

PACIFIC GROVE
HISTORIC RESOURCES INVENTORY UPDATE
SURVEY REPORT

PACIFIC GROVE, CALIFORNIA
[18052]

PREPARED FOR:
CITY OF PACIFIC GROVE



PAGE & TURNBULL

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

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PUBLIC REVIEW DRAFT

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I. INTRODUCTION

The City of Pacific Grove has long prioritized preserving its architectural heritage. In 1978, a Historic Resources Inventory (HRI) was compiled as the City's official listing of locally-designated historic resources. In 1994, the City of Pacific Grove adopted its first historic preservation ordinance, aimed at protecting and enhancing Pacific Grove's community character and its historic resources (Pacific Grove Municipal Code Chapter 23.76). The City's current General Plan was also adopted in 1994 and includes a chapter dedicated to Historic and Archeological Resources. In order to implement the historic preservation goals, policies, and programs established in the General Plan and Historic Preservation Ordinance, in 2011 the City of Pacific Grove sponsored the *Pacific Grove Historic Context Statement and User Guide*, as well as the *Pacific Grove Preservation Program Considerations*, completed by Page & Turnbull, Inc. The *Pacific Grove Preservation Program Considerations* included a recommendation to update the City's HRI. Page & Turnbull was contracted in 2018 to undertake an HRI Survey Update effort. Approximately 1,280 properties that had been previously identified as historically significant or potentially historically significant were re-evaluated to determine their integrity and eligibility for listing in the updated HRI, as well as the National Register of Historic Places (National Register) and California Register of Historical Resources (California Register). The survey results are documented in a Microsoft Access database, State of California (DPR) 523 survey forms, and are summarized in this *Pacific Grove Historic Resources Inventory Survey Report*.¹

A. PROJECT BACKGROUND AND PURPOSE

The Pacific Grove Historic Resources Inventory Survey Update was sponsored by the City of Pacific Grove Planning Department and will be used for the purposes of design review, planning decisions, and the continued development of the City's historic preservation program. The original HRI was established in 1978 and has since served as the City's official listing of locally designated historic resources. Typical of the times, the HRI was primarily compiled by volunteers and local enthusiasts who did not include documented or rigorous methodology in their approach or criteria for inclusion. Much of the field survey work was conducted by members of the Heritage Society of Pacific Grove (Heritage Society), who began working with City staff as early as 1975 to inventory 378 single-family homes, 50 duplexes, and 100 multiple-dwelling properties in Pacific Grove's Retreat district. In 1977, when the City of Pacific Grove received a matching grant from the State Office of Historic Preservation to assist with funding, members of the Heritage Society and City staff coordinated to photograph and document 350 additional homes of historic significance. For this next step, Heritage Society members undertook to identify and evaluate all homes in Pacific Grove that were constructed before or by 1926.² At the recommendation of the Heritage Society, the City updated the HRI to include these pre-1927 buildings. The effort was completed in 1978 and has since served as the city's official inventory.

¹ A note about terminology: the "Pacific Grove Historic Resources Inventory (HRI)" is a list of properties found to be eligible historic resources during the course of survey field work; the "*Pacific Grove Historic Resources Inventory Survey Update Report*" is the name of this document, which is a report explaining the methodology and results of the survey.

² The date 1926 was chosen because the Sanborn Map Company fire insurance maps for that year could be used to confirm the existence of the buildings.

The City first adopted a historic preservation element as part of its 1987 General Plan. In 1994, the City adopted its current General Plan, which dedicates a chapter to Historic and Archeological Resources and includes the City's first historic preservation ordinance. The City's Historic Resources Committee (HRC) was established as part of the ordinance. The HRI is administered by the City's Historic Preservation Ordinance and ministered by the HRC. Since 1994, the HRC has added and deleted properties on a case-by-case basis.

In 2005, the Heritage Society funded a photographic inventory of approximately 1,280 HRI-listed properties. These records are available in the Community Development Department, as well as the archives at the Ketcham's Barn. California Department of Parks and Recreation (DPR) 523 forms produced over time for nearly 600 of the approximately 1,280 inventoried properties are also on file with the Community Development Department. Since 1978, the Heritage Society has placed green historic markers on 1,434 homes in Pacific Grove.³ These plaques indicate the year and name of the owner at the time the building was first assessed for tax purposes, and do not necessarily indicate the year of construction. Additionally, some 70 buildings have been recognized with bronze Heritage House medallions.⁴ Note that while there is some overlap, the Heritage Society's green plaque and Heritage House medallion programs are unassociated with the City's HRI.

Prior to Page & Turnbull's 2018 HRI Survey Update effort, the HRI consisted of approximately 1,280 properties. Properties listed on the HRI require design review of any addition or alteration, in accordance with the *Secretary of the Interior's Standards for Rehabilitation*.⁵ Seven of these properties are also currently listed on the National Register of Historic Places and/or California Register of Historical Resources. Since the HRI was established in 1978, many listed structures have changed over time, and some have been demolished. It is the purpose of this project to re-survey approximately 1,280 individual properties and to produce an updated *Pacific Grove Historic Resources Inventory*. The inventory is a living database and may be added to or amended by Pacific Grove Planning Department staff in the future if additional historic resources are identified or corrections based on verifiable sources of information are communicated. The inventory can be updated with new information from verifiable sources or new evaluations by qualified professionals.

B. DESCRIPTION OF SURVEY AREA

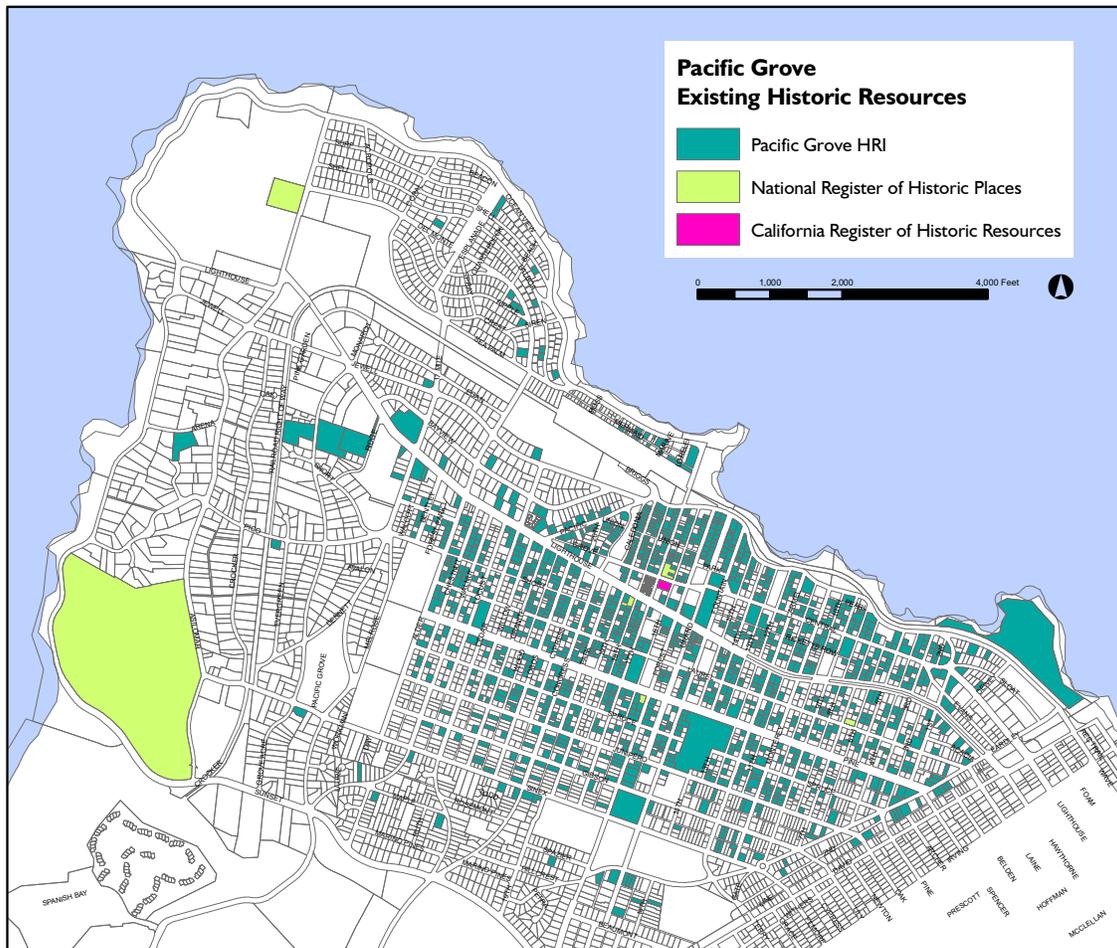
All properties included in the Survey Update effort are located within the incorporated boundaries of the City of Pacific Grove (**Figure 1**). Pacific Grove is a coastal town located on the tip of the Monterey Peninsula, between Monterey and Pebble Beach in Monterey County, California. The Pacific Ocean marks the northern and western boundaries of the city, while Line Street bounds the

³ This number is accurate as of August 2018, when the Heritage Society of Pacific Grove provided Page & Turnbull with a complete list of Green Plaque addresses.

⁴ The bronze medallions are annually awarded to honor buildings that have been recently restored, added on to, or newly developed in a commendable manner. Plaques are given to best examples of each category: preservation, remodel/addition, commercial, and new construction. Heritage House Awards, accessed November 9, 2018, <https://www.pacificgroveheritage.org/heritage-house-awards/>.

⁵ Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*. Washington, D.C.: U.S. Department of the Interior, 2017. Accessed November 9, 2018, <https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>.

city to the east and Sunset Drive forms much of the southern boundary.⁶ Lighthouse Avenue serves as the primary east-west commercial corridor that runs from the City of Monterey, through the downtown area, towards the Point Pinos Lighthouse. Forest Avenue is another main road that runs north-south and connects the downtown area to the Holman Highway. These thoroughfares, and the terrain of Pacific Grove in general, is typically flat with some gentle slopes. Much of the City features a grid organization, particularly within the surveyed boundaries; the oldest buildings are generally located in the tight-knit grid between Lighthouse Avenue and Monterey Bay.



Page & Turnbull (November 12, 2018)

Figure 1: Map of approximately 1,280 properties listed on the Pacific Grove HRI (teal) that were surveyed during Pacific Grove Historic Resources Inventory Survey Update. Six properties listed on the National Register (green) and one property on the California Register (pink) were not resurveyed. Survey fieldwork was completed in August 2018. Source: Page & Turnbull.

The HRI Survey Update effort included all properties listed on the HRI. For the most part, surveyed properties were located within the following boundaries: Line Street (east), Ocean View Boulevard (north), 17 Mile Drive (west), and Sinex Avenue (south). The Survey Update area encompasses a variety of built resources, including representative examples of many of the early architectural styles and building types constructed in the City of Pacific Grove.

⁶ City limits also run further south out Forest Avenue to include the Del Monte Park area.

While other potentially eligible historic resources exist within the City of Pacific Grove, no additional properties outside of those already listed on the HRI were surveyed or evaluated as part of this project. The oldest building included in the HRI Survey Update dates to 1879; however, most of the oldest buildings surveyed date to the 1880s.⁷ Several surveyed properties contain buildings that were constructed between the 1970s and 2000s. The majority of these buildings appear to have replaced historic HRI-listed buildings that have since been demolished.⁸ The majority of the HRI Survey Update area is represented by late nineteenth century or early twentieth century architectural styles, with approximately 1,218 buildings constructed prior to 1927. Midcentury and post-World War II architectural styles and building types – especially Modernist styles – are found in Pacific Grove but are not well represented within the boundaries of the survey area. The bulk of the buildings surveyed were residential buildings, in addition to approximately 75 commercial and institutional buildings primarily located in Pacific Grove’s historic downtown. Residential buildings in Pacific Grove are primarily single-family homes, with some multi-unit residences.

Buildings Not Surveyed

Buildings already listed on the National Register or California Register were not surveyed as part of the HRI Survey Update effort because it was determined that sufficient documentation exists for these buildings. Informal cursory inspection did not reveal any indication that the integrity of the buildings has been impaired such that they might be eligible for removal from the registers.

Buildings listed on the HRI, National Register, and California Register that were not surveyed include:

- Centrella Inn, 612 Central Avenue (APN 006164024000)
- Gosby House, 643 Lighthouse Avenue (APN 006292002000)
- Trimmer Hill, 230 6th Street (APN 006252009000)
- Frank LaVerne Buck House, 581 Pine Avenue (APN 006481002000)
- Asilomar State Beach & Conference Center (APN 006591001000)
- Point Pinos Lighthouse (APN 007011004000)

Buildings listed on the HRI and on the California Register that were not surveyed include:

- Chautauqua Hall, 162 16th Street (APN 006166001000)

Hopkins Marine Station (120 Ocean View Boulevard, APN 006741006000) also was not surveyed during the HRI Survey Update effort. Hopkins Marine Station is a campus owned by Stanford University which contains several buildings constructed over a long period of time. As part of the

⁷ The oldest extant building included in the HRI Survey Update is 142 Pacific Avenue, constructed for original occupant Reverend A.C. McDougall. The oldest extant structure in Pacific Grove is the Point Pinos Lighthouse, which was constructed in 1854. The lighthouse is listed on the National Register and was not re-surveyed as part of Page & Turnbull’s HRI Survey Update.

⁸ 300 8th Street and 513 7th Street date to 1998.

undertaking of a larger planning effort, Stanford University has agreed to undergo more intensive evaluation and documentation of the potential historic resources at Hopkins Marine Station.⁹

Although only buildings already on the HRI were surveyed as part of this effort, while conducting fieldwork Page & Turnbull made note of several buildings that appear to be eligible for listing on the HRI. This list is not the result of a comprehensive survey of the city, and there may be other properties that are eligible for listing on the HRI – especially in the northwest, west, and south portions of the city which are not well-represented on the HRI – which could be documented as part of a future survey effort. The list of potential additions to the HRI is provided in **Appendix B: Potential Additions to the Pacific Grove HRI**.

⁹ The evaluation and documentation of Hopkins Marine Station has not been performed by Page & Turnbull. The City of Pacific Grove has approved a proposal submitted by Stanford University to have a qualified consultant conduct the evaluation and documentation.

II. SURVEY METHODOLOGY

The following section outlines the methodology utilized in undertaking the Pacific Grove Historic Resources Inventory Update and preparing this report.

A. FIELDWORK AND PHOTOGRAPHY

The information contained in this report is based on a reconnaissance-level historic resources survey of 1,280 individual properties in Pacific Grove that were previously identified as eligible historic resources and listed on the Pacific Grove Historic Resources Inventory (HRI) (**Figure 1**). Several properties contained more than one building that is individually listed on the HRI, resulting in a total of approximately 1,300 individually surveyed buildings.¹⁰

Principal fieldwork was completed during two visits in August 2018 by architectural historians Hannah Simonson and Katherine Wallace at Page & Turnbull, Inc., both of whom meet the Secretary of the Interior's Standards for Professional Qualifications in Architectural History. Survey preparation and fieldwork was conducted under the guidance of Principal Ruth Todd, Project Manager and Senior Associate Christina Dikas, and Associate Maggie Smith.

The reconnaissance-level property survey included digital photography and an exterior visual inspection from the public realm. Buildings not listed on the HRI were not surveyed or evaluated as part of this effort.¹¹ All buildings were evaluated for their continued eligibility for the HRI, as well as for eligibility for listing on the National Register and California Register. All photographs were labeled according to Assessor Parcel Number (APN) and have been submitted to the City of Pacific Grove in electronic format as JPEG files within an Access Database. The reconnaissance-level survey effort was followed by a limited amount of individual property research for some properties, and was finalized with the preparation of Office of Historic Preservation Department of Parks and Recreation (DPR) 523 individual survey forms, discussed further below in **Section II.D California Department of Parks and Recreation (DPR) Forms**.

B. APPSHEET SURVEY APPLICATION

Page & Turnbull created a digital, Microsoft Excel-based survey application using an online platform called AppSheet to record and document each property. AppSheet is a highly adaptable and user-friendly application that allows users to design their own web or mobile application.¹²

Page & Turnbull designed all fields to the specific needs of the Pacific Grove Historic Resources Inventory Survey Update, and pre-programmed drop-down selections for architectural descriptions.

¹⁰ For the purposes of this survey, properties are defined by having distinct Assessor Parcel Numbers (APN), and each parcel was surveyed and evaluated individually. However, in some cases a single parcel contained multiple buildings that are individually eligible for listing on the HRI. For example, Whispering Pines (APN 006328001000) contains fourteen homes that were each evaluated separately. In other cases, multiple parcels were associated with one building, such as the J.O. Johnson block building (APN 006283016000, 006283014000, 006283013000, and 006283012000). In these cases, the building was surveyed once and survey information lists the multiple APNs.

¹¹ As Page & Turnbull field surveyors conducted the Survey Update, they informally compiled a list of possible additions to the HRI. This list is further discussed in **Appendix B: Potential Additions to the Pacific Grove HRI**.

¹² AppSheet, accessed November 5, 2018, <https://www.appsheet.com/>.

Survey of the properties was completed in the field on iPads or iPhones and using the highest quality image settings for photographs. Each property was identified by its Assessor Parcel Number (APN) and street address. For the purposes of using AppSheet during fieldwork, a Global Positioning System (GPS) Latitude, Longitude coordinate location was also assigned to each property.

C. PACIFIC GROVE HISTORIC CONTEXT STATEMENT

Throughout the Historic Resources Inventory Survey Update, Page & Turnbull relied upon the *Pacific Grove Historic Context Statement* to guide identification and evaluation of historic properties currently listed on the HRI. The *Pacific Grove Historic Context Statement* presents the history of Pacific Grove's built environment from pre-history to the twenty-first century: it identifies important periods, events, themes, and patterns of development; and provides a framework for evaluating individual historic properties and neighborhoods for the Pacific Grove Historic Resources Inventory, National Register of Historic Places and California Register of Historical Resources. Historic property types associated with these periods and themes are also identified and described in the *Pacific Grove Historic Context Statement*, and significance and integrity considerations are included for each. Since its completion in 2011, the document has been used by the City to support and inform historic resource evaluations.

The *Pacific Grove Historic Context Statement* is structured chronologically and is organized by the following periods of development:

- Native American & Spanish Periods (Pre-1821)
- Mexican & Early American Periods (1821 to 1872)
- Early Development of Pacific Grove (1873 to 1902)
- Pacific Grove Comes of Age (1903 to 1926)
- City of Homes (1927 to 1945)
- Suburban Expansion (1946 to 1966)
- Modern Pacific Grove (1967 to Present)

Each major period of development discussed in the *Pacific Grove Historic Context Statement* is accompanied by a section describing the contextual themes and property types constructed during that era, as well as representative photos. Page & Turnbull identified the following contextual themes that are interwoven throughout time periods:

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

The *Pacific Grove Historic Context Statement* provides registration requirements that were designed to allow City staff and other interested parties to evaluate potential historic properties located within Pacific Grove. Evaluations conducted as part of the Pacific Grove Historic Resource Inventory

Survey Update were based on the periods of development, contextual themes, and accompanying evaluation guidelines identified in the *Pacific Grove Historic Context Statement*.

D. CALIFORNIA DEPARTMENT OF PARKS AND RECREATION (DPR) FORMS

At the conclusion of the field survey, the information gathered in AppSheet was transferred from an Excel spreadsheet into a Microsoft Access database, which was provided to the Pacific Grove Planning Department for use by staff. The Microsoft Access database was used as a means of storing and organizing data, as well as producing California Department of Parks and Recreation 523 forms (DPR forms). DPR forms are a series of information templates developed by the State Office of Historic Preservation used to record and evaluate resources. In accordance with the scope of the Pacific Grove Historic Resources Inventory Survey Update agreed upon with the City of Pacific Grove, Page & Turnbull produced DPR forms only for properties that are eligible to remain on the HRI.

A DPR 523A (Primary Record) and modified 523L (Continuation) form was prepared for all properties that are eligible to remain on the HRI. The modified 523L forms were prepared in lieu of 523B (Building, Structure & Object) forms, but include much of the same information with the exception of a construction history, location map, and detailed significance statement. Each DPR form provides baseline property information, including but not limited to: Assessor Parcel Number, street address, year built, and a survey photograph. This baseline information is supplemented by fields that refer to each property's reason for significance, its historic integrity, its eligibility to remain on the HRI, and its eligibility for listing in the California Register of Historical Resources and the National Register of Historic Places. **Appendix F: Understanding DPR 523 Forms** of this report provides an explanation of the meaning of each field and sources of information in DPR Forms. All DPR forms produced during the HRI Survey Update effort are included in **Appendix G: 2018 Pacific Grove Historic Resources Survey Update DPR 523 Forms**.

Determinations of listing on the HRI or eligibility for the California Register and the National Register are discussed at length in **Section III. Evaluation Methodology**. Note that DPR forms indicate eligibility for National Register and California Register, but no actual nominations or listings are implemented by the Survey Update. This report does not preclude further evaluation of surveyed properties or listing of surveyed properties on state or national registers.

All evaluated properties were previously listed on the HRI; however, the HRI Survey Update effort determined that approximately 31 percent are no longer eligible for listing on the HRI. Some properties may have been inappropriately listed on the HRI from the start, whereas other properties appear to have lost integrity at a later date. A list of properties that are recommended for removal from the HRI is included in **Appendix A: Properties Recommended for Removal from Pacific Grove HRI**.

E. PUBLIC OUTREACH

As part of the *Pacific Grove Historic Resource Inventory Survey Update*, Page & Turnbull conducted outreach and community workshops to ensure that residents, property owners, and other community stakeholders would be involved in the process and provide valuable input. On July 31, 2018, Page & Turnbull and City of Pacific Grove Planning Department staff met with designated Advisory Group

members appointed by the Pacific Grove City Manager. The initial meeting with the Advisory Group provided helpful guidance and served as the basis for regular collaboration throughout the *Pacific Grove Historic Resource Inventory Survey Update* effort. Advisory Group members include:

Bill Bluhm, Planning Commission Vice-Chair
Sarah Boyle, Architectural Review Board Chair
Bill Peake, City Council Member
Claudia Sawyer, Historic Resources Committee Chair
Mimi Sheridan, Historic Resources Committee Member
Rick Steres, Heritage Society of Pacific Grove Board Member (also a member of the HRC)

On July 31, 2018, Page & Turnbull and City of Pacific Grove Planning Department staff co-hosted a community workshop at the Pacific Grove Youth Center, focused on introducing the project tasks and objectives. Page & Turnbull reviewed the content of the *Pacific Grove Historic Context Statement* and facilitated a discussion about Pacific Grove's significant historical themes. Members of the community were encouraged to ask questions about HRI Survey Update and were also invited to share information that could help augment Page & Turnbull's formal research. Page & Turnbull scanned photos, maps, newspaper articles and other materials shared at the workshop.

In February 2019, Page & Turnbull and City of Pacific Grove Planning staff presented a public review draft of the California Department of Parks and Recreation (DPR) 523 forms and the *Pacific Grove Historic Resource Inventory Survey Update Report* to the public for review. Public comment was collected in February and March 2019, and a community meeting hosted by City of Pacific Grove Planning staff and Page & Turnbull was held in March 2019 to receive additional feedback. Relevant comments received from the meetings were documented for incorporation into the Final Draft of the DPR forms and the *Pacific Grove Historic Resources Inventory Survey Update Report*.

F. PRIMARY REFERENCES

The following publications provided primary guidance throughout the Survey Update effort and during the production of this report:

- Page & Turnbull, *Pacific Grove Historic Context Statement*. Prepared for the City of Pacific Grove (31 October 2011)
- National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (rev. 2002)
- National Park Service, *National Register Bulletin: Defining Boundaries for National Register Properties* (1995, rev. 1997)
- National Park Service, *National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning* (1977, rev. 1985)
- State of California, Office of Historic Preservation, Department of Parks and Recreation, *Instructions for Recording Historical Resources* (1995)

- State of California, Office of Historic Preservation, Department of Parks and Recreation, *California Office of Historic Preservation Technical Assistance Series #6, California Register and National Register: A Comparison (for purpose of determining eligibility for the California Register)* (14 March 2006)
- State of California, Office of Historic Preservation, Department of Parks and Recreation, *California Office of Historic Preservation Technical Assistance Series #7, How to Nominate a Resource to the California Register of Historical Resources* (4 September 2001)

Other relevant publications that provided assistance in the identification and evaluation of surveyed properties include but are not limited to: *A Field Guide to American Houses* (1984) by Virginia & Lee McAlester; *Images of America: Pacific Grove* (2005) by Kent Seavey and the Heritage Society of Pacific Grove; various articles of *Board & Batten*, published by the Heritage Society of Pacific Grove; and historic Sanborn Map Company fire insurance maps available at the Heritage Society of Pacific Grove.

III. EVALUATION METHODOLOGY

Historic significance and integrity are two interrelated concepts that provide the foundation for identifying historic resources. This section includes discussions of significance and integrity based on National Register and California Register guidelines. Also included are discussions of significance and integrity based on the Pacific Grove Historic Resource Inventory evaluation criteria.

A. DETERMINING HISTORIC SIGNIFICANCE FOR THE NATIONAL REGISTER OF HISTORIC PLACES AND CALIFORNIA REGISTER OF HISTORICAL RESOURCES

Typically, resources over 50 years of age are eligible for listing in the National Register if they meet any one or more of four criteria of significance, as well as retain sufficient historic integrity.¹³ The California Register follows nearly identical guidelines to those used by the National Register, but identifies the criteria for evaluation numerically. In order for a property to be eligible for listing in the National Register of Historic Places, it must be found significant under one or more of the following criteria:

- Criterion A (Event): Properties associated with events that have made a significant contribution to the broad patterns of our history;
- Criterion B (Person): Properties associated with the lives of persons significant in our past;
- Criterion C (Design/Construction): Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant distinguishable entity whose components lack individual distinction; and
- Criterion D (Information Potential): Properties that have yielded, or may be likely to yield, information important in prehistory or history.

In order for a property to be eligible for listing in the California Register of Historical Resources, it must be found significant under one or more of the following criteria:

- Criterion 1 (Events): Resources that are 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 (Persons): Resources that are associated with the lives of persons important to local, California, or national history.
- Criterion 3 (Architecture): Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.

¹³ Resources under 50 years of age can be determined eligible if it can be demonstrated that they are of “exceptional importance,” or if they are contributors to a potential historic district. This exception did not apply to any properties surveyed during the Pacific Grove Historic Resources Inventory Survey Update.

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

Page & Turnbull identified National Register Criterion A/California Register Criterion 1 as applicable to this Historic Resources Inventory Update Survey. These criteria are associated with properties significant for their association with historic events and broad patterns of history, as identified in the Historic Context Statement. In Pacific Grove, this could include events such as the incorporation of the Pacific Grove Retreat Association, the development of recreation and tourism (Lovers Point Pier), the creation of the city's early medical/sanitarium facilities (Whispering Pines), or the establishment of civic and cultural institutions (City Hall).

Page & Turnbull also identified National Register Criterion B/California Register Criterion 2 as applicable to this Historic Resources Inventory Update Survey. These criteria relate to properties significant for their association with the lives of persons important to local, state, or national history. If information about property owners or other individuals was provided to Page & Turnbull by the Heritage Society or by Pacific Grove Planning staff, then any associated properties were evaluated under Criteria B/2. Some properties were deemed significant for their association with previously identified important persons such as renowned author John Steinbeck, Wilford Holman, who headed the Holman Department Store for 75 years, or Gary Kildall, who founded the company Digital Research, Inc. and developed the operating system CP/M.¹⁴ Further detailed study of individual properties, which is beyond the scope of this survey, may document potential historic significance of additional properties according to Criteria B/2.

Page & Turnbull also identified National Register Criterion C/California Register Criterion 3 as applicable to this Historic Resources Inventory Update Survey. These criteria are generally associated with properties significant for their design or construction, or for their association with a prominent architect. In Pacific Grove, this includes properties that were deemed significant as examples of an architectural style, such as Folk Victorian or Queen Anne, or properties that were designed, developed, and/or built by previously identified individuals such as architect William H. Weeks, developer Thomas A. Work, or the Chivers Brothers builders.

Properties were not evaluated as potential historic resources under National Register Criterion D/California Register Criterion 4, which is typically reserved for archaeological resources rather than built resources. When Criteria D/4 does relate to built resources, it is for cases when the building itself is the principle source of important construction-related information.

¹⁴ Other properties were determined significant for association with important persons when evaluated under the Pacific Grove Historic Resource Inventory local listing criteria (specifically, Criterion C: whether it is strongly identified with a person who, or an organization which, significantly contributed to the culture, history or development of the city of Pacific Grove). See **Section III. B Determining Historic Significance for Pacific Grove Historic Resources Inventory** for more information.

B. DETERMINING HISTORIC SIGNIFICANCE FOR PACIFIC GROVE HISTORIC RESOURCES INVENTORY

The eligibility criteria for local listing in the City of Pacific Grove Historic Resources Inventory is similar to the National Register and California Register criteria described above. The local eligibility criteria are outlined in the City of Pacific Grove's Historic Preservation Ordinance (Municipal Code §23.76.025) and listed below:

- (a) Whether the structure has significant character, interest or value as part of the development, heritage or cultural characteristics of the city of Pacific Grove, the state of California, or the United States;
- (b) Whether it is the site of a significant historic event;
- (c) Whether it is strongly identified with a person who, or an organization which, significantly contributed to the culture, history or development of the city of Pacific Grove;
- (d) Whether it is a particularly good example of a period or style;
- (e) Whether it is one of the few remaining examples in the city of Pacific Grove possessing distinguishing characteristics of an architectural type or specimen;
- (f) Whether it is a notable work of an architect or master builder whose individual work has significantly influenced the development of the city of Pacific Grove;
- (g) Whether it embodies elements of architectural design, detail, materials or craftsmanship that represent a significant architectural innovation;
- (h) Whether it has singular physical characteristics uniquely representing an established and familiar visual feature of a neighborhood, community, or of the city of Pacific Grove;
- (i) Whether a resource with historical or cultural significance retains historic integrity. [Ord. 17-023 § 2, 2017; Ord. 01-25 § 1, 2001; Ord. 97-23 § 1, 1997].

If information about property owners or other individuals was provided to Page & Turnbull by the Heritage Society or by Pacific Grove Planning staff, then any associated properties were evaluated under Criterion C. Some properties were deemed significant under Pacific Grove Historic Resources Inventory Criterion C for their association with previously identified important persons such as Lucie Chase or Margaret Tennant, generous early benefactors in Pacific Grove. If locally significant individuals were associated with multiple properties in Pacific Grove, Page & Turnbull identified which property best represents that individual's significance. Further detailed study of individual properties, which is beyond the scope of this survey, may document potential historic significance of additional properties according to Criterion C.

C. NOTE ABOUT YEAR BUILT DATES

Year built dates were used to determine significance through the associated periods of development and historic context themes that were described in the *Pacific Grove Historic Context Statement*. Many of the surveyed resources date to the late nineteenth century and early twentieth century. As such, the available construction dates are sometimes approximate (circa) dates or date ranges. Year built dates

were determined using a variety of sources, including: Monterey County Assessor Records, Pacific Grove Historic Resource Inventory Database (6/19/18), Sanborn Map Company fire insurance maps, 1928 Block Files from Pacific Grove, previously completed DPR 523 forms, *Pacific Grove Historic Context Statement*, Heritage Society of Pacific Grove Green Plaque list, Heritage Society of Pacific Grove's newsletter *Board & Batten*, and National Register of Historic Places Nominations. For additional information on each of these sources, see **Appendix C: Year Built Date Sources**.

Most sources referenced above are based on archival or independent research; in some cases, the sources provide conflicting year built dates. In these situations, the year built date recorded on the DPR forms is a "circa" date. Page & Turnbull has determined that Monterey County Assessor Records are not always completely accurate regarding year built dates and more in-depth archival research may be needed to insure accuracy. For this reason, all year built dates that are sourced only from the Monterey County Assessor Records have been recorded as "circa" dates.

The *Pacific Grove Historic Resources Inventory* is a living database and may be added to or amended by Pacific Grove Planning Department staff in the future if additional historic resources are identified or corrections based on verifiable sources of information are communicated. DPR forms may also be updated with new information from verifiable sources or new evaluations by qualified professionals.

D. INTEGRITY

In addition to qualifying for listing under at least one of the National Register, California Register, or Pacific Grove Historic Resource Inventory criteria, a property must be shown to have sufficient historic integrity. This is defined by the California Office of Historic Preservation as "the authenticity of an historic resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance."¹⁵ The National Park Service states that "the evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance."¹⁶

The process of determining integrity is nearly identical for both the National Register and the California Register. Each uses the same seven variables or aspects that define integrity: location, design, setting, materials, workmanship, feeling and association. According to the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, these seven characteristics are defined as follows:

- **Location** is the place where the historic property was constructed or the place where the historic event occurred. The original location of a property, complemented by its setting, is required to express the property's integrity of location.
- **Design** is the combination of elements that create the form, plans, space, structure and style of the property. Features which must be in place to express a property's

¹⁵ California Office of Historic Preservation, *Technical Assistant Series No. 7, How to Nominate a Resource to the California Register of Historic Resources* (Sacramento, CA: California Office of State Publishing, 4 September 2001) p.11

¹⁶ U.S. Department of the Interior, National Park Service. *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (rev, 2002).

integrity of design are its form, massing, construction method, architectural style, and architectural details (including fenestration pattern).

- **Setting** addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s). Features which must be in place to express a property's integrity of setting are its location, relationship to the street, and intact surroundings (i.e. neighborhood or rural).
- **Materials** refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property. Features which must be in place to express a property's integrity of materials are its construction method and architectural details.
- **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history. Features which must be in place to express a property's integrity of workmanship are its construction method and architectural details.
- **Feeling** is the property's expression of the aesthetic or historic sense of a particular period of time. Features which must be in place to express a property's integrity of feeling are its overall design quality, which may include form, massing, architectural style, architectural details, and surroundings.
- **Association** is the direct link between an important historic event or person and a historic property. Features which must be in place to express a property's integrity of association are its use and its overall design quality.

For evaluation purposes, a property either possesses sufficient integrity or does not. While it is understood that nearly all properties undergo change over time—and thus minor alterations or changes are not uncommon—a building must possess enough of its original features to demonstrate why it is significant. Evaluators of potential historic resources should look closely at characteristics such as massing, roof forms, fenestration patterns, cladding materials, and neighborhood surroundings when evaluating a property's integrity.

In order to convey its historical significance, a property that has sufficient integrity for listing in the national or state historical register will generally retain a majority of its character-defining features. However, the necessary aspects of integrity also depend on the reason the property is significant. High priority is typically placed on integrity of design, materials, and workmanship for properties significant under Criteria C/3, while for properties significant under Criteria A/1 or B/2, these aspects are only necessary to the extent that they help the property convey integrity of feeling and/or association. Similarly, integrity of location and setting are crucial for properties significant under Criteria A/1, but are typically less important for properties significant under Criteria B/2 or C/3. In fact, house moving was a very common occurrence in the late nineteenth and early twentieth centuries—both in Pacific Grove and elsewhere in California. Most of Pacific Grove's buildings were small, wood frame structures, and moving them short distances was not particularly difficult.

For properties significant under any of the above criteria, it is possible for some materials to be replaced without drastically affecting integrity of design, as long as these alterations are subordinate to the overall character of the building.

Evaluations of integrity should also include some basis of comparison. In other words, the evaluator should understand the relative levels of integrity associated with each property type. For instance, increased age and rarity of the property type may also lower the threshold required for sufficient integrity. Conversely, some properties may rate exceptionally highly in all aspects of integrity; such properties should be given high priority in preservation planning efforts, and are more likely to be eligible for listing in the National Register. Generally, a property with exceptional integrity will have undergone few or no alterations since its original construction, and will not have been moved from its original location.

A building that has been repaired and altered within what the homeowner, contractor, or architect believes to be within appropriate stylistic parameters may still lack integrity due to anachronistic, conjectural, or otherwise inconsistent features. Finally, it should be stressed that historic integrity and condition are not the same. Buildings with evident signs of deterioration can still retain eligibility for historic listing as long as it can be demonstrated that they retain enough character-defining features to convey their significance.

E. EVALUATING INTEGRITY IN PACIFIC GROVE

While conducting field work, Page & Turnbull assigned each surveyed property a preliminary rating of integrity based upon its retention of historic character. The concept of historic character is closely related to integrity but focuses primarily on the physical attributes of a building. As mentioned previously, the National Park Service defines character as “all those visual aspects and physical features that comprise the appearance of every historic building.”¹⁷ The preliminary ratings were based exclusively on visual inspection of building exteriors, and referred to the retention of historic design, materials, setting, and workmanship. The other aspects of overall integrity—location, feeling and association—were scrutinized in cases where properties were associated with non-architectural themes such as historic events.

After the conclusion of fieldwork, Page & Turnbull used the property types and registration requirements, including integrity thresholds, that were established in the *Pacific Grove Historic Context Statement* to conclude whether each property is significant and retains sufficient integrity to remain on the Pacific Grove HRI. A property can only be eligible if it has both significance and integrity; therefore, if a property was determined to be historically significant, but did not retain sufficient integrity, the property was removed from the Pacific Grove Historic Resources Inventory. Integrity findings developed for this survey are defined as follows:

- Excellent – all character-defining features present, no alterations or some in-kind replacement

¹⁷ National Park Service, Technical Preservation Services. *Preservation Brief 17: Architectural Character*. (US Department of the Interior. Washington D.C.: 1988).

- Good – most character-defining features present, in-kind replacements, minor alterations (including small and/or minimally visible additions)
- Fair – retains some character-defining features, but some may be missing or altered. May have larger additions, but still is able to convey original design/form. For example, windows may have been replaced with vinyl, etc.
- No integrity – described at length below.

Page & Turnbull developed an integrity evaluation framework in response to the size and style of additions identified in Pacific Grove. Seven considerations were relied upon to determine the impact of an addition and the final integrity finding. These locally-specific considerations were developed with the assistance of the Advisory Group and are listed below:

1. Construction date of addition
2. Visibility of addition
3. Size of addition in proportion to the original building mass
4. Percent of original roofline that remains legible
5. Manner in which the addition is attached to the original building mass
6. Age and quality of the building prior to alteration
7. Impact of cumulative alterations.

Page & Turnbull evaluators made initial field judgements when assessing the degree to which a building has been altered. Evaluators flagged certain properties for additional research when alterations (primarily additions) were suspected but unconfirmed. Primary sources including Sanborn Map Company fire insurance maps were later consulted to confirm additions or other alterations. Sanborn maps illustrate building footprints and the number of stories, and often include additional information such as the building address, building materials, and use. Sanborn maps are available for Pacific Grove for the years 1888, 1892, 1897, 1905, 1914, 1926, and 1962. Based on the “Pacific Grove Comes of Age (1903-1926)” chapter in the *Pacific Grove Historic Context Statement*, early additions or alterations completed by the year 1926 were generally considered acceptable for a property to remain on the HRI. Pre-1903 additions were always considered acceptable, whereas post-1926 additions were heavily scrutinized.¹⁸

Visibility of additions was a primary consideration when evaluating integrity. Page & Turnbull evaluators conducted survey work from the public-right-of-way and could rarely view rear facades. As such, rear additions or very minimally visible additions were generally considered acceptable. The size of an addition in proportion to the original building mass was an important indicator of integrity. Small buildings with large additions were often deemed to have lost integrity. Conversely, large buildings with small additions were often deemed to retain integrity. Additions that obscured a large percentage of the original building’s roofline were typically considered compromised. Buildings generally needed to have retained their original roof form – gabled, hipped, or otherwise – to retain integrity. Related to the roofline consideration was the manner in which additions were attached to the original building mass. Additions set back from the primary façade or differentiated with a hyphen were preferable to those flush with the primary façade or minimally differentiated.

¹⁸ Note that this applies to all alterations, not just addition considerations.

Page & Turnbull evaluators also noted the age and quality of a building prior to alteration. For example, greater lenience was given to the oldest buildings, particularly those built in the nineteenth century. In instances where there remained a question of integrity, evaluators assessed the impact of cumulative alterations. A building with multiple alterations was more likely to receive a “no integrity” determination than a building with one or two alterations. The most typical alterations, other than additions, included replacement windows or an altered pattern of windows and doors. Less typical (but quite impactful) was the occurrence of replacement cladding. Multiple alterations made it more likely a building no longer retained integrity.

The Pacific Grove HRI Survey Update resulted in approximately 31 percent of surveyed properties assigned a “no integrity” determination and recommended for removal from the HRI. Some properties appeared to have lost integrity due to cumulative changes such as replacement cladding, replacement windows, altered rooflines, and/or other alterations. However, most of the properties that had lost integrity featured an addition of some sort.

Page & Turnbull’s field survey efforts and property-specific research also determined that approximately 50 percent of listed properties appeared to retain sufficient integrity to remain on the HRI, but do not appear eligible for the California Register or National Register. Approximately 19 percent of surveyed properties were identified to remain on the HRI and also appear eligible for California Register and/or the National Register. It should be noted that surveyed properties that appear eligible for the California Register may also be found eligible for the National Register with additional research. The associated California Historical Resource Status Codes of 3CS (“appears eligible for the CR as an individual property through survey evaluation”) and 3S (“appears eligible for the NR as an individual property through survey evaluation”) indicate a property appears eligible but has not yet been formally determined as such. Formal determination would entail review by the State Office of Historic Preservation, the State Historical Resources Commission, and/or the National Park Service.

IV. CONCLUSION

Prior to Page & Turnbull's 2018 Pacific Grove Historic Resources Inventory Survey Update, the City's HRI consisted of approximately 1,280 properties. Since the HRI was established in 1978, many listed structures have changed over time, and some have been demolished. Page & Turnbull undertook a reconnaissance-level survey of each individual property to evaluate significance and integrity. Although only buildings already on the HRI were surveyed as part of this effort, while conducting fieldwork Page & Turnbull made note of several buildings that appear to be eligible for listing on the HRI. This list is not the result of a comprehensive survey of the city, and there may be other properties that are eligible for listing on the HRI.

The field survey effort was followed by a limited amount of individual property research for some properties, and was finalized with the preparation of Office of Historic Preservation Department of Parks and Recreation (DPR) 523 individual survey forms. Throughout the Historic Resources Inventory Survey Update, Page & Turnbull relied upon the *Pacific Grove Historic Context Statement* to guide identification and evaluation of historic properties currently listed on the HRI.

The Survey Update effort has resulted in approximately 31 percent of listed properties assigned a "no integrity" determination and recommended to be removed from the HRI. Most properties that had lost integrity featured an addition of some sort, and many featured cumulative changes such as replacement cladding, replacement windows, altered rooflines, and/or other alterations. Approximately 50 percent of currently listed properties were identified to remain on the HRI but do not appear eligible for the California Register or National Register; approximately 19 percent were identified to remain on the HRI and also appear eligible for California Register and/or the National Register.

The updated Pacific Grove Historic Resources Inventory is a living database that may be added to or amended by Pacific Grove Planning Department staff in the future. DPR forms may be updated if additional historic resources are identified or corrections based on verifiable sources of information are communicated. The inventory can be updated with new information from verifiable sources or new evaluations by qualified professionals.

V. APPENDICES

APPENDIX A: PROPERTIES RECOMMENDED FOR REMOVAL FROM PACIFIC GROVE HRI

The following table provides a list of properties that are currently listed on the HRI but were found not to be eligible for the HRI during the Pacific Grove Historic Resources Inventory Survey Update effort. It is recommended that these properties be removed from the Pacific Grove HRI.

Some buildings were found not to have significance, while other buildings have been altered to the point that they now longer retain integrity. Other buildings have been demolished. For more information on the evaluation of properties during the Pacific Grove Historic Resources Inventory Survey Update effort, see **Section III: Evaluation Methodology**.

Table 1: Properties Recommended for Removal from Pacific Grove HRI				
Street Address	Assessor Parcel Number (APN)	Historic Name	Year Built ¹⁹	Reason for Removal ²⁰
200 1st St	006223002000		Circa 1925	No Integrity
220 1st St	006242005000		1910	No Integrity
222 1st St	006242010000		1903	No Integrity
316 1st St	006248005000		1920	No Integrity
116 2nd St	006222004000		1972	Demolished
523 2nd St	006515009000		1930	No Integrity
107 3rd St	006222014000	Wakefield (Isabella) House	1891	No Integrity
108 3rd St	006221004000		1886	No Integrity
111 3rd St	006222012000		1910	No Integrity
133 3rd St	006227009000	Hawkhurst (Eliza) House	1890	No Integrity
138 3rd St	006228006000		1915	No Integrity
214 3rd St	006255004000		Circa 1930	No Integrity
218 3rd St	006255005000		1930	No Significance
308 3rd St	006256004000		1922	No Integrity
314 3rd St	006256006000		1909	No Integrity
315 3rd St	006249005000		1910	No Significance
132 4th St	006229003000		1892	Demolished

¹⁹ See **Section III.C Note About Year Built Dates** for a detailed methodology for assessing Year Built dates. See **Appendix C: Year Built Date Sources** for information about sources consulted.

²⁰ Both significance and integrity are required for a property to be eligible for listing on the Pacific Grove HRI, National Register or California Register. “No Significance” indicates that the property did not meet any of the criteria of significance for individual listing. “No Integrity” indicates that the property may have been eligible under one or of the criteria of significance, but no longer has the integrity to convey that significance. “Demolished” indicates that the building has been demolished and therefore does not retain integrity.

Table 1: Properties Recommended for Removal from Pacific Grove HRI

Street Address	Assessor Parcel Number (APN)	Historic Name	Year Built ¹⁹	Reason for Removal ²⁰
212 4th St	006254003000		1920	No Integrity
221 4th St	006255006000		1921	No Integrity
230 4th St	006254008000	Meteer, (Mrs M.J.) House	Circa 1888	No Integrity
222 5th St	006253007000	Allen House	1898	No Integrity
315 5th St	006257006000		1910	No Integrity
129 6th St	006206011000		1990	No Integrity
217 6th St	006253012000	Allen (J.M.) House	1899	No Integrity
310 6th St	006259003000		1922	No Integrity
416 6th St	006504012000	Knowles House	1892	No Integrity
503 6th St	006518001000		1910	No Integrity
110 7th St	006216003000	Reynolds House	1887	No Integrity
131 7th St	006205010000	Nichols (Mary E.) House	1890	No Integrity
142 7th St	006204005000		1922	No Integrity
209 7th St	006252012000		Circa 1911	No Integrity
214 7th St	006251004000	Jergens House	Circa 1891	No Integrity
311 7th St	006259009000		1914	No Integrity
410 7th St	006503004000		1906	No Integrity
507 7th St	006505010000		1900	Demolished
513 7th St	006505008000		1998	Demolished
609 7th St	006522006000		Circa 1910	No Integrity
106 8th St	006217010000		1924	No Integrity
112 8th St	006217011000		Circa 1917	No Integrity
113 8th St	006216007000	Beans House	1888	No Integrity
300 8th St	006266003000		1998	Demolished
307 8th St	006265015000	Fike House	1898	No Integrity
122 9th St	006218005000	Wehner House	1894	No Integrity
138 9th St	006202002000		1920	No Integrity
214 9th St	006263005000		1910	No Integrity
315 9th St	006266009000	Gordon House	1889	No Integrity
316 9th St	006267006000		1977	Demolished
408 9th St	006501003000		1942	No Integrity
414 9th St	006501005000		1922	No Integrity
419 9th St	006502007000		1904	No Integrity
516 9th St	006508005000	Saal House	1890	No Integrity

Table 1: Properties Recommended for Removal from Pacific Grove HRI

Street Address	Assessor Parcel Number (APN)	Historic Name	Year Built ¹⁹	Reason for Removal ²⁰
714 9th St	006534005000		1920	No Integrity
110 10th St	006219002000		1890	No Integrity
115 10th St	006218011000	Barber House	1888	No Integrity
138 10th St	006201003000		1900	No Integrity
141 10th St	006202004000		1925	No Integrity
144 10th St	006201004000		1920	No Integrity
158 10th St	006209006000		1916	No Integrity
162 10th St	006209007000	Brown House	1891	No Integrity
310 10th St	006268004000		Circa 1910	Demolished
412 10th St	006494008000		1903	No Integrity
513 10th St	006508009000	Ware House	1891	No Integrity
514 10th St	006495006000		1902	No Significance
520 10th St	006495007000	Orr House	1894	No Integrity
143 11th St	006195006000		1925	No Integrity
151 11th St	006196008000		1910	No Integrity
160 11th St	006197008000		1910	No Integrity
210 11th St	006275003000		1941	No Integrity
406 11th St	006492002000		1926	No Integrity
409 11th St	006493003000		1925	No Integrity
412 11th St	006492003000		1898	No Integrity
420 11th St	006492006000		Circa 1925	No Integrity
517 11th St	006496006000		Circa 1939	No Significance
107 12th St	006184014000	Snively House	1892	No Integrity
111 12th St	006184013000		1905	No Integrity
151 12th St	006198001000	Spencer House	1901	No Integrity
155 12th St	006198010000		1910	No Integrity
215 12th St	006274009000	Long House	1894	No Integrity
511 12th St	006498011000	Bane House	1898	No Integrity
120 13th St	006183008000	Dixon House	1889	No Integrity
122 13th St	006183009000	Jamison House	1901	No Integrity
150 13th St	006176012000		1905	No Integrity
156 13th St	006176010000		1916	No Integrity
159 13th St	006199007000	Water House	1884	No Integrity
215 13th St	006273007000		1912	No Integrity
314 13th St	006279005000	Besse House	1894	No Integrity
511 13th St	006485012000		1910	No Integrity
515 13th St	006485009000		1910	No Integrity

Table 1: Properties Recommended for Removal from Pacific Grove HRI

Street Address	Assessor Parcel Number (APN)	Historic Name	Year Built ¹⁹	Reason for Removal ²⁰
113 14th St	006183014000	Huntoon House	1891	No Integrity
121 14th St	006183011000	Stafford House	1900	No Integrity; No Significance
148 14th St	006177002000	Hoyt House	1884	Demolished
150 14th St	006177003000	Penny House	1897	No Integrity
152 14th St	006177004000	Hoyt House	1884	Demolished
155 14th St	006176006000	Sprague House	1895	No Integrity
208 14th St	006271006000	Healy House	1892	No Integrity
220 14th St	006271019000	Work House	1897	No Integrity
308 14th St	006285004000		1906	No Integrity
315 14th St	006279008000		1940	No Integrity
316 14th St	006285006000		1920	No Integrity
109 15th St	006182012000	Coddington House	1889	No Integrity
120 15th St	006181007000		Circa 1905-1914	No Integrity
125 15th St	006182009000		1900	No Integrity
158 15th St	006178003000		Circa 1902	No Integrity
207 15th St	006271017000	Healy House	1885	No Integrity
315 15th St	006285009000		Circa 1900	No Integrity
109 16th St	006156019000	Rogers House	1894	No Integrity
112 16th St	006154006000	Wing House	1897	No Integrity
116 16th St	006154007000		Circa 1973	Demolished
126 16th St	006154011000	Alice Sabine House	1906	No Integrity
138 16th St	006164023000		1905	No Integrity
139 16th St	006165016000	Sinex House	1888	No Integrity
141 16th St	006165015000	Porter House	1897	No Integrity
172 16th St	006166003000		1891	No Integrity
213 17 Mile Dr	006341001000		1904	No Integrity
110 17th St	006153005000	Ellis Rickards	1905	No Integrity
112 17th St	006153019000		1910	No Integrity
120 17th St	006153010000		Circa 1913	No Integrity
133 17th St	006164025000		1925	No Integrity
135.5 17th St	006164015000		1904	No Integrity
208 17th St	006293026000	Mitchell House	1885	No Integrity
223 17th St	006294007000	Chase House	1900	No Integrity

Table 1: Properties Recommended for Removal from Pacific Grove HRI

Street Address	Assessor Parcel Number (APN)	Historic Name	Year Built ¹⁹	Reason for Removal ²⁰
228 17th St	006293013000	Briggs House	1889	No Integrity
229 17th St	006294014000	Platt House	1900	No Integrity
410 17th St	006473005000		1907	No Integrity
618 17th St	006541005000		1950	Demolished
124 17th St #B	006153012000		Circa 1930	No Integrity
106 18th St	006152003000	Goodall House	1888	No Integrity
114 18th St	006152007000	Johnson House	1889	No Integrity
116 18th St	006152008000	Hogan House	1884	Demolished
117 18th St	006153015000		Circa 1915	No Integrity
133 18th St	006163014000		1915	No Integrity
138 18th St	006162007000	Scott House	2001	No Integrity
148 18th St	006162011000		Circa 1928	No Integrity
160 18th St	006168008000	Kennedy House	1885	No Integrity
208 18th St	006292003000	Garrigus House	1889	No Integrity
213 18th St	006293023000	Heyler House	1896	No Integrity
214 18th St	006292005000		Circa 1910	No Integrity
220 18th St	006292007000	Fitts House	1890	No Integrity
415 18th St	006473009000		1903	No Integrity
511 18th St	006476007000		1908	No Integrity
109 19th St	006152017000	Morehead House	Circa 1890	No Integrity
120 19th St	006151009000		1898	Demolished
124 19th St	006151011000		1905	Demolished
144 19th St	006161010000		Circa 1897-1905	No Integrity
148 19th St	006161012000		Circa 1915	No Integrity
153 19th St	006168001000	Mindard House	1887	No Integrity
156 19th St	006169002000	Etta B. Lloyd House	1898	No Integrity
210 19th St	006291004000	Cummings House	1887	No Integrity
212 19th St	006291005000	Cummings House	1886	No Integrity
216 19th St	006291006000		Circa 1921	No Integrity
312 19th St	006298005000		1920	No Integrity; No Significance
405 19th St	006472010000	Pattison House	1900	No Integrity
602 19th St	006554002000		Circa 1906	No Integrity
610 19th St	006554004000		1911	No Integrity
622 19th St	006554015000		1909	No Integrity

Table 1: Properties Recommended for Removal from Pacific Grove HRI

Street Address	Assessor Parcel Number (APN)	Historic Name	Year Built ¹⁹	Reason for Removal ²⁰
105 20th St	006145016000		Circa 1915-1962	No Integrity; No Significance
117 20th St	006145011000	Elmwood House	1895	No Integrity
211 Alder St	006343012000		Circa 1916	No Integrity
214 Alder St	006346002000		Circa 1918	No Integrity
218 Alder St	006346003000		1919	No Integrity
220 Alder St	006346004000		Circa 1922	No Integrity
233 Alder St	006343021000		Circa 1922	No Significance
241 Alder St	006332001000		1913	No Integrity
245 Alder St	006332011000		1918	No Integrity
307 Alder St	006337004000		1921	No Integrity
405 Alder St	006442006000	Vosburg House	1890	No Integrity
871 Balboa Ave	006064004000		1924	Demolished
901 Balboa Ave	006033005000		Circa 1930	No Integrity
835 Bayview Ave	006133007000		Circa 1920	No Integrity
882 Bayview Ave	006132016000		Circa 1925	No Integrity
219 Bentley St	006342008000		Circa 1926	No Integrity
220 Bentley St	006341008000		1925	No Integrity
222 Bentley St	006348002000		1926	No Integrity
112 Caledonia St	006145005000	Morse House	1888	No Integrity
118 Caledonia St	006145019000	Waterhouse House	1883	No Integrity
128 Caledonia St	006145009000	Hay House	1884	No Integrity
114 Carmel Ave	006184005000		1905	No Integrity
156 Carmel Ave	006198011000		c. 1910-1925	No Integrity
212 Carmel Ave	006274004000		Circa 1912	No Integrity
513 Carmel Ave	006497008000		1900	No Integrity
203 Cedar St	006312001000		Circa 1920	No Integrity
226 Cedar St	006311015000		1909	No Integrity
236 Cedar St	006321003000		1906	No Integrity
222 Central Ave	006222005000	Elizabeth Hamilton's Cottage	1915	No Integrity
244 Central Ave	006221006000		1905	No Integrity
370 Central Ave	006218007000		1920	No Integrity
382 Central Ave	006219006000		1909	No Integrity
522 Central Ave	006181009000		Circa 1939	No Integrity

Table 1: Properties Recommended for Removal from Pacific Grove HRI

Street Address	Assessor Parcel Number (APN)	Historic Name	Year Built ¹⁹	Reason for Removal ²⁰
212 Chestnut St	006343019000		Circa 1922	No Integrity
216 Chestnut St	006343020000		Circa 1920	No Integrity
217 Chestnut St	006344022000		1909	No Integrity
218 Chestnut St	006343004000		1908	No Integrity
220 Chestnut St	006343005000		1908	No Integrity
223 Chestnut St	006344018000		1904	No Integrity
229 Chestnut St	006344012000		Circa 1910	No Integrity
245 Chestnut St	006333009000		1925	No Integrity
249 Chestnut St	006333008000		1909	No Integrity
252 Chestnut St	006332005000	Hare House	1899	No Integrity
308 Chestnut St	006337009000		Circa 1920	No Integrity
409 Chestnut St	006443010000		1907	No Integrity
410 Chestnut St	006442007000	Stewart House	1894	No Integrity
512 Chestnut St	006447010000		1896	Demolished
208 Congress Ave	006317003000		Circa 1910	No Integrity
221 Congress Ave	006304001000	Lieb House	1884	No Integrity
222 Congress Ave	006303002000	Gallagher House	1891	Demolished
224 Congress Ave	006303003000	Gallagher House	1890	Demolished
302 Congress Ave	006306012000		1907	No Integrity
309 Congress Ave	006305011000		1906	No Integrity
315 Congress Ave	006305009000	Ball House	1893	No Integrity
409 Congress Ave	006464008000	Meese House	1900	No Integrity
419 Congress Ave	006464006000	Reck House	1890	Demolished
420 Congress Ave	006463005000	Minor House	1894	No Integrity
702 Congress Ave	006556013000		1909	No Integrity
231 Cypress Ave	006303011000		Circa 1930	No Integrity
316 Cypress Ave	006307005000		1909	No Integrity
206 Cypress Ave #B	006316003000		Circa 1935	No Integrity
417 Eardley Ave	006514004000		Circa 1938	No Integrity; No Significance
419 Eardley Ave	006514005000		Circa 1910	No Significance
421 Eardley Ave	006514010000		Circa 1920	No Integrity
721 Eardley Ave	006526018000		1909	No Integrity
25 Esplanade	006025013000	Chase House	1926	No Integrity
109 Forest Ave	006157021000		1926	No Integrity
115 Forest Ave	006157020000	Swift House	1886	No Integrity
126 Forest Ave	006156027000		Circa 1974	Demolished

Table 1: Properties Recommended for Removal from Pacific Grove HRI				
Street Address	Assessor Parcel Number (APN)	Historic Name	Year Built¹⁹	Reason for Removal²⁰
133 Forest Ave	006157016000	Mc Dougall House	1883	No Integrity
142 Forest Ave	006165004000	Sinex House	1885	No Integrity
154 Forest Ave	006165008000	Mc Elroy House	1880	No Integrity
211 Forest Ave	006282020000	Cummings House	1889	No Integrity
215 Forest Ave	006282026000		Circa 1925	No Integrity
218 Forest Ave	006281012000		Circa 1920	No Integrity
307 Forest Ave	006288015000		1900	No Integrity
309 Forest Ave	006288013000		1908	No Integrity
513 Forest Ave	006487008000	Work House	1893	No Integrity
516 Forest Ave	006488009000	Abels House	1899	No Integrity
606 Forest Ave	006542004000		Circa 1898	No Integrity
722 Forest Ave	006547005000		Circa 1929	No Integrity
111 Fountain Ave	006181017000	Belcher House	1900	No Integrity
118 Fountain Ave	006158004000	Kindall House	1883	No Integrity
120 Fountain Ave	006158005000		1883	No Integrity
122 Fountain Ave	006158006000	Kilburn House	1889	No Integrity
131 Fountain Ave	006181011000	Arnold Benedict House	1883	No Integrity
307 Fountain Ave	006286008000		1905	No Integrity
308 Fountain Ave	006287007000		Circa 1900	No Integrity
314 Fountain Ave	006287009000		Circa 1910	No Integrity
409 Fountain Ave	006484012000	Fritz House	1900	No Integrity
508 Fountain Ave	006486003000		Circa 1920	No Integrity
510 Fountain Ave	006486004000		Circa 1898	No Integrity
515 Fountain Ave	006484004000		1888	No Integrity
517 Fountain Ave	006484003000	Garber House	1898	No Integrity
601 Fountain Ave	006544004000		Circa 1912	No Integrity
705 Fountain Ave	006545001000		1911	No Integrity
650 Gibson Ave	006541017000		Circa 1915	No Integrity
741 Gibson Ave	006557002000		1994	No Significance
765 Gibson Ave	006557001000		Circa 1930	No Integrity
821 Gibson Ave	006564011000		Circa 1921	No Significance
109 Grand Ave	006158017000	Waterhouse House	1883	No Integrity
111 Grand Ave	006158016000		1905	No Integrity
115 Grand Ave	006158015000		Circa 1882	No Integrity

Table 1: Properties Recommended for Removal from Pacific Grove HRI

Street Address	Assessor Parcel Number (APN)	Historic Name	Year Built ¹⁹	Reason for Removal ²⁰
118 Grand Ave	006157007000	Aigeltinger House	1885	No Integrity
122 Grand Ave	006157008000		1905	No Integrity
124 Grand Ave	006157009000	Smith House	1882	No Integrity
125 Grand Ave	006158013000	Mitchell House	1899	No Integrity
127 Grand Ave	006158012000	Todd House	1883	No Integrity
130 Grand Ave	006157011000		1915	No Integrity
210 Grand Ave	006282005000		1892	Demolished
301 Grand Ave	006287012000		1913	Demolished
308 Grand Ave	006288016000		Circa 1921	No Integrity
312 Grand Ave	006288018000		Circa 1900	No Integrity
410 Grand Ave	006482014000	Blythe House	1895	No Integrity
212 Granite St	006313004000	Hickman House	1897	No Integrity; No Significance
213 Granite St	006314009000	Holman House	1894	No Integrity
302 Granite St	006326009000	Wilbur House	1891	No Integrity
315 Granite St	006325007000		Circa 1910	No Integrity
717 Granite St	006557012000		Circa 1923	No Integrity
263 Grove Acre Ave	006361034000	Del Monte Military Academy	1914	Demolished
718 Grove St	006143015000	Buffum House	1890	No Integrity
565 Hillcrest Ave	006681012000		1924	No Significance
239 Junipero Ave	006524004000		Circa 1912	No Integrity
291 Junipero Ave	006522004000		Circa 1910	No Integrity
322 Junipero Ave	006506013000	Heath House	1897	No Integrity
372 Junipero Ave	006508007000		Circa 1910	No Integrity
389 Junipero Ave	006533001000		Circa 1907	No Integrity
411 Junipero Ave	006532006000		Circa 1905	No Integrity
782 Junipero Ave	006456006000		1925	No Integrity
864 Junipero Ave	006446006000		Circa 1910	No Integrity
560 Junipero Ave #3	006487006000		1903	Demolished
163 Laurel Ave	006247006000		1926	No Integrity
182 Laurel Ave	006244003000		Circa 1930	No Integrity
291 Laurel Ave	006258001000	Wiebecke House	1890	No Integrity
351 Laurel Ave	006266001000		1907	No Integrity
406 Laurel Ave	006261007000		1909	No Integrity
464 Laurel Ave	006273005000		1910	No Integrity
480 Laurel Ave	006272007000		1885	No Integrity

Table 1: Properties Recommended for Removal from Pacific Grove HRI

Street Address	Assessor Parcel Number (APN)	Historic Name	Year Built ¹⁹	Reason for Removal ²⁰
525 Laurel Ave	006286002000		Circa 1900	No Integrity
663 Laurel Ave	006298003000		1905	No Integrity
691 Laurel Ave	006305001000	Barber House	1898	No Integrity
743 Laurel Ave	006308002000	Lewis House	1885	No Integrity
763 Laurel Ave	006325002000		1904	No Integrity
864 Laurel Ave	006333006000		Circa 1900	No Integrity
871 Laurel Ave	006336011000		1902	No Integrity
894 Laurel Ave	006332008000		1906	No Integrity
244 Lighthouse Ave	006228013000		1924	No Significance
390 Lighthouse Ave	006209008000		Circa 1923	No Integrity
404 Lighthouse Ave	006196006000	Brigham House	1885	No Integrity
665 Lighthouse Ave	006291002000	Fales House	1887	No Integrity
708 Lighthouse Ave	006146008000		1898	No Integrity
716 Lighthouse Ave	006146006000		Circa 1934	No Integrity
735 Lighthouse Ave	006316001000	Philbrick House	1900	No Integrity
783 Lighthouse Ave	006313002000	Hayseldon House	1890	No Integrity
831 Lighthouse Ave	006311001000		Circa 1937	No Integrity
832 Lighthouse Ave	006133010000		Circa 1938	No Integrity
975 Lighthouse Ave	006341002000		Circa 1910	No Integrity
1015 Lighthouse Ave	006351012000		Circa 1905	No Integrity
202 Lobos Ave	006315002000	Snell House	1889	No Integrity
232 Lobos Ave	006301004000		Circa 1925	No Integrity
242 Lobos Ave	006301006000	Cox House	1886	No Integrity
311 Lobos Ave	006307012000		1908	No Integrity
414 Lobos Ave	006461005000		Circa 1926	No Integrity
520 Lobos Ave	006468008000		1905	No Integrity
618 Lobos Ave	006552015000		1909	No Integrity
667 Mermaid Ave	006085007000		Circa 1922	No Integrity
139 Monterey Ave	006201007000		1963	No Significance
141 Monterey Ave	006201006000		1915	No Integrity; No Significance
143 Monterey Ave	006201005000		1915	No Integrity
147 Monterey Ave	006209001000		1920	No Significance
159 Monterey Ave	006209009000	Waterhouse House	1883; Rebuilt 1926	No Integrity
209 Monterey Ave	006262009000		1908	No Integrity
308 Monterey Ave	006269003000		1914	No Integrity

Table 1: Properties Recommended for Removal from Pacific Grove HRI

Street Address	Assessor Parcel Number (APN)	Historic Name	Year Built ¹⁹	Reason for Removal ²⁰
310 Monterey Ave	006269004000		1920	No Integrity; No Significance
504 Monterey Ave	006496001000		1924	No Integrity
508 Monterey Ave	006496002000		1906	No Integrity
509 Monterey Ave	006495004000		Circa 1915	No Integrity
718 Monterey Ave	006535008000		1926	No Integrity
187 Ocean View Blvd	006224003000		1921	Demolished
487 Ocean View Blvd	006183002000	Martin House	1900	No Integrity
525 Ocean View Blvd	006181002000		1915	No Integrity
529 Ocean View Blvd	006181001000		1915	No Integrity
609 Ocean View Blvd	006154002000		Circa 1910	No Integrity
615 Ocean View Blvd	006154001000	Robson House	1901	No Integrity
625 Ocean View Blvd ²¹	006085014000	Lover's Point Inn	1965	No Significance
631 Ocean View Blvd ²²	006084002000		1903; 1960	No Integrity; No Significance
671 Ocean View Blvd	006081006000		Circa 1930	No Integrity
689 Ocean View Blvd	006081001000		1923	No Integrity
707 Ocean View Blvd	006073009000	Eugenia Riddell House	1904	No Integrity
152 Pacific Ave	006142044000	Garrett House	1889	No Integrity
153 Pacific Ave	006143010000	Mc Kee House	1887	No Integrity
157 Pacific Ave	006143008000	Lawrey House	1891	No Integrity
163 Pacific Ave	006143005000		1927	No Integrity
172 Pacific Ave	006142034000		1915	No Integrity
184 Pacific Ave	006142036000		1920	No Integrity
562 Park Pl #A	006157013000	Clifford House	1906	No Integrity
209 Park St	006291022000	Kent House	1888	No Integrity
211 Park St	006291021000		1887	No Integrity
218 Park St	006304002000		1897	No Integrity
231 Park St	006291017000		Circa 1912	No Integrity

²¹ 625 Ocean View Boulevard was never on the Pacific Grove HRI, and was mistakenly included on the list of properties to survey. 625 Jewell Avenue, which was formerly addressed 625 Ocean View Boulevard, is listed on the Pacific Grove HRI.

²² According to Sanborn maps and the *Pacific Grove Historic Context Statement*, this parcel was the original location of Stanford University's Hopkins Seaside Laboratory, built in 1892. Hopkins Seaside Laboratory (later, Hopkins Marine Laboratory) relocated to its current location at Point Cabrillo in 1917. The original laboratory buildings were demolished; therefore, the site does not have any integrity for association with Hopkins Seaside Laboratory. The building currently on the site was built in 1960 and does not appear to have any historic significance.

Table 1: Properties Recommended for Removal from Pacific Grove HRI

Street Address	Assessor Parcel Number (APN)	Historic Name	Year Built ¹⁹	Reason for Removal ²⁰
311 Park St	006298009000	Benjamin Barber House	1908	No Integrity
414 Park St	006464009000		Circa 1922	No Integrity
511 Park St	006478009000	Lemon House	1899	No Integrity
513 Park St	006478008000		Circa 1917	No Integrity
519 Park St	006478007000	Wooten House	1890	Demolished
520 Park St	006465006000	Dangerfield House	1894	No Integrity
1125 Pico Ave	006422002000		1922	No Integrity
275 Pine Ave	006511003000		Circa 1910	No Integrity
315 Pine Ave	006504001000		1922	No Integrity
369 Pine Ave	006501001000		Circa 1920	No Integrity
370 Pine Ave	006267008000		1910	No Integrity
431 Pine Ave	006492012000		Circa 1912	No Integrity
492 Pine Ave	006279007000		1896	No Integrity
541 Pine Ave	006483012000	William H. Murray House	1900	Demolished
628 Pine Ave	006296009000	Wilbur House	1889	No Integrity
629 Pine Ave	006473001000	Smith House	1899	No Integrity; No Significance
911 Shell Ave	006032011000		1923	No Integrity
408 Sinex Ave	006535009000		1913	No Integrity
420 Sinex Ave	006535013000		Circa 1912	No Integrity
424 Sinex Ave	006535015000		Circa 1910	No Integrity
675 Sinex Ave	006653002000		1921	No Integrity
712 Sinex Ave	006556009000		Circa 1923	No Integrity
1065 Sinex Ave	006611036000		Circa 1925	No Integrity
365 Spruce Ave	006508001000	Elwood House	1896	No Integrity
432 Spruce Ave	006492007000		1905	No Integrity
703 Spruce Ave	006466002000		1910	No Integrity
721 Spruce Ave	006467002000		Circa 1915	No Integrity
731 Spruce Ave	006467001000		1918	No Integrity
762 Spruce Ave	006454003000		Circa 1922	No Integrity
220 Walnut St	006344005000		1908	No Integrity
223 Walnut St	006345021000		Circa 1930	No Integrity
224 Walnut St	006344006000		Circa 1916	No Integrity
226 Walnut St	006344016000		Circa 1910	No Integrity

Table 1: Properties Recommended for Removal from Pacific Grove HRI

Street Address	Assessor Parcel Number (APN)	Historic Name	Year Built ¹⁹	Reason for Removal ²⁰
227 Walnut St	006345011000		Circa 1920	No Integrity
246 Walnut St	006333004000		Circa 1928	No Integrity
250 Walnut St	006333005000		Circa 1916	No Integrity
311 Walnut St	006335011000		1906	No Integrity
314 Walnut St	006336014000	Tollis House	1893	No Integrity
212 Willow St	006312014000	Belknap House	1890	No Integrity
227 Willow St	006313009000	Gydison House	1889	No Integrity
236 Willow St	006322002000		1921	No Integrity
315 Willow St	006326006000		1905	No Integrity
510 Willow St	006457004000		Circa 1914	No Integrity
207 Wood St	006315011000		1900	No Integrity
305 Wood St	006308001000		1921	No Integrity

APPENDIX B: POTENTIAL ADDITIONS TO THE PACIFIC GROVE HRI

The following table provides a list of properties that Page & Turnbull made note of while conducting survey fieldwork as properties that *may* be eligible for the Pacific Grove HRI. This table *does not* represent a formal determination of eligibility. A survey or more detailed evaluation should be conducted for these buildings, and at minimum a DPR form produced, to make a formal determination of their eligibility. Furthermore, this list is not comprehensive as no systematic area-wide reconnaissance survey was conducted. One recommendation of the *Pacific Grove Preservation Program Considerations*, produced by Page & Turnbull in 2011, was to conduct additional historic resource surveys throughout the city, and this preliminary list can contribute to that future effort.

Table 2: Potential Additions to the Pacific Grove HRI (Partial List)			
Street Address	Assessor Parcel Number (APN)	Historic Name	Year Built ²³
131 5th St	006229008000		1916
116 15th St	006181006000		c.1920s
145 16th St	006165014000		1925
123 17th St	006154014000		1904
146 17th St	006163007000		1930
308 17th St	006296004000		1948
226 19th St	006291023000		1922
228 19th St	006291012000		1930
503 19th St	006477013000		1930
Asilomar Blvd	006591001000	Ester Steinbeck Rodgers House at Asilomar (now called Guest Inn)	c.1930s
Asilomar Blvd	006591001000	Warnecke-designed buildings at Asilomar	c.1950s
234 Bentley St	006348005000		1930
141 Carmel Ave	006194009000		1934
442 Central Ave	006184008000	Christian Church of Pacific Grove	1941
Central & Grand Avenues	No APN	Octagonal building in Jewell Park (former Chamber of Commerce location)	1883
119 Dewey Ave	006234001000		1948
148 Forest Ave	006165006000		1925
221 Forest Ave	006282015000		1959
242 Forest Ave	006281015000	Grove Market	1951
229 Grand Ave	006283010000		1928
408 Granite St	006453003000		1902
309 Junipero Ave	006521006000		1930

²³ See **Section III.C Note About Year Built Dates** for a detailed methodology for assessing Year Built dates. See **Appendix C: Year Built Dates** for information about consulted sources.

Table 2: Potential Additions to the Pacific Grove HRI (Partial List)			
Street Address	Assessor Parcel Number (APN)	Historic Name	Year Built ²³
350 Junipero Ave	006507007000		1930
246 Laurel Ave	006255013000	First Baptist Church	1966
281 Laurel Ave	006258002000		1928
672 Laurel Ave	006291015000		1927
362 Lighthouse Ave	006208007000	St. Angela Merici Catholic Church	1956
136 Monterey Ave	006195003000		1928
109 Ocean View Blvd	006231001000	American Can Company	1938
380 Pine Ave	006268006000		1941
859 Sea Palm Ave	006074003000		1964
661 Spazier Ave	006652002000		1930
668 Spazier Ave	006651017000		1931
801 Sunset Dr	007101036000		c. 1952
915 Sunset Dr	007101007000	First United Methodist	1963
815 Walnut St	006631015000		1930
204 Willow St	006312012000		1990
414 Wood St	006454002000		1916

APPENDIX C: YEAR BUILT DATE SOURCES

The following sources were used to determine year built dates for properties evaluated during the Pacific Grove Historic Resources Inventory Survey Update. See **Section III.C Note About Year Built Dates** for a detailed methodology for assessing Year Built dates.

Monterey County Assessor Records: The Monterey County Assessor maintains property data on all properties within Monterey County, including Pacific Grove. Monterey County Assessor Records sometimes include multiple construction dates for one property; these dates may refer to the construction of additional buildings on the same property, reassessment dates, or remodel dates. The current Monterey County Assessor Records data is accessible on line through the City of Pacific Grove-maintained website pgparcel.net/ or in person at the Monterey County Assessor's office.²⁴

Pacific Grove Historic Resource Inventory Database (6/19/18): The City of Pacific Grove maintains a database for the Historic Resource Inventory. The information from the Pacific Grove Historic Resource Inventory Database used to conduct this survey effort dates to June 19, 2018. The Pacific Grove Historic Resource Inventory Database can be searched by property address, street name, street number, or historic name through an online portal on the City of Pacific Grove's website. The database also provides links to previously completed evaluation forms. <https://www.cityofpacificgrove.org/living/community-economic-development/planning/historic-resources/historic-resources-inventory>

Sanborn Map Company Fire Insurance Maps: The Sanborn Map Company produced detailed maps of cities throughout the United States in the nineteenth and twentieth centuries so that fire insurance companies could assess their liability. Sanborn maps illustrate building footprints and the number of stories of a building, and often included additional information such as the building address, material, and use. Sanborn maps are available for Pacific Grove for the years 1888, 1892, 1897, 1905, 1914, 1926, and 1962. The Heritage Society of Pacific Grove has a collection of Sanborn maps.

1928 Block Files from Pacific Grove: In 1928, the City of Pacific Grove commissioned a reevaluation of all parcels of assessable real estate and all building improvements within the City limits. These documents are officially called the "Building Classification and Computation Record," but are more commonly known as the 1928 Block Files and are on file at the City of Pacific Grove Community & Economic Development Department.

Previously Completed DPR 523 forms: As noted in **Section I.A. Project Background**, nearly 600 DPR 523 forms were previously been completed for properties on the Pacific Grove HRI. These DPR forms are on file at the City of Pacific Grove Community & Economic Development Department, or can be searched on line at

²⁴ Information about the location and hours of the Monterey County Assessor's office is available online at "Monterey County Assessor-County Clerk-Recorder," County of Monterey, accessed November 10, 2018, <http://www.co.monterey.ca.us/government/departments-a-h/assessor/assessor-county-clerk-recorder>.

<https://www.cityofpacificgrove.org/living/community-economic-development/planning/historic-resources/historic-resources-inventory>.

Pacific Grove Historic Context Statement: Page & Turnbull prepared an Historic Context Statement on Pacific Grove, which was approved by the Pacific Grove City Council on October 19, 2011. The *Pacific Grove Historic Context Statement* includes historic background about the city, as well as a discussion of eligibility and registration requirements for listing historic properties on the Pacific Grove HRI, National Register, and/or California Register. The *Pacific Grove Historic Context Statement* is available online through the City’s website at: <https://www.cityofpacificgrove.org/living/community-economic-development/planning/historic-resources>.

Heritage Society of Pacific Grove Green Plaque List: As of November 2018, the Heritage Society has placed historic markers on 1,434 homes in Pacific Grove that were built before 1926. Officially called “Historic Home Plaques,” these are often referred to as the “Green Plaques.”²⁵ The plaques indicate the year and name of the owner when the building was first assessed for tax purposes—not necessarily the year of construction. The Heritage Society’s research is based on an extensive list of sources including Sanborn maps, the 1928 block files, *Board & Batten*, Howard Research Books, and city directories. Copies of these sources are available either at the Heritage Society’s office or the City of Pacific Grove Community & Economic Development Department, and many are elaborated further in this appendix.

Heritage Society of Pacific Grove’s Newsletter: Board & Batten: *Board & Batten* is the newsletter of the Heritage Society of Pacific Grove, typically published bi-monthly. Digital copies of issues from 1983-2016 are available online at: <https://www.pacificgroveheritage.org/board-and-batten/>. An index of addresses, names, and topics referenced in the issues of Board & Batten is also available online.

²⁵ This number is accurate as of August 2018, when the Heritage Society of Pacific Grove provided Page & Turnbull with a complete list of Green Plaque addresses.

APPENDIX D: CALIFORNIA HISTORICAL RESOURCES STATUS CODES

California Historical Resource Status Codes

1 Properties listed in the National Register (NR) or the California Register (CR)	
1D	Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.
1S	Individual property listed in NR by the Keeper. Listed in the CR.
1CD	Listed in the CR as a contributor to a district or multiple resource property by the SHRC
1CS	Listed in the CR as individual property by the SHRC.
1CL	Automatically listed in the California Register – Includes State Historical Landmarks 770 and above and Points of Historical Interest nominated after December 1997 and recommended for listing by the SHRC.
2 Properties determined eligible for listing in the National Register (NR) or the California Register (CR)	
2B	Determined eligible for NR as an individual property and as a contributor to an eligible district in a federal regulatory process. Listed in the CR.
2D	Contributor to a district determined eligible for NR by the Keeper. Listed in the CR.
2D2	Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR.
2D3	Contributor to a district determined eligible for NR by Part I Tax Certification. Listed in the CR.
2D4	Contributor to a district determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
2S	Individual property determined eligible for NR by the Keeper. Listed in the CR.
2S2	Individual property determined eligible for NR by a consensus through Section 106 process. Listed in the CR.
2S3	Individual property determined eligible for NR by Part I Tax Certification. Listed in the CR.
2S4	Individual property determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
2CB	Determined eligible for CR as an individual property and as a contributor to an eligible district by the SHRC.
2CD	Contributor to a district determined eligible for listing in the CR by the SHRC.
2CS	Individual property determined eligible for listing in the CR by the SHRC.
3 Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation	
3B	Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.
3D	Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.
3S	Appears eligible for NR as an individual property through survey evaluation.
3CB	Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.
3CD	Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.
3CS	Appears eligible for CR as an individual property through survey evaluation.
4 Appears eligible for National Register (NR) or California Register (CR) through other evaluation	
4CM	Master List - State Owned Properties – PRC §5024.
5 Properties Recognized as Historically Significant by Local Government	
5D1	Contributor to a district that is listed or designated locally.
5D2	Contributor to a district that is eligible for local listing or designation.
5D3	Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.
5S1	Individual property that is listed or designated locally.
5S2	Individual property that is eligible for local listing or designation.
5S3	Appears to be individually eligible for local listing or designation through survey evaluation.
5B	Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.
6 Not Eligible for Listing or Designation as specified	
6C	Determined ineligible for or removed from California Register by SHRC.
6J	Landmarks or Points of Interest found ineligible for designation by SHRC.
6L	Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
6T	Determined ineligible for NR through Part I Tax Certification process.
6U	Determined ineligible for NR pursuant to Section 106 without review by SHPO.
6W	Removed from NR by the Keeper.
6X	Determined ineligible for the NR by SHRC or Keeper.
6Y	Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
6Z	Found ineligible for NR, CR or Local designation through survey evaluation.
7 Not Evaluated for National Register (NR) or California Register (CR) or Needs Reevaluation	
7J	Received by OHP for evaluation or action but not yet evaluated.
7K	Resubmitted to OHP for action but not reevaluated.
7L	State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 – Needs to be reevaluated using current standards.
7M	Submitted to OHP but not evaluated - referred to NPS.
7N	Needs to be reevaluated (Formerly NR Status Code 4)
7N1	Needs to be reevaluated (Formerly NR SC4) – may become eligible for NR w/restoration or when meets other specific conditions.
7R	Identified in Reconnaissance Level Survey: Not evaluated.
7W	Submitted to OHP for action – withdrawn.

12/8/2003

APPENDIX E: OHP RESOURCE ATTRIBUTE CODES

Provided from California Office of Historic Preservation's "Instructions for Recording Historical Resources" manual, available at <http://ohp.parks.ca.gov/pages/1054/files/manual95.pdf>. Detailed definitions of each attribute code are also provided in OHP's manual.

APPENDIX 4: RESOURCE ATTRIBUTE CODES (for use in Fields P3b and B11)

The following codes should be used to define the attributes of historical resources in Fields P3b and B11 on the Primary Record and Building, Structure, and Object Record, respectively. The codes are first summarized below and then defined in greater detail in the following pages of this appendix.

Attributes of Historic Resources:

HP1. Unknown	HP24. Lighthouse
HP2. Single family property	HP25. Amusement park
HP3. Multiple family property	HP26. Monument/mural/gravestone
HP4. Ancillary building	HP27. Folk Art
HP5. Hotel/motel	HP28. Street furniture
HP6. 1-3 story commercial building	HP29. Landscape architecture
HP7. 3+ story commercial building	HP30. Trees/vegetation
HP8. Industrial building	HP31. Urban open space
HP9. Public utility building	HP32. Rural open space
HP10. Theater	HP33. Farm/ranch
HP11. Engineering structure	HP34. Military property
HP12. Civic auditorium	HP35. CCC/WPA property
HP13. Community center/social hall	HP36. Ethnic minority property (list group)
HP14. Government building	HP37. Highway/trail
HP15. Educational building	HP38. Women's property
HP16. Religious building	HP39. Other
HP17. Railroad depot	HP40. Cemetery
HP18. Train	HP41. Hospital
HP19. Bridge	HP42. Stadium/sports arena
HP20. Canal/aqueduct	HP43. Mine structure/building
HP21. Dam	HP44. Adobe building/structure
HP22. Lake/river/reservoir	HP45. Unreinforced masonry building
HP23. Ship	HP46. Walls/gates/fences

Attributes of Historic Archaeological Sites:

AH1. Unknown	AH9. Mines/quarries/tailings
AH2. Foundations/structure pads	AH10. Machinery
AH3. Landscaping/orchard	AH11. Walls/fences
AH4. Privies/dumps/trash scatters	AH12. Graves/cemetery
AH5. Wells/cisterns	AH13. Wharfs
AH6. Water conveyance system	AH14. Ships/barges
AH7. Roads/trails/railroad grades	AH15. Standing structures
AH8. Dams	AH16. Other

Attributes of Prehistoric Archaeological Sites and Ethnographic Sites:

AP1. Unknown	AP9. Burials
AP2. Lithic scatter	AP10. Caches
AP3. Ceramic scatter	AP11. Hearths/pits
AP4. Bedrock milling feature	AP12. Quarry
AP5. Petroglyphs	AP13. Trials/linear earthworks
AP6. Pictographs	AP14. Rock shelter/cave
AP7. Architectural feature	AP15. Habitation debris

APPENDIX F: UNDERSTANDING DPR 523 FORMS

The attached DPR 523 forms (see **Appendix G: 2018 Pacific Grove Historic Resources Survey Update DPR 523 Forms**) were prepared for all properties that remain eligible for the Pacific Grove Historic Resources Inventory through retention of historic significance and integrity. The following section includes definitions for all of the information found on the DPR forms.

DPR 523A (Primary Record)

DPR 523A (Primary Record) forms are the California Office of Historic Preservation's (OHP) standard historic resource survey form. The following definitions are adapted from the California Office of Historic Preservation's manual "Instructions for Recording Historical Resources," available online at <http://ohp.parks.ca.gov/pages/1054/files/manual95.pdf>.

* Indicates that the field is required by OHP when filling out the DPR 523A form.

- **Header Block:** Fields are left empty if unknown.
- **NRHP Status Code:** National Register of Historic Places status codes were replaced with California Historical Resource Status Codes in 2003. California Historical Resource Status Code(s) that best define the relationship of the resource to local, state and national registers using the list in **Appendix D: California Historical Resources Status Codes**. Unlike on the DPR 523A form, if multiple codes are applicable, all codes are recorded.²⁶
- ***Resource Name or #:** The resource name for properties in the Pacific Grove Historic Resources Inventory Survey Update is the primary address and Assessor Parcel Number (APN), for example "105 Monterey Ave (APN 006219001000)." This resource name is listed on all pages of the DPR forms and is the file heading for the PDF version of the DPR form. In cases where DPR forms were produced for multiple buildings on the same property (parcel), the property is named with an underscore and sequential number following the APN; for example, a parcel with three buildings that are all individually eligible for the HRI would be labeled "APN 006319001000," "APN 006319001000_1" and "APN 006319001000_2."
- **P1. Other Identifier:** Many properties in Pacific Grove are associated with multiple addresses. If the property is associated with additional addresses, they are listed here.
- ***P2. Location:** None of the DPR forms produced during the Pacific Grove Historic Resources Inventory Survey Update are restricted or confidential. All properties are located in Monterey County and are covered by the Monterey, California (1997) USGS 7.5' quadrangle map. The full address of the property is given, including street number, street name, city, state, zip and APN. Longitude and latitude coordinates are also provided; these coordinates were derived from GIS data and generally describe the center point of the parcel according to the UTM system using ArcMap.
- ***P3a. Description:** This section provides a bullet list of key architectural and decorative features of the property as recorded during survey fieldwork. All properties include a description of architectural style, construction type, number of stories, basement, garage,

²⁶ California State Office of Historic Preservation, Department of Parks and Recreation, Technical Assistance Bulletin #8: User's Guide to the California Historical Resource Status Codes & Historic Resources Inventory Directory (November 20014), accessed November 16, 2018, <http://ohp.parks.ca.gov/pages/1069/files/tab8.pdf>.

- roof type, roof material, wall material, window type, and window material. These fields were recorded based on pre-populated drop-down menus in Page & Turnbull's mobile AppSheet survey application. Pre-populated drop-down menus for "architectural features," "decorative details," and "alterations" were also selected when appropriate. If needed, survey notes in the form of narrative sentences could be added in "Additional Remarks."
- ***P3b. Resource Attributes:** Resource attribute codes that best describe the resource were selected from a list of Resource Attributes established by OHP. A list of attribute codes is provided in **Appendix E: OHP Resource Attribute Codes**. Detailed definitions of each attribute code are provided in California Office of Historic Preservation's "Instructions for Recording Historical Resources" manual, available at <http://ohp.parks.ca.gov/pages/1054/files/manual95.pdf>.
 - ***P4. Resources Present:** The most appropriate category (or categories) is checked. Most properties evaluated in Pacific Grove were "buildings," which can include houses, sheds, garages, city halls, commercial buildings, libraries, hotels, schools, churches, etc. In the case of Lovers Point Pier and 289 Lighthouse Avenue (The Boulders), "structure" was also selected to indicate that a rock wall or pier was present.
 - ***P5a. Photo:** A color digital photograph was taken during survey fieldwork. The photographs capture all, or as much as possible, of the primary façade of the building. Occasionally, an oblique view was used if the building contained more than one primary façade.
 - ***P5b. Description of Photo:** Description of façade and date that the photograph was taken.
 - ***P6. Date Constructed/Age & Sources:** Whether the resource is historic, prehistoric, protohistoric, or unknown is indicated; in the case of Pacific Grove, all resources evaluated were "historic," meaning that they were constructed during a time of recorded history. A date, or circa date, of construction is provided along with the source(s) of the date. Detailed information about year built sources is provided in **Appendix C: Year Built Date Sources**.
 - ***P7. Owner and Address:** The owner's name and address are provided based on information provided by the City of Pacific Grove recorded in their HRI Database (6/19/18).
 - ***P8. Recorded by:** All properties were recorded and evaluated by architectural historians working for Page & Turnbull who meet the Secretary of the Interior's Professional Qualification Standards.
 - ***P9. Date Recorded:** Refers to the date of survey fieldwork.
 - ***P10. Survey Type:** A survey is typically considered either an "intensive survey" or "reconnaissance survey," although other activities such as a volunteer effort are possible. The Pacific Grove Historic Resources Inventory Survey Update is considered a focused "reconnaissance survey" because enough information was produced in order to individually evaluate each property, though detailed property-specific research was not conducted as it would be in an "intensive survey."
 - ***P11. Citation:** This survey report was prepared to document the methodology and findings of the Pacific Grove Historic Resources Inventory Survey Update, and is cited on the DPR forms.
 - ***Attachments:** Attachments are any DPR forms in addition to the DPR 523A (Primary Record) form. In the case of the Pacific Grove Historic Resources Inventory Survey Update, all forms will have an attached 523L (Continuation Sheet).

DPR 523L (Continuation Sheet).

Page & Turnbull created a modified 523L (Continuation Sheet) to record evaluation information for every property that is eligible to remain on the HRI. The modified DPR 523L form contains much of the information as a standard DPR 523B (Building, Structure and Object Record), but does not include a construction history, location map, or detailed written significance statement.

- ***Resource Name or #:** The resource name for the Pacific Grove Historic Resources Inventory Survey Update is the primary address and Assessor Parcel Number (APN), for example “105 Monterey Ave (APN 006219001000).” This resource name is listed on all pages of the DPR forms and is the file heading for the PDF version of the DPR form.
- ***Recorded by:** All properties were recorded and evaluated by architectural historians working for Page & Turnbull who meet the Secretary of the Interior’s Professional Qualification Standards.
- ***Date:** Refers to the date of survey fieldwork.
- **Historic Name:** A historic name, if applicable, is provided. This may be a business name, such as Holman’s Department Store, or based on the name of an original owner, such as Anderson House.
- **Original Use:** Indicates whether the historic function of the property was residential, commercial, industrial, institutional, or a cultural landscape. Definitions of these property types are provided in Page & Turnbull, *Pacific Grove Historic Context Statement* (Prepared for the City of Pacific Grove, 2011), 16-17.
- **Present Use:** Indicates whether the current function of the property is residential, commercial, industrial, institutional, a cultural landscape, inn/hotel, or auto camp/cottage court/motel.
- **Original Owner:** Original owner or tenant, if known, is recorded. Information was obtained from the Pacific Grove HRI Database (6/19/18) and Advisory Committee. Further primary source research for every property was outside of the scope of this survey update.
- **Original Architect/Builder:** Original architect and/or builder, if known, is recorded. Information was obtained from the Pacific Grove HRI Database (6/19/18), Advisory Committee, and *Pacific Grove Historic Context Statement* (2011). Further primary source research for every property was outside of the scope of this survey update.
- **Pacific Grove Historic Context Statement Theme:** Every property was evaluated using the historic context themes that are outlined in the *Pacific Grove Historic Context Statement* (2011), including: Residential Development; Commercial Development; Civic Growth; Transportation & Infrastructure; Ethnic & Cultural Diversity; Social, Religious or Cultural Institutions, Movements & Trends; Recreation, Leisure & Tourism; Development & Booster Organizations; and Environmentalism.
- **Period of Development:** The periods of development are used to evaluate the historic context of each property, based on its date of construction, and are described at length in the *Pacific Grove Historic Context Statement* (2011). The periods of development identified for Pacific Grove are: Native American & Mission Periods (to 1820); Mexican & Early American Periods (1821-1872); Early Development of Pacific Grove (1873-1902); Pacific Grove Comes of Age (1903-1926); City of Homes (1927-1945); and Suburban Expansion (1946-1965).

- **Period of Significance:** Page & Turnbull assigned a period of significance for all properties found to be eligible for the Pacific Grove HRI and/or National and California Registers. A period of significance refers to the span of time during which significant events and activities occurred. If a building is significant for its architecture or design, the period of significance is typically the year of construction. A period of significance may span multiple years, especially if the property is significant for its association with a person, business, or larger development trend. If a property has multiple areas of significance, it may have multiple periods of significance.
- **Integrity:** Determination of integrity was based on visual field observations and property registration requirements set forth in the *Pacific Grove Historic Context Statement*. In some cases, limited additional research was conducted by looking at the building forms illustrated in Sanborn Fire Insurance maps. Page & Turnbull assigned an integrity rating of excellent, good, fair, or no integrity to all properties while conducting survey fieldwork. A more detailed discussion about integrity and evaluating integrity in Pacific Grove is provided in **Section III.E Evaluating Integrity In Pacific Grove**.
- **Eligible for the Pacific Grove HRI:** This is a yes or no determination. All properties found to be eligible to remain on the HRI were recorded in a DPR form during this survey effort. A list of properties that were found ineligible to remain on the HRI is provided in **Appendix A: Properties Recommended for Removal from Pacific Grove HRI**.
- **Eligible for the National Register/California Register:** This is a yes or no determination. A discussion of determining significance for the National Register and California Register is provided in **Section III. Evaluation Methodology**.
- **Level of Significance:** The level of significance refers to the geographical level – local, state, or national – at which the property has been found significant. For example, the early commercial development of Pacific Grove is a *local* historic context, whereas the construction of Carnegie Libraries would be a *national* historic context. Most properties in Pacific Grove are significant at the local level, meaning they are significant within local or regional historic contexts.
- **California Historic Resource Status Code(s):** California Historic Resource Status Code(s) that best define the relationship of the resource to local, state and national registers using the list in **Appendix D: California Historical Resources Status Codes**.
- **Evaluation Notes:** In some cases, additional narrative is provided by Page & Turnbull regarding the evaluation and determination of eligibility of a property. This may include notes about integrity research using Sanborn maps, or additional relevant historical background information.
- **Significance Discussion Statement Table:** A table is provided to summarize the property’s eligibility for the Pacific Grove Historic Resources Inventory, National Register, and California Register. If the property was not found to be eligible, the discussion statement reads “Not found to be eligible under this criterion during the course of this survey.” If the property was found to be eligible, a more detailed statement is provided to explain its significance and the register(s) for which the property is eligible. Standardized statements were created for properties found to be significant for their architecture or design due to limitations of the project scope. Properties were not evaluated under National Register Criterion D/California Register Criterion 4 for information potential (archeology) during the

course of this survey. A more detailed discussion of the methodology for determining eligibility is provided in **Section III. Evaluation Methodology.**

- References: The primary reference for historical background information and property registration requirements is Page & Turnbull's *Pacific Grove Historic Context Statement*, prepared for the City of Pacific Grove, Ca. Approved by City Council October 19, 2011.

APPENDIX G: 2018 PACIFIC GROVE HISTORIC RESOURCES SURVEY UPDATE DPR 523 FORMS

The following attached DPR 523 forms were prepared during the 2018 Pacific Grove Historic Resources Survey Update effort. For information regarding how to understand the information provided in DPR 523 forms, see **Appendix F: Understanding DPR 523 Forms**. DPR 523 forms were only prepared for properties eligible to remain on the Pacific Grove HRI. For a list of properties found ineligible to remain on the HRI, see **Appendix A: Properties Recommended for Removal from Pacific Grove HRI**.

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