



CITY OF PACIFIC GROVE
300 Forest Avenue, Pacific Grove, California 93950

AGENDA REPORT

TO: Chair Sawyer and Members of the Historic Resources Committee

FROM: Alyson Hunter, Senior Planner

MEETING DATE: December 18, 2019

PERMIT TYPE & LOCATION Historic Determination (HD) permits for the following properties:

Property Address	Property Owner
207 15 th St.	Avila, K.
116 2 nd St.	Paci, C.
129 6 th St.	Goings, M.
307 8 th St.	Pauly, J. & Butt, K.
215 12 th St.	Silveira, J. & D.
156 13 th St.	Mar, J. & McCarthy, M.
116 16 th St.	Field, D. & L.
208 17 th St.	Stillwell, R.
223 17 th St.	Bain, P.
116 18 th St.	Forgy, S.

PROJECT DESCRIPTION: Historic Determination (HD) for Ten (10) Properties Recommended for Removal from the Historic Resources Inventory (HRI) due to Lack of Eligibility

APPLICANT/OWNER: City of Pacific Grove / Various Owners

ZONING/LAND USE: Various Zoning Districts

CEQA: Not a “Project” per § 15378 of the California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDATION

Approve the Historic Determination permits and remove the subject properties from the Historic Resources Inventory (HRI) subject to the requirements of the Pacific Grove Municipal Code (PGMC) [§ 23.76.030](#) and a finding that the removal of the subject properties is not a project per § 15378 of the CEQA Guidelines.

DISCUSSION

Background

The City’s architectural heritage has been an important part of Pacific Grove’s identity since its incorporation in 1889. From the Methodist Retreat era through the important periods of

development identified in our Historic Context Statement and User Guide (Page & Turnbull, 2011), the preservation of unique buildings has been a priority. In 1978, the original HRI was developed using volunteer community members. This inventory has been modified over the years resulting in the inclusion of approximately 1,280 properties. In the ensuing years, it has become apparent that the historic integrity and/or historic significance of many of the properties have been lost and the properties should no longer be included on the HRI. Conversely, there are likely quite a few properties that should be included on the HRI which might be a future project worth consideration.

Benefits of the HRI Update

- 1) Strengthens the validity and soundness of the HRI
- 2) Allows for more accurate consideration of impacts to historical resources for zoning decisions and permit approvals
- 3) Protects the City's important historical resources from substantial alteration and demolition
- 4) Supports local heritage tourism
- 5) Clarifies the City's permit application and CEQA review processes
- 6) Saves property owners time and money
- 7) Allows for appropriate response to a major disaster

Additionally, removing the restrictions from properties that are not historic resources will result in greater development flexibility toward meeting the City's Housing Goals.

HRI Update Project

Following up on the Historic Context Statement (Page & Turnbull, 2011) which recommended, among other things, the continued updating of the HRI, Page & Turnbull was contracted in 2018 to assist with this effort. Approximately 1,303 buildings (\pm 1,208 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.

The City, with the assistance of Page & Turnbull, held two (2) community meetings; one in July 2018 and another in March 2019. Owners of all of the currently-listed properties were invited to attend and each of the meetings had over 50 attendees. Staff also made a presentation to the Pacific Grove Heritage Society Board of Directors in February 2019.

The public draft report was released in February 2019. City staff received over 50 comments from owners and interested citizens which were forwarded to the consultant to be addressed in the final report. Responses to comments are included in the report appendices. Also included as appendices are three (3) tables indicating:

- 1) Properties to remain on the HRI (932) or 72% of the current list;
- 2) Properties proposed to be removed (371) or 28%; and
- 3) Properties proposed to be removed from the HRI, but included on a new Neighborhood Character List (203), or 16%, which is a subset of the removal list.

As a result of the City Council's action on November 20, 2019, wherein the Council accepted the [Final HRI Survey Update Report](#) (and provided separately), the HRC is directed to begin the formal removal of those properties in category (2) above. The first group of properties, shown in

the table below, are those that the consultant has identified as either demolished (the former resource was demolished and the HRI not correctly updated so that new development has retained its place on the Inventory) or that the City has an active Building or Planning Permit on and removal could affect the scope of the project currently underway.

Property Address	Assessor Parcel No.	Property Owner	Reason for Removal from the HRI	Year Built
207 15 th St.	006-271-017	Avila, K.	No Historic Integrity	1885
116 2 nd St.	006-222-004	Paci, C.	Resource was Demolished	1972 (newer constr.)
129 6 th St.	006-206-011	Goings, M.	Resource was Demolished	1990 (new constr.)
307 8 th St.	006-265-015	Pauly, J. & Butt, K.	Resource was Demolished	1958 (newer constr.)
215 12 th St.	006-274-009	Silveira, J. & D.	Resource was Demolished	1969 (newer constr.)
156 13 th St.	006-176-010	Mar, J. & McCarthy, M.	Resource was Demolished	2012 (new constr.)
116 16 th St.	006-154-007	Field, D. & L.	Resource was Demolished	c. 1973 (newer constr.)
208 17 th St.	006-293-026	Stillwell, R.	Resource was Demolished	c. 1987 (new constr.)
223 17 th St.	006-294-007	Bain, P.	Resource was Demolished	1990 (new constr.)
116 18 th St.	006-152-008	Forgy, S.	Resource was Demolished	1997 (new constr.)

The Final Report (without all of the Appendices) is attached. The full report with all appendices – including all of the Department of Parks & Recreation (DPR) forms - can be viewed on the Community Development Department's [website](#).

Neighborhood Character List

In response to considerable public feedback throughout the review process expressing concern that the removal of many of the properties proposed would result in a loss of community character, Page & Turnbull proposed a *Neighborhood Character List* (NCL) consisting of 203 properties that, although not eligible for the HRI, do retain architectural features and/or interest that contribute to Pacific Grove’s overall aesthetic. To be clear, these properties would be removed from the HRI and, therefore, deemed to not be historic. Future exterior alterations would be reviewed in accordance to PGMC [§23.70](#). The NCL has no regulatory authority over architectural review other than what is required in PGMC [§23.70](#). In reviewing architectural permits, the ARB would consider the [Architectural Review Guidelines for Single-Family Residences](#) and could include [Appendix I](#) of the Guidelines which includes additional guidelines for working on historic buildings.

Note: None of the ten (10) properties currently under review are proposed for the new NCL.

California Environmental Quality Act (CEQA)

Having an up-to-date and accurate historic inventory is important to the City, primarily in terms of the California Environmental Quality Act (CEQA) which considers historic resources part of the environment; therefore, significant changes to these resources may result in a significant negative

impact on the environment. California law requires that every land use permit assess the project's potential impact on the environment. Most of the projects the City reviews through the permitting process fall under one (1) or more CEQA exemptions. Being on the HRI triggers a higher level of CEQA review (the preparation of a Phase II Historic Assessment, for example) which adds a cost burden to many projects that are not *technically* historic resources.

Furthermore, the deletion of non-historic properties that were added to an inventory without the required historic review and assessment at the time and/or the deletion of properties that have lost their historic significance or integrity over time, as demonstrated by professional review, is not subject to CEQA per §15378. This section defines "project" and activities that may have a direct or indirect effect on the environment. Since the properties recommended for removal from the HRI have been found ineligible for the HRI, they are no longer considered historic resources. As such, the removal of non-historic resources will not have a cumulative significant impact on the environment. Henceforth, exterior alterations to buildings removed from the HRI would still require architectural review by either staff or the Architectural Review Board (ARB) in accordance to [Chapter 23.70](#) of the Pacific Grove Municipal Code (PGMC).

ATTACHMENTS

A. DPR Forms and City Records for the Individual Properties

RESPECTFULLY SUBMITTED:

Alyson Hunter

Alyson Hunter, Senior Planner

156 13th St

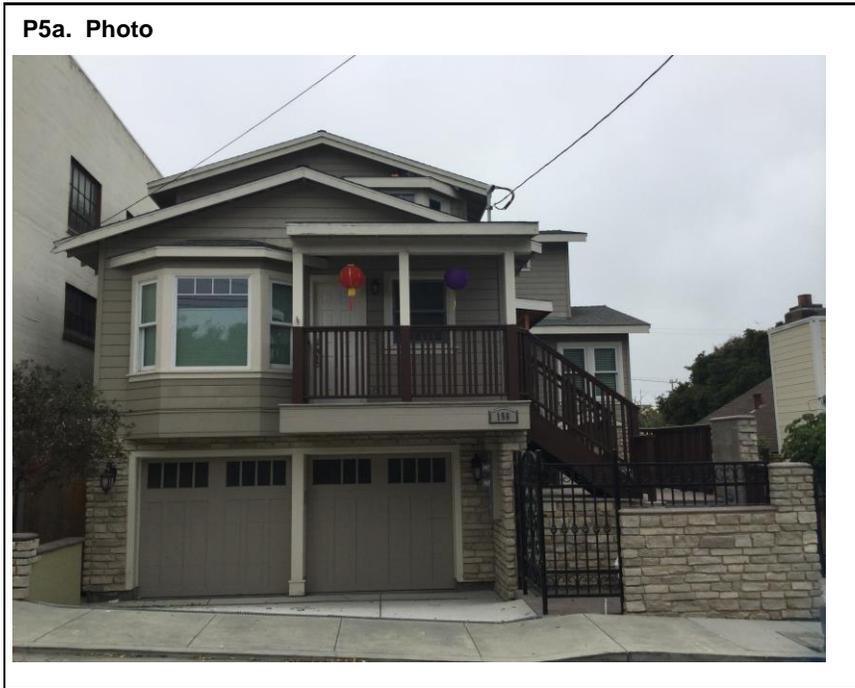
State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # _____ HRI # _____ Trinomial _____ NRHP Status Code <u>6Z</u>
Other Listings _____ Review Code _____ Reviewer _____ Date _____	

Page 1 of 2 *Resource Name or #: 156 13th St (APN 006176010000)

- P1. Other Identifier:**
- ***P2. Location:** Not for Publication Unrestricted *a. **County:** Monterey
- *b. **USGS Quad(s):** Monterey, California (1997)
- c. **Address:** 156 13th St, Pacific Grove, CA 93950 (APN 006176010000)
- d. **UTM:**
- e. **Other Locational Data:** Latitude, Longitude (Decimal Degrees) 36.6205227771138, -121.915077766604
- ***P3a. Description:**

- | | |
|---|---|
| <ul style="list-style-type: none"> - Architectural Style(s): Vernacular - Construction Type: Wood Frame - Number of Stories: 3 - Basement: Yes - Garage: Attached - Roof Type(s): Gable - Roof Material(s): Asphalt Shingle - Wall Material(s): Masonry, Wood Bevel - Window Type(s): Fixed, Hung - Window Material(s): Vinyl, Wood | <ul style="list-style-type: none"> - Architectural Features: Bay Window(s), Open Porch, Overhanging Eaves - Decorative Details: Exposed Rafter Tails - Alterations: Demolished/Effectively Demolished - Additional Remarks: |
|---|---|

- ***P3b. Resource Attributes:** HP03 (Multiple family property)
- ***P4. Resources Present:** Building Structure Object Site District Element of District Other (isolates, etc.)



- ***P5b. Description of Photo:**
Primary façade, 8/3/2018.
- ***P6. Date Constructed/Age & Sources:**
- Prehistoric Protohistoric
 Historic Unknown
2012. Sources: Monterey County Assessor's Records.
- ***P7. Owner and Address:**
Mar Janet K & Martin F Mccarthy Trs
530 Osprey Dr
Redwood City, CA 94065
- ***P8. Recorded by:**
Katherine Wallace, Page & Turnbull
170 Maiden Lane, 5th Floor
San Francisco, CA 94108
- ***P9. Date Recorded:** 8/3/2018
Finalized: 10/18/2019
- ***P10. Survey Type:** Reconnaissance

- ***P11. Citation:** Page & Turnbull. "Pacific Grove Historic Resource Inventory (HRI) Survey Report." Prepared for the City of Pacific Grove, October 18, 2019 [Final Report].
- * **Attachments:** None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other:

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary # _____ HRI # _____ Trinomial _____
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Page 2 of 2 *Resource Name or #: 156 13th St (APN 006176010000)

*Recorded By: Katherine Wallace

*Date Recorded: 8/3/2018 Finalized: 10/18/2019

Historic Name:

Original Use: Residential

Present Use: Residential

Original Owner:

Architect/Builder:

Significance

Pacific Grove Historic Context Statement Theme: Property does not appear to meet any criteria historic significance.

Period of Development: Not Applicable

Integrity: Demolished

Period of Significance: Not Applicable

Eligible for Pacific Grove HRI: No

Level of Significance: Not Applicable

Appears Individually Eligible for National Register and/or California Register: No

California Historic Resource Status Codes: 6Z

Evaluation Notes: The historic residence, built in 1916, has been demolished. Assessor records indicate that the current residence was built in 2012, which appears to be corroborated by Google Street View and Google Earth Pro aerial imagery.

National/ California Register	PG Municipal Code §23.76	Significance	Discussion of Individual Eligibility
A/1	A, B	Events, Patterns & Trends	Not found to be eligible under these criteria during the course of this survey.
B/2	C	Persons	Not found to be eligible under these criteria during the course of this survey.
C/3	D, E, F, G, H, I	Architecture & Design	Not found to be eligible under these criteria during the course of this survey.
D/4		Information Potential	Properties were not evaluated for significance under these criteria as part of this survey.

References: Page & Turnbull. *City of Pacific Grove Historic Context Statement*. Prepared for City of Pacific Grove, CA. Approved by City Council October 19, 2011.



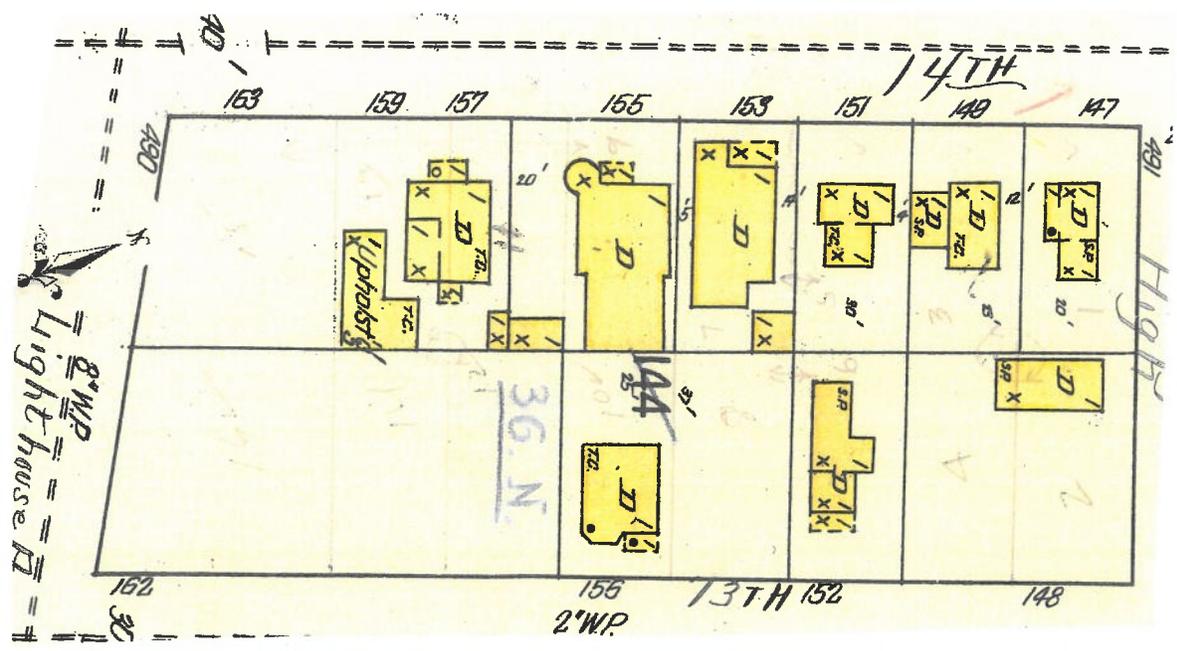
**City of Pacific Grove
Community Development Department
300 Forest Ave., Pacific Grove, CA 93950**

Report of Initial Historic Screening

Address 153 13th Street APN 006-176-010
Block 36 Lot8/10 Date 11/27/2019

City of Pacific Grove CDD Office Data:

<u>Assessors Maps</u>	Yes	<u>Historic Files</u>	N/A
<u>1978 Historic Inventory</u>	N/A	<u>1928 Block Files</u>	Yes
<u>Assessment files by APN</u>	No	<u>Alpha by owner</u>	No
<u>Mo. Co. Assessor File</u>	_____	<u>1947-1967 Building Permit register</u>	No
<u>Building Permit #</u>	<u>705</u>	<u>Date 7-19-1921</u>	<u>Project Intall plumbing</u>
<u>Owner</u>	<u>Truie</u>	<u>Builder</u>	<u>Owner</u>
<u>Building Permit #</u>	<u>217</u>	<u>Date 7/10/1928</u>	<u>Project Garage</u>
<u>Owner</u>	<u>Bromey</u>	<u>Builder</u>	<u>Chivers</u>
<u>Building Permit #</u>	_____	<u>Date</u>	<u>Project</u>
<u>Owner</u>	_____	<u>Builder</u>	_____
<u>Building Permit #</u>	_____	<u>Date</u>	<u>Project</u>
<u>Owner</u>	_____	<u>Builder</u>	_____



SUMMARY OF APPRAISED LAND AND BUILDING VALUATIONS
 EQUALIZATION OF ASSESSED VALUES — CITY OF PACIFIC GROVE, CALIFORNIA

AUTHORIZED BY CONTRACT WITH CITY COUNCIL, DECEMBER 17, 1927

TRACT NAME **Pacific Grove Retreat**

BLOCK NO. **36**

LOT NO.	NAME OF OWNER	APPRAISED 1928		ASSESSED 1928-1929	
		LAND	IMPS.	LAND	IMPS.
1-2- 3-4	John Penney	1580	200		
2-4	John Penney		180		
3	John Penny		150		
5-7	Jennie W. Green	960	200		
7	Jennie W. Green		1180		
6-8	Ruth Allen Lewis	540	130		
10	" " "	270	770		
9	John & Ella K. Turner	480	1280		
11-12 13-14	John & Eva K. Turner	1500	710		
15	John Turner	2670			
16	Chas. A. Phil A. Rose	2860			
TOTALS		10,860	4770		



BLOCK 36

N. High St.
E. Thirteenth St.
S. Lighthouse Ave.
W. Fourteenth St.

PACIFIC GROVE RETREAT
ST JOHN COX MAP

- | | | | |
|----|-----------------------|----------|--------------|
| 1 | John Penney | | 147 14th St. |
| 2 | " | | 148 13th St. |
| 3 | " | | 149 14th St. |
| 4 | " | | |
| 5 | Jennie W. Govan | | 151 14th St. |
| 6 | Ruth Allen Lewis | 7-7-26 | |
| 7 | Jennie W. Govan | | 153 14th St. |
| 8 | Ruth Allen Lewis | 7-7-26 | 152 13th St. |
| 9 | John & Ella K Turner | 7-2-23 | 155 14th St. |
| 10 | Ruth Allen Lewis | 7-7-26 | 156 13th St. |
| 11 | John & Eva K Turner | 7-2-23 | 157 14th St. |
| 12 | " | " | |
| 13 | " | 7-13-07 | |
| 14 | " | 7-2-23 | |
| 15 | John Turner | 3-15-12 | |
| 16 | Chas. A & Phil A Rose | 12-15-27 | |

Miss Boney

101
**Petition for Building Permit Under Ordinance No. 149 of the City of
Pacific Grove, California**

To the Honorable Board of Trustees and City Clerk of the City of Pacific Grove, California.

Application is hereby made for a permit to install plumbing a building on
Lot No. 10 in Block No. 36 Cox Addition to Pacific
Grove Retreat Grounds, at No. 156, 13th Street, according to Plans
and Specifications herewith presented, as follows:

(Note: If plans and specifications have been prepared a copy of same must be filled with the City Clerk with this petition).

Size _____	Size of flues _____
Stories _____	Fireplaces <u>1 sink</u>
Foundation _____	Toilets <u>1 toilet</u>
Basement _____	Baths <u>1 bath</u>
Sides _____	Outside Finish <u>1 basin</u>
Roof _____	Inside Finish _____
Floors _____	Time necessary to do the work _____
Number of Rooms _____	Estimated Cost _____
Chimneys _____	

To properly carry on said work it will be necessary to partially obstruct _____
_____ Street _____ for a period of _____ days. I therefore ask permission to obstruct said
Street _____ during the period necessary for doing said work, diligently prosecuted, under the conditions and re-
straints provided for in Ordinance No. 149 of the City of Pacific Grove.

Dated July 19-1921

C. L. True
Petitioner.

705

217

PETITION FOR BUILDING PERMIT

UNDER ORDINANCE NO. 149 OF THE CITY OF PACIFIC GROVE, CALIFORNIA



To the Honorable Board of Trustees and City Clerk of the City of Pacific Grove, California:

Application is hereby made for a permit to garage a building on
Lot No. _____ in Block No. _____ Addition to Pacific
Grove Retreat Grounds, at No. 156, 13th. Street, according to Plans
and Specifications herewith presented, as follows:

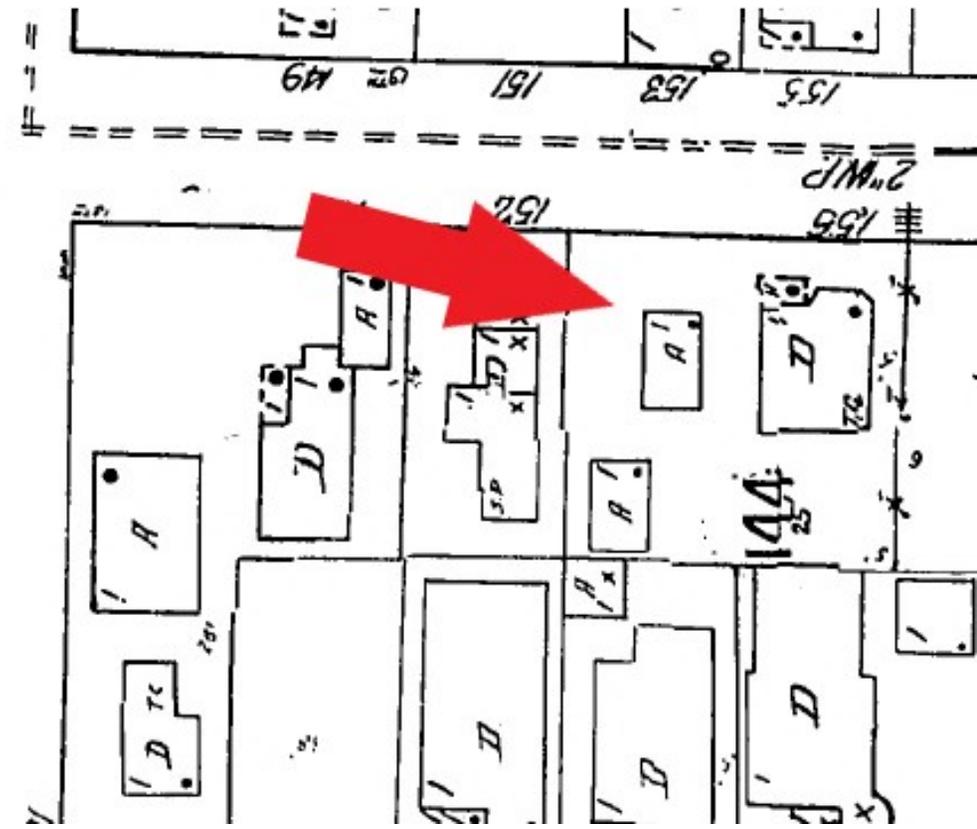
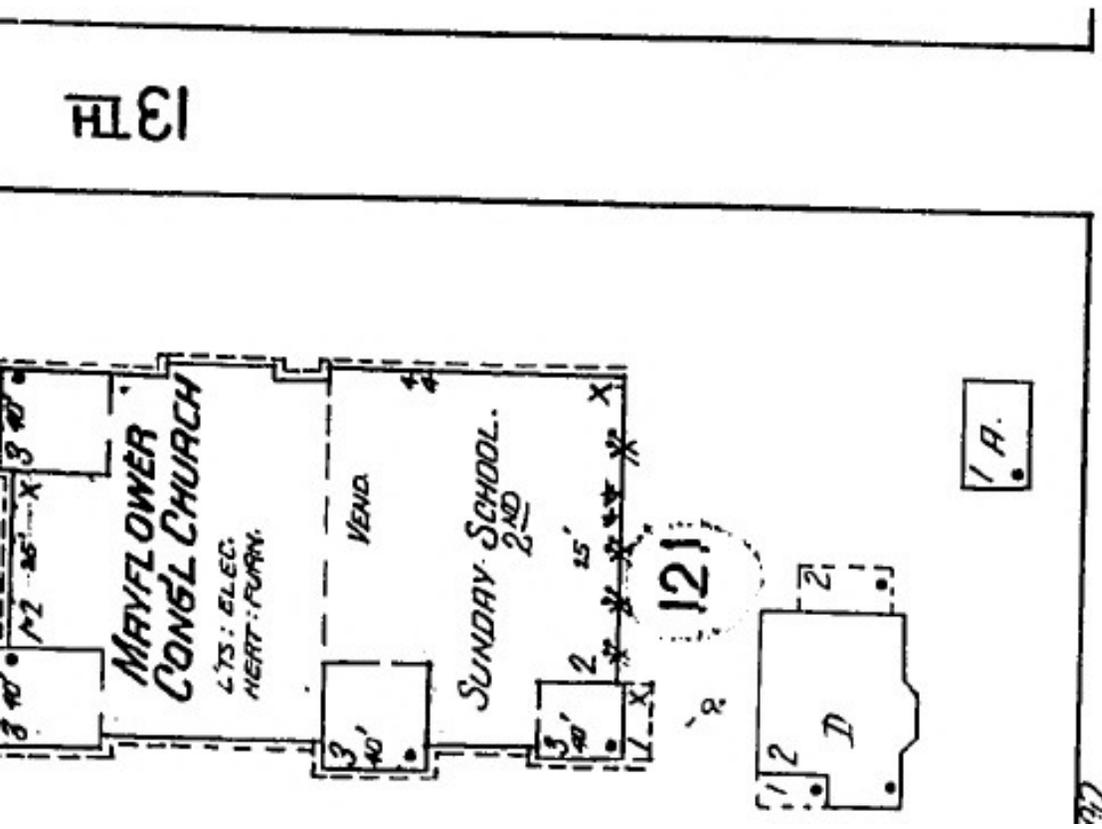
(Note: If plans and specifications have been prepared a copy of same must be filed with the City Clerk with this petition.)

Size	<u>11 x 18</u>	Size of Flues	<u>—</u>
Stories	<u>1</u>	Fireplaces	<u>—</u>
Foundation	<u>concrete</u>	Toilets	<u>—</u>
Basement	<u>—</u>	Baths	<u>—</u>
Sides	<u>asbestos</u>	Outside Finish	<u>—</u>
Roof	<u>composition</u>	Inside Finish	<u>—</u>
Floors	<u>concrete</u>	Time necessary to do the work	<u>1 week</u>
Number of Rooms	_____	Estimated Cost	<u>\$ 200</u>
Chimneys	_____		

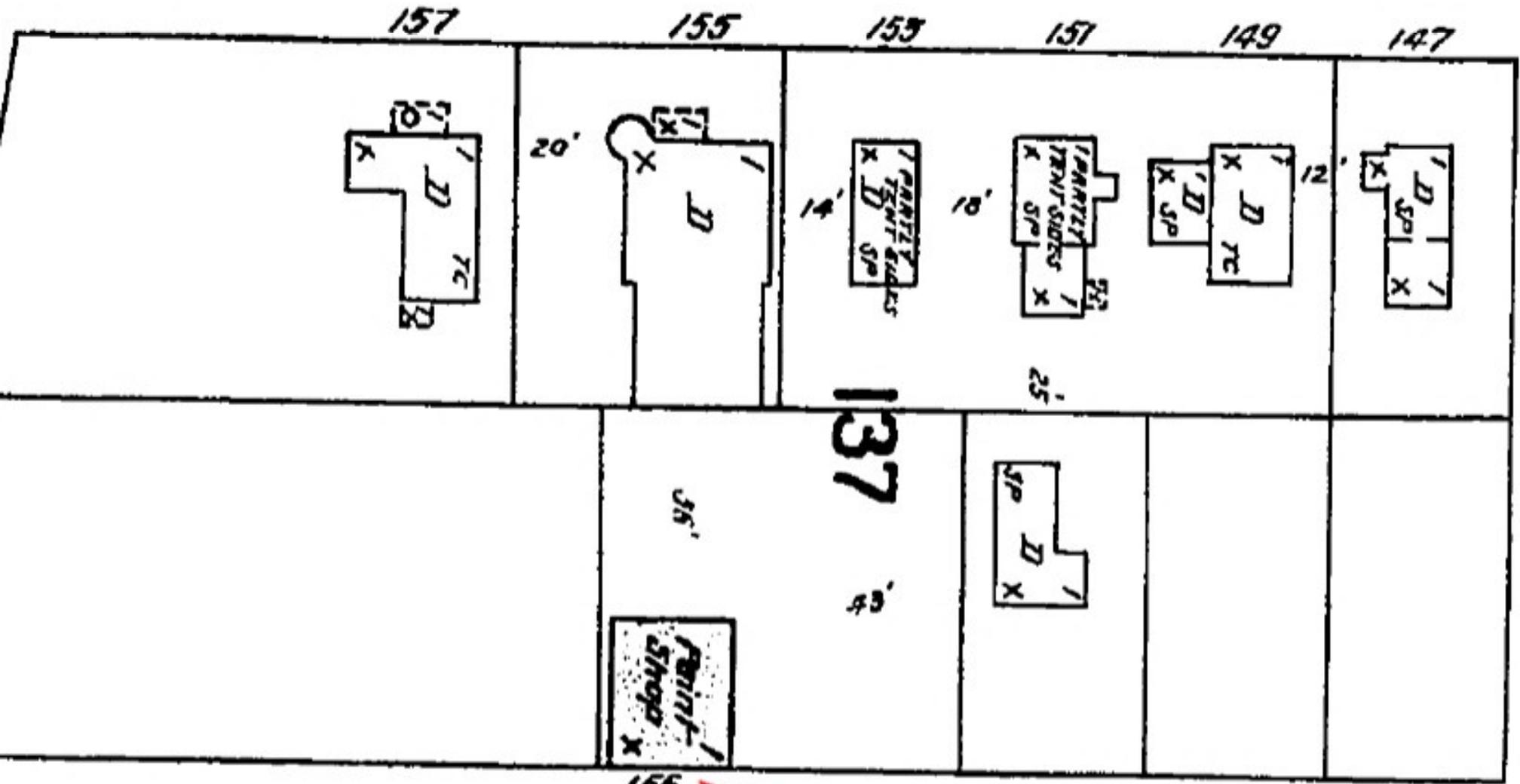
To properly carry on said work it will be necessary to partially obstruct _____

_____ Street _____ for a period of _____ days. I therefore ask permission to obstruct
said street _____ during the period necessary for doing said work, diligently prosecuted, under the conditions and restraints pro-
vided for in Ordinance No. 149 of the City of Pacific Grove.

Dated July 10, 1949 for Miss Effie Boney (owner)
Richard Chivas
Petitioner.
200 paid



14TH



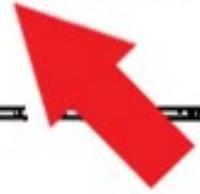
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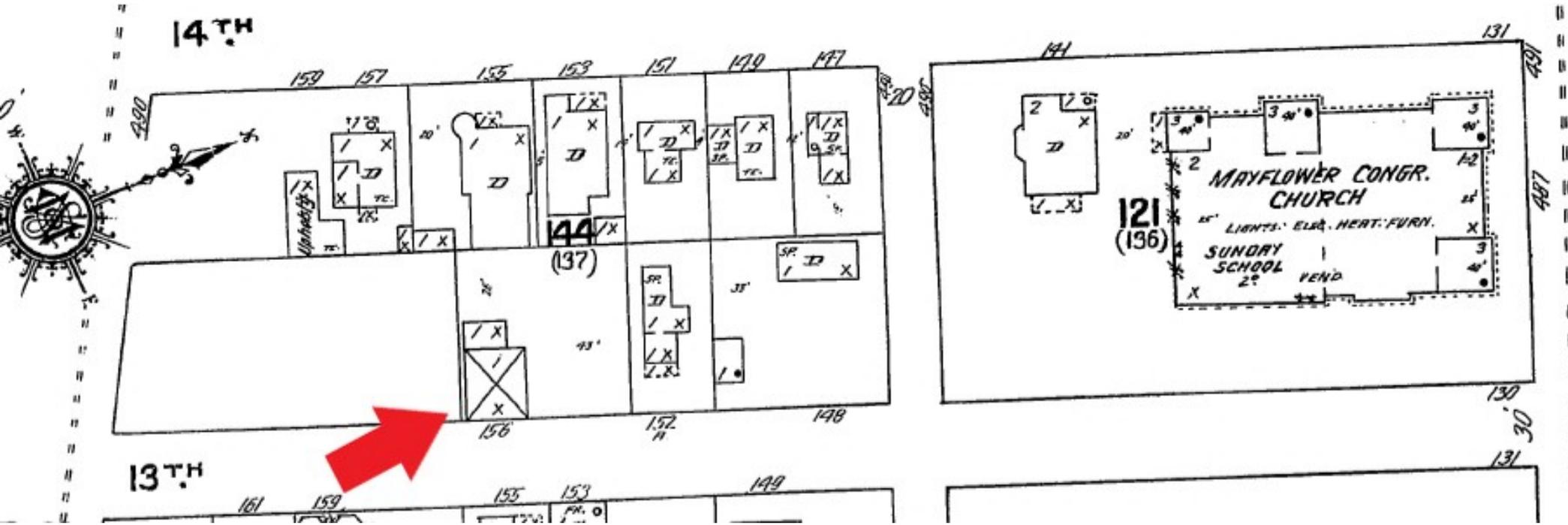
156

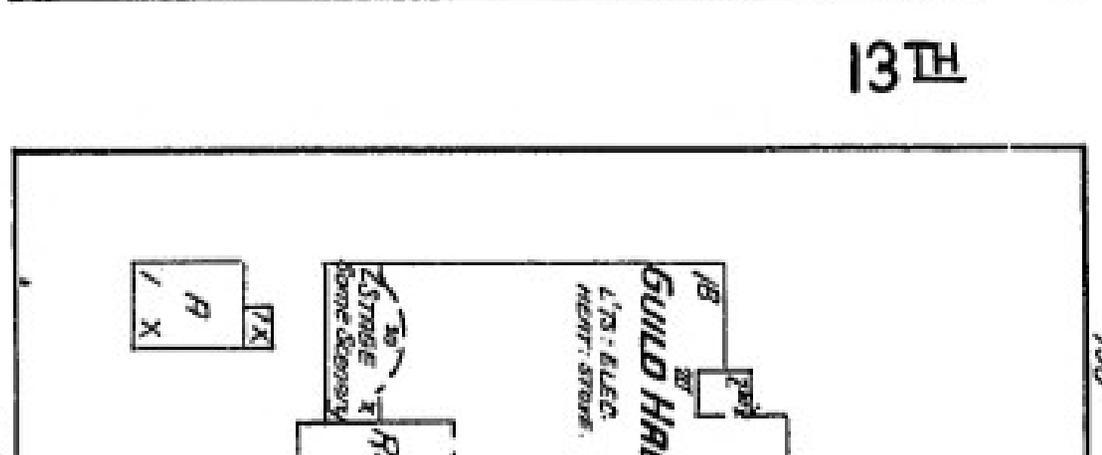
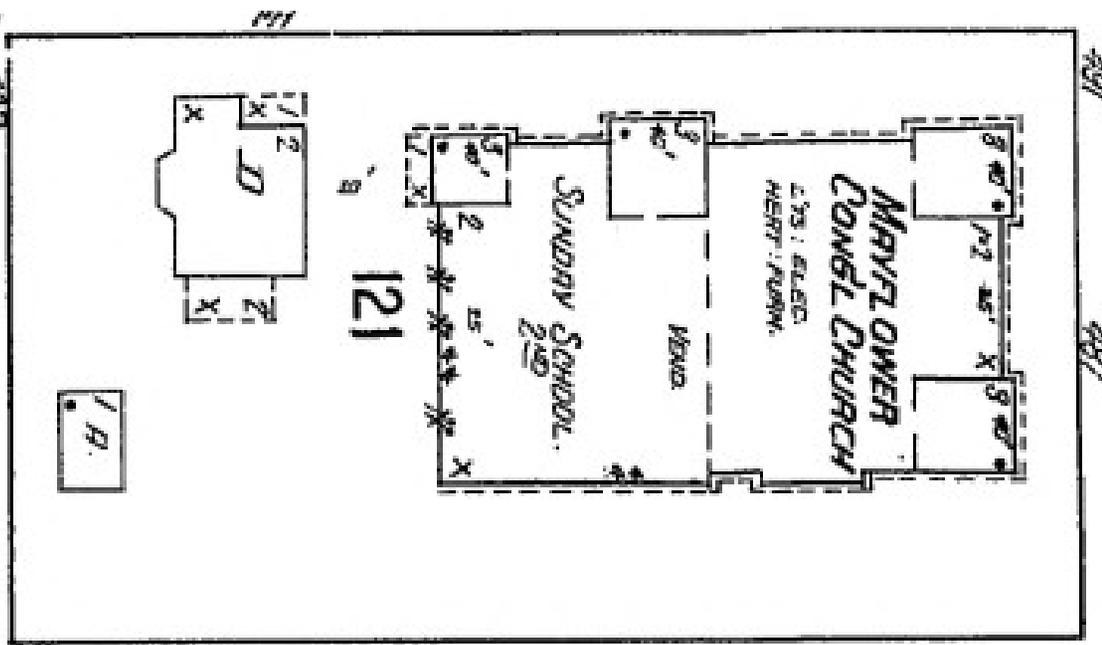
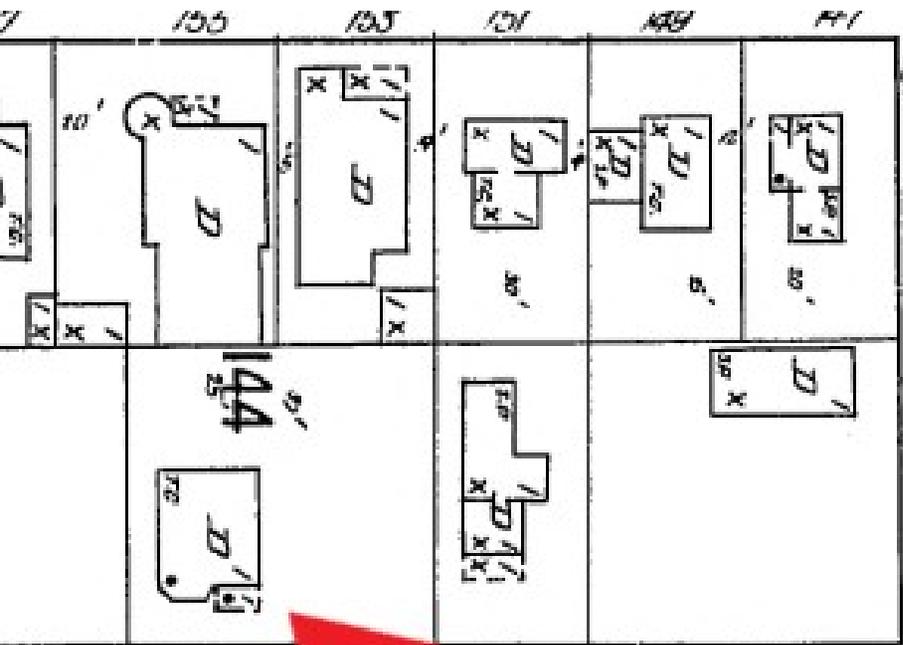
13TH

2" W.P.

30'







129 6th St

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # _____ HRI # _____ Trinomial _____ NRHP Status Code <u>6Z</u>
Other Listings _____ Review Code _____ Reviewer _____ Date _____	

Page 1 of 2 *Resource Name or #: 129 6th St (APN 006206011000)

- P1. Other Identifier:**
- ***P2. Location:** Not for Publication Unrestricted *a. **County:** Monterey
- *b. **USGS Quad(s):** Monterey, California (1997)
- c. **Address:** 129 6th St, Pacific Grove, CA 93950 (APN 006206011000)
- d. **UTM:**
- e. **Other Locational Data:** Latitude, Longitude (Decimal Degrees) 36.6196854579951, -121.910007521238
- ***P3a. Description:**

- | | |
|--|--|
| <ul style="list-style-type: none"> - Architectural Style(s): Neo-Victorian - Construction Type: Wood Frame - Number of Stories: 2.5 - Basement: Not Visible - Garage: Attached - Roof Type(s): Gable, Hipped - Roof Material(s): Asphalt Shingle - Wall Material(s): Wood Drop - Window Type(s): Hung - Window Material(s): Wood | <ul style="list-style-type: none"> - Architectural Features: Open Porch - Decorative Details: Arched Window(s), Elaborated Gable End, Sidelight(s), Turned Spindles - Alterations: Demolished/Effectively Demolished - Additional Remarks: |
|--|--|

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



- ***P5b. Description of Photo:**
Primary façade, 8/3/2018.
- ***P6. Date Constructed/Age & Sources:**
 Prehistoric Protohistoric
 Historic Unknown
 1990. Sources: PG HRI Database (6/19/18); Monterey County Assessor's Records.
- ***P7. Owner and Address:**
Goings Mark W
129 6th St
Pacific Grove, CA 93950
- ***P8. Recorded by:**
Katherine Wallace, Page & Turnbull
170 Maiden Lane, 5th Floor
San Francisco, CA 94108
- ***P9. Date Recorded:** 8/3/2018
Finalized: 10/18/2019
- ***P10. Survey Type:** Reconnaissance

***P11. Citation:** Page & Turnbull. "Pacific Grove Historic Resource Inventory (HRI) Survey Report." Prepared for the City of Pacific Grove, October 18, 2019 [Final Report].

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

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary # _____ HRI # _____ Trinomial _____
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Page 2 of 2 *Resource Name or #: 129 6th St (APN 006206011000)

*Recorded By: Katherine Wallace

*Date Recorded: 8/3/2018 Finalized: 10/18/2019

Historic Name:

Original Use: Residential

Present Use: Residential

Original Owner:

Architect/Builder:

Significance

Pacific Grove Historic Context Statement Theme: Property does not appear to meet any criteria historic significance.

Period of Development: Not Applicable

Integrity: Demolished

Period of Significance: Not Applicable

Eligible for Pacific Grove HRI: No

Level of Significance: Not Applicable

Appears Individually Eligible for National Register and/or California Register: No

California Historic Resource Status Codes: 6Z

Evaluation Notes: A historic residence built in 1885 was demolished circa 1989. A new residence with a Neo-Victorian style was constructed in 1990, and is not age-eligible for potential historic significance.

National/ California Register	PG Municipal Code §23.76	Significance	Discussion of Individual Eligibility
A/1	A, B	Events, Patterns & Trends	Not found to be eligible under these criteria during the course of this survey.
B/2	C	Persons	Not found to be eligible under these criteria during the course of this survey.
C/3	D, E, F, G, H, I	Architecture & Design	Not found to be eligible under these criteria during the course of this survey.
D/4		Information Potential	Properties were not evaluated for significance under these criteria as part of this survey.

References: Page & Turnbull. *City of Pacific Grove Historic Context Statement*. Prepared for City of Pacific Grove, CA. Approved by City Council October 19, 2011.



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

Report of Initial Historic Screening

Address 129 6th Street APN 006-206-011

Block 11 Lot9/11 Date 11/25/2019

City of Pacific Grove CDD Office Data:

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

Building Permit # _____ Date _____ Project _____

Owner _____ Builder _____

Building Permit # _____ Date _____ Project _____

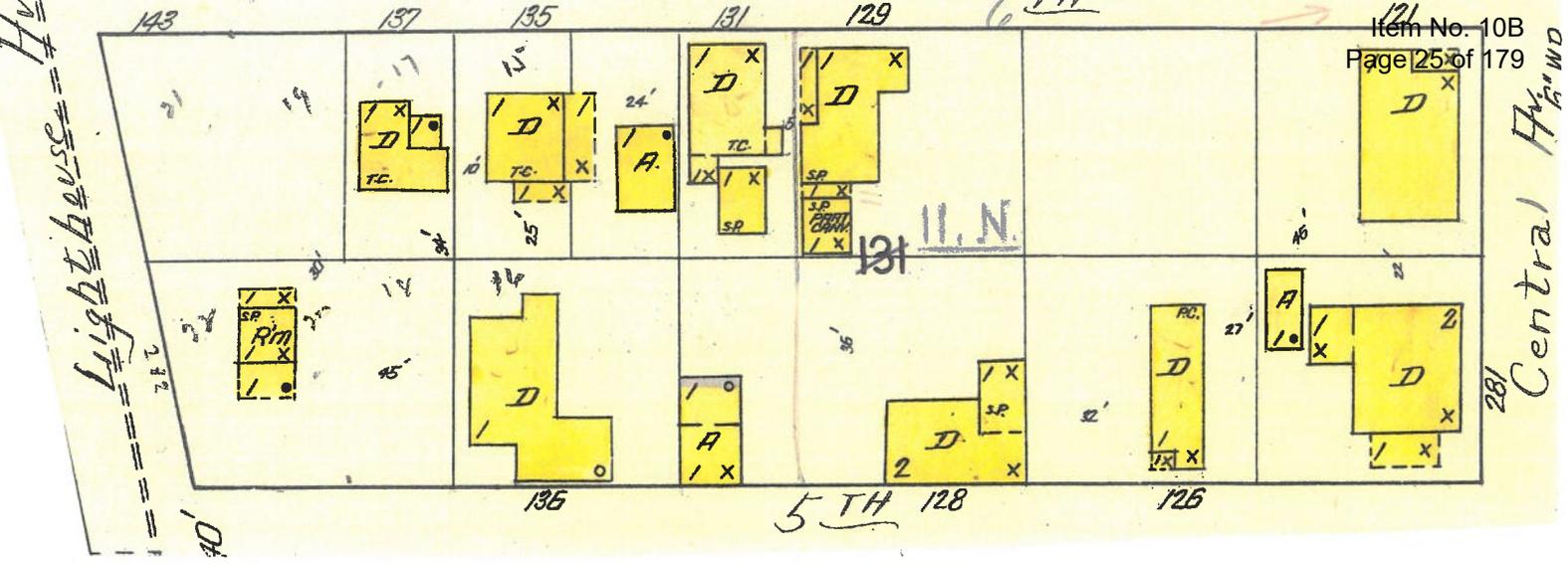
Owner _____ Builder _____

Building Permit # _____ Date _____ Project _____

Owner _____ Builder _____

Building Permit # _____ Date _____ Project _____

Owner _____ Builder _____



BLOCK 11

N. Central Ave.
E. Fifth St.
S. Lighthouse Ave.
W. Sixth St.

PACIFIC GROVE RETREAT
ST. JOHN-COX MAP

1 Grace E. Howes 5-28-26 121 6th St.

2 * "

3 Mary A Curry 3-1-19

4 * "

5 Grace E Howes 5-28-26

6 O I Roberts 2-1-26

7 Grace E Howes 5-28-26

8 O I Roberts 2-1-26 126 5th St.

9 Laura M. Jones 8-13-27 129 6th St.

W. 5 ft 10 "

E 55ft 10 Sarah C Parke 5-13-20 128 6th St.

11 Laura M. Jones 131 6th St.

W 5 ft 10 "

E 55ft 12 Sarah C. Parke 5-13-20

13 Lanra M. Jones

W 5 ft 14 "

E 55ft 14 Sarah C. Parke 5-13-20

15 Mrs. F L Whitney 135 6th St.

16 Minnie Ayers Cantrell 1-11-23 136 6th St.

17 Mrs. F L Whitney

18 Minnie Ayers Cantrell 1-11-23

19 Wm C Griffin 137 6th St.

20 Minnie Ayers Cantrell 7-8-26

21 Bertha M. Smith 12-19-23 3-19-26

22 Minnie Ayers Cantrell 7-8-26 282 LH Ave

23 Bertha M Smith 12-19-23; 3-19-26

SUMMARY OF APPRAISED LAND AND BUILDING VALUATIONS
EQUALIZATION OF ASSESSED VALUES — CITY OF PACIFIC GROVE, CALIFORNIA
AUTHORIZED BY CONTRACT WITH CITY COUNCIL, DECEMBER 17, 1927

TRACT NAME Pacific Grove Retreat BLOCK NO. 11

LOT NO.	NAME OF OWNER	APPRAISED 1928		ASSESSED 1928-1929	
		LAND	IMPS.	LAND	IMPS.
1-2- 5-7	Grace E. Howes	1860	2650		
5-4	Mary A. Curry	1260	3710		
6-8	O. I. Roberts	600	750		
9-11- 13- por. 10-12-14	Laura M. Jones	930	500		
Por. 10- 12-14	Sarah C. Parke	870			
13	Laura M. Jones		800		
15-17	Mrs. F. L. Whitney	600	760		
16-18 20-22	M. A. Cantrell	1380	1930		
19	Wm. C. Griffin	300	410		
21-23	Bertha M. Smith	570			
22	M. A. Cantrell		370		
TOTALS		8370	11,680		



BUILDING CLASSIFICATION AND COMPUTATION RECORD
REVALUATION OF LAND AND IMPROVEMENTS—CITY OF PACIFIC GROVE, 1928-29

Authorized by City Council, City of Pacific Grove

Block 11 N. Lot 9-11-13 10-12-14
Owner James M. Jones
No. 129-6th St. Ave. St. Class: 1, 2, 3, 4

VALUATION RECORD

REAL ESTATE \$ 730
IMPROVEMENTS \$ 500
FIELD BY W. C. ... DATE _____
PRICED BY M. ... DATE 7-20-29

EXTERIOR DESCRIPTION			STREET FRONT	INTERIOR DESCRIPTION			
Use — Commercial	Construction	Roof		Inside Finish	Plumbing	Lighting	Basement
Store	Wood Frame ✓	Gable	Stock ✓	No. Fixtures <u>4</u>	Lamps	None	
Offices	Steel Frame	Hip	Special	Good	Electricity ✓	Full	
Apartment	Reinfd. Concrete	Mansard	Ornamental	Medium	Fixtures ✓	Concrete	
Theatre	Mill	Dormers	Paint ✓	Cheap ✓	Good	Walls	
Hotel	Masonry	Plain	Hardwood		Medium Cheap	Unfinished	
Rms.		Cut Up	Pine				
Loft			Wainscote				
Garage			Paper				
Hospital	Exterior		Plaster				
School	Terra Cotta		Plaster Board				
Dwellings	Brick		Canvas				
Stories	Tile		Beamed Ceiling				
Rooms	Art Stone		Unfn. Rms.				
Family	Plaster on Lath		Good Med. Plain				
Residence	Shingles						
Apartment	Rustic Siding						
Rooming House	Re-Saw Siding						
	Board & Batten						
	Cor. Iron						
	Foundation						
	Deep Masonry						
	Shallow Piles						
	Wood						
	Store Front						
	Plate in Metal						
	Plate in Wood						
	Sheet Glass						

Area	Dimensions	Area (sq. ft.)	Rate (\$)	Value (\$)	Notes
(A)	20 X 27 X	540	1.75	945	800
(B)	12 X 24 X	288	1.00	288	290
(C)	12 X 16 X	192	.80	154	150
(D)	X X				Retaining Wall
	X X				Tank
Basem't	X X				Pool
Garage	X X				Outbuilding
Extras					
HEIGHT: _____ FT.		Replacement Total		\$ <u>1240</u>	TOTAL VALUE \$ <u>500</u>

Age 35 Remodeled Age 30
Condition: New Good Medium Poor
Obsolescence Yes No
Depreciation % Good 41

6-206-11

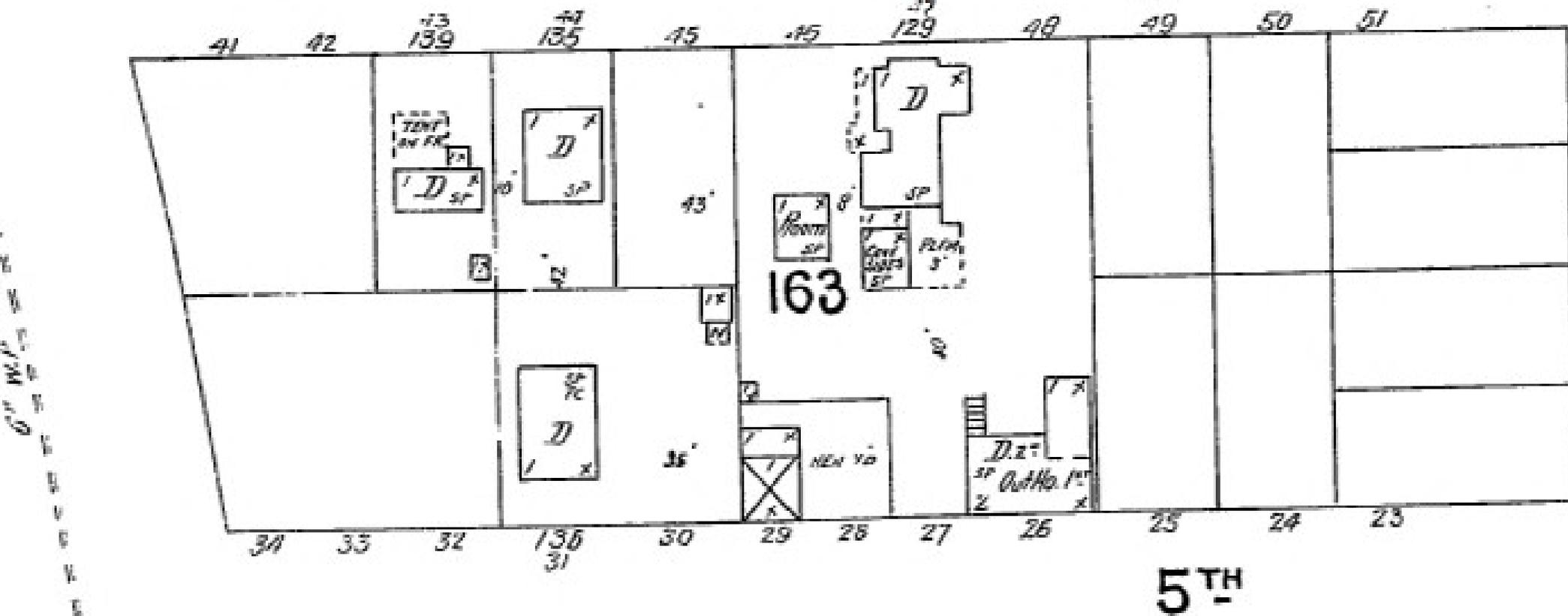
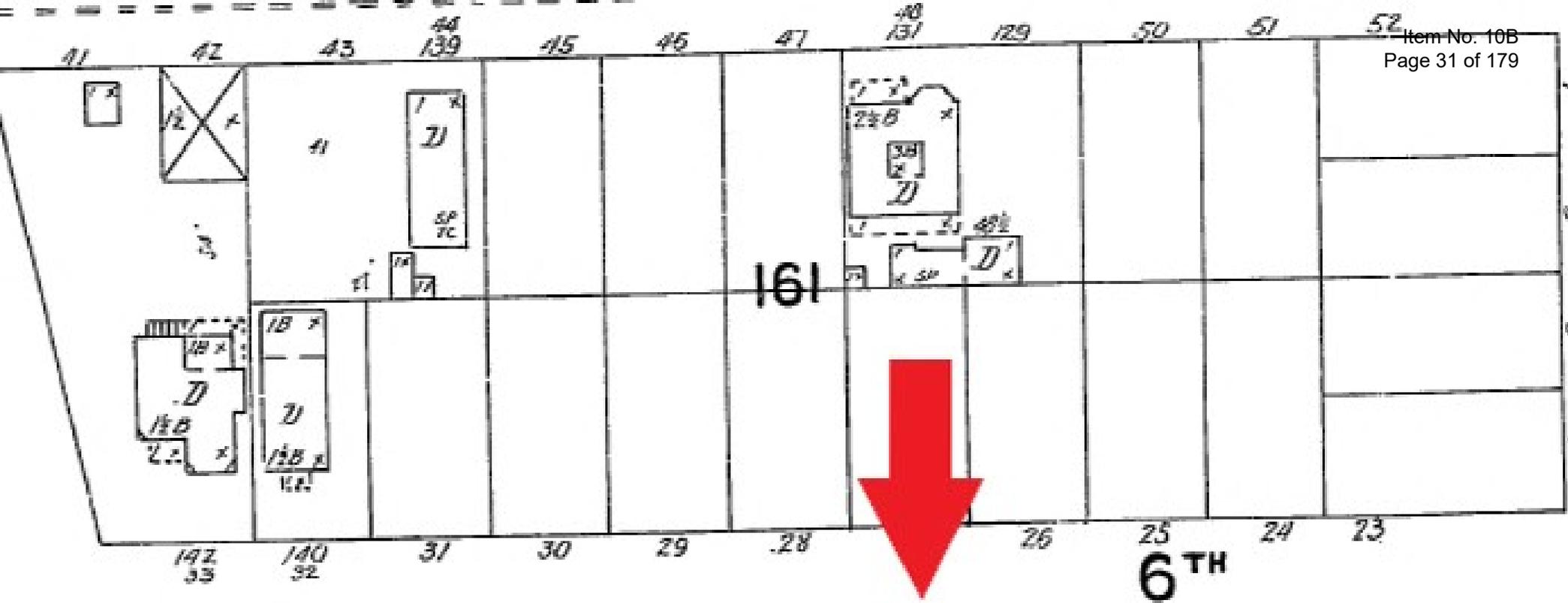
CITY OF PACIFIC GROVE

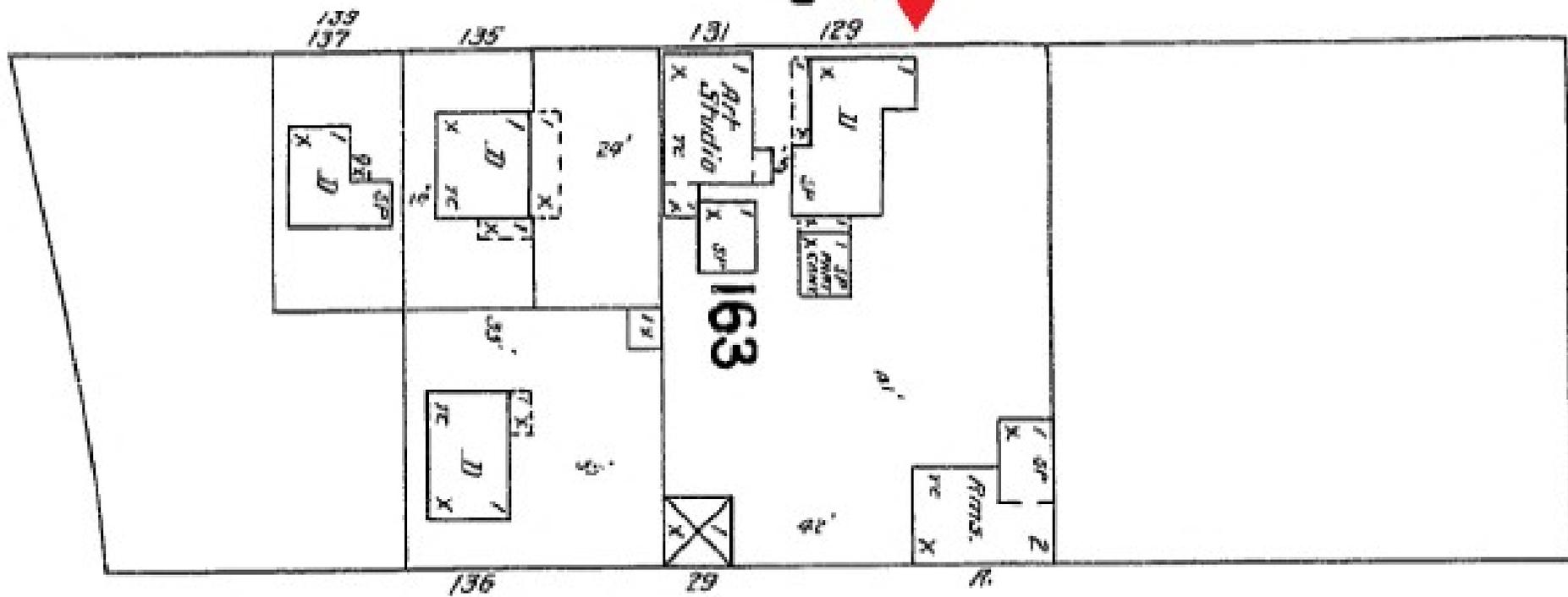
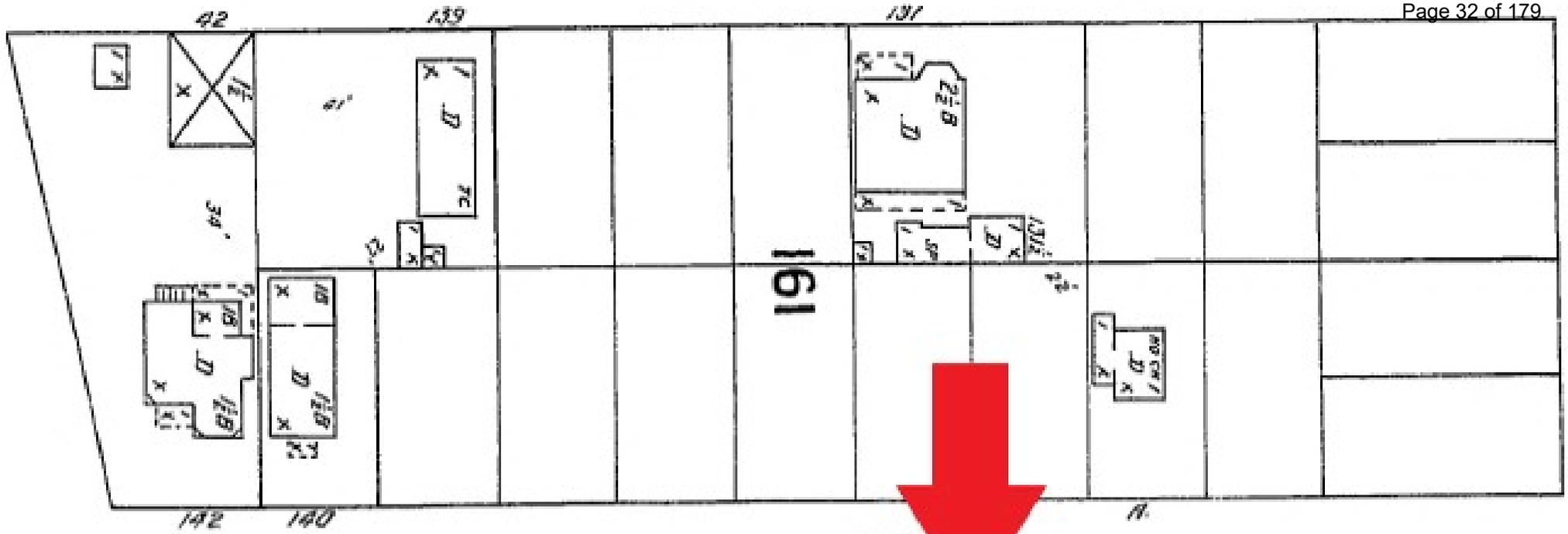
LOT ^{9 and 11} W 5' of 10
W. 5' of 12

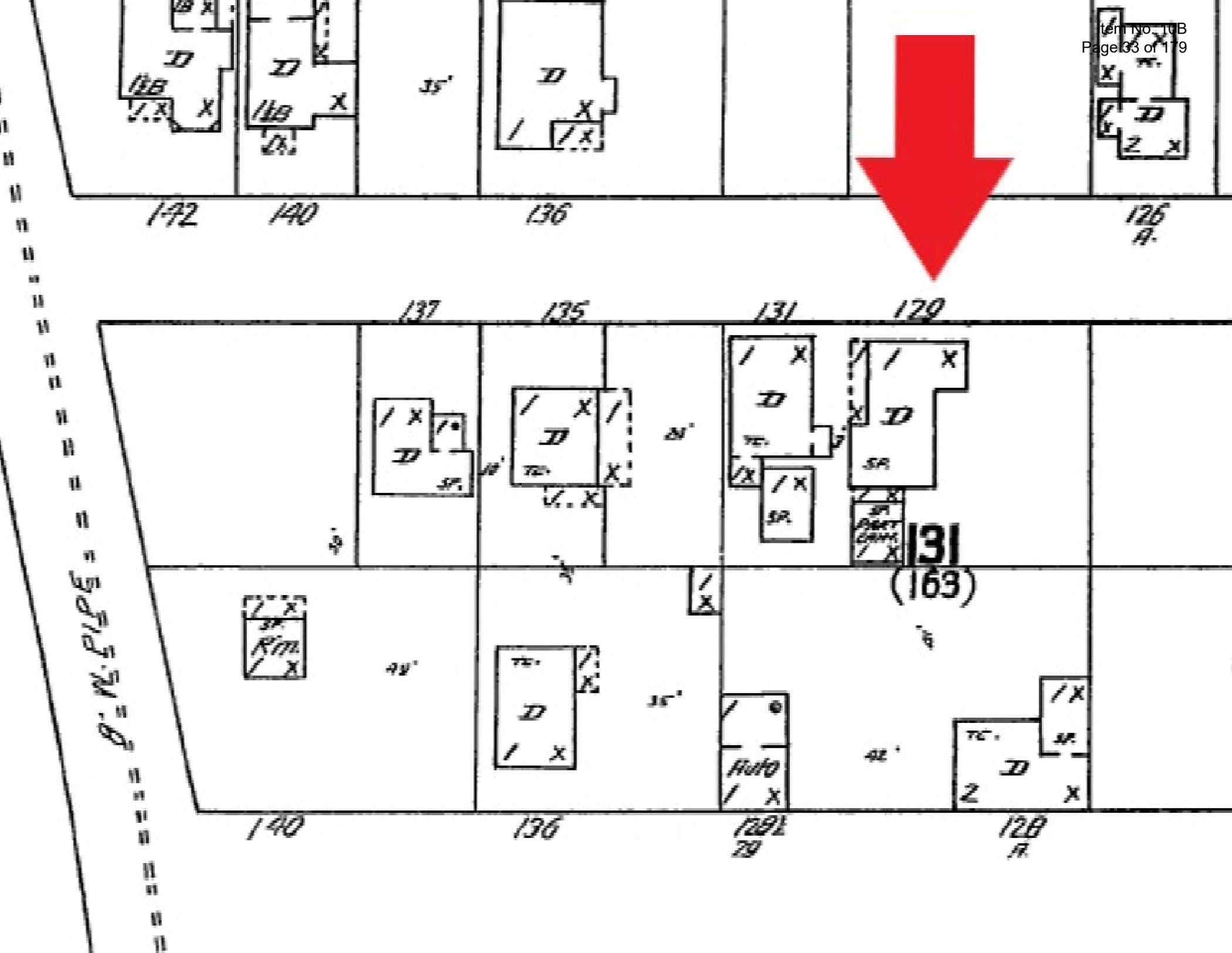
BLOCK 11

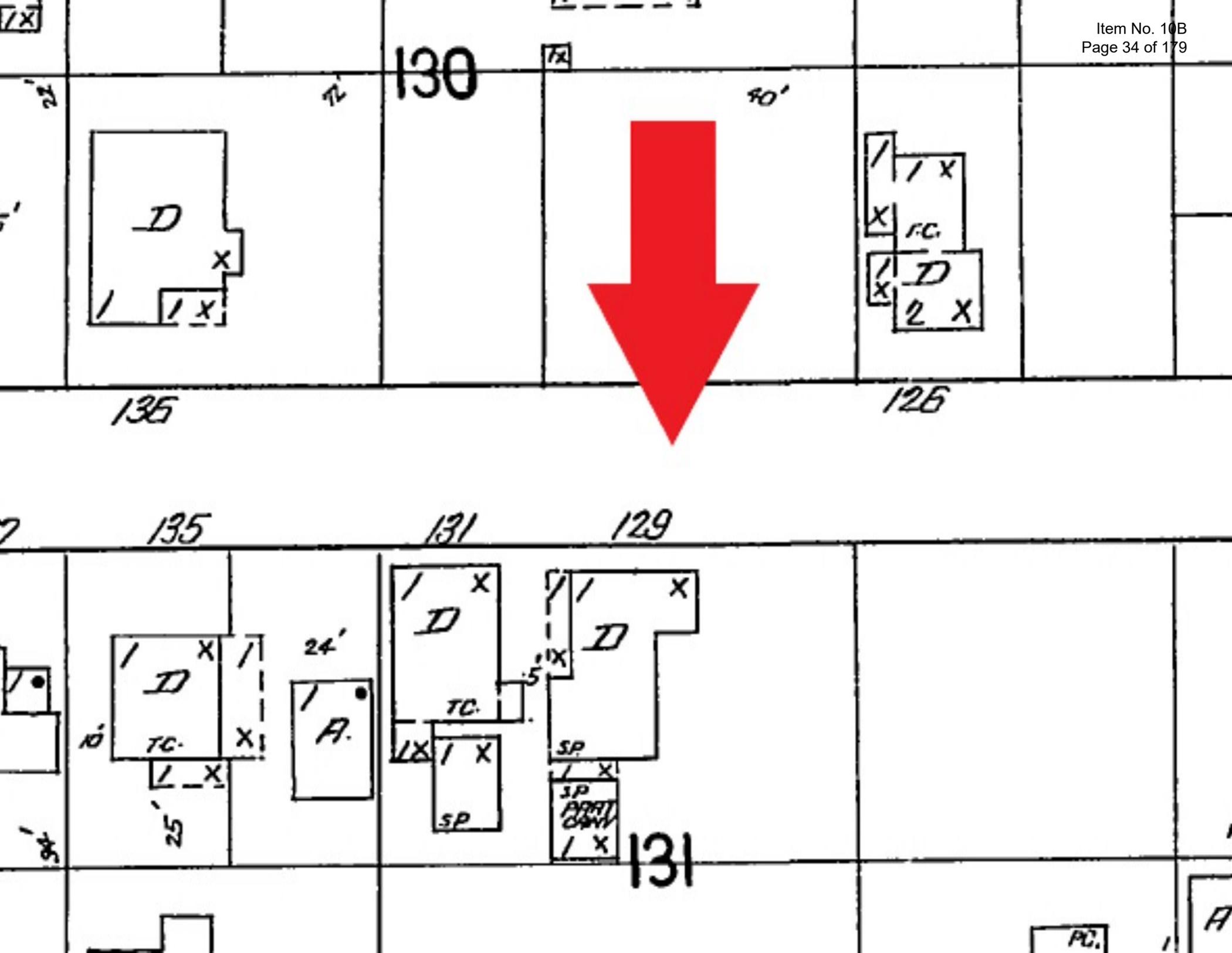
ADD. RETREAT

DATE	OWNER	ADDRESS
	Laura M. Jones	129 Sixth St., Pacific Grove
10/ 6/39	Paul N. McCloskey, Trustee	129 Sixth St., Pacific Grove
5/13/42	Mary V. McCloskey	2777 Fleur Drive, San Marino, Calif.
1/9/47	Joe G.DeRosa & John G.Garcia	
1/15/52	Joe A.Garcia	

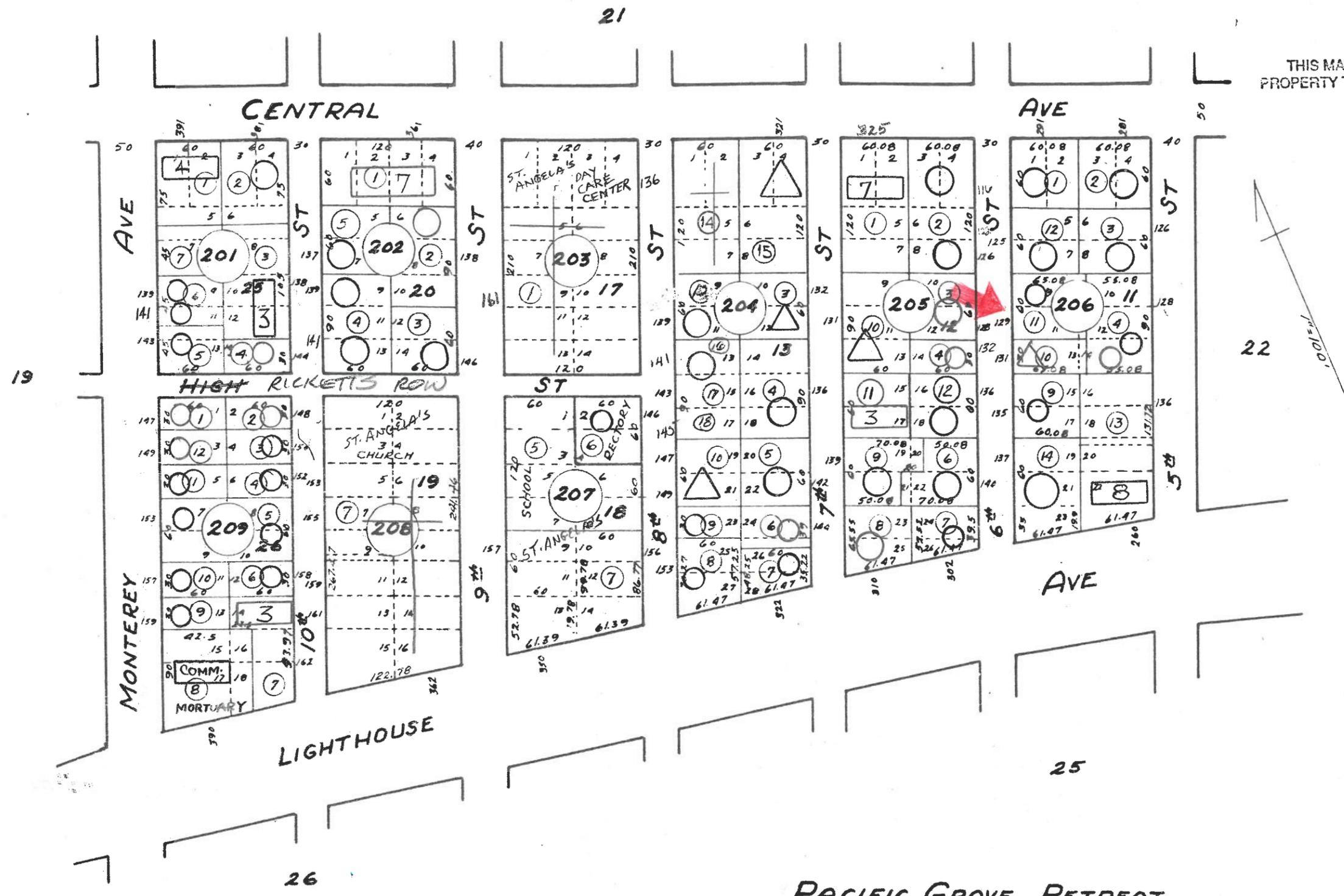








THIS MAP IS INTENDED TO BE USED FOR
PROPERTY TAX ASSESSMENT PURPOSES ONLY.



PACIFIC GROVE RETREAT
BLKS 11, 12, 13, 17, 18, 19, 20, 25, & 26

116 18th St

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # _____ HRI # _____ Trinomial _____ NRHP Status Code <u>6Z</u>
Other Listings _____ Review Code _____ Reviewer _____ Date _____	

Page 1 of 2 *Resource Name or #: 116 18th St (APN 006152008000)

- P1. Other Identifier:**
- ***P2. Location:** Not for Publication Unrestricted *a. **County:** Monterey
- *b. **USGS Quad(s):** Monterey, California (1997)
- c. **Address:** 116 18th St, Pacific Grove, CA 93950 (APN 006152008000)
- d. **UTM:**
- e. **Other Locational Data:** Latitude, Longitude (Decimal Degrees) 36.6238907351184, -121.918516699652
- ***P3a. Description:**

- | | |
|--|---|
| <ul style="list-style-type: none"> - Architectural Style(s): No Identifiable Style - Construction Type: Wood Frame - Number of Stories: 1.5 - Basement: Not Visible - Garage: Attached - Roof Type(s): Gable - Roof Material(s): Asphalt Shingle - Wall Material(s): Board and Batten - Window Type(s): Hung - Window Material(s): Vinyl | <ul style="list-style-type: none"> - Architectural Features: - Decorative Details: - Alterations: Demolished/Effectively Demolished - Additional Remarks: |
|--|---|

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



- ***P5b. Description of Photo:**
Primary façade, 8/2/2018.
- ***P6. Date Constructed/Age & Sources:**
- Prehistoric Protohistoric
 Historic Unknown
1997. Sources: Monterey County Assessor's Records.
- ***P7. Owner and Address:**
 Forgy Stacy L
 1455 Lake View Ct
 San Martin, CA 95046
- ***P8. Recorded by:**
 Hannah Simonson, Page & Turnbull
 170 Maiden Lane, 5th Floor
 San Francisco, CA 94108
- ***P9. Date Recorded:** 8/2/2018
 Finalized: 10/18/2019
- ***P10. Survey Type:** Reconnaissance

***P11. Citation:** Page & Turnbull. "Pacific Grove Historic Resource Inventory (HRI) Survey Report." Prepared for the City of Pacific Grove, October 18, 2019 [Final Report].

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

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary # _____ HRI # _____ Trinomial _____
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Page 2 of 2 *Resource Name or #: 116 18th St (APN 006152008000)

*Recorded By: Hannah Simonson

*Date Recorded: 8/2/2018

Finalized: 10/18/2019

Historic Name: Hogan House

Original Use: Residential

Present Use: Residential

Original Owner:

Architect/Builder:

Significance

Pacific Grove Historic Context Statement Theme: Property does not appear to meet any criteria historic significance.

Period of Development: Not Applicable

Integrity: Demolished

Period of Significance: Not Applicable

Eligible for Pacific Grove HRI: No

Level of Significance: Not Applicable

Appears Individually Eligible for National Register and/or California Register: No

California Historic Resource Status Codes: 6Z

Evaluation Notes: Historic residence built in 1884 was demolished and replaced with new construction in 1997.

National/ California Register	PG Municipal Code §23.76	Significance	Discussion of Individual Eligibility
A/1	A, B	Events, Patterns & Trends	Not found to be eligible under these criteria during the course of this survey.
B/2	C	Persons	Not found to be eligible under these criteria during the course of this survey.
C/3	D, E, F, G, H, I	Architecture & Design	Not found to be eligible under these criteria during the course of this survey.
D/4		Information Potential	Properties were not evaluated for significance under these criteria as part of this survey.

References: Page & Turnbull. *City of Pacific Grove Historic Context Statement*. Prepared for City of Pacific Grove, CA. Approved by City Council October 19, 2011.

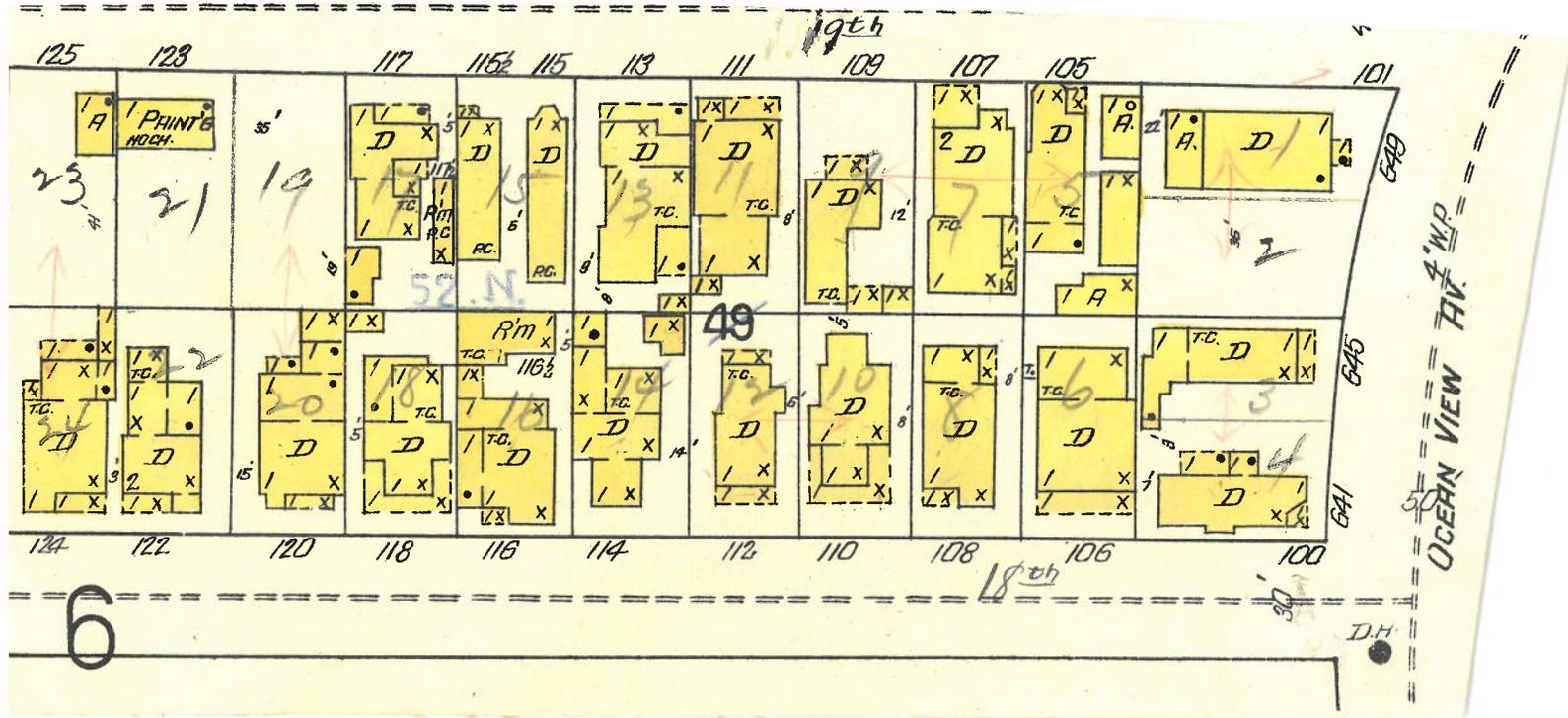
Heritage Society Barn Materials:

<u>Sanborn Maps</u>	No Records: <input type="checkbox"/>	1888: <input checked="" type="checkbox"/>	1892: <input checked="" type="checkbox"/>	1897: <input type="checkbox"/>
	1905: <input checked="" type="checkbox"/>	1914: <input checked="" type="checkbox"/>	1926: <input checked="" type="checkbox"/>	1962: <input checked="" type="checkbox"/>
<u>Assessors files</u>	<input type="checkbox"/> N/A	<u>Property Files by Address</u>	<input type="checkbox"/> N/A	
<u>Name (and Topic) files</u>	<input type="checkbox"/> N/A	<u>Board and Batten Index</u>	<input type="checkbox"/> N/A	
<u>Photo Collection Index</u>	<input type="checkbox"/> N/A	<u>P.G. Directory 1903</u>	<input type="checkbox"/> N/A	<u>1906</u> <input type="checkbox"/> N/A
<u>Mo. Co. Census 1900</u>	<input type="checkbox"/> N/A	<u>Polk Directory 1889</u>	<input type="checkbox"/> N/A	<u>1907</u> <input type="checkbox"/> N/A
<u>Howard Research Books</u>	<input type="checkbox"/> N/A	<u>Grove Acres Map (1926)</u>	<input type="checkbox"/> N/A	

Pacific Grove Library Data

<u>Polk Directories 1926 to 1988</u>	<input type="checkbox"/> N/A	<u>Historic Index Card File</u>	<input type="checkbox"/> N/A
<u>Newspaper Microfilm</u>	<input type="checkbox"/> N/A	<u>Mo. Co Directory 1875</u>	<input type="checkbox"/> N/A
<u>Greater Register of Mo. Co 1875</u>	<input type="checkbox"/> N/A	<u>Tuttle Photo Collection</u>	<input type="checkbox"/> N/A
<u>Library Photo Collection</u>	<input type="checkbox"/> N/A		

Steve Honegger, Heritage Society of Pacific Grove



CITY OF PACIFIC GROVE BUILDING PERMIT

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

Location 116 - 18th Street

Lot 16-18 Block 52 Tract Retreat

Nature of Improvement Enlarge porch & repair foundation Zone _____

No. Rooms 1 Out buildings _____

Dimensions 6x6'

Set Back—Front Street _____ Side Street _____ Side Yds. _____

No. Stories 1 Floors pine

Foundation Concrete piers Roof Camp shingles

Walls board & batten Chimneys _____

Outside Finish _____ Toilets _____

Inside Finish _____ 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 R. Michaila Builder add \$200⁰⁰

Estimated Cost \$ 150⁰⁰ Date 4-3, 19 47

Fee of \$ _____ Paid _____ Building Inspector _____ Permit No. 2641

JOHN G...
625-
PHONE: 64

Phone: 648-3183 Permit No. 95-0189

POST THIS CARD AT OR NEAR FRONT OF BUILDING

CITY OF PACIFIC GROVE

COMMUNITY DEVELOPMENT DEPT.

Building Division

INSPECTION RECORD

Applicant to complete

Number

1	JOB ADDRESS 110
2	OWNER PHYLLIS
3	CONTRACTOR JOHN
4	ARCHITECT OR DESIGNER JEANNIE
5	ENGINEER
6	USE OF BUILDING DUP
7	Class of work:
8	Describe work:
9	Change of use from Change of use to
10	Valuation of work:
SPECIAL CONDITION LISTEN SEE ATTAC DEMO.	
APPLICATION ACCEPTED	

Job Address: 116 18th
 Nature of Work: DEMOLITION
 Use of Building: DUPLEX
 Owner: PHYLLIS E. HUBBARD
 Contractor: JOHN CARMINATI
 Date Issued: 6-12-95

Inspector must sign all spaces pertaining to this job
 INSPECTION DATE INSPECTOR

Foundations:

Setback		
Trench		
Reinforcing		
Foundation Wall and Site Work		

Pour no concrete until above has been signed

Concrete Slab Floor		
Electrical (Groundwork)		
Plumbing (Groundwork)		
Gas Piping (Groundwork)		

Do not pour floor until above has been signed

Rough Electrical		
Rough Plumbing		
Rough Gas Piping		
Rough Heating and Ventilation (Above must be signed prior to framing inspection)		
Framing		

Cover no work until above has been signed

Lath and Plaster (Interior)		
Lath		
Scratch Coat		
Brown Coat		
Finish Coat		
Wallboard		
Lath and Plaster (Exterior)		
Lath		
Scratch Coat		
Brown Coat		
Finish Coat		
Miscellaneous		
Roofing		
Sewer		
Sidewalks		
Electrical Underground		
Fireplace		
Driveways		
Electrical Final		
Plumbing Final		
Gas Piping Final		
Heating and Ventilation Final		
Life Safety Items Final		
Final Inspection		
Occupancy Granted		

EXP. 6-5-98
 2nd 6-18-98
 EXPIRED

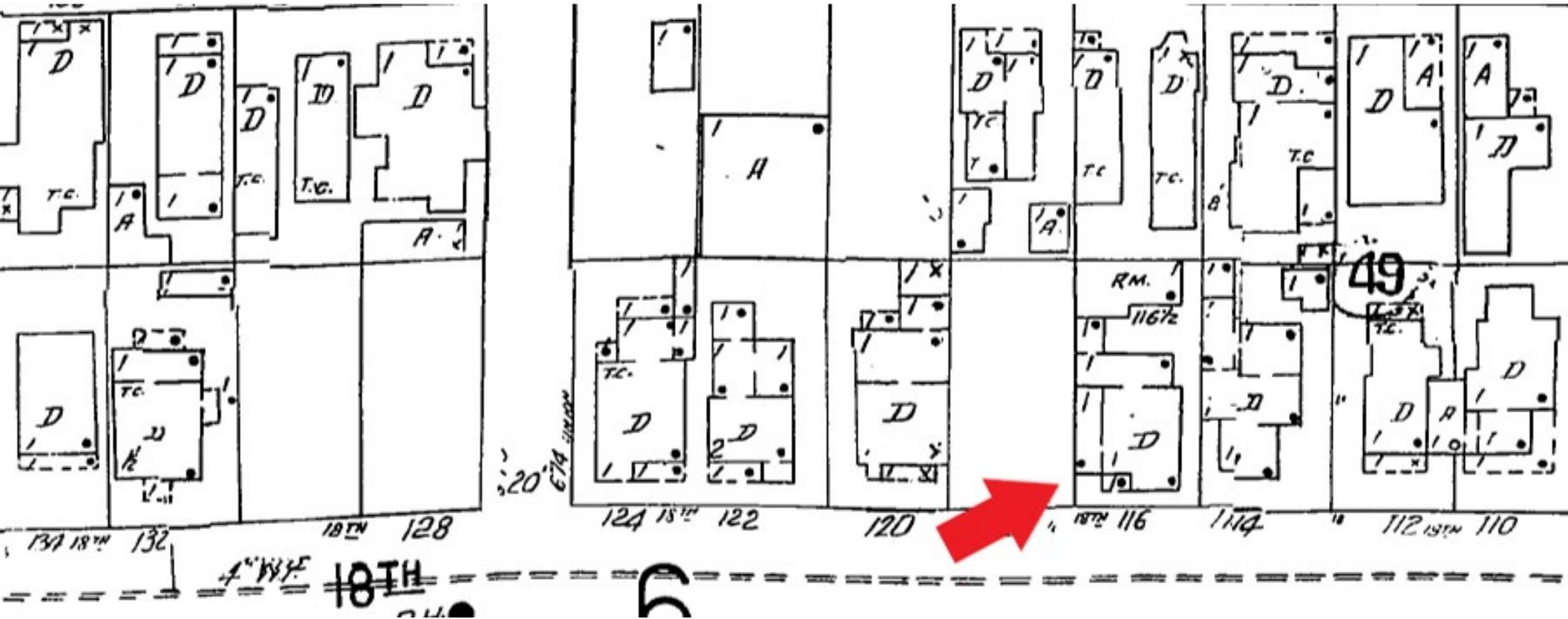
12-11-95 DEMO FENCE

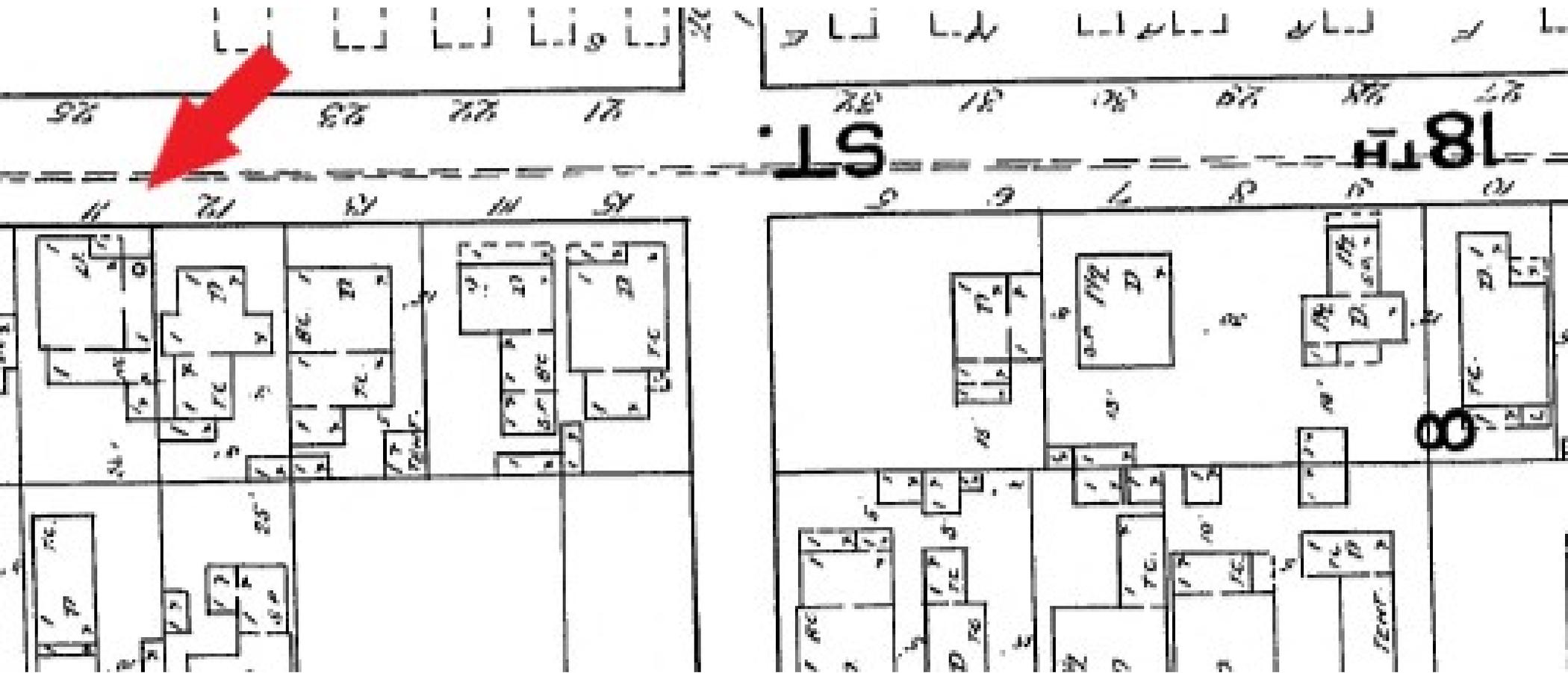
10-25-96 INSULATION (MORRIS) (IA)

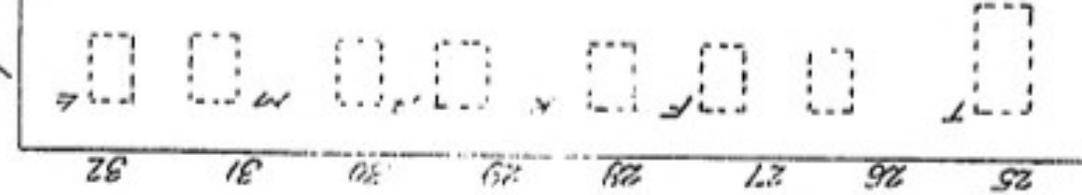
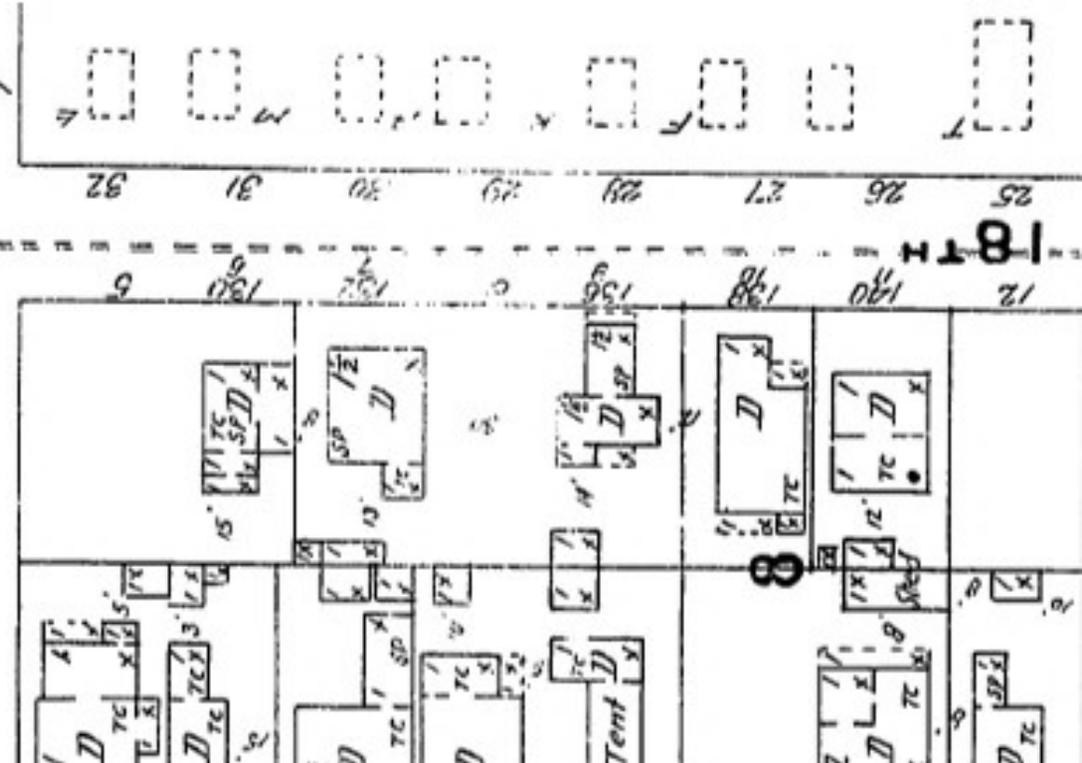
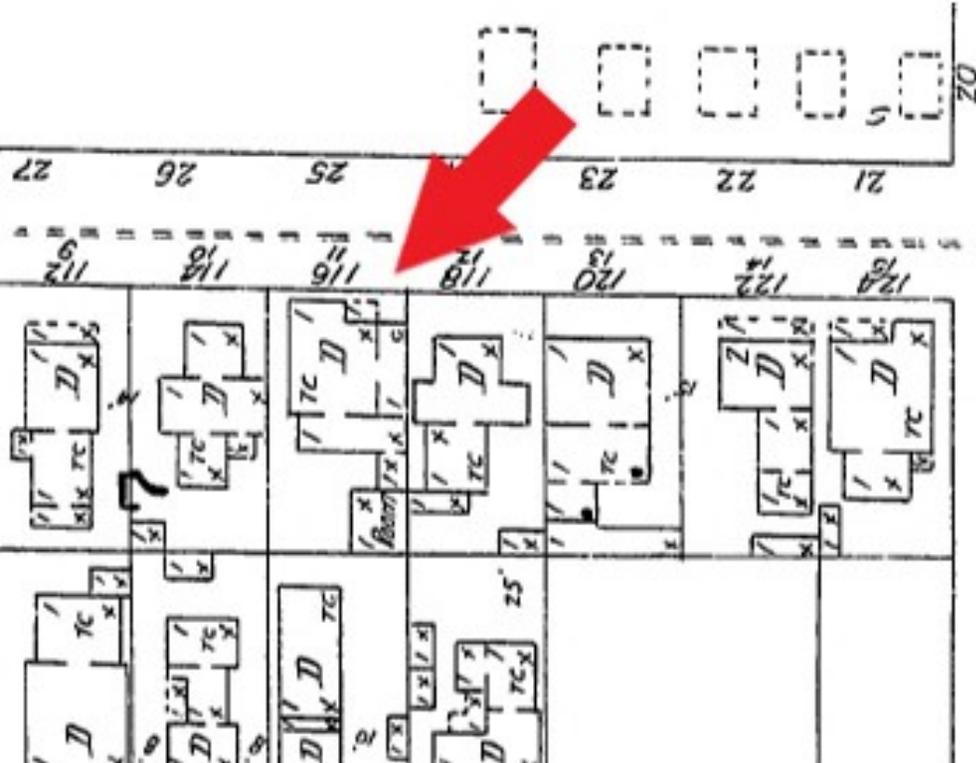
7-29-96 PART. FOOTING (MORRIS) (B)

12-8-95 ROOFING

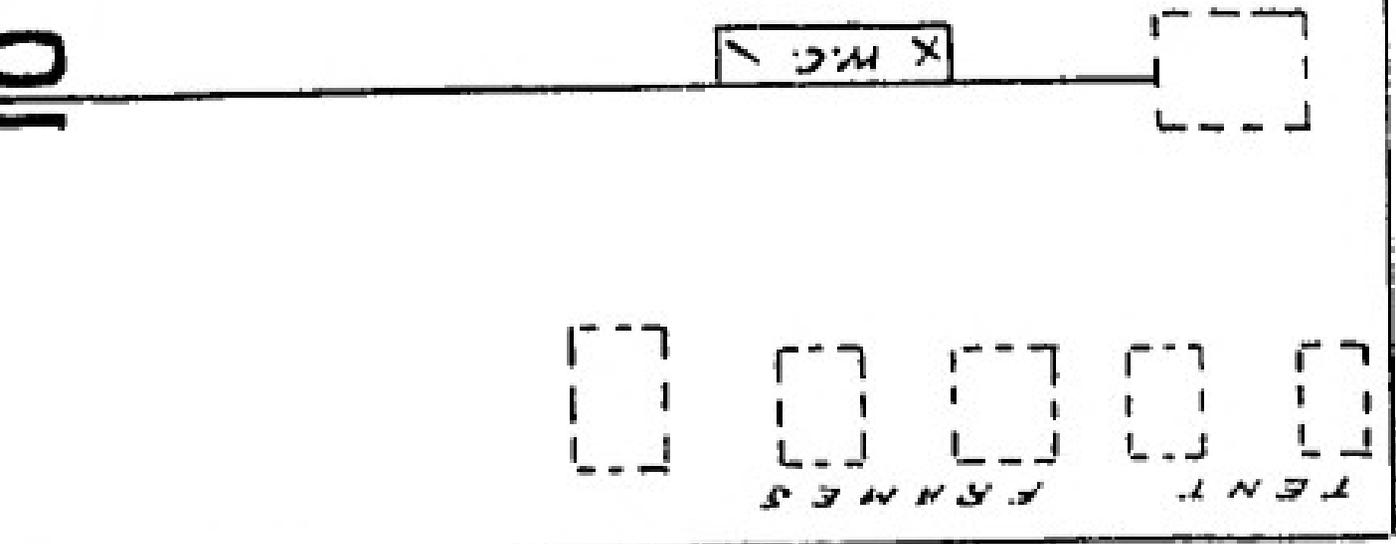
JOB ADDRESS 110 18th ST.
OWNER HUBBARD, PHYLLIS
Division
ax.
cc. Load
Fire Sprinklers required <input type="checkbox"/> Yes <input type="checkbox"/> No
ES:
covered
Not Required



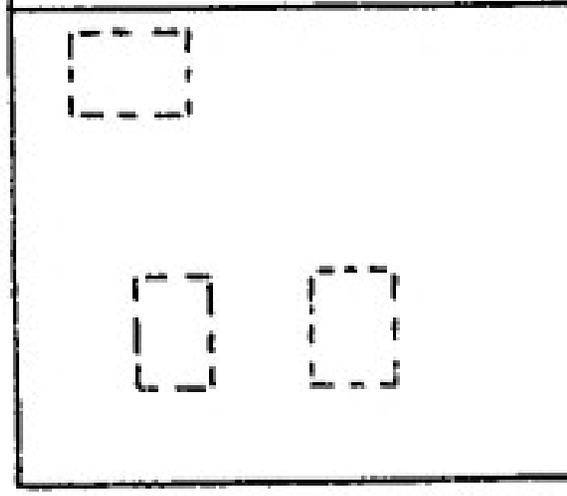




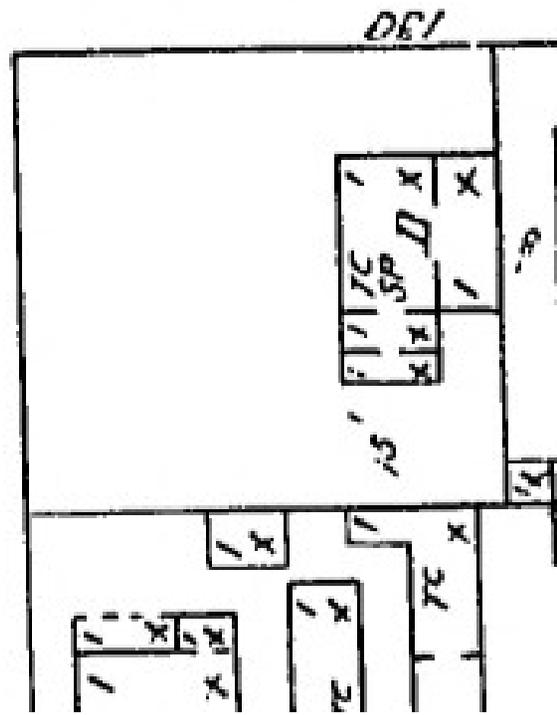
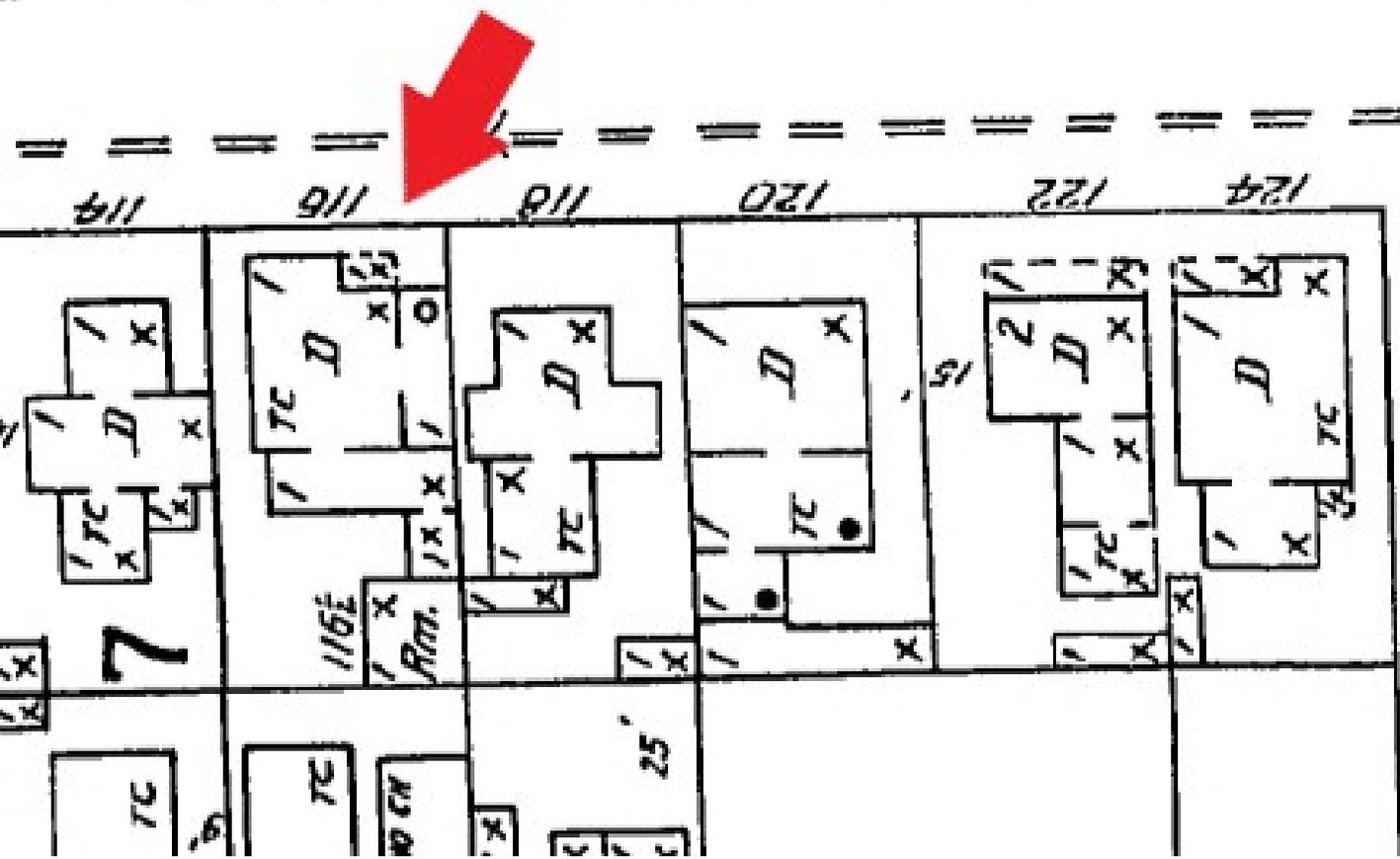
10

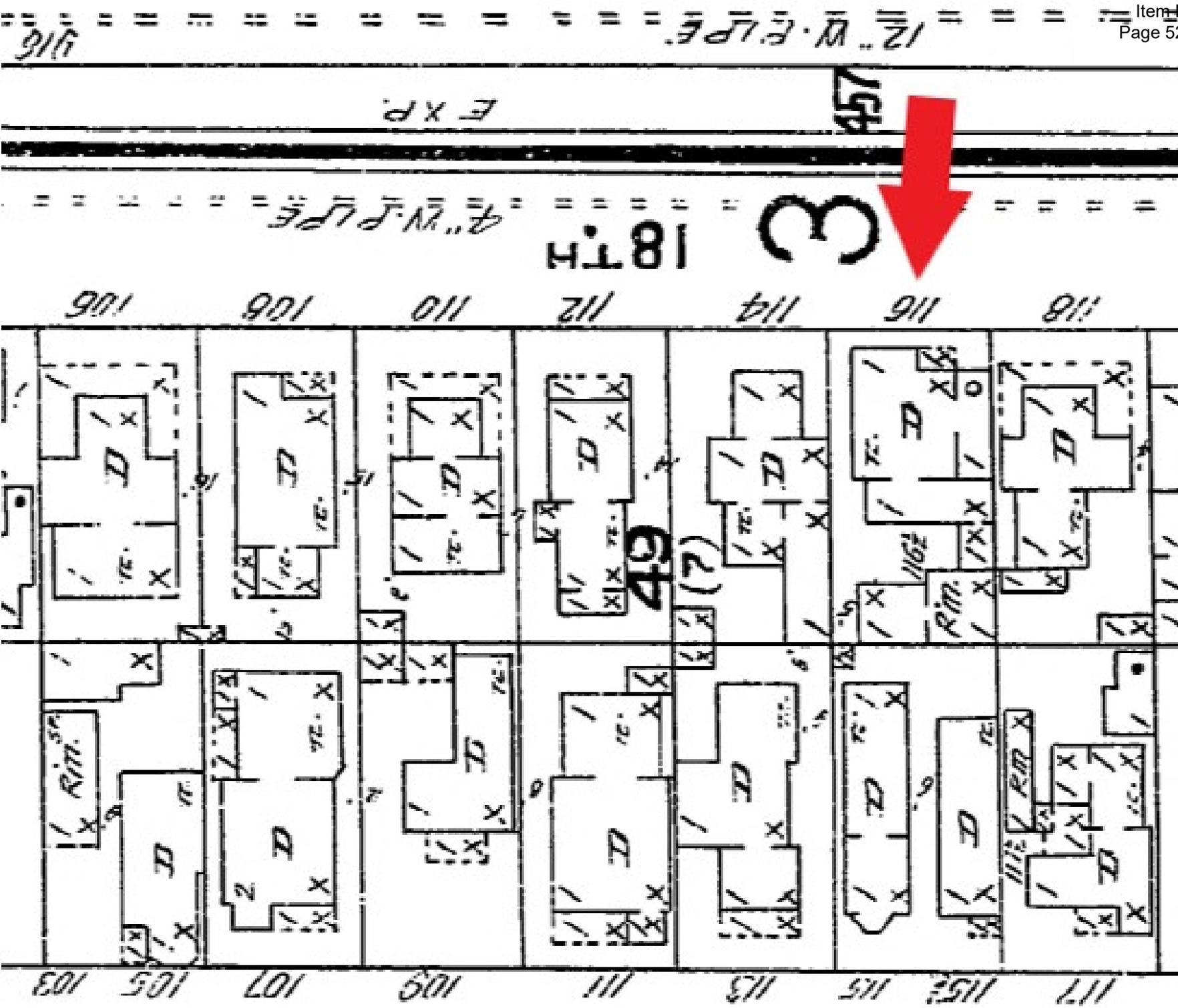


UNION



18A





916

F X P

457

4" W. PIPE

18TH

3



TAX CODE AREA 400

ASSESSOR'S MAP
BOOK 6 PAGE 15
CITY OF PACIFIC GROVE
CALIFORNIA

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

BEACH
POOL

006-155-99
CITY OF PACIFIC GROVE

Concession
Stand

OB 618 O.V.B.

Pump Ekr.
Panel 520 OVB

CALEDONIA PARK

14



18

16

PACIFIC GROVE RETREAT
BLKS A, B, 45, 46, 51, 52 & 56

17

O = Requires use permit

116 16th St

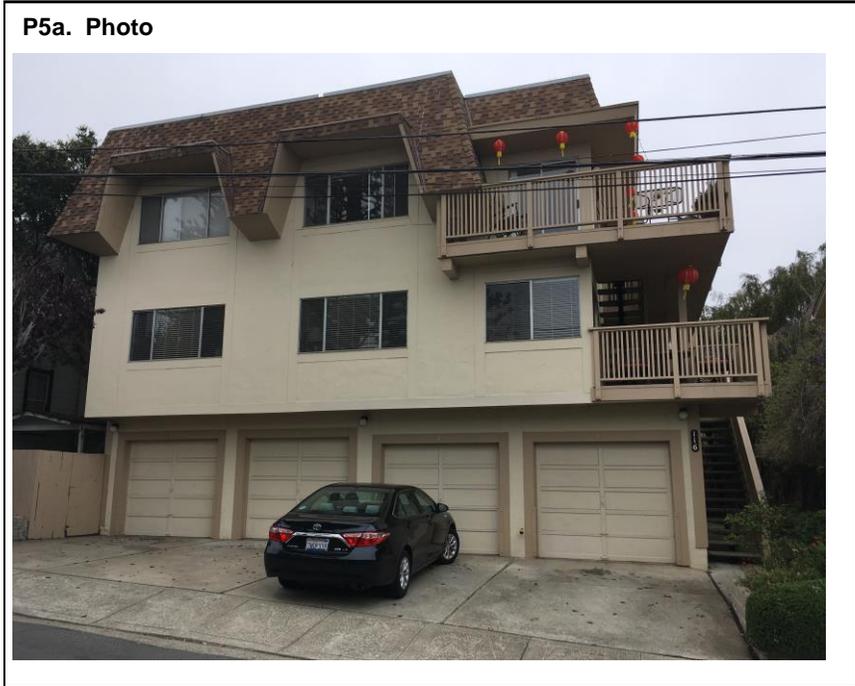
State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # _____ HRI # _____ Trinomial _____ NRHP Status Code <u>6Z</u>
Other Listings _____ Review Code _____ Reviewer _____ Date _____	

Page 1 of 2 *Resource Name or #: 116 16th St (APN 006154007000)

- P1. Other Identifier:**
- ***P2. Location:** Not for Publication Unrestricted *a. **County:** Monterey
 *b. **USGS Quad(s):** Monterey, California (1997)
 c. **Address:** 116 16th St, Pacific Grove, CA 93950 (APN 006154007000)
 d. **UTM:**
 e. **Other Locational Data:** Latitude, Longitude (Decimal Degrees) 36.6238960028702, -121.917340508272
- ***P3a. Description:**

- Architectural Style(s): Neo-Mansard
- Construction Type: Wood Frame
- Number of Stories: 3
- Basement: No
- Garage: Attached
- Roof Type(s): Mansard
- Roof Material(s): Asphalt Shingle
- Wall Material(s): Half Timber/Faux Half Timber, Stucco
- Window Type(s): Sliding
- Window Material(s): Aluminum
- Architectural Features: Balcony
- Decorative Details:
- Alterations: Demolished/Effectively Demolished
- Additional Remarks:

- ***P3b. Resource Attributes:** HP03 (Multiple family property)
- ***P4. Resources Present:** Building Structure Object Site District Element of District Other (isolates, etc.)



- ***P5b. Description of Photo:**
Primary façade, 8/2/2018.
- ***P6. Date Constructed/Age & Sources:**
 Prehistoric Protohistoric
 Historic Unknown
 Circa 1973. Sources: Monterey County Assessor's Records.
- ***P7. Owner and Address:**
Field Daniel C & Leslee A Trs
PO Box 108
Monterey, CA 93942
- ***P8. Recorded by:**
Hannah Simonson, Page & Turnbull
170 Maiden Lane, 5th Floor
San Francisco, CA 94108
- ***P9. Date Recorded:** 8/2/2018
Finalized: 10/18/2019
- ***P10. Survey Type:** Reconnaissance

***P11. Citation:** Page & Turnbull. "Pacific Grove Historic Resource Inventory (HRI) Survey Report." Prepared for the City of Pacific Grove, October 18, 2019 [Final Report].

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

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

Page 2 of 2 *Resource Name or #: 116 16th St (APN 006154007000)

*Recorded By: Hannah Simonson

*Date Recorded: 8/2/2018

Finalized: 10/18/2019

Historic Name:

Original Use: Residential

Present Use: Residential

Original Owner:

Architect/Builder:

Significance

Pacific Grove Historic Context Statement Theme: Property does not appear to meet any criteria historic significance.

Period of Development: Not Applicable

Integrity: Demolished

Period of Significance: Not Applicable

Eligible for Pacific Grove HRI: No

Level of Significance: Not Applicable

Appears Individually Eligible for National Register and/or California Register: No

California Historic Resource Status Codes: 6Z

Evaluation Notes: Historic building was demolished. Current building was constructed circa 1973 and does not appear to have historic significance.

National/ California Register	PG Municipal Code §23.76	Significance	Discussion of Individual Eligibility
A/1	A, B	Events, Patterns & Trends	Not found to be eligible under these criteria during the course of this survey.
B/2	C	Persons	Not found to be eligible under these criteria during the course of this survey.
C/3	D, E, F, G, H, I	Architecture & Design	Not found to be eligible under these criteria during the course of this survey.
D/4		Information Potential	Properties were not evaluated for significance under these criteria as part of this survey.

References: Page & Turnbull. *City of Pacific Grove Historic Context Statement*. Prepared for City of Pacific Grove, CA. Approved by City Council October 19, 2011.

6-154-7

CITY OF PACIFIC GROVE

LOT 11-13

BLOCK 46

ADD. RETREAT

DATE	OWNER	ADDRESS
	Susie A. Goodenough	Box 576, San Jose, Calif.
5-7-59	Eli _z abeth Herron Snowden	
1-20-65	Anthony J. & Christine C. Maslanka	

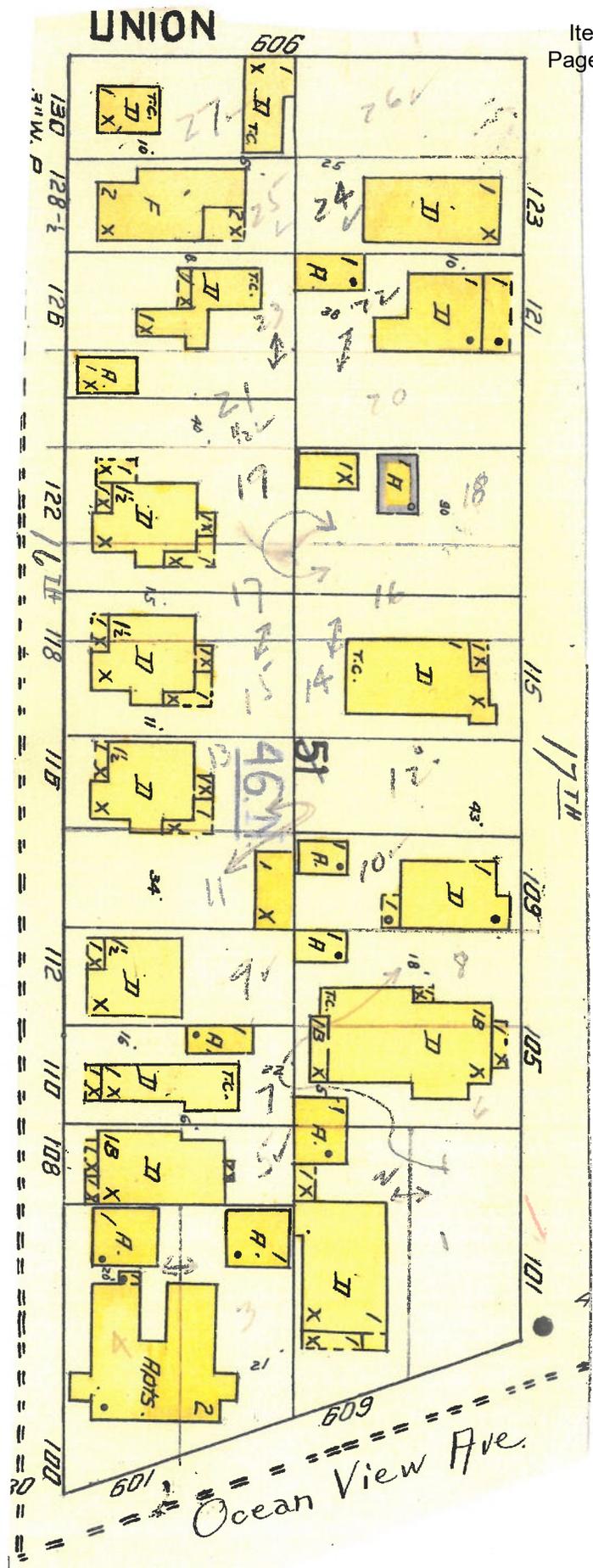
Sketch of Lot	Year	Real Estate	Improvements	Personal Property	Exemption	TOTAL
11	1931	365				365
	1932	365				365
	1933	290				290
	1934	290				290
	1935	290				290
	1936	290				290
	1937	290				290
	1938	290				290
	1939	290				290
	1940	290				290

District	Asst. No.	Original Amt. \$	Int.	%
Year				
Principal				
Interest				
TOTAL				

District	Asst. No.	Original Amt. \$	Int.	%
Year				
Principal				
Interest				
TOTAL				

Sketch of Lot	Year	Real Estate	Improvements	Personal Prop.	Exemption	TOTAL
Bldg 76 San Jose Calif. Owned by S. Kirk or S Goodenough 1928 Built in 1893	1941	290				290
	1942	290	90			380
	1943	290	90			380
	1944	290	90			380
	1945	290	90			380
	1946	290	90			380
	1947	280				280
	1948	280				280
	1949	560	820			1380
	1950	560	820			1380
	1951	560	820			1380
	1952	560	820			1380

District	Asst. No.	Original Amt. \$	Int.	%
Year				
Principal				
Interest				
TOTAL				



SUMMARY OF APPRAISED LAND AND BUILDING VALUATIONS
EQUALIZATION OF ASSESSED VALUES — CITY OF PACIFIC GROVE, CALIFORNIA

AUTHORIZED BY CONTRACT WITH CITY COUNCIL, DECEMBER 17, 1927

TRACT NAME Pacific Grove Retreat BLOCK NO. 46

LOT NO.	NAME OF OWNER	APPRAISED 1928		ASSESSED 1928-1929	
		LAND	IMPS.	LAND	IMPS.
1-2	Jeanette J Bardley	3510	1100		
3-4	Joseph F Rodgers	3400	9650		
5	Ida B Ingham	650	1540		
6-8	J H Eardley	1300	1730		
7	J H Eardley	650	600		
9	Henrietta G Lee	610	1620		
10	J H Eardley	650	1550		
11-12-13	Mrs S Kirk-Susie Goodenough	1870	1760		
14 & ptn 16	Glarissa E Cooper	980	2050		
15 & ptn 17	Fred B & Walter W Chandler	830	1540		
Ptn 17 all 18 all 19 ptn 16	Ethel K Farrington et al	1810	2000		
20-22	E Laverne McKay	1300	1540		
N15' of 21	Eliz. C. Kirk	240			
Ptn 21 all 23	Alice Johnson	730	540		
24-26	Bert T Kirk	1360	930		
25	C O & Daisy M Brattin	490	3770		
27	California McCracken	540	130		
27	California McCracken		260		
TOTALS		30,920	32,310		



Block 46 continued

PACIFIC GROVE RETREAT

- 13 Mrs. S. Kirk or Susie Goodenough 2-18-27
- ✓ 14 Clarissa E. Cooper 5-21-20 115 17th St.
Beach Haven
- ✓ 15 Fred B & Walter W Chandler 2-17-21
118 16th St.
- N $\frac{1}{2}$ 16 Clarissa E Cooper 5-21-20
- S $\frac{1}{2}$ 16 Ethel K Farrington et al 6-28-27
- N $\frac{1}{2}$ ✓ 17 Fred B & Walter W Chandler 2-17-21
- S $\frac{1}{2}$ 17 Ethel K Farrington et al 6-28-27
- 18 " 117 17th St.
- 19 " 122 16th St.
- ✓ 20 E Loverne McKay 7-20-22 121 17th St.
- N $\frac{1}{2}$ ✓ 21 Elizabeth C Kirk
- S $\frac{1}{2}$ ✓ 21 Alice Johnson 9-21-20
- ✓ 22 E Loverne Mc Kay 7-20-22
- ✓ 23 Alice Johnson 9-21-20 124-26 16th St.
- ✓ 24 Bert T Kirk 123 17th St.
- 25 C O & Daisy M Brattin 1-6-27 128 16th St.
- ✓ 26 Bert T & May Kirk 2-15-11
- 27 California McCracken 10-8-21 608 Union &
130 16th St.

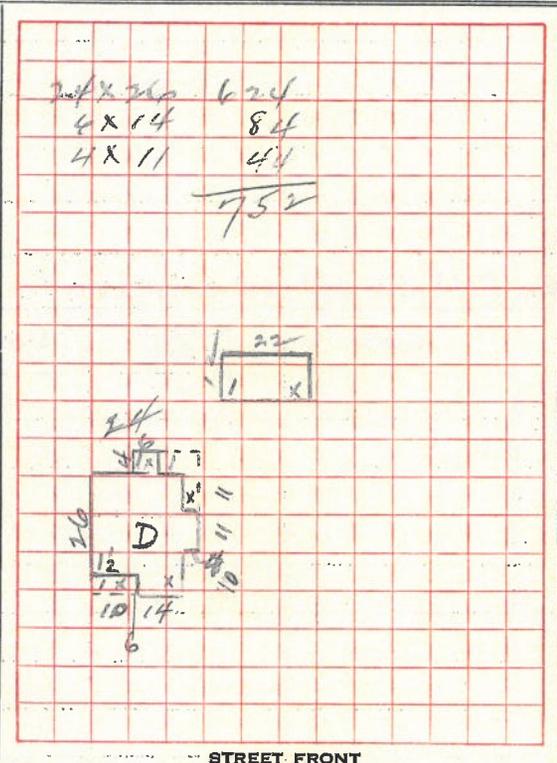
BUILDING CLASSIFICATION AND COMPUTATION RECORD
REVALUATION OF LAND AND IMPROVEMENTS—CITY OF PACIFIC GROVE, 1928-29
 Authorized by City Council, City of Pacific Grove

VALUATION RECORD

Block 46 N. Lot 11-12-13
 Owner Wm. S. Park or Lewis Goodenough
 No. 114-14th St. Ave. St. Class: 1, 2, 3, 4

REAL ESTATE \$ 1870
 IMPROVEMENTS \$ 1760
 FIELD BY Wm. S. Park DATE _____
 PRICED BY _____ DATE 2-29-28

EXTERIOR DESCRIPTION	
Use — Commercial	Construction
Stories	Wood Frame
Store & Offices	Steel Frame
Apartment	Reinfd. Concrete
Theatre	Mill
Hotel Rms.	Masonry
Loft	
Garage Cars	
Hospital Rms.	
School Bank	
Dwellings	
<u>2 1/2</u> Stories	Brick
Rooms	Tile Art Stone
Family	Plaster or Lath
Residence Apartments	Shingles
Rooming House	Rustic Siding
	Re-Saw. Siding
	Board & Batten
	Cor. Iron
Out Buildings	
Garage Shed	Deep Masonry
Foultry House	Shallow Piles
<u>Bar</u>	Wood



INTERIOR DESCRIPTION	
Inside Finish	Plumbing
Stock	No. Fixtures <u>5</u>
Special	Good
Ornamental	Medium
Paint	Cheap
Hardwood	
Pine	
Wainscote	
Paper	
Plaster	
Plaster Board	
Canvas Sanitas	
Beamed Ceiling	
Unfn. Rms.	
Good Med. Plain	
Floors	
Rooms Number	
Pine	
Hardwood	
Marble	
Tile	
Rubber Tile	
Cement	
Dirt	
Compo	
	Bath Rooms
	Rooms Number
	Good
	Medium
	Cheap
	Shower
	Tile Floor
	Tile Wall
	% % %
	Built-in Features
	Buffets
	Bookcases
	Patent Beds
	Refrigerator
	Lockers
	Miscellaneous
	Fire Escape
	Sidewalk Light
	Lighting
	Lamps
	Electricity
	Fixtures
	Good
	Medium
	Cheap
	Heating
	Fireplaces
	Stoves
	False Mantle
	Hot Air Furnace
	Pipeless Ducts
	Steam
	Hot Water
	Floor Furnace
	Mechanical Equipment
	Ventilating Apparatus
	Thermo Heat Control
	Sprinkler System
	Automat. Fire Alarm
	Vacuum Cleaner System
	Basement
	None
	Full Concrete
	Walls
	Unfinished
	Elevators
	Travel
	Freight
	Electric
	Hydraulic
	Passenger
	Automatic
	Speed H. L.
	Occupancy
	Owner
	Tenant
	Valant Not Home

(A)	X	X	=	750	cu. ft. sq. ft.	@ \$ 5.00	\$ 3750	Depreciated Present Value	\$ 1760	Age 35	Remodeled Age
(B)	X	X	=		cu. ft. sq. ft.	@ \$				Condition: New Good Medium Poor	
(C)	X	X	=		cu. ft. sq. ft.	@ \$				Obsolescence Yes No	
(D)	X	X	=		cu. ft. sq. ft.	@ \$				Depreciation % Good 41.2	
Out Bldg	X	12	X 72	=	260	cu. ft. sq. ft.	@ \$ 2.00	\$ 520			
Basem't	X	X	=		cu. ft. sq. ft.	@ \$					
Garage	X	X	=		cu. ft. sq. ft.	@ \$					
Extras											
HEIGHT: _____ FT.	Replacement Total		\$ 4270	TOTAL VALUE	\$ 1760						

CITY OF PACIFIC GROVE

Building Permit

ISSUED PURSUANT TO THE BUILDING AND ZONING ORDINANCE OF THE MUNICIPAL CODE

Location 116 16th St. Assessor's No. (7) (154)

Lot 11 & 13 Block 46 Tract Retreat

Nature of Improvement 4-unit apt No. of Buildings one

Type Construction V - 1 hour Dimensions 44 x 44

Occupancy Group H Set-Backs { Front Yard 16'2" Left Side Yard 8' Alley —

Fire Zone III Use Zone R-3 { Rear Yard 10' Right Side Yard 8'

Architectural Approval No. 206 Date Approved Aug. 25, 1971

Variance No. — Date Approved —

Use Permit No. — Date Approved —

Required Parking Spaces 4 No. Family Units 4

Open Yard Area Required 1,680 Bldg. Site Area 4,200

Sign Permit No. — Date Approved —

Foundation cone blk Structural Frame wood No. Stories three

Exterior Finish stucco Roof shakes Height 31'

Interior Finish SR Floor pine No. Rooms 18 + 5 baths

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.

Signature of Permittee Tom Bordonaro

Owner Tom J. Bordonaro

Builder owner

Valuation \$62,000.00

Permit Fee \$169.50 Plan Ck. Fee \$84.75

st. tax - \$4.34.

Total Fee \$258.59

Date Aug. 14, 1972

Issued By WK Parsons
Building Department

N^o 821

CITY OF PACIFIC GROVE

Building Permit

ISSUED PURSUANT TO THE BUILDING AND ZONING ORDINANCE OF THE MUNICIPAL CODE

Location 116 16TH Street _____
Lot 7 Block 154 Tract _____
Nature of Improvement DEMOLISH SINGLE FAMILY DW Zone R-3
No. Rooms _____ Out Buildings _____
Dimensions _____
Set Back—Front Street _____ Side Street _____ Side Yards _____
No. Stories _____ Floors _____
Foundation _____ Roof _____
Walls _____ Chimneys _____
Outside Finish _____ Toilets _____
Inside Finish _____ 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 ANDREW J. CHRISTENSEN Builder ANDREW J. CHRISTENSEN

Estimated Cost \$ _____ Date SOVT 8, 1957

Fee of \$ 3.00 Paid _____ Building Inspector _____

Nº 3580

X

TAX CODE AREA 400

ASSESSOR'S MAP
BOOK 6 PAGE 15
CITY OF PACIFIC GROVE
CALIFORNIA

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

BEACH
POOL

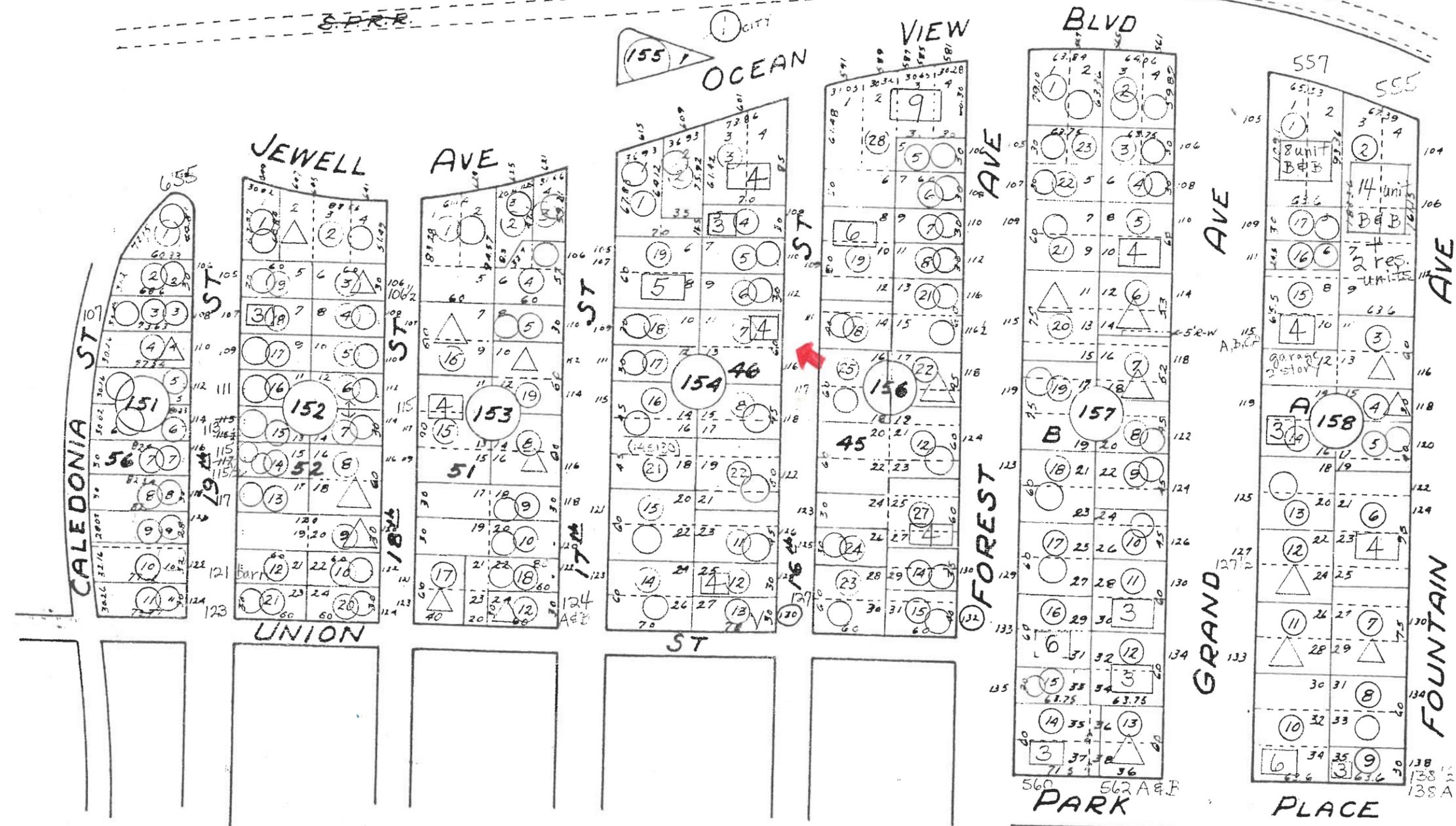
006-155-99
CITY OF PG

Concession
Stand

08
618 O.V.B.

Pump Eke.
Panel 520 OVB

CALEDONIA PARK
14



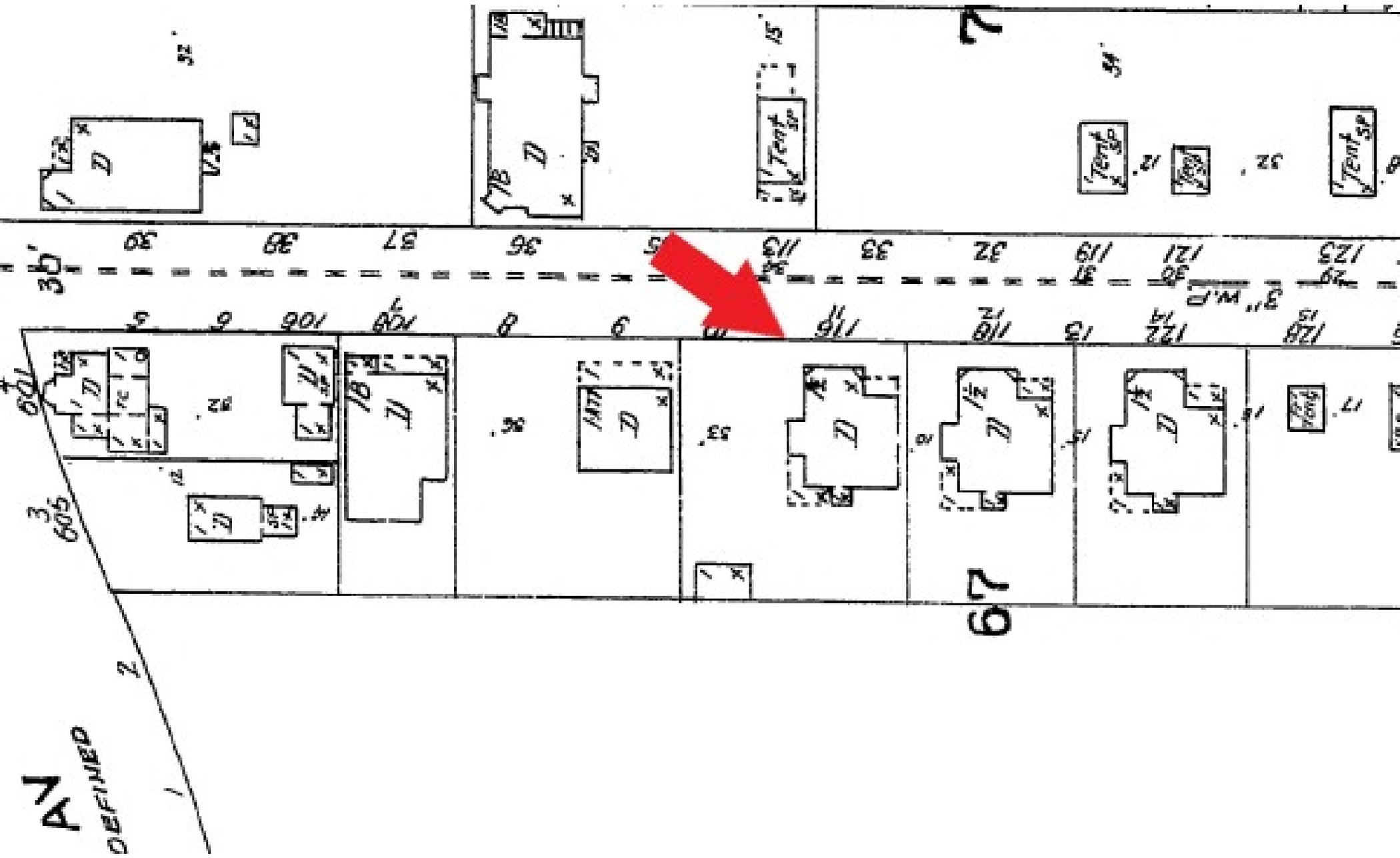
18

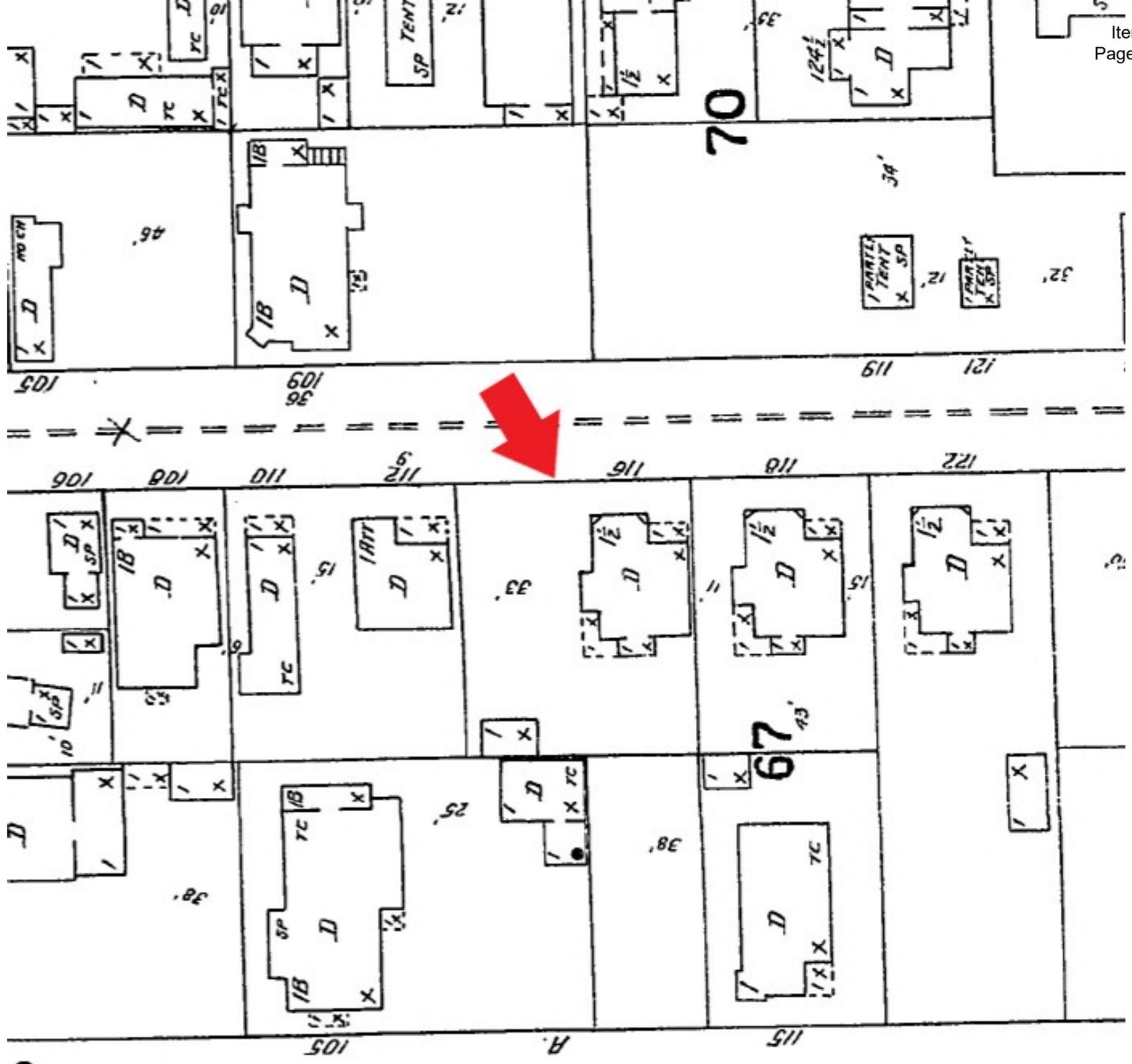
16

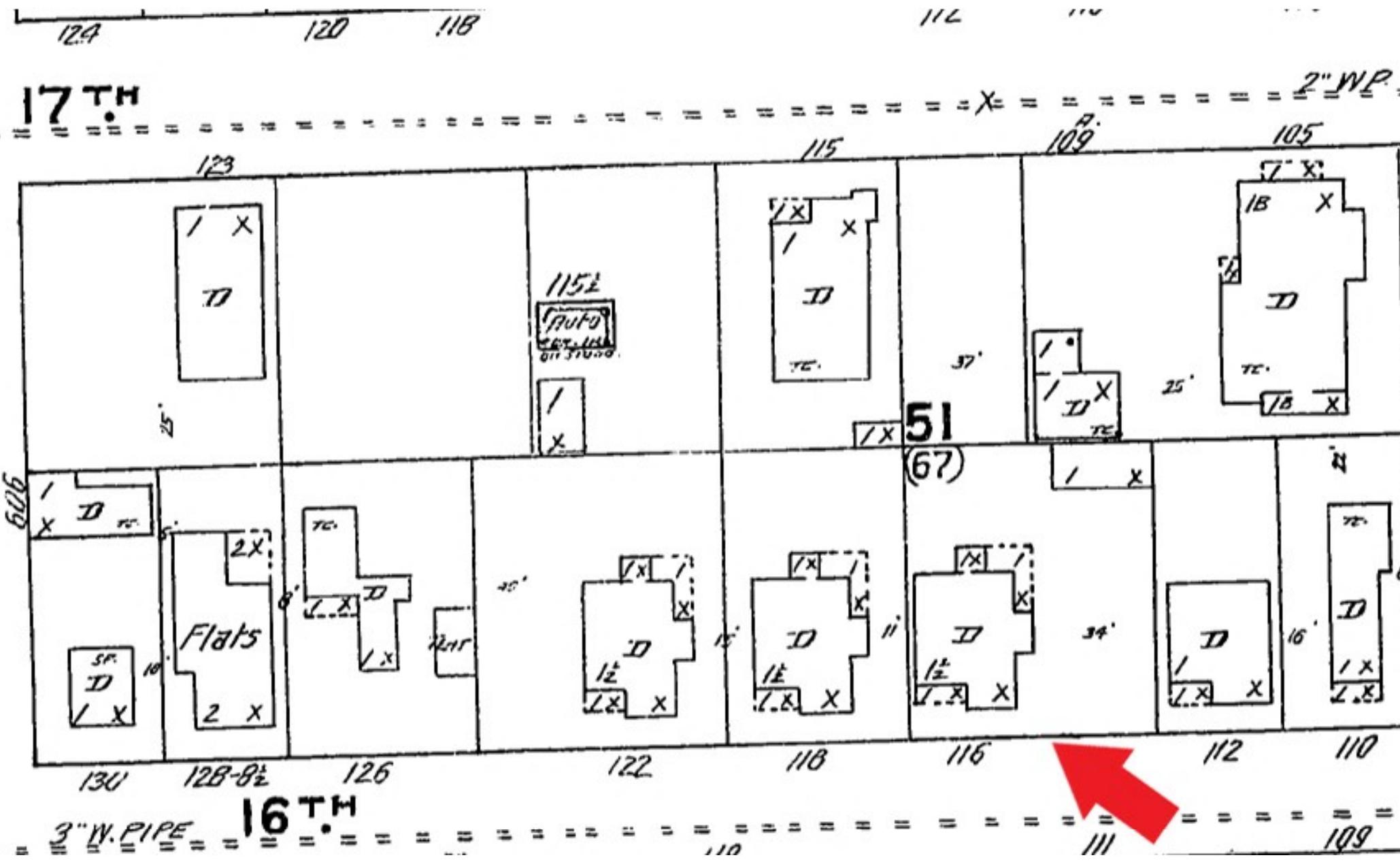
17

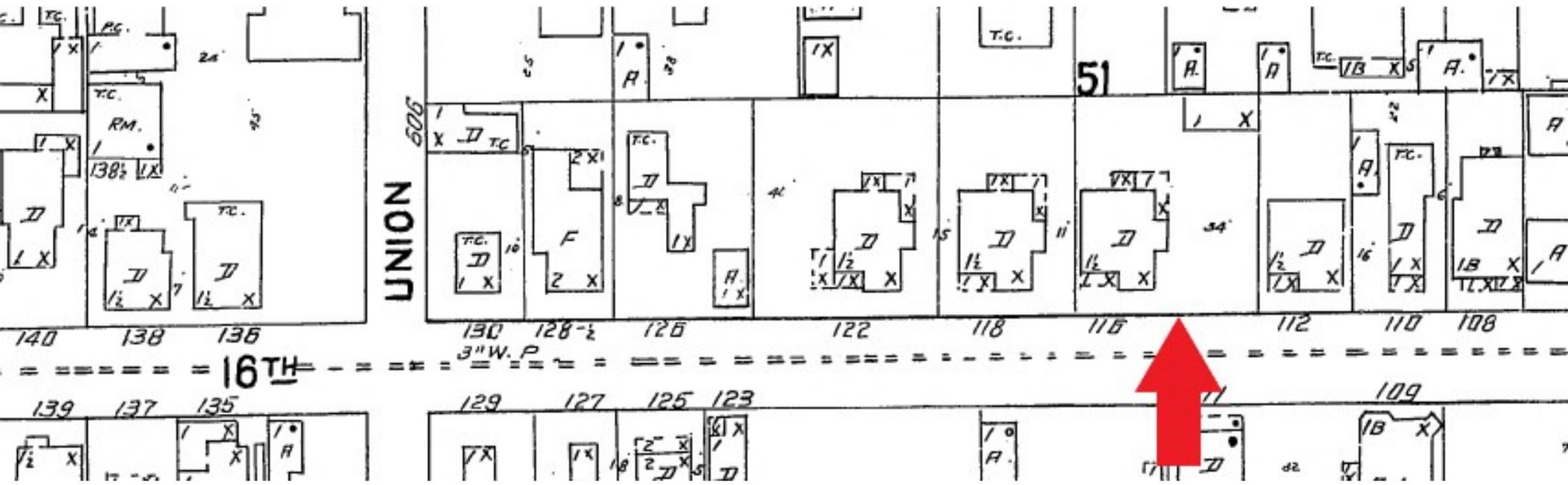
PACIFIC GROVE RETREAT
BLKS A, B, 45, 46, 51, 52 & 56

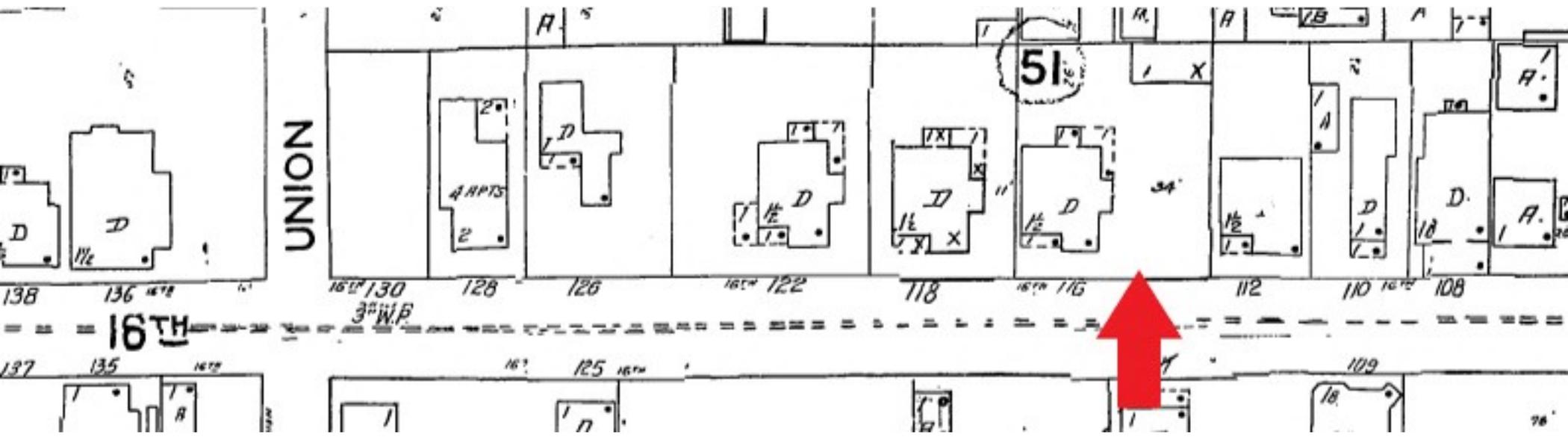
O = Requires use permit











116 2nd St

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # _____ HRI # _____ Trinomial _____ NRHP Status Code <u>6Z</u>
Other Listings _____ Review Code _____ Reviewer _____ Date _____	

Page 1 of 2 *Resource Name or #: 116 2nd St (APN 006222004000)

- P1. Other Identifier:**
- ***P2. Location:** Not for Publication Unrestricted *a. **County:** Monterey
- *b. **USGS Quad(s):** Monterey, California (1997)
- c. **Address:** 116 2nd St, Pacific Grove, CA 93950 (APN 006222004000)
- d. **UTM:**
- e. **Other Locational Data:** Latitude, Longitude (Decimal Degrees) 36.6200143003264, -121.907956874994
- ***P3a. Description:**

- Architectural Style(s): No Identifiable Style
- Construction Type: Wood Frame
- Number of Stories: 2
- Basement: No
- Garage: Attached
- Roof Type(s): Hipped
- Roof Material(s): Asphalt Shingle
- Wall Material(s): Stucco
- Window Type(s): Sliding
- Window Material(s): Aluminum
- Architectural Features: Balcony, Overhanging Eaves
- Decorative Details: Exposed Rafter Tails
- Alterations: Demolished/Effectively Demolished
- Additional Remarks:

- ***P3b. Resource Attributes:** HP03 (Multiple family property)
- ***P4. Resources Present:** Building Structure Object Site District Element of District Other (isolates, etc.)



- ***P5b. Description of Photo:**
Primary façade, 8/3/2018.
- ***P6. Date Constructed/Age & Sources:**
 Prehistoric Protohistoric
 Historic Unknown
 1972. Sources: PG HRI Database (6/19/18).
- ***P7. Owner and Address:**
Paci Cesare Tr Et Al
1344 Skyview Dr
Seaside, CA 93955
- ***P8. Recorded by:**
Katherine Wallace, Page & Turnbull
170 Maiden Lane, 5th Floor
San Francisco, CA 94108
- ***P9. Date Recorded:** 8/3/2018
Finalized: 10/18/2019
- ***P10. Survey Type:** Reconnaissance

***P11. Citation:** Page & Turnbull. "Pacific Grove Historic Resource Inventory (HRI) Survey Report." Prepared for the City of Pacific Grove, October 18, 2019 [Final Report].

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

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary # _____ HRI # _____ Trinomial _____
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Page 2 of 2 *Resource Name or #: 116 2nd St (APN 006222004000)

*Recorded By: Katherine Wallace

*Date Recorded: 8/3/2018

Finalized: 10/18/2019

Historic Name:

Original Use: Residential

Present Use: Residential

Original Owner:

Architect/Builder:

Significance

Pacific Grove Historic Context Statement Theme: Property does not appear to meet any criteria historic significance.

Period of Development: Not Applicable

Integrity: Demolished

Period of Significance: Not Applicable

Eligible for Pacific Grove HRI: No

Level of Significance: Not Applicable

Appears Individually Eligible for National Register and/or California Register: No

California Historic Resource Status Codes: 6Z

Evaluation Notes: Historic single-family residence (built in 1924) was demolished. Current apartment building was constructed in 1972 and does not appear to have historic significance.

National/ California Register	PG Municipal Code §23.76	Significance	Discussion of Individual Eligibility
A/1	A, B	Events, Patterns & Trends	Not found to be eligible under these criteria during the course of this survey.
B/2	C	Persons	Not found to be eligible under these criteria during the course of this survey.
C/3	D, E, F, G, H, I	Architecture & Design	Not found to be eligible under these criteria during the course of this survey.
D/4		Information Potential	Properties were not evaluated for significance under these criteria as part of this survey.

References: Page & Turnbull. *City of Pacific Grove Historic Context Statement*. Prepared for City of Pacific Grove, CA. Approved by City Council October 19, 2011.

Sketch of Lot	Year	Real Estate	Improvements	Personal Property	Exemption	TOTAL
	1931	270	1700	50		2020
	1932	270	1700	50		2020
	1933	220	1710	50		1980
	1934	220	1710	50		1980
	1935	220	1710	50		1980
	1936	220	1710	50		1980
	1937	220	1710	50		1980
	1938	220	1710	50		1980
	1939	220	1710	50		1980
	1940	220	1710	50		1980

District **Second 1 No. 15-0** Asst. No. **15-2** Original Amt. \$ _____ Int. _____ %

Year	1931	1932	1933	1934	1935	1936		
Principal	11.84	11.84	11.84	11.84	11.84	11.83		
Interest	4.97	4.14	3.32	2.49	1.66	83		
TOTAL	16.81	15.98	15.16	14.33	13.50	12.66		

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

Year								
Principal								
Interest								
TOTAL								

Sketch of Lot	Year	Real Estate	Improvements	Personal Prop.	Exemption	TOTAL
	1941	220	900	50		1170
	1942	220	900	50		1170
	1943	220	900	50		1170
	1944	220	900	50		1170
	1945	220	900	50		1170
	1946	220	900	50		1170
	1947	480 240	1680 940	40	1000	2200
	1948	240	940	40	1000	2200
	1949	840	940	40		1820
	1950	840	940			1780
	1951	840	940			1780
	1952	840	940			1780

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

Year							
Principal							
Interest							
TOTAL							

A. L. Miller
 116-2nd St
 City.
 31-S. 13th St
 San Jose
 House built by
 Lena M. Hill
 1913.

CITY OF PACIFIC GROVE

Building Permit

ISSUED PURSUANT TO THE BUILDING AND ZONING ORDINANCE OF THE MUNICIPAL CODE

Location 116 2nd ST. Assessor's No. 6-222-4

Lot 12, 14, 16 Block 5 Tract P.G. Retreat

Nature of Improvement Demolish No. of Buildings 1

Type Construction _____ Dimensions _____

Occupancy Group _____ Set-Backs { Front Yard _____ Left Side Yard _____ Alley _____
Rear Yard _____ Right Side Yard _____

Fire Zone _____ Use Zone _____

Architectural Approval No. _____ Date Approved _____

Variance No. _____ Date Approved _____

Use Permit No. _____ Date Approved _____

Required Parking Spaces _____ No. Family Units _____

Open Yard Area Required _____ Bldg. Site Area _____

Sign Permit No. _____ Date Approved _____

Foundation _____ Structural Frame _____ No. Stories _____

Exterior Finish _____ Roof _____ Height _____

Interior Finish _____ Floor _____ No. Rooms _____

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.

Signature of Permittee _____

Owner Roger Post

Builder _____

Valuation — 0 —

Permit Fee 300 Plan Ck. Fee _____

Total Fee 300

Date 11-24-71

Issued By [Signature]
Building Department

Nº 688

Johansen

Petition for Building Permit under Ordinance No. 149 of the
City of Pacific Grove, California

To the Honorable Board of Trustees and City Clerk of the City of Pacific Grove, California.

Application is hereby made for a permit to erect a building on
Lot No. 12 in Block No. 5 Addition to Pacific
Grove Retreat Grounds, at No. 1st, 3rd Street, according to Plans
and Specifications herewith presented, as follows:

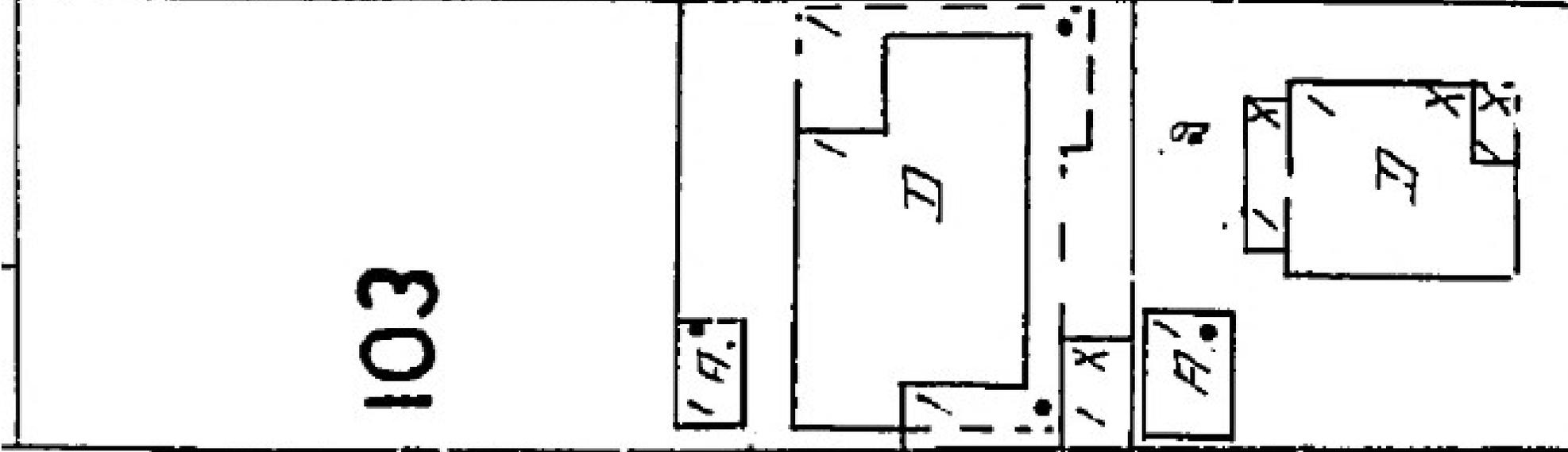
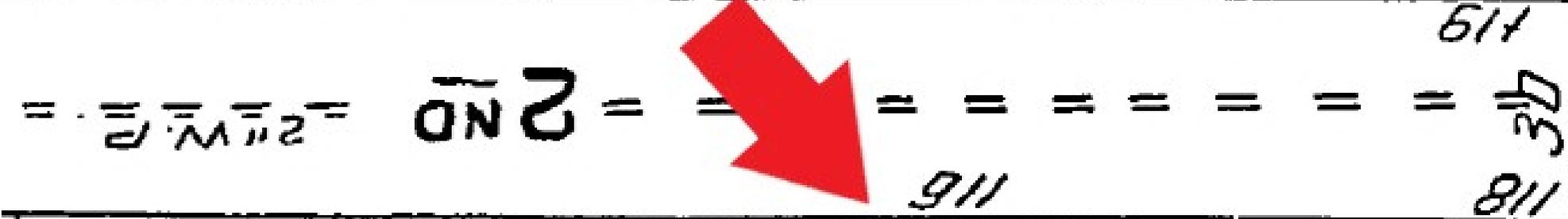
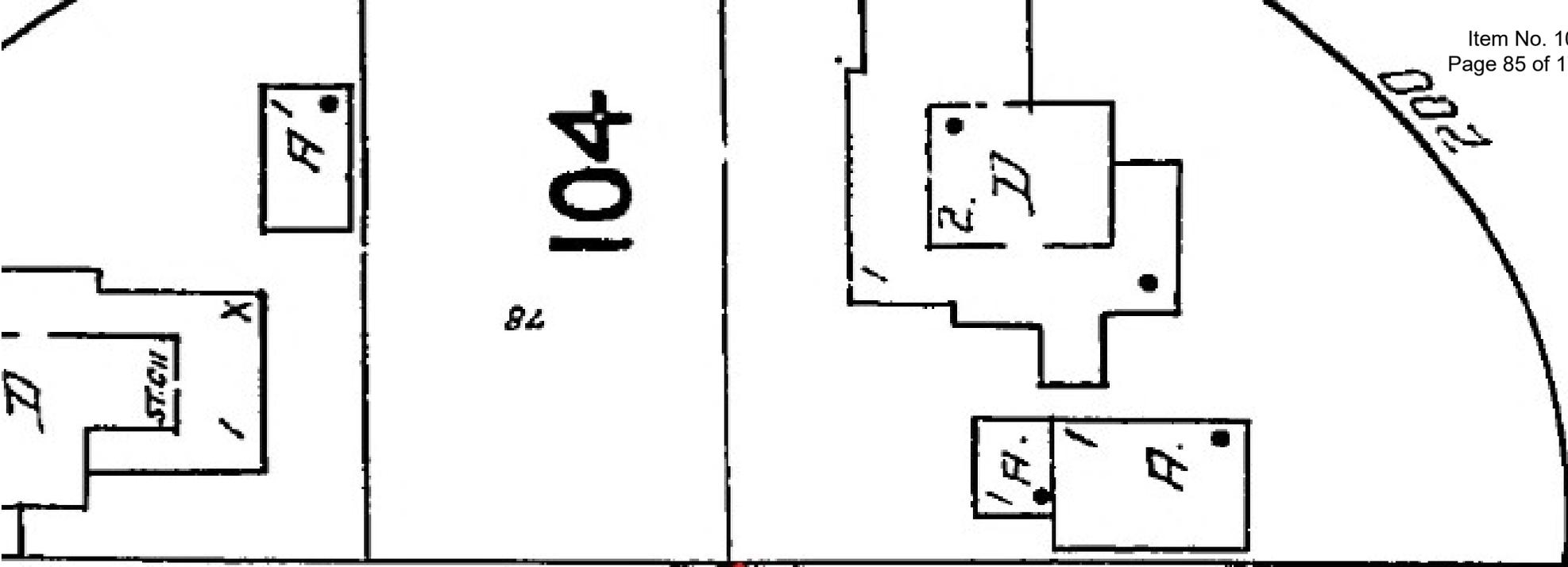
(Note: If plans and specifications have been prepared a copy of same must be filed with the City Clerk
with this petition.)

Size	Size of flues
Stories <u>1</u>	Fireplaces
Foundation <u>Cement</u>	Toilets <u>1</u>
Basement	Baths <u>1</u>
Sides <u>B + B.</u>	Outside Finish
Roof <u>shingle</u>	Inside Finish
Floors	Time necessary to do the work
Number of Rooms <u>3</u>	Estimated Cost <u>\$ 100.0</u>
Chimneys	

To properly carry on said work it will be necessary to partially obstruct.....
.....Street for a period of..... days. I therefore ask permission to obstruct
said Street..... during the period necessary for doing said work, diligently prosecuted, under the conditions
and restraints provided for in Ordinance No. 149 of the City of Pacific Grove.

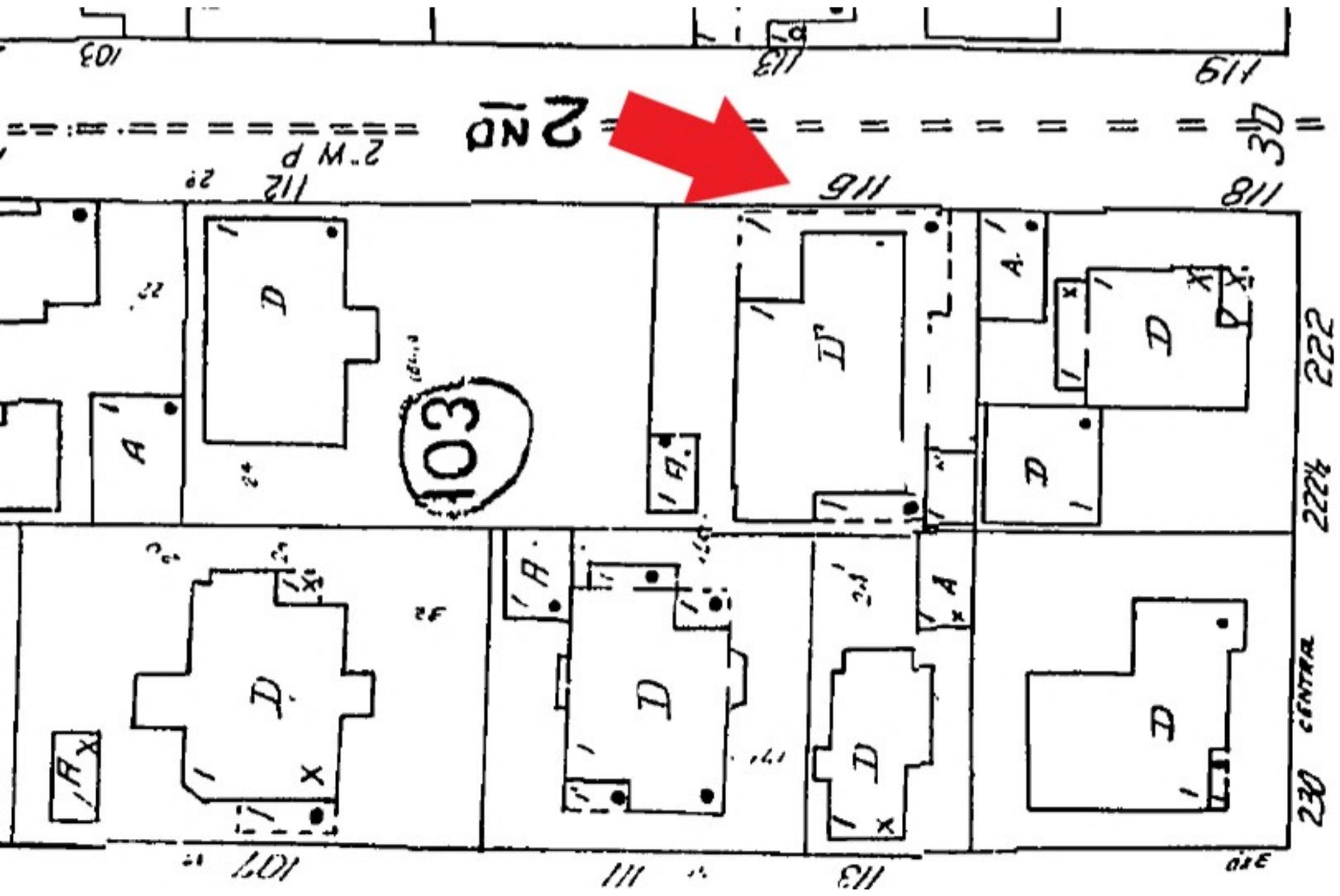
Dated Oct. 10-1924 [Signature]
Petitioner.

1547

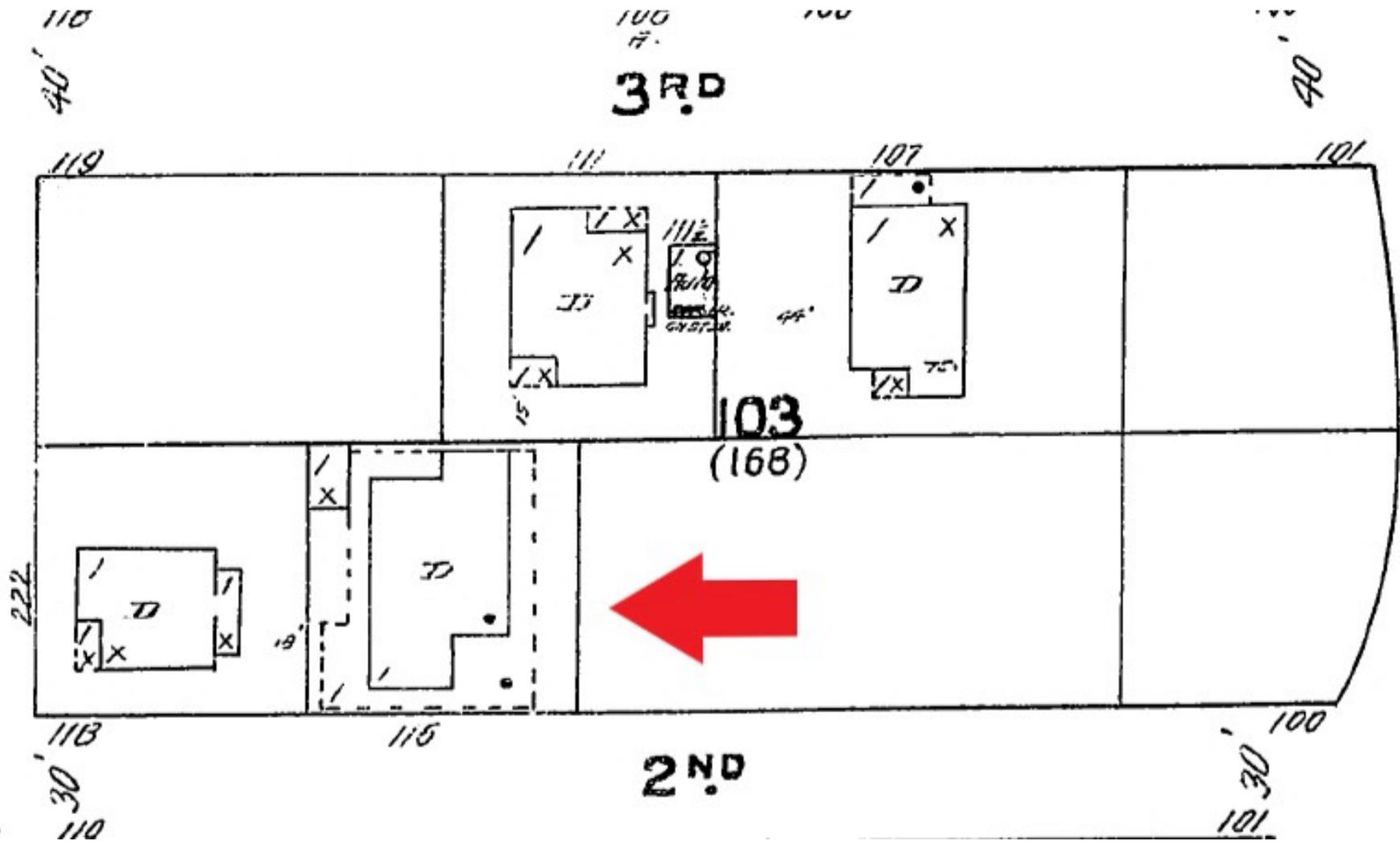


2002

222



9



TAX CODE AREA 400

ASSESSOR'S MAP
BOOK 6 PAGE 22
CITY OF PACIFIC GROVE
CALIFORNIA

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



LIGHTHOUSE
USE PERMIT REQ.
25

O = Requires use permit.

24

PACIFIC GROVE RETREAT
BLKS 1,2,3,4,5,6,7, & 8
UNIVERSITY ADDITION BLK 2

307 8th St

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # _____ HRI # _____ Trinomial _____ NRHP Status Code <u>6Z</u> _____ Other Listings _____ Review Code _____ Reviewer _____ Date _____
---	--

Page 1 of 2 *Resource Name or #: 307 8th St (APN 006265015000)

- P1. Other Identifier:** 311 8th St
- ***P2. Location:** Not for Publication Unrestricted *a. **County:** Monterey
- *b. **USGS Quad(s):** Monterey, California (1997)
- c. **Address:** 307 8th St, Pacific Grove, CA 93950 (APN 006265015000)
- d. **UTM:**
- e. **Other Locational Data:** Latitude, Longitude (Decimal Degrees) 36.6175510076543, -121.912076440562
- ***P3a. Description:**

- | | |
|--|--|
| <ul style="list-style-type: none"> - Architectural Style(s): Vernacular - Construction Type: Wood Frame - Number of Stories: 1 - Basement: Yes - Garage: Attached - Roof Type(s): Gable - Roof Material(s): Asphalt Shingle - Wall Material(s): Wood Drop - Window Type(s): Fixed, Sliding - Window Material(s): Vinyl, Wood | <ul style="list-style-type: none"> - Architectural Features: Chimney, Recessed Entrance - Decorative Details: - Alterations: Demolished/Effectively Demolished - Additional Remarks: |
|--|--|

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



- ***P5b. Description of Photo:**
Primary façade, 8/1/2018.
- ***P6. Date Constructed/Age & Sources:**
- Prehistoric Protohistoric
 Historic Unknown
1958. Sources: Monterey County Assessor's Records.
- ***P7. Owner and Address:**
Porter James C & Alfin Sabrina J Trs
347 Sylvan Ave
San Mateo, CA 94403
- ***P8. Recorded by:**
Katherine Wallace, Page & Turnbull
170 Maiden Lane, 5th Floor
San Francisco, CA 94108
- ***P9. Date Recorded:** 8/1/2018
Finalized: 10/18/2019
- ***P10. Survey Type:** Reconnaissance

- ***P11. Citation:** Page & Turnbull. "Pacific Grove Historic Resource Inventory (HRI) Survey Report." Prepared for the City of Pacific Grove, October 18, 2019 [Final Report].
- * **Attachments:** None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other:

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

Page 2 of 2 *Resource Name or #: 307 8th St (APN 006265015000)

*Recorded By: Katherine Wallace

*Date Recorded: 8/1/2018 Finalized: 10/18/2019

Historic Name: Fike House

Original Use: Residential

Present Use: Residential

Original Owner:

Architect/Builder:

Significance

Pacific Grove Historic Context Statement Theme: Property does not appear to meet any criteria historic significance.

Period of Development: Not Applicable

Integrity: Demolished

Period of Significance: Not Applicable

Eligible for Pacific Grove HRI: No

Level of Significance: Not Applicable

Appears Individually Eligible for National Register and/or California Register: No

California Historic Resource Status Codes: 6Z

Evaluation Notes: Historic building built in 1898 was demolished. Current building was constructed in 1958 and does not appear to meet eligibility requirements for listing in the Pacific Grove HRI.

National/ California Register	PG Municipal Code §23.76	Significance	Discussion of Individual Eligibility
A/1	A, B	Events, Patterns & Trends	Not found to be eligible under these criteria during the course of this survey.
B/2	C	Persons	Not found to be eligible under these criteria during the course of this survey.
C/3	D, E, F, G, H, I	Architecture & Design	Not found to be eligible under these criteria during the course of this survey due to loss of historic integrity.
D/4		Information Potential	Properties were not evaluated for significance under these criteria as part of this survey.

References: Page & Turnbull. *City of Pacific Grove Historic Context Statement*. Prepared for City of Pacific Grove, CA. Approved by City Council October 19, 2011.

CITY OF PACIFIC GROVE

Building Permit

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

Location 307- 8th Street

Lot Port. 1 lot 527 Block 265 Tract _____

Nature of Improvement Single Family Dwelling Zone _____

No. Rooms 5 + 2 Baths Out Buildings garage 'under'

Dimensions 30' X 44'

Set Back—Front Street 10' Side Street _____ Side Yds. 6'-10'

No. Stories 1 1/2 Floors 1st flr.

Foundation Conc Roof Shingles

Walls Frames Chimneys 1

Outside Finish Plaster Toilets 2

Inside Finish Sheet Rock Remarks garage 1st flr

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 James. Canion Builder Owner

Estimated Cost \$ 8000 Date 12/22, 19 58

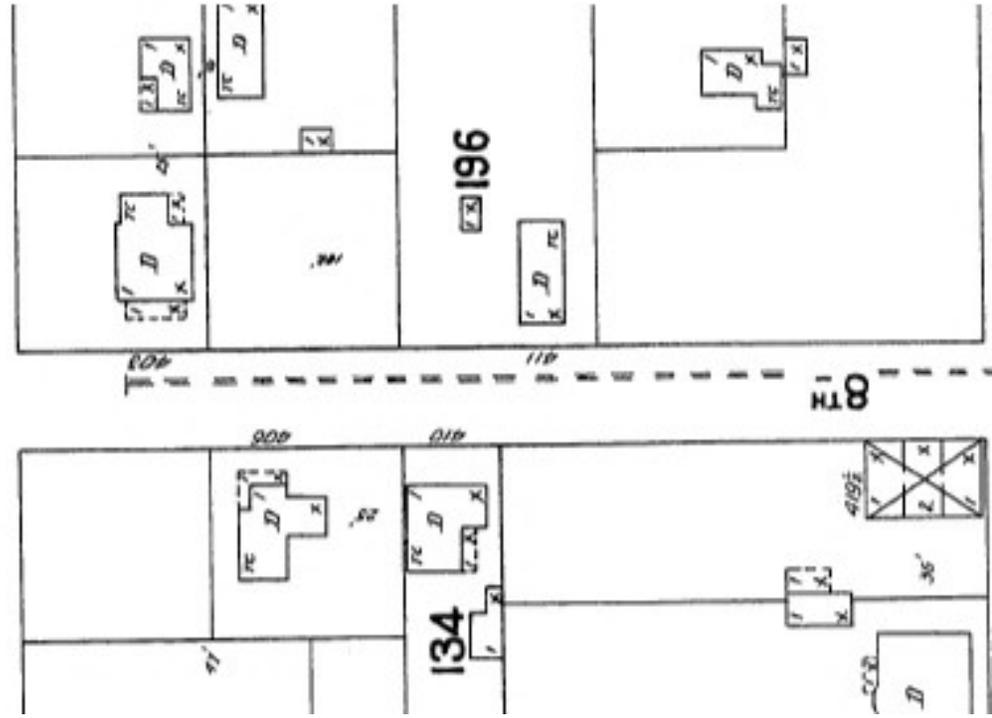
Fee of \$ 20/00 Paid _____

A Page
Building Inspector

N^o 1969

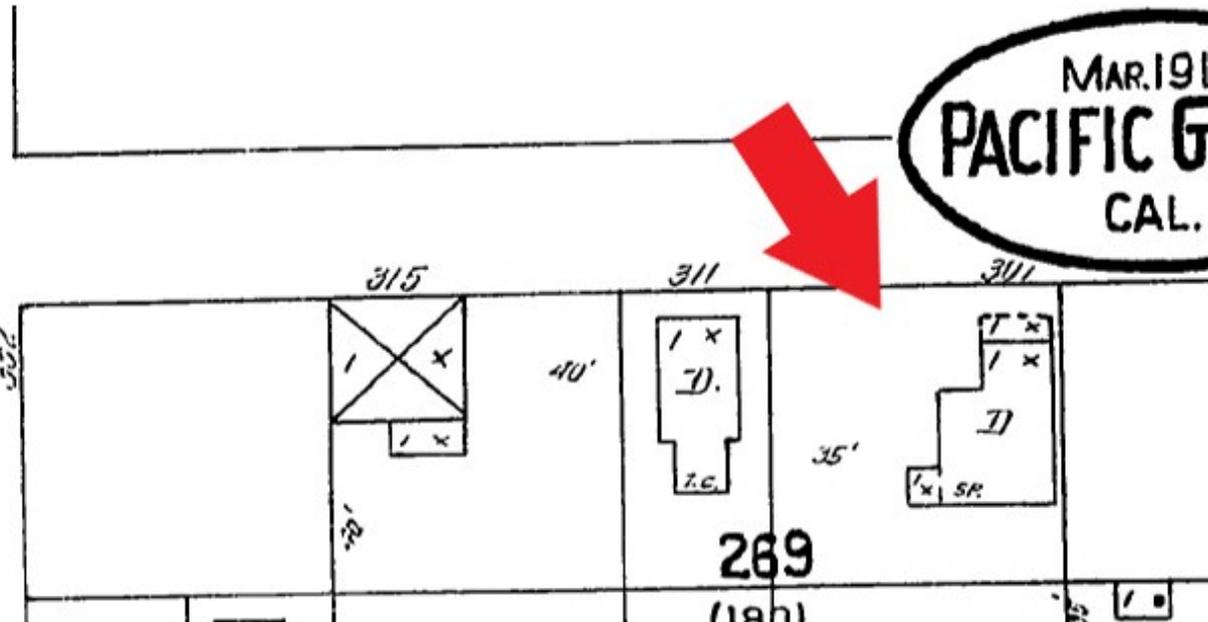
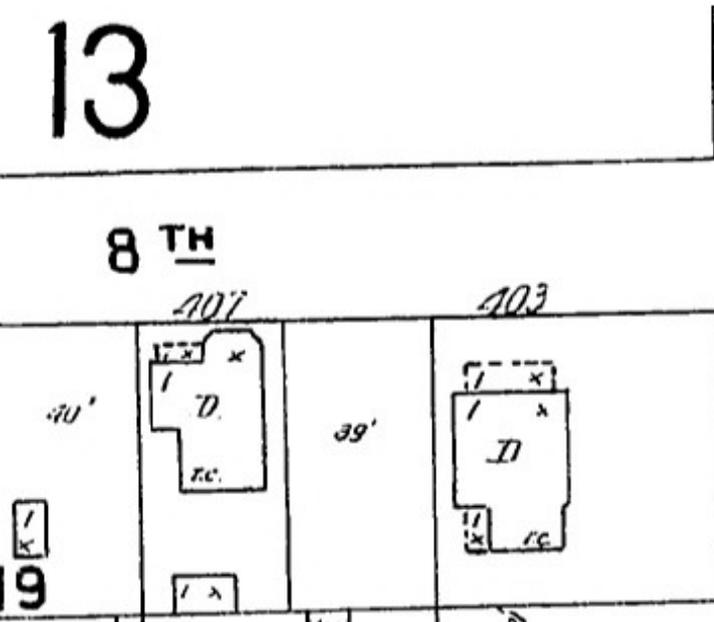


AV.



13

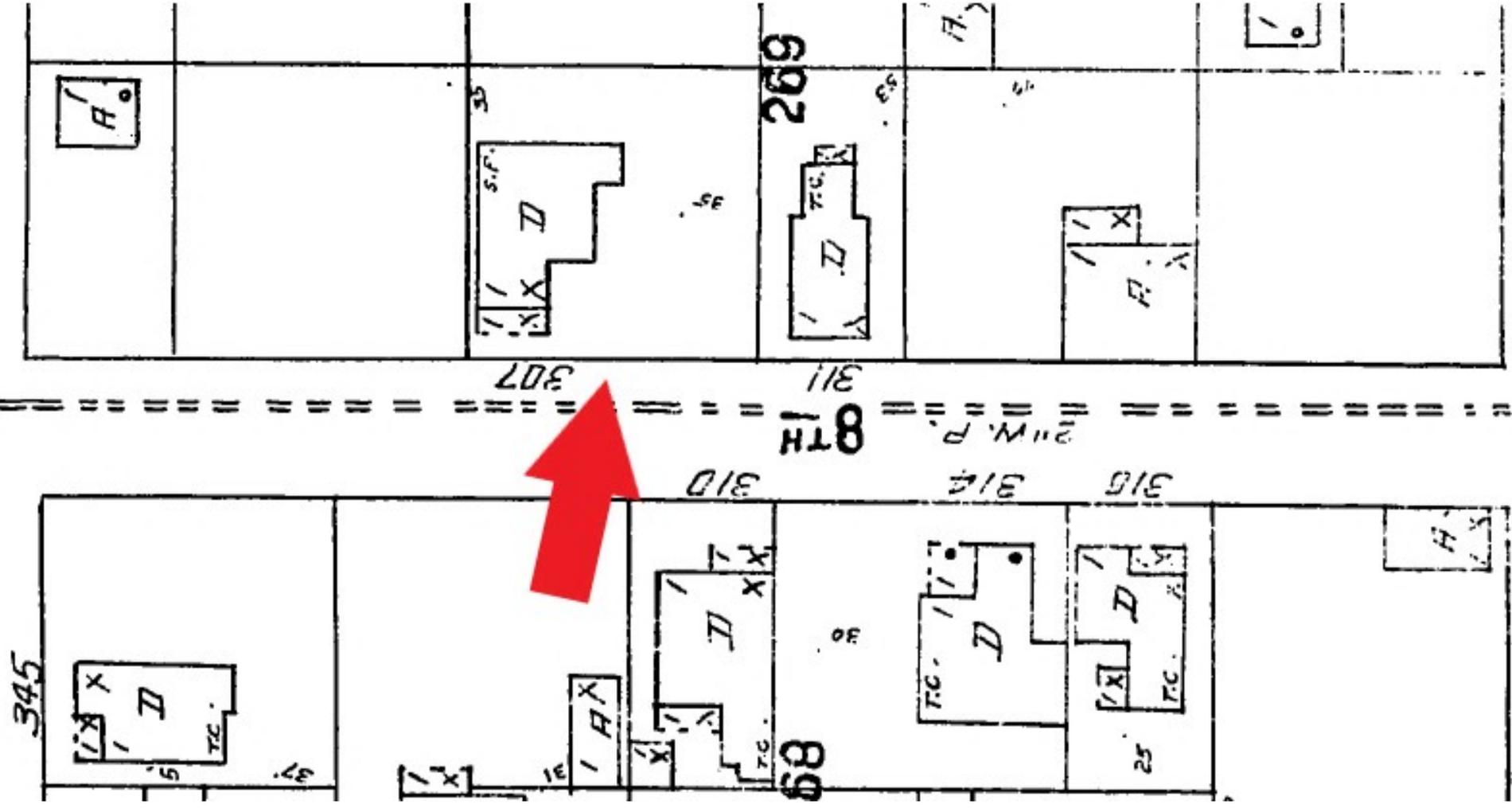
8TH

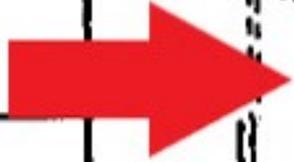
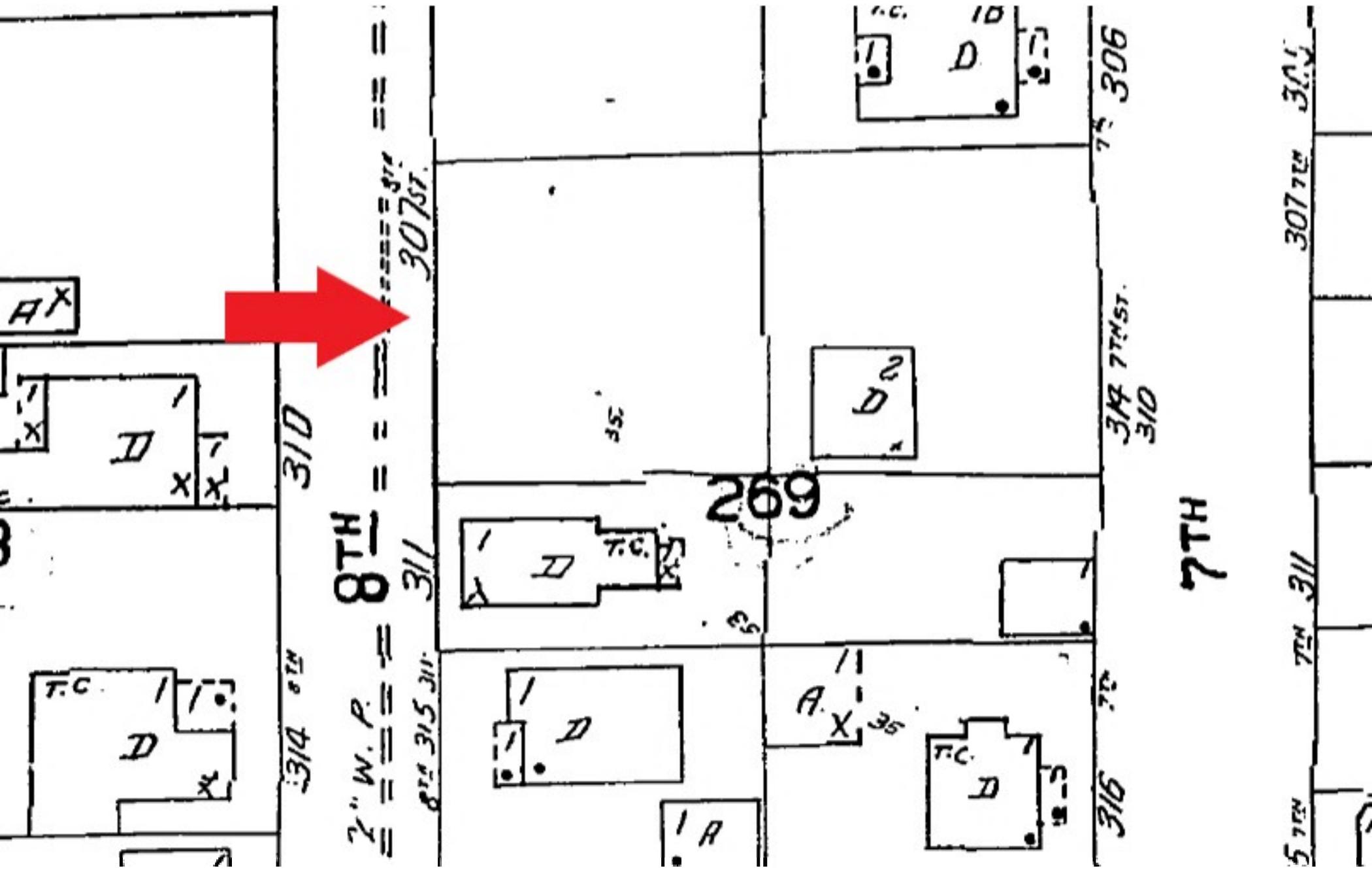


MAR. 191
PACIFIC G
CAL.

269
(1871)

LAUREL





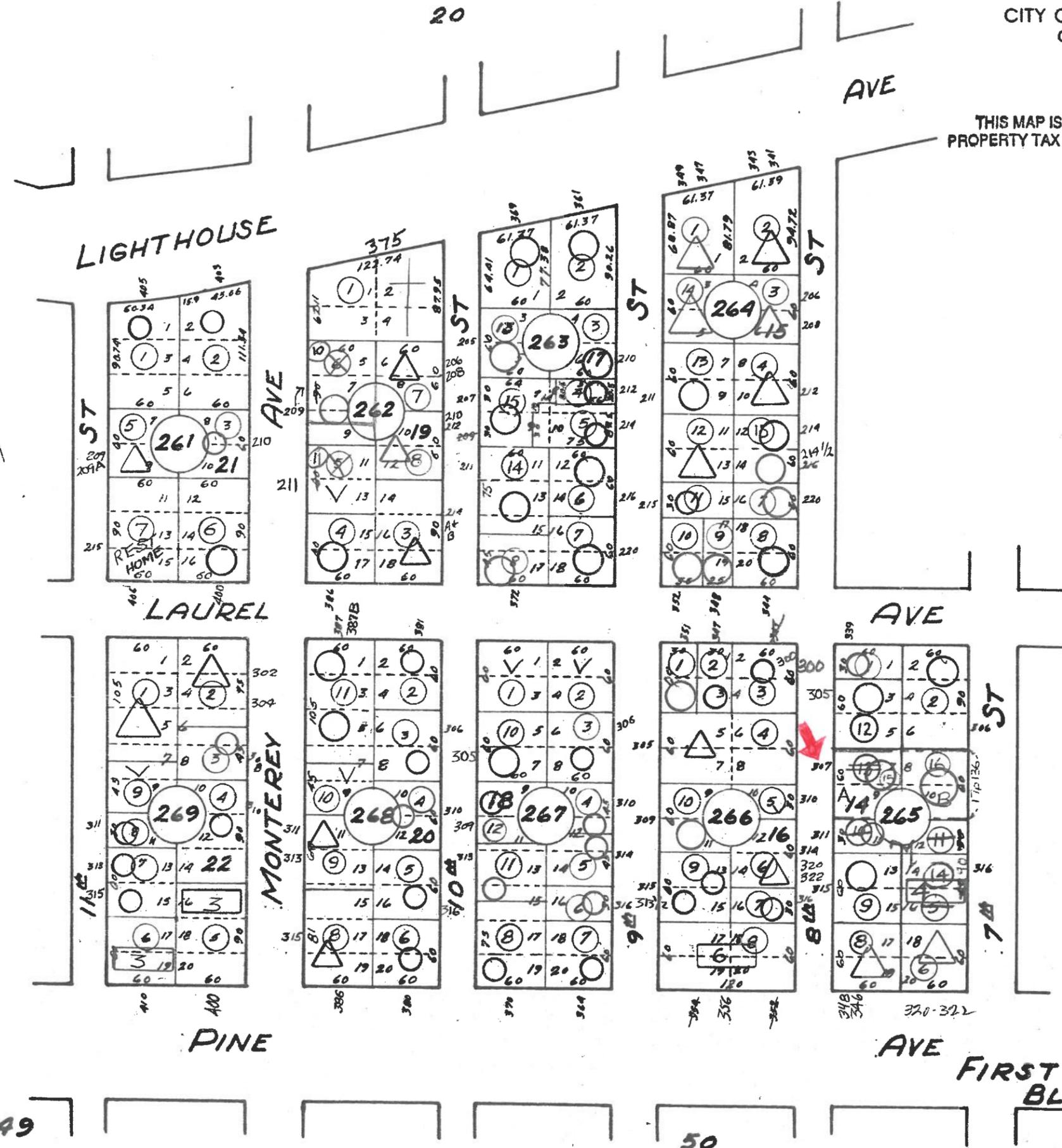
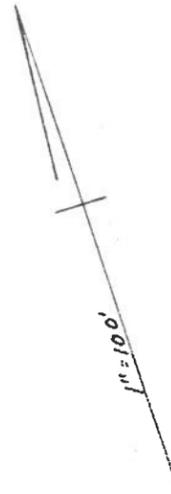
8TH

269

7TH

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

19



27

25

49

50

FIRST ADDITION
BLKS 14 to 22

223 17th St

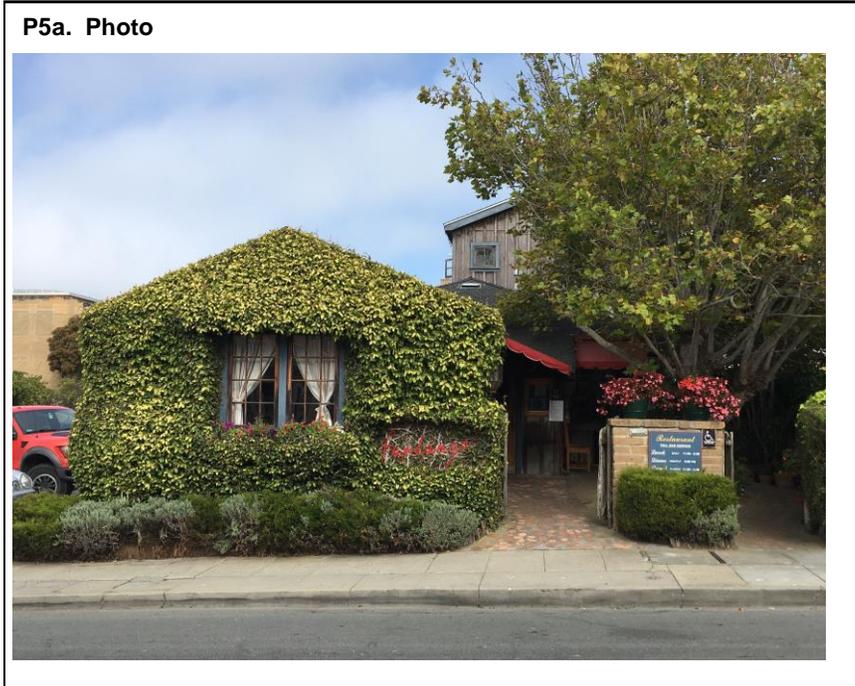
State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # _____ HRI # _____ Trinomial _____ NRHP Status Code <u>6Z</u>
Other Listings _____ Review Code _____ Reviewer _____ Date _____	

Page 1 of 2 *Resource Name or #: 223 17th St (APN 006294007000)

- P1. Other Identifier:**
- ***P2. Location:** Not for Publication Unrestricted *a. **County:** Monterey
- *b. **USGS Quad(s):** Monterey, California (1997)
- c. **Address:** 223 17th St, Pacific Grove, CA 93950 (APN 006294007000)
- d. **UTM:**
- e. **Other Locational Data:** Latitude, Longitude (Decimal Degrees) 36.6204235059189, -121.918991898547
- ***P3a. Description:**

- | | |
|---|---|
| <ul style="list-style-type: none"> - Architectural Style(s): No Identifiable Style - Construction Type: Wood Frame - Number of Stories: 2 - Basement: Not Visible - Garage: None - Roof Type(s): Gable - Roof Material(s): Asphalt Shingle - Wall Material(s): Board and Batten - Window Type(s): Awning, Casement - Window Material(s): Wood | <ul style="list-style-type: none"> - Architectural Features: Chimney - Decorative Details: - Alterations: Demolished/Effectively Demolished - Additional Remarks: Several stuccoed chimneys. 17th Street façade largely covered in ivy. Through lot to 16th Street. |
|---|---|

- ***P3b. Resource Attributes:** HP06 (1-3 story commercial building)
- ***P4. Resources Present:** Building Structure Object Site District Element of District Other (isolates, etc.)



- ***P5b. Description of Photo:**
Primary façade, 8/3/2018.
- ***P6. Date Constructed/Age & Sources:**
- Prehistoric Protohistoric
 Historic Unknown
1990. Sources: Monterey County Assessor's Records.
- ***P7. Owner and Address:**
Bain Pierra J M & Marietta C Trs Et Al
PO Box 797
Pebble Beach, CA 93953
- ***P8. Recorded by:**
Hannah Simonson, Page & Turnbull
170 Maiden Lane, 5th Floor
San Francisco, CA 94108
- ***P9. Date Recorded:** 8/3/2018
Finalized: 10/18/2019
- ***P10. Survey Type:** Reconnaissance

- ***P11. Citation:** Page & Turnbull. "Pacific Grove Historic Resource Inventory (HRI) Survey Report." Prepared for the City of Pacific Grove, October 18, 2019 [Final Report].
- * **Attachments:** None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other:

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

Page 2 of 2 *Resource Name or #: 223 17th St (APN 006294007000)

*Recorded By: Hannah Simonson

*Date Recorded: 8/3/2018 Finalized: 10/18/2019

Historic Name: Chase House

Original Use: Residential

Present Use: Commercial

Original Owner:

Architect/Builder:

Significance

Pacific Grove Historic Context Statement Theme: Property does not appear to meet any criteria historic significance.

Period of Development: Not Applicable

Integrity: Demolished

Period of Significance: Not Applicable

Eligible for Pacific Grove HRI: No

Level of Significance: Not Applicable

Appears Individually Eligible for National Register and/or California Register: No

California Historic Resource Status Codes: 6Z

Evaluation Notes: One-story residence built in 1900 was demolished and replaced with a commercial restaurant that spans the through-lot to 16th Street in 1990. Based on a circa 1970s DPR form with a photo, the residence had a jerkinhead roof and arched portico.

National/ California Register	PG Municipal Code §23.76	Significance	Discussion of Individual Eligibility
A/1	A, B	Events, Patterns & Trends	Not found to be eligible under these criteria during the course of this survey.
B/2	C	Persons	Not found to be eligible under these criteria during the course of this survey.
C/3	D, E, F, G, H, I	Architecture & Design	Not found to be eligible under these criteria during the course of this survey.
D/4		Information Potential	Properties were not evaluated for significance under these criteria as part of this survey.

References: Page & Turnbull. *City of Pacific Grove Historic Context Statement*. Prepared for City of Pacific Grove, CA. Approved by City Council October 19, 2011.

(State use only) Ser _____ Site _____ Mo. Item No. 10B
 UTM _____ Q _____ Page 103 of 179
 NR 137 SHL _____
 Lat _____ Lon _____ Era _____ Sig _____
 Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fed _____
UTM 10/59676/405311

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

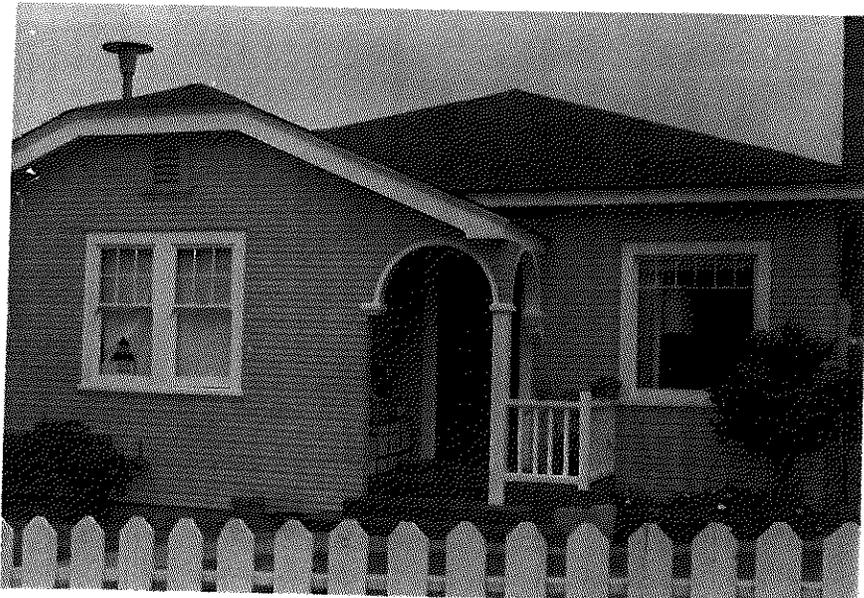
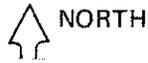
- Common name: _____
- Historic name, if known: **Chase, (Horace) House**
- Street or rural address: **223 17th St.**
 City: **Pacific Grove, CA** ZIP: **93950** County: **Monterey**
- Present owner, if known: **Elizabeth & Kenneth Shields** Address: **10 Paseo Primero**
 City: **Salinas, CA** ZIP: **93901** Ownership is: Public Private
- Present Use: _____ Original Use: **Single Family Residence**
 Other past uses: _____

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

This is a one story house with arched front porch, low hipped roof, hipped gables, clapboard siding, windows segmented with several panes over 1, a cement foundation and a slanted bay.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



8. Approximate property size:

Lot size (in feet) Frontage **38**
Depth **70**;

prox. acreage _____

Condition: (check one)

- Excellent b. Good c. Fair
 Deteriorated e. No longer in existence
 Feature a. Altered? b. Unaltered?

Findings: (Check more than one if necessary)

- Open land b. Scattered buildings
 Intensely built-up d. Residential
 Commercial f. Industrial

Other _____

Access to site:

- Well known b. Private development
 Mining d. Public Works project
 Nationalism f. Other _____

13. Date(s) of enclosed photograph(s): _____

NOTE: The following (Items 14-19) are for structures only.

- 14. Primary exterior building material: a. Stone b. Brick c. Stucco d. Adobe e. Wood
f. Other _____
- 15. Is the structure: a. On its original site? b. Moved? c. Unknown?
- 16. Year of initial construction 1900 This date is: a. Factual b. Estimated
- 17. Architect (if known): _____
- 18. Builder (if known): _____
- 19. Related features: a. Barn b. Carriage house c. Outhouse d. Shed(s) e. Formal garden(s)
f. Windmill g. Watertower/tankhouse h. Other _____ i. None

SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):

This house being of victorian style adds to the total character of Pacific Grove.

- 21. Main theme of the historic resource: (Check only one): a. Architecture b. Arts & Leisure
c. Economic/Industrial d. Exploration/Settlement e. Government f. Military
g. Religion h. Social/Education

22. Sources: List books, documents, surveys, personal interviews, and their dates:

Monterey County Assessor's Records

23. Date form prepared: _____ By (name): _____
 Address: _____ City _____ ZIP: _____
 Phone: _____ Organization: _____

(State Use Only)

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

Report of Initial Historic Screening

Address 223 17th St APN 006-294-007

Block 39 Lot21-23 Date 11/29/2019

City of Pacific Grove CDD Office Data:

Assessors Maps Historic Files **N/A**

1978 Historic Inventory 1928 Block Files **Yes**

Assessment files by APN Alpha by owner **No**

Mo. Co. Assessor File _____ 1947-1967 Building Permit register **No**

Building Permit # _____ Date _____ Project _____

Owner _____ Builder _____

Building Permit # _____ Date _____ Project _____

Owner _____ Builder _____

Building Permit # _____ Date _____ Project _____

Owner _____ Builder _____

Building Permit # _____ Date _____ Project _____

Owner _____ Builder _____

Heritage Society Barn Materials:

<u>Sanborn Maps</u>	No Records: <input type="checkbox"/>	1888: <input checked="" type="checkbox"/>	1892: <input checked="" type="checkbox"/>	1897: <input type="checkbox"/>
	1905: <input checked="" type="checkbox"/>	1914: <input checked="" type="checkbox"/>	1926: <input checked="" type="checkbox"/>	1962: <input checked="" type="checkbox"/>
<u>Assessors files</u>	<input type="checkbox"/> N/A	<u>Property Files by Address</u>	<input type="checkbox"/> N/A	
<u>Name (and Topic) files</u>	<input type="checkbox"/> N/A	<u>Board and Batten Index</u>	<input type="checkbox"/> N/A	
<u>Photo Collection Index</u>	<input type="checkbox"/> N/A	<u>P.G. Directory 1903</u>	<input type="checkbox"/> N/A	<u>1906</u> <input type="checkbox"/> N/A
<u>Mo. Co. Census 1900</u>	<input type="checkbox"/> N/A	<u>Polk Directory 1889</u>	<input type="checkbox"/> N/A	<u>1907</u> <input type="checkbox"/> N/A
<u>Howard Research Books</u>	<input type="checkbox"/> N/A	<u>Grove Acres Map (1926)</u>	<input type="checkbox"/> N/A	

Pacific Grove Library Data

<u>Polk Directories 1926 to 1988</u>	<input type="checkbox"/> N/A	<u>Historic Index Card File</u>	<input type="checkbox"/> N/A
<u>Newspaper Microfilm</u>	<input type="checkbox"/> N/A	<u>Mo. Co Directory 1875</u>	<input type="checkbox"/> N/A
<u>Greater Register of Mo. Co 1875</u>	<input type="checkbox"/> N/A	<u>Tuttle Photo Collection</u>	<input type="checkbox"/> N/A
<u>Library Photo Collection</u>	<input type="checkbox"/> N/A		

Steve Honegger, Heritage Society of Pacific Grove

Sketch of Lot	Year	Real Estate <small>460</small>	Improvements <small>2200</small>	Personal Property	Exemption	TOTAL
	1931	340	1370	50		1960
	1932	340	1370	50		1760
	1933	280	1310	50		1640
	1934	280	1310	50		1640
	1935	280	1310	50		1640
	1936	280	1320	50		1650
	1937	280	1320	50		1650
	1938	280	1320	50		1650
	1939	280	1320	50		1650
	1940	280	1320	50		1650

District	Asst. No.	Original Amt. \$	Int.	%
Year				
Principal				
Interest				
TOTAL				

District	Asst. No.	Original Amt. \$	Int.	%
Year				
Principal				
Interest				
TOTAL				

Sketch of Lot	Year	Real Estate <small>460</small>	Improvements <small>2200</small>	Personal Prop.	Exemption	TOTAL
Owned by Martha Hubbard 1928	1941	280	1320	50		1650
Built in 1922	1942	280	1320	50		1650
	1943	280	2400 1320	50		1650
	1944	280	1440	50	1000	770
	1945	280	1440	50		1770
	1946	280	1440	50	1000	770
	1947	500	1200	60	1000	760
	1948	500	1200	60	1000	760
	1949	900	1400	60	1000	1400
	1950	900	1400	60	1000	1360
	1951	900	1400	60	1000	1360
	1952	900	1400	60	1000	1360

District	Asst. No.	Original Amt. \$	Int.	%
Year				
Principal				
Interest				
TOTAL				

SUMMARY OF APPRAISED LAND AND BUILDING VALUATIONS
EQUALIZATION OF ASSESSED VALUES — CITY OF PACIFIC GROVE, CALIFORNIA
 AUTHORIZED BY CONTRACT WITH CITY COUNCIL, DECEMBER 17, 1927

TRACT NAME Second Addition BLOCK NO. 39

LOT NO.	NAME OF OWNER	APPRAISED 1928		ASSESSED 1928-1929	
		LAND	IMPS.	LAND	IMPS.
W 40' of 1 W 40' of 3	Roy M Wright	6080	6510		
E30' of 1 & E30' of 3	J D & Mae P Irwin	3860	1500		
2-4-6	T A Work	15500	15240		
5	Merina Varien	570	3360		
7-8-9 10 & $\frac{1}{2}$ 11 & $\frac{1}{2}$ 12	L. E. M. & Margaret M Cosmey	2710	1770		
$\frac{1}{2}$ of 11 & 13	Ida M & Alice M Sabine	730			
$\frac{1}{2}$ of 12 & 14	Ida M & Alice M Sabine	780	4220		
15 & $\frac{1}{2}$ of 17	Samuel A Woolf	730	420		
$\frac{1}{2}$ of 17 all 19	Lillian H Banta	680	1920		
16-18- 20	Ethel P Fisher	1430	2270		
21-22 & N8' 23	Martha E Hubbard	1020	2740		
24	W R & Zena Holman	420	1140		
Ptn 23 all 25	Alfred E Bullene	790	1390		
26	W R Holman	420	520 550		
27-29	Julia B Platt	940			
28	W R Holman	390	520		
30 30	W R Holman W R Holman	430	2670 520		
 TOTALS		37,480	47,260		

BLOCK 39

N. Lighthouse Ave
E. Sixteenth St
S. Laurel Ave
W. Seventeenth St

SECOND ADDITION
L D NORTON MAP

Part	1	Roy M Wright	5-6-25	611-613 L H
Part	1	J D & Mae P Irwin	2-16-26	607-609 LH
	2	T A Work		601-605 L H
Part	3	Roy M Wright	5-6-25	201-203 17th
Part	3	J D & Mae P Irwin	2-16-26	
8 3 ft	3	Merina Varion	8-17-22	
	4	T A Work		
	5	Merina Varion	8-17-22	207-207 $\frac{1}{2}$ 17th St
	6	T A Work		
	7	L E M & Margaret M Cosmey	7-30-26	
	8	" "		
	9	" "		
	10	" "		210 16th
N $\frac{1}{2}$	11	" "		
S $\frac{1}{2}$	11	Ida M & Alice M Sabine	11-24-20	
N $\frac{1}{2}$	12	L E M & Margaret M Cosmey	7-30-26	
S $\frac{1}{2}$	12	Ida M & Alice M Sabine	11-24-20	
	13	" "		" 215 17th St
	14	" "		" 214 16th St
	15	Samuel A Woolf		217 17th St
	16	Ethel P Fisher	9-3-25	216 16th St
N $\frac{1}{2}$	17	Samuel A Woolf		
S $\frac{1}{2}$	17	Lillian H Banta	6-24-14	221 17th St
	18	Ethel P Fisher	9-3-25	
	19	Lillian H Banta	6-24-14	

Part Block 39, 2nd Add.

BLOCK 39 continued

SECOND ADDITION

	20	Ethel P Fisher	9-3-25	
	21	Martha E Hubbard		223 17th St
	22	"	11-2-21	222 16th St
N 8 ft	23	"		
S 22 ft	23	Alfred F Bullene	7-9-24	225 17th St
	24	W R Holman & Zena	12-27-27	224 16th St
	25	Alfred F Bullene	7-9-24	227 17th St
	26	W R Holman	226-226 ¹ / ₂	16th
	27	Julia B Platt		
	28	W R Holman	12-27-27	228 16th St
	29	Julia B Platt		
	30	W R Holman	12-27-27	230 16th 606 Laurel

BUILDING CLASSIFICATION AND COMPUTATION RECORD
REVALUATION OF LAND AND IMPROVEMENTS—CITY OF PACIFIC GROVE, 1928-29
 Authorized by City Council, City of Pacific Grove

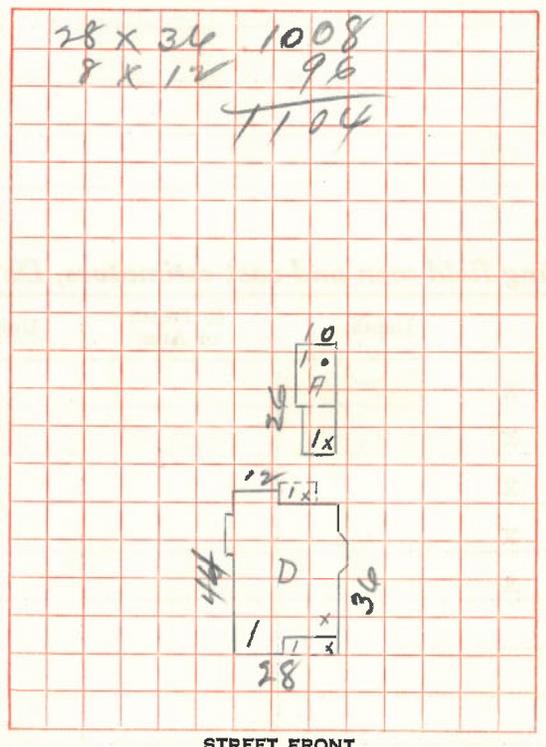
Block 39 S Lot 21 + 22 + N 8' of 23
 Owner Martha Hubbard
 No. 223-17th + 222-16th Ave. St.

Class: 1, 2, 3, 4

VALUATION RECORD

REAL ESTATE	\$	<u>1020</u>
IMPROVEMENTS	\$	<u>2740</u>
FILED BY		DATE
PRICED BY		DATE <u>3-14-28</u>

EXTERIOR DESCRIPTION	
Use — Commercial	Construction
Stores	Wood Frame
Store &	Steel Frame
Offices	Reinfd. Concrete
Apartments	Masonry
Theatre	
Hotel Rms.	
Loft Wrhse.	
Garage Cars	
Hospital Rms.	
School Bank	
Dwellings	Terra Cotta
Stores	Brick
<u>6</u> Rooms	Tile Art Stone
Family	Plaster on Bath
Residence Flats	Shingles
Apartments	Rustic Siding
Rooming House	Re-Saw. Siding
	Board & Batten
	Cor. Iron
Out Buildings	Foundation
Garage Shed	Deep Masonry Piles
Barn	Shallow Wood
Poultry House	



INTERIOR DESCRIPTION	
Inside Finish	Plumbing
Stock	No. Fixtures <u>5</u>
Special	Good
Ornamental	Medium
Paint	Cheap
Hardwood	
Pipe	Paneled
Wainscote	
Paper	
Plaster	
Plaster Board	
Canvas	Sanitas
Beamed Ceiling	Cheap
Unfn. Rms.	Shower
Good Med. Plain	Tile Floor
	Tile Wall
	1/4 1/2 3/4
Floors	Bath Rooms
Rooms Number	Rooms Number
Pine	Good
Hardwood	Medium
Marble	Cheap
Tile	
Rubber Tile	
Cement	
Dirt	
Compo.	
	Heating
	Fireplaces <u>1</u>
	Stoves
	False Mantle
	Hot Air Furnace
	Pipeless Ducts
	Steam
	Hot Water
	Floor Furnace
	Basement
	None Full Concrete Walls Unfinished
	Part Brick Floor
	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
	Miscellaneous
	Fire Escape
	Sidewalk Light

(A)	X	X	=	1100	sq. ft.	@ \$ 2.75	\$ 3020	Depreciated Present Value	\$ 2740	Age	Remodeled Age
(B)	X	X	=		cu. ft.	@ \$				Condition:	New Good Medium Poor
(C)	X	X	=		cu. ft.	@ \$				Obsolencescence	Yes No
(D)	X	X	=		cu. ft.	@ \$		Retaining Wall		Depreciation	% Good 87
	X	X	=		cu. ft.	@ \$		Tank			
Basem't	X	X	=		cu. ft.	@ \$		Pool			
Garage	10	X	X	260	sq. ft.	@ \$.50	130	Outbuilding			
Extras											
HEIGHT:..... FT.				Replacement Total	\$	3150	TOTAL VALUE	\$	2740	(See Reverse)	

ASSESSOR'S MAP
BOOK 6 PAGE 29
CITY OF PACIFIC GROVE
CALIFORNIA

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

TAX CODE AREA 400
16

LIGHTHOUSE

AVE

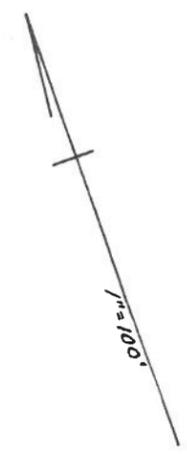
ST

ST

ST

ST

ST



31

30

28

LAUREL

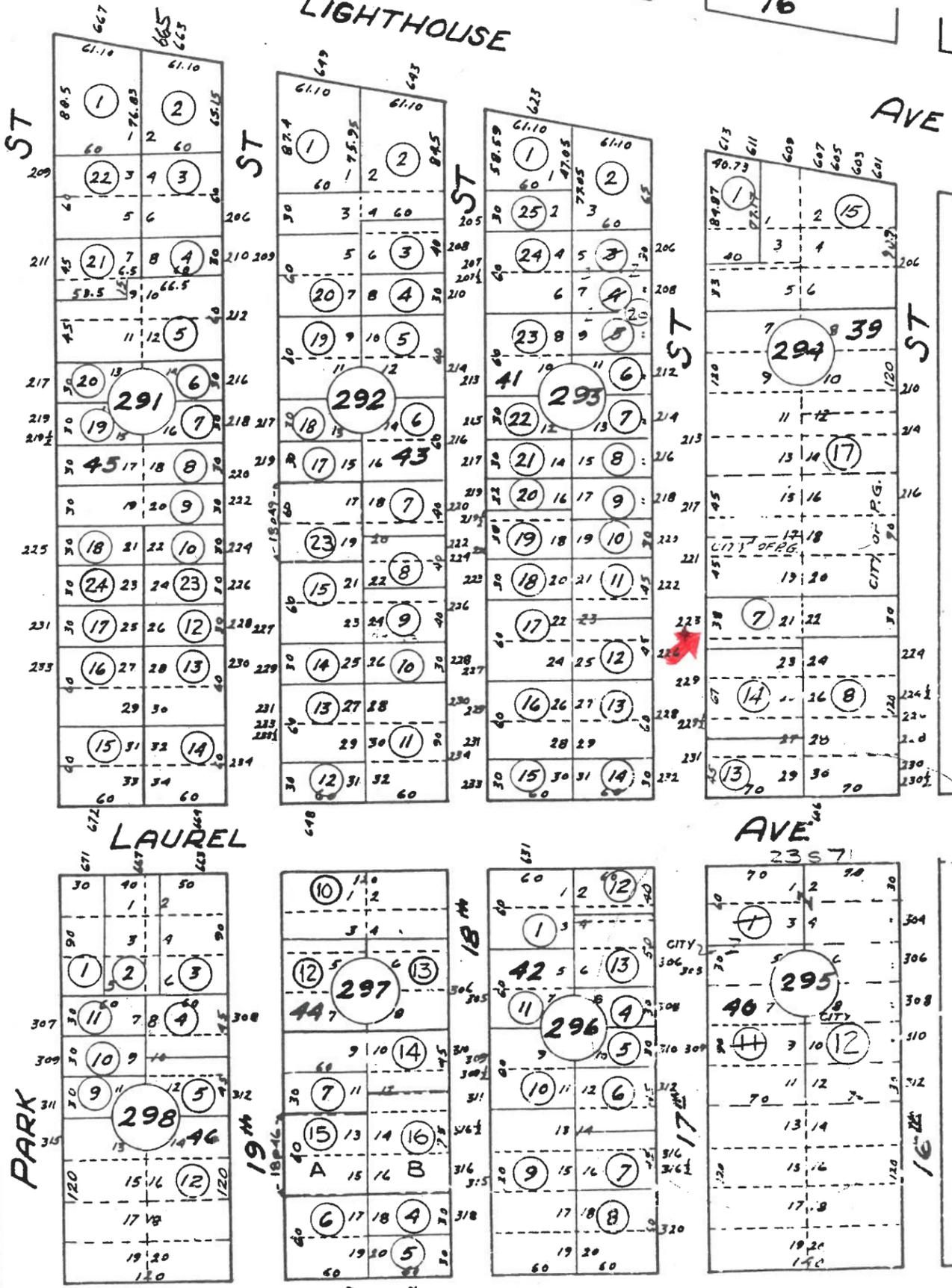
AVE

PARK

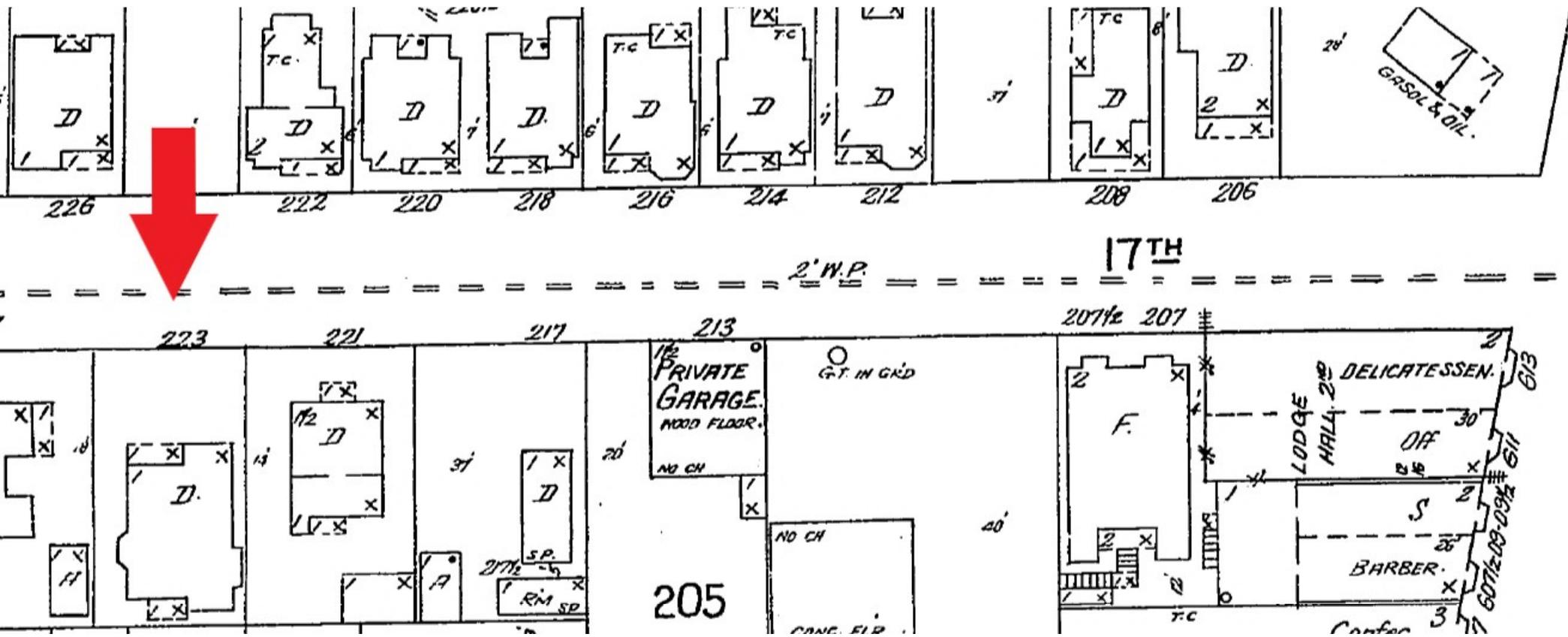
PINE

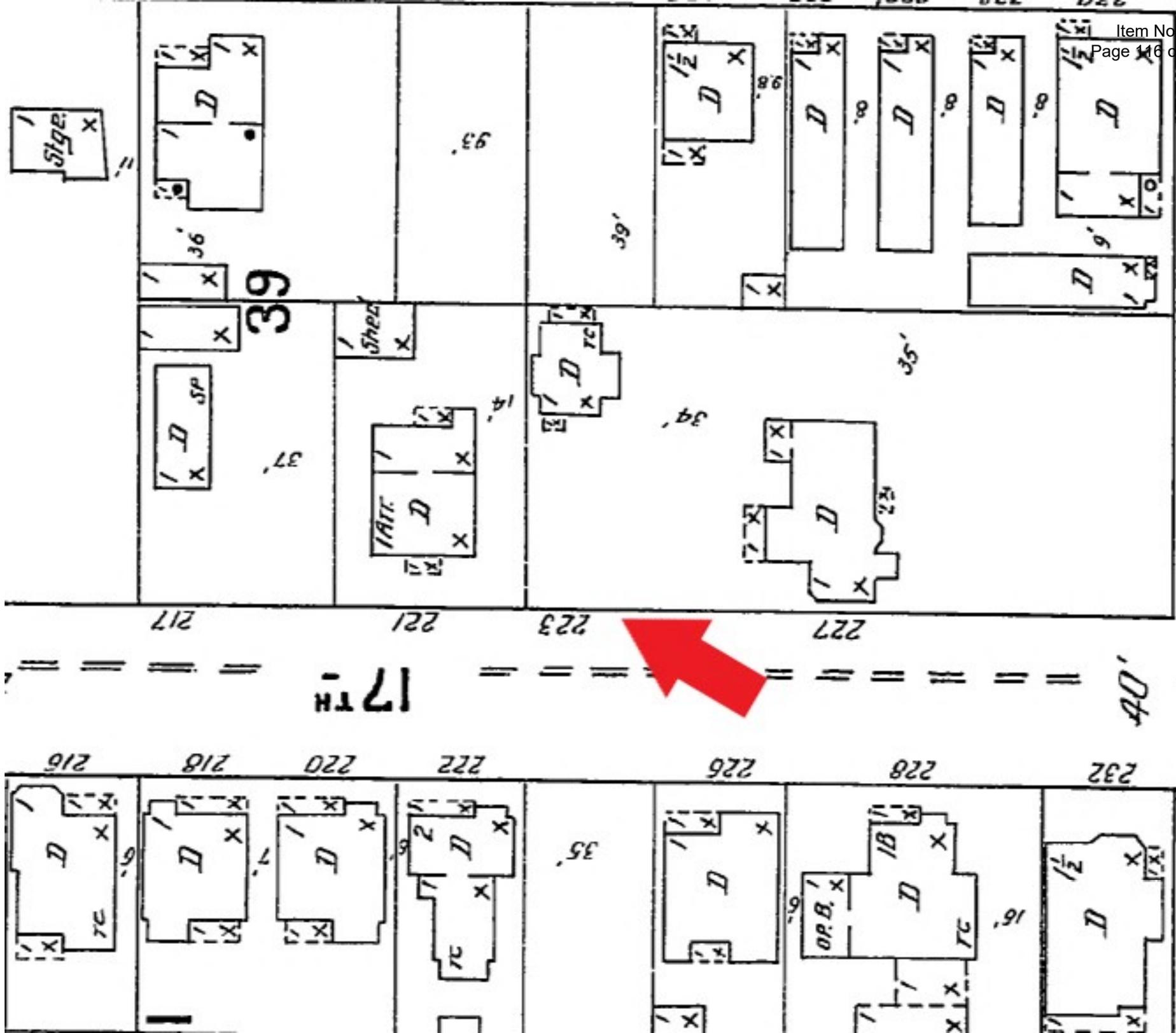
AVE

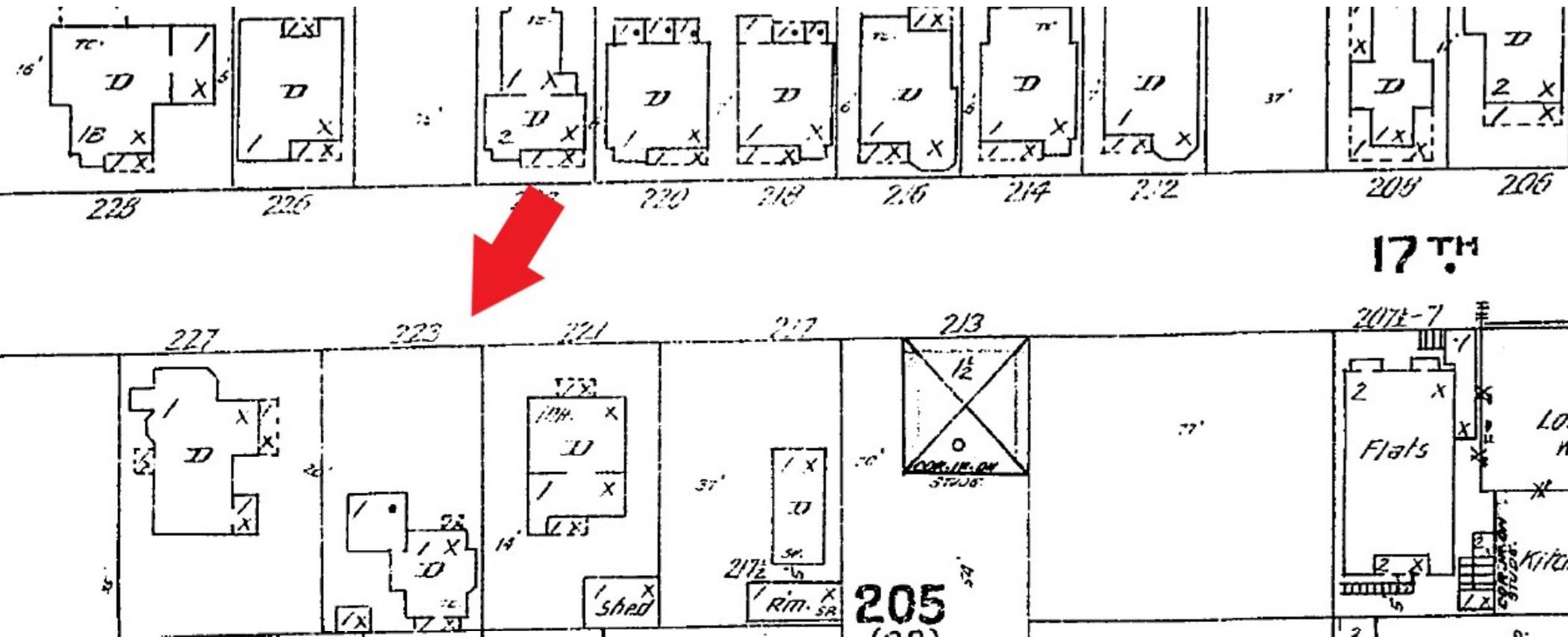
SECOND ADDITION
BLKS 39 to 46



47







217 12th St

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # _____ HRI # _____ Trinomial _____ NRHP Status Code <u>6Z</u>
	Other Listings _____ Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: 215 12th St (APN 006274009000)

- P1. Other Identifier:** 217 12th St
- ***P2. Location:** Not for Publication Unrestricted *a. **County:** Monterey
- *b. **USGS Quad(s):** Monterey, California (1997)
- c. **Address:** 215 12th St, Pacific Grove, CA 93950 (APN 006274009000)
- d. **UTM:**
- e. **Other Locational Data:** Latitude, Longitude (Decimal Degrees) 36.6190597496048, -121.91484704815
- ***P3a. Description:**

- Architectural Style(s): No Identifiable Style
- Construction Type: Wood Frame
- Number of Stories: 1
- Basement: Not Visible
- Garage: Attached
- Roof Type(s): Gable
- Roof Material(s): Tar & Gravel
- Wall Material(s): Stucco
- Window Type(s): Fixed, Sliding
- Window Material(s): Aluminum
- Architectural Features: Chimney, Overhanging Eaves, Recessed Entrance
- Decorative Details:
- Alterations: Demolished/Effectively Demolished
- Additional Remarks:

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



- ***P5b. Description of Photo:**
Primary façade, 8/29/2018.
- ***P6. Date Constructed/Age & Sources:**
 Prehistoric Protohistoric
 Historic Unknown
 1969. Sources: Monterey County Assessor's Records.
- ***P7. Owner and Address:**
 Silveira Jose & Dolores B Trs
 215 12th St
 Pacific Grove, CA 93950
- ***P8. Recorded by:**
 Katherine Wallace, Page & Turnbull
 170 Maiden Lane, 5th Floor
 San Francisco, CA 94108
- ***P9. Date Recorded:** 8/29/2018
 Finalized: 10/18/2019
- ***P10. Survey Type:** Reconnaissance

- ***P11. Citation:** Page & Turnbull. "Pacific Grove Historic Resource Inventory (HRI) Survey Report." Prepared for the City of Pacific Grove, October 18, 2019 [Final Report].
- * **Attachments:** None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other:

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

Page 2 of 2 *Resource Name or #: 215 12th St (APN 006274009000)

*Recorded By: Katherine Wallace

*Date Recorded: 8/29/2018 Finalized: 10/18/2019

Historic Name: Long House

Original Use: Residential

Present Use: Residential

Original Owner:

Architect/Builder:

Significance

Pacific Grove Historic Context Statement Theme: Property does not appear to meet any criteria historic significance.

Period of Development: Not Applicable

Integrity: Demolished

Period of Significance: Not Applicable

Eligible for Pacific Grove HRI: No

Level of Significance: Not Applicable

Appears Individually Eligible for National Register and/or California Register: No

California Historic Resource Status Codes: 6Z

Evaluation Notes: Original residence built in 1894 (according to PG HRI Database 6/19/18 and Sanborn maps) was demolished after 1962. Current residence built in 1969. 1969 residence does not have historic significance.

National/ California Register	PG Municipal Code §23.76	Significance	Discussion of Individual Eligibility
A/1	A, B	Events, Patterns & Trends	Not found to be eligible under these criteria during the course of this survey.
B/2	C	Persons	Not found to be eligible under these criteria during the course of this survey.
C/3	D, E, F, G, H, I	Architecture & Design	Not found to be eligible under these criteria during the course of this survey.
D/4		Information Potential	Properties were not evaluated for significance under these criteria as part of this survey.

References: Page & Turnbull. *City of Pacific Grove Historic Context Statement*. Prepared for City of Pacific Grove, CA. Approved by City Council October 19, 2011.



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

Report of Initial Historic Screening

Address 215 12th APN 006-274-009

Block 25 Lot13/15 Date 11/27/2019

City of Pacific Grove CDD Office Data:

<u>Assessors Maps</u>	<input checked="" type="checkbox"/> Yes	<u>Historic Files</u>	<input type="checkbox"/> N/A
<u>1978 Historic Inventory</u>	<input type="checkbox"/> N/A	<u>1928 Block Files</u>	<input checked="" type="checkbox"/> Yes
<u>Assessment files by APN</u>	<input checked="" type="checkbox"/> Yes	<u>Alpha by owner</u>	<input checked="" type="checkbox"/> Yes
<u>Mo. Co. Assessor File</u>	<input type="checkbox"/>	<u>1947-1967 Building Permit register</u>	<input checked="" type="checkbox"/> Yes
<u>Building Permit #</u>	<u>3653</u>	<u>Date</u>	<u>1-13-1966</u>
<u>Owner</u>	<u>Carvalho</u>	<u>Project</u>	<u>Demolish SFD</u>
<u>Builder</u>	<u>Owner</u>		
<u>Building Permit #</u>	<u>3879</u>	<u>Date</u>	<u>5-19-1967</u>
<u>Owner</u>	<u>Silveira</u>	<u>Project</u>	<u>New SFD</u>
<u>Builder</u>	<u>Owner</u>		
<u>Building Permit #</u>	<u>_____</u>	<u>Date</u>	<u>_____</u>
<u>Owner</u>	<u>_____</u>	<u>Project</u>	<u>_____</u>
<u>Builder</u>	<u>_____</u>		
<u>Building Permit #</u>	<u>_____</u>	<u>Date</u>	<u>_____</u>
<u>Owner</u>	<u>_____</u>	<u>Project</u>	<u>_____</u>
<u>Builder</u>	<u>_____</u>		

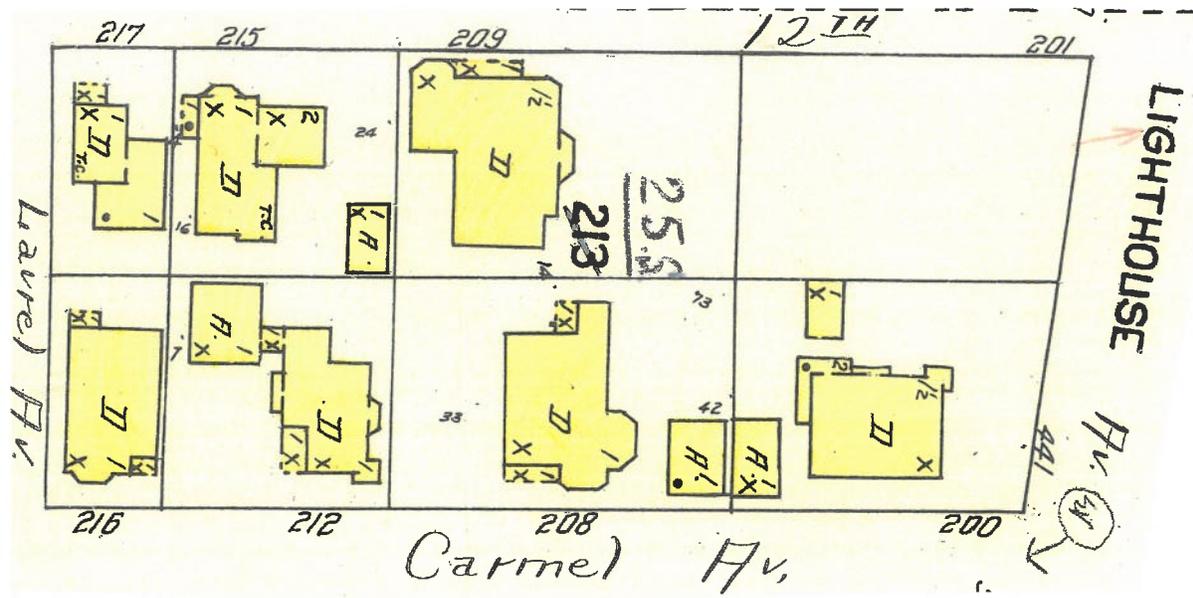
Heritage Society Barn Materials:

<u>Sanborn Maps</u>	No Records: <input type="checkbox"/>	1888: <input type="checkbox"/>	1892: <input type="checkbox"/>	1897: <input type="checkbox"/>
	1905: <input checked="" type="checkbox"/>	1914: <input checked="" type="checkbox"/>	1926: <input checked="" type="checkbox"/>	1962: <input checked="" type="checkbox"/>
<u>Assessors files</u>	<input type="checkbox"/> N/A	<u>Property Files by Address</u>	<input type="checkbox"/> N/A	
<u>Name (and Topic) files</u>	<input type="checkbox"/> N/A	<u>Board and Batten Index</u>	<input type="checkbox"/> N/A	
<u>Photo Collection Index</u>	<input type="checkbox"/> N/A	<u>P.G. Directory 1903</u>	<input type="checkbox"/> N/A	<u>1906</u> <input type="checkbox"/> N/A
<u>Mo. Co. Census 1900</u>	<input type="checkbox"/> N/A	<u>Polk Directory 1889</u>	<input type="checkbox"/> N/A	<u>1907</u> <input type="checkbox"/> N/A
<u>Howard Research Books</u>	<input type="checkbox"/> N/A	<u>Grove Acres Map (1926)</u>	<input type="checkbox"/> N/A	

Pacific Grove Library Data

<u>Polk Directories 1926 to 1988</u>	<input type="checkbox"/> N/A	<u>Historic Index Card File</u>	<input type="checkbox"/> N/A
<u>Newspaper Microfilm</u>	<input type="checkbox"/> N/A	<u>Mo. Co Directory 1875</u>	<input type="checkbox"/> N/A
<u>Greater Register of Mo. Co 1875</u>	<input type="checkbox"/> N/A	<u>Tuttle Photo Collection</u>	<input type="checkbox"/> N/A
<u>Library Photo Collection</u>	<input type="checkbox"/> N/A		

Steve Honegger, Heritage Society of Pacific Grove



VOLUME NO. 1 Item No. 10B
Page 124 of 179

SUMMARY OF APPRAISED LAND AND BUILDING VALUATIONS
EQUALIZATION OF ASSESSED VALUES — CITY OF PACIFIC GROVE, CALIFORNIA
AUTHORIZED BY CONTRACT WITH CITY COUNCIL, DECEMBER 17, 1927

TRACT NAME First Addition

BLOCK NO. 25

LOT NO.	NAME OF OWNER	APPRAISED 1928		ASSESSED 1928-1929	
		LAND	IMPS.	LAND	IMPS.
1-2-3- 4-5	Eston R & Myrtle O. McQuiken	4570	3710		
6-8-10	Frank A. & Alice Hanson	990	1650		
7-9-11	F. F. Welch	900	3420		
12-por. 14	Eva L. & Harold Preston	500	1950		
13-15	Estelle M. Koch	600	1570		
por. 14 16	Esther M. Berg	530	1020		
17	C. C. E. Board of C. C. M. E. Church	330	520		
TOTALS		8090	13300		



BLOCK 25

N. Lighthouse Ave
E. Carmel Ave
S. Laurel Ave
W. Twelfth St

FIRST ADDITION
L D HORTON MAP

- 1 Eston R & Myrtle O McQuilken 2-2-26
- 2 " 6-14-26 441 L H Ave
- 3 " 2-2-26
- 4 " 6-14-26
- 5 " 2-2-26
- 6 Frank A & Alice Hansen 9-25-19
- 7 Francis E Welch 8-16-27
- 8 Frank A & Alice Hansen 9-25-19 208 Carmel
- 9 F E Welch 10-19-25 209 12th St
- 10 Frank A & Alice Hansen 9-25-19
- 11 F E Welch 10 -19-25
- 12 Eva L & Harold O Preston 212 Carmel Ave
6-5-26
- 13 Estelle M Koch
- N $\frac{1}{2}$ 14 Eva L & Harold O Preston 6-5-26
- S $\frac{1}{2}$ 14 Esther M Berg 1-28-26
- 15 Estelle M Koch 215 12th St
- 16 Esther M Berg 1-28-26 216 Carmel
- 17 C C E Board of C C of
M E Church 6-24-18 217 12th St

BUILDING CLASSIFICATION AND COMPUTATION RECORD
REVALUATION OF LAND AND IMPROVEMENTS—CITY OF PACIFIC GROVE, 1928-29
 Authorized by City Council, City of Pacific Grove

Block 25 S Lot 15+13
 Owner Estelle M. Koch
 No. 215 12th St.

Ave. St.

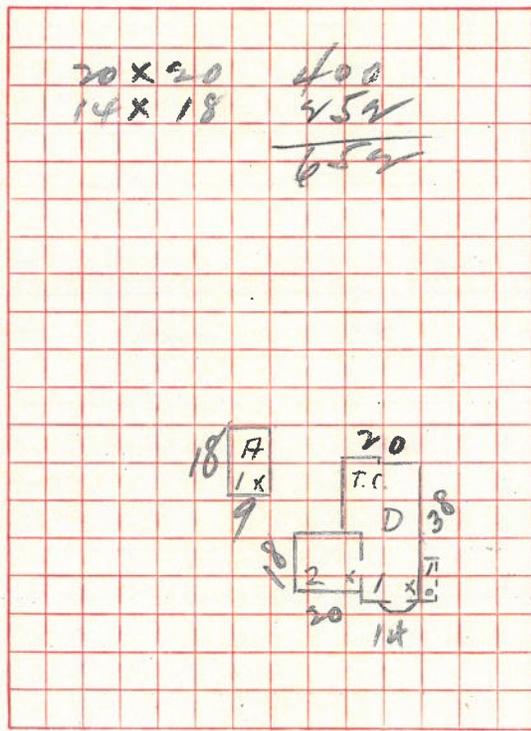
Class: 1, 2, 3, 4

VALUATION RECORD

REAL ESTATE	\$	600	DATE
IMPROVEMENTS	\$	1570	DATE
FIELDED BY		<i>Wright</i>	DATE
PRICED BY			DATE

EXTERIOR DESCRIPTION

Use — Commercial	Construction	Roof
Stories	Wood Frame	Gable Flat
Store &	Steel Frame	Hip Gambrel
Office	Reinfd. Concrete	Mansard
Apartment	Mill	Dormers
Theatre	Masonry	Plain Cut Up
Hotel Rms.		
Loft Whse.		
Garage Cars		
Hospital Rms.	Exterior	Roofing
School Bank	Terra Cotta	Tile Slate
	Brick	Asbestos Tile
Dwellings	Tile Art Stone	Shingles
1 1/2 Stories	Plaster on Lath	Composition
18 Rooms	Shingles	Tar & Gravel
1 Family	Rustic Siding	Metal
Residence Flats	Board & Batt	Exterior Trim
Apartment	Cor. Iron	Plain Ornamental
Rooming House		Tile
		Wood
		Masonry
		Metal
		Plastic
Out Buildings	Foundation	
Garage Shed	Deep Masonry Piles	Store Front
Barn Poultry House	Shallow Wood	Plate in Metal
		Plate in Wood
		Sheet Glass



STREET FRONT

INTERIOR DESCRIPTION

Inside Finish	Plumbing	Lighting	Basement
Stock	No. Fixtures	Lamps	None Part
Special	Good	Electricity	Full
Ornamental	Medium	Fixtures	Concrete Brick
Paint	Cheap	Good	Walls Floor
Hardwood		Medium Cheap	Unfinished
Pine			
Paneled	Bath Rooms	Heating	Elevators
Wainscote	Rooms Number	Fireplaces	Travel
Paper	Good	Stoves	Freight
Plaster	Medium	False Mantle	Electric
Plaster Board	Cheap	Hot Air Furnace	Hydraulic
Canvas	Shower	Pipeless Ducts	Passenger
Beamed Ceiling	Tile Floor	Steam	Automatic
Unfn. Rms.	Tile Wall	Hot Water	Speed H. L.
Good Med. Plain	1/4 1/2 3/4	Floor Furnace	Occupancy
			Owner Tenant
			Vacant Not Home
Floors	Built-in Features	Mechanical Equipment	
Rooms Number	Buffets	Ventilating Apparatus	
Pine	Bookcases	Thermo Heat Control	
Hardwood	Patent Beds	Sprinkler System	
Marble	Refrigerator	Automat. Fire Alarm	
Tile	Lockers	Vacuum Cleaner System	
Rubber Tile			
Cement	Miscellaneous		
Dirt	Fire Escape		
Compo.	Side Walk Light		

(A)	18	X	20	X	=	360	sq. ft. @ \$ 4.00	1440	Depreciated Present Value	\$ 1570
(B)		X		X	=	650	sq. ft. @ \$ 2.25	1460		
(C)		X		X	=		cu. ft. sq. ft. @ \$			
(D)		X		X	=		cu. ft. sq. ft. @ \$		Retaining Wall	
		X		X	=		cu. ft. sq. ft. @ \$		Tank	
Basem't		X		X	=		cu. ft. sq. ft. @ \$		Pool	
Garage	9	X	18	X	=	160	sq. ft. @ \$ 4.00	640	Outbuilding	
Extras										
HEIGHT:.....FT.			Replacement Total	\$ 2960	TOTAL VALUE	\$ 1570				

Age	35	Remodeled Age	25	
Condition:	New	Good	Medium	Poor
Obsolescence	Yes	No		
Depreciation	% Good		53.1	

(See Reverse)

CITY OF PACIFIC GROVE

Building Permit

ISSUED PURSUANT TO THE BUILDING AND ZONING ORDINANCE OF THE MUNICIPAL CODE

Location 215 12 TH ST. Street

Lot 13, N. 10 FT OF 15' (9) Block 25 (294) Tract 1ST ADD

Nature of Improvement SINGLE FAMILY BULG. Zone R-3-A

No. Rooms 5 + 2 BATH Out Buildings GARAGE ATTACHED

Dimensions 36' x 42'

Set Back—Front Street 12' Side Street _____ Side Yards 5'

No. Stories ONE Floors CARPET & LINO

Foundation CONC Roof T. + G.

Walls FRAME Chimneys ONE

Outside Finish STUCCO Toilets TWO

Inside Finish GYP BRD Remarks 1 HR FIRE SEP. GAR & DWLG.

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 MIR & MRS JOSE SILVEIRA Builder OWNER

Estimated Cost \$ 18,000 Date MAY 19, 1967

Fee of \$ 68.00 Paid _____ No. 3879

Building Inspector

CITY OF PACIFIC GROVE

Building Permit

ISSUED PURSUANT TO THE BUILDING AND ZONING ORDINANCE OF THE MUNICIPAL CODE

Location 215 12 TH ST. Street

Lot 7 Block 274 Tract 1ST ADD

Nature of Improvement DEMOLISH SINGLE FAMILY Zone _____

No. Rooms _____ Out Buildings _____

Dimensions _____

Set Back—Front Street _____ Side Street _____ Side Yards _____

No. Stories _____ Floors _____

Foundation _____ Roof _____

Walls _____ Chimneys _____

Outside Finish _____ Toilets _____

Inside Finish _____ 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 M.M. CARVALHO Builder OWNER

Estimated Cost \$ 0 Date 1-13, 1966

Fee of \$ 300 Paid _____

[Signature]
Building Inspector

No. 3653

CITY OF PACIFIC GROVE
BUILDING INSPECTION DEPARTMENT

Permit No. **523**

PLUMBING PERMIT

Date....., 19.....

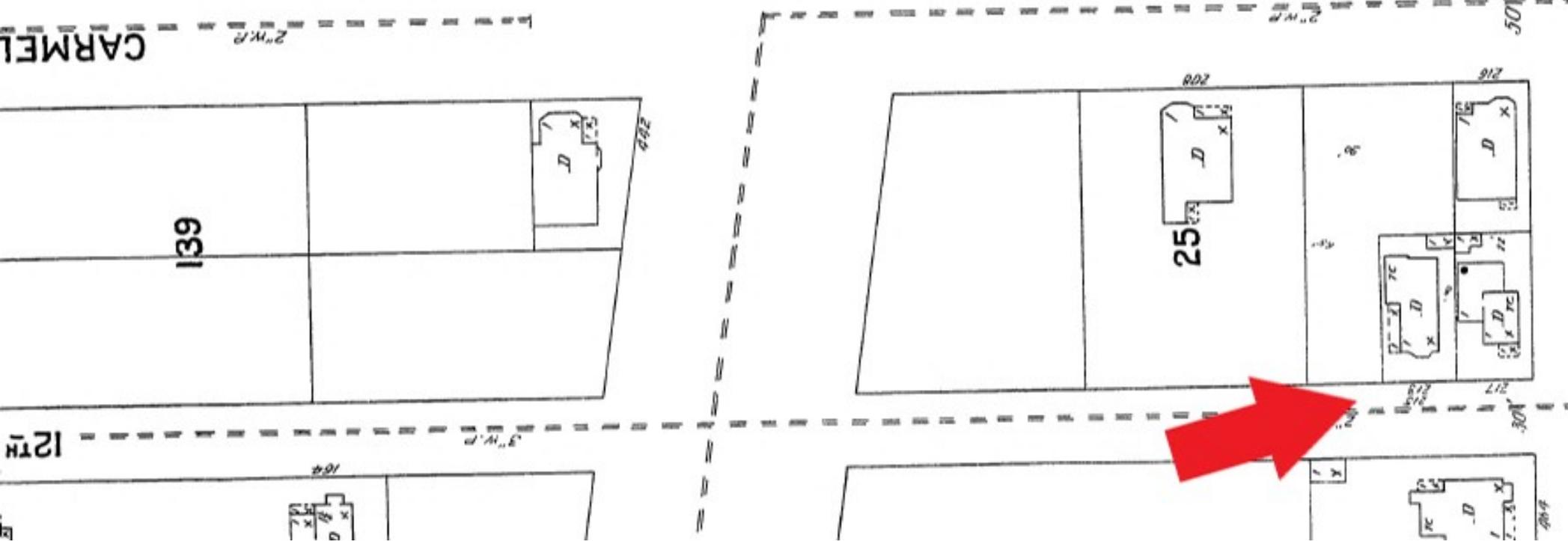
Permission is hereby granted..... ^{CHAPIN} ~~ALDR~~ PLUMBING.....
 to install { GAS PIPING / PLUMBING } Location..... 215 12 TH ST.....
 Owner..... JOSE SILVEIRA.....
 Contracted.....
 2 Toilets 1 Water Heater
 1 Laundry Tray Furnace
 1 Auto Washer Range
 2 Wash Basin Kindler
 2 Tub 1 FAN
 Shower
 1 Sink
 Dishwasher
 Floor Drain
 1 House Trap

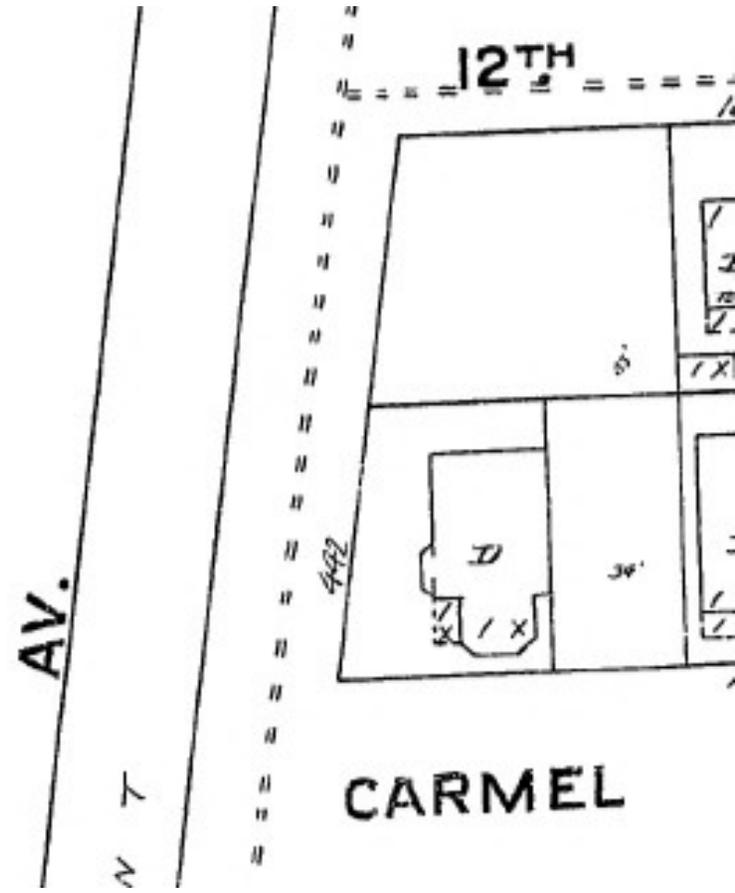
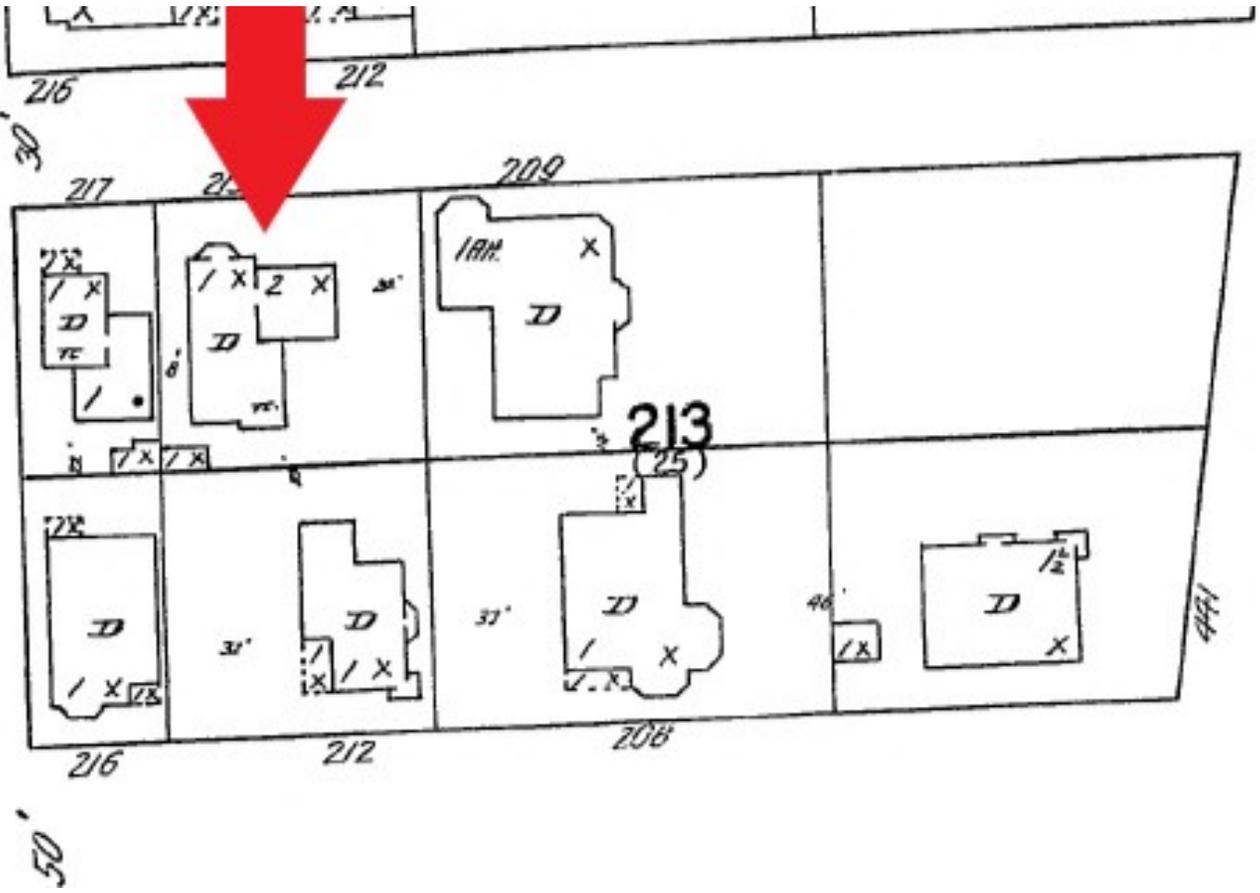
	PERMIT	\$1.00
<u>9</u>	FIXTURES	<u>13.50</u>
<u>1</u>	SEWER CONNECTION	<u>5.00</u>
<u>2</u>	GAS OUTLETS	<u>1.50</u>
<u>3</u>	GAS APPLIANCES	<u>3.50</u>
	TOTAL	<u>24.00</u>

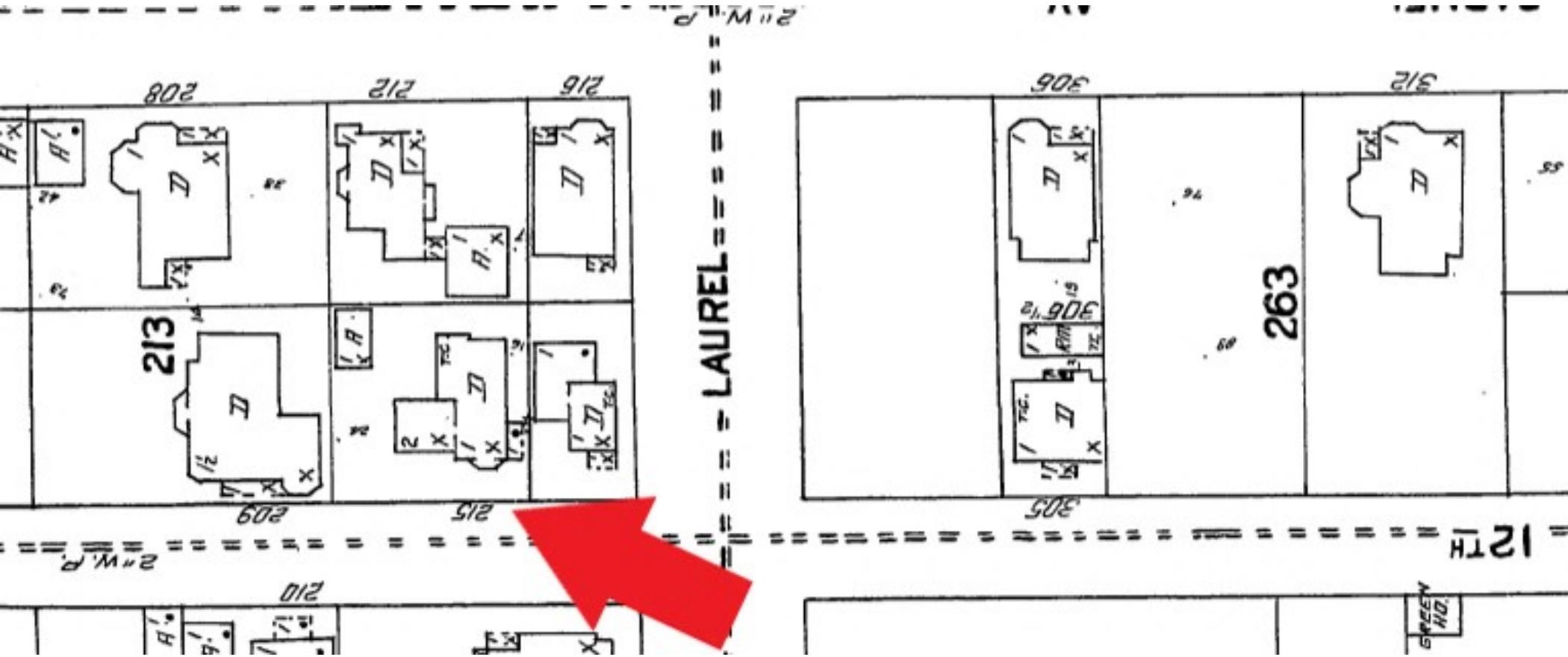
ALL WORK PERFORMED UNDER THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE PLUMBING CODE OF THE CITY OF PACIFIC GROVE.

By [Signature]

FEE	Cash
\$ <u>24.00</u>	<u>Check</u>
PAID	M/O







208 17th St

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # _____ HRI # _____ Trinomial _____ NRHP Status Code <u>6Z</u>
	Other Listings _____ Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: 208 17th St (APN 006293026000)

- P1. Other Identifier:**
- ***P2. Location:** Not for Publication Unrestricted *a. **County:** Monterey
- ***b. USGS Quad(s):** Monterey, California (1997)
- c. Address:** 208 17th St, Pacific Grove, CA 93950 (APN 006293026000)
- d. UTM:**
- e. Other Locational Data:** Latitude, Longitude (Decimal Degrees) 36.6211850454083, -121.91915507069
- ***P3a. Description:**

- Architectural Style(s): No Identifiable Style
- Construction Type: Wood Frame
- Number of Stories: 2
- Basement: Not Visible
- Garage: None
- Roof Type(s): Flat
- Roof Material(s): Not Visible
- Wall Material(s): Wood Drop
- Window Type(s): Hung, Storefront
- Window Material(s): Aluminum
- Architectural Features: Entry Portico, Parapet
- Decorative Details: Cornice
- Alterations: Demolished/Effectively Demolished
- Additional Remarks: Historic building has been demolished and site redeveloped. Building plaque reads "1986."

- ***P3b. Resource Attributes:** HP06 (1-3 story commercial building)
- ***P4. Resources Present:** Building Structure Object Site District Element of District Other (isolates, etc.)



- ***P5b. Description of Photo:**
Primary façade, 8/3/2018.
- ***P6. Date Constructed/Age & Sources:**
 Prehistoric Protohistoric
 Historic Unknown
 Circa 1986-1988. Sources: Monterey County Assessor's Records.
- ***P7. Owner and Address:**
 Stillwell Richard T Tr Et Al
 801 Jewell Ave
 Pacific Grove, CA 93950
- ***P8. Recorded by:**
 Hannah Simonson, Page & Turnbull
 170 Maiden Lane, 5th Floor
 San Francisco, CA 94108
- ***P9. Date Recorded:** 8/3/2018
 Finalized: 10/18/2019
- ***P10. Survey Type:** Reconnaissance

***P11. Citation:** Page & Turnbull. "Pacific Grove Historic Resource Inventory (HRI) Survey Report." Prepared for the City of Pacific Grove, October 18, 2019 [Final Report].

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

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary # _____ HRI # _____ Trinomial _____
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Page 2 of 2 *Resource Name or #: 208 17th St (APN 006293026000)

*Recorded By: Hannah Simonson

*Date Recorded: 8/3/2018

Finalized: 10/18/2019

Historic Name: Mitchell House

Original Use: Residential

Present Use: Commercial

Original Owner:

Architect/Builder:

Significance

Pacific Grove Historic Context Statement Theme: Property does not appear to meet any criteria historic significance.

Period of Development: Not Applicable

Integrity: Demolished

Period of Significance: Not Applicable

Eligible for Pacific Grove HRI: No

Level of Significance: Not Applicable

Appears Individually Eligible for National Register and/or California Register: No

California Historic Resource Status Codes: 6Z

Evaluation Notes: Historic residential building has been demolished.

National/ California Register	PG Municipal Code §23.76	Significance	Discussion of Individual Eligibility
A/1	A, B	Events, Patterns & Trends	Not found to be eligible under these criteria during the course of this survey.
B/2	C	Persons	Not found to be eligible under these criteria during the course of this survey.
C/3	D, E, F, G, H, I	Architecture & Design	Not found to be eligible under these criteria during the course of this survey.
D/4		Information Potential	Properties were not evaluated for significance under these criteria as part of this survey.

References: Page & Turnbull. *City of Pacific Grove Historic Context Statement*. Prepared for City of Pacific Grove, CA. Approved by City Council October 19, 2011.

(State use only) Ser _____ Site _____ Mo. Item No. 10B
 UTM _____ O _____ Page 138 of 179
 NR 93 SHL
 Lat _____ Lon _____ Era _____ Sig _____
 Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fed _____
 UTM 10/59678/405321

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

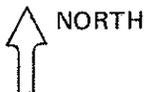
- Common name: _____
 - Historic name, if known: Mitchell, (W.B.) House
 - Street or rural address: 208 17th St.
 City: Pacific Grove, CA ZIP: 93950 County: Monterey
 - Present owner, if known: Valley National Bank Address: 123 Forest
 City: Pacific Grove, CA ZIP: 93950 Ownership is: Public Private
 - Present Use: Bank Original Use: Private Residence
- Other past uses: _____

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

This is a single story, board and batten home with 4 gables in an asphalt shingled roof. There is a porch which continues on two sides, supported by carved posts - creating a hollowed post. The porch roof is a narrow hood which continues around the building on a third side. Over the porch and beneath the hood hangs a carved scallop design. The windows are narrow, sashed 1/1. There is a plain frieze under the eaves of the roof. A wooden horizontal board is at the foundation and acts as a planter where once a boardwalk might have been.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



8. Approximate property size:

Lot size (in feet) Frontage 30
Depth 60

or approx. acreage _____

Condition: (check one)

- Excellent b. Good c. Fair
 Deteriorated e. No longer in existence
 Significant feature a. Altered? b. Unaltered?

Land Use: (Check more than one if necessary)

- Open land b. Scattered buildings
 Intensely built-up d. Residential
 Commercial f. Industrial

Other

Access to site:

- One known b. Private development
 Ongoing d. Public Works project
 Landfill f. Other

1977

13. Date(s) of enclosed photograph(s):

NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone b. Brick c. Stucco d. Adobe e. Wood
 f. Other _____
15. Is the structure: a. On its original site? b. Moved? c. Unknown?
16. Year of initial construction 1885 This date is: a. Factual b. Estimated
17. Architect (if known): _____
18. Builder (if known): _____
19. Related features: a. Barn b. Carriage house c. Outhouse d. Shed(s) e. Formal garden(s)
 f. Windmill g. Watertower/tankhouse h. Other _____ i. None

SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):
The first owner was W.B. Mitchell; listed in 1893 under Mrs. C.P. Mithcell.
Part of a block of typical 1880's homes in Pacific Grove, this particular one is reminiscent of the tents converted to permanent homes.

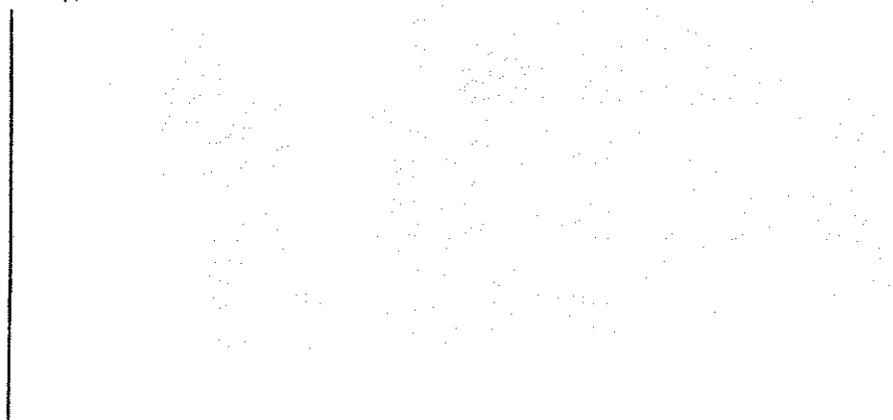
21. Main theme of the historic resource: (Check only one): a. Architecture b. Arts & Leisure
 c. Economic/Industrial d. Exploration/Settlement e. Government f. Military
 g. Religion h. Social/Education

22. Sources: List books, documents, surveys, personal interviews, and their dates:

Monterey County Assessor's Records

23. Date form prepared: _____ By (name): _____
 Address: _____ City: _____ ZIP: _____
 Phone: _____ Organization: _____

(State Use Only)



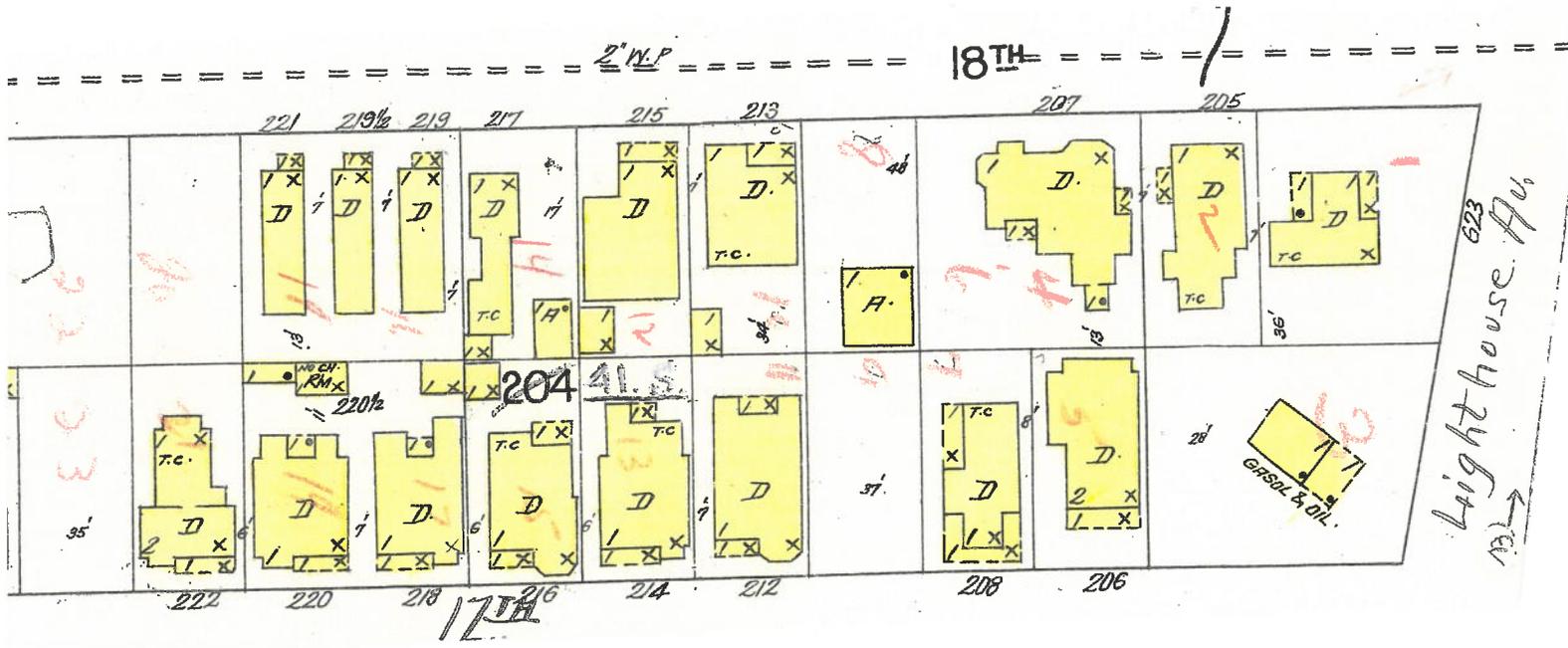
Heritage Society Barn Materials:

<u>Sanborn Maps</u>	No Records: <input type="checkbox"/>	1888: <input checked="" type="checkbox"/>	1892: <input checked="" type="checkbox"/>	1897: <input checked="" type="checkbox"/>
	1905: <input checked="" type="checkbox"/>	1914: <input checked="" type="checkbox"/>	1926: <input checked="" type="checkbox"/>	1962: <input checked="" type="checkbox"/>
<u>Assessors files</u>	<input type="checkbox"/> N/A	<u>Property Files by Address</u>	<input type="checkbox"/> N/A	
<u>Name (and Topic) files</u>	<input type="checkbox"/> N/A	<u>Board and Batten Index</u>	<input type="checkbox"/> N/A	
<u>Photo Collection Index</u>	<input type="checkbox"/> N/A	<u>P.G. Directory 1903</u>	<input type="checkbox"/> N/A	<u>1906</u> <input type="checkbox"/> N/A
<u>Mo. Co. Census 1900</u>	<input type="checkbox"/> N/A	<u>Polk Directory 1889</u>	<input type="checkbox"/> N/A	<u>1907</u> <input type="checkbox"/> N/A
<u>Howard Research Books</u>	<input type="checkbox"/> N/A	<u>Grove Acres Map (1926)</u>	<input type="checkbox"/> N/A	

Pacific Grove Library Data

<u>Polk Directories 1926 to 1988</u>	<input type="checkbox"/> N/A	<u>Historic Index Card File</u>	<input type="checkbox"/> N/A	
<u>Newspaper Microfilm</u>	<input type="checkbox"/> N/A	<u>Mo. Co Directory 1875</u>	<input type="checkbox"/> N/A	
<u>Greater Register of Mo. Co 1875</u>	<input type="checkbox"/> N/A	<u>Tuttle Photo Collection</u>	<input type="checkbox"/> N/A	
<u>Library Photo Collection</u>	<input type="checkbox"/> N/A			

Steve Honegger, Heritage Society of Pacific Grove



SUMMARY OF APPRAISED LAND AND BUILDING VALUATIONS Page 13 of 179
 EQUALIZATION OF ASSESSED VALUES — CITY OF PACIFIC GROVE, CALIFORNIA

AUTHORIZED BY CONTRACT WITH CITY COUNCIL, DECEMBER 17, 1927

TRACT NAME Second Addition BLOCK NO. 41

LOT NO.	NAME OF OWNER	APPRAISED 1928		ASSESSED 1928-1929	
		LAND	IMPS.	LAND	IMPS.
1	Flora Conover	3710	580		
2	Jennie Tarleton	360	870		
3	Kenneth R McDougall	5640	410		
4-6	Nancy R. Dunnaven	720	1570		
5	Mrs A L Gallagher	480	2500		
7	William K & Mary Odgers	480	1000		
8	Alexander L Worth	360	370		
9	Roy M Wright	480			
10	Frank W Worth	360	840		
11	Lucy H Murray	450	1340		
12	Myrtie N Hench	360	970		
13	Grace M Wilmot	450	1080		
14	Arabella J Sharp	360	550		
15	Mima Morden	450	940		
16	Susan Marshall	360	450		
16	Susan Marshall		450		
17	Susan Marshall	450	840		
18	Susan Marshall	360	450		
19	Fannie Gay Downing	450	70		
19			770		
20	J W Broadwell	360			
21 & N 2 of 23	Wm Burchette	630	1050		
22-24	Clara Sheldon Smith	720	520		
21 of 23 all 25	Therose Lewis Sparks	630	820		
 Sub TOTALS		18,620	18,440		

SUMMARY OF APPRAISED LAND AND BUILDING VALUATIONS
EQUALIZATION OF ASSESSED VALUES — CITY OF PACIFIC GROVE, CALIFORNIA
AUTHORIZED BY CONTRACT WITH CITY COUNCIL, DECEMBER 17, 1927

TRACT NAME Second Addition BLOCK NO. 41

LOT NO.	NAME OF OWNER	APPRAISED 1928		ASSESSED 1928-1929	
		LAND	IMPS.	LAND	IMPS.
26	S C Ryan	360	430		
27-29	Alfred & Ada S Jones	840	1050		
28	S C Ryan	360	990		
30	Laura B Jones	400	1080		
31	Hugh Kernohan	460	2010		
<i>B. H. Hurd</i> TOTALS		18,620	18,440		
		21,040	24,050		



BLOCK 41 N. Lighthouse Ave SECOND ADDITION
 E. Seventeenth St L D NORTON MAP
 S. Laurel Ave
 W. Eighteenth St

1	Flora Conover	623 L H	
2	Jennie Tarleton	12-27-11	205 18th St
3	Kenneth R McDougall	5-25-26	
4	Nancy R Danna van	9-23-20	207-209 18th
5	Mrs. A L Gallagher		206 17th
6	Nancy R Danna van	9-23-20	
7	William K & Mary Odgers	6-21-26	208 17th
8	Alexander L Worth	6-24-25	
9	Roy M Wright	12-17-27	
10	Frank W Worth	1-25-22	213 18th St
11	Luoy H Murray	12-7-23	212 17th
12	Myrtie N Hench	3-20-25	215 18th St
13	Grace M Wilmet	12-2-27	214 17th
14	Arabella J Sharp	7-2-19	217 18th
15	Mina Morden	4-1-11	216 17th
16	Susan Marshall	11-3-24	219-219 $\frac{1}{2}$ 18th
17	"	3-20-24	218 17th
18	"	11-3-24	221 18th
19	Fannie Gay Downing	4-28-23	220 17th
20	Emily A Haydock		
21	C Preston Hering	9-20-26	222 17th
22	Clara Sheldon Smith		
N $\frac{1}{2}$	23 C Preston Hering	9-20-26; 11-9-25	
S $\frac{1}{2}$	23 Theresa Lewis Sparks	10-31-22	
	24 Clara Sheldon Smith		

BLOCK 41 continued

SECOND ADDITION

25	Theresa Lewis Sparks	10-31-22	226 17th
26	S C Ryan	10-13-17	229 18th
27	Alfred & Ada S Jones	6-13-21	228 17th
28	S C Ryan	10-13-17	231 18th
29	Alfred & Ada S Jones	6-13-21	
30	Laura B Jones	2-17-27	630 Laurel
31	Hugh Kernohan	7-24-18	232 17th St

BUILDING CLASSIFICATION AND COMPUTATION RECORD
REVALUATION OF LAND AND IMPROVEMENTS—CITY OF PACIFIC GROVE, 1928-29
 Authorized by City Council, City of Pacific Grove

Block 41 S Lot 7
 Owner W K & Mary Odgers
 No. 208 17th Ave. St.

Class: 1, 2, 3, 4

VALUATION RECORD

REAL ESTATE \$ 480
 IMPROVEMENTS \$ 1000
 FIELD BY Wright DATE _____
 PRICED BY _____ DATE 3-15-28

EXTERIOR DESCRIPTION			INTERIOR DESCRIPTION			
Use — Commercial	Construction	Roof				
Stories	Wood Frame	Gable Flat				
Store &	Steel Frame	Hip Gambrel				
Offices	Reinfd. Concrete	Mansard				
Apartments	Mill	Dormers				
Theatre	Masonry	Plain Cut Up				
Hotel Rms.						
Loft Wrhse.		Roofing				
Garage Cars		Tile Slate				
Hospital Rms.	Exterior	Asbestos Tile				
School Bank	Terra Cotta	Shingles				
	Brick	Composition				
	Tile Art Stone	Tar & Gravel				
Dwellings	Plaster on Lath	Metal				
4 Stories	Shingles					
Rooms	Rustic Siding	Exterior Trim				
Family	Re-Saw Siding	Plain Ornamental				
Residence Flats	Board & Batten	Tile				
Apartments	Cor. Iron	Wood				
Rooming House		Masonry				
		Metal				
		Plastic				
Out Buildings	Foundation					
Garage Shed	Deep Masonry					
Poultry House	Piles	Shallow Wood				
		Store Front				
		Plate in Metal				
		Plate in Wood				
		Sheet Glass				

STREET FRONT

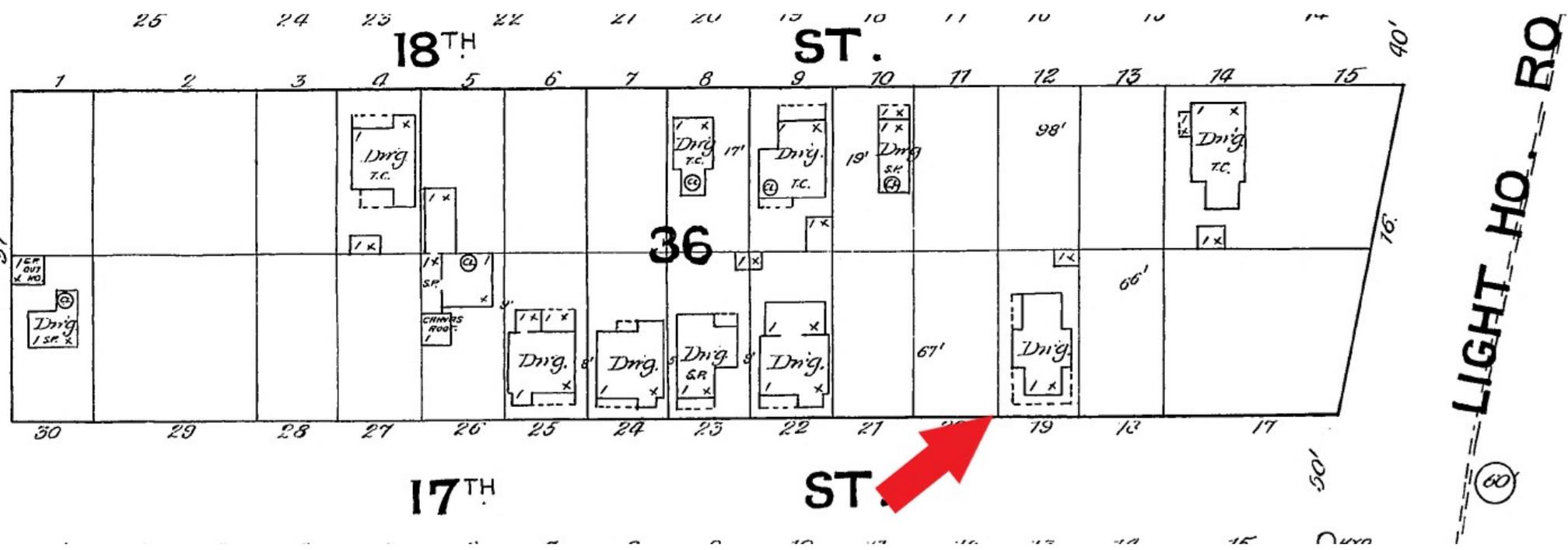
(A)	(B)	(C)	(D)	sq. ft.	@ \$	Total	Depreciated Present Value	Age	Remodeled Age
X	X	=		830	2.25	1870	1000	25	
X	X	=							
X	X	=							
X	X	=							
X	X	=		50	.50	20			
X	X	=							
X	X	=							
X	X	=							
				HEIGHT:	FT.	Replacement Total	\$ 1890	TOTAL VALUE	\$ 1000

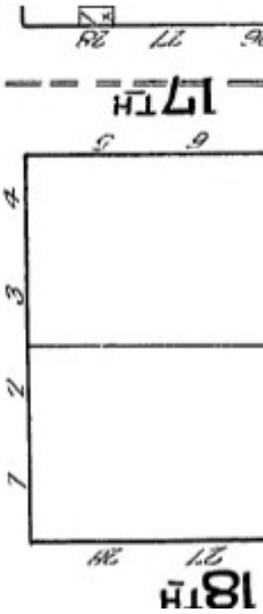
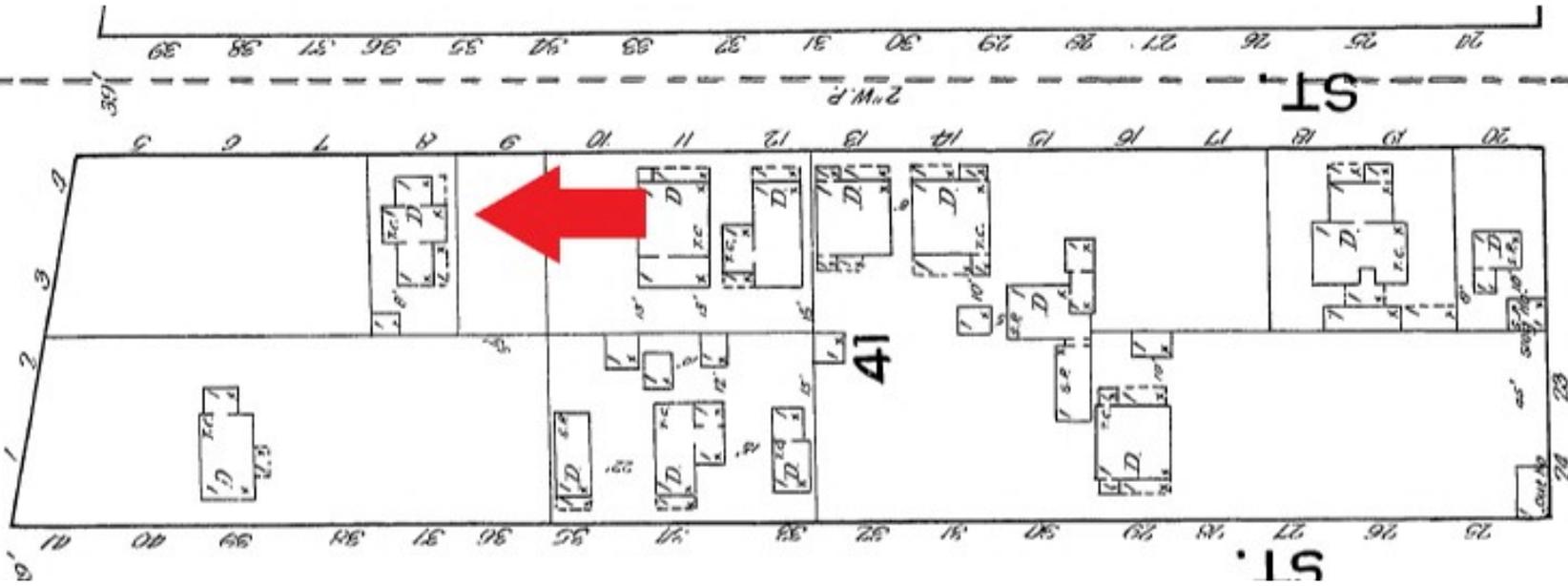
Condition: **New** **Good** **Medium** **Poor**

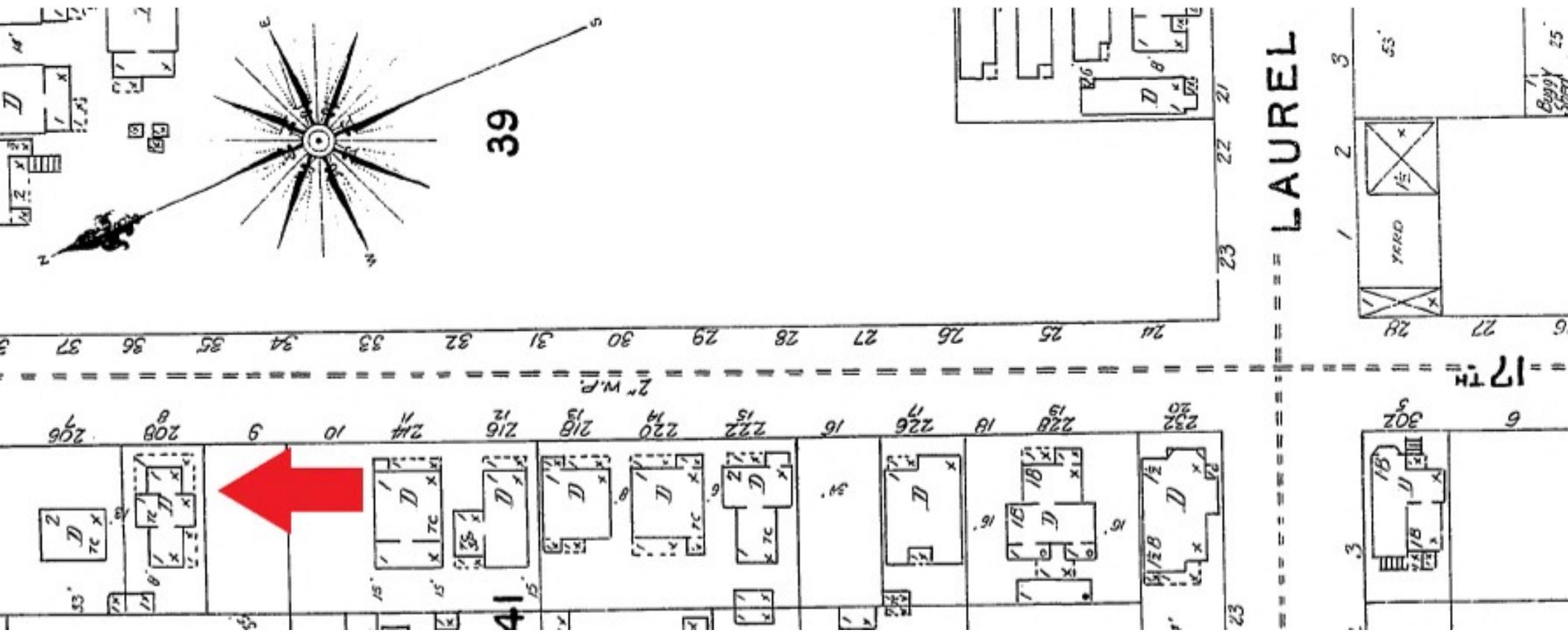
Obsolescence **Yes** **No**

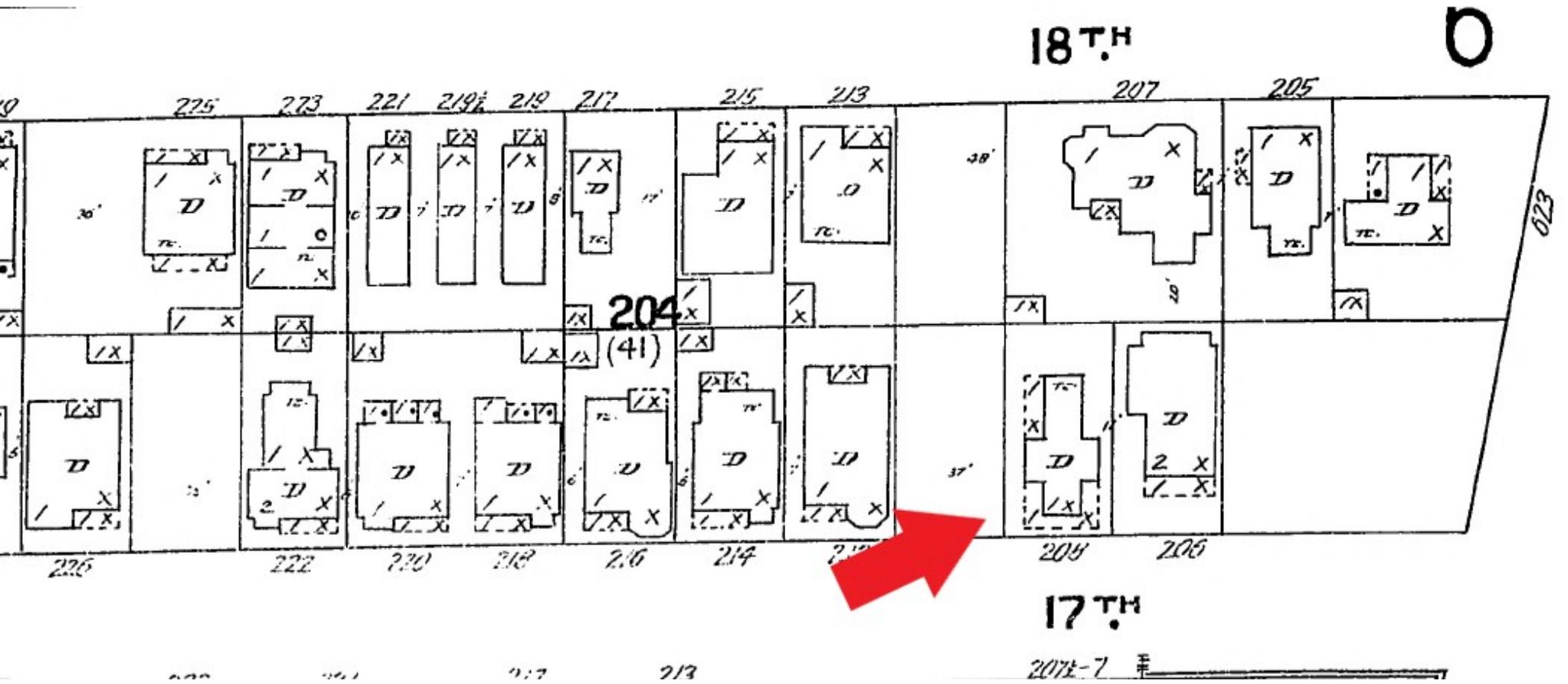
Depreciation % Good 3

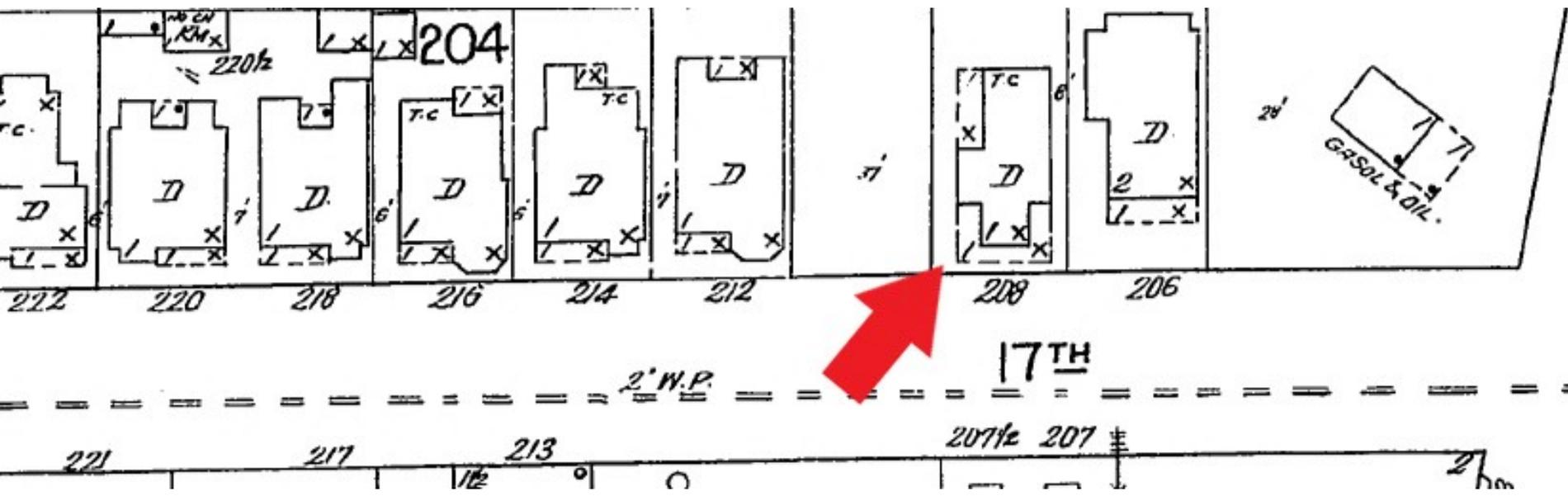
(See Reverse)

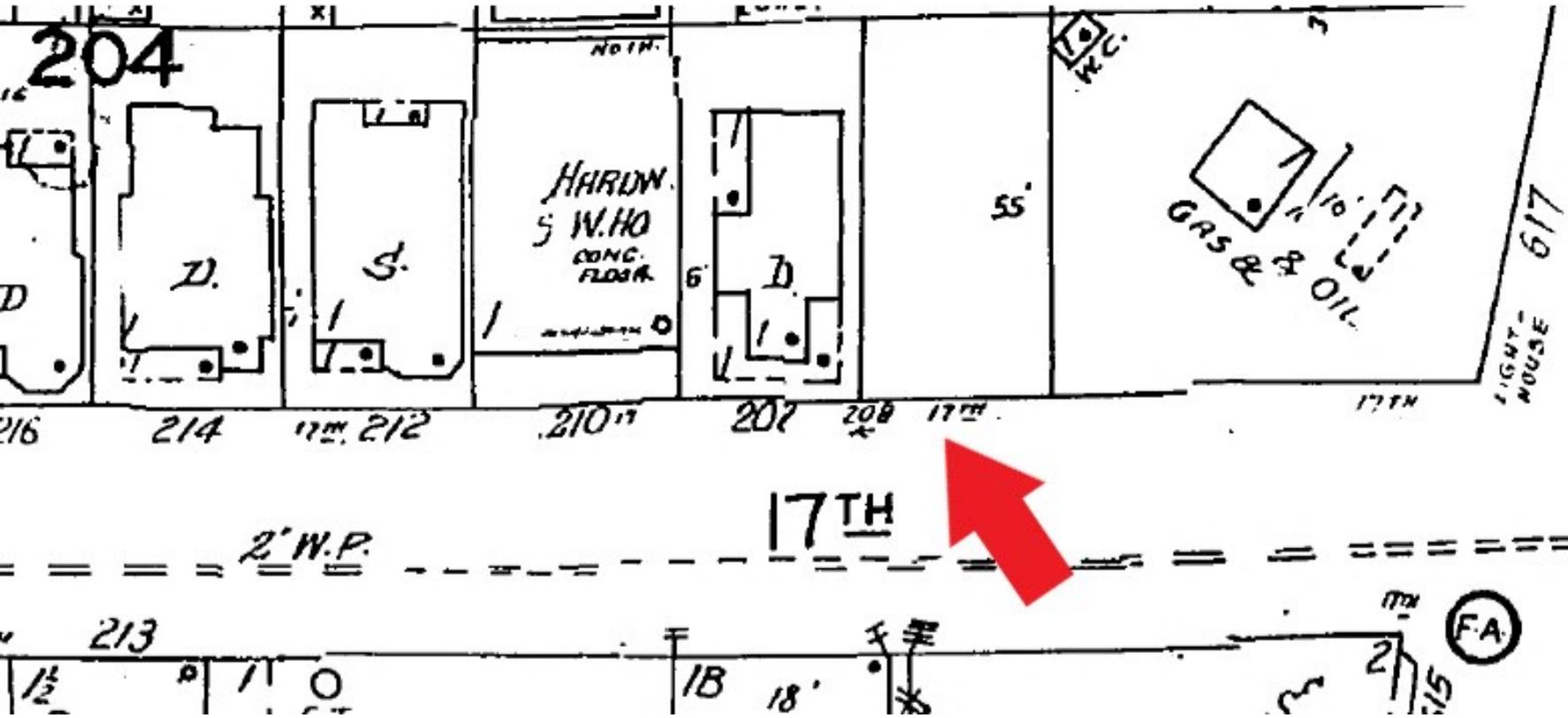






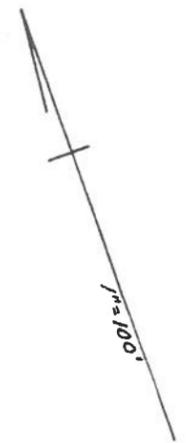




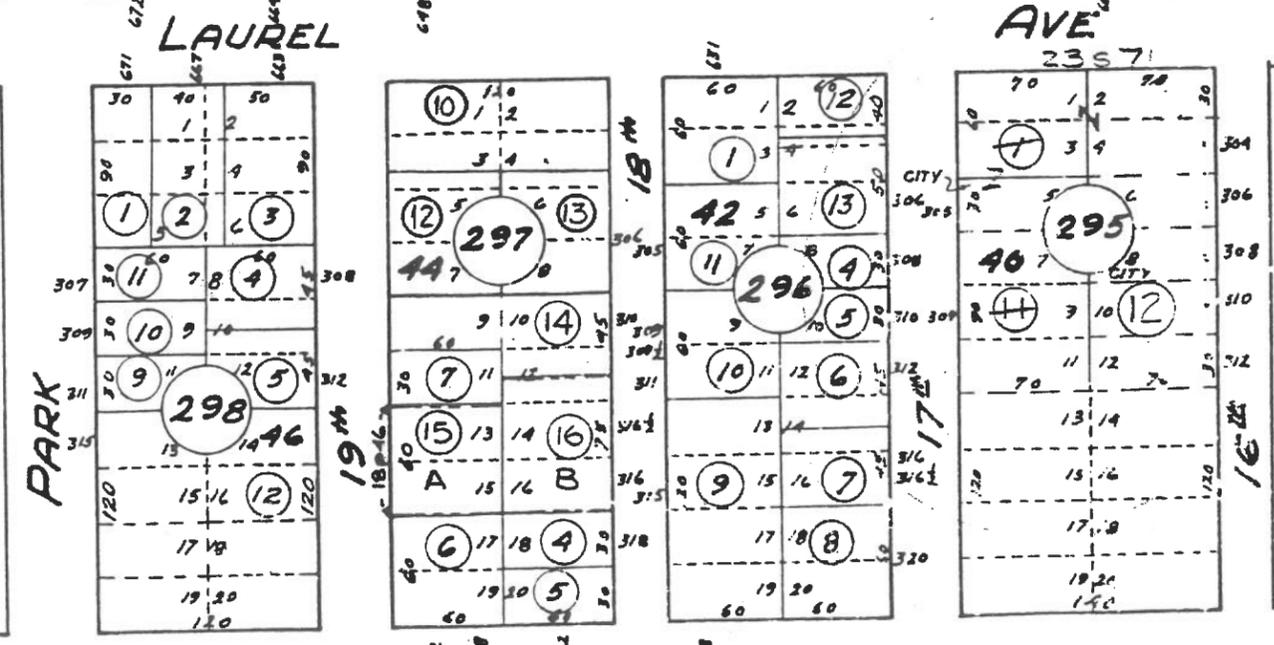


THIS MAP IS INTENDED TO BE USED FOR
PROPERTY TAX ASSESSMENT PURPOSES ONLY

31



30



47

SECOND ADDITION
BLKS 39 to 46

28

RECEIVED
JUL 7 2006

207 15th St

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # _____ HRI # _____ Trinomial _____ NRHP Status Code <u>6Z</u>
	Other Listings _____ Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: 207 15th St (APN 006271017000)

- P1. Other Identifier:**
- ***P2. Location:** Not for Publication Unrestricted *a. **County:** Monterey
- *b. **USGS Quad(s):** Monterey, California (1997)
- c. **Address:** 207 15th St, Pacific Grove, CA 93950 (APN 006271017000)
- d. **UTM:**
- e. **Other Locational Data:** Latitude, Longitude (Decimal Degrees) 36.619846905327, -121.91614359401
- ***P3a. Description:**

- Architectural Style(s): Vernacular
- Construction Type: Wood Frame
- Number of Stories: 1
- Basement: Not Visible
- Garage: Attached
- Roof Type(s): Gable
- Roof Material(s): Asphalt Shingle
- Wall Material(s): Wood Bevel
- Window Type(s): Hung
- Window Material(s): Wood
- Architectural Features: Enclosed Porch, Recessed Entrance
- Decorative Details:
- Alterations: Incompatible Addition, Replacement Window(s), Replacement Cladding
- Additional Remarks: Brick cladding does not appear to be original.

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



- P5a. Photo**
- ***P5b. Description of Photo:**
Primary façade, 8/29/2018.
- ***P6. Date Constructed/Age & Sources:**
 Prehistoric Protohistoric
 Historic Unknown
 1885. Sources: PG HRI Database (6/19/18).
- ***P7. Owner and Address:**
Warren John Robert & Laura Ann Trs
552 Via Media
Palos Verdes, CA 90274
- ***P8. Recorded by:**
Katherine Wallace, Page & Turnbull
170 Maiden Lane, 5th Floor
San Francisco, CA 94108
- ***P9. Date Recorded:** 8/29/2018
Finalized: 10/18/2019
- ***P10. Survey Type:** Reconnaissance

***P11. Citation:** Page & Turnbull. "Pacific Grove Historic Resource Inventory (HRI) Survey Report." Prepared for the City of Pacific Grove, October 18, 2019 [Final Report].

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

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary # _____ HRI # _____ Trinomial _____
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Page 2 of 2 *Resource Name or #: 207 15th St (APN 006271017000)

*Recorded By: Katherine Wallace

*Date Recorded: 8/29/2018 Finalized: 10/18/2019

Historic Name: Healy House

Original Use: Residential

Present Use: Residential

Original Owner:

Architect/Builder:

Significance

Pacific Grove Historic Context Statement Theme: Residential Development

Period of Development: Early Development of Pacific Grove (1873-1902)

Integrity: No Historic Integrity

Period of Significance: Not Applicable

Eligible for Pacific Grove HRI: No

Level of Significance: Not Applicable

Appears Individually Eligible for National Register and/or California Register: No

California Historic Resource Status Codes: 6Z

Evaluation Notes: 1892 Sanborn map shows a narrow rectangular dwelling. Between 1905 and 1914, a bay window was added to the front façade and a rectangular addition at the rear (east) and north facades. After 1962, another addition was added to the north façade and a large addition to the south façade; these side additions are highly visible, change the entry, footprint, massing, and design substantially, resulting in a loss of historic integrity.

National/ California Register	PG Municipal Code §23.76	Significance	Discussion of Individual Eligibility
A/1	A, B	Events, Patterns & Trends	Not found to be eligible under these criteria during the course of this survey.
B/2	C	Persons	Not found to be eligible under these criteria during the course of this survey.
C/3	D, E, F, G, H, I	Architecture & Design	Not found to be eligible under these criteria during the course of this survey due to loss of historic integrity.
D/4		Information Potential	Properties were not evaluated for significance under these criteria as part of this survey.

References: Page & Turnbull. *City of Pacific Grove Historic Context Statement*. Prepared for City of Pacific Grove, CA. Approved by City Council October 19, 2011.

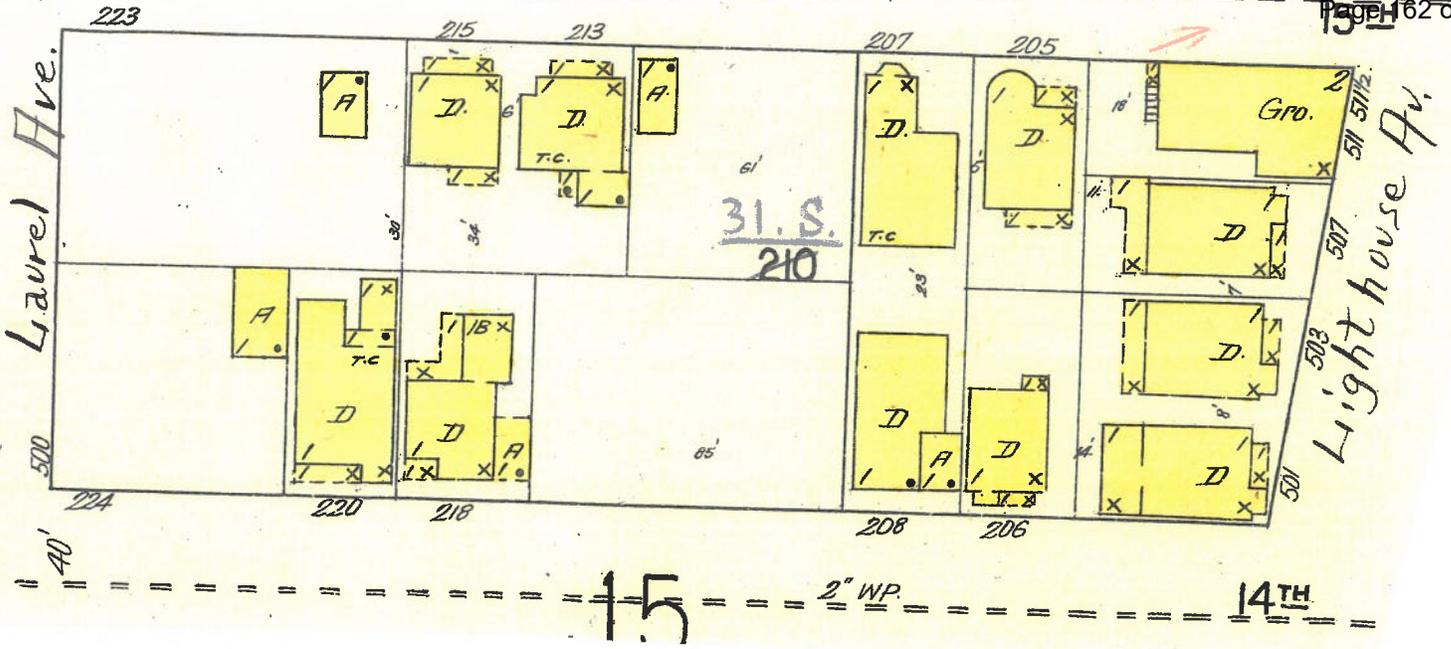
Heritage Society Barn Materials:

<u>Sanborn Maps</u>	No Records: <input type="checkbox"/>	1888: <input checked="" type="checkbox"/>	1892: <input checked="" type="checkbox"/>	1897: <input checked="" type="checkbox"/>
	1905: <input checked="" type="checkbox"/>	1914: <input checked="" type="checkbox"/>	1926: <input checked="" type="checkbox"/>	1962: <input checked="" type="checkbox"/>
<u>Assessors files</u>	<input type="checkbox"/> N/A	<u>Property Files by Address</u>	<input type="checkbox"/> N/A	
<u>Name (and Topic) files</u>	<input type="checkbox"/> N/A	<u>Board and Batten Index</u>	<input type="checkbox"/> N/A	
<u>Photo Collection Index</u>	<input type="checkbox"/> N/A	<u>P.G. Directory 1903</u>	<input type="checkbox"/> N/A	<u>1906</u> <input type="checkbox"/> N/A
<u>Mo. Co. Census 1900</u>	<input type="checkbox"/> N/A	<u>Polk Directory 1889</u>	<input type="checkbox"/> N/A	<u>1907</u> <input type="checkbox"/> N/A
<u>Howard Research Books</u>	<input type="checkbox"/> N/A	<u>Grove Acres Map (1926)</u>	<input type="checkbox"/> N/A	

Pacific Grove Library Data

<u>Polk Directories 1926 to 1988</u>	<input type="checkbox"/> N/A	<u>Historic Index Card File</u>	<input type="checkbox"/> N/A	
<u>Newspaper Microfilm</u>	<input type="checkbox"/> N/A	<u>Mo. Co Directory 1875</u>	<input type="checkbox"/> N/A	
<u>Greater Register of Mo. Co 1875</u>	<input type="checkbox"/> N/A	<u>Tuttle Photo Collection</u>	<input type="checkbox"/> N/A	
<u>Library Photo Collection</u>	<input type="checkbox"/> N/A			

Steve Honegger, Heritage Society of Pacific Grove



SUMMARY OF APPRAISED LAND AND BUILDING VALUATIONS
 EQUALIZATION OF ASSESSED VALUES — CITY OF PACIFIC GROVE, CALIFORNIA

AUTHORIZED BY CONTRACT WITH CITY COUNCIL, DECEMBER 17, 1927

TRACT NAME First Addition

BLOCK NO. 31

LOT NO.	NAME OF OWNER	APPRAISED 1928		ASSESSED 1928-1929	
		LAND	IMPS.	LAND	IMPS.
W 1/2 of 1 W 1/2 of 3	Mary Ann Martin	2110	1980		
E 1/2 of 1 E 1/2 of 3	Lenore Storkhouse	1850	890		
W 1/2 of 2 W 1/2 of 4	Julia E Hoyt	1470	840		
E 1/2 of 2 E 1/2 of 4	E E Lewis	1560	1030		
5	Mary Ann Martin	250	1460		
6	John & Lizzie Garner	270	540		
W 51' of 7	Helen M Grenier	230	910		
8 & E 9' of 7	B J Rogers	290	1780		
9-10	Mrs Blance & Albert L Taix	520			
11-13	Jere K & Loraine Croxen	500	150		
12 & N 25' of 14	Arthur S Allison	500			
13	Jere K & Loraine Croxen		810		
S 5' of 14	Chas J Gripe	50			
15	Freida M Alleman	250	960		
16	Lelia E	270	1120		
17-18	Vivien D Tumbleson	520	1210		
19-21	Bass Hueter Paint Co	520			
20-22	Charles K Tuttle	570			
TOTALS		11730	13,680		

BLOCK 31 N. Lighthouse Ave FIRST ADDITION
 E. Fourteenth St L D NORTON MAP
 S. Laurel Ave
 W. Fifteenth St

E 1/2	1	Lenore Starkhouse	3-19-14	507 LH Ave
W 1/2	1	Mary Ann Martin	3-26-15	511-511 1/2 LH
E 1/2	2	E B Lewis	5-17-24	501 LH Ave
W 1/2	2	Julia E Hoyt	4-24-12	503 LH Ave
E 1/2	3	Lenore Starkhouse	3-19-14	
W 1/2	3	Mary Ann Martin	3-26-15	
E 1/2	4	E B Lewis	5-17-24	
W 1/2	4	Julia E Hoyt	4-24-12	
	5	Mary Ann Martin	3-20-15	205 15th St
	6	John & Lizzie Garner		206 14th St
W 51 ft	7	Helen M Grenier	2-27-17	207 15th St
E 9 ft	7	B J Rogers	2-4-21	
	8	"	"	208 14th St
	9	Mrs. Blanche Taix & Albert L		
	10	"	"	
N 29 ft	11	Jere K & Loraine Croxen	7-10-26	211 15th St
S 12 in	11	Jere K & Loraine Croxen	10-10-24	
	12	Arthur S Allison	2-9-23	
	13	Jere K & Loraine Croxen	10-10-24	213 15th St
N 25 ft	14	Arthur Allison	10-30-19	
S 5 ft	14	Chas. J Gripe	5-28-26; 4-28	
	15	Freida M Alleman	8-4-13	215 15th St
	16	Leila E	5-28-26; 4-28	218 14th St
	17	Vivian D Tumbleson	9-6-23	
	18	"	"	220 14th St
	19	Bass-Hueter Paint Co.	2-1-18	
	20	Charles K Tuttle	3-23-25	222 14th St
	21	Bass-Hueter Paint Co	2-1-18	
	22	Charles K Tuttle	3-23-25	

Block 31, 1st addition
B10

6-271-15-14

CITY OF PACIFIC GROVE

LOT W 51' of 7 ^{all 9} BLOCK 31

ADD. FIRST

DATE	OWNER	ADDRESS
	Helen M. Grenier	207 Fifteenth St., Pacific Grove
7/15/31	Mary E. Butler	
2/29/32	Helen M. Grenier	207 Fifteenth St., Pacific Grove
6/1/42	^{De late} Lawrence D. Grenier and Marian Grenier	605 N. Juanita Ave - Los Angeles - Calif.
2/18/44. 12-29-45	Emma L. Kean & ^{Carl W Hill}	207 15th. St. City
3/22/50	Servere S. & ^M ary E. Soares	
5-1-61	Vincent F. & Filomena L. Azevedo	
7-22-66	Robert W. & Velma Mae Abelgore	

Add. ✓ Lot 9 Block 31 Owner Ed. & Mrs. Rain

Sketch of Lot	Year	Real Estate	Improvements	Personal Property	Exemption	TOTAL
	1931	150				150
	1932	150				150
	1933	120				120
	1934	120				120
	1935	120				120
	1936	120				120
	1937	120				120
	1938	120				120
	1939	120				120
	1940	120				120

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

Year							
Principal							
Interest							
TOTAL							

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

Year							
Principal							
Interest							
TOTAL							

Add. 6-291-17-15 Lot 9 Block 31 Owner Robert W. & Delma Mae Abalgore

Sketch of Lot	Year	Real Estate	Improvements	Personal Prop.	Exemption	TOTAL
	1941	120				120
	1942	120				120
	1943	120				120
	1944	120				120
	1945	120				120
	1946	120				120
	1947	140				140
	1948	140				140
	1949	140				140
	1950	140				140
	1951	140				140
	1952	140				140
	1956	260	1610	100		140

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

Year							
Principal							
Interest							
TOTAL							

CITY OF PACIFIC GROVE BUILDING PERMIT

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

Location 207 15th Street

Lot S 7+9 Block 31 Tract First Add

Nature of Improvement addition to present house Zone _____

No. Rooms Enlarge 2 rooms Out buildings —

Dimensions 8' X 29'

Set Backs—Front Street 21' Side street — Side Yds. O.K.

No. Stories 1 Floors pine

Foundation concrete Roof shingles

Walls frame Chimneys —

Outside Finish gypsum Toilets —

Inside Finish wall board 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 Emma Kean Builder Geo. Dieth

Estimated Cost \$ 1000⁰⁰ Date May 12, 19 47

Fee of \$ 400 Paid _____ Building Inspector E.H. Daise Permit No. 2670

[Handwritten initials]

✓

CITY OF PACIFIC GROVE BUILDING PERMIT

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

Location 207-15th Street

Lot _____ Block _____ Tract _____

Nature of Improvement Addition + alt. Zone _____

No. Rooms 1 Out buildings garage 12' x 20'

Dimensions 24' x 20'

Set Back—Front Street Expanding Side Street _____ Side Yds. _____

No. Stories 1 Floors None

Foundation Conc. Roof Comp.

Walls Frame Chimneys _____

Outside Finish Plaster Toilets _____

Inside Finish Plaster Remarks hm for wall garage

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 Mr & Mrs Soares Builder Mr Goff

Estimated Cost \$ 1500 Date 10/8/52, 1952

Fee of \$ 6.00 Paid Van May Building Inspector Permit No. 5615

CITY OF PACIFIC GROVE

Building Permit

ISSUED PURSUANT TO THE BUILDING AND ZONING ORDINANCE OF THE MUNICIPAL CODE

Location 207-15 St. Street

Lot _____ Block _____ Tract _____

Nature of Improvement Remodeling Zone _____

No. Rooms _____ Out Buildings _____

Dimensions _____

Set Back—Front Street Opening Side Street _____ Side Yards _____

No. Stories _____ Floors _____

Foundation concrete Roof _____

Walls Frame Chimneys _____

Outside Finish _____ Toilets _____

Inside Finish Sheet Rock 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 V. Aguedo Builder Owner

Estimated Cost \$ 1000 Date Aug. 30, 1961

Fee of \$ 6.00 Paid _____ Building Inspector J. Page No. **2680**

46

CITY OF PACIFIC GROVE

Building Permit

ISSUED PURSUANT TO THE BUILDING AND ZONING ORDINANCE OF THE MUNICIPAL CODE

Location 207 15 TH Street _____

Lot 17 Block 291 Tract 1ST. ADD

Nature of Improvement REMODEL UNIT CONVERTED TO COMM. Zone C-1

No. Rooms _____ Out Buildings _____

Dimensions _____

Set Back—Front Street _____ Side Street _____ Side Yards _____

No. Stories _____ Floors _____

Foundation _____ Roof _____

Walls _____ Chimneys _____

Outside Finish _____ Toilets _____

Inside Finish _____ 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 ROBERT W. ABELGORE Builder OWNER

Estimated Cost \$ 2000 Date OCTOBER 17, 1966

Fee of \$ 2000 Paid _____

[Signature]
Building Inspector

No **3787**

