CITY OF PACIFIC GROVE

Community Development Department – Planning Division
300 Forest Avenue, Pacific Grove, CA 93950
T :: 831.648.3190 • F :: 831.648.3184 • www.ci.pg.ca.us/cdd

Initial Historic Screening Determination

Address: 134 Pacific Ave APN: 006-142-022-000

Owner: Kelly Lesko Applicant: N/A

HISTORIC RESOURCES COMMITTEE (HRC) RECOMMENDATION:

At the August 29, 2018 HRC meeting, the Committee prepared the following Preliminary Determination of Ineligibility and forwarded the recommendation to the Community Development Director:

☒ Determined to be ineligible as an "Historical Resource," due to the following criteria:

☒1. The property has undergone significant alterations to the primary or most visible façade, as evidenced through original plans, photographs or Sanborn maps.

- _____(description of known alteration)
- _____(type of documentation)

☐2a. The property does not exhibit the architectural characteristics of the styles described in Section 7.3 of the General Plan or Section IV of the Historic Context Statement;

or

☐2b. The property does not exhibit unique architectural, site or locational characteristics.

☐3. The property is not associated with important persons, events or architecture.

☐ Determination of ineligibility cannot be made.

HRC Comments:

_____ _____

Claudia Sawyer, HRC Chair Date

COMMUNITY DEVELOPMENT DIRECTOR (CDD) DETERMINATION:

Based on the recommendation above, the CDD Director, or their designee:

☐ Made a determination of ineligibility, which will remain in effect for 10 years from the date of approval.

☐ Found that a determination of ineligibility cannot be made, and a Phase 1 Historic Assessment (DPR 523 Form) is required.

_____ _____

Mark Brodeur, CEDD Director Date

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Permit Application

Application # IHS 18-609
Date: 7/24/18
Total Fees:

APPLICANT/OWNER:

Project Address: 134 Pacific Ave **APN:** 006-142-022

Project Description: Replace (11) Retrofit windows w/ wood composite / (1) Patio DR. / (1) Bay window No size chg / Ufactl. $2

Tree Work? ☐ Yes ☑ No

Applicant	Owner
Name: Renewal By Andersen	Name: Kelly LESKO
Phone:	Phone: (831) 917-1110
Email:	Email: —
Mailing Address: 30800 Santana Hayward, Ca 94544	Mailing Address: 134 Pacific Ave. Pacific Grove, 93950

PLANNING STAFF USE ONLY:

Permit Request:

☐ CRD: Counter Determination	☐ SP: Sign Permit	☐ LM: Lot Merger	☐ EIR: Environmental Impact
☐ AP: Architectural Permit	☐ UP: Use Permit	☒ IHS: Initial Historic Screening	☐ VAR: Variance
☐ AAP: Administrative AP	☐ AUP: Administrative UP	☐ HPP: Historic Preservation	☐ MMP: Mitigation Monitoring
☐ ADC: Arch Design Change	☐ ADU: Acc. Dwelling Unit	☐ A: Appeal	☐ Stormwater Permit
☐ ASP: Admin Sign Permit	☐ LLA: Lot Line Adjustment	☐ TPD: Tree Permit W/ Dev't	☐ Other:

CEQA Determination:
- ☒ Exempt
- ☐ Initial Study & Mitigated Negative Declaration
- ☐ Environmental Impact Report

Review Authority:
- ☐ Staff
- ☒ HRC
- ☐ ZA
- ☐ PC
- ☐ SPRC
- ☐ CC
- ☐ ARB
- ☐ _____

Active Permits:
- ☐ Active Planning Permit
- ☐ Active Building Permit
- ☐ Active Code Violation
  Permit #: _____

Overlay Zones:
- ☐ Butterfly Zone
- ☐ Coastal Zone
- ☒ Area of Special Biological Significance (ASBS)
- ☐ Environmentally Sensitive Habitat Area (ESHA)

Property Information
Lot: 25 Block: 61 Tract: Fairway Homes
ZC: R3PGR GP: High Dn. 29 DU/AC Lot Size:
☐ Historic Resources Inventory ☐ Archaeologically Sensitive Area

Staff Use Only:
Received by: W | DG
Assigned to: AA
$ PAID 436.80 7-23-18

CERTIFICATION – I, the undersigned, under penalty of perjury, depose and certify that I am the applicant for this request, that the property owner approves this application and that all statements contained herein, including all documents and plans submitted in connection with this application, are true and accurate to the best of my knowledge.
I further acknowledge it is my responsibility to determine whether additional permits are required.

Applicant Signature: _____ **Date:** _____

Owner Signature (Required): X DocuSigned by: Kelly Cook Lesko D1DC57B451B2497... **Date:** 7/19/2018

Updated: 08/17/2017

City of Pacific Grove
Community Development Department
300 Forest Ave., Pacific Grove, CA 93950

Report of Initial Historic Screening

Address 134 Pacific APN 006-142-022

Block 61 Lot 25 Date 8/1/18

City of Pacific Grove CDD Office Data:

Assessors Maps	Yes	Historic Files	Yes
1978 Historic Inventory	N/A	1928 Block Files	N/A
Assessment files by APN	Yes	Alpha by owner	Yes
Mo. Co. Assessor File	1951	1947-1967 Building Permit register	N/A
		1966-1972 Building Permit File	No

Building Permit # 2370 Date 3/14/1946 Project SFD

Owner Coast Counties Const. Co. Builder same

Building Permit # _____ Date _____ Project _____

Owner _____ Builder _____

Building Permit # _____ Date _____ Project _____

Owner _____ Builder _____

Building Permit # _____ Date _____ Project _____

Owner _____ Builder _____

Heritage Society Barn Materials:

Sanborn Maps	No Records:☐	1888:☐	1892:☐	1897:☐
	1905:☐	1914:☐	1926:☐	1962:☐

Assessors files	N/A	Property Files by Address	N/A
Name (and Topic) files	N/A	Board and Batten Index	N/A
Photo Collection Index	N/A	Voter Registration 1894	N/A
Mo. Co. Census 1900	N/A	Polk Directory	N/A
Howard Research Books	N/A	Grove Acres Map 1926	N/A
Block and Lot Files	N/A	1900 Census	N/A

Pacific Grove Library Data

Polk Directories 1926 to 1988	N/A	Historic Index Card File	N/A
Newspaper Microfilm	N/A	Mo. Co Directory 1875	N/A
Greater Register of Mo. Co 1875	N/A	Tuttle Photo Collection	N/A
Library Photo Collection	N/A		

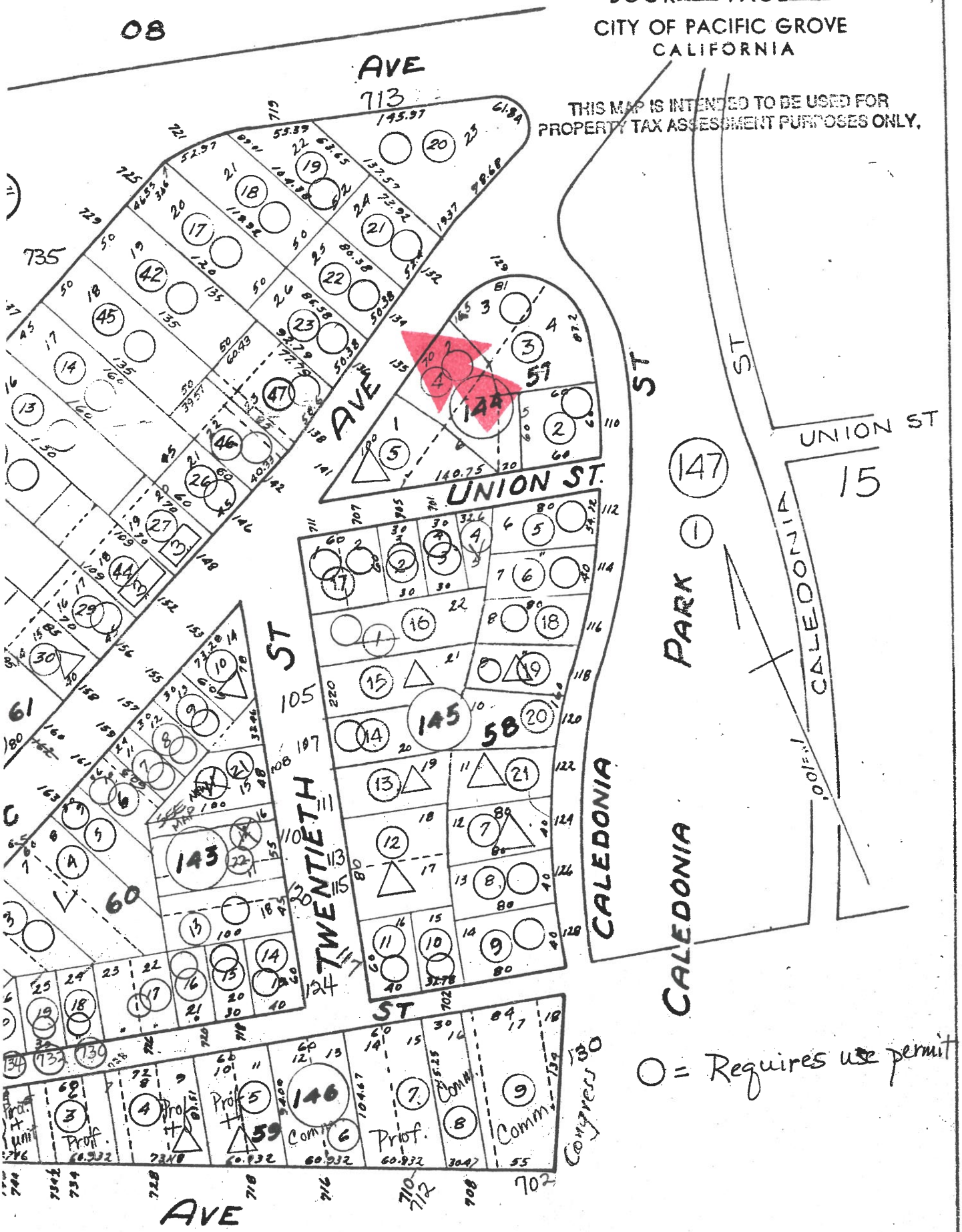
Comments:

Steve Honegger, Heritage Society of Pacific Grove

BOOK 6 PAGE 14

CITY OF PACIFIC GROVE
CALIFORNIA

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

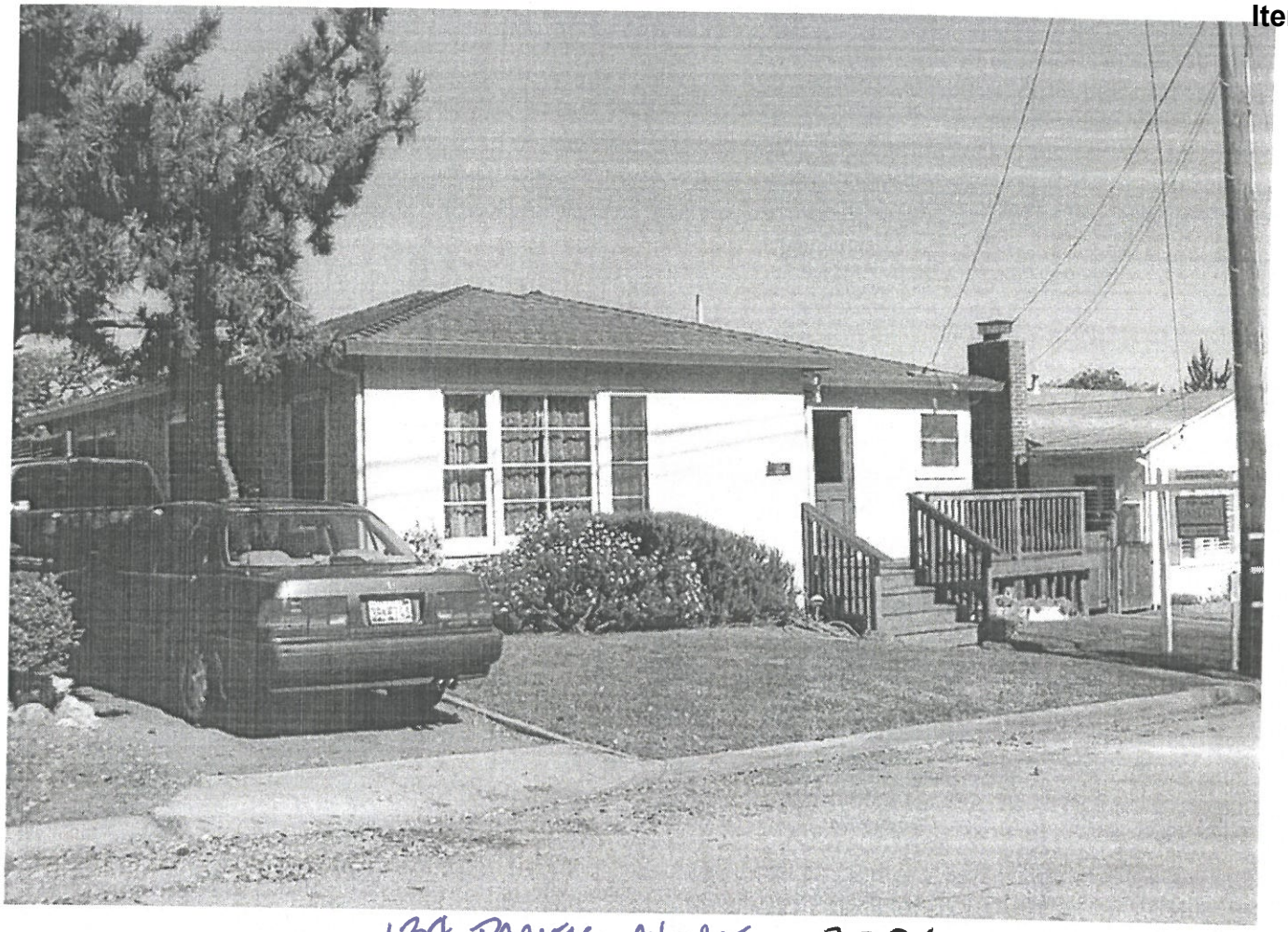


PACIFIC GROVE RETREAT BLKS 57 to 61
FAIRWAY HOMES TRACT BLKS 61 & 308B

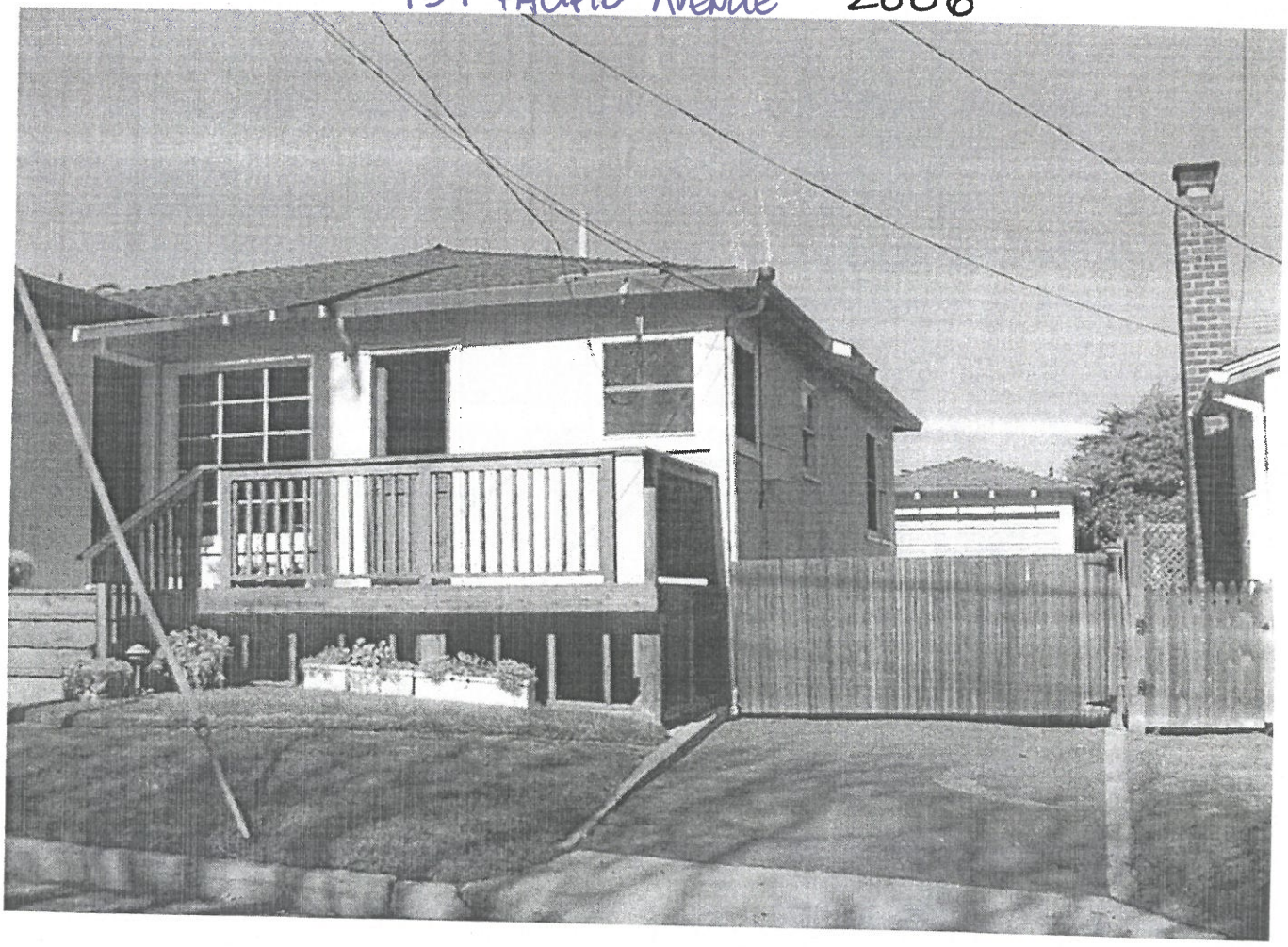
134 PACIFIC

Item 8a

Item 8a



134 PACIFIC AVENUE 2006



WILLIAM C MEFFORD
ARCHITECT

Existing Photographs

134 Pacific Avenue, Pacific Grove

Front View 2001

Back View

91 VIA CIMARRON MONTEREY, CALIFORNIA 93940 (831) 373-4567

RECEIVED
SEP 26 2001
COMMUNITY DEV. DEPT.

WILLIAM C MEFFORD
ARCHITECT

Existing Photographs

134 Pacific Avenue, Pacific Grove

Left View 2001

Right View

91 VIA CIMARRON MONTEREY, CALIFORNIA 93940 (831) 373-4567

RECEIVED
SEP 27 2001
COMMUNITY DEV. DEPT.

CITY OF PACIFIC GROVE

BUILDING PERMIT

Issued pursuant to the Building and Zoning Ordinance of the Municipal Code.

Location 134 Pacific Street

Lot 25 Block 61 Tract Hairiway

Nature of Improvement single family dwelling Zone 1

No. Rooms 5+ bath Out buildings 18 X 20 garage

Dimensions 36 X 35'

Set Back—Front Street 10' Side Street — Side Yds. 3'

No. Stories 1 Floors oak

Foundation concrete Roof shingles

Walls frame Chimneys fireplace

Outside Finish stucco Toilets 1

Inside Finish sheetrock Remarks

This Permit is granted upon the condition that the undersigned owner or builder agrees to comply with all State and Local Laws and Ordinances covering the location, construction and use of buildings. This permit may be revoked upon violation of any of said provisions.

Owner Coast Counties Const. Co Builder same

Estimated Cost $ 7700.00 Date Mch 14, 1946

Fee of $ 9.00 Paid E. L. Prine Permit No. 2370

Building Inspector

16.00

I

BUILDING CLASSIFICATION AND COMPUTATION RECORD

REVALUATION OF LAND AND IMPROVEMENTS—CITY OF PACIFIC GROVE, 1928-29

Authorized by City Council, City of Pacific Grove

Item 8a

Block 61 Lot 25 Fairway

Owner Coast Counties Construction Co.

No. 134 Pacific Ave. St. Class: 1, 2, 3, 4

VALUATION RECORD

REAL ESTATE $

IMPROVEMENTS $

FIELDED BY DATE

PRICED BY DATE

EXTERIOR DESCRIPTION

Use — Commercial

Stories
Store &
Offices
Apartments
Theatre
Hotel Rms.
Loft Wrhse.
Garage Cars
Hospital Rms.
School Bank

Dwellings

1 Stories
5 & Bath Rooms
Family
Residence Flats
Apartments
Rooming House

Out Buildings

Garage
Shed Barn
Poultry House

Construction

Wood Frame
Steel Frame
Reinfd. Concrete
Mill
Masonry

Exterior

Terra Cotta
Brick
Tile Art Stone
Plaster on Lath
Shingles
Rustic Siding
Re-Saw. Siding
Board & Batten
Cor. Iron
Stucco

Foundation

Deep Shallow
Masonry ✓
Piles Wood

Roof

Gable Flat
Hip Gambrel
Mansard
Dormers
Plain Cut Up

Roofing

Tile Slate
Asbestos Tile
Shingles ✓
Composition
Tar & Gravel
Metal

Exterior Trim

Plain Ornamental
Tile
Wood
Masonry
Metal
Plastic

Store Front

Plate in Metal
Plate in Wood
Sheet Glass

Sing at Family dwelling
36 X 35'
Garage
18 X 20'

House 1146 □' @ 5.00
Gar 360 □' @ 1.50
Appraisal 6270
Assessed 3130

STREET FRONT

INTERIOR DESCRIPTION

Inside Finish

Stock
Special
Ornamental
Paint
Hardwood
Pine Paneled
Wainscote
Paper
Plaster
Plaster Board
Canvas Sanitas
Beamed Ceiling
Unfin. Rms.
Good Med. Plain

Floors

Rooms	Number
Pine	
Hardwood	✓
Marble	
Tile	
Rubber Tile	
Cement	
Dirt	
Compo	

Plumbing

No. Fixtures
Good
Medium
Cheap

Bath Rooms

Rooms	Number
Good	
Medium	
Cheap	
Shower	
Tile Floor	
Tile Wall	

¼ ½ ¾

Built-in Features

Buffets
Bookcases
Patent Beds
Refrigerator
Lockers

Miscellaneous

Fire Escape
Sidewalk Light

Lighting

Lamps Gas
Electricity
Fixtures
Good
Medium Cheap

Heating

Fireplaces 1
Stoves
False Mantle
Hot Air Furnace
Pipeless Ducts
Steam
Hot Water
Floor Furnace

Basement

None Part
Full
Concrete Brick
Walls Floor
Unfinished

Elevators

Travel
Freight
Electric
Hydraulic
Passenger
Automatic
Speed H L

Occupancy

Owner Tenant
Vacant Not Home

Mechanical Equipment

Ventilating Apparatus
Thermo Heat Control
Sprinkler System
Automat. Fire Alarm
Vacuum Cleaner System

(A)	X	X	=	cu. ft. sq. ft. @ $	$	
(B)	X	X	=	cu. ft. sq. ft. @ $		
(C)	X	X	=	cu. ft. sq. ft. @ $		
(D)	X	X	=	cu. ft. sq. ft. @ $		
	X	X	=	cu. ft. sq. ft. @ $		
Basem't	X	X	=	cu. ft. sq. ft. @ $		
Garage	X	X	=	cu. ft. sq. ft. @ $		
Extras						
HEIGHT: FT.				Replacement Total	$ 7700	

Depreciated Present Value	$
Retaining Wall	
Tank	
Pool	
Outbuilding	
TOTAL VALUE	$

Age Remodeled Age

Condition: New Good Medium Poor

Obsolescence Yes No

Depreciation % Good

(See Reverse)

THE MODERN ANALYTIC METHOD OF REALTY VALUATION—JAMES G. STAFFORD & ASSOCIATES, INC., OAKLAND AND SAN FRANCISCO, CALIF. COPYRIGHT—1928

BUCKLEY CURTIN

6 — 142 - 22

CITY OF PACIFIC GROVE

LOT 25 BLOCK 61 ADD. FAIRWAY HOMES TRACT

DATE	OWNER	ADDRESS
	D M P Co.	Del Monte, Calif.
12/ 1/41	L. M. Tynan	Salinas, Calif.
3/11/46	Coast Counties Construction Co.	
11/30/46 4/19/54	Byron G. & ~~Kathleen H.~~ Heuring	

Assessment Files by APN

Item 8a

Add Fairway Homes Lot 25 Block 61 Owner L. M. Byron

Sketch of Lot	Year	Real Estate	Improvements	Personal Prop	Exemption	TOTAL
	1933	300				300
	1934	300				300
	1935	300				300
	1936	300				300
	1937	300				300
	1938	300				300
	1939	300				300
	1940	300				300
	1941	300				300
	1942	300				300

District _____ Asst. No. _____ Original Amt. $ _____ Int. _____ %

Year										
Principal										
Interest										
TOTAL										

District _____ Asst. No. _____ Original Amt. $ _____ Int. _____ %

Year										
Principal										
Interest										
TOTAL										

6-142-22

Add Fairway Homes Lot 25 Block 61 Owner Byron G. Heuring

Sketch of Lot	Year	Real Estate	Improvements	Personal Prop.	Exemption	TOTAL
134 Pacific St Cty	1943	300				300
	1944	300				300
	1945	300				300
	1946	300				300
	1947	280	3140	260		3680
	1948	280	3140	260	1000	2680
	1949	280	3140	260	1000	2680
	1950	280	3140	260	1000	2680
	1951	280	3140	260	1000	2680
	1952	280	3140	260	1000	2680

District _____ Asst. No. _____ Original Amt. $ _____ Int. _____ %

Year										
Principal										
Interest										
TOTAL										