



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, Associate Planner

MEETING DATE: June 26, 2019

PERMIT & APPLICATION NO.: Architectural Permit (AP) / Accessory Dwelling Unit (ADU) /
Historic Preservation Permit (HPP) Application No. 19-0211

LOCATION: 409 Grand Avenue, Pacific Grove, CA 93950
(APN 006-489-009)

PROJECT DESCRIPTION: An Architectural Permit for the demolition of a non-historic garage and laundry room, the relocation of the entire house 8' to the north and placement on new perimeter foundation, and the addition of a new second-story ADU and garage. An exception to the parking standards in PGMC §23.64.190(a) is proposed through the issuance of a Historic Preservation Permit (HPP). The exception is for a reduction in the required number of covered parking spaces from two (2) to one (1). The house is on the Historic Resources Inventory (HRI).

APPLICANT/OWNER: Rick Steres, representing the Peterson Family Trust

ZONING/LAND USE: Residential Multi-Family (R-4) / Professional Office - High Density Residential (29 du/acre) (PO/HDR)

CEQA: Class 31, §15331, and Class 1, §15301(e)(2), Categorical Exemptions for Historic Resource Restoration/Rehabilitation and Minor Residential Additions, respectively.

RECOMMENDATION

Staff recommends that the Historic Resources Committee (HRC) approve the Architectural Permit, the Accessory Dwelling Unit, and the Historic Preservation Permit for the proposed alterations subject to findings, conditions, and Class 1 and 31 CEQA categorical exemptions.

PROJECT DESCRIPTION

The proposed project includes the removal of an existing 280 sf detached garage and an attached 150 sf laundry room, the relocation of the entire house 8' to the north to be placed on a new concrete perimeter foundation with a new basement, a new attached 286 sf garage on the south side, and a new two-story addition to the rear which will accommodate an accessory dwelling unit (ADU). The ADU will be independently accessible from the south side of the house. An exception

to the parking standards is requested through the issuance of a Historic Preservation Permit per PGMC [§23.76.060](#).

BACKGROUND

Site Description

The existing one-story residence is approximately 1,636 sf in size and was built in 1891. The Queen Anne-style cottage is included on the Historic Resources Inventory (HRI). As described in the attached Phase II Historic Assessment (Seavey, January 2019), the proposed alterations will not significantly affect the historic resource as the project will retain most of the home's historically significant elevations and will not result in a significant increase in the building's bulk and massing. Mr. Seavey maintains that the proposal is in compliance with the Secretary of the Interior's Standards for Rehabilitation and that the Class 31 CEQA exemption is applicable.

The property is 3,960 sf in size. As the property is in the R-4 zoning district, the parking regulations in PGMC [§23.64.190\(a\)](#) apply. This section requires two (2) covered parking spaces for a single-family residence. As such, the applicant requests a Historic Preservation Permit (HPP) allowed per PGMC [§23.76.060](#) to allow for an exception to this parking standard and a reduction from the required two covered spaces to one covered space. There will be an uncovered parking space in front of the garage. The ADU does not require parking.

Surrounding Land Uses

The property is on the east side of Grand Avenue, between Pine and Spruce Avenues. The property is surrounded mostly by small multi-family developments and single-family residences.

DISCUSSION

Applicable General Plan Policies

The Pacific Grove General Plan provides a framework for future growth and development within the City. The Land Use Element includes goals and policies that call for orderly, well-planned, and balanced development, consistent with the historic nature of Pacific Grove, the capacity of the City's infrastructure, and ability to assimilate new growth. The property has a general plan designation of Professional Office / Residential High-Density with an allowed density of up to 29 dwelling units per acre. The project will retain the existing residence and add an ADU, thus slightly increasing the City's housing inventory. This type of residential development is allowed in all of the residential general plan designations.

Applicable Zoning Code Regulations

General Plan goals and policies are implemented by Title 23 of the Pacific Grove Municipal Code (PGMC).

Chapter 23.28 of the PGMC describes the permitted uses and development standards of the R-4 zoning district. Per [Section 23.28](#) of the PGMC, the intent of this chapter is to regulate uses within the multi-family zoning district. The applicant has provided a Project Data Sheet (Sheet C0 of the plan set) indicating that the development standards of the zoning district, including building coverage, site coverage and gross floor area, have been met.

The parking requirements for the R-4 zoning district are located within the General Provisions section of the PGMC, specifically [23.64.190\(a\)](#) which requires 2 covered parking spaces for a single-family residence on lots greater than 1,800 sf. Given that the property is only 3,960 sf in size, the applicant requests an exception to this requirement to allow for a one-car garage and one

uncovered space rather than two covered spaces. This exception request is allowed, per PGMC §23.76.060, when it is *necessary to permit the preservation or restoration of, or improvements to, a building listed on the HRI. Such exceptions may include, but not be limited to, parking, yards, height and coverage regulations. Such exceptions shall not include approval of uses not otherwise allowed by the zoning district regulations. In considering an application for such exception, the historic resources committee shall be directed and guided by the list of purposes found in PGMC 23.76.010 and by PGMC 23.04.010.*

Architecture and Historic Resources

The applicant enlisted Kent Seavey, a qualified historian, to prepare a Phase II historic assessment to address the proposed modifications. This report (attached) concluded that the impact of the proposed alterations will not cause a significant change to the potential historic building and will not create a significant adverse effect on the environment.

The proposed changes attempt to reflect the City’s Architectural Review Guidelines for Historic Buildings (Appendix 1) and Windows (Appendix IV) including, but not limited to:

- Placing the modifications on an inconspicuous side or rear elevation so that the new work does not result in a radical change to the form and character of the historic building;
- Replacement of non-original windows shall match original windows or shall match the original appearance of the structure; and
- Additions and remodels should be compatible with the original historic building in forms, scale, and materials and not compromise the architectural integrity of the original.

In addition to the aforementioned Guidelines for Historic Buildings, the project conforms to several of the standard Guidelines which relate to general neighborhood compatibility.

Guideline #1 The mass and height of a new building should blend with neighboring structures and not overwhelm them with disproportionate size or a design that is out of character.

Although the existing one-story house will almost double in size, most of the addition will be on the side and rear; the highest point of the new ridge will be 27’6” tall, below the 30’ height limit; and the immediate neighborhood is development with two-story multi-family buildings and a vacant lot to the south under the same ownership. Furthermore, the new two-story addition will be stepped back from the existing home approximately 10’ in an effort to differentiate between old and new.

Guideline #7 Second floor balconies and decks should be designed and located to minimize the loss of privacy for neighboring properties.

The project includes a second-story deck on the rear elevation which will be setback from the rear property line 8’ as required by the zoning code. New second-story windows on the north side are higher “clerestory” windows and no second-story windows are proposed on the south side.

Guidelines #21 – 22 Recommend designing projects to avoid the removal or significant trimming of trees and to protect root systems as needed.

No tree removal or trimming of any qualified trees will be required.

Guideline #24 New structures should appear similar in scale to those seen as traditional in the neighborhood.

As mentioned previously, the proposed changes will be in proportion to the existing development in the neighborhood which includes an eclectic mix of two-story multi-family buildings.

Guideline #31 Additions should be designed so that the pitch of the new roof matches or complements the pitch of the existing roof lines.

The new roof continues the “hip” style that currently exists and is of a similar pitch to the existing home and nearby development.

Guideline #33 Door and window proportions should relate to the scale and style of the building itself.

The proposed doors and windows are similar in size and shape to the existing double-hung windows elsewhere and, most importantly, on the front elevation.

Landscaping

In conformance to PGMC [§23.64.195](#), the project includes a condition of approval requiring that the front yard, including the area between the sidewalk and curb, be landscaped and maintained. Landscaping and tree planting shall adhere to the City’s guidelines and shall be installed prior to the issuance of a Certificate of Occupancy.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

In reviewing this action, the City has followed guidelines adopted by the State of California as published in California Administrative Code, Title 14, §15000, et seq. The proposed project is found to be exempt under the Class 31, CEQA Guidelines Categorical Exemption, Section 15331, *Historical Resources Restoration/Rehabilitation*, and the Class 1, Section 15301(e)(2) exemption for *Residential Additions*.

The Class 31 exemption consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitation, Restoring, and Reconstructing Historic Buildings (1995). The Secretary’s Standards define rehabilitation as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

The Class 1 exemption consists of alterations to existing facilities, including additions of up to 10,000 sq. ft., where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive. The proposed project is consistent with the General Plan and the neighborhood within which the project is located is not environmentally sensitive. The trees will remain and the project is conditioned to comply with the recommendations of both the project and City arborists. This property is within the [Area of Special Biological Significance](#) (ASBS) which includes approximately two-thirds of the City. The ASBS refers to stormwater run-off requirements for projects creating over 2,500 sf of new impervious surface (which this project does

not) and is regulated through the City's Public Works and Building Departments to ensure compliance with the rules set by the California Regional Water Quality Control Board.

The exceptions to exemptions in Section 15300.2 of the CEQA Guidelines do not apply to this project except for (f) which pertains to historic resources. The applicant's qualified historic consultant states that the proposed project will not result in an adverse impact to the historic resource and is in compliance with the Secretary's Standards for Rehabilitation. (Seavey, January 2019)

ATTACHMENTS

- A. Application
- B. Project Data Sheet (See Attachment F)
- C. Draft Permit
- D. CEQA Exemption Form
- E. Seavey Historic Assessment (January 2019)
- F. Site Plan & Elevations

RESPECTFULLY SUBMITTED:

Alyson Hunter

Alyson Hunter



CITY OF PACIFIC GROVE

Community Development Department -- Planning Division
300 Forest Avenue, Pacific Grove, CA 93950
Tel: 831.648.3190 • Fax: 831.648.3184 • www.cityofpacificgrove.org/cedd
Permit Application

Application # AP19-0211
Date: 4/2/19
Total Fees: \$ 3585.90

APPLICANT/OWNER:	Project Address: <u>409 GRAND AV</u> APN: <u>006-489-009</u>	
	Project Description: <u>Historic Home; no foundation, Demo non-historic garage & Laundry Rm. Move house 8' to the north, install new foundation incl. basement, Add garage \$9195, f. living unit</u>	
	Will the project create, add, or replace impervious surface? <input type="checkbox"/> Yes <input type="checkbox"/> No	
	Will the project impact any tree(s) on site? <input type="checkbox"/> Yes <input type="checkbox"/> No	
	<u>Applicant</u>	<u>Owner</u>
	Name: <u>Rick Steres</u>	Name: <u>Petersen Family Trust</u>
	Phone: <u>646-1131</u>	Phone: _____
	Email: <u>ricksteres@hotmail.com</u>	Email: <u>MELINA_petersen@Yahoo.com</u>
	Mailing Address: <u>1204 Del Monte Blvd Pacific Grove 93950</u>	Mailing Address: <u>1209 Souza Dr. El Dorado Hills CA 95762</u>

PLANNING STAFF USE ONLY:	Permit Request:			
	<input type="checkbox"/> CRD: Counter Determination	<input type="checkbox"/> SP: Sign Permit	<input type="checkbox"/> IHS: Initial Historic Screening	<input type="checkbox"/> VAR: Variance
	<input checked="" type="checkbox"/> AP: Architectural Permit	<input type="checkbox"/> UP: Use Permit	<input type="checkbox"/> HPP: Historic Preservation	<input type="checkbox"/> MMP: Mitigation Monitoring
	<input type="checkbox"/> AAP: Administrative AP	<input type="checkbox"/> AUP: Administrative UP	<input type="checkbox"/> A: Appeal	<input type="checkbox"/> Stormwater Permit
<input type="checkbox"/> ADC: Arch Design Change	<input type="checkbox"/> ADU: Acc. Dwelling Unit	<input type="checkbox"/> TPD: Tree Permit W/ Dev't	<input type="checkbox"/> Other: _____	
<input type="checkbox"/> ASP: Admin Sign Permit	<input type="checkbox"/> LLA: Lot Line Adjustment	<input type="checkbox"/> EIR: Environmental Impact	<input type="checkbox"/> Other: _____	
	CEQA Determination:	Review Authority:	Active Permits:	Overlay Zones:
	<input checked="" type="checkbox"/> Exempt	<input type="checkbox"/> Staff <input checked="" type="checkbox"/> HRC	<input type="checkbox"/> Active Planning Permit	<input type="checkbox"/> Butterfly Zone
	<input type="checkbox"/> Initial Study & Mitigated Negative Declaration	<input type="checkbox"/> ZA <input type="checkbox"/> PC	<input type="checkbox"/> Active Building Permit	<input type="checkbox"/> Coastal Zone
	<input type="checkbox"/> Environmental Impact Report	<input type="checkbox"/> SPRC <input type="checkbox"/> CC	<input type="checkbox"/> Active Code Violation Permit #: _____	<input checked="" type="checkbox"/> Area of Special Biological Significance (ASBS)
		<input type="checkbox"/> ARB <input type="checkbox"/> _____		<input type="checkbox"/> Environmentally Sensitive Habitat Area (ESHA)

Property Information		
Lot: <u>9, 11, 10, 12</u>	Block: <u>114</u>	Tract: <u>PG Addn 3</u>
ZC: <u>R-4</u>	GP: <u>PO/HDR</u>	Lot Size: <u>34,117.35</u> <u>3960</u>
<input checked="" type="checkbox"/> Historic Resources Inventory <input type="checkbox"/> Archaeologically Sensitive Area		

Staff Use Only:	
Received by: <u>AD</u>	RECEIVED APR 02 2019
Assigned to: _____	PAID <u>3,585.90</u> 4-2-19
CITY OF PACIFIC GROVE COMMUNITY DEV DEPT	

Application # _____

INDEMNIFICATION CONDITION

In consideration for City review and approval of application in this matter, the Owner/Applicant shall indemnify, defend, protect and hold harmless the City, its elected and appointed officials, officers, agents, and employees (collectively "Indemnitees"), using counsel approved in writing by the City, from and against, any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorneys' fees and disbursements which may accrue against Indemnitees by reason of the City's processing, approval or denial of the request and application in this matter. Indemnification shall include, but shall not be limited to any action, or proceeding brought to attack, set aside, void, annul, limit, or inhibit the approval of the application referenced above, and shall expressly include causes of action under the California Environmental Quality Act (CEQA), or the National Environmental Policy Act (NEPA).

The obligation to indemnify shall include, but not be limited to, all costs relating to preparing administrative records, investigations, responses to discovery, retention of experts, and other costs, including attorney's fees or obligations related to this matter, including actions brought by the Owner/Applicant and also extend to any expense incurred in establishing the City's right to indemnification. City expenses shall be paid by Owner/Applicant upon City request notwithstanding final disposition of the matter has not yet occurred. If the City is later determined to not be entitled to indemnification, the City shall repay amounts so advanced.

This indemnification condition is the Owner/Applicant's inducement to the City to process and approve the application, which approval would otherwise be withheld by City due to its concern for liability or expense that may result from performance of the City's duties. Should any dispute arise regarding interpretation of this condition, the prevailing party shall recover all reasonable costs incurred, including court costs, attorney fees and related expenses. Recovery of expenses shall be as additional costs awarded to the prevailing party, and shall not require initiation of a separate legal proceeding.

This indemnification condition shall not require the Owner/Applicant to indemnify the City or other Indemnities: (a) to the extent that an obligation is actually paid by an insurer pursuant to an insurance policy; (b) in connection with any remuneration paid to the City, if it shall be finally adjudged that such remuneration was in violation of law; or (c) on account of the City's misconduct if such misconduct shall be finally adjudged to have been knowingly fraudulent, deliberately dishonest or willful.

Any permit or other approval given by the City to the Owner/Applicant Guarantor shall be valid only so long as this indemnification condition is given full force and effect. If this indemnification condition is revoked, the permit or other approval of the City shall then become null and void.

Owner/Applicant represents it (and any subsidiary) is (a) duly formed and organized, (b) validly existing and in good standing under state law, and (c) has all necessary power to execute and deliver this document and perform its obligations. Owner/Applicant also represents it is authorized to enter into this agreement by all requisite partnership, corporate or other action, and its terms are a valid and legally binding obligation. Neither execution nor delivery of this document nor performance of its obligations will violate any law or provision of any agreement, articles of incorporation, by-laws or other organizational or governing documents relating to Owner/Applicant, nor conflict with any court order relating to Owner/Applicant.

Applicant Signature: 

Date: 3-21-2019

Owner Signature (Required): 

Date: 3-23-2019

Architectural Permit – Single Family	X	\$2,921
Administrative Architectural Permit		\$1,406
Architectural Design Change		\$1,406
Counter Review & Determination – no new square footage		\$136
Counter Review & Determination – new square footage		\$603
Initial Historic Screening		\$432
Sign Permit		\$1,611
Administrative Sign Permit		\$788
Use Permit and Amendments – Single Family		\$1,753
Major Administrative Use Permit		\$1,133
Minor Administrative Use Permit		\$1,147
Variance and Amendment		\$2,438
Administrative Variance and Amendment		\$1,363
Inquiry Fee		\$320
Historic Preservation Permit		\$1,660
Accessory Dwelling Unit Permit		\$1,706
Tree Permit with Development		\$260
Appeal		25% of base permit fee or \$1,000 whichever is greater plus noticing costs
Other		

Additional Fees

General Plan Update Fee	5% of Permit Fee	X	146.05
CEQA Exemption Fee	\$266	X	266.00
Butterfly Buffer Zone	5% of Permit Fee		
Coastal Zone	25% of Permit Fee		
Area of Special Biological Significance	5% of Permit Fee	X	146.05
Environmentally Sensitive Habitat Area	15% of Permit Fee		
Noticing – Mailings	\$0.48 * (# of Mailings)	X	4.80
Noticing – Herald Ad	\$334		
Stormwater Fee	Varies		
County filing fee	Varies	X	51.00
File maintenance fee	Varies	X	51.00
Other	Varies		

Total Fees: \$3,585.90



CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

T : 831.648.3183 • F : 831.648.3184 • www.cityofpacificgrove.org

ARCHITECTURAL PERMIT (AP) / ACCESSORY DWELLING UNIT (ADU) / HISTORIC PRESERVATION PERMIT (HPP) APPLICATION NO. 19-0211
AN ARCHITECTURAL PERMIT FOR THE DEMOLITION OF A NON-HISTORIC GARAGE AND LAUNDRY ROOM, THE RELOCATION OF THE ENTIRE HOUSE 8' TO THE NORTH AND PLACEMENT ON NEW PERIMETER FOUNDATION, AND THE ADDITION OF A NEW SECOND-STORY ADU AND GARAGE. AN EXCEPTION TO THE PARKING STANDARDS IN PGMC §23.64.190(A) IS PROPOSED THROUGH THE ISSUANCE OF A HISTORIC PRESERVATION PERMIT (HPP). THE EXCEPTION IS FOR A REDUCTION IN THE REQUIRED NUMBER OF COVERED PARKING SPACES FROM TWO (2) TO ONE (1). THE PROPERTY IS ON THE HISTORIC RESOURCES INVENTORY.

FACTS

1. The subject site is located at 409 Grand Ave., Pacific Grove (APN 006-489-009)
2. The subject site has a designation Professional Office / High Density Residential (29 du/acre) on the adopted Pacific Grove General Plan Land Use Map.
3. The project site is located in the Residential Multi-Family (R-4) zoning district.
4. The subject site is approximately 3,960 square feet in size.
5. The property is developed with an appr. 1,636 sf single-story residence.
6. The subject site is located in the Area of Special Biological Significance and is listed on the City's Historic Resources Inventory (HRI), but is not within the Coastal zone or an area known to be archaeologically sensitive.
7. The proposed project qualifies for Classes 1 and 31 CEQA categorical exemptions for *Residential Additions* and *Historical Resources Restoration/Rehabilitation*, respectively.
8. A Phase II Historic Assessment of the proposed project's potential impacts to the historic resource was prepared by a qualified historian and resulted in a finding of no impact (Seavey, January 2019).

FINDINGS

For the Architectural Permit: PGMC Section 23.70.070(h):

- (1) The architecture and general appearance of the completed project are compatible with the neighborhood;
- (2) The completed project will neither be detrimental to the orderly and harmonious development of the city nor impair the desirability of investment or occupation in the neighborhood; and
- (3) The committee has been guided by and has made reference to applicable provisions of the architectural review guidelines in making its determinations on single-family residences.
- (4) Additional Findings for Exterior Alterations to Structures on the Historic Resources Inventory (HRI):
 - (A) The exterior alteration of any structure on the historic resources inventory is consistent with the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings; and
 - (B) The exterior alteration of any structure on the historic resources inventory complies with Appendices I through IV of the Pacific Grove Architectural Review Guidelines.

The project design has taken into consideration the City's Architectural Review Guidelines (1, 7, 21-22, 24, 31, 33) and Appendices I and IV for Historic Buildings and Historic Windows. Under the [Incentives](#) section of the municipal code, the project seeks an exception to the parking requirements for the R-4 zone which require two (2) covered parking spaces. The applicant proposes one (1) covered and one (1) uncovered. No spaces are required for the ADU. The HPP and ADU permits do not have findings.

PERMIT

Architectural Permit (AP) / Accessory Dwelling Unit (ADU) / Historic Preservation Permit (HPP) application No. 19-0211. An AP for the demolition of a non-historic garage and laundry room, the relocation of the entire house 8' to the north and placement on new perimeter foundation, and the addition of a new second-story ADU and garage. An exception to the parking standards in PGMC §23.64.190(a) is proposed through the issuance of an HPP. The exception is for a reduction in the required number of covered parking spaces from two (2) to one (1).

CONDITIONS OF APPROVAL

1. **Permit Expiration.** This permit shall expire and be null and void if a building permit has not been applied for within two (2) years from and after the date of approval. Application for extension of this approval must be made prior to the expiration date.
2. **Construction Compliance.** All construction must occur in strict compliance with the proposal as set forth in the application, subject to any special conditions of approval herein. Any deviation from approvals must be reviewed and approved by staff, and may require HRC approval.
3. **Terms and Conditions.** These terms and conditions shall run with the land, and it is the intention of the Community and Economic Development Director and the Permittee to bind all future owners and possessors of the subject property to the terms and conditions, unless amended. Amendments to this permit may be achieved only if an application is made and approved, pursuant to the Zoning Code.
4. **Public Works, Fire and Building.** Review and approval by the Public Works, Fire and Building Departments are required prior to issuance of a building permit. Any work within the public right-of-way shall require an encroachment permit prior to issuance of the building permit.
5. **Building Plans.** All conditions of approval for the Planning permit(s) shall be printed on a full size sheet and included with the construction plan set submitted to the Building Department.
6. **Landscaping.** Prior to issuance of a Certificate of Occupancy, the applicant shall have completed landscaping of the front yard, including the area between the sidewalk and curb. Landscaping and tree planting shall adhere to the City's guidelines.
7. **Exterior Lighting.** All exterior lighting fixtures shall conform to Architectural Review Guidelines #10-12.

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

1. The 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 Permit.
2. The Committee hereby approves File No. AP 19-0211 as conditioned and pursuant to CEQA categorical exemptions 15301(e)(2) and 15331, for *Minor Residential Additions* and *Historical Resources Restoration/Rehabilitation*, respectively.
3. This permit shall become effective upon the expiration of the Committee's 10-day appeal period.
4. This permit shall not take effect until the owner acknowledges and agrees to all terms and conditions and agrees to conform to and comply with those terms and conditions.

PASSED AND ADOPTED AT A REGULAR MEETING OF THE HISTORIC RESOURCES COMMITTEE OF THE CITY OF PACIFIC GROVE ON THE 26th DAY OF JUNE, 2019, BY THE FOLLOWING VOTE:

AYES: XXX

NOES: XXX

ABSENT: XXX

ABSTENTIONS: XXX

APPROVED:

Claudia Sawyer, Chair

The undersigned hereby acknowledge and agree to the approved terms and conditions, and agree to fully conform to, and comply with, said terms and conditions.

Petersen Family Trust representative, owners

Date



CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950
T :: 831.648.3190 • F :: 831.648.3184 • www.ci.pg.ca.us/cdd

NOTICE OF EXEMPTION FROM CEQA

Property Address/Location: 409 Grand Ave., Pacific Grove, CA 93950

File No. AP/HPP/ADU 19-0211 **APN** 006-489-009

Project Description: An Architectural Permit for the demolition of a non-historic garage and laundry room, the relocation of the entire house 8' to the north and placement on new perimeter foundation, and the addition of a new second-story ADU and garage. An exception to the parking standards in PGMC §23.64.190(a) is proposed through the issuance of a Historic Preservation Permit (HPP). The exception is for a reduction in the required number of covered parking spaces from two (2) to one (1). The house is on the Historic Resources Inventory (HRI).

ZC: R-4

GP: Professional Office/Residential High-Density

Lot Size: ± 3,960 sq. ft.

Applicant Name: Petersen Family Trust (Melina Peterson) Phone #: -----
Mailing Address: 1209 Souza Dr., El Dorado Hills, CA 95762
Email Address: melina_petersen@yahoo.com

Public Agency Approving Project: City of Pacific Grove, Monterey County, California

Exempt Status (Check One):

- Ministerial (Sec. 21080(b)(1):15268))
- Declared Emergency (Sec. 21080(b)(3): 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- Categorical Exemption

Type and Section Number: Classes 1 and 31, Sections 15301 and 15331

- Statutory Exemptions
Type and Section Number: _____
- Other: _____

Exemption Findings:

Class 31, §15331, and Class 1, §15301(e)(2), Categorical Exemptions for Historic Resource Restoration/Rehabilitation and Minor Residential Additions, respectively.

A Phase II historic assessment was prepared by a qualified historian which concludes that the proposed project is in compliance with the Secretary of the Interior’s Standards for the rehabilitation treatment.

The exceptions to exemptions in Section 15300.2 of the CEQA Guidelines do not apply since, although the proposed changes do affect a historic resource, they are in compliance with the Secretary’s Standards and, therefore, the exemption applies.

Contact: Alyson Hunter, Associate Planner

Contact Phone: (831) 648-3127

Signature:

Date: June 27, 2019

KENT L. SEAVEY
310 LIGHTHOUSE AVENUE
PACIFIC GROVE, CALIFORNIA 93950
(831) 375-8739

January 18, 2019

The Petersen Family Trust
1209 Souza Drive
El Dorado Hills, CA 95762-7559



Dear Trustees:

Introduction:

This Phase II Historic Assessment has been prepared on behalf of the Petersen Family Trust as part of an application for an addition to their residential property located at 409 Grand Ave. (APN# 006-483-009), in Pacific Grove (see photos, plans & drawings provided).

Historical Background & Description:

The subject property is an 1891 one-story wood-framed Queen Anne cottage, irregular in plan, resting on a concrete foundation. The exterior wall-cladding is a medium-width horizontal rustic wood siding with corner-boards, and fishscale shingles in the roof apexes. The steep-pitched cross-gabled roof system's angled front faces west, with its raised, shed-roofed open entry porch off the south side, connecting with the west side of two parallel gabled bays that extend south off the main portion of the building block. A lower, and shorter gabled bay projects off the north side-elevation of the building. A shed-roofed board-and-batten laundry room off the center of the south facing gables is a later addition. The roof covering is deteriorated composition shingles, except for the shed-roofed entry, which is in roll-roofing. Fenestration is irregular, with a combination of fixed, single and banked 1/1 double-hung wood windows, with one or two later multi-paned wood widows on the south side of the rear (east) gabled bay.

There is one interior brick chimney present. It is located on the north roof-plane of the west facing facade, just behind (east) the ridge line of the north facing bay. The residence is set well back from the east side of Grand Ave., with a mature Cypress tree near the street on an otherwise vacant lot. It is located in a residential neighborhood of one-and-two-story homes of varying ages, sizes and styles, and an adjacent multi-unit rental property.

Character-defining features include those cited above and in the significance statement of the DPR 523 provided.

Project Description

Based on the *Secretary of the Interior's Treatment of Historic Properties*, the appropriate treatment approach would be Rehabilitation. The owners propose to (1) remove an existing detached one-car garage, in order to (2) move the cottage slightly, for setback code compliance, (3) add an attached, code required one-car garage, (4) a second-story for needed living space, and a basement to the existing six hundred and twenty-five square foot building envelope, in order to return the altered, aging property to a state of utility, through repair and reasonable expansion, to make possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

The proposed addition appears to be consistent with the intent of National Parks Service 2010 Preservation Brief #14, which emphasizes, preservation of the character of the historic building. The above proposed treatment has been designed to do so. The subject property is listed for its Queen Anne cottage style of architecture (see DPR 523 &, plans & drawings provided).

Evaluation for Significance

Introduction

The following summarizes the National, State and local criteria and provides an evaluation of historic significance for each criteria level.

National, State and Local Registration Criteria

Historic resources may be designated on the federal, state or local level. Generally, to be eligible for listing, a resource must be historically significant and retain enough historic integrity to convey that significance. The criteria for listing in the National Register of Historic Places, California Register of Historical Resources and the Pacific Grove Historic Preservation Ordinance are described below.

National Register of Historic Places (NR)

The National Historic Preservation Act of 1966 authorized the Secretary of the Interior to create a National Register of Historic Places. Districts, sites, buildings, and objects significant in American history, architecture, archaeology, engineering and culture are eligible for listing if they meet at least one of four criteria (16 U.S.C. 470, *et seq.*, as amended. 36 C.F. R. 60.1(a).) Eligible resources are those:

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

Eligible resources must also retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association to convey the relevant historic significance (36 C.F.R. 60. 1(a). The seven aspects of integrity are described later in this section.

California Register of Historic Resources (CR)

A resource is eligible for listing in the California Register of Historical Resources if it:

1. Is associated with events that have made a significant contribution to

- the broad patterns of California history and cultural heritage.
2. Is associated with the lives of persons important in our past.
 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual or possesses high artistic value.
 4. Has yielded, or is likely to yield, information important in prehistory or history (California Public Resources Code 5024 1(c)).

The California Code of Regulations notes that integrity is the authenticity of a historical resource's physical identity as evidenced by the survival of characteristics that existed during the resource's period of significance. Resources eligible for listing in the California Register must retain enough of their historic character or appearance to be recognizable as historic resources and convey the reasons for their significance.

The same seven aspects of integrity are considered when evaluating resources for listing in the National Register and California Register: Location, design, setting, materials, workmanship, feeling and association. Alterations over time or historic changes in use may themselves be significant. However, resources that may not retain enough integrity to meet National Register criteria may still be eligible for listing in the California Register.

City of Pacific Grove Historic Preservation Ordinance

The criteria employed by Pacific Grove for designation of historic resources are the same general standards by which the significance of a historic property is judged for inclusion in the National (NR) and/or California Register (CR), and are included in the Pacific Grove Historic Preservation Ordinance (Chapter 23.76 of the Pacific Grove Municipal Code).

Historic Integrity

National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation defines historic integrity as "the ability of a property to convey its significance." Historic properties either retain their integrity or they do not.

To retain integrity, a resource will always retain several and usually most of the seven aspects of integrity.

1. **Location:** the place where the historic property was constructed or the place where the historic event occurred.
2. **Design:** the combination of elements that create the form, plan, space, structure, and style of a property.
3. **Setting:** the physical environment of a historic property.
4. **Materials:** the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
5. **Workmanship:** the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
6. **Feeling:** a property's expression of the aesthetic or historic sense of a particular period of time.
7. **Association:** the direct link between an important historic event or person and a historic property.

National Register Bulletin 15 notes that evaluating historic integrity may, be a subjective analysis, but is always based on understanding the property's physical features and how they relate to the property's historic significance. The integrity evaluation can begin only after the evaluator establishes the property's significance: *why* it is significant (identifying its area of significance and how it meets the relevant National, State and Local designation criteria), *where* it is important (location), and *when* the resource is significant (its "period of significance")

Eligibility for historic listing of buildings, structures, objects, sites and districts, i.e., rests on the twin factors of historic significance and integrity to be considered for listing in the National Register of Historic Places, the California Register of Historical Resources, and the Pacific Grove Historic Resources Inventory. Loss of integrity, if sufficiently great, will overwhelm the historic significance a resource may possess and render it ineligible for historic listing. Likewise, a resource can have complete integrity, but if it lacks significance, it must also be considered ineligible.

The National and California Registers, as well as the Pacific Grove Historic Resources Inventory adopt the same methods of establishing historic integrity, as described above.

National and California Register Significance

The residence at 409 Grand Ave. is not significant under National (NR), nor does it meet the State (CR) Register's criteria. It is not associated with events that have made a significant contribution to the broad patterns of our history (CR-1), nor does it qualify for association with a significant person from the past (NR-A-CR-2). The subject property is an altered, example of the Queen Anne cottage style of architecture, as described in its character-defining features seen above in the California DPR 523A provided. It does not qualify for (CR-3) in the area of architecture but is listed in the Pacific Grove Historic Resource Inventory (# 815), at the local level of significance. The proposed changes will provide sufficient integrity for its Queen Anne cottage design to maintain its essential character-defining features, while providing a reasonable increase in living space and meeting existing code requirements for setbacks and parking.

Evaluation of Historic Integrity

The seven aspects of Integrity are:

- **Setting:** The residence is in its original residential neighborhood setting. The subject property still retains sufficient integrity of setting.
- **Location:** The residence remains in its original location, giving it integrity of location.
- **Design:** The residence still retains most of its original design, as constructed in 1891. Proposed changes will leave most of its character-defining features in place, and not compromise, the integrity of its design.
- **Workmanship:** In spite of the proposed additions noted above, the residential property still retains much of its integrity of workmanship.
- **Materials:** minor changes notwithstanding, the residential building retains most of its original materials.
- **Feeling:** The residential building retains sufficient character-defining features, including its immediate landscape setting to retain its integrity of feeling.
- **Association:** The residence retains its integrity of association, in the context of its neighborhood setting.

Conclusion

Based on retention of most of its historically significant elevations, the proposed addition of a slightly higher roofline should not compromise the character-defining features of the building. Given the limited size, scale, massing and proportions of the addition, the proposed changes are reasonably compatible with the historic building to insure that the historic form is not overly expanded or changed to an unacceptable degree, and will be further visually balanced through the proposed paint scheme. The extension of the south elevation to accommodate a passageway between the original building envelope and the garage should not radically change the form and character of the historic building. The low-pitched second story is well back from the character-defining front bay and porch entry, somewhat changing the proportions, but not radically.

IMPACTS OF THE PROPOSED PROJECT

Introduction

The *Secretary of the Interior's Standards for the Treatment of Historic Properties (standards)* provides the framework for evaluating the impacts of additions and alterations to historic buildings. The *Standards* describe four treatment approaches: preservation, rehabilitation, restoration and reconstruction. The *Standards* require that the treatment approach be determined first, as a different set of *Standards* apply to each approach. For the subject property, the treatment approach is rehabilitation. The *Standards* describe rehabilitation as: historic building materials and character-defining features are protected and maintained as they are in the treatment for Preservation; however, an assumption is made prior to the work that existing historic fabric has become damaged or deteriorated over time and, as a result more repair and replacement will be required.

Thus, latitude is given in the *Standards for Rehabilitation and Guidelines for Rehabilitation* to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions. (see *The Secretary of the interior's*

Standards for Treatment of Historic Properties (Washington, D.C.: National Park Service, 1995).

The ten standards for rehabilitation are:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive material, features, spaces and spatial relationships.
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.
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, spaces or elements from other historic properties will not be undertaken.
4. Changes to a historic property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

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 shall 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.

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.

Project Impacts

The proposed project includes repair of some deteriorated exterior detailing, primarily patching and painting. The proposed addition will create a second entry to a passageway connecting the original building envelope to the new code required garage. The passageway will have a staircase running to both the basement and second story of the addition.

The massing of the second floor will occur at, and beyond the horizontal roofline of the main building block, and be differentiated from the original by its hipped shape. A low, hip-shaped bay above and south along the front wall will hold the interior staircase landing, and a bedroom. A similar feature, in the form of a hipped roof dormer will rise to the rear of the original bay on the north side-elevation.

An open porch will be located on the second floor off the rear of the stairway upper landing. The garage entry will be set well back to provide a clear view of the original angled bay and porch entry from Grand Avenue. As noted above, the paint scheme will highlight the original building envelope while the color of the new addition will be muted.

The new elements will reflect the existing historic building fabric for continuity of design. The work will be compatible with the size, scale, proportions and massing of the historic resource to protect the integrity of the subject property and its environment. This is consistent with Rehabilitation Standards #2, #5.

Consistent with the *Secretary of the Interior's Standards for Rehabilitation*, under the treatment of building sites and for the proposed work on the historic building, every feasible effort will be made to preserve the features of the site that are important in defining its overall historic character. If removed in future, the essential form and integrity of the residence will be unimpaired, consistent with Rehabilitation Standards #9 and #10 (see photos, plans and drawings provided).

Impacts of the Proposed Project:

The owners have proposed the following change for contemporary usage.

WEST (FRONT) ELEVATION (primary, altered)

Add a two-story component to include a connecting passageway to a code required garage south of the original 1891 entryway. The second story will be capped by a low, hipped roof system. (see plans & drawings provided).

NORTH SIDE-ELEVATION (secondary)

Remove an existing detached garage toward the north

Move the building envelope to the north onto a new concrete foundation, with basement.

Add a raised roof-dormer to the roof plane east of the existing gabled bay (see plans & drawings provided).

EAST (REAR) ELEVATION (secondary, altered)

Second story in fill by extension of the new north facing roof-dormer to the south.

Add a small, gabled east facing roof-dormer to the south side of the original gabled roof to provide light & air to the interior (see plans & drawings provided)

SOUTH SIDE-ELEVATION (secondary, altered)

Add one-story shed-roofed garage, with second story hipped roof to rear (east), (see photos and plans & drawings).

As proposed, the work shall reuse, to the extent feasible, any available historic building material, and where necessary match required replacement features, in kind (see photos and plans & drawings provided).

New work will match the old. In kind, compatible with the size, scale, proportions and massing to protect the integrity of the subject property and its environment. If removed in future, the essential form and integrity of the historic resource and its environment will be unimpaired.

Mitigation of Project Impacts

As stated above, the proposed treatment plan for the residential building is rehabilitation. The proposed project requires no other mitigation than compliance with City forestation regulations, because it follows the *Standards*, as outlined below.

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

The building is being retained in residential use, which supports this Standard.

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.*

The significant character-defining features and detailing of the original 1891 Queen Anne cottage will be preserved in place. There will be some required change to the building envelope and roof structure to provide for the connecting passageway to the new garage, and second floor. The work, as proposed has been designed to assure the subject property will not be obscured, minimally damaged, and not destroyed by this change, which supports this Standard.

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, spaces or elements from other historic properties will not be undertaken.*

The proposed addition design employs a horizontal wood siding for simplicity and to emphasize the horizontality of the feature without creating a false sense of

historical development with conjectural elements from other historic properties, which supports this Standard.

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

The attached board-and-batten laundry room is not consistent with the historic character of the residence and will be removed. Any new fenestration will respect the character of the building but will be differentiated from the original windows.

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

These original features of Queen Anne cottage detailing appear on the front and north side-elevation of the historic building envelope and will be retained and repaired, where necessary, thus satisfying Standard #5.

- 6. Deteriorated features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The proposed project will repair deteriorated historic features, thus maintaining the historic character of the 1891 Queen Anne cottage Style residence, satisfying Standard #6'

- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

The Standard will be satisfied by employing the gentlest means possible when the residential building is repainted, thus satisfying Standard #7.

- 8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be*

undertaken.

This Standard is not applicable.

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 shall 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.

Every effort will be made to minimize the effect of the second story addition on the massing and proportion of the original building envelope, as it is set back from the character-defining front bay and porch entry. An appropriate paint scheme will help to visually modify the mass of the new addition so that the principal component of the Queen Anne cottage is more visually pronounced, which should satisfy Standard #8.

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.

The principal change in the proposed second floor addition is the roof configuration. A set of measured drawings will be prepared of the existing configuration, in order to return the roof forms to their historic appearance if removed in future, thus satisfying the Standard.

NOTE: The Secretary's Standards for Rehabilitation is defined "as the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values." The Standard proposes "placing a new addition on a non-character-defining elevation." and locating alterations to historic properties in areas where previous alterations already exist. The 1992 National Park Service *Illustrated Guidelines for Rehabilitating Historic Buildings*, states that "The

Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility. That being said, the National Parks Service 2010 Preservation Brief #14 emphasizes the focus on new work is to ensure it preserves the character of an historic building.

As regards 409 Grand Ave., the product of this project, is to retain the original building fabric of those character-defining aspects of the Queen Anne cottage's historic design, that reflect its buildings architectural significance in the context of the theme of Pacific Groves Early Development (1873-1902), providing an adequate and efficient contemporary use of the residence, while protecting its its historic, architectural, and cultural values.

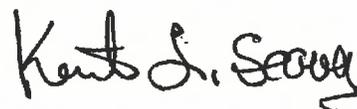
Conclusion:

The proposed work on the subject property will be executed consistent with the *Secretary's Standards for Rehabilitation*, with the least possible loss of historic material so that the remaining character-defining features of the resource, and its environment will not be obscured, damaged or destroyed. The addition is reversible. As proposed the new work should not cause a radical change to the subject residence, and will not create a significant adverse effect on the environment.

Mitigation

The proposed project appears to be in conformance with the *Secretary of the Interiors Standards for the Treatment of Historic Properties* under the *Standard for Rehabilitation*. (see documentation, photos and plans & drawings provided).

Respectfully Submitted,

A handwritten signature in black ink that reads "Kent J. Seeger". The signature is written in a cursive, slightly slanted style.

Bibliography

City of Pacific Grove Historic Context Statement, Page & Turnbull, Inc.:
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McAlester, V.S., *A Field Guide to American Houses*, Alfred A. Knopf: New York,
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Seavey, K.L. California DPR523, 1/10/2019.

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Washington, D.C.: National Park Service, 1995.

409 Grand Avenue-Pacific Grove



Photo #1, Looking east at the west facing facade, note garage, left, & laundry addition on right, Kent Seavey, January, 2019.



Photo # 2, Looking NE at the facade & south side-elevation, note the laundry addition between bays, Kent Seavey, January, 2019.



Photo #3, Looking SE at the facade & north side-elevation, note the detached garage at left, Kent Seavey, January, 2019.

State of California & The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD		Primary # HRI # Trinomial NRHP Status Code 552	Other Review Code	Reviewer	Date	Listings
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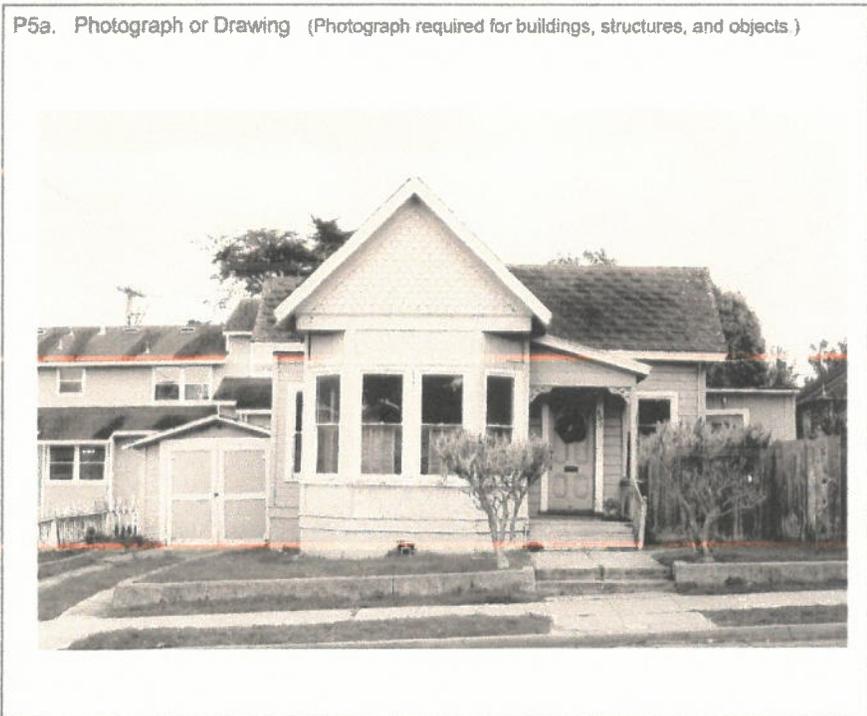
Page 1 of 3 *Resource Name or #: (Assigned by recorder) Lavinia Kelllogg Hsc.

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted
 *a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
 *b. USGS 7.5' Quad _____ Date _____ T _____ R _____ of _____ of Sec _____ B.M.
 c. Address 409 Grand Avenue City Pacific Grove Zip 93950
 d. UTM: (Give more than one for large and/or linear resources) Zone _____ mE/ _____ mN
 e. Other Locational Data. (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 A one-story, wood-framed 1891 Queen Anne cottage, irregular in plan, resting on a concrete foundation. The exterior wall-cladding is a medium-width horizontal rustic wood siding, with corner-boards. The steep-pitched cross-gabled roof system's angled front bay faces west, with its raised, shed-roofed open entry porch off the south side, connecting with the west side of two connected parallel gabled bays that extend south off the main portion of the building block. A lower, and shorter gabled bay projects off the north side of the building block. A shed-roofed board-and-batten laundry room, off the center of the south facing gables, is a later addition. Roof covering is deteriorated composition shingles except for the shed-roofed entry which is in roll-roofing. Fenestration is irregular, with a combination of fixed, single and banked 1/1 double-hung wood windows, with one or two multi-paned wood windows on the south side of the rear (east) gabled bay.

*P3b. Resource Attributes: (List attributes and codes) single family residence (HP2)



*P4. Resources Present: Building
 Structure Object Site District
 Element of District Other (Isolates, etc.)
 P5b. Description of Photo: (view, date, accession #)
 Looking NE at the west facing facade & south side-elevation, Kent Seavey, December, 2018.
 *P6. Date Constructed/Age and Source:
 1891-Mo. Co. Assessor's records
 Historic Prehistoric Both
 *P7. Owner and Address:
 Petersen Family Trust, 1209 Souza Dr., El Dorado Hills, CA 95762-7559
 *P8. Recorded by: (Name, affiliation, and address)
 Kent L. Seavey, 310 Lighthouse Ave., Pacific Grove, CA 93950
 *P9. Date Recorded: January 10, 2019
 *P10. Survey Type: (Describe)
 Intensive-requested by owner
 *P11. Report Citation: (Cite survey report and other sources, or enter "none")
 Pacific Grove Historic Resources Inventory, Jan. 1, 2007. #835

*Attachments: NONE Location 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 (List): _____

State of California - The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HR#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Lavinia Kellogg House *NRHP Status Code 5S2
Page 2 of 2

B1. Historic Name: _____ B2. Common Name: _____
B3. Original Use: residence

B4. Present Use: residence *B5. Architectural Style: Queen Anne Cottage

*B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1891 (Mo. Co. Assessor's records; undated laundry room addition (possibly former detached storage shed that appeared on 1928 assessor's record); foundation repair, re-roof & painting 1917 (PGBP# 309); remodel interior 1950 (PGBP# 3373); repair fire damage 1951 (PGBP# 4083).

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:
Detached wood-framed one-car garage 1925, off north side-elevation

B9a. Architect: _____ b. Builder: Unknown

*B10. Significance: Theme early development of PG (1873-1902) Area Pacific Grove
Period of Significance 1891 Property Type SFR Applicable Criteria CR 3 (Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity)

The subject property is significant, at the local level, under California Register Criterion 3, in the area of architecture, as a representative example of Queen Anne design, the most eclectic style of the Victorian era, from the 1880s to about 1910. Supposedly inspired by late medieval building forms, it represented the culmination of picturesque romantic styles of the 19th century. The style is based on "decorative excess" and variety with no conformance to specific historical detailing. Queen Anne buildings took on many forms from the most elaborate mansions to modest cottages. The style is identified by steeply pitched, irregular roof shapes; dominant front-facing gable; patterned shingles; bay windows, picturesque massing; partial or full-width one-story porches; differing wall textures and decorative spindle work, all of which appear as part of the subject property.

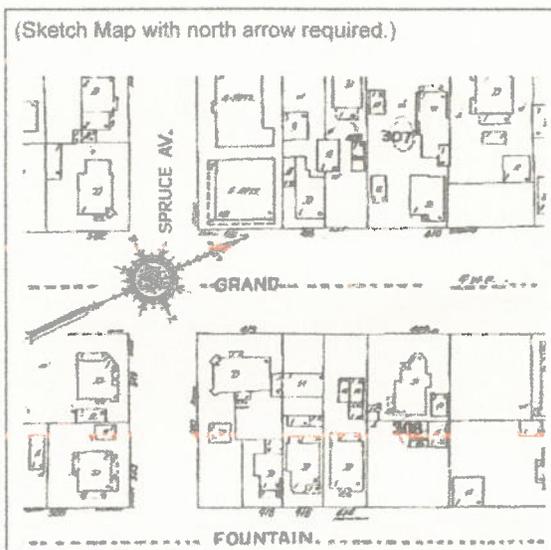
B11. Additional Resource Attributes. (List attributes and codes) _____

*B12. References:
Monterey County Assessor's records; Pacific Grove building records; 2011 Pacific Grove Historic Context Statement; Polk business directories 1906 to 1968; Sanborn fire insurance maps of Pacific Grove 1892-1924-62.

B13. Remarks:

*B14. Evaluator: Kent Seavey
*Date of Evaluation: January 10, 2019

(This space reserved for official comments.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: Lavinia Kellogg House

Page 3 of 3

P3 (cont.) There is one interior brick chimney present. It is located on the north roof plane of the west facing facade, just behind (east) the ridge line of the north facing bay. The residence is sited well back on an otherwise vacant lot off the east side of Grand Ave. with a mature cypress tree near the street. It is located in a residential neighborhood of one and two-story homes, of varying ages, sizes and styles and an adjacent multi-unit rental property.

B10 (cont.) Character-defining features of the subject property include those cited above, under Significance. The modest cottage employs inexpensive, off the shelf materials like shaped wood shingles in the gable apexes and one and three inch beaded stuff to add pattern and articulation to the surface of the residences facade. Stock turned wood posts and scroll-sawn brackets, with a fancy wood paneled door emphasize the principal entry. However, the awkward rear parallel gabled wing may have simply been a practical convenience for additional interior space as the Queen Anne style itself was an aesthetic that could be manipulated to fit into all contexts and appeal to almost all people of the time. Aside from the unsympathetic board-and-batten laundry room attached to the south side-elevation, and the later (1925) detached one-car garage off the north side-elevation, the small cottage appears to retain much of its exterior historic integrity as constructed in 1891. As noted in the Construction History (B6) above, part of the interior was remodeled in 1951 (PGBP# 4083). This could account for the odd multi-paned windows on the south end of the rear gabled wing.

No information has been found on its original owner, Lavinia Kellogg 1891 to 1910. The second owner, May J. Buford, owned the property from 1911, including adjacent parcels at 405 and 407 Grand which she purchased in 1920. Three other individuals are listed in residence at 409 Grand between 1930 to 1937, suggesting the property was a rental over time. No other biographical information on Ms. Buford has been located. A Mr. Harlen H. Likins, a local auto mechanic, was the owner when the interior remodels occurred in the early 1950s.

The subject property, an altered 1891 Queen Anne Style cottage, is listed as #835 in the Pacific Grove Historic Resource Inventory, dated January 1, 2007. It is historic at the local level of significance, as a representative example of the Queen Anne cottage architectural style, within the theme of Early Development of Pacific Grove (1873-1902) found in the 2011 Pacific Grove Historic Context Statement. Its period of significance is 1891.

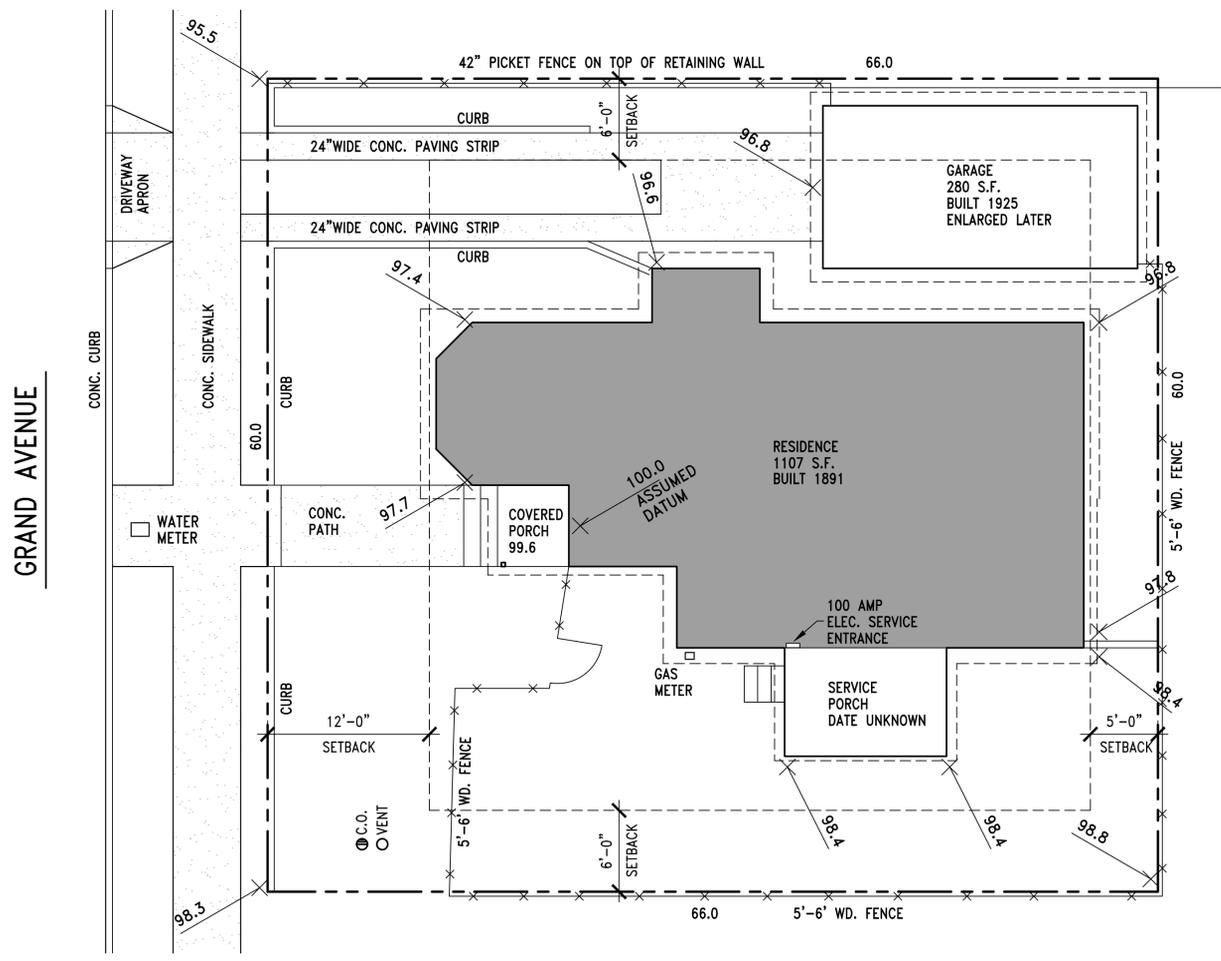
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MAY 2019	

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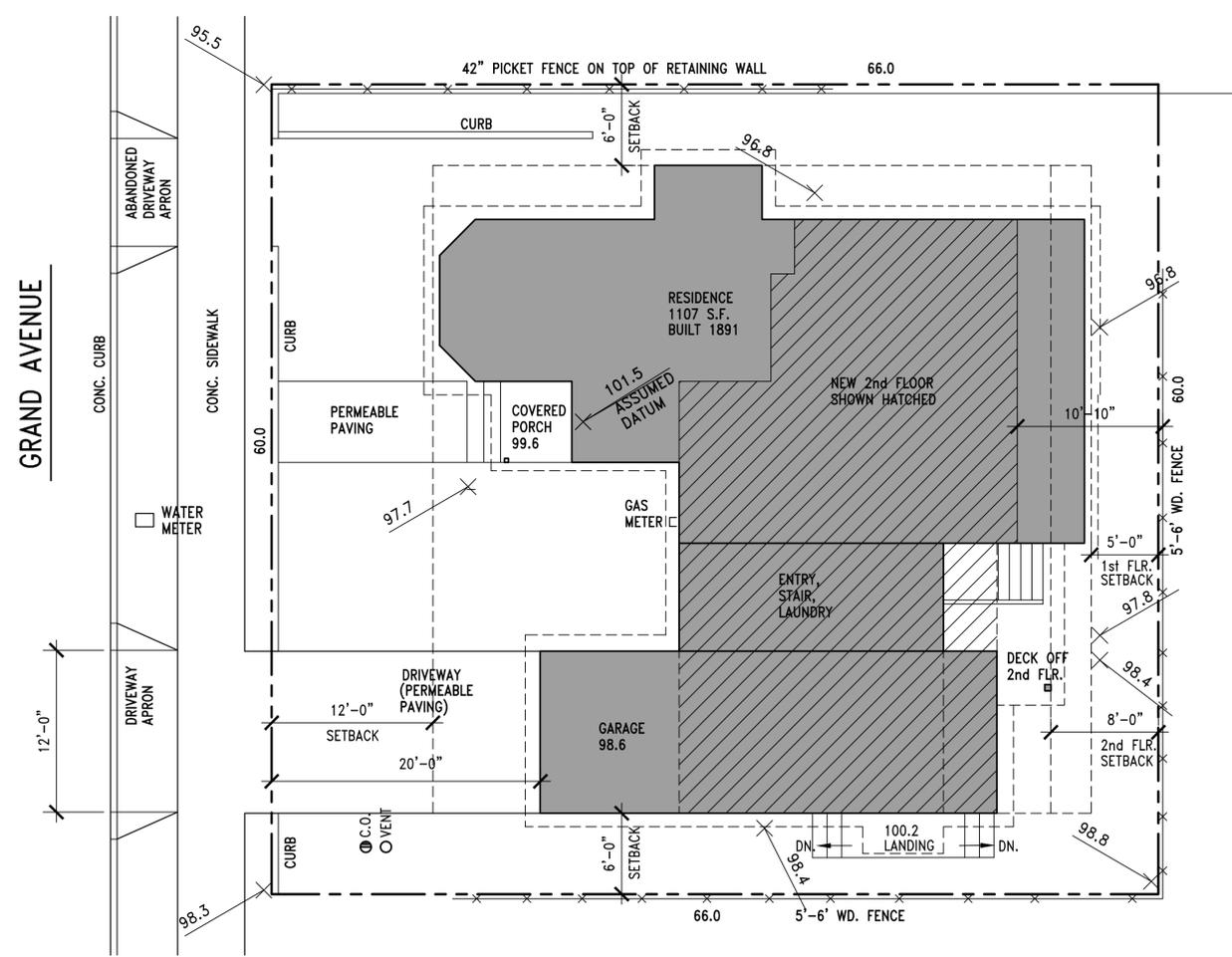
ARCHITECT VINSON/STERES
 C 14191
 RICHARD B. STERES
 APR. 30, 2019
 LICENSED ARCHITECT STATE OF CALIFORNIA

Site Plan
 ADDITION & REMODEL
Petersen Family Trust Residence
 409 GRAND AVENUE PACIFIC GROVE CA 93950

DATE
JANUARY 2019
SCALE
1/8"=1'-0"
JOB NUMBER
1705
SHEET
C1
OF 28 SHEETS



Existing Site Plan



Proposed Site Plan

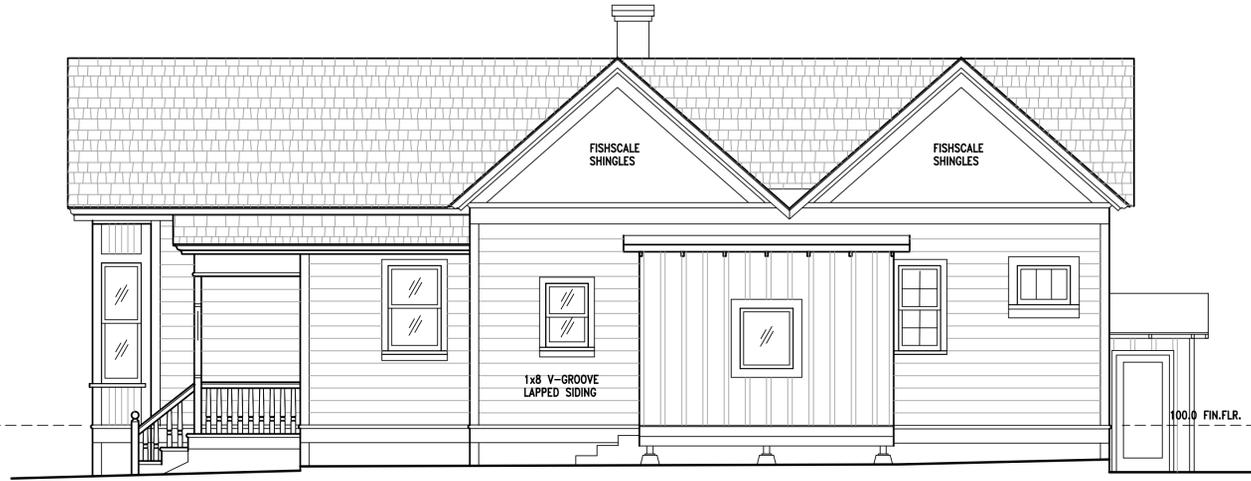
NOTE:

THE PROPERTY LINES AND LOCATION OF EXISTING STRUCTURES WERE DETERMINED BY EDGES OF EXISTING PAVEMENT, EXISTING FENCE LINES, EXISTING BUILDING LINES AND LOCATIONS OF

WERE BASED ON INFORMATION SUPPLIED BY THE OWNER: THE PROPERTY DESCRIPTION CONTAINED IN THE GRANT DEED, THE RECORDED MAP AND ORIGINAL DRAWINGS ON FILE IN THE PEBBLE BEACH COMPANY OFFICES. A LAND SURVEY BY A LICENSED SURVEYOR WAS NOT PROVIDED.



REVISIONS	BY
MAY 2019	



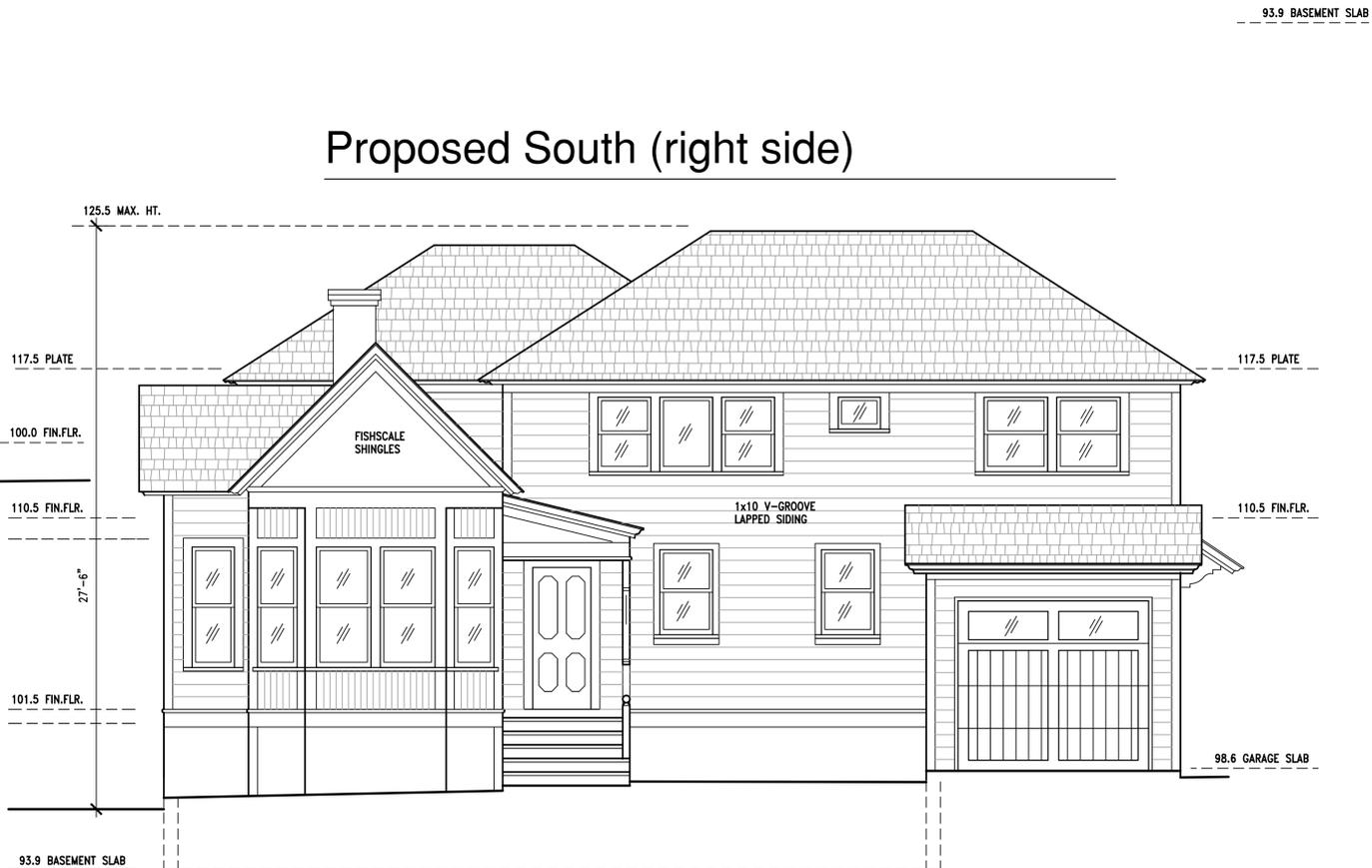
Existing South (right side)



Proposed South (right side)



Existing West (front)



Proposed West (front)

Rick Steres Architect
 Phone: 831-646-1131
 Mailing: Pacific Grove, CA 93950
 1264 Del Monte Blvd. Pacific Grove, CA 93950
 Web Site: ricksteresarchitect.com

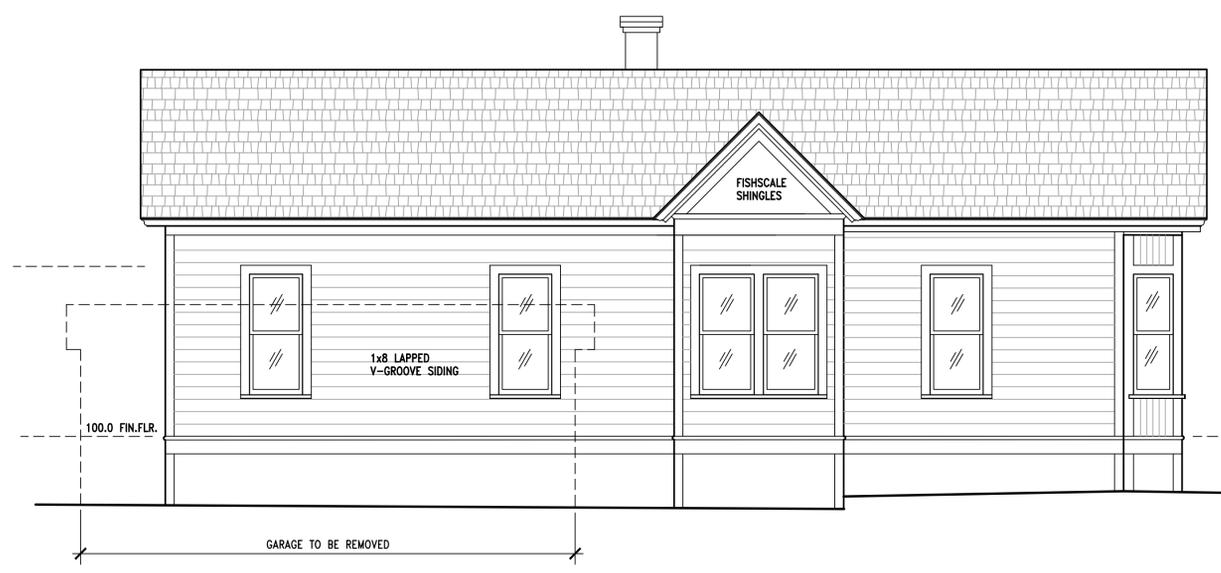


South & West Elevations
 ADDITION & REMODEL
Petersen Family Trust Residence
 409 GRAND AVENUE PACIFIC GROVE CA 93950

DATE
JANUARY 18, 2019
 SCALE
1/4"=1'-0"
 JOB NUMBER
1705
 SHEET

A5
 OF 28 SHEETS

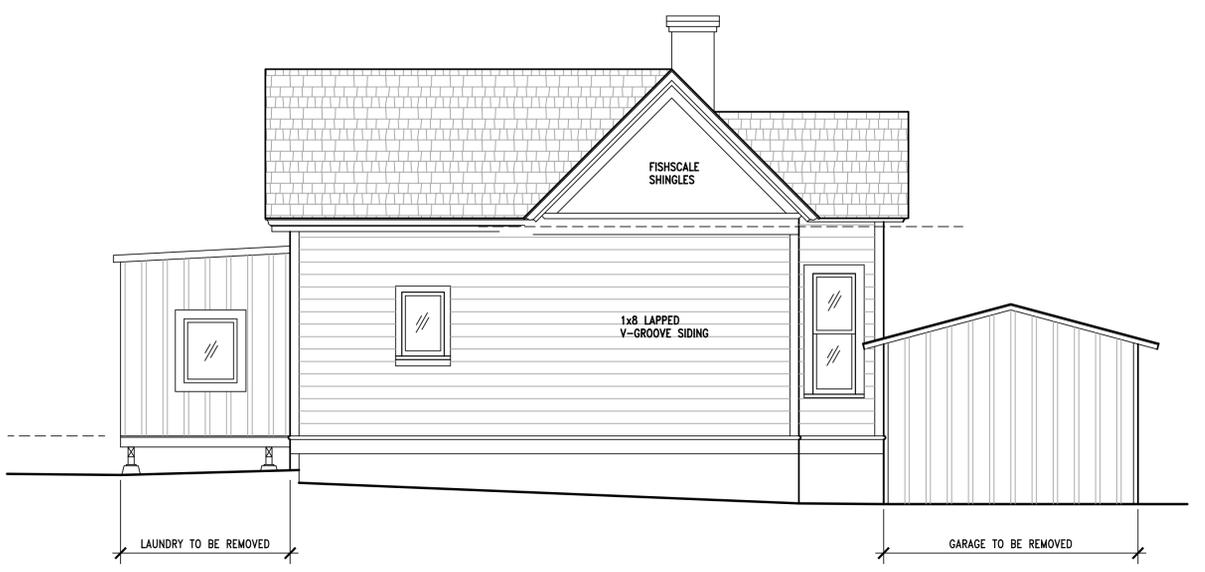
REVISIONS	BY
MAY 2019	



Existing North (left side)



Proposed North (left side)



Existing East (rear)



Proposed East (rear)

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 Mailing: Pacific Grove, CA 93950
 Web Site: ricksterearchitect.com



North & East Elevations
 ADDITION & REMODEL
Petersen Family Trust Residence
 409 GRAND AVENUE PACIFIC GROVE CA 93950

DATE	JANUARY 18, 2019
SCALE	1/4"=1'-0"
JOB NUMBER	1705
SHEET	A4
OF 28 SHEETS	

REVISIONS	BY
MAY 2019	

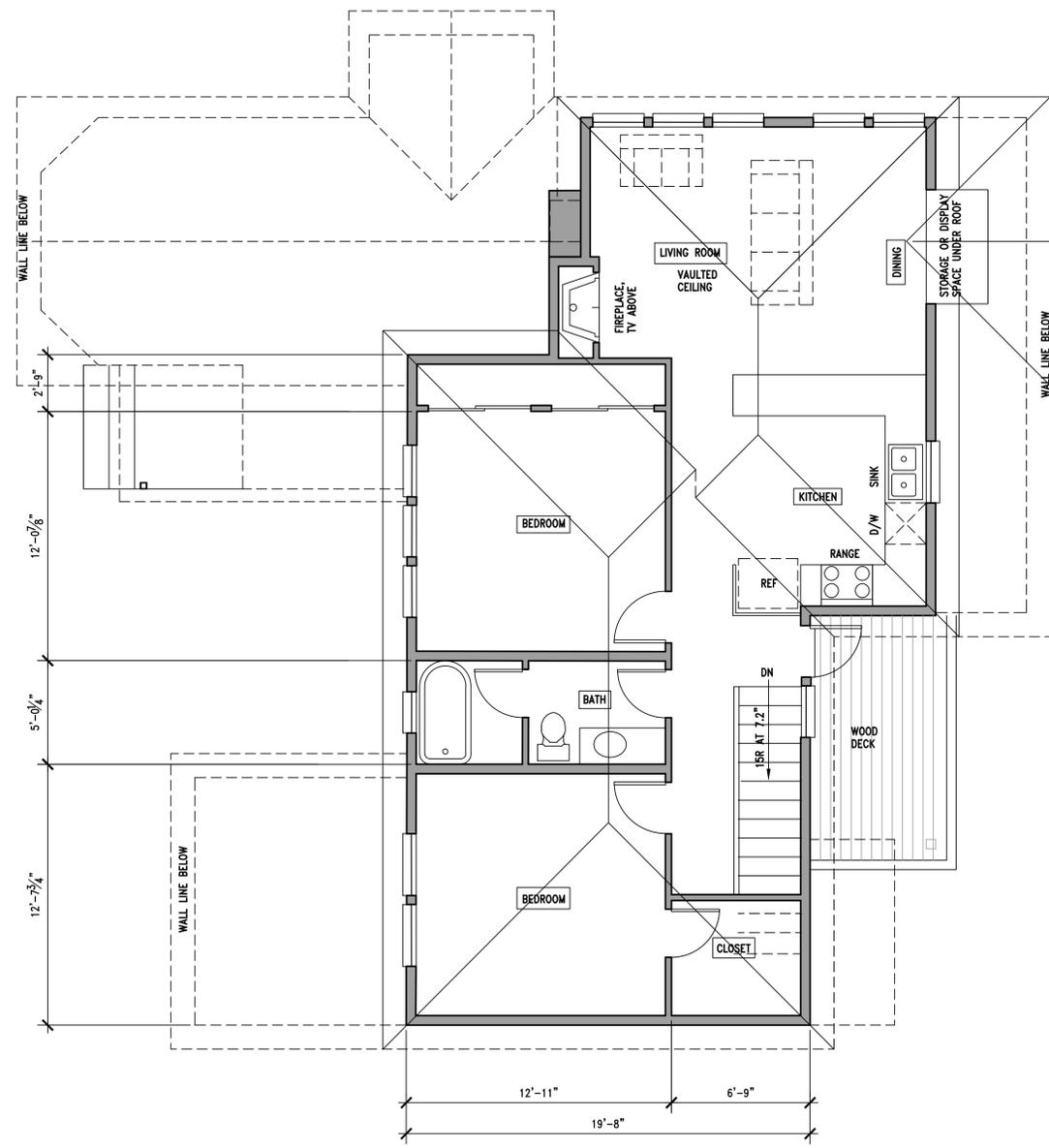
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 1264 Del Monte Blvd.
 Web Site: ricksteresarchitect.com

APR. 30, 2021
 RICHARD B. STERES
 EXPI. DATE

STATE OF CALIFORNIA
 ARCHITECT
 C 14191

2nd Floor Plan
 ADDITION & REMODEL
Petersen Family Trust Residence
 409 GRAND AVENUE PACIFIC GROVE CA 93950

DATE	JANUARY 18, 2019
SCALE	1/4"=1'-0"
JOB NUMBER	1705
SHEET	A3
OF 28 SHEETS	



2nd Floor Plan



NOTES:

TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FT. FROM PROPERTY LINES AND ALL OPENINGS INTO THE BUILDING (DRYER VENTS, BATH AND UTILITY FANS MUST BE 3 FT. FROM DOORS, WINDOWS, OPERABLE SKYLIGHTS AND ATTIC VENTS).

EMERGENCY EGRESS WINDOWS:
 MINIMUM NET CLEAR OPENABLE DIMENSION OF 24" IN HEIGHT.
 MINIMUM NET CLEAR OPENABLE DIMENSION OF 20" IN WIDTH.
 MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ.FT.
 MAXIMUM SILL HEIGHT OF 44" ABOVE FLOOR.

ALL GLAZING SHALL HAVE A TEMPORARY LABEL THAT SHALL NOT BE REMOVED. LABEL SHALL SHOW SHGC, U-FACTOR, AIR LEAKAGE, AND VISIBLE TRANSMITTANCE.

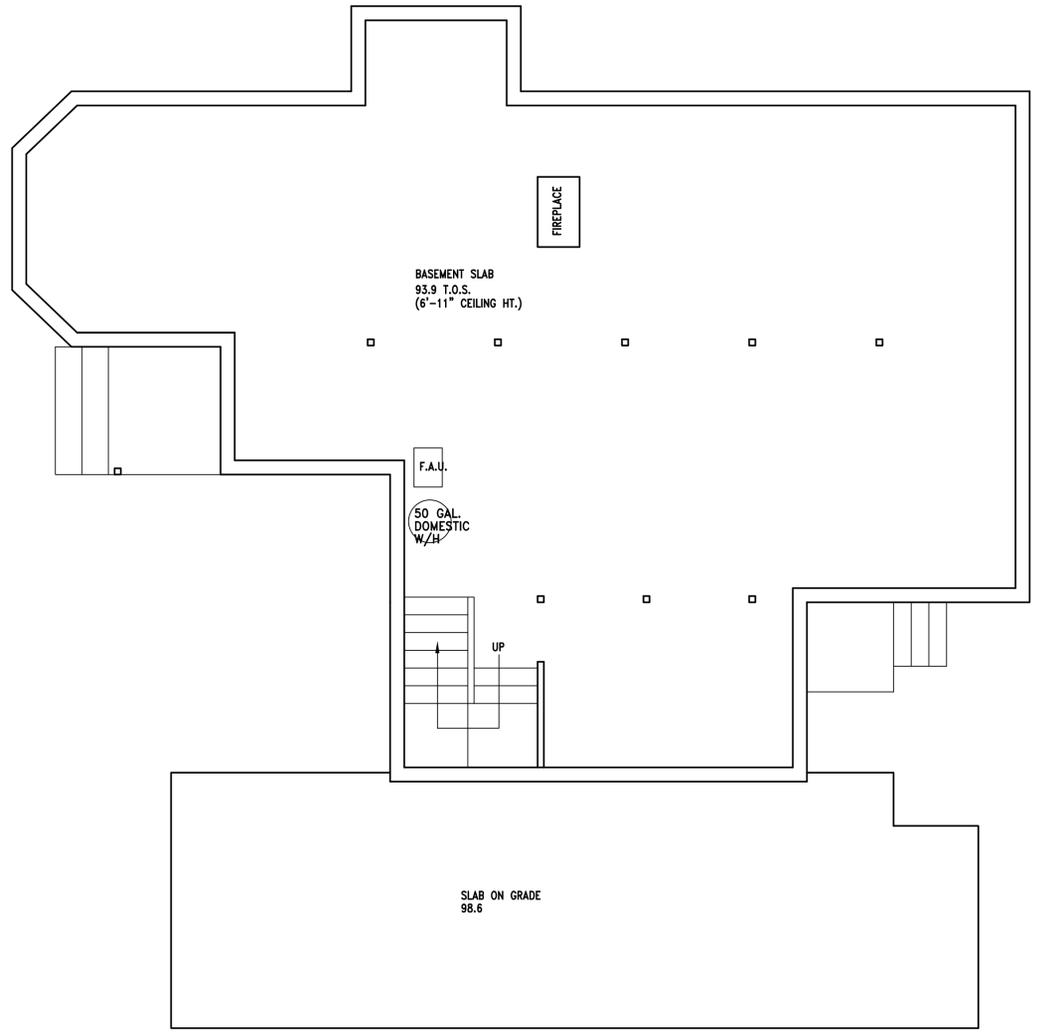
REVISIONS	BY
MAY 2019	

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APR. 30, 2021
 RICHARD B. STERES
 LICENSED ARCHITECT VINOUILY
 C 14191
 STATE OF CA

Basement
 ADDITION & REMODEL
Petersen Family Trust Residence
 409 GRAND AVENUE PACIFIC GROVE CA 93950

DATE	JANUARY 18, 2019
SCALE	1/4"=1'-0"
JOB NUMBER	1705
SHEET	A2
OF 28 SHEETS	



Basement



NOTES:
 TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FT. FROM PROPERTY LINES AND ALL OPENINGS INTO THE BUILDING (DRYER VENTS, BATH AND UTILITY FANS MUST BE 3 FT. FROM DOORS, WINDOWS, OPERABLE SKYLIGHTS AND ATTIC VENTS).
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REVISIONS	BY
MAY 2019	

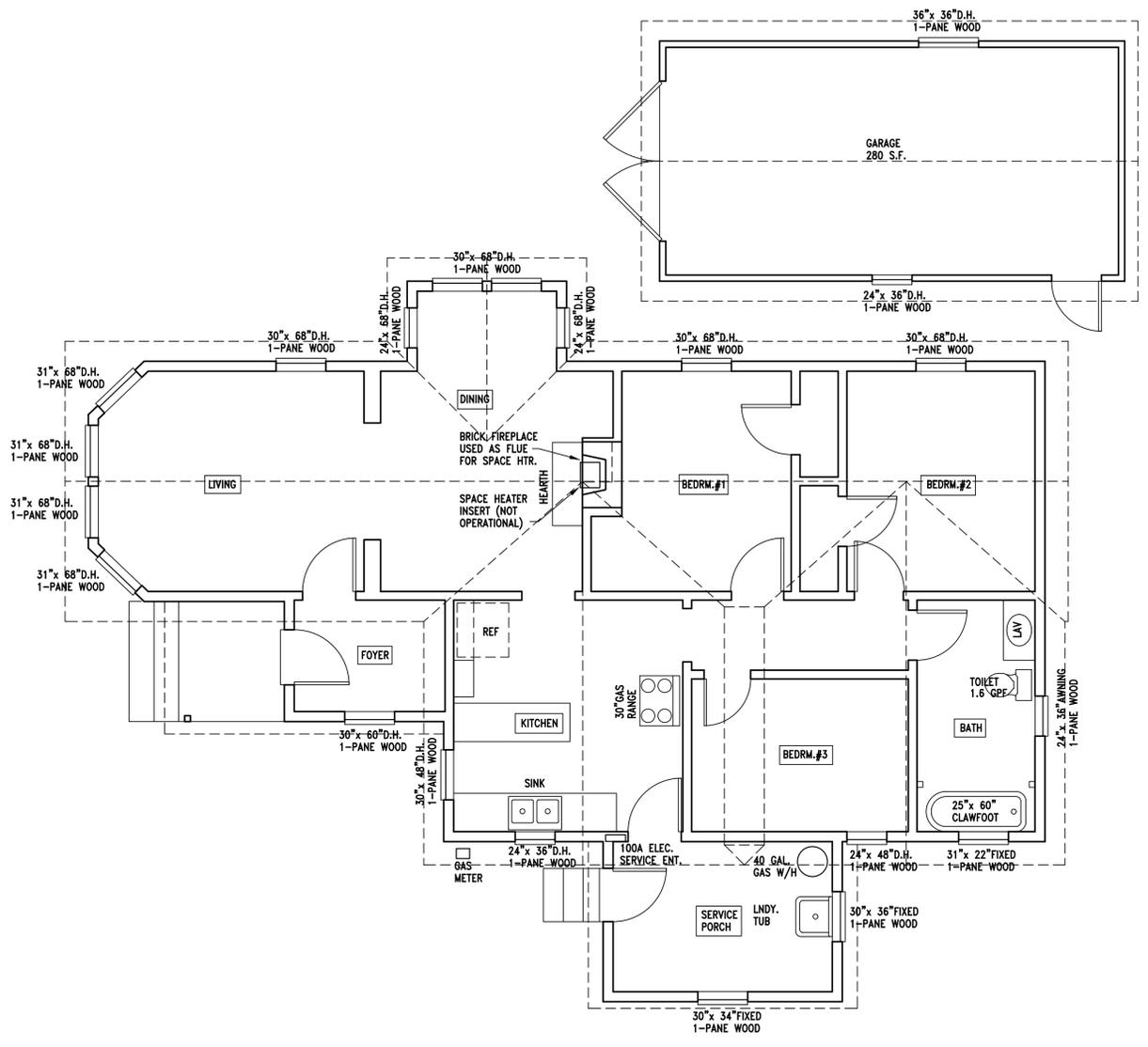
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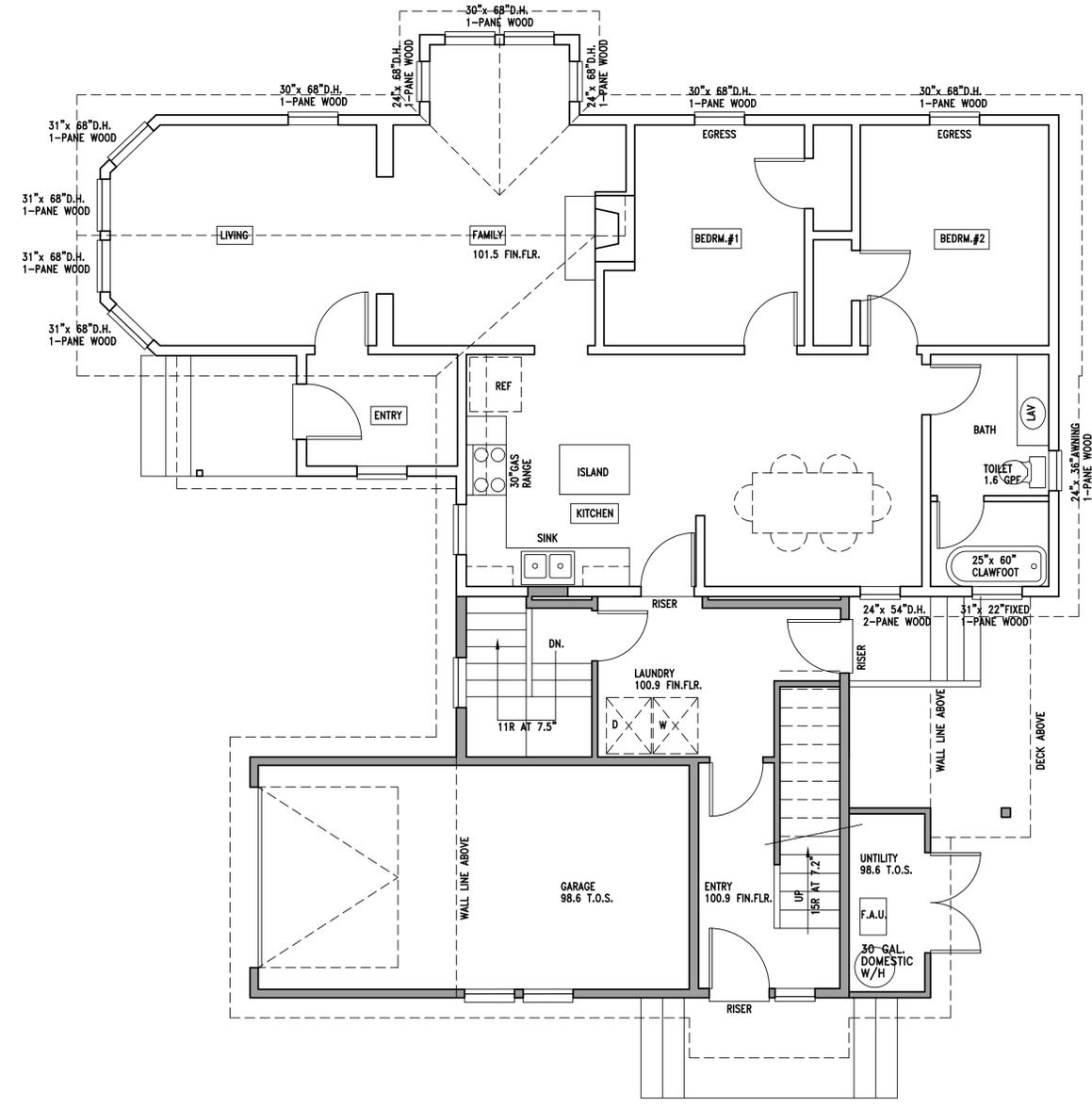
ARCHITECT VINSON & JONES
 C 14191
 RICHARD B. STERES
 APR. 30, 2021
 EXP. DATE

Floor Plan
 ADDITION & REMODEL
Petersen Family Trust Residence
 409 GRAND AVENUE PACIFIC GROVE CA 93950

DATE	JANUARY 18, 2019
SCALE	1/4"=1'-0"
JOB NUMBER	1705
SHEET	A1
OF 28 SHEETS	



Existing Floor Plan



Proposed Floor Plan

NOTES:

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