



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

AGENDA REPORT

TO: Historic Resources Committee
FROM: Alyson Hunter, Assistant Planner
MEETING DATE: May 22, 2019
ADDRESS: 120 19th Street (APN 006-151-009)
PROJECT NO.: Historic Determination (HD) 19-0278
SUBJECT: A Historic Determination on the requested deletion of the existing single-family residence built in 1950 from the City's Historic Resources Inventory (HRI)
APPLICANT: Rick Steres, representing Tom & Chris Moore, Owners
CEQA STATUS: Not a Project under CEQA per §21065 of the CEQA Guidelines

RECOMMENDATION

Based on the material provided, adopt Resolution 19-01 and approve the deletion of the residential property at 120 19th Street from the City of Pacific Grove's Historic Resources Inventory (HRI).

BACKGROUND

In September 2017, the Architectural Review Board (Board) approved an Architectural Permit (AP/HPP/TP-D 17-0597) for a two-story addition of 456.5 gross square feet at the rear of the one-story residence. The addition connected residence to the existing detached garage creating a total square footage of 1,439. The Historic Preservation Permit (HPP) allowed an exception regarding the legal, nonconforming the rear setback enjoyed by the detached garage and its attachment to the new residential addition. This was allowed per [§23.76.060](#) of the Code.

A Phase II Historic Assessment (Elizabeth Moore Architect, August 2017) was prepared and referenced in the Board's review of the project. This assessment (attached) acknowledged that the residence was a "historically significant structure" and determined that the proposed changes complied with the Secretary of the Interior's Standards for Rehabilitation and, thereby, qualified for a Class 31 CEQA exemption for Historical Resources Restoration/Rehabilitation.

In July 2018, an Architectural Design Change permit (ADC 18-0796) was approved to allow changes to windows and doors previously approved under AP 17-0597.

Construction is now underway on the project and it has been determined that additional alteration to the plans is needed. The agent contends that he is unable to obtain the services of a qualified architectural historian and seeks to have the HRC make the determination that the property should be deleted from the HRI due to an error in its original inclusion and based on evidence provided.

DISCUSSION

The applicant's agent, an architect with experience in working with and documenting historic resources, contends that the subject property was erroneously included on the City's HRI in 1978 based on the Sanborn maps which, in 1926, showed two (2) small cabins on the ±2,613 sq. ft. lot which were subsequently demolished to make way for the extant residence which was built in 1950. The City has a building permit record for a 12' x 16' building constructed in 1916 and for the existing house built in 1950. The applicant's agent has provided, along with his narrative, a copy of the 1926 Sanborn map, Assessor records showing two very small buildings on 120 and 120 ½ 19th St. dated from 1928-29, and a copy of the 1950 building permit.

A full DPR Form 523 was not prepared for this property by the City's consultant, Page & Turnbull, as part of the HRI Update. However, the structure was evaluated the City's consultant preparing an update to the HRI, it was evaluated and acknowledged that the resource that was reflected on the HRI were likely the structures built circa 1898 and subsequently demolished sometime after 1926 to make way for the existing 1950 residence. The City's consultant recommends that the property be removed from the HRI. See attached information provided by the applicant's agent.

The Pacific Grove Municipal Code §[23.76.030](#) requires that in order for properties to be deleted from the HRI, the HRC must review the property against the Evaluation Criteria found in PGMC §[23.76.025](#). The criteria are listed below. The HRC should note that a Phase II Report, prepared by a qualified architectural historian and attached herein, that analyzed the previously approved development asserted that the existing residence is a significant historic resource in its own right and the proposed work was in conformance to the Secretary's Standards for Rehabilitation. The request to delete the property requires that the HRC find that the City's Evaluation Criteria, below, cannot be made and, therefore, should be removed. The findings are listed below in *italics* with Staff recommendations following:

- (a) *Whether the structure has significant character, interest or value as part of the development, heritage or cultural characteristics of the city of Pacific Grove, the state of California, or the United States.*

The extant residence was built in 1950 in the standard vernacular, mid-century style with horizontal wood siding, wood 1-over-1 windows (and some vinyl replacements) and a detached garage. The building, prior to the significant remodel and enlargement that is currently under construction, did not possess significant value, interest or character relating to the development, heritage or cultural characteristics of the City.

- (b) *Whether it is the site of a significant historic event.*

There is no indication in the materials provided or in the City's materials that a significant historic event occurred at this site.

- (c) *Whether it is strongly identified with a person who, or an organization which, significantly contributed to the culture, history or development of the City of Pacific Grove.*

There is no indication in the materials provided or in the City's materials that this site is associated with any person(s) or organizations which significantly contributed to the culture, history, or development of the City.

- (d) *Whether it is a particularly good example of a period or style.*

It is typical of the mid-century small, vernacular cottage style of the period, but it is now currently under construction for a significant remodel and enlargement. It will no longer represent the small cottage typical of the 1950s.

- (e) *Whether it is one of the few remaining examples in the city of Pacific Grove possessing distinguishing characteristics of an architectural type or specimen.*

It is not one of the few remaining examples of architecture possessing distinguishing characteristics in the City.

- (f) *Whether it is a notable work of an architect or master building whose individual work has significantly influenced the development of the City of Pacific Grove.*

There is no indication in the record that the owner/builder of the extant 1950 residence, M.E.R. Blankenship, was a notable individual or that his work influenced the development of the City.

- (g) *Whether it embodies elements of architectural design, detail, materials or craftsmanship that represent a significant architectural innovation.*

The small, mid-century vernacular cottage was constructed of materials available and commonly used at the time and does not represent craftsmanship or innovation that is significant.

- (h) *Whether it has a unique location or singular physical characteristics representing an established and familiar visual feature of a neighborhood, community, or of the city of Pacific Grove.*

The small lot in the original Retreat area is typical in size and configuration to others in the area. It is one of many hundreds of lots within the Retreat and its Additions and is not a unique location nor does it possess singular physical characteristics.

- (i) *Whether it retains the integrity of the original design.*

As it is currently under construction for a significant remodel and enlargement, it no longer retains the integrity of its original design.

It should be noted that if the HRC deletes this property from the HRI, then the existing approved encroachment of the now attached garage into the rear setback will be considered a legal, nonconforming condition and the standards of Chapter 23.68 of the Code will apply.

CEQA

Under the assumption that the property was listed erroneously, the action to remove in from the HRI is not a project under CEQA pursuant to [§15378\(b\)\(5\)](#) which addresses organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment. Conversely, if the HRC finds that the property is, indeed, a historic resource, then the proposed deletion would need to be evaluated by a qualified professional and the correct CEQA path determined.

ALTERNATIVES

The HRC may find that the property is a historic resource and should not be deleted from the HRI or that additional information is needed to make such a determination.

Attachments:

1. Narrative and Documents Supporting the Requested Removal from Mr. Rick Steres
2. Draft Resolution 19-01
3. Phase II Historic Assessment (Moore, August 2017)
4. Page & Turnbull's Draft Recommendations for Removal Table

RESPECTFULLY SUBMITTED:

Alyson Hunter

Alyson Hunter
Associate Planner



n.c.a.r.b.

March 11, 2019

Re: Moore Residence
120 19th Street, Pacific Grove



I ask that the city remove this property from the Historic Resources Inventory.

It is on Page & Turnbull's list of properties recommended for removal from the HRI so it is already something the city is considering.

I realize that it would ordinarily require a qualified historian to assess the request. There are only 3 local historians. I've approached each of them but none are interested. I found a 4th who does not wish to offer that service at all. A 5th historian who now lives in San Francisco also turned me down. By making this a requirement, the city has really boxed me into a corner.

Our reasons are clear and simple and really should not require an expert. I've included 4 attachments.

1. The 1926 Sanborn Map shows 2 cabins on this property that were undoubtedly the reason for the historic designation.
2. & 3. The two 1928 Block File sketches confirm that there were two very small cabins on this lot.
4. In 1950 a permit was issued to allow construction of the non-historic single family ranch home that currently occupies the lot and is being renovated. The two historic cabins were obviously demolished prior to construction of the existing ranch home.

I am told that the City of Pacific Grove created the HRI in 1978. So, without checking, the city placed the two cabins on the HRI that had been demolished at least 28 years prior.

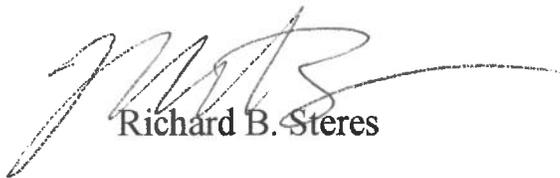


n.c.a.r.b.

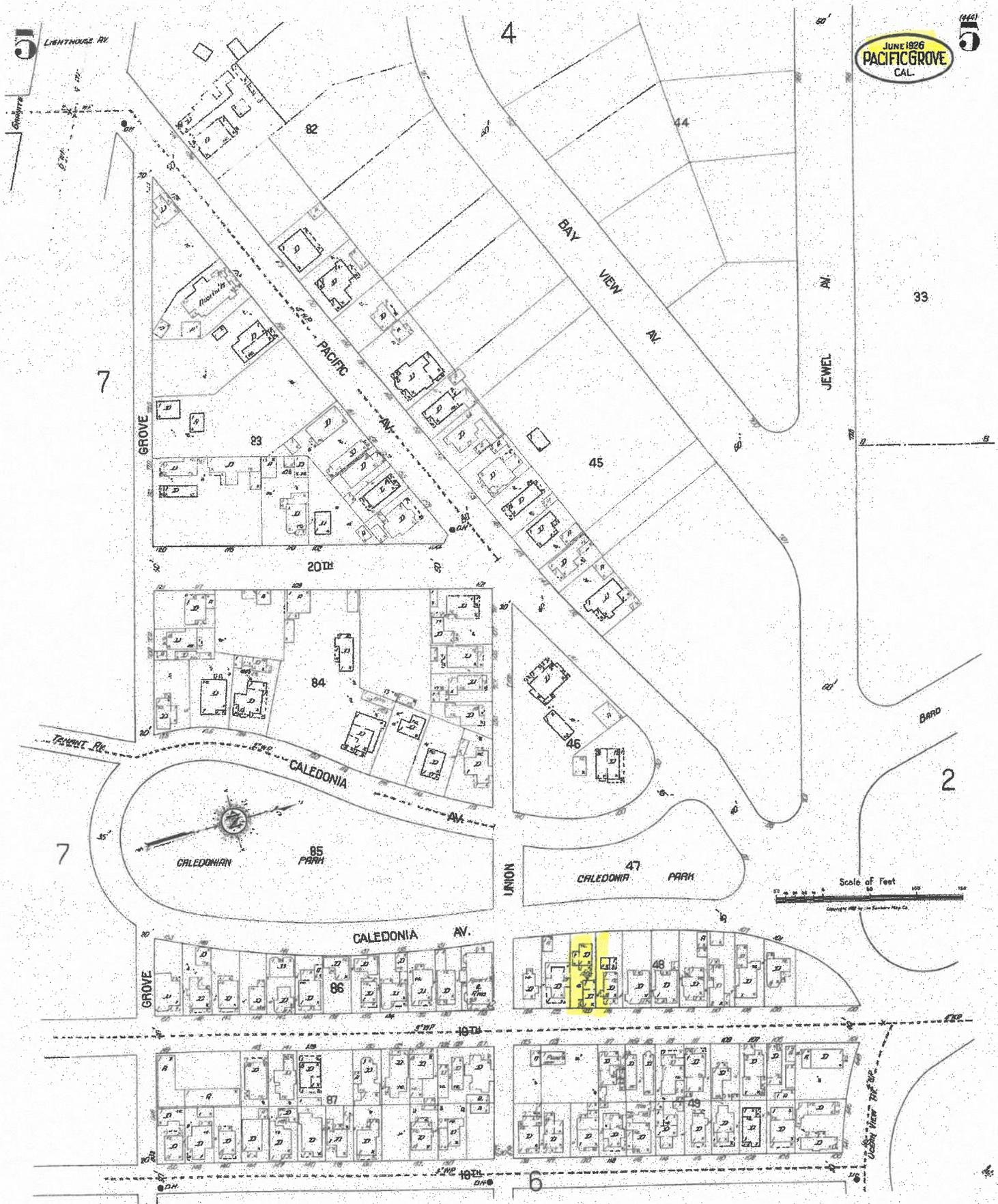
The city made an error when it designated this property “historic”. I suggest that it would be unjust to make the current owners, the Moores, pay large permit fees, endure long delays and be required to provide an expensive historic report to correct what was an error made by the city.

I discussed this with the city in 2017 during the permit process for renovations (Wendy Lao was our Planner) but it was decided that, since it was on the HRI, it had to be treated as “historic”. The renovations are under construction. But, now that the city has become aware of the situation, I ask that the problem be corrected.

Thank you.



Richard B. Steres



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 Item No. 9B
Page 9 of 28

Block 26 N Lot 7 N. 20-19
 Owner Anna L. Wilson
 No. 120 1/2 - 19 (1 Plan)

Ave. Class: 1, 2, 3, 4
 St.

REAL ESTATE	\$
IMPROVEMENTS	\$ <u>310</u>
FIELD BY	DATE
PRICED BY	DATE

EXTERIOR DESCRIPTION				INTERIOR DESCRIPTION			
Use — Commercial	Construction	Roof		Inside Finish	Plumbing	Lighting	Basement
Stories <u>2</u> Store <u> </u> Offices <u> </u> Apartments <u> </u> Theatre <u> </u> Hotel <u> </u> Loft <u> </u> Garage <u> </u> Hospital <u> </u> School <u> </u> Dwellings <u> </u> Residence <u> </u> Apartments <u> </u> Rooming House <u> </u> Out Buildings <u> </u> Garage <u> </u> Shed <u> </u> Postory House <u> </u>	Wood Frame <input checked="" type="checkbox"/> Steel Frame <input type="checkbox"/> Reinforced Concrete <input type="checkbox"/> Masonry <input type="checkbox"/> Terra Cotta <input type="checkbox"/> Brick <input type="checkbox"/> Art Stone <input type="checkbox"/> Plaster on Lath <input type="checkbox"/> Stucco <input type="checkbox"/> Board & Battens <input type="checkbox"/> Cor. Iron <input type="checkbox"/> Foundation <input type="checkbox"/> Deep Masonry <input type="checkbox"/> Shallow <input type="checkbox"/> Pile <input type="checkbox"/> Wood <input type="checkbox"/>	Gable <input checked="" type="checkbox"/> Hip <input type="checkbox"/> Mansard <input type="checkbox"/> Dormers <input type="checkbox"/> Flat <input type="checkbox"/> Cot Gr <input type="checkbox"/> Roofing <input type="checkbox"/> Tile <input type="checkbox"/> Slate <input type="checkbox"/> Asphalt <input type="checkbox"/> Shingles <input type="checkbox"/> Composition <input type="checkbox"/> Tar & Gravel <input type="checkbox"/> Metal <input type="checkbox"/> Interior Tile <input type="checkbox"/> Plain <input type="checkbox"/> Ornamental <input type="checkbox"/> Tile <input type="checkbox"/> Wood <input type="checkbox"/> Masonry <input type="checkbox"/> Metal <input type="checkbox"/> Plaster <input type="checkbox"/> Stone Front <input type="checkbox"/> Plate in Metal <input type="checkbox"/> Plate in Wood <input type="checkbox"/> Sheet Glass <input type="checkbox"/>	Stock <input checked="" type="checkbox"/> Special <input type="checkbox"/> Ornamental <input type="checkbox"/> Paint <input type="checkbox"/> Hardwood <input type="checkbox"/> Pine <input type="checkbox"/> Wainscots <input type="checkbox"/> Paper <input type="checkbox"/> Plaster <input type="checkbox"/> Plaster Board <input type="checkbox"/> Canvas <input type="checkbox"/> Bannets <input type="checkbox"/> Beamed Ceiling <input type="checkbox"/> Gypsum <input type="checkbox"/> Hardwood <input type="checkbox"/> Marble <input type="checkbox"/> Tile <input type="checkbox"/> Rubber Tile <input type="checkbox"/> Cement <input type="checkbox"/> Etc. <input type="checkbox"/> Comps. <input type="checkbox"/>	No. Fixtures <input checked="" type="checkbox"/> Good <input type="checkbox"/> Medium <input type="checkbox"/> Cheap <input type="checkbox"/> Bath Rooms <input type="checkbox"/> Rooms <input type="checkbox"/> Number <input type="checkbox"/> Good <input type="checkbox"/> Medium <input type="checkbox"/> Cheap <input type="checkbox"/> Shower <input type="checkbox"/> Tile Floor <input type="checkbox"/> Tile Wall <input type="checkbox"/> Built-in Features <input type="checkbox"/> Ruffels <input type="checkbox"/> Woodframe <input type="checkbox"/> Porcelain <input type="checkbox"/> Refrigerator <input type="checkbox"/> Lockers <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Fire Escape <input type="checkbox"/> Sidewalk Light <input type="checkbox"/>	Lamps <input type="checkbox"/> Electricity <input type="checkbox"/> Fixtures <input type="checkbox"/> Good <input type="checkbox"/> Medium Cheap <input type="checkbox"/> Heating <input type="checkbox"/> Fireplaces <input type="checkbox"/> Stoves <input type="checkbox"/> Palm Mosaic <input type="checkbox"/> Hot Air Furnace <input type="checkbox"/> Piped in <input type="checkbox"/> Ducts <input type="checkbox"/> Steam <input type="checkbox"/> Hot Water <input type="checkbox"/> Floor Furnace <input type="checkbox"/> Mechanical Equipment <input type="checkbox"/> Ventilating Apparatus <input type="checkbox"/> Thermo Heat Control <input type="checkbox"/> Sprinkler System <input type="checkbox"/> Automatic Fire Alarm <input type="checkbox"/> Vacuum Cleaner System <input type="checkbox"/>	None <input type="checkbox"/> Full <input type="checkbox"/> Concrete <input type="checkbox"/> Walls <input type="checkbox"/> Unfinished <input type="checkbox"/> Elevators <input type="checkbox"/> Travel <input type="checkbox"/> Freight <input type="checkbox"/> Electric <input type="checkbox"/> Hydraulic <input type="checkbox"/> Passenger <input type="checkbox"/> Automobile <input type="checkbox"/> Speed H. <input type="checkbox"/> Occupancy <input type="checkbox"/> Owner <input type="checkbox"/> Vacant <input type="checkbox"/> Not Home <input type="checkbox"/>	

(A)	14x24x	360	sq. ft.	0.1	1.75	525	Depreciated Present Value	310	Age <u>22</u> Remodeled Age <u> </u>
(B)	10x12x	120	sq. ft.	0.1	1.00	120			Condition: <u>New</u> <u>Good</u> <u>Medium</u> <u>Poor</u>
(C)	X X =		sq. ft.	0.1					Obsolescence <u>Yes</u> <u>No</u>
(D)	X X =		sq. ft.	0.1			Retaining Wall		Deterioration <u> </u> <u>Good</u> <u> </u>
	X X =		sq. ft.	0.1			Tank		
	X X =		sq. ft.	0.1			Fuel		
Basem't	X X =		sq. ft.	0.1			Disturbance		
Garage	X X =		sq. ft.	0.1					
Extras									
HEIGHT:	FT.	Replacement Total					TOTAL VALUE	310	(See Reverse)

CITY OF PACIFIC GROVE BUILDING PERMIT

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

Location 150 - 19th Street

Lot 9 Block 15 Tract

Nature of Improvement single family dwelling Zone

No. Rooms 4 Bath Out buildings garage 10' x 20'

Dimensions 22' x 35'

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

No. Stories 1 Floors 1

Foundation concrete Roof concrete

Walls frame Chimneys

Outside Finish plaster Toilets 1

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 Mr. E. R. Blanche Builder owner

Estimated Cost \$ 4000 Date Feb. 25 1950

Fee of \$ 1000 Paid W. May Building Inspector Permit No. 3622

RESOLUTION NO. 19-01

HISTORIC DETERMINATION 19-0278 FOR THE PROPERTY LOCATED AT 120 19th STREET TO BE REMOVED FROM THE CITY OF PACIFIC GROVE'S HISTORIC RESOURCES INVENTORY

FACTS

1. On April 29, 2019, Mr. Rick Steres, on behalf of the property owners, Om & Chris Moore, submitted a written request through application of a Historic Determination to remove the existing residence located at 120 19th Street (APN 006-151-009) from the City of Pacific Grove's Historic Resources Inventory.
2. The structure was added to the City's Historic Resources Inventory in 1978.
3. In September 2017, the Architectural Review Board (Board) approved an Architectural Permit (AP/HPP/TP-D 17-0597) for a two-story addition of 456.5 gross square feet at the rear of the one-story residence. The addition connected residence to the existing detached garage creating a total square footage of 1,439. The Historic Preservation Permit (HPP) allowed an exception regarding the legal, nonconforming the rear setback enjoyed by the detached garage and its attachment to the new residential addition.
4. In July 2018, an Architectural Design Change permit (ADC 18-0796) was approved to allow changes to windows and doors previously approved under AP 17-0597.

FINDINGS

1. The applicant's agent has provided Assessor records, a copy of the 1926 Sanborn map, and a copy of the 1950 Building Permit for a new single-story residence and detached garage that substantially matches the size and dimensions of the residence before the 2017 architectural permit was granted.
2. The Historic Resources Committee has determined that the property shall be removed from the City of Pacific Grove's Historic Resources Inventory based on the criteria listed in PGMC 23.76.025, and the analysis and conclusions of the materials submitted by the applicant's agent.
3. The Historic Resources Committee has determined that this action does not constitute as a "Project" as defined under the California Environmental Quality Act (CEQA) Section 15378 which addresses organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment. This section can be used if the Committee finds that the property was placed on the Historic Resources Inventory in error.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE HISTORIC RESOURCES COMMITTEE OF THE CITY OF PACIFIC GROVE THAT:

1. The Historic Resources Committee determines that each of the Findings set forth above is true and correct, and by this reference incorporates those Findings as an integral part of this Resolution.

2. City records are unclear as to when or why the property was added to the HRI. It was not included in the original 1977-78 survey, but appeared on the Inventory in 1991. Although a Phase II Historic Assessment (Moore, August 2017) was prepared for the project that is currently underway, the Committee finds that the property no longer meets the criteria for eligibility per PGMC §23.76.025.
3. This Resolution shall become effective upon the expiration of the 10-day appeal period.

PASSED AND ADOPTED BY THE HISTORIC RESOURCES COMMITTEE OF THE CITY OF PACIFIC GROVE this 22nd day of May, 2019, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

APPROVED:

Claudia Sawyer, Chair

ATTEST:

Alyson Hunter, Associate Planner

E L I Z A B E T H M O O R E A R C H I T E C T
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PHASE II HISTORIC ASSESSMENT

NAME AND ADDRESS OF THE PROPERTY

MOORE RESIDENCE - BUILT IN 1952
120 19th Street
Pacific Grove, CA 93950

APPLICANT

Rick Steres, Architect
230 Fountain Avenue, Suite 6
Pacific Grove CA 93950

OWNER

Thomas and Chris Moore
340 Twin Pines Drive
Scotts Valley CA 95066

August 31, 2017

PHASE II HISTORIC ASSESSMENT

MOORE RESIDENCE - BUILT IN 1952
120 19th Street, Pacific Grove CA 93950

INTRODUCTION

The following Phase II Historic Assessment for the residential property located at 120 19th Street (APN 006-151-009-000), in Pacific Grove, has been prepared as required by the City of Pacific Grove and the California Environmental Quality Act (CEQA).

PHASE II HISTORIC ASSESSMENT

The following is an analysis of the proposed alterations to the historically significant structure at 120 19th Street, Pacific Grove CA, for the purpose of evaluating of their compliance with the Secretary of the Interiors Standards for the Treatment of Historic Properties, 1995: Rehabilitation.

An addition has been designed for the subject property by Rick Steres Architect. It appears to be sensitive to the existing historic material, the character of the house and neighborhood, and in keeping with the Secretary of the Interior's Standards for Treatment of Historic Properties.

This proposed project includes construction only at the rear of the property: rebuilding of the existing garage, infill connecting the house and garage and addition of living space above, the second story set back from the existing Caledonia Street elevation. To achieve this, it is proposed that the exterior walls of the existing garage will be carefully removed and stored, the floor lowered, new code-worthy framing constructed and the historic exterior walls re-attached. A low profile second story addition will be constructed above. Massing, forms and details of the new building element are proposed to be similar to, but differentiated from the existing building. The floor at the remodel/addition will be lowered to reduce slope of the very steep driveway, to reduce the visible building mass and height and to respect the canopy of an adjacent large coast live oak.

Fenestration at the addition will be of similar style, scale and materials to that of the existing house, referencing styles, sizes, grouping and details from the original, but differentiated to visually identify the new portion of the building. A new wood garage door is proposed.

The historic house has shiplap siding. The style of the new construction as proposed, is similar to but differentiated from that of the historic house. Wood siding on the addition references the horizontal nature of the historic shiplap siding, horizontal wood siding of a different board width is proposed on the new building elements.



EAST ELEVATION - 19th STREET



WEST ELEVATION - CALADONIA STREET



**EXISTING
GROUND FLOOR PLAN**

PROPOSED



PROPOSED

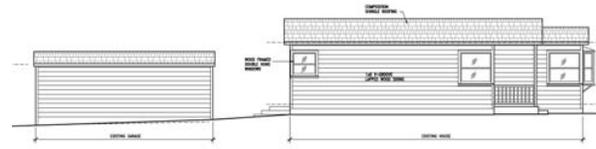
SECOND FLOOR PLAN



EXISTING



**PROPOSED
WEST ELEVATION**



EXISTING



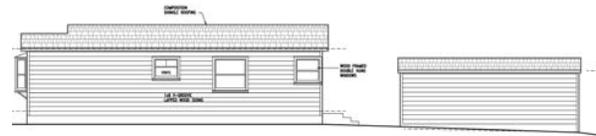
**PROPOSED
SOUTH ELEVATION**



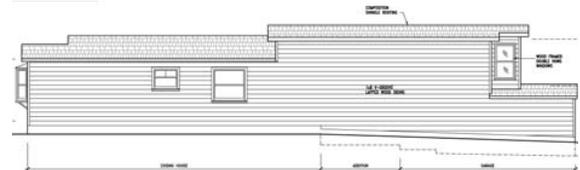
EXISTING



**PROPOSED
EAST ELEVATION**



EXISTING



**PROPOSED
NORTH ELEVATION**

Evaluation per The Secretary of the Interior's Standards for the Treatment of Historic Properties, 1995:

REHABILITATION

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

Yes. The property will continue to be used as a single family residence. Changes are proposed to the footprint to make it more suitable for a modern lifestyle. Distinctive materials, features, spaces and spatial relationships will be unaltered or minimally changed.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

Yes. The historic character and spatial relationships will be preserved. Proposed additions are outside of the footprint of the existing house, to the rear of the building. The height of the new two story element will be kept low to be respectful of the scale of house and neighborhood, and a large oak tree. The floor of the addition will be at a lower elevation than the original house, and the roof height well below the allowable height limit.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

Yes. Proposed material and detail are different than, but complimentary to the historic portion of the house. The new references the historic forms and materials of the neighborhood as a whole, and appear consistent with the period of significance of the house and its historic context.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

Yes. All historic portions of the building will be treated equally.

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

Yes. Distinctive elements characterizing the property and visible from public areas will be preserved.

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

Yes, historic materials will be undertaken with care.

8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

Not applicable to this project.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

Yes. Proposed work will preserve historic materials and features of the property, and will be differentiated from and compatible with the historic, to protect the integrity of property and environs.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Yes. The proposed addition will be outside of the historic footprint. The exterior walls of the garage will be removed intact and reused, new construction will be attached to the rear of existing cottage. The second story addition will be over the rebuilt garage. The fabric, essence and integrity of the house will remain.

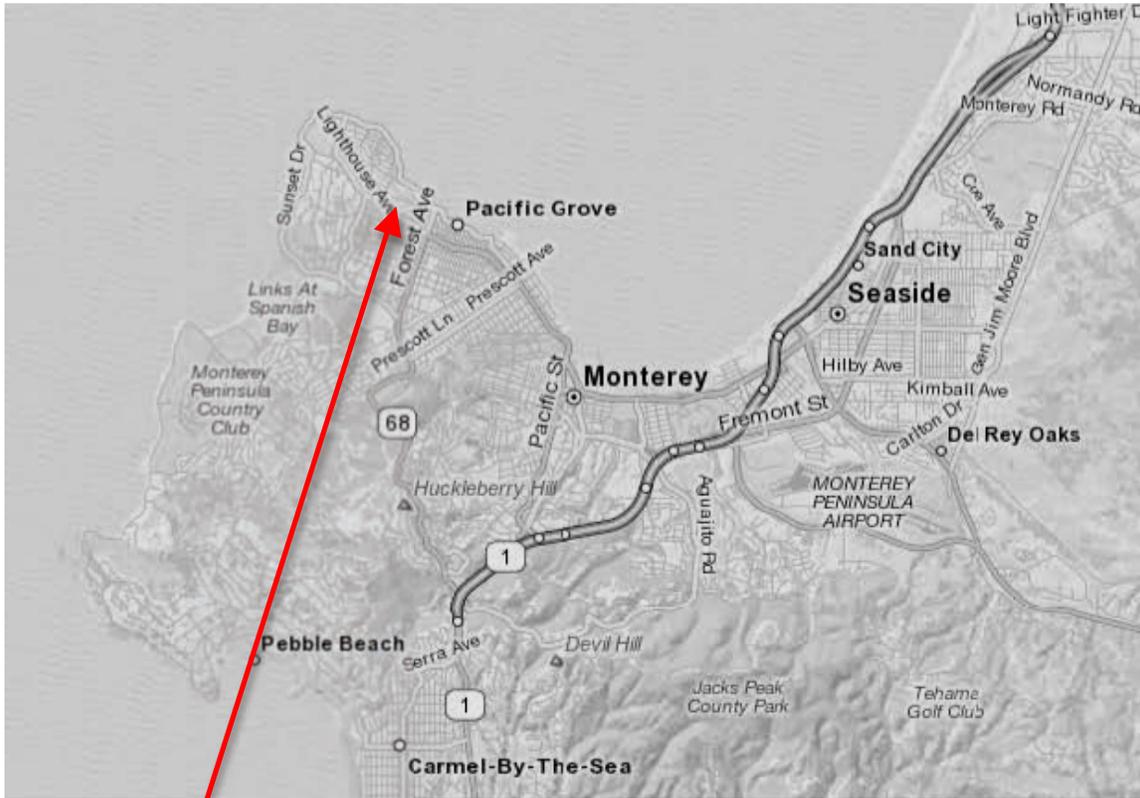
SUMMARY

The proposed plan for the historic property at 120 19th Street in Pacific Grove, including a two storey addition, to the rear and side of the historic house, all consistent with the existing when evaluated per The Secretary of the Interior's Standards for the Treatment of Historic Properties, 1995, Rehabilitation section, is consistent with applicable criteria # 1, 2, 3, 4, 5, 6, 7, 9, & 10, # 8 is not applicable to this project.

Respectfully Submitted,



Elizabeth Moore



Location Map



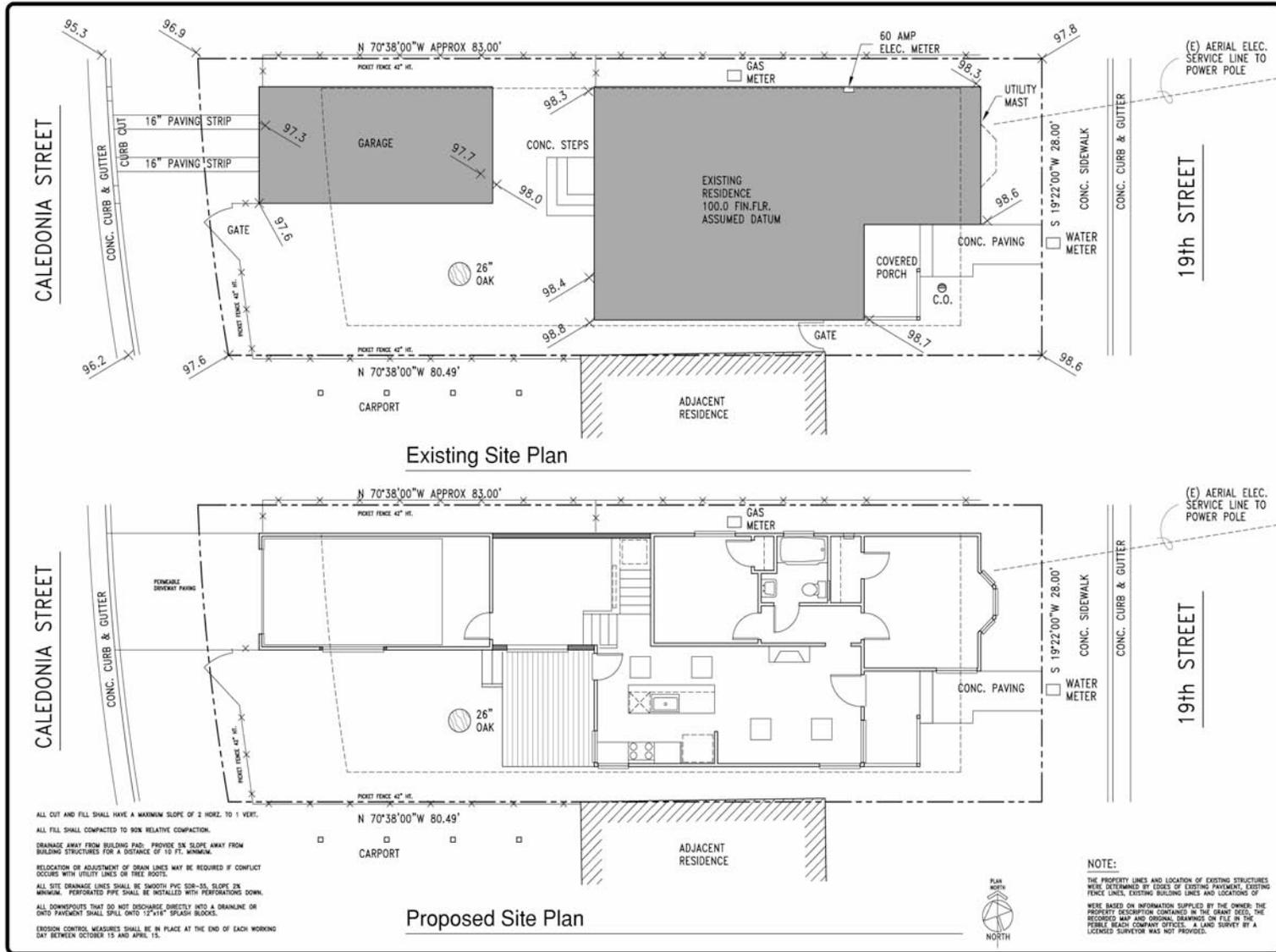
Vicinity Map

NEIGHBORHOOD CONTEXT WITH SUBJECT HOUSE





ARCHITECTURAL DRAWINGS



6

NO.	DATE	DESCRIPTION

Site Plan

MOORE & BERKELEY ARCHITECTS

127 19th STREET
PACIFIC BEACH, CA 92028

ARCHITECT: VINCENT J. COOPER
C 14191
REGISTERED ARCHITECT
STATE OF CALIFORNIA

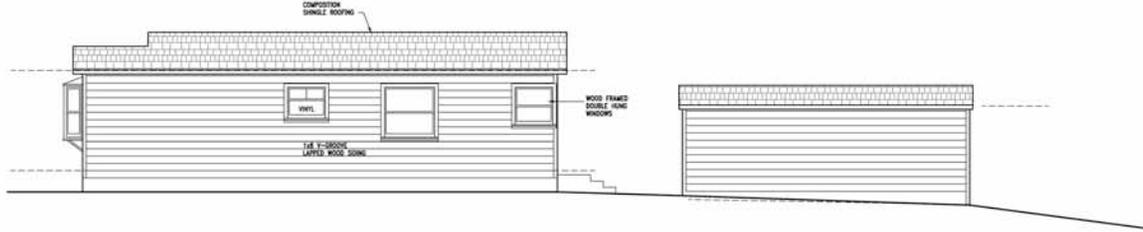
Site Plan

MOORE & BERKELEY ARCHITECTS

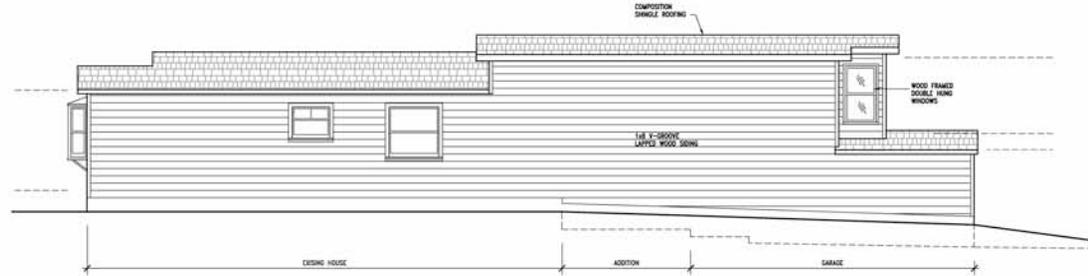
127 19th STREET
PACIFIC BEACH, CA 92028

DATE	10/15/2017
SCALE	AS SHOWN
PROJECT NO.	1509
SHEET NO.	C1
TOTAL SHEETS	24

12



Existing North (right side)



Proposed North (right side)



Existing East (front)



Proposed East (front)

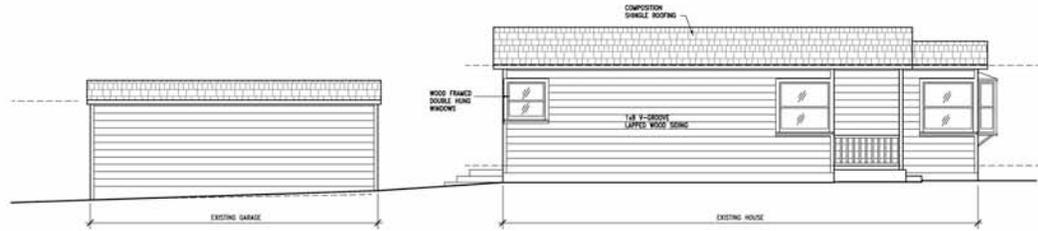
NO. 1	DATE

Patrick Stares Architect
 ARCHITECT
 C 14191
 STATE OF CALIFORNIA
 2277 Aliso Viejo Parkway, Suite 4, Pacific Palisades, CA 90272
 310.371.8888
 www.patrickstares.com

North & East Elevations
Moore Residence
 ANDERSON & BERKELEY
 127 11th STREET, PACIFIC PALISADES, CA 90272

DATE	JUNE 2017
SCALE	1/4"=1'-0"
JOB NUMBER	1809
SHEET	A3
OF 24 SHEETS	

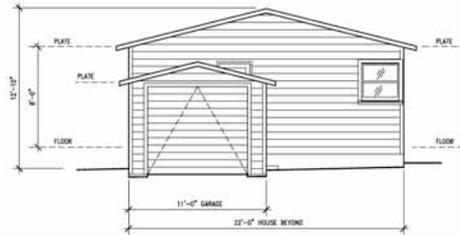
13



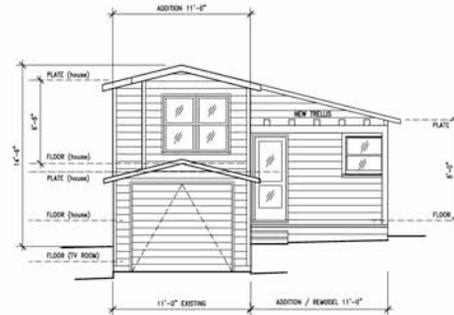
Existing South (left side)



Proposed South (left side)



Existing West (rear)



Proposed West (rear)

NO.	DATE

**Richard Steres
Architect**

C 14191
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REGISTERED ARCHITECT
STATE OF CALIFORNIA
C 14191

South & West Elevations
Moore Residence
ANDERSON & BERKELEY
1207 17th STREET, PACIFIC PALISADES, CA 90272

DATE	JUNE 2017
SCALE	1/4"=1'-0"
JOB NUMBER	1808
SHEET	A4
OF 24 SHEETS	

Properties Recommended for Removal from Pacific Grove HRI

Address	APN	Year Built	Historic Name	Reason for Removal	Survey Notes	Alterations	Evaluation Notes
148 18th St	006162011000	Circa 1928		No Integrity		Incompatible Addition, Altered Form or Roofline, Altered Pattern of Windows or Doors, Enclosed Porch, Altered Entry	1926 Sanborn indicates a one-story dwelling. Second-story addition and front porch and recessed portion have been infilled.
160 18th St	006168008000	1885	Kennedy House	No Integrity		Incompatible Addition, Enclosed Porch, Altered Entry	The building was minimally expanded between the years 1905 and 1914, a period when the use changed from combination shop/dwelling to dwelling use only. The building footprint appears unchanged between 1914, 1926 and 1962 except for the enclosure/alteration of rear porch. After 1962, the front porch was enclosed and a south entry vestibule constructed.
208 18th St	006292003000	1889	Garrigus House	No Integrity		Change of Use, Other	The original building has been absorbed by the Gosby House Inn's rear addition. No historic association with the Gosby House Inn is known.
213 18th St	006293023000	1896	Heyler House	No Integrity		Incompatible Addition, Altered Form or Roofline, Replacement Door(s), Replacement Cladding, Enclosed Porch	
214 18th St	006292005000	Circa 1910		No Integrity		Incompatible Addition, Altered Form or Roofline, Altered Pattern of Windows or Doors	
220 18th St	006292007000	1890	Fitts House	No Integrity		Altered Form or Roofline, Replacement Door(s), Replacement Cladding	
415 18th St	006473009000	1903		No Integrity			
511 18th St	006476007000	1908		No Integrity		Incompatible Addition, Altered Form or Roofline	
109 19th St	006152017000	Circa 1890	Morehead House	No Integrity		Incompatible Addition, Altered Form or Roofline	
120 19th St	006151009000	1898		Demolished			According to documentation provided by the City (written by Rick Steres), the original 1898 building has been demolished.
124 19th St	006151011000	1905		Demolished	Building has numerous alterations, resulting in a lack of integrity.	Incompatible Addition, Altered Form or Roofline, Altered Pattern of Windows or Doors, Non-Historic Residence/ADU On Site	
144 19th St	006161010000	Circa 1897-1905		No Integrity	May be a former rear shed to 147 Caledonia; appears to be an expanded shed building.	Compatible Addition, Altered Form or Roofline, Replacement Window(s), Replacement Door(s)	
148 19th St	006161012000	Circa 1915		No Integrity		Incompatible Addition, Altered Form or Roofline, Replacement Window(s)	Per the 1926 Sanborn map, alteration occurred at a later date.