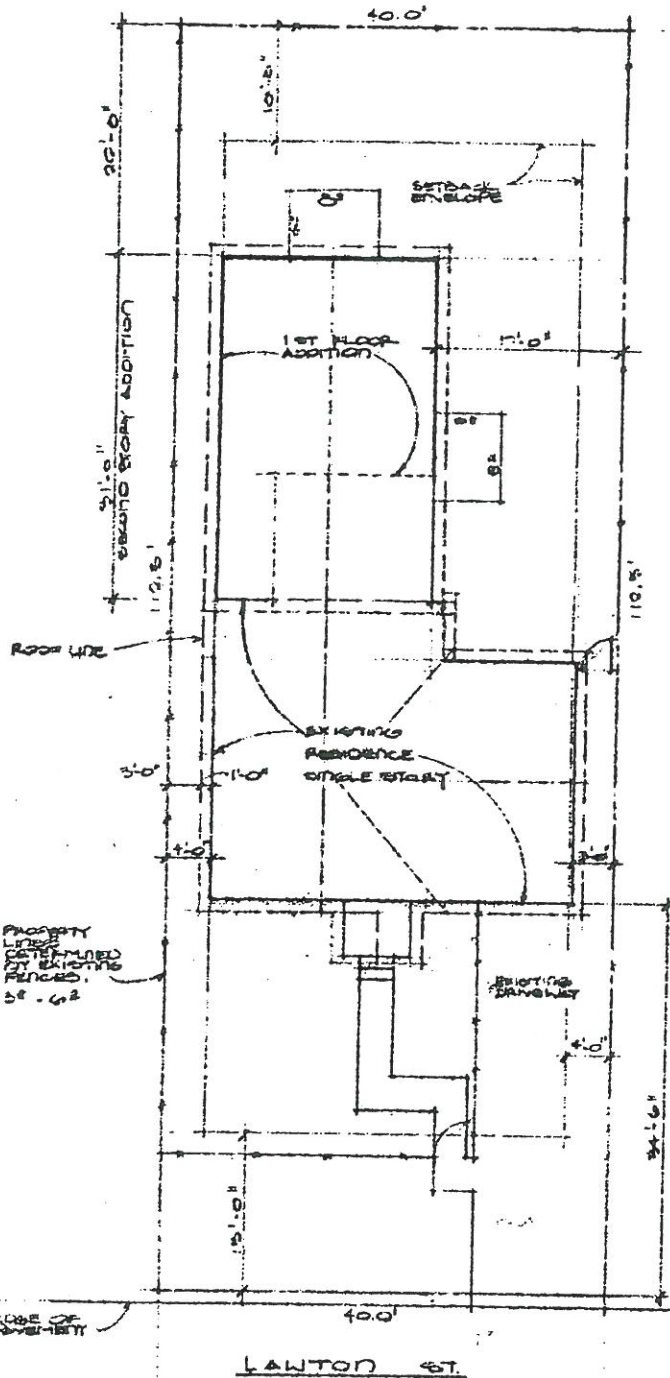
PAVING COVERAGE  
 EXISTING: 522 SQFT  
 ADDITION: 96 SQFT  
 TOTAL: 618 SQFT

FLOOR AREA  
 EXISTING: 884 SQFT  
 ADDITION: 911 SQFT  
 TOTAL: 1795 SQFT

**JOB DESCRIPTION:**

CONSTRUCTION OF A SECOND STORY ADDITION TO AN EXISTING SINGLE FAMILY DWELLING. ADDITION TO BE A LOFT OFFICE. ADDITION TO THE FIRST FLOOR TO BE AN ENLARGED KITCHEN, FAMILY ROOM AND DINING ROOM. A NEW BATH AND LAUNDRY TO BE ADDED TO THE FIRST FLOOR. DEMOLITION WILL INVOLVE 42 LIN FT OF EXTERIOR WALL.

APPLICANT: CYNTHIA L. SPELLACY  
 1136 MADERA CT.  
 SEASIDE, CA 93955  
 (831) 394-1356



**SITE PLAN**  
 1/8" = 1'-0"

**KROKOWER RESIDENCE**  
 1203 LAWTON STREET,  
 PACIFIC GROVE, CALIFORNIA 93950  
 (831) 375-7279

DATE	
SCALE	
DRAWN	
CHK	
SHEET	