



ERRATA SHEET

TO: Chair Sawyer and Members of the Historic Resources Committee
FROM: Alyson Hunter, Associate Planner
MEETING DATE: April 24, 2019
SUBJECT: HRC Meeting Agenda - Errata Sheet

Attached is additional information for your consideration at the April 24, 2019, HRC Meeting:

Agenda Item	Information Provided/Corrected
8B – AP 18-0970 for 218 Park St	DPR form (prepared in 2010) and copies of Sanborn maps.

RESPECTFULLY SUBMITTED:

Alyson Hunter

Alyson Hunter, Associate Planner

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) 218-218A Park Street

B1. Historic Name:

B2. Common Name:

B3. Original Use: residence

B4. Present Use: residential duplex

B5. Architectural Style: Vernacular

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

Constructed c. 1897 (Sanborn maps); It was moved to its present location c. 1910 (Assessor's records); By 1914 was used as a storage facility (Sanborn maps); Does not appear as residence until 1930 (Polk directories); Foundation added 1969 (Assessor's records).

B7. Moved? No Yes Unknown Date: c. 1910

Original Location: Short St. w/Congress Ave. address

B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

B10. Significance: Theme: Architectural Development

Area: Pacific Grove

Period of Significance: c.1926

Property Type: residential duplex

Applicable Criteria: CR3

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

218 Park Street is significant under California Register criterion 3, in the area of architecture as an early example of Vernacular residential housing in Pacific Grove.

Monterey County Assessor's and Pacific Grove property files are mute on the original c. 1897 building history of the subject property, but show it in service in 1910. However, Sanborn fire insurance maps from 1897 through 1926 show the evolution of the building, first as a single family residence with a 223 Congress Ave. address, then as a moved structure employed as a storage unit by 1914, and by 1926 returned to residential use as a duplex. It does not appear in local business directories until 1930, when a Mr. George Kranzthor is in occupancy at 218, and 218 1/2 is listed as vacant. No profession is ascribed to Mr. Kranzthor. By 1933 Ms. Lulu B. Peregrine, an employee of Holman's Department Store, is in residence at 218, and a Margaret McCan, with no profession mentioned, at 218 1/2. Periods of full occupancy and vacancy follow the building up through the 1960s. The property is listed on PG 2007 Hist Resource Survey as #1145. The earliest occupants identified were Charles & Paul Plouff, who were listed as drivers in a 1907 business directory. The residence was originally (1897) shown on a Sanborn map as one-and-one-half-story, suggesting that the barn-like roof structure, with its central bay and flared planes once provided an upper floor or loft. The windows and doors along the west side elevation are clearly the oldest and may predate the duplex use. The tall, single, paired and banked windows on the other three elevations appear stylistically to be from the 1920s. The interior chimney may derive from New England hall and parlor plans of the pre-railroad vernacular. This may apply to the ship lap wood siding as well, suggesting the builder was a new arrival from that region of the United States. The record, so far, is mute on who that might have been. The original quarter block lot was large for its period, and was not split until after 1926.

B11. Additional Resource Attributes: (List attributes and codes) HP3 - Multiple Family Property

B12. References:

Monterey County Assessor's records, Mo. Co. Assessor's off., Salinas

Polk business directories for Monterey Peninsula, 1926-27 through 1960

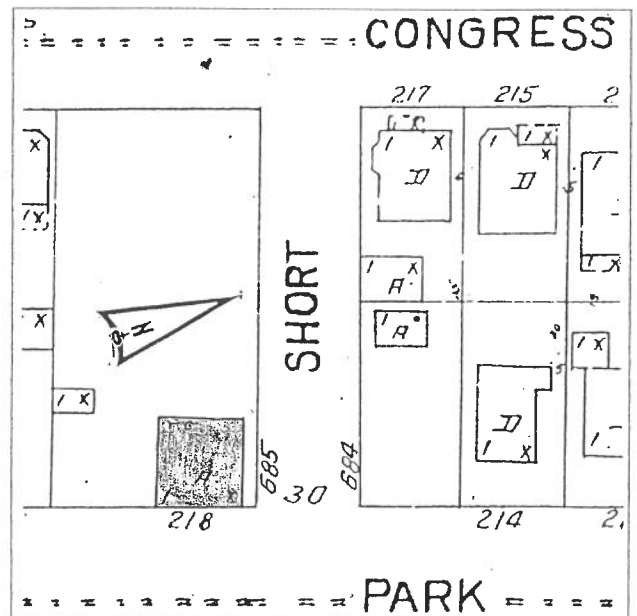
Sanborn insurance maps of Pacific Grove, 1892 through 1926-1962

B13. Remarks: Zoning R-2

B14. Evaluator: Kent Seavey

Date of Evaluation: 9/29/2010

(This space reserved for official comments.)



Primary # _____

HRI # _____

Trinomial _____

CONTINUATION SHEET

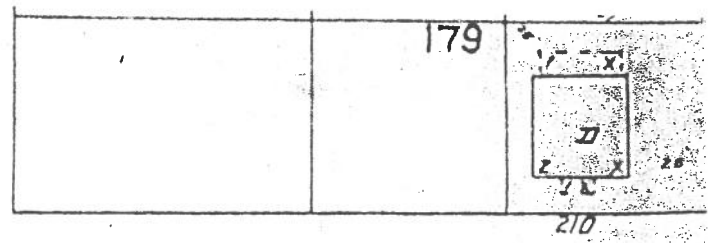
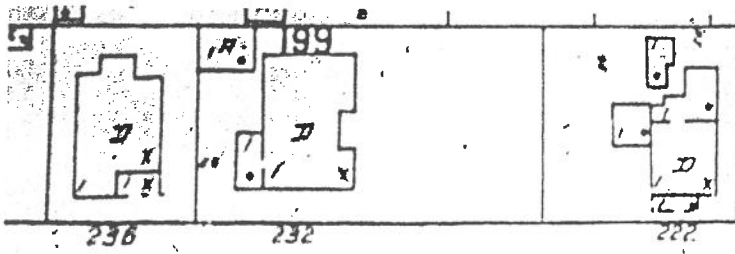
Page 3 of 3 Resource Name or #: (Assigned by recorder) 218-218A Park Street

Recorded by: Kent Seavey

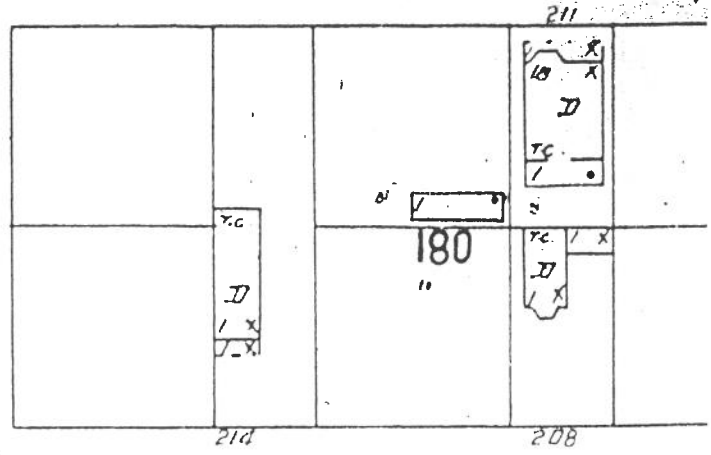
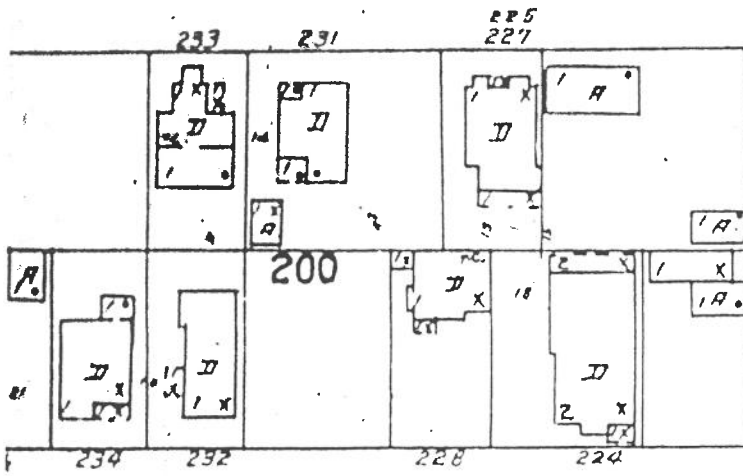
Date 9/29/2010

Continuation Update

B10 (cont.) Of interest historically is the several uses for the property over time, from single family residence to utility building then back to residential use as a duplex apartment. Character-defining features include its horizontal ship lap wood siding, barn-like flared gable roof, central interior brick chimney, and c. 1926 tall, single, paired and banked wood casement windows. The subject property is significant at the local level as an early, if altered, example of regional (New England) vernacular architecture remaining in Pacific Grove. It is listed in the January, 2007 Pacific Grove Historic Resource Survey as #1145.

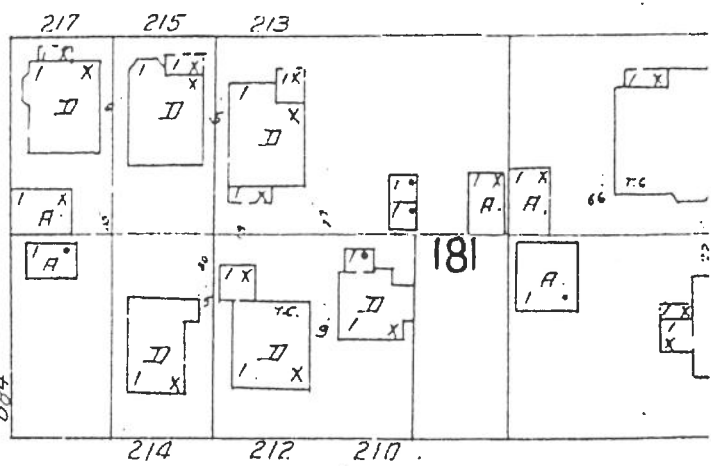
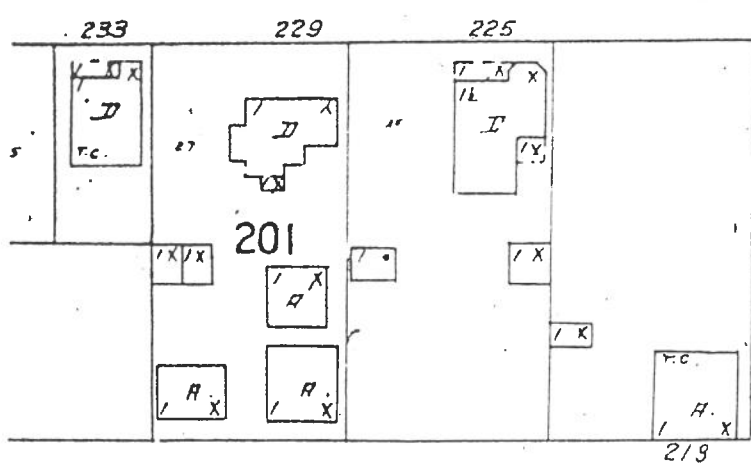


CYPRESS ^{2" W.P.} AV.

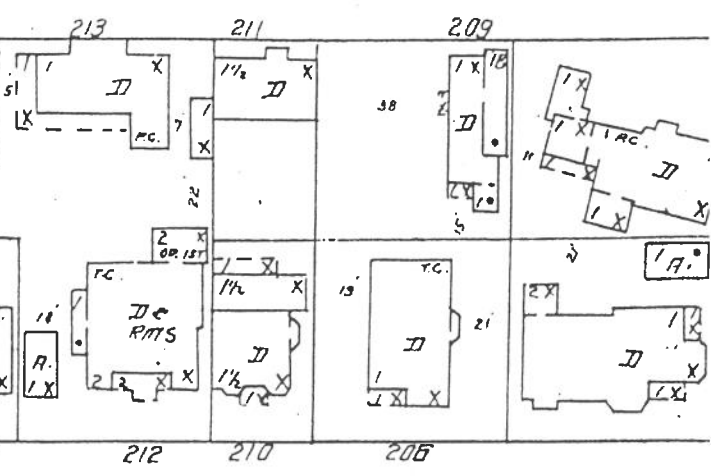
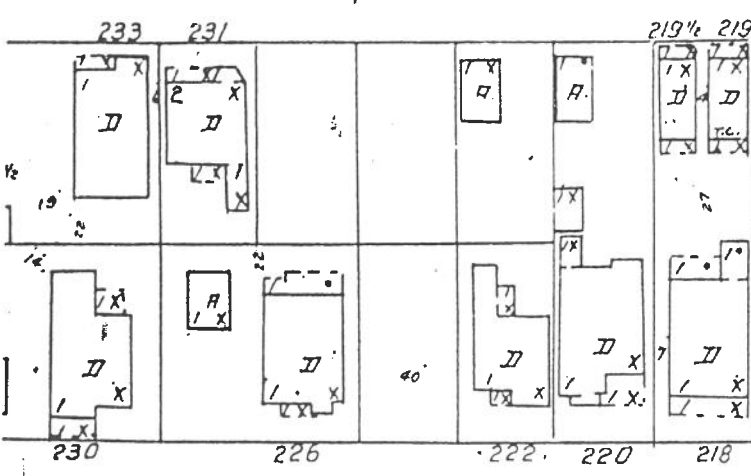


SHORT

2" W.P. CONGRESS AV.

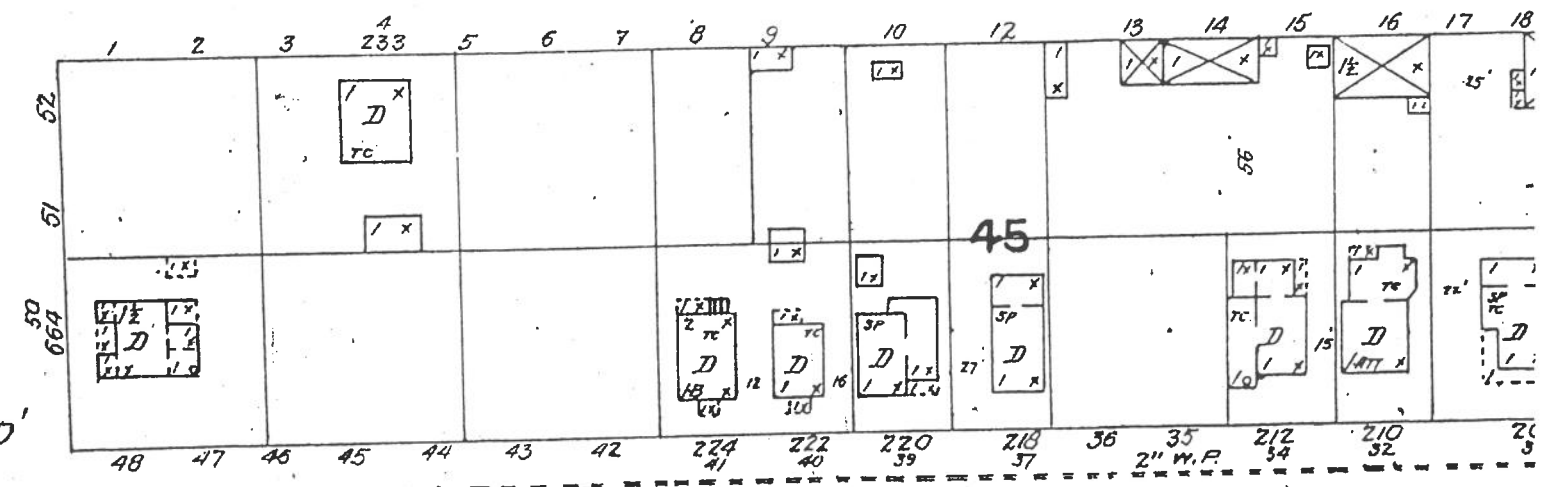
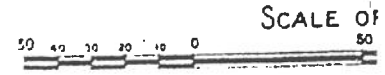
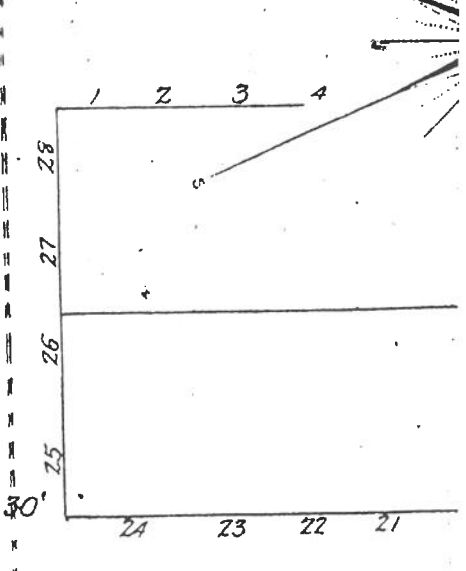
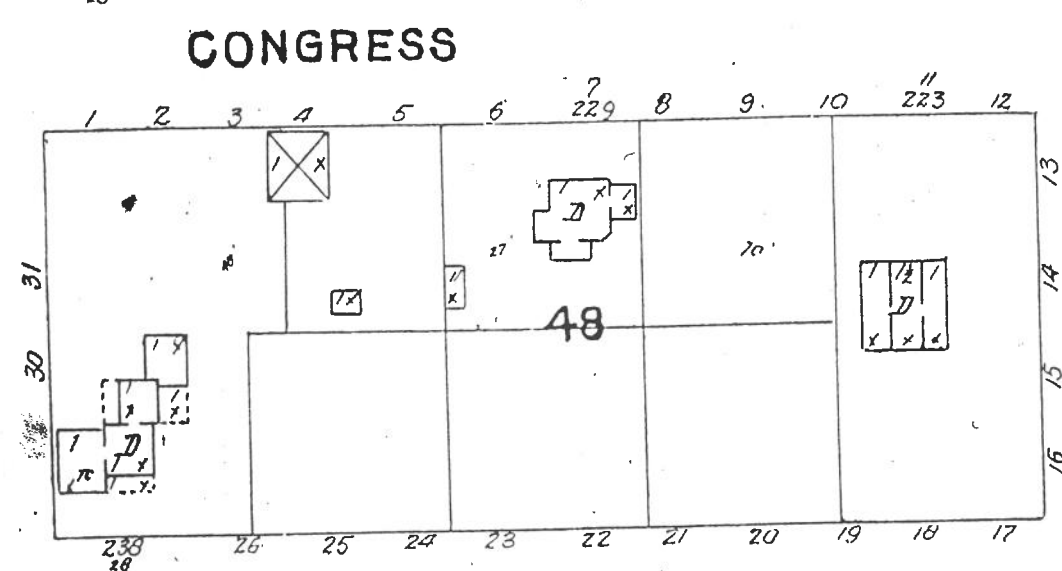
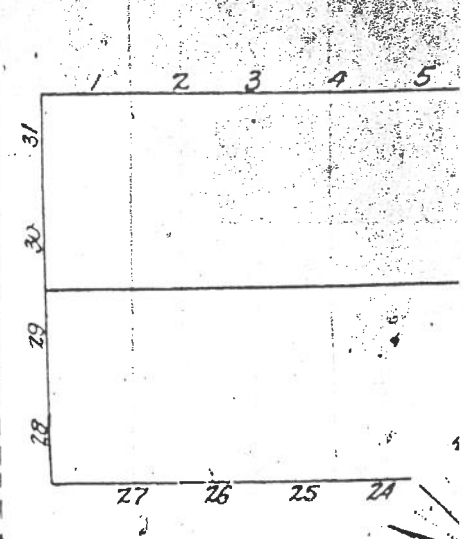
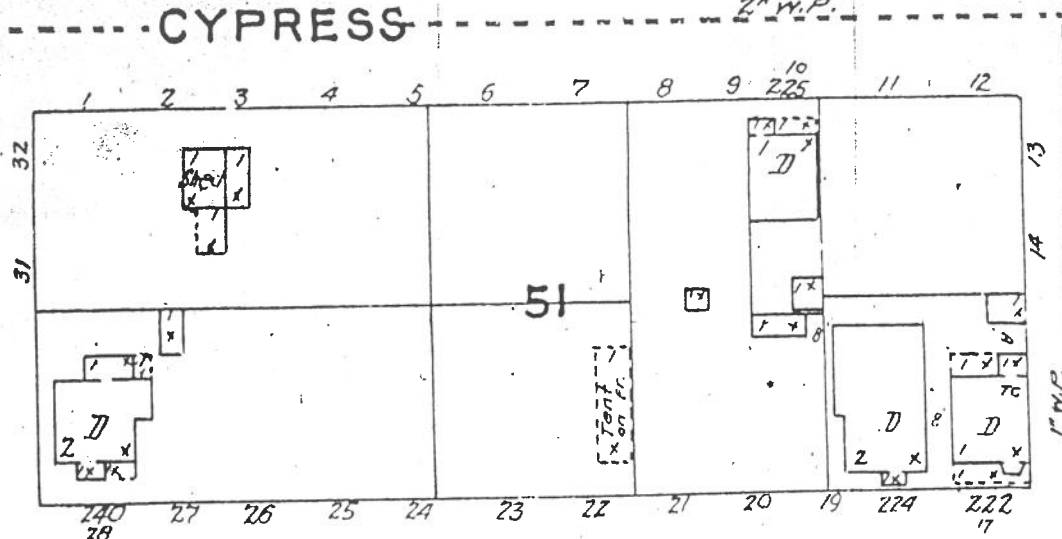
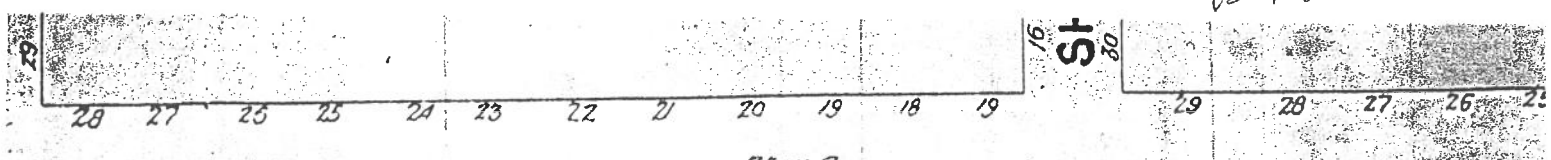


2" W.P. PARK



2" W.P. 19TH

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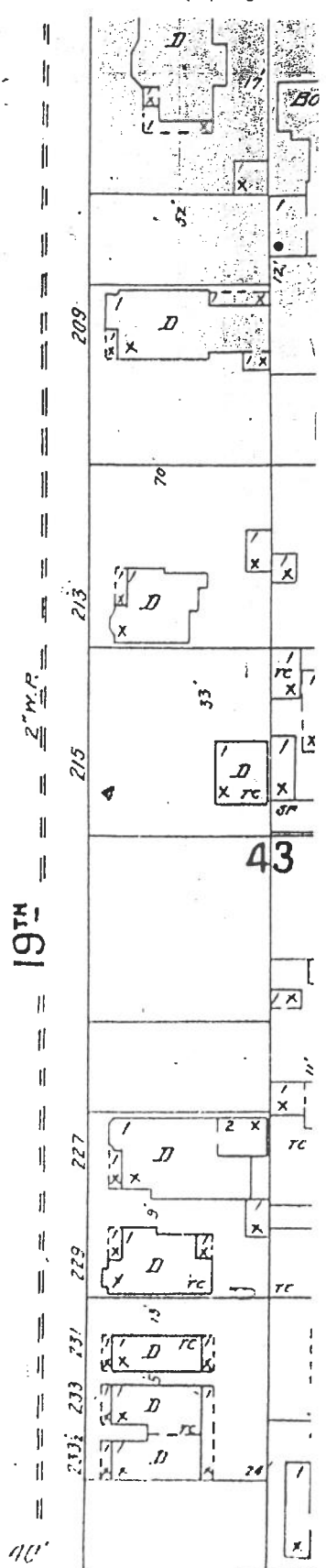
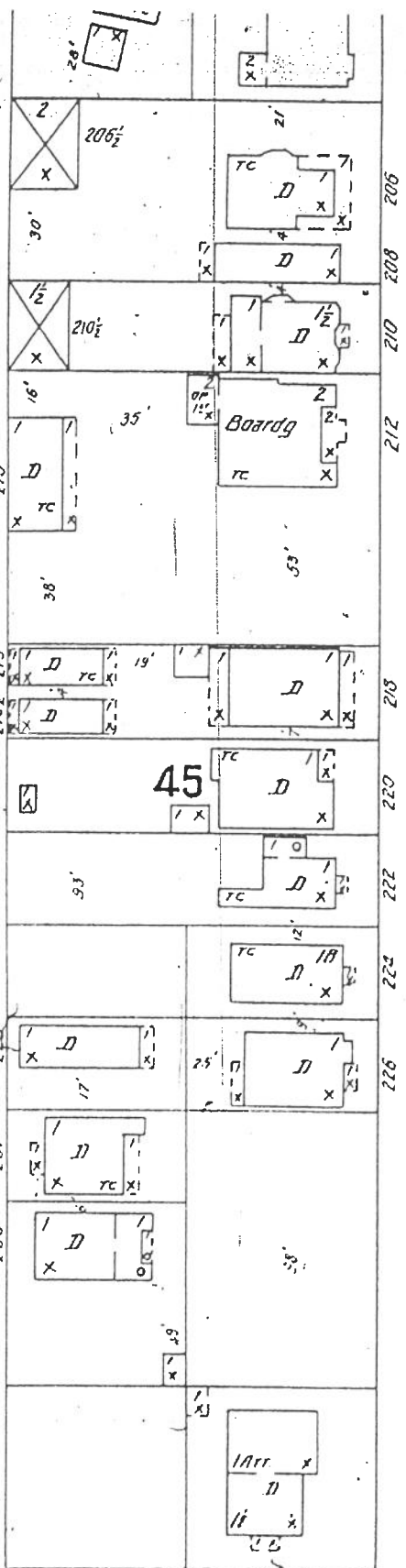
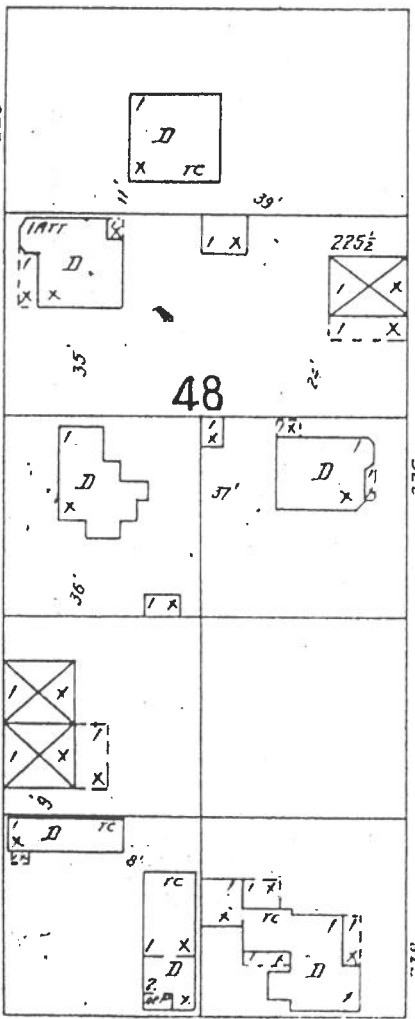
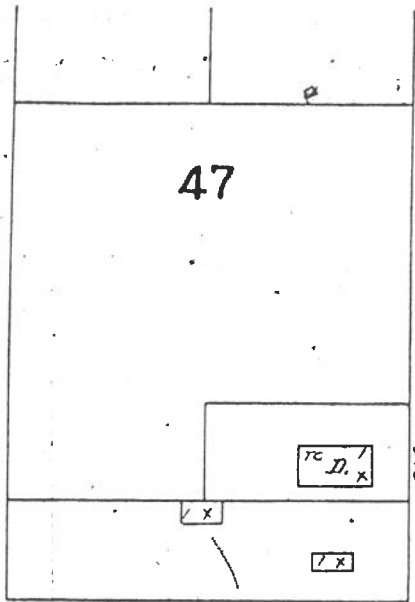
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HOUSE

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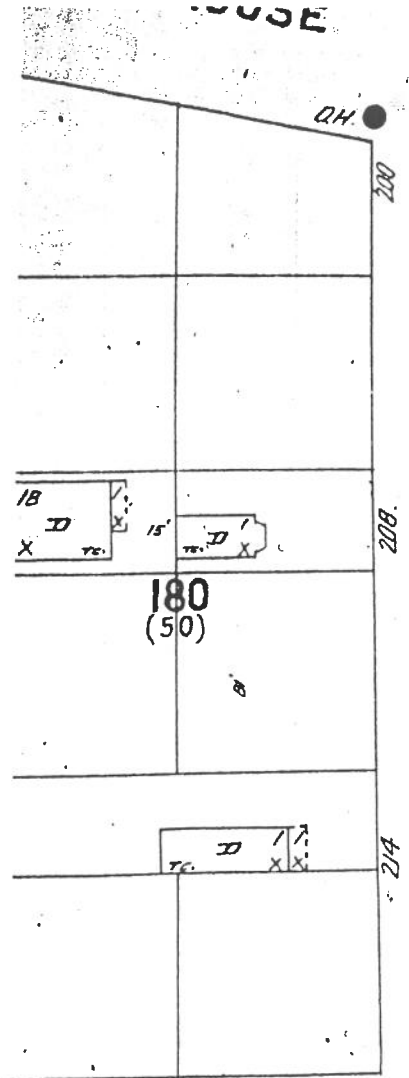
50'

AV.

CONGRESS

50'

PARK



SHORT

