

To: Historic Resource Committee
City of Pacific Grove

Date: Sept 18, 2017

RECEIVED

Fr: Scott Partridge
PO Box 1969
Los Gatos, Ca. 95031

OCT 04 2017

CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

Re: 562 Park Pl. deletion from Historic Resources Inventory per
Title 23 Zoning regulation 76.030 (b) *

Historic Resources Committee,

I own 562 Park Place Pacific Grove. I am requesting that the property be removed from the Historic Resources Inventory.

I purchased the property in 1998. It was not listed in the Historic Resources Inventory at that time. In 2003, I personally requested that it be added to the inventory.

I requested it be added on the professional advice and recommendation of an architect based in San Francisco, on a list of architects maintained with the Heritage Society here in town.

I trusted this individual to map out a future for the property. I learned subsequently this architect knew little of Pacific Grove historical designations. As I dug further into his resume, I learned he listed himself with the Heritage Society while regularly visiting his mother in an assisted living facility in Monterey. He had no other experience in Pacific Grove. Consistent with this discovery, and in that same year, I no longer retained him. This was all back in 2003, and I have not revisited the issue until lately, and have maintained the property as a duplex rental.

The improvements on the property are from a mix of eras comprised of numerous additions. What was once a single family residence, was cut into a duplex in the 1960's and substantially transformed, and that work removed some exterior features and added mismatched and inferior materials. The property was not listed on the inventory for a reason, as it was not historic. It is in poor shape and much of the prior workmanship was poor.

This summer I have documented statements and letters by real estate, architectural, design, engineering and building professionals, here in PG, that the designation of 562 Park Place, as on the Historic Resources Inventory, impacts the property negatively, by dramatically increasing the cost of bringing it to modern, safe, use, and possibly memorializing a structure that is not historic. The false Historic Resources Inventory designation causes it to be worth less right now. Further, all say that compliance (soft) and construction costs soar when a property is so designated. Some vendors are not interested in historic projects. Already it has been recommended by PG Planning that I hire a historian!

I am not a rich person, a speculator or a real estate professional. I teach Advanced Placement Government in a public high school. Costs are already at the very edge of my horizon of possibilities as I aim to make this my home in retirement.

I appreciate your action in removing 562 Park Place from the designation as historic as listed on the Pacific Grove Historic Resources inventory, and returning it to it's prior designations as not listed. It was my error. My request for removal is reasonable and appropriate.

Sincerely,



Scott Geoffrey Partridge

Citations:

*2376.030

(b) Property owners may request that their property be deleted from the historic resources inventory by submitting a written request to the historic resources committee. The historic resources committee shall determine, following hearing, whether or not the property should be deleted based on the criteria listed in PGMC 23.76.025. [Ord. 01-25 § 1, 2001; Ord. 97-23 § 1, 1997].

Copies:

Original: Historic Resources Committee City of Pacific Grove

Copy: City of Pacific Grove Planning Department permanent file

Copy: Fulvio Picerno Esq.

Copy: SGPPG1706



Debbie Gonzales <dgonzales@cityofpacificgrove.org>

Fwd: Appeal of Historic Designation of 562 Park Pl.

1 message

Anastazia Aziz <aaziz@cityofpacificgrove.org>
To: Debbie Gonzales <dgonzales@cityofpacificgrove.org>

Wed, Oct 11, 2017 at 4:20 PM

Please forward to HRC members and include as general comment at the next HRC meeting.

Thank you.

Anastazia Aziz, AICP, Principal Planner

City of Pacific Grove | Community & Economic Development Department

300 Forest Ave, 2nd Floor Pacific Grove, CA 93950

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www.cityofpacificgrove.orgPlanning website: <https://www.cityofpacificgrove.org/living/community-economic-development/planning>

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----- Forwarded message -----

From: **Scott Partridge** <scottgpartridge@gmail.com>
Date: Tue, Oct 10, 2017 at 6:50 PM
Subject: Appeal of Historic Designation of 562 Park Pl.
To: aaziz@cityofpacificgrove.org

Thank you for your time on the phone the other day . I appreciate it. I apologize for my frustration and understand your role as an arbiter for the City and as a attendee of the Historic Resources Committee.

As you indicated you will present my letter for general comment at the October 25 meeting, please submit the following as an attachment.

Dear Historic Resources Committee Members and attendees,

I understand and appreciate the value of the historic structures in Pacific Grove. I also understand as an owner that I desire a home with modern building codes. Up to date building codes are for safety and energy efficiency.

I further understand that requested that this property be included in the inventory in 2003. It was my mistake. I did not hire a historian, nor any evidence was presented. The Historic Resources Committee should not have accepted my request. The structure has been significantly altered with non consistent features at least three times over it's life,- the last time in the 1960's with inferior workmanship, inconsistent design, and inferior materials. No historian was required for me to get the property on the inventory, why now do you require one to delist it?

Please know, whereas

-I have never hung any plaque, or pursued any advantage of the Historic Designation.

-I am told also I must pay \$1,600 for the application fee to delist the property and must hire a qualified historic consultant. How could the fee be justified is such a circumstance? Does it take an investigation to determine the course of events regarding me writing a letter in 2003? Fees must reasonably reflect their actual cost of services.

Again, it was an error on my part to list it, I am requesting that you delist 562 Park Place. I do not need a Historian and \$2,109.80 to gain this outcome in a rational world. As a working class person and public servant myself, and member of the community, I have a right to government that is accessible and affordable. The Committee has discretion in the matter.

Public Correspondence 2 Item 5a
It's a shame. History can and should be preserved should not bolster
maintaining false designations, costly hurdles and road blocks. There should instead be incentives. Designation on the
Historic Resources Inventory offers none.

Respectfully, Scott Partridge