



City of Pacific Grove Historic Resources Inventory Update

Public Review Draft Meeting

March 5, 2019
6:30-8:30 p.m.

Presented by

City of Pacific Grove
Anastazia Aziz, AICP, Director

Page & Turnbull
Ruth Todd, Principal
Christina Dikas, Senior Architectural Historian
Hannah Simonson, Architectural Historian

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No Actions Taken Tonight

Agenda

City of Pacific Grove

- Welcome & Introduction
- Background of Pacific Grove HRI Update
- Local Regulatory Framework

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- Survey Methodology
- Survey Results
- Project to Date and Next Steps

- Questions & Answers
- Fill Out Comment Sheets

City of Pacific Grove Preservation Program

- What is the Historic Resources Inventory (HRI)?
- Legal framework that applies to listed structures:
 - Federal law – National Park Service’s Secretary of Interior Standards
 - State law - CEQA
 - City ordinances
- Advisory Group composed of members of Council, HRC, PC, ARB, Heritage Society
- How does the HRI Update fit into City’s larger preservation planning goals?
 - 2011 Preservation Program Considerations
 - Deletions survey
 - Additions survey
 - Potential historic districts

Benefits of HRI Update

- Strengthens the legal validity and soundness of the HRI by citing the historic significance criteria and property integrity
- Allows for more accurate consideration of impacts to historical resources for zoning decisions and permit approvals
- Protects the City's historical resources from substantial alteration and demolition
- Clarifies the City's permit application and CEQA review processes
- Supports local heritage tourism
- Allows for appropriate response to a major disaster

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imagining change in historic environments through design, research, and technology



ARCHITECTURE
PLANNING & RESEARCH
MATERIALS CONSERVATION

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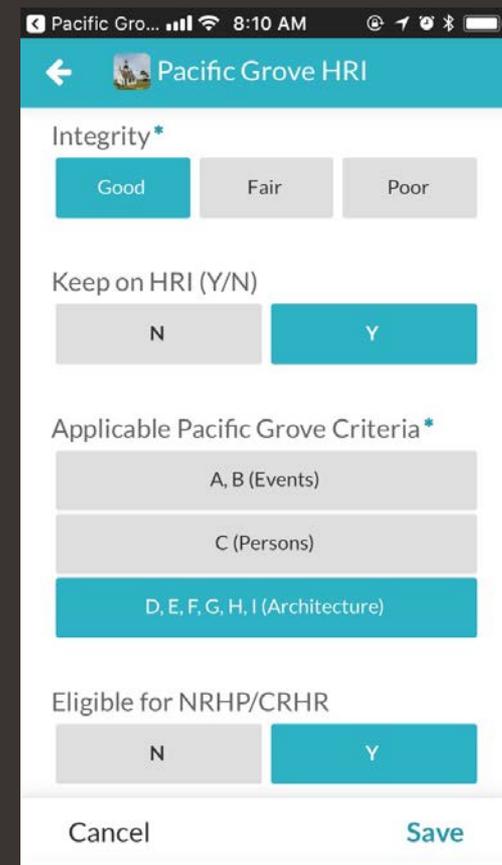
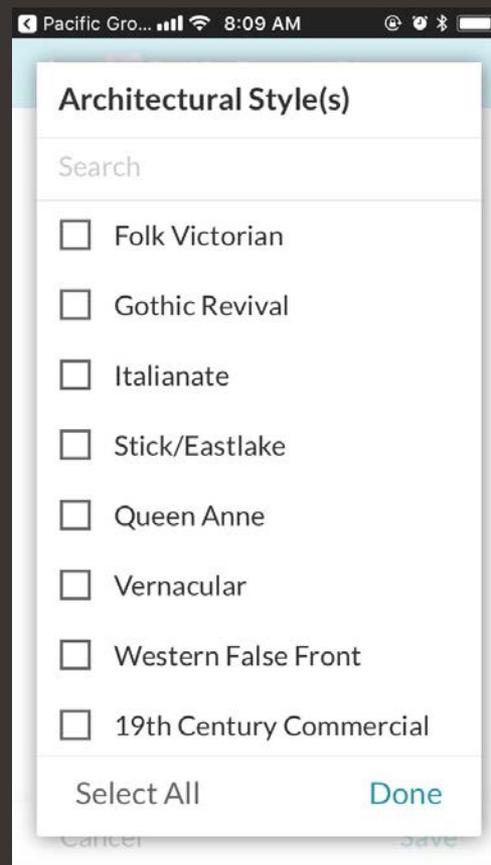
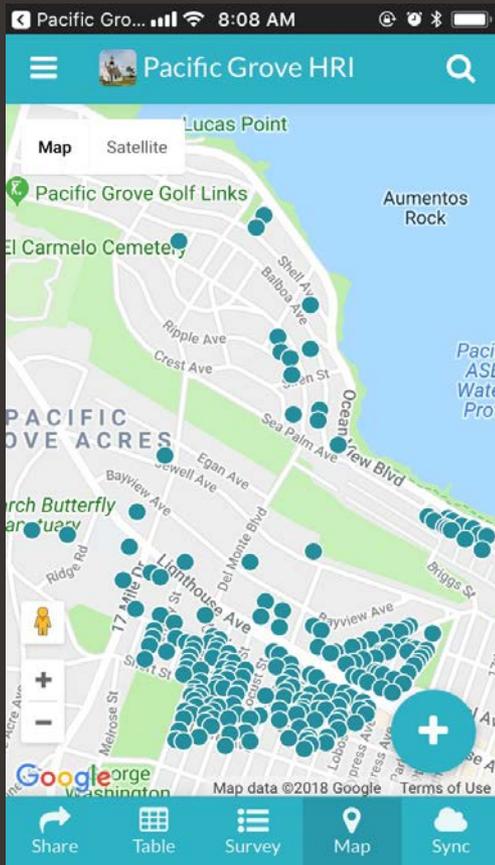
Overview of Historic Resource Surveys

What do Historic Resource Surveys look for?

- Is the building age-eligible (at least 50 years old)?
- Does the building have historic significance?
 - Associated with an important event, person, or architectural style.
- Does the building retain integrity?
 - Is the building able to convey its historic significance through its visual appearance?

HRI Update Survey Methodology

Survey Database: AppSheet



HRI Update Survey Methodology

Evaluating using the Historic Context Statement (2011)

- The HCS is organized by time period
- Identifies significant themes, patterns, trends, events, and people
- Identifies property types and requirements for historic designation in relation to historic themes



HRI Update Survey Methodology

Historic Context Statement

Historic Development Periods

- Native American & Mission Periods (to 1820)
- Mexican & Early American Periods (1821-1872)
- Early Development of Pacific Grove (1873-1903)
- Pacific Grove Comes of Age (1904-1926)
- City of Homes (1927-1945)
- Suburban Expansion (1946-1966)



Aerial Photograph, 1906 (Pacific Grove Heritage Society)

HRI Update Survey Methodology

Historic Context Statement

Significant Historic Themes

- Residential Development
- Commercial Development
- Civic Growth
- Transportation
- Ethnic & Cultural Diversity
- Social, Cultural & Religious Trends
- Recreation & Leisure
- Environmentalism
- Development & Booster Organizations



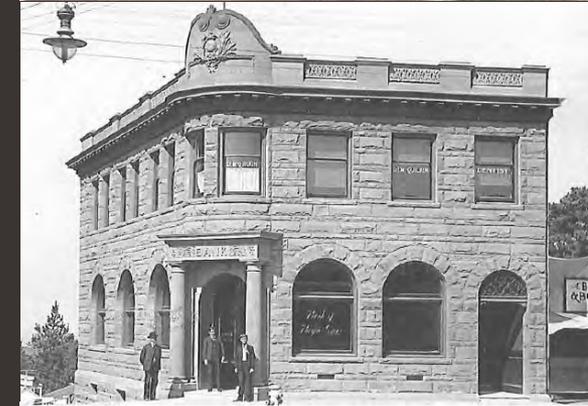
*Lighthouse Avenue, 1901
(C.K. Tuttle Collection, Pacific Grove Natural History Museum)*

HRI Update Survey Methodology

Historic Context Statement

Property Types

- Residential Properties
 - Single Family, Duplex, Boarding Houses, Apartments, Inns, Auto Camps, etc.
- Commercial Properties
 - Retail, Mixed Use
- Institutional Properties
 - Churches, Schools, Libraries, Social Halls, Government Buildings, etc.
- Industrial Properties
 - Stables, Auto-Repair Shops, etc.
- Cultural Landscapes
 - Parks, Designed Residential Landscapes, Designed Recreational Landscapes, etc.



HRI Update Survey Methodology

Evaluating Significance Using the Historic Context Statement

Evaluative Criteria

National/ California Register	PG Municipal Code §23.76	Significance
A/1	A, B	Events, Patterns & Trends
B/2	C	Persons
C/3	D, E, F, G, H, I	Architecture/ Design
D/4		Information Potential (Archaeology)



HRI Update Survey Methodology

Evaluating Integrity

Definition of Integrity

- *“...the authenticity of an historic resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance.”*
 - CA Office of Historic Preservation
- *“...must always be grounded in an understanding of a property’s physical features and how they relate to its significance.”*
 - National Park Service

Seven Aspects: Location, Setting, Design, Materials, Workmanship, Feeling & Association

HRI Update Survey Methodology

Evaluating Integrity

- Thresholds for removal from HRI due to an addition:
 - Construction date of addition
 - Visibility of addition
 - Size of addition in proportion to the original building mass
 - Percent of original roofline that remains legible
 - Manner in which the addition is attached to the original building mass
 - Age and quality of the building prior to alteration
 - Impact of cumulative alterations

HRI Update Survey Methodology

Evaluating Integrity

- Other alterations which may result in lack of integrity:
 - Replacement/incompatible windows
 - Alteration of pattern of windows and/or doors
 - Replacement/incompatible cladding (i.e. stucco over original wood)
 - Removal of original historic decorative features
 - Addition of non-original decorative features
 - Enclosing original front porch
 - Removal/replacement of entry or entry stairs
 - Addition of highly visible solar panels

Often, several alterations *cumulatively* result in a lack of integrity.

HRI Update Survey Methodology

No Integrity (Including Demolition)



Compatible addition, but replacement windows, replacement door, altered entry and replacement cladding result in cumulative lack of integrity.



Demolished and replaced with new building.

HRI Update Survey Methodology

No Integrity (Including Demolition)



HRI Update Survey Methodology

Incompatible Additions – No Integrity



Large second story and side additions are highly visible and obscure original form and roofline.



Highly visible front and side additions have resulted in loss of original decorative features and changed the form and massing.

HRI Update Survey Methodology

Incompatible Additions – No Integrity



HRI Update Survey Methodology

Compatible Additions – Has Integrity



Addition is set back from the front façade, small-scaled compared to mass of historic house and is compatible in design.



Rear, one-story addition is minimally visible from the street, and does not significantly impact the historic form or roofline.

HRI Update Survey Methodology

Compatible Additions – Has Integrity



HRI Update Survey Methodology

No Significance



These buildings are not particularly good examples of a period or style; the work of a notable architect or builder; or embody elements of architectural design or craftsmanship that have significant character or value.

HRI Update Survey Methodology

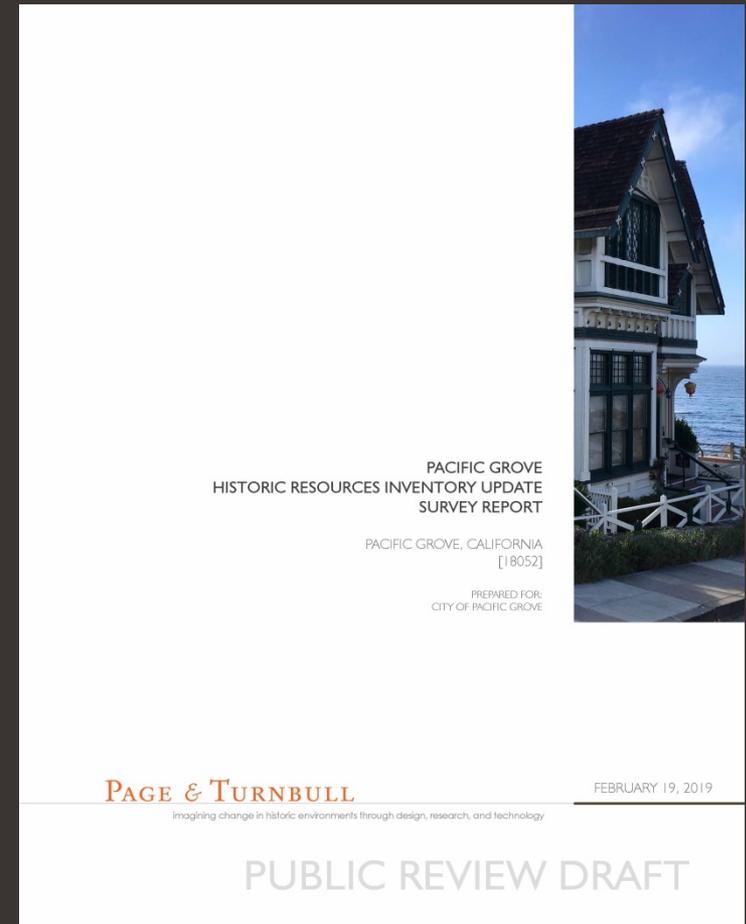
No Significance



HRI Update Survey Documentation

Survey Report

- Project Background & Purpose
- Survey Methodology
- Evaluation Methodology
 - Historic Significance
 - Year Built Dates
 - Historic Integrity
- Properties Recommended for Removal from Pacific Grove HRI [table]
- Properties Recommended to Remain on Pacific Grove HRI [DPR forms]



HRI Update Survey Documentation

Recommended to Remain on HRI – DPR forms

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION		Primary # _____
PRIMARY RECORD		HRI # _____
		Trinomial _____
		NRHP Status Code <u>551, 3S, 3CS</u>
Other Listings	Reviewer	Date
Review Code _____	_____	_____

Page 1 of 2 *Resource Name or #: 104 1st St (APN 006223003000)

- P1. Other Identifier:**
- *P2. Location:** Not for Publication Unrestricted *a. County: Monterey
- *b. USGS Quad(s): Monterey, California (1997)
- c. Address: 104 1st St, Pacific Grove, CA 93950 (APN 006223003000)
- d. UTM:
- e. Other Locational Data: Latitude, Longitude (Decimal Degrees) 36.620169631974, -121.907547408429

- *P3a. Description:**
- Architectural Style(s): Craftsman
 - Construction Type: Wood Frame
 - Number of Stories: 1.5
 - Basement: Not Visible
 - Garage: Detached
 - Roof Type(s): Gable
 - Roof Material(s): Wood Shingle
 - Wall Material(s): Wood Shingle
 - Window Type(s): Casement, Fixed
 - Window Material(s): Wood
- Architectural Features: Chimney, Open Porch, Overhanging Eaves
 - Decorative Details: Brackets, Exposed Rafter Tails
 - Alterations: Compatible Addition, Non-Historic Residence/ADU On Site
 - Additional Remarks:

- *P3b. Resource Attributes: HP02 (Single family property), HP04 (Ancillary building)
- *P4. Resources Present: Building Structure Object Site District Element of District Other (isolates, etc)



- *P5b. Description of Photo:
Primary façade, 8/3/2018.
- *P6. Date Constructed/Age & Sources:
 Prehistoric Protohistoric
 Historic Unknown
Circa 1900. Sources: Monterey County Assessor's Records.
- *P7. Owner and Address:
Builder Stuart & Moore Polly
2827 Wemberly Dr
Belmont, CA 94002
- *P8. Recorded by:
Katherine Wallace, Page & Turnbull
417 Montgomery Street, 8th Floor
San Francisco, CA 94104
- *P9. Date Recorded: 8/3/2018
- *P10. Survey Type: Reconnaissance

- *P11. Citation: Page & Turnbull. Pacific Grove Historic Resource Inventory (HRI) Survey Report. Prepared for the City of Pacific Grove, February 19, 2019 [PUBLIC REVIEW DRAFT].
- *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:

DPR523A (1/95) *Required Information

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION		Primary # _____
CONTINUATION SHEET		HRI # _____
		Trinomial _____

Page 2 of 2 *Resource Name or #: 104 1st St (APN 006223003000)

*Recorded By: Katherine Wallace *Date: 8/3/2018

Historic Name: Lena Dinsmore House
Original Use: Residential Present Use: Residential
Original Owner: Architect/Builder: Julia Morgan

Significance
Pacific Grove Historic Context Statement Theme: Residential Development
Period of Development: Early Development of Pacific Grove (1873-1902)
Integrity: Good **Period of Significance:** Circa 1900

Eligible for Pacific Grove HRI Yes
Appears Individually Eligible for National Register/California Register: Yes **Level of Significance:** Local
California Historic Resource Status Codes: 551, 3S, 3CS
Evaluation Notes:

National/California Register	PG Municipal Code §23.76	Significance	Discussion
A/1	A, B	Events, Patterns & Trends	Not found to be eligible under these criteria during the course of this survey.
B/2	C	Persons	Not found to be eligible under these criteria during the course of this survey.
C/3	D, E, F, G, H, I	Architecture & Design	Eligible for Pacific Grove HRI, and appears eligible for listing on the California Register/National Register. Significant for Craftsman design expressed by intact stylistic features, forms and/or construction methods. Good example of type and/or style from Early Development of Pacific Grove (1873-1902) development period and retains historic integrity. Additionally significant as the work of master architect Julia Morgan. This was the only residence designed by Julia Morgan in Pacific Grove.
D/4		Information Potential	Properties were not evaluated for significance under these criteria as part of this survey.

References: Page & Turnbull. City of Pacific Grove Historic Context Statement. Prepared for City of Pacific Grove, CA. Approved by City Council October 18, 2011.

DPR523L (1/95) *Required Information



HRI Update Survey Documentation

Recommended for Removal from HRI - Table

Pacific Grove HRI Update Survey

Properties Recommended for Removal from Pacific Grove HRI

Public Review Draft

Address	APN	Year Built	Historic Name	Reason for Removal	Survey Notes	Alterations	Evaluation Notes
200 1st St	006223002000	Circa 1925		No Integrity		Incompatible Addition, Altered Form or Roofline	
220 1st St	006242005000	1910		No Integrity		Incompatible Addition, Altered Form or Roofline, Replacement Window(s), Replacement Door(s)	Sanborn maps indicate a two-story rectangular plan with two-story front porch and recessed one-story wing. Appears that form and mass have been significantly altered.
222 1st St	006242010000	1903		No Integrity		Incompatible Addition, Altered Form or Roofline	
316 1st St	006248005000	1920		No Integrity		Altered Form or Roofline, Replacement Window(s), Replacement Door(s)	
116 2nd St	006222004000	1972		Demolished			
523 2nd St	006515009000	1930		No Integrity		Incompatible Addition, Altered Form or Roofline	
107 3rd St	006222014000	1891	Wakefield (Isabella) House	No Integrity		Compatible Addition	
108 3rd St	006221004000	1886		No Integrity		Incompatible Addition, Altered Pattern of Windows or Doors, Replacement Window(s), Replacement Cladding, Enclosed Porch	
111 3rd St	006222012000	1910		No Integrity		Incompatible Addition, Altered Form or Roofline, Enclosed Porch	Integrity lost due to prominent dormer and second-story deck at the north facade.
133 3rd St	006227009000	1890	Hawkhurst (Eliza) House	No Integrity		Incompatible Addition, Altered Form or Roofline, Altered Pattern of Windows or Doors, Replacement Window(s), Non-Historic Residence/ADU On Site	Sanborn maps indicate that the building footprint has been significantly altered.
138 3rd St	006228006000	1915		No Integrity		Incompatible Addition, Altered Form or Roofline, Replacement Window(s)	Cumulative alterations result in loss of integrity.
214 3rd St	006255004000	Circa 1930		No Integrity		Incompatible Addition, Altered Form or Roofline	
218 3rd St	006255005000	1930		No Significance			No Significance. Does not appear to meet eligibility requirements. Not a good or representative example of an architectural style or property type of the period of development. Sanborn maps also appear to indicate that the building has been quite altered.
308 3rd St	006256004000	1922		No Integrity			
314 3rd St	006256006000	1909		No Integrity	Small non-original stained glass windows.	Incompatible Addition, Altered Pattern of Windows or Doors, Replacement Window(s), Altered Entry, Skylight(s)	
315 3rd St	006249005000	1910		No Significance			No Significance. Altered fenestration, steps and front door.
132 4th St	006229003000	1892		Demolished			
212 4th St	006254003000	1920		No Integrity		Incompatible Addition, Altered Form or Roofline, Replacement Window(s)	
221 4th St	006255006000	1921		No Integrity	Corner bay window.	Incompatible Addition	



HRI Update Survey

Survey Findings

1,303 Buildings Surveyed

- Some properties contained multiple buildings, so 1,280 properties (parcels) were surveyed

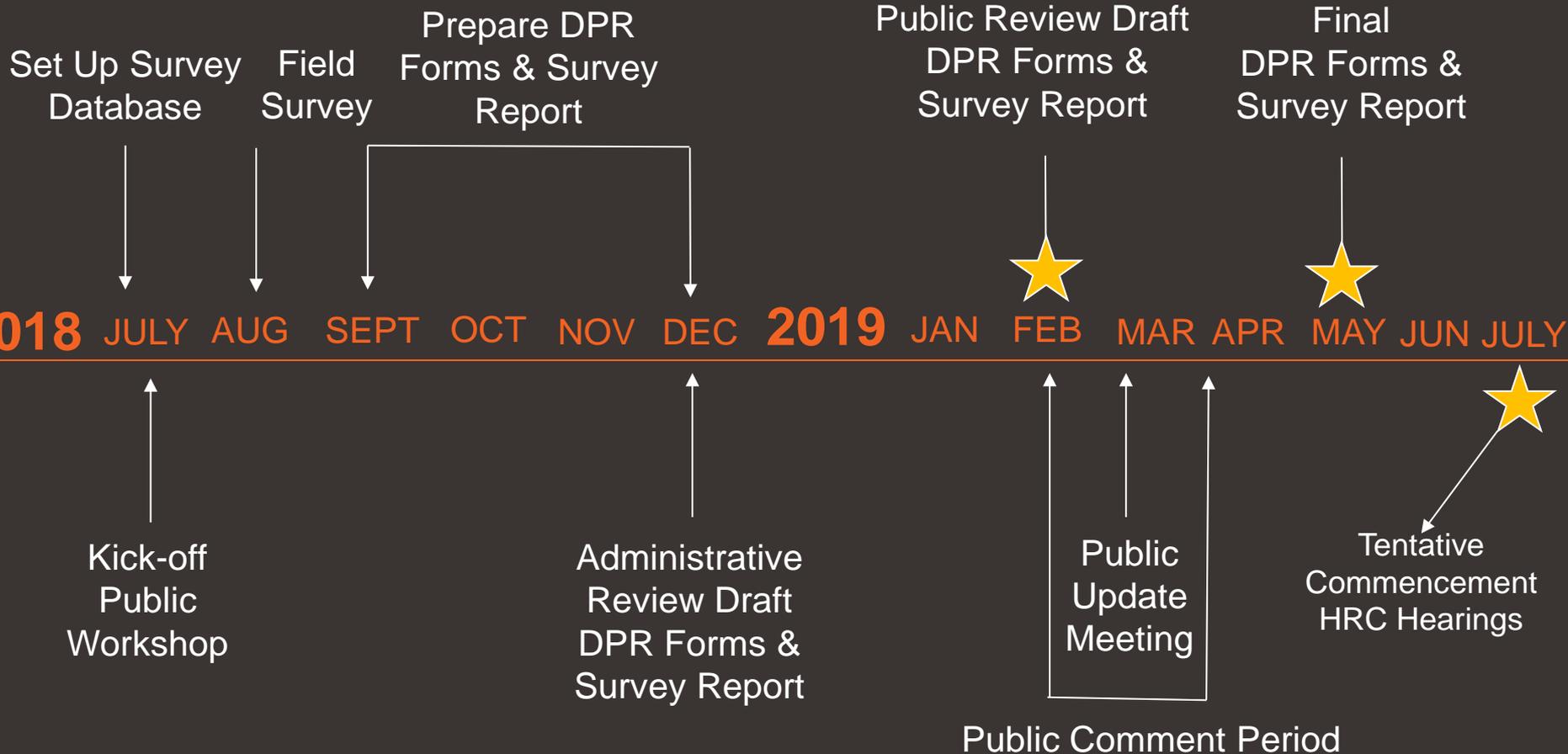
902 Buildings [69%] = Recommended to Remain on HRI

- 654 [50%] are eligible only for the Pacific Grove HRI
- 248 [19%] appear to additionally be eligible for the California Register (and/or National Register with additional research)

401 Buildings [31%] = Recommended for Removal from HRI

- 379 [29%] have No Integrity (including demolished buildings)
- 13 [1%] have No Significance
- 9 [>1%] have No Significance/No Integrity

Project To Date and Next Steps



Formal Process

- Formal Historic Determination process :
 - Decisions by Historic Resources Committee
 - Noticed hearings
 - Likely in small groupings
 - Appeal process to Planning Commission & Council
- Permit and design review process remain in place for non-historic structures.

Submitting Your Feedback

- Comment Sheets (supplied at this meeting)
 - Hand in tonight
 - Mail/deliver to:
 - City of Pacific Grove, Community and Economic Development Department
 - c/o Alyson Hunter, Associate Planner
 - 300 Forest Avenue, Pacific Grove CA 93950
 - Email sheet to Alyson Hunter, Associate Planner:
ahunter@cityofpacificgrove.org
- Review PDF accessible on the City's website:
 - <https://www.cityofpacificgrove.org/about-city/news/hri-update-survey-report-and-findings-are-now-available-public-review>
 - Email comments to Alyson Hunter, Associate Planner:
ahunter@cityofpacificgrove.org

*Public Review Period Ends:
Friday, March 22, 2019*



Questions & Answers

