

**Historic Report
California American Water Pump House
260 Sinex Avenue
Pacific Grove, CA**



Prepared for PMC
PMC
60 Garden Court, Suite 230
Monterey, CA 93940

Richard Brandi
125 Dorchester Way
San Francisco, CA 94127

April 20, 2015

Introduction

This report evaluates the historical significance of the California American Water Pump House located at 260 Sinex Avenue in Pacific Grove, CA. The report evaluates the pump house using the criteria of the National Register of Historic Places, the California Register of Historical Resources and the Pacific Grove Historic Preservation Ordinance. This report fulfills Task 1 of the Scope of Work for the Cultural Resources in an EIR associated with the Pump House Historic Demolition permit project.

This review was conducted by Richard Brandi who holds an M.A. in Historic Preservation from Goucher College, Maryland and a B.A. from U.C. Berkeley. He is listed as a qualified historian by the San Francisco Planning Department and the California Historical Resources Information System. In addition to researching and writing historic context statements, Mr. Brandi conducts historic resource evaluations; architectural surveys; CEQA, NEPA and Section 106 reviews; HABS/HAER documentation; National Register nominations; and project reviews using the Secretary of the Interior's Standards for the Treatment of Historic Properties. Richard has completed two nominations to the National Register of Historic Places, two HABS/HAER documentations, and dozens of HREs. He has also evaluated hundreds of buildings and surveyed thousands of buildings and structures. He has conducted design review using the Secretary of the Interior's Standards for the Treatment of Historic Properties in San Francisco, Chico, Pacific Grove, Pebble Beach, and Riverside. With more than 10 years of professional experience in architectural history and historic preservation, Mr. Brandi meets the requirements of a Qualified Professional as set forth by the Secretary of the Interior.

Description and History

The structure is one story, rectangular-in-plan, with a low-pitch gable roof with dimensions approximately 21' x 39.' The walls are constructed of unreinforced concrete blocks, and the roof is supported by wood trusts and clad in red clay tiles. The structure is located in the middle of the intersection formed by Sinex Avenue, Eardley Avenue, and 9th Street. The entrance is through a plywood door on the northeast gable end facing Eardley Avenue. A boarded up window is adjacent to the door. Five windows are arranged on each side of the structure, three are metal framed swing out and two are jalousie windows. The structure was used to shelter pumps and associated equipment for domestic water supply. The building appears to be in poor condition.

The property was built in 1926. The floor has thick wood planks covering large diameter pipes and a slab concrete section. The designer of the structure is unknown. An automobile crashed into the entrance on the northeast side in 2012 and boards have been erected in its place.

The Eardley Pump House was used to pump water to holding tanks or reservoirs at higher elevations that in turn supplied domestic water by gravity to Pacific Grove. It was part of a larger water system serving the Monterey Peninsula that has been owned by various companies over the years. In 1882, the Pacific Improvement Company took water from the Carmel River to

supply the Del Monte Hotel and later Pacific Grove. The water operation was renamed the Monterey County Water Works in 1905. In 1915, Samuel F. B. Morse and other investors purchased the water works. In 1930, Chester Loveland acquired the company, and in 1935 it became the property of the California Water and Telephone Company. The company was acquired by American Water Works in 1966. The current building was constructed in 1926. It may have replaced an earlier structure that is shown on the 1914 map as a “Valve House.” The site may have been used as valve station as early as 1907, according to a card file in the offices of the American California Water Company. The 1926 Sanborn map calls the structure a “Valve House” but the Pacific Grove Classification and Computation Record form, dated 1928-1929, calls it the “Monterey County Water Works Pumping Station No. 1.” Thus, the site was used as a valve station from at least 1914, and possibly as early as 1907, and then as a pumping station from 1928 to 2008, when it was no longer needed and taken out of service. See the attached State of California DPR forms that are part of this report.

Historical Evaluation

The pump house was added the City of Pacific Grove’s Historic Resources Inventory in 2004 under criterion (h) because it “is unusual and unique to the City of Pacific Grove because of its round shape and location” and (i) for retaining its historic integrity. Note: the structure is rectangular, but it sits on a circular traffic island at the intersection of Sinex and Eardley Avenues and 9th Street.

California Register Significance Evaluation

The California Register of Historical Resources (CRHR) evaluates a resource’s historic significance based on the following four criteria:

Criterion 1 (Event): Resources associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Criterion 2 (Person): Resources associated with the lives of persons important to local, California, or national history.

Criterion 3 (Design/Construction): Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or that represent the work of a master or possess high artistic values.

Criterion 4 (Information Potential): Resources that have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation.

In addition to meeting one of the four criteria, a resource must be more than 50 years old, unless it can be demonstrated that sufficient time has passed to understand the building’s historical

importance. The estimated age of the building is 89 years, making it potentially eligible for listing.

Under Criterion 1 (Event), a photo of the pump house was used in the City of Pacific Grove Historic Context Statement as an example of early 20th century civic improvements, at the time when Pacific Grove came of age (City of Pacific Grove Historic Context Statement, 2011, page 136). It is also associated with the growth of Pacific Grove's water system, beginning with the Monterey County Water Works and extending through all the successor companies and ownership changes. It is eligible for listing under criterion 1.

Under Criterion 2 (Person), archival research did not reveal that the building is associated with the lives of persons important to local, California, or national history. It is not eligible under criterion 2.

Under Criterion 3 (Design/Construction), the structure's red clay tile roof places it in the Spanish-influenced architecture of the 1920s. The utilitarian structure is constructed of concrete blocks. The designer is unknown. It does not embody the distinctive characteristics of a type, period, region, or method of construction and does not represent the work of a master. It is not eligible under criterion 3.

This report does not evaluate the structure under Criterion 4 (Information Potential).

Integrity

The evaluation of historic significance is a two-step process. First, the historic significance of the property must be established. If the property appears to possess historic significance, then a determination is made of its physical integrity: that is, its authenticity as evidenced by the survival of characteristics that existed during the resource's period of significance. There are seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association.

The structure appears to be largely unaltered. Its location, design, materials, and workmanship have not changed and the setting, feeling, and association have remained largely the same as those found in 1926. For these reasons, the structure retains its historic integrity and it is eligible for listing on the California Register of Historical Resources under criterion 1.

The *National Register of Historic Places* (NRHP) is the official federal list of historic resources that have architectural, historic or cultural significance at the national, state or local level. To be eligible for listing on the NRHP a property must be historically significant under at least one of the four criteria for evaluation, A, B, C or D, that are very similar to California Register criteria 1, 2, 3, and 4, respectively. For reasons stated above, the pump house is not eligible under the NRHP criteria B or C. It also does not rise to the level of significance under NRHP criterion A.

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 5

*Resource Name or #: Eardley Pump Station

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:

Date:

T ; R ; 1/4 of 1/4 of Sec ; M.D. B.M.

c. Address: 260 Sinex Ave

City: Pacific Grove

Zip:

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: APN 006-528-01

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The structure is one story, rectangular-in-plan, with a low-pitch gable roof with dimensions approximately 21' x 39.' The walls are constructed of unreinforced concrete blocks, and the roof is supported by wood trusts and clad in red clay tiles. The structure is located in the middle of the intersection formed by Sinex Avenue, Eardley Avenue, and 9th Street. The entrance is through a plywood door on the northeast gable end facing Eardley Avenue. A boarded up window is adjacent to the door. Five windows are arranged on each side of the structure, three are metal framed swing out and two are jalousie windows. The structure was used to shelter pumps and associated equipment for domestic water supply. The building appears to be in poor condition.

*P3b. Resource Attributes: (List attributes and codes) HP11 Engineering Structure

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Main façade March 2015

*P6. Date Constructed/Age and

Sources: 1926 Historic

Prehistoric Both

Pacific Grove Building Dept

*P7. Owner and Address:

California American Water Co

PO Box 951

Monterey Ca, 93942

*P8. Recorded by: (Name, affiliation, and address)

Richard Brandi

125 Dorchester Way

San Francisco, CA 94127

*P9. Date Recorded:

April 2015

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

*NRHP Status Code 3CS

*Resource Name or # (Assigned by recorder) Eardley Pump Station

- B1. Historic Name: Monterey County Water Works Pumping Station No. 1
B2. Common Name:
B3. Original Use: Valve house, then pump house B4. Present Use: Out of service

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)

The property, built in 1926, is a simple one-story structure approximately 21' x 39' with a gable roof clad in red clay tiles. The floor has thick wood planks covering large diameter pipes and a slab concrete section. The designer of the structure is unknown. An automobile crashed into the entrance on the northeast side in 2012 and boards have been erected in its place.

*B7. Moved? No Yes Unknown Date: Original Location:

*B8. Related Features:
None

B9a. Architect: N/A

b. Builder: NA

*B10. Significance: Theme:

Area:

Period of Significance: 1926

Property Type: HP11 Engineering Structure

Applicable Criteria: C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

See Continuation sheet.

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References:

Sanborn maps, Pacific Grove Building Classification Record 1928-29, "Water, Nature's Gift to the Monterey Peninsula" California Water and Telephone Co., 1951.

B13. Remarks:

*B14. Evaluator: Richard Brandi

*Date of Evaluation: April 2015

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



*Required information

*Recorded by: Richard Brandi

*Date: April 2015

Continuation

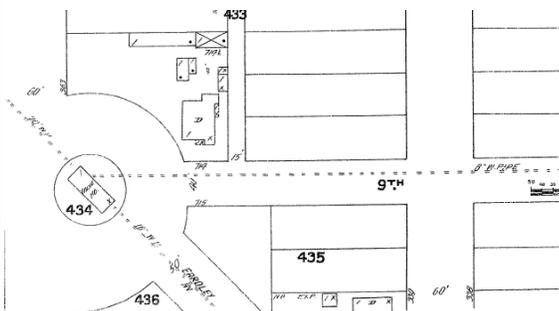
Update

B10. Significance

The Eardley Pump House was used to pump water to holding tanks or reservoirs at higher elevations that in turn supplied domestic water by gravity to Pacific Grove. It was part of a larger water system serving the Monterey Peninsula that has been owned by various companies over the years. In 1882, the Pacific Improvement Company took water from the Carmel River to supply the Del Monte Hotel and later Pacific Grove. The water operation was renamed the Monterey County Water Works in 1905. In 1915, Samuel F. B. Morse and other investors purchased the water works. In 1930, Chester Loveland acquired the company, and in 1935 it became the property of the California Water and Telephone Company. The company was acquired by American Water Works in 1966. The current building was constructed in 1926. It may have replaced an earlier structure that is shown on the 1914 map as a "Valve House." The site may have been used as valve station as early as 1907, according to a card file in the offices of the American California Water Company. The 1926 Sanborn map calls the structure a "Valve House" but the Pacific Grove Classification and Computation Record form, dated 1928-1929, calls it the "Monterey County Water Works Pumping Station No. 1." Thus, the site was used as a valve station from at least 1914, and possibly as early as 1907, and then as a pumping station from 1928 to 2008, when it was no longer needed and taken out of service.



Rear of pump house at Sinex Avenue.



1914 Sanborn map shows a 20-inch pipe going into a "valve house" with an 8-inch pipe running down 9th Street and a 16- or 18-inch pipe running down Eardley Avenue.

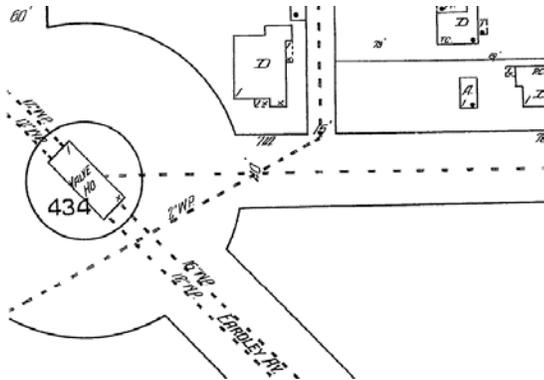
*Recorded by: Richard Brandi

*Date: April 2015

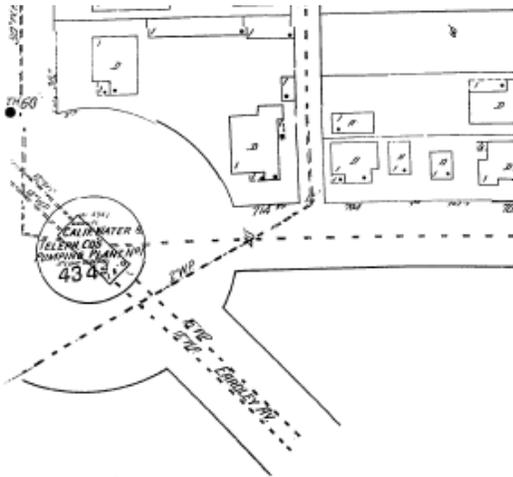
Continuation

Update

B10. Significance



The 1926 Sanborn map shows two 12-inch pipes running into the “valve house” and 16- and 12-inch pipes running down Eardley. The 8-inch pipe is still along 9th Street.



The 1962 Sanborn map shows the same pipes as in 1926, with the addition of a 50-inch pipe along Sinex Avenue going into the “pump house.”

Historical Evaluation

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*Recorded by: Richard Brandi

*Date: April 2015

Continuation

Update

B10. Significance

Criterion 3 (Design/Construction): Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or that represent the work of a master or possess high artistic values.

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Under Criterion 2 (Person), archival research did not reveal that the building is associated with the lives of persons important to local, California, or national history. It is not eligible under criterion 2.

Under Criterion 3 (Design/Construction), the structure's red clay tile roof places it in the Spanish-influenced architecture of the 1920s. The utilitarian structure is constructed of concrete blocks. The designer is unknown. It does not embody the distinctive characteristics of a type, period, region, or method of construction and does not represent the work of a master. It is not eligible under criterion 3.

This report does not evaluate the structure under Criterion 4 (Information Potential).

Integrity

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Holman & Associates

Darcy Kremin
PMC
500 12th Street Suite 250
Oakland, CA 94607

April 21, 2015

Dear Ms. Kremin:

RE: ARCHAEOLOGICAL LITERATURE REVIEW FOR THE PUMPHOUSE HISTORIC
DEMOLITION PROJECT, PACIFIC GROVE, MONTEREY COUNTY, CALIFORNIA

At your request I have completed an archaeological literature review for the above referenced project area at the Northwest Information Center (NWIC file no. 14-1432) on April 20, 2015. There were no recorded historic and/or prehistoric archaeological sites inside the project borders or within 500 feet of it. This report is a summary of information gained to date on archaeological resources only for the project area.

PROJECT DESCRIPTION

The current project area is located at 260 Sinex Avenue in a roundabout at the junction of Sinex Avenue, Eardley Avenue and 9th Street. Plans call for the demolition of the existing pumphouse built in the 1920s approximately 860 square feet in size. The project would require demolition work, removal of demolished materials, vegetation removal and the filling of the removal void; all existing water lines and other subsurface improvements will be left in place.

ARCHAEOLOGICAL LITERATURE REVIEW

Although the property is listed on the City of Pacific Grove Historic Resources Inventory, the location is not noted in the files nor on the maps at the NWIC. There have been no formal cultural resources studies of the project site and only two within 500 feet of it. In 2005 Basin Research Associates completed an archival study of all of the adjacent property of Monterey southeast of the current project area with negative findings for a California American Water Coastal Water project; no cultural resources were recorded as a result of that study within 1000 feet of the current project area. In 2011 Pacific Legacy completed a City of Monterey sewer rehabilitation project running just southeast of the current project inside the City borders, also with negative findings for the portion which ran near the pumphouse to the northeast.

PACIFIC GROVE PUMPHOUSE ARCHAEOLOGICAL LITERATURE REVIEW

FINDINGS/RECOMMENDATIONS

Despite the lack of recorded historic and/or prehistoric archaeological sites in the vicinity surrounding the current project area, this author must conclude that the demolition and removal of the existing pumphouse has a moderate potential for containing buried cultural resources, in particular prehistoric archaeological materials associated with the Native American use and habitation of the Monterey and Pacific Grove shorelines. In addition the removal of the pumphouse could uncover historic archaeological resources or architectural features associated with the original construction of the facility in the 1920s.

This report recommends that a qualified archaeologist be retained to monitor the building demolition and associated site clearing to identify potentially significant cultural materials. In the event that anything is discovered which might be eligible for inclusion on the California Register of Historic Resources (CRHR), a plan for the mitigation of impacts to the resource should be submitted to the Pacific Grove Planning Department for approval before earthmoving is allowed to recommence inside the construction zone. Mitigation can take the form of data retrieval through hand excavation coupled with recording of significant architectural features.

Sincerely,

Miley Paul Holman
Holman & Associates

REFERENCES

- Busby, Colin
2005 CULTURAL RESOURCES ASSESSMENT TECHNICAL REPORT FOR
 PROPONENT'S ENVIRONMENTAL ASSESSMENT (PEA)
 CALIFORNIA AMERICAN WATER, MONTEREY COUNTY
 COASTAL WATER PROJECT. On file, NWIC S-34216
- Holm, Lisa, Katherine Chao and John Holson
2011 ARCHAEOLOGICAL ASSESSMENT FOR THE CITY OF MONTEREY
 2011 SEWER REHABILITATION PROJECT, MONTEREY COUNTY,
 CALIFORNIA On file, NWIC S-38728

