NOTICE OF MEETING
CITY OF PACIFIC GROVE
HISTORIC RESOURCES COMMITTEE
REGULAR MEETING AGENDA

3:00 p.m., Wednesday, January 22, 2020
Council Chambers – 300 Forest Avenue, Pacific Grove, CA

Copies of the agenda packet are available for review at the Pacific Grove Library temporarily located at the Holman Bldg, 542 Lighthouse Avenue; the CDD counter in City Hall at 300 Forest Avenue, Pacific Grove from 8 a.m. – 12 p.m. and 1 p.m. – 5 p.m., Monday through Thursday; and on the internet at www.cityofpacificgrove.org/hrc. Recordings of the meetings are available on the City website and upon request.

1. Call to Order - 3:00 p.m.
2. Roll Call
   HRC Members: Claudia Sawyer (Chair), Mark Travaille, Joseph Rock, Jill Kleiss (Secretary), Mimi Sheridan (Vice-Chair), Rick Steres, Geoff Welch
3. Approval of Agenda
4. Committee Member and Staff Announcements (City-Related Items Only)
5. General Public Comment
   General Public Comment must deal with matters subject to the jurisdiction of the City and the HRC that are not on the Regular Agenda. This is the appropriate place to comment as to items on the Consent Agenda, only if you do not wish to have the item pulled for individual consideration by the HRC. Comments from the public will be limited to three minutes and will not receive HRC action. Comments regarding items on the Regular Agenda shall be heard prior to the HRC’s consideration of such items at the time such items are called. Whenever possible, written correspondence should be submitted to the HRC in advance of the meeting, to provide adequate time for its consideration.

6. Reports of Council Liaison
7. Items to be Continued or Withdrawn - None
8. Consent Agenda
   The Consent Agenda deals with routine and non-controversial matters, and may include action on public hearings for which testimony is not anticipated. The vote on the Consent Agenda shall apply to each item that has not been removed. Any member of the Committee, staff, or the public may remove an item from the Consent Agenda for individual consideration. When items are pulled for discussion, they will be automatically placed at the end of their respective section within the Regular Agenda. One motion shall be made to adopt all non-removed items on the Consent Agenda.

   a. Approval of December 18, 2019, HRC Minutes
      Recommended Action: Approve minutes
      CEQA Status: Does not constitute a “Project” as defined by CEQA Guidelines §15378
      Staff Reference: Haroon Noori, Management Analyst

   b. Initial Historic Screening Request No. IHS 20-0012, 641 Eardley Ave.
      Description: Initial Historic Screening
      Applicant/Owner: Nathalia Holt
      CEQA status: Not a project under CEQA per §15378
      Staff reference: Alyson Hunter, Senior Planner
      Recommended action: Determine ineligible for the Historic Resources Inventory
9. **Continued Items**

   None

10. **Regular Agenda**

   For public hearings involving a quasi-judicial determination by the Committee, the proponent of an item may be given 10 minutes to speak and others, either in support or opposition to the project, may be given 3 minutes each.

   a. **Adopt HRC Resolution 19-02**

      **Project Description:** HRC Resolution 19-02 has been created as a follow-up to the action that the HRC took on December 18, 2019, pertaining to the removal of ten (10) properties from the Historic Resources Inventory. This resolution is the record which will be kept in each property’s file that indicates the process by which the properties were removed.

      **Recommendation:** Staff recommends that the HRC adopt Resolution 19-02 to memorialize its action on December 18, 2019.

      **CEQA Status:** Given that the subject properties are not historic resources, their removal from the Inventory does not constitute an individual nor cumulative significant negative effect on the environment. The administrative act of removing non-historic resources from the Inventory is not a “Project” per § 15378 of the California Environmental Quality Act (CEQA) Guidelines.

      **Staff Reference:** Alyson Hunter, Senior Planner | ahunter@cityofpacificgrove.org | 831-648-3127

   b. **Removal of Thirteen (13) Demolished and Two (2) Heavily Modified Properties from the Historic Resources Inventory (HRI)**

      **Project Description:** On November 20, 2019, the City Council accepted the Final Historic Resources Inventory (HRI) Survey Update, including the recommendations for deletion, and directed the Historic Resources Committee (HRC) to begin the removal process. The 15 properties below represent the second group of proposed deletions.

      **Recommendation:** Staff recommends that the HRC consider the evidence provided, remove the subject properties from the HRI per PGMC § 23.76.030 and adopt Resolution 20-01 memorializing this action.

      **CEQA Status:** Given that the subject properties are not historic resources, their removal from the Inventory does not constitute an individual nor cumulative significant negative effect on the environment. The administrative act of removing non-historic resources from the Inventory is not a “Project” per § 15378 of the California Environmental Quality Act (CEQA) Guidelines.

      **Staff Reference:** Alyson Hunter, Senior Planner | ahunter@cityofpacificgrove.org | 831-648-3127

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Assessor Parcel No.</th>
<th>Property Owner</th>
<th>Reason for Removal from the HRI</th>
<th>Year Built (New Constr.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. 405 19th St.</td>
<td>006-472-010</td>
<td>Campell, D. &amp; R</td>
<td>Resource demolished 1991</td>
<td>1994 (new constr.)</td>
</tr>
<tr>
<td>3. 871 Balboa Av.</td>
<td>006-064-004</td>
<td>Frances, G. &amp; B</td>
<td>Effectively demolished</td>
<td>1943 (newer constr.)</td>
</tr>
<tr>
<td>8. 210 Grand Av.</td>
<td>006-282-005</td>
<td>561 Lighthouse Invest.</td>
<td>Resource demolished Bank parking lot</td>
<td></td>
</tr>
<tr>
<td>10. 263 Grove Ave</td>
<td>006-361-034 (1073 LH Av.)</td>
<td>City of Pacific Grove</td>
<td>Del Monte Military Academy demolished c. 2013</td>
<td>Butterfly Sanctuary</td>
</tr>
</tbody>
</table>
11. Presentations and Trainings

None

12. Adjournment. Next meeting is date is February 26, 2020 at 3:00 p.m.
MINUTES
CITY OF PACIFIC GROVE
HISTORIC RESOURCES COMMITTEE
SPECIAL MEETING
2:00 p.m., Wednesday, December 18, 2019
Council Chambers – City Hall – 300 Forest Avenue, Pacific Grove, CA

1. Call to Order - 2:00 p.m.

2. Roll Call
   HRC Members Present: Claudia Sawyer (Chair), Mark Travaille, Mimi Sheridan (Vice-Chair), Rick Steres, Geoff Welch
   
   HRC Members Absent: Joseph Rock, Jill Kleiss (Secretary)

3. Approval of Agenda
   
   On a motion by Vice-Chair Sheridan, seconded by Member Travaille, the Committee voted 5-0-2-0 (Members Rock and Kleiss absent) to approve the Agenda. Motion passed.

4. Committee Member and Staff Announcements (City-Related Items Only)
   
   Alyson Hunter, Senior Planner, and Chair Sawyer noted the errata in which additional information was provided pertaining to items 8B and 10A.

5. General Public Comment
   None.

6. Reports of Council Liaison
   None.

7. Items to be Continued or Withdrawn
   None.

8. Consent Agenda
   a. Approval of November 20, 2019, HRC Minutes
      Recommended Action: Approve minutes
      CEQA Status: Does not constitute a “Project” as defined by CEQA Guidelines §15378
      Staff Reference: Haroon Noori, Management Analyst
   
   b. Initial Historic Screening Request No. IHS 19-0737 for 881 Sinex Ave.
      Description: Initial Historic Screening
      Applicant/Owner: Gary Janikula
      CEQA status: Not a project under CEQA
      Staff reference: Alyson Hunter, Senior Planner
      Recommended action: Determine ineligible for the Historic Resources Inventory
On a motion by Member Welch, seconded by Member Steres, the Committee voted 5-0-2-0 (Members Rock and Kleiss absent) to approve the Consent Agenda. Motion passed.

9. Continued Items
None.

10. Regular Agenda

   a. Initial Historic Screening Request No. IHS 19-0736 for 542 Laurel Ave. / 229 Grand Ave.
      Description: Initial Historic Screening
      Applicant/Owner: Joe Shammas
      CEQA status: Not a project under CEQA
      Staff reference: Alyson Hunter, Senior Planner
      Recommended action: Discuss and make a recommendation of eligibility for the Historic Resources Inventory

      Alyson Hunter, Senior Planner, provided a brief staff report.

      Chair Sawyer opened the floor to public comment.

      Joe Shammas, property owner, spoke regarding this project.

      Chair closed floor to the public comment.

      The Committee discussed the project.

      On a motion by Member Welch, seconded by Member Steres, the Committee voted 5-0-2-0 (Members Rock and Kleiss absent) to find that determination of ineligible cannot be made and that a Phase 1 Historic Assessment is required for any exterior alterations. Motion passed.

   b. Removal of Nine (9) Demolished and One (1) Heavily Modified Properties from the Historic Resources Inventory (HRI)
      Project Description: On November 20, 2019, the City Council accepted the Final Historic Resources Inventory (HRI) Survey Update, including the recommendations for deletion, and directed the Historic Resources Committee (HRC) to begin the removal process. The 10 properties below represent the first group of proposed deletions.
      Recommendation: Staff recommends that the HRC consider the evidence provided and remove the subject properties from the HRI per PGMC § 23.76.030.
      CEQA Status: Given that the subject properties are not historic resources, their removal from the Inventory does not constitute an individual nor cumulative significant negative effect on the environment. The administrative act of removing non-historic resources from the Inventory is not a “Project” per § 15378 of the California Environmental Quality Act (CEQA) Guidelines.
      Staff Reference: Alyson Hunter, Senior Planner | ahunter@cityofpacificgrove.org | 831-648-3127

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Assessor Parcel No.</th>
<th>Property Owner</th>
<th>Reason for Removal from the HRI</th>
<th>Year Built</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 116 2nd St.</td>
<td>006-222-004</td>
<td>Paci, C.</td>
<td>Resource was Demolished</td>
<td>1972</td>
</tr>
<tr>
<td>2 129 6th St.</td>
<td>006-206-011</td>
<td>Goings, M.</td>
<td>Resource was Demolished</td>
<td>1990</td>
</tr>
<tr>
<td>3 307 8th St.</td>
<td>006-265-015</td>
<td>Pauly, J. &amp; Butt, K.</td>
<td>Resource was Demolished</td>
<td>1958</td>
</tr>
<tr>
<td>4 215 12th St.</td>
<td>006-274-009</td>
<td>Silveira, J. &amp; D.</td>
<td>Resource was Demolished</td>
<td>1969</td>
</tr>
<tr>
<td>5 156 13th St.</td>
<td>006-176-010</td>
<td>Mar, J. &amp; McCarthy, M.</td>
<td>Resource was Demolished</td>
<td>2012</td>
</tr>
</tbody>
</table>
Alyson Hunter, Senior Planner, provided a staff report.

Chair Sawyer opened the floor to public comment. Because there was no public comment, the Chair closed floor to the public comment.

The Committee discussed the project.

On a motion by Vice-Chair Sheridan, seconded by Member Welch, the Committee voted 5-0-2-0 (Members Rock and Kleiss absent) to approve removal of the following nine (9) properties from the Historic Resources Inventory (HRI) per Pacific Grove Municipal Code Section 23.76.030 and based on the information presented in the DPR 523A forms and subject to the California Environmental Quality Act (CEQA) § 15378 exemption. Motion passed.

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Assessor Parcel No.</th>
<th>Property Owner</th>
<th>Reason for Removal from the HRI</th>
<th>Year Built</th>
</tr>
</thead>
<tbody>
<tr>
<td>116 16th St.</td>
<td>006-154-007</td>
<td>Field, D. &amp; L.</td>
<td>Resource was Demolished</td>
<td>c. 1973 (newer constr.)</td>
</tr>
<tr>
<td>208 17th St.</td>
<td>006-293-026</td>
<td>Stillwell, R.</td>
<td>Resource was Demolished</td>
<td>c. 1987 (new constr.)</td>
</tr>
<tr>
<td>223 17th St.</td>
<td>006-294-007</td>
<td>Bain, P.</td>
<td>Resource was Demolished</td>
<td>1990 (new constr.)</td>
</tr>
<tr>
<td>116 18th St.</td>
<td>006-152-008</td>
<td>Forgy, S.</td>
<td>Resource was Demolished</td>
<td>1997 (new constr.)</td>
</tr>
</tbody>
</table>

Alyson Hunter, Senior Planner, provided a staff report on 207 15th St.

Chair Sawyer opened the floor to public comment.

Kathryn Avila, owner, spoke in favor of removal this property from the HRI.

The Chair closed floor to the public comment.

The Committee discussed the project.

On a motion by Vice-Chair Sheridan, seconded by Member Travaille, the Committee voted 5-0-2-0 (Members Rock and Kleiss absent) to approve removal of the following one (1) property from the Historic Resources Inventory (HRI) per Pacific Grove Municipal Code Section 23.76.030 and based on the information presented in the DPR 523A forms and subject to the California Environmental Quality Act (CEQA) § 15378 exemption. Motion passed.

<table>
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<th>Assessor Parcel No.</th>
<th>Property Owner</th>
<th>Property Owner</th>
<th>Reason for Removal from the HRI</th>
<th>Year Built</th>
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<td>006-222-004</td>
<td>Paci, C.</td>
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<td>Resource was Demolished</td>
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<td>129 6th St.</td>
<td>006-206-011</td>
<td>Goings, M.</td>
<td></td>
<td>Resource was Demolished</td>
<td>1990 (new constr.)</td>
</tr>
<tr>
<td>307 8th St.</td>
<td>006-265-015</td>
<td>Pauly, J. &amp; Butt, K.</td>
<td>Resource was Demolished</td>
<td>1958 (newer constr.)</td>
<td></td>
</tr>
<tr>
<td>215 12th St.</td>
<td>006-274-009</td>
<td>Silveira, J. &amp; D.</td>
<td>Resource was Demolished</td>
<td>1969 (newer constr.)</td>
<td></td>
</tr>
<tr>
<td>156 13th St.</td>
<td>006-176-010</td>
<td>Mar, J. &amp; McCarthy, M.</td>
<td>Resource was Demolished</td>
<td>2012 (new constr.)</td>
<td></td>
</tr>
<tr>
<td>116 16th St.</td>
<td>006-154-007</td>
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<td>Forgy, S.</td>
<td></td>
<td>Resource was Demolished</td>
<td>1997 (new constr.)</td>
</tr>
</tbody>
</table>
11. Presentations and Trainings
None.

12. Adjourned 2:42 pm.

APPROVED BY THE HISTORIC RESOURCES COMMITTEE.

_____________________________________  ____________________
Jill Kleiss, Secretary                        Date
Item No. 8B
IHS 20-0002 for 641 Eardley Ave
**HISTORIC RESOURCES COMMITTEE (HRC) RECOMMENDATION:**

At the January 22, 2020 HRC meeting, the Committee prepared the following Preliminary Determination of Ineligibility and forwarded the recommendation to the Community Development Director:

- Determined to be ineligible as an “Historical Resource,” due to the following criteria:
  - 1. The property has undergone significant alterations to the primary or most visible façade, as evidenced through original plans, photographs or Sanborn maps.
    - \( \square \)\( \square \) \( \square \)
  - 2a. The property does not exhibit the architectural characteristics of the styles described in Section 7.3 of the General Plan or Section IV of the Historic Context Statement; or
  - 2b. The property does not exhibit unique architectural, site or locational characteristics.
  - 3. The property is not associated with important persons, events or architecture.
  - Determination of ineligibility cannot be made.

**HRC Comments:**

Claudia Sawyer, HRC Chair

**COMMUNITY DEVELOPMENT DIRECTOR (CDD) DETERMINATION:**

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

- Made a determination of ineligibility, which will remain in effect for 10 years from the date of approval.
- Found that a determination of ineligibility cannot be made, and a Phase 1 Historic Assessment is required.

Anastazia Aziz, AICP, Director
**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**

<table>
<thead>
<tr>
<th>Project Address:</th>
<th>611 Eardley Ave</th>
<th>APN:</th>
<th>006-023-007</th>
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</thead>
<tbody>
<tr>
<td>Project Description:</td>
<td>Initial Historic Screening</td>
<td></td>
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</tbody>
</table>

**Will the project create, add, or replace impervious surface?**  
☐ Yes  ☑ No

**Will the project impact any tree(s) on site?**  
☐ Yes  ☑ No

**Applicant**

| Name: | Nathalia Holt |
| Phone: | 805-616-1690 |
| Email: | Nathaliaholt@gmail.com |
| Mailing Address: | 641 Eardley Ave, Pacific Grove, CA 93950 |

**Owner**

| Name: | Same as applicant |
| Phone: | |
| Email: | |
| Mailing Address: | |

**Permit Request:**

- CRD: Counter Determination
- AP: Architectural Permit
- AAP: Administrative AP
- ADC: Arch Design Change
- ASP: Admin Sign Permit

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<tbody>
<tr>
<td>IHS: Initial Historic Screening</td>
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<td>HPP: Historic Preservation</td>
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<tr>
<td>A: Appeal</td>
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<tr>
<td>TPD: Tree Permit W/ Dev't</td>
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<td>EIR: Environmental Impact</td>
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<tr>
<td>VAR: Variance</td>
<td></td>
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<td>MMP: Mitigation Monitoring</td>
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<tr>
<td>Stormwater Permit</td>
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<tr>
<td>Other:</td>
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<tr>
<td>Other:</td>
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</tbody>
</table>

**CEQA Determination:**

- Exempt
- Initial Study & Mitigated Negative Declaration
- Environmental Impact Report

**Review Authority:**

- Staff
- ZA
- SPRC
- ARB
- HRC
- PC
- CC

**Active Permits:**

- Active Planning Permit
- Active Building Permit
- Active Code Violation Permit

**Overlay Zones:**

- Butterfly Zone
- Coastal Zone
- Area of Special Biological Significance (ASBS)
- Environmentally Sensitive Habitat Area (ESHAD)

**Property Information**

- Lot: 11
- Block: 154
- GP: 17.4 acres
- Tract: 6c Addition
- Lot Size: 5994 sf

☐ Historic Resources Inventory  
☐ Archaeologically Sensitive Area

**RECEIVED**

**Staff Use Only:**

- Received by:  
- Assigned to:  
- Paid  
- JAN 13 2020  
- CITY OF PACIFIC GROVE COMMUNITY DEV DEPT  
- TOTAL FEES: $452

**Application #: 2000-02  
Date: 1-2-20**
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: [Signature]  Date: 1/13/20

Owner Signature (Required): [Signature]  Date: [Signature]
City of Pacific Grove  
Community Development Department  
300 Forest Ave., Pacific Grove, CA 93950  

Report of Initial Historic Screening  

Address  641 Eardley Ave  APN  006-523-007  
Block  154  Lot 11  Date  1/14/2019  

City of Pacific Grove CDD Office Data:  

Assessors Maps  Yes  Historic Files  N/A  
1978 Historic Inventory  N/A  1928 Block Files  Yes  
Assessment files by APN  Yes  Alpha by owner  Yes  
Mo. Co. Assessor File  1947-1967 Building Permit register  No  
Building Permit #  228  Date  8/1/1929  Project New SFD  
Owner  John H. Clark  Builder Owner  
Building Permit #  01414  Date  9/3/1975  Project Addition  
Owner  DiGirolomo  Builder Owner  
Building Permit #  Date  Project  
Owner  Builder  
Building Permit #  Date  Project  
Owner  Builder  

P:\Steve Honegger\My Documents\IHS  
Page 13 of 122
Heritage Society Barn Materials:

<table>
<thead>
<tr>
<th>Sanborn Maps</th>
<th>No Records:</th>
<th>1888:</th>
<th>1892:</th>
<th>1897:</th>
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<tbody>
<tr>
<td></td>
<td>1905:</td>
<td>1914:</td>
<td>1926:</td>
<td>1962:</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Assessors files</th>
<th>N/A</th>
<th>Property Files by Address</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name (and Topic) files</td>
<td>N/A</td>
<td>Board and Batten Index</td>
<td>No</td>
</tr>
<tr>
<td>Photo Collection Index</td>
<td>N/A</td>
<td>P.G. Directory 1903</td>
<td>N/A</td>
</tr>
<tr>
<td>Mo. Co. Census 1900</td>
<td>N/A</td>
<td>Polk Directory 1889</td>
<td>N/A</td>
</tr>
<tr>
<td>Howard Research Books</td>
<td>N/A</td>
<td>Grove Acres Map (1926)</td>
<td>N/A</td>
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</tbody>
</table>

Pacific Grove Library Data

<table>
<thead>
<tr>
<th>Polk Directories 1926 to 1988</th>
<th>N/A</th>
<th>Historic Index Card File</th>
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<tbody>
<tr>
<td>Newspaper Microfilm</td>
<td>N/A</td>
<td>Mo. Co Directory 1875</td>
<td>N/A</td>
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<tr>
<td>Greater Register of Mo. Co 1875</td>
<td>N/A</td>
<td>Tuttle Photo Collection</td>
<td>N/A</td>
</tr>
<tr>
<td>Library Photo Collection</td>
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<td></td>
<td></td>
</tr>
</tbody>
</table>

Steve Honegger, Heritage Society of Pacific Grove
<table>
<thead>
<tr>
<th>Year</th>
<th>Real Estate</th>
<th>Improvements</th>
<th>Personal Property</th>
<th>Exemption</th>
<th>TOTAL</th>
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<tbody>
<tr>
<td>1931</td>
<td>280</td>
<td>680</td>
<td>1680</td>
<td>1960</td>
<td></td>
</tr>
<tr>
<td>1932</td>
<td>280</td>
<td>680</td>
<td>1680</td>
<td>1960</td>
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</tr>
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<td>1933</td>
<td>280</td>
<td>680</td>
<td>1680</td>
<td>1960</td>
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<td>1934</td>
<td>280</td>
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<td>1960</td>
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</tr>
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<td>1935</td>
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<td>1937</td>
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<td>1960</td>
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<td>1939</td>
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<td>1960</td>
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<td>Year</td>
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<td>Interest</td>
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</tr>
<tr>
<td>1940</td>
<td>1960</td>
<td>2400</td>
<td></td>
</tr>
<tr>
<td>Block 154</td>
<td>W. Junipero Ave</td>
<td>Fifth Addition H &amp; D Severance Map</td>
<td></td>
</tr>
<tr>
<td>-----------</td>
<td>-----------------</td>
<td>-----------------------------------</td>
<td></td>
</tr>
<tr>
<td><strong>1</strong> G W Brainard</td>
<td>2-10-25</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>2</strong> June E Downey</td>
<td>10-14-12</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>3</strong> J J Williams</td>
<td>10-31-03</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>4</strong> Mabel C Culp</td>
<td>6-1-15</td>
<td>613 Bardley</td>
<td></td>
</tr>
<tr>
<td><strong>5</strong> &quot;</td>
<td>6-10-24</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>6</strong> Herbert Lang</td>
<td>6-10-11</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>7</strong> Margaret A Cummings</td>
<td>2-4-16</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>8</strong> H E Hague</td>
<td>1-27-17</td>
<td>(Mary A Cummings)</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>10-15-27</td>
<td></td>
</tr>
<tr>
<td><strong>9</strong> Franklin Grant</td>
<td>10-22-24</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>10</strong> &quot;</td>
<td>&quot;</td>
<td>637 Bardley</td>
<td></td>
</tr>
<tr>
<td><strong>11</strong> G H Tarbox</td>
<td>10-8-27</td>
<td></td>
<td></td>
</tr>
<tr>
<td>LOT NO.</td>
<td>NAME OF OWNER</td>
<td>APPRAISED 1928</td>
<td>ASSESSED 1928-1929</td>
</tr>
<tr>
<td>--------</td>
<td>---------------------</td>
<td>----------------</td>
<td>---------------------</td>
</tr>
<tr>
<td></td>
<td></td>
<td>LAND</td>
<td>IMPS.</td>
</tr>
<tr>
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<td></td>
</tr>
<tr>
<td>2</td>
<td>June E. Downey</td>
<td>300</td>
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</tr>
<tr>
<td>3</td>
<td>J J Williams</td>
<td>310</td>
<td></td>
</tr>
<tr>
<td>4-5</td>
<td>Mable C Culp</td>
<td>630</td>
<td>2480</td>
</tr>
<tr>
<td>6</td>
<td>Herbert Lang</td>
<td>320</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Margaret A. Cummings</td>
<td>330</td>
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</tr>
<tr>
<td>8</td>
<td>H E Hague</td>
<td>330</td>
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<td>9</td>
<td>Franklin Grant</td>
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<tr>
<td>11</td>
<td>G. H. Tarbox</td>
<td>580</td>
<td></td>
</tr>
</tbody>
</table>

**TOTALS**

|              | 4070 | 5240 |
**BUILDING CLASSIFICATION AND COMPUTATION RECORD**

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

Authorized by City Council, City of Pacific Grove

Block 154, Lot 11

Owner: C. H. Torrey

No. 1558 Ave.

Class: 1, 2, 3, 4

---

**Exterior Description**

<table>
<thead>
<tr>
<th>Use — Commercial</th>
<th>Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stories</td>
<td>Wood Frame, Steel Frame, Reinforced Concrete, Mill Masonry</td>
</tr>
<tr>
<td>Store &amp; Office</td>
<td>Flat, Gambrel, Mansard, Dormer, Plain, Cut Up</td>
</tr>
<tr>
<td>Apartments</td>
<td>Roof, Exterior</td>
</tr>
<tr>
<td>Theatre</td>
<td>Tile, Terra Cotta, Brick, Tile, Art Stone, Plaster on Lathe, Shingles, Rustic Siding, Re-Sew, Siding, Board &amp; Batten, Cor. Iron</td>
</tr>
<tr>
<td>Hotel</td>
<td>Interior Trim</td>
</tr>
<tr>
<td>Hotel</td>
<td>Foundation</td>
</tr>
<tr>
<td>Dwellings</td>
<td>Exterior Trim</td>
</tr>
<tr>
<td>Dwellings</td>
<td>Foundation</td>
</tr>
<tr>
<td>Hotel</td>
<td>Foundation</td>
</tr>
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<td>Hotel</td>
<td>Foundation</td>
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<td>Hotel</td>
<td>Foundation</td>
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<tr>
<td>Garage</td>
<td>Foundation</td>
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<tr>
<td>Garage</td>
<td>Foundation</td>
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<tr>
<td>Poultry House</td>
<td>Foundation</td>
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</tbody>
</table>

**Interior Description**

<table>
<thead>
<tr>
<th>Inside Finish</th>
<th>Plumbing</th>
<th>Lighting</th>
<th>Basement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stock, Special, Ornamental, Paint</td>
<td>No. Fixtures, Good, Medium, Cheap</td>
<td>Lamps, Electric, Gas, Fixtures, Good, Medium Cheap</td>
<td>None, Part, Full, Concrete, Brick, Floor, Unfinished</td>
</tr>
<tr>
<td>Plumbing, Lighting, Basement</td>
<td>No. Fixtures, Good, Medium, Cheap</td>
<td>Lamps, Electric, Gas, Fixtures, Good, Medium Cheap</td>
<td>None, Part, Full, Concrete, Brick, Floor, Unfinished</td>
</tr>
</tbody>
</table>

**Rear Elevation**

- Stock: Good, Medium, Cheap
- Plumbing: No. Fixtures, Good, Medium, Cheap
- Lighting: Lamps, Electric, Gas, Fixtures, Good, Medium Cheap
- Basement: None, Part, Full, Concrete, Brick, Floor, Unfinished

**Exterior Trim**

- Exterior Trim: Plain Ornaments, Wood, Masonry, Metal, Plastic

**Foundation**

- Foundation: Deep, Shallow, Masonry, Pile's, Wood, Plate in Metal, Plate in Wood, Sheet Glass

**Street Front**

- Street Front: Cu. Ft., Sq. Ft., @ $ |

**Depreciation: Present Value**

<table>
<thead>
<tr>
<th>(A) X X =</th>
<th>Cu. Ft. @ $</th>
</tr>
</thead>
<tbody>
<tr>
<td>(B) X X =</td>
<td>Cu. Ft. @ $</td>
</tr>
<tr>
<td>(C) X X =</td>
<td>Cu. Ft. @ $</td>
</tr>
<tr>
<td>(D) X X =</td>
<td>Cu. Ft. @ $</td>
</tr>
</tbody>
</table>

**Basement**

- Basement: Cu. Ft. @ $ |

**Garage**

- Garage: Cu. Ft. @ $ |

**Extras**

- Extra: Cu. Ft. @ $ |

**Height:**

- Height: Ft. |

**Replacement Total:**

- Replacement Total: $ |

**Total Value:**

- Total Value: $ |

**Condition:**

- Condition: New, Good, Medium, Poor

**Obsolescence:**

- Obsolescence: Yes, No

**Depreciation:**

- Depreciation: % Good

**Age:**

- Age: Remodeled Age

---

*(See Reverse)*

THE MODERN ANALYTIC METHOD OF REALTY VALUATION—JAMES G. STAFFORD & COMPANY, OAKLAND AND SAN FRANCISCO, CALIF. COPYRIGHT—1928
PETITION FOR BUILDING PERMIT
UNDER ORDINANCE NO. 149 OF THE CITY OF PACIFIC GROVE, CALIFORNIA

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

Application is hereby made for a permit to build a family residence on Lot No. 111 in Block No. 15A, Addition to Pacific Grove Retreat Grounds, at No. 213 Seacliff Street, according to Plans and Specifications herewith presented, as follows:

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

Size: 40' x 30' Size of Flues: 8' x 8' x 2'
Stories: 1 Fireplaces:
Foundation: None Toilets:
Basement: None Baths:
Sides: Concrete Outside Finish: None
Roof: Shingles Inside Finish: Plant
Floors: Concrete Time necessary to do the work: 3 months
Number of Rooms: 4 Estimated Cost: $3,500
Chimneys: 7

To properly carry on said work it will be necessary to partially obstruct 3rd Street for a period of 30 days. I therefore ask permission to obstruct said street during the period necessary for doing said work, diligently prosecuted, under the conditions and restraints provided for in Ordinance No. 149 of the City of Pacific Grove.

Dated: [Signature]

Petitioner.
APPLICATION FOR BUILDING PERMIT
CITY OF PACIFIC GROVE

ASSESSOR'S NO. 6-523-7

Location Of Work 641 Eardly

Owner Gastone Di Girolamo

Contractor

Eng./Arch.

Address

Lot 11

Block 154

Owner

Phone

Phone

Address

Financed by

RECEIPT NO. STORIES TYPE SITE DIMENSIONS & AREA

Addition

FRONT SIDE SIDE REAR COVERAGE DATA

ALLOWED EXISTING

EXISTING NEW

NEW TOTAL

TYPE IMPROVEMENT

BUILD REMODEL ADD TO REPAIR ALTER

MOVE DEMOLISH OTHER

DESCRIPTION OF WORK AUTHORIZED

DWY. PERMIT NO.

ELE. CONTR.

MECH. CONT.

PLUMB. CONT.

VARIANCE NO.

ARCHITECTURAL APPROVAL NO.

USE PERMIT NO.

TREE PERMIT NO.

CURB GUTTER & SIDEWALK PERMIT NO.

OWNER BUILDER SURCHARGE VALUATION

A SURCHARGE OF 10% OR $3.00 WHICH IS GREATER IS REQUIRED BECAUSE OF THE INCREASED NUMBER OF INSPECTIONS NECESSARY ON OWNER BUILDER PERMITS

$39,000

FEES

PERMIT 101 50

PLAN CK. —

SUB-TOTAL —

SMIP 2 10

PENALTIES —

TOTAL $103 60

EXPIRATION OF PERMIT

THIS PERMIT EXPIRES IF THE BUILDING OR WORK AUTHORIZED HEREIN IS NOT COMMENCED WITHIN 60 DAYS FROM DATE OF APPROVAL, OR IF WORK IS SUSPENDED FOR A PERIOD OF 120 DAYS OR ABANDONED AFTER EXPIRATION, THIS PERMIT MUST BE RENewed BEFORE THE WORK MAY BE COMMENCED AGAIN.

Warning: Trees on the streets of Pacific Grove are public property and under City control. Permission to remove trees may be obtained only from the City.

This permit does not include any signs or flood lighting.

GRADE LINES AS SHOWN ON DRAWING ACCOMPANYING THIS APPLICATION ARE ASSUMED TO BE CORRECT IF ACTUAL GRADE LINES ARE NOT THE SAME AS SHOWN.

REVISED DRAWINGS SHOWING CORRECT GRADE LINES, CUTS AND FILLS, TOGETHER WITH COMPLETE DETAILS OF RETAINING WALLS AND WALL FOOTINGS REQUIRED MUST BE RESUBMITTED TO THIS DIVISION FOR APPROVAL.

IN CONFORMITY WITH THE PROVISIONS OF SECTION 3800 OF THE LABOR CODE OF THE STATE OF CALIFORNIA, APPLICANT SHALL FILE WITH THE BUILDING INSPECTOR THE CERTIFICATES DESIGNATED IN (1) AND (2) BELOW AND/OR SHALL INDICATE ITEM (3), (4), OR (5) WHICHER EVER IS APPLICABLE.

(1) CERTIFICATE OF CONSENT OF SELF-INSURED ISSUER BY THE DIRECTOR OF INDUSTRIAL RELATIONS.

(2) CERTIFICATE (OR EXACT DUPLICATE COPY) OF WORKMEN'S COMPENSATION INSURANCE ISSUED BY AN ADMITTED INSURER.

(3) THE COST OF THE WORK TO BE PERFORMED IS $100 OR LESS.

(4) I CERTIFY THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED THAT I SHALL NOT EMPLOY ANY PERSON IN ANY MANNER SO AS TO BECOME SUBJECT TO THE WORKMEN'S COMPENSATION LAWS OF CALIFORNIA.

(5) I CERTIFY THAT THE APPLICANT IS LICENSED UNDER THE PROVISIONS OF CHAPTER 9 (COMMENCING AT SECTION 7000) OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE, AND SAID APPLICANT IS A CALIFORNIA STATE CONTRACTOR.

HALF DAY NOTICE IS REQUIRED FOR ALL INSPECTIONS.

APPLICATION BECOMES A BUILDING PERMIT WHEN PROPERLY FILED OUT, SIGNED BY APPLICANT, AND APPROVED BY BUILDING INSPECTOR.

Application Approved

BUILDING INSPECTOR

THE ABOVE APPROVAL GRANTS PERMISSION TO DO THE WORK COVERED BY THIS APPLICATION IN ACCORDANCE WITH PLANS AS APPROVED AND ALL APPLICABLE COUNTY AND STATE ORDINANCES, REGULATIONS AND LAWS GOVERNING LOCATION, CONSTRUCTION AND OCCUPANCY OF BUILDING.

Date

Classification is in full force and effect

License No.

Applicant's Signature
Item No. 10A
HRC Resolution 19-02
RESOLUTION NO. 19-02

HISTORIC DETERMINATION FOR THE DELETION OF TEN (10) PROPERTIES FROM THE CITY OF PACIFIC GROVE’S HISTORIC RESOURCES INVENTORY AS REFERENCED IN THE TABLE BELOW

FACTS

1. In 2018, the City Council of the City of Pacific Grove directed the Community Development Department to undertake the task of updating the City’s Historic Resources Inventory (Inventory).

2. To assist with the effort, the City contracted with Page & Turnbull, a qualified historic consulting firm which, as a result of field work and research, prepared the Historic Resources Inventory Update Survey Report (Report) which was finalized and accepted by the City Council on November 20, 2019.

3. The Report analyzed every one of the 1,303 buildings currently on the Inventory, prepared Dept. of Parks & Recreation (DPR) Form 523 documents for each property, and recommended the removal of 371 (28%) of the properties from the Inventory due to changes over time resulting in the loss of historic integrity and/or significance.

4. Of these 371 properties, approximately twenty-two (22) of them remained on the Inventory in error as the original historic resource had since been demolished. The following table represents the first nine properties that fall into this category. The tenth property (207 15th Street) was added to this first review as the owner was currently in the process of obtaining permits for exterior alterations that were on hold because of the property’s inclusion on the HRI.

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

FINDINGS

1. The Historic Resources Committee has determined that the properties listed above shall be removed from Pacific Grove’s Historic Resources Inventory based on the criteria listed in PGMC 23.76.025 and the recommendation of the qualified consultant, Page & Turnbull, on the individual properties’ DPR 523 Forms of “6L” or “6Z” signifying ineligibility for local, state or national listing.
2. The Historic Resources Committee has determined that this action does not constitute a “Project” as defined under 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 Inventory in error or the property no longer retains historic integrity and/or significance and cannot be considered a historic resource.

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

1. On December 18, 2019, the Historic Resources Committee determined that, based on observation and the information on the DPR forms provided, the buildings listed herein be removed from the Historic Resources Inventory per PGMC 23.76.030. This administrative action is not a “Project” per 15378 of the CEQA Guidelines.

2. The Historic Resources Committee further 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.

3. The properties referenced in the table above no longer meet the criteria for eligibility per PGMC §23.76.025.

4. 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 January, 2020, by the following vote:

AYES: SAWYER, SHERIDAN, WELCH, STERES, TRAVAILLE
NOES: NONE
ABSTENTIONS: NONE
ABSENT: KLEISS, ROCK

APPROVED:

_______________________________
Claudia Sawyer, Chair

ATTEST:

_______________________________
Alyson Hunter, Senior Planner
Item No. 10B
Historic Determination Permits for fifteen (15) properties
TO: Chair Sawyer and Members of the Historic Resources Committee

FROM: Alyson Hunter, Senior Planner

MEETING DATE: January 22, 2020

PERMIT TYPE & LOCATION

Historic Determination (HD) permits for the following properties:

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Property Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>124 19th St.</td>
<td>Pentz, G. &amp; C</td>
</tr>
<tr>
<td>405 19th St.</td>
<td>Campell, D. &amp; R.</td>
</tr>
<tr>
<td>871 Balboa Av.</td>
<td>Frances, G. &amp; B.</td>
</tr>
<tr>
<td>512 Chestnut Av.</td>
<td>Gasperson, G. &amp; J.</td>
</tr>
<tr>
<td>126 Forest Av.</td>
<td>Broenkow, W.W.&amp;S.</td>
</tr>
<tr>
<td>517 Fountain Av.</td>
<td>Modest, M. &amp; M.</td>
</tr>
<tr>
<td>125 Grand Av.</td>
<td>Downey, R. M.</td>
</tr>
<tr>
<td>210 Grand Av.</td>
<td>561 Lighthouse Invest.</td>
</tr>
<tr>
<td>301 Grand Av.</td>
<td>Mansour, M.</td>
</tr>
<tr>
<td>263 Grove Acre</td>
<td>City of Pacific Grove</td>
</tr>
<tr>
<td>560 Junipero Av.</td>
<td>Van De Velde, V.</td>
</tr>
<tr>
<td>209 Monterey Av.</td>
<td>Herrera, T. &amp; S.</td>
</tr>
<tr>
<td>541 Pine Av.</td>
<td>Boddington, J. &amp; C.</td>
</tr>
<tr>
<td>218 Park St.</td>
<td>Gionfriddo, R. &amp; D.</td>
</tr>
<tr>
<td>155 14th St.</td>
<td>Locasio, J &amp; N.H.</td>
</tr>
</tbody>
</table>

PROJECT DESCRIPTION:

Historic Determination (HD) for Fifteen (15) Properties Recommended for Removal from the Historic Resources Inventory (HRI) due to Lack of Eligibility

APPLICANT/OWNER: City of Pacific Grove / Various Owners

ZONING/LAND USE: Various Zoning Districts

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

RECOMMENDATION

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

Background
The City’s architectural heritage has been an important part of Pacific Grove’s identity since its incorporation in 1889. From the Methodist Retreat era through the important periods of development identified in our Historic Context Statement and User Guide (Page & Turnbull, 2011), the preservation of unique buildings has been a priority. In 1978, the original HRI was developed using volunteer community members. This inventory has been modified over the years resulting in the inclusion of approximately 1,280 properties. In the ensuing years, it has become apparent that the historic integrity and/or historic significance of many of the properties have been lost and the properties should no longer be included on the HRI. Conversely, there are likely quite a few properties that should be included on the HRI which might be a future project worth consideration.

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

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

HRI Update Project
Following up on the Historic Context Statement (Page & Turnbull, 2011) which recommended, among other things, the continued updating of the HRI, Page & Turnbull was contracted in 2018 to assist with this effort. Approximately 1,303 buildings (±1,208 properties) that had been previously identified as historically significant or potentially historically significant were re-evaluated to determine their integrity and eligibility for listing in the updated HRI.

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

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

1) Properties to remain on the HRI (932) or 72% of the current list;
2) Properties proposed to be removed (371) or 28%; and
3) Properties proposed to be removed from the HRI, but included on a new Neighborhood Character List (203), or 16%, which is a subset of the removal list.
As a result of the City Council’s action on November 20, 2019, wherein the Council accepted the Final HRI Survey Update Report (and provided separately), the HRC is directed to begin the formal removal of those properties in category (2) above. The subject group of properties, shown in the table below, are those that the consultant has identified as either demolished (the former resource was demolished and the HRI not correctly updated so that new development has retained its place on the Inventory) or that the City has an active Building or Planning Permit on and removal could affect the scope of the project currently underway.

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Assessor Parcel No.</th>
<th>Property Owner</th>
<th>Reason for Removal from the HRI</th>
<th>Year Built (New Constr.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 871 Balboa Av.</td>
<td>006-064-004</td>
<td>Frances, G. &amp; B.</td>
<td>Effectively demolished</td>
<td>1943 (newer constr.)</td>
</tr>
<tr>
<td>6 517 Fountain Av.</td>
<td>006-484-003</td>
<td>Modest, M. &amp; M.</td>
<td>3 buildings demolished 1987</td>
<td>1990 (new constr.)</td>
</tr>
<tr>
<td>8 210 Grand Av.</td>
<td>006-282-005</td>
<td>561 Lighthouse Invest.</td>
<td>Resource demolished Bank parking lot</td>
<td></td>
</tr>
<tr>
<td>10 263 Grove Acre</td>
<td>006-361-034 (1073 LH Av.)</td>
<td>City of Pacific Grove</td>
<td>Del Monte Military Academy demolished c. 2013</td>
<td>Butterfly Sanctuary</td>
</tr>
<tr>
<td>13 541 Pine Av.</td>
<td>006-483-012</td>
<td>Boddington, J. &amp; C.</td>
<td>Resource demolished</td>
<td>Apts built 1987</td>
</tr>
<tr>
<td>14 218 Park St.</td>
<td>006-304-002</td>
<td>Gionfriddo, R. &amp; D.</td>
<td>Reconstructed in 2012</td>
<td>Significant addition authorized by HRC 2018</td>
</tr>
<tr>
<td>15 155 14th St.</td>
<td>006-176-006</td>
<td>Locasio, J &amp; N.H.</td>
<td>Heavily modified</td>
<td>Significant alterations authorized by HRC 2018</td>
</tr>
</tbody>
</table>

The full report with all appendices – including all of the Department of Parks & Recreation (DPR) forms - can be viewed on the Community Development Department’s website.

218 Park Street and 155 14th Street

218 Park Street – this property has conflicting DPR forms and historic assessments. Given that the existing duplex was completely reconstructed (cladding, windows, roof, new porches and doors) in 2012 and that the HRC recently approved a 1,208 sq. ft., two-story garage and residential addition which will substantially subsume the existing structure, the City’s consultant, Page & Turnbull has verbally reaffirmed its recommendation of 6Z (not eligible) on the 2018 DPR form (attached). The owner is preparing to submit building plans.

155 14th Street – this property has been heavily modified over the years with only the top of the gable-end roof of the original c. 1895 Queen Anne home still visible. In 2018, the HRC approved more modifications intended to bring the property into zoning compliance. The owner has submitted building plans and the approved alterations are underway.

Neighborhood Character List

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

**Note:** None of the fifteen (15) properties currently under review are proposed for the new NCL.

**Resolution 20-01**

The attached Resolution 20-01 reflect the action of the HRC on January 22, 2020. This Resolution, and those following, will be added to each property file in an effort to ensure that accurate record keeping occurs moving forward in the deletion process.

**California Environmental Quality Act (CEQA)**

Having an up-to-date and accurate historic inventory is important to the City, primarily in terms of the California Environmental Quality Act (CEQA) which considers historic resources part of the environment; therefore, significant changes to these resources may result in a significant negative impact on the environment. California law requires that every land use permit assess the project’s potential impact on the environment. Most of the projects the City reviews through the permitting process fall under one (1) or more CEQA exemptions. Being on the HRI triggers a higher level of CEQA review (the preparation of a Phase II Historic Assessment, for example) which adds a cost burden to many projects that are not *technically* historic resources.

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

**ATTACHMENTS**

A. DPR Forms and City Records for the Individual Properties  
B. Resolution 20-01

**RESPECTFULLY SUBMITTED:**

Alyson Hunter, Senior Planner
Page 1 of 2

**Resource Name or #**: 124 19th St (APN 006151011000)

### P1. Other Identifier:
- **Location**: Not for Publication, Unrestricted
- **County**: Monterey
- **USGS Quad(s)**: Monterey, California (1997)
- **Address**: 124 19th St, Pacific Grove, CA 93950 (APN 006151011000)
- **UTM**: Latitude, Longitude (Decimal Degrees) 36.6237804898587, -121.919194289904

### P3a. Description:
- Architectural Style(s): No Identifiable Style
- Construction Type: Wood Frame
- Number of Stories: 2.5
- Basement: Not Visible
- Garage: Attached
- Roof Type(s): Gable, Hipped
- Roof Material(s): Asphalt Shingle
- Wall Material(s): Board and Batten, Wood Drop
- Window Type(s): Casement
- Window Material(s): Wood
- Architectural Features: Chimney
- Decorative Details:
- Alterations: Demolished/Effectively Demolished
- Additional Remarks:

### P3b. Resource Attributes: HP02 (Single family property)

### P4. Resources Present: Building

### P5a. Photo

### P5b. Description of Photo:
Oblique view, south and east façades, 8/2/

### P6. Date Constructed/Age & Sources:
- **Prehistoric**: No
- **Protohistoric**: No
- **Historic**: Yes
- **Unknown**: No

1990. Sources: Monterey County Assessor's Records.

### P7. Owner and Address:
Pentz George B & Cheryl
354 Bachman Ct
Los Gatos, CA 95030

### P8. Recorded by:
Katherine Wallace, Page & Turnbull
170 Maiden Lane, 5th Floor
San Francisco, CA 94108

### P9. Date Recorded:
8/2/2018
Finalized: 10/18/2019

### P10. Survey Type:
Reconnaissance

### P11. Citation:

### Required Information:
- None
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- Photograph Record
- Other:
**State of California - The Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**

**CONTINUATION SHEET**

*Resource Name or #*: 124 19th St (APN 006151011000)

*Recorded By*: Katherine Wallace

*Date Recorded*: 8/2/2018

Finalized: 10/18/2019

**Historic Name:**
- Original Use: Residential
- Present Use: Residential
- Original Owner:
- Architect/Builder:

**Significance**

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

**Period of Development**: Not Applicable

**Integrity**: Demolished

**Eligible for Pacific Grove HRI**: No

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

**California Historic Resource Status Codes**: 6Z

**Evaluation Notes**: Sanborn maps and 1977 DPR forms indicate a one story building. Current two-story configuration with garage has no apparent resemblance to the original residence. 1905 building appears to have been demolished and replaced with a new building in 1990, based on Monterey County Assessor data.

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

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name:

2. Historic name, if known:

3. Street or rural address: 124 19th St.
   City: Pacific Grove, Ca
   ZIP: 93950
   County: Monterey

4. Present owner, if known: Jessie Abraham et al
   Address: 122 19th St.
   City: Pacific Grove, Ca
   ZIP: 93950
   Ownership is: Public [ ] Private [x]

5. Present Use: Private Residence
   Original Use: Private Residence
   Other past uses:

DESCRIPTION

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

   This is a 1 story house with medium pitched roof, decorative board and batten siding on the front and plain board and batten on the sides, new extension over the front door, 6 paneled windows and an old looking fence.

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

   NORTH

8. Approximate property size:
   Lot size (in feet) Frontage [30]
   Depth [74]
   Acreage [approx.]

   a. (check one)
      □ Silent
      □ a. Good
      □ b. Fair [x]
      □ c. Poor
   □ d. No longer in existence

   b. Altered [x]
      □ a. Unaltered
      □ b. Unaltered

   c. Building(s): (Check more than one if necessary)
      □ a. Residential
      □ b. Commercial
      □ c. Industrial
      □ d. Public Works project
      □ e. Private development
      □ f. Other

   d. Its to site:
      □ a. Known
      [x] b. Private development
      □ c. Public Works project
      □ d. Other

DPR 523 (Rev. 7/75)

13. Date(s) of enclosed photograph(s): 1977
**NOTE: The following (Items 14-19) are for structures only.**

f. Other  □  ____________________________


16. Year of initial construction __________. This date is: a. Exact  □  b. Estimated  □  

17. Architect (if known): ____________________________

18. Builder (if known): ____________________________

f. Windmill  □  g. Watertower/tankhouse  □  h. Other  □  garage  □  i. None  □  

**SIGNIFICANCE**

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

   *This house is of historical importance as it typifies the early style of Pacific Grove houses.*

21. Main theme of the historic resource: (Check only one): a. Architecture  □  b. Arts & Leisure  □  
   g. Religion  □  h. Social/Education  □  

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

**Walking Survey**

23. Date form prepared: __________ By (name): ____________________________

   Address: ____________________________ City ____________________________ ZIP: __________

   Phone: ____________________________ Organization: ____________________________

   (State Use Only)
APPLICATION FOR BUILDING PERMIT
CITY OF PACIFIC GROVE
ASSessor's NO. 086-151-11
No. 90-0101

applicant to complete numbered spaces

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

**PRIMARY RECORD**

<table>
<thead>
<tr>
<th>Primary #</th>
<th>HRI #</th>
<th>Trinomial</th>
<th>NRHP Status Code</th>
<th>Other Listings</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>6Z</td>
<td></td>
</tr>
</tbody>
</table>

**Resource Name or #:** 405 19th St (APN 006472010000)

**P1. Other Identifier:**
- **Location:** Not for Publication
- **a. County:** Monterey
- **b. USGS Quad(s):** Monterey, California (1997)
- **c. Address:** 405 19th St, Pacific Grove, CA 93950 (APN 006472010000)
- **d. UTM:**
- **e. Other Locational Data:** Latitude, Longitude (Decimal Degrees) 36.619030, -121.920841

**P3a. Description:**
- Architectural Style(s): Vernacular
- Construction Type: Wood Frame
- Number of Stories: 2
- Basement: Not Visible
- Garage: Detached
- Roof Type(s): Gable, Shed
- Roof Material(s): Asphalt Shingle
- Wall Material(s): Wood Shingle, Board and Batten
- Window Type(s): Casement, Fixed
- Window Material(s): Vinyl

- Architectural Features: Chimney, Enclosed Porch, Overhanging Eaves, Dormers
- Decorative Details: Exposed Rafter Tails, Elaborated Gable End
- Alterations: Demolished/Effectively Demolished
- Additional Remarks:

**P3b. Resource Attributes:** HP02 (Single family property); HP04 (Ancillary building)

**P4. Resources Present:** Building [✓] Structure [ ] Object [ ] Site [ ] District [ ] Element of District [ ] Other (isolates, etc.)

**P5a. Photo**

![Image of a house](image)

**P5b. Description of Photo:**
Primary façade, 8/27/2018.

**P6. Date Constructed/Age & Sources:**
- Historic [✓] Prehistoric
- Unknown

**P7. Owner and Address:**
Armstrong Catherine
10101 Bodega Hwy
Sebastopol, CA 95472

**P8. Recorded by:**
Katherine Wallace, Page & Turnbull
170 Maiden Lane, 5th Floor
San Francisco, CA 94108

**P9. Date Recorded:** 8/27/2018
- Finalized: 10/18/2019

**P10. Survey Type:** Reconnaissance


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

DPR523A (1/95)
**Historic Name:** Pattison House

**Original Use:** Residential  
**Present Use:** Residential

**Original Owner:**  
**Architect/Builder:**

### Significance

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

**Period of Development:** Not Applicable  
**Integrity:** Demolished  
**Eligible for Pacific Grove HRI:** No  
**Appears Individually Eligible for National Register and/or California Register:** No  
**California Historic Resource Status Codes:** 6Z

**Evaluation Notes:** Residence built in 1900 was a one-story board-and-batten cottage with an open porch and projecting gabled bay at the front façade, based on a photograph in a DPF form from 1977. The historic residence was demolished and replaced with a new building in 1994.

## Discussion of Individual Eligibility

<table>
<thead>
<tr>
<th>National/California Register</th>
<th>PG Municipal Code §23.76</th>
<th>Significance</th>
<th>Discussion of Individual Eligibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>A/1</td>
<td>A, B</td>
<td>Events, Patterns &amp; Trends</td>
<td>Not found to be eligible under these criteria during the course of this survey.</td>
</tr>
<tr>
<td>B/2</td>
<td>C</td>
<td>Persons</td>
<td>Not found to be eligible under these criteria during the course of this survey.</td>
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<td>Architecture &amp; Design</td>
<td>Not found to be eligible under these criteria during the course of this survey.</td>
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<tr>
<td>D/4</td>
<td>Information Potential</td>
<td></td>
<td>Properties were not evaluated for significance under these criteria as part of this survey.</td>
</tr>
</tbody>
</table>

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name:

2. Historic name, if known: Pattison, (Mrs. Lydic H.) House

3. Street or rural address 405 19th Street
   City: Pacific Grove, Ca   ZIP: 93950   County: Monterey

4. Present owner, if known: Catherine Crowl
   Address: Same
   City:   ZIP: Ownership is: Public □ Private X

5. Present Use: Private Residence  Original Use: Private Residence
   Other past uses:

DESCRIPTION

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

This is an "L" shaped one story home with front porch, medium pitched roof, exposed rafters, board and batten siding and segmented windows 6/6.

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

8. Approximate property size:
   Lot size (in feet) Frontage 60
   Depth 60
   approx. acreage

on: (check one)
   silent □ b. Good X c. Fair □
   eriorated □ e. No longer in existence □
   feature

surroundings: (Check more than one if necessary)
   pen land □ b. Scattered buildings □
  ensely built-up □ d. Residential X
   ommercial □ f. Industrial □
   other □

ets to site:
   None known X b. Private development □
   Zoning □ d. Public Works project □
   Vandalism □ f. Other □

13. Date(s) of enclosed photograph(s): 1977

DPR 523 (Rev. 7/75)
NOTE: The following (Items 14-19) are for structures only.

   f. Other □


16. Year of initial construction: ☑ 1900 This date is: a. Factual ☑  b. Estimated □

17. Architect (if known): ____________________________

18. Builder (if known): ____________________________

   f. Windmill □  g. Watertower/tankhouse □  h. Other □  i. None □

SIGNIFICANCE

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

   This house, being of Victorian style, contributes to the total character of Pacific Grove.

21. Main theme of the historic resource: (Check only one): a. Architecture ☑  b. Arts & Leisure □  
   g. Religion □  h. Social/Education □

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

   Monterey County Assessor’s Records

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

   (State Use Only)
APPLICATION FOR BUILDING PERMIT
CITY OF PACIFIC GROVE
ASSESSOR'S NO. 000-692-10
No. 91-0346

Want to complete numbered spaces which apply

PROPERTY ADDRESS

405 19TH STREET

OWNER

ROBERT BARKER 103 "DAVID PETTITATUNA"

CONTRACTOR

RAMY MARRETA

ARCHITECT OR ENGINEER

T.R. LARSON 547½ LIGHTHOUSE

ENGINEER

MAIL ADDRESS

PHONE

LICENSE NO.

LICENSE NO.

LICENSE NO.

LICENSE NO.

USE OF BUILDING

8F

CLASS OF WORK

NEW

ADDITION

ALTERATION

REPAIR

MOVE

REMOVE

Describe work: CLEAR, SITE TO BE USED FOR FUTURE USE

Change of use from

Change of use to

VALUATION OF WORK

$ 4,200.00

PLAN CHECK FEE

PERMIT FEE

SPECIAL CONDITIONS

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PREJUDICE TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

(SIGNATURE)

(Date)

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class

License Number

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law [Chapter 9—commencing with Section 7000] of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7034, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereof, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.

I am exempt under Sec. 7031.5, B & P.C. for this reason.

Owner's Name

Lender's Address

VALUATION

4,200

FEES

PERMIT

82.80

PLAN CHK.

2.50

SEWER

0

DEPOSIT

0

TOTAL

85.30

Warrants: Trees on the streets of Pacific Grove are public property and under City control. Permission to remove trees may be obtained only from the City.

This permit does not include any signs or flood lighting.

GRADE LINES AS SHOWN ON DRAWING ACCOMPANYING THIS APPLICATION ARE ASSUMED TO BE CORRECT IF ACTUAL GRADE LINES ARE NOT THE SAME AS SHOWN, REVISED DRAWINGS SHOWING CORRECT GRADE LINES, CUTS AND Fills TOGETHER WITH COMPLETE DETAILS OF RETAINING WALLS AND WALL FOOTINGS REQUIRED MUST BE SUBMITTED TO THIS DIVISION FOR APPROVAL.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C).

Lender's Name

Lender's Address
Page 1 of 2

*Resource Name or #:* 871 Balboa Ave (APN 006064004000)

**P1. Other Identifier:**

* P2. Location: [ ] Not for Publication  [ ] Unrestricted  ‘a. County: Monterey

* b. USGS Quad(s): Monterey, California (1997)

c. Address: 871 Balboa Ave, Pacific Grove, CA 93950 (APN 006064004000)

d. UTM:

e. Other Locational Data: Latitude, Longitude (Decimal Degrees) 36.6292544942792, -121.92288189411

**P3a. Description:**

- Architectural Style(s): No Identifiable Style
- Construction Type: Wood Frame
- Number of Stories: 2
- Basement: Yes
- Garage: Attached
- Roof Type(s): Gable
- Roof Material(s): Asphalt Shingle
- Wall Material(s): Board and Batten, Brick
- Window Type(s): Casement, Fixed, Sliding
- Window Material(s): Aluminum, Vinyl
- Architectural Features: Balcony, Overhanging Eaves
- Decorative Details:
- Alterations: Demolished/Effectively Demolished
- Additional Remarks:

**P3b. Resource Attributes:** HP02 (Single family property)

**P4. Resources Present:**  [ ] Building  [ ] Structure  [ ] Object  [ ] Site  [ ] District  [ ] Element of District  [ ] Other (isolates, etc.)

**P5a. Photo**

- Primary façade, 8/27/2018.

**P5b. Description of Photo:**

- Architectural Features: Balcony, Overhanging Eaves

**P6. Date Constructed/Age & Sources:**

- Prehistoric  [ ] Protohistoric
- Historic  [ ] Unknown

- 1943. Sources: Monterey County Assessor's Records.

**P7. Owner and Address:**

- Francis Guy & Barbara Sue Trs
- 871 Balboa Ave
- Pacific Grove, CA 93950

**P8. Recorded by:**

- Hannah Simonson, Page & Turnbull
- 170 Maiden Lane, 5th Floor
- San Francisco, CA 94108

**P9. Date Recorded:** 8/27/2018

- Finalized: 10/18/2019

**P10. Survey Type:** Reconnaissance


*Required Information*
**Resource Name or #:** 871 Balboa Ave (APN 006064004000)

*Recorded By:* Hannah Simonson  
*Date Recorded:* 8/27/2018  
*Finalized:* 10/18/2019

**Historic Name:**
- **Original Use:** Residential
- **Present Use:** Residential
- **Original Owner:**
- **Architect/Builder:**

**Significance**

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

<table>
<thead>
<tr>
<th>National/California Register</th>
<th>PG Municipal Code §23.76</th>
<th>Significance</th>
<th>Discussion of Individual Eligibility</th>
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<tbody>
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</tr>
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<td>Information Potential</td>
<td>Properties were not evaluated for significance under these criteria as part of this survey.</td>
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</table>

**Eligible for Pacific Grove HRI:** No

**Level of Significance:** Not Applicable

**California Historic Resource Status Codes:** 6Z

**Evaluation Notes:** Historic residence appears to have been demolished and replaced with new construction. 1943 residence does not have historic significance, as it does not meet the eligibility requirements as a good or representative example of an architectural style from the development period.

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

Other Listings

Review Code Reviewer Date

Page 1 of 2 *Resource Name or #: 512 Chestnut St (APN 006447010000)

P1. Other Identifier: 572 Chestnut St

*P2. Location: ☑️ Not for Publication ☑️ Unrestricted ✗ a. County: Monterey

* b. USGS Quad(s): Monterey, California (1997)

c. Address: 512 Chestnut St, Pacific Grove, CA 93950 (APN 006447010000)

d. UTM:

e. Other Locational Data: Latitude, Longitude (Decimal Degrees) 36.6196982488055, -121.92755397012

*P3a. Description:
- Architectural Style(s): No Identifiable Style
- Construction Type: Wood Frame
- Number of Stories: 2
- Basement: Not Visible
- Garage: Attached
- Roof Type(s): Hipped
- Roof Material(s): Asphalt Shingle
- Wall Material(s): Stucco
- Window Type(s): Fixed, Sliding
- Window Material(s): Vinyl
- Architectural Features: Bay Window(s), Recessed Entrance
- Decorative Details: Alterations: Demolished/Effectively Demolished
- Additional Remarks:

*P3b. Resource Attributes: HP02 (Single family property)

*P4. Resources Present: ☑️ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photo

*P5b. Description of Photo:
Primary façade, 8/28/2018.

*P6. Date Constructed/Age & Sources:
- Historic
- Unknown
- 1990. Sources: Monterey County Assessor's Records.

*P7. Owner and Address:
Gasperson Gary & Jane Trs
PO Box 1470
Monterey, CA 93940

*P8. Recorded by:
Hannah Simonson, Page & Turnbull
170 Maiden Lane, 5th Floor
San Francisco, CA 94108

*P9. Date Recorded: 8/28/2018
Finalized: 10/18/2019

*P10. Survey Type: Reconnaissance


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

DPR523A (1/95)

*Required Information
**Resource Name or #:** 512 Chestnut St (APN 006447010000)

*Recorded By:* Hannah Simonson  
*Date Recorded:* 8/28/2018  
*Finalized:* 10/18/2019

### Historic Name:
- **Original Use:** Residential  
- **Present Use:** Residential  
- **Original Owner:**  
- **Architect/Builder:**

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

- **Period of Development:** Not Applicable  
- **Integrity:** Demolished  
- **Eligible for Pacific Grove HRI:** No  
- **Level of Significance:** Not Applicable  
- **Appearance Individually Eligible for National Register and/or California Register:** No  
- **California Historic Resource Status Codes:** 6Z  
- **Evaluation Notes:** Historic residence built in 1891 has been demolished, and was replaced with new construction in 1990.

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

City of Pacific Grove

Assessor's No. 006-469-122

No. 89-06-93

LICENCIED CONSTRUCTORS DECLARATION

I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 2 of the Business and Professional Code, and my license is in full force and effect.

License No.

OWNERS-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reasons: (Sec. 7021.5, Business and Professional Code). Any city which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9, commencing with Section 7000) of Division 2 of the Business and Professional Code or that he is excepted therefore and the basis for the applicant's exemption.

Lien Waiver

WORKERS'-COMMISSIONER DECLARATION

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 36300, Labor Code).

Policy No.

Certified Copy is hereby furnished.

NOTICE

This permit becomes null and void if work or construction is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT (DATE)

Licensor Class

SIGNATURE OF LICENSED OWNER (DATE)

Permit Fee

Type of Occupancy Group Division

Zoning

Health Dept.

Fire Dept.

Soil Report

Variance No.

Architectural Approval No.

Use Permit No.

Voluntary Notice of Intent to Circulate

NOTICE

This application is being submitted for the purpose of obtaining a permit for the construction of a certain building in accordance with the provisions of the Business and Professional Code.

Licensor's Name

Licensor's Address

Warranty

Treats on the streets of Pacific Grove are public property and under City control. Permission to remove trees may be obtained only from the City.

This permit does not include any signs or flood lighting

GRADE LINES AS SHOWN ON DRAWING ACCOMPANYING THIS APPLICATION ARE ASSUMED TO BE CORRECT IF ACTUAL GRADE LINES ARE NOT THE SAME AS SHOWN. REVISED DRAWINGS SHOWING CORRECT GRADE LINES, CUTS AND FILLS TOGETHER WITH COMPLETE DETAILS OF RETAINING WALLS AND WALL FOOTINGS REQUIRED MUST BE SUBMITTED TO THIS DIVISION FOR APPROVAL.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil C.).

Lender's Name

Lender's Address

THE ABOVE APPROVAL GRANTS PERMISSION TO DO THE WORK COVERED BY THIS APPLICATION IN ACCORDANCE WITH PLANS AS APPROVED AND ALL APPLICABLE LAWS, ORDINANCES, STANDARDS, STATE ORDINANCES, REGULATIONS AND LAWS GOVERNING LOCATION, CONSTRUCTION AND OCCUPANCY OF BUILDING.

WHEN PROPERLY VALIDATED (IN THIS SPACE) THIS IS YOUR PERMIT

PERMIT VALIDATION

5,000.00

PERMIT

00

PLAN CHK.

5.00

TOTAL

5,005.00

Page 51 of 122
APPLICATION FOR BUILDING PERMIT
CITY OF PACIFIC GROVE

ASSessor's No. 006-447-0810 No. 98-012

Applicant to complete numbered spaces

1. ADDRESSES

2. LOT NO. & TRACT

3. MAIL ADDRESS

4. PHONE

5. MAIL ADDRESS

6. USE OF BUILDING

7. USE OF BUILDING

8. CLASS OF WORK

9. Describe work:

10. Change of use from

Valuation of work: $ 140,408

SPECIAL CONDITIONS:

APPLICATION ACCEPTED BY

APPROVED FOR ISSUANCE BY

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED. HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PREJUDICE TO GIVE AUTHORITY TO VIOUR OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT (DATE)

SIGNATURE OF OWNER OR OWNER'S AGENT (DATE)

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7300) of Division 3 of the Business and Professions Code and my license is in full force and effect.

Signature (Print)

License Number

OWNERS/AGENTS DECLARATION

I hereby affirm that I have not been exempt from the Contractor's license Law for the following reasons: (Sec. 7302.3, Business and Professions Code)

No. of Licensing Units

Signature (Print)

No. of Dwelling Units Covered

No. of Dwelling Units

No. of Dwelling Units Covered

Zone

NOTICE

ZONING

HEALTH DEPT.

FIREFIGHTER

SOIL REPORT

VARIANCE NO.

ARCHITECTURAL

APPROVAL NO.

USE PERMIT NO.

PERMIT FEE

Type of Occupancy

Division

No. of Stories

Max. Oct. Load

Fire Sprinklers Required

Yes

Not Required

Special Approvals Required

Required

Received

Coastal

Page 21 of 91

Phone: 375-4196

CITY OF PACIFIC GROVE

WARNING!

Trees on the streets of Pacific Grove are public property and under City control. Permission to remove trees may be obtained only from the City.

This permit does not include any signs or flood lighting grade lines as shown on drawing accompanying this application are assumed to be correct if actual grade lines are not the same as shown. Revised drawings showing correct grade lines, cuts and fills, together with complete details of retaining walls and wall footings required must be resubmitted to this division for approval.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of this work for which this permit is issued (Sec. 3097, Civ.C).
State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Page 1 of 2

P1. Other Identifier:
* P2. Location:  
  - Not for Publication  
  - Unrestricted
  - a. County: Monterey
  - b. USGS Quad(s): Monterey, California (1997)
  - c. Address: 126 Forest Ave, Pacific Grove, CA 93950 (APN 006156027000)
  - d. UTM:
  - e. Other Locational Data: Latitude, Longitude (Decimal Degrees) 36.6234272165937, -121.917055451083

*P3a. Description:
- Architectural Style(s): No Identifiable Style
- Construction Type: Wood Frame
- Number of Stories: 2
- Basement: No
- Garage: None
- Roof Type(s): Gable
- Roof Material(s): Asphalt Shingle
- Wall Material(s): Board and Batten
- Window Type(s): Casement, Hung
- Window Material(s): Aluminum
- Architectural Features: Chimney
- Decorative Details: Balconette
- Alterations: Demolished/Effectively Demolished
- Additional Remarks:

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

P5a. Photo

*P5b. Description of Photo:
Primary façade, 8/2/2018.

*P6. Date Constructed/Age & Sources:
- Historic
- Sources: Monterey County Assessor's Records.

*P7. Owner and Address:
Broenkow William Walter & Susan C Trs
2935 Sloat Rd
Pebble Beach, CA 93953

*P8. Recorded by:
Katherine Wallace, Page & Turnbull
170 Maiden Lane, 5th Floor
San Francisco, CA 94108

*P9. Date Recorded: 8/2/2018
Finalized: 10/18/2019

*P10. Survey Type: Reconnaissance


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

DPR523A (1/95)
**Historic Name:**
- **Original Use:** Residential
- **Original Owner:**

**Significance**

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

**Period of Development:** Not Applicable

**Integrity:** Demolished

**Eligible for Pacific Grove HRI:** No

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

**California Historic Resource Status Codes:** 6Z

**Evaluation Notes:** A two-story single-family dwelling with a full-width porch, built circa 1905-14, was demolished and the current duplex built circa 1974. The current building does not appear to have historic significance.

<table>
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</table>

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code Reviewer Date

Page 1 of 2

*Resource Name or #: 517 Fountain Ave (APN 006484003000)

P1. Other Identifier:

*P2. Location: ☑ Not for Publication ☑ Unrestricted  
  a. County: Monterey
  b. USGS Quad(s): Monterey, California (1997)
  c. Address: 517 Fountain Ave, Pacific Grove, CA 93950 (APN 006484003000)
  d. UTM:
  e. Other Locational Data: Latitude, Longitude (Decimal Degrees) 36.6166628367438, -121.918043478685

*P3a. Description:

- Architectural Style(s): No Identifiable Style, Vernacular
- Construction Type: Wood Frame
- Number of Stories: 1.5
- Basement: Yes
- Garage: Attached
- Roof Type(s): Gable, Hipped
- Roof Material(s): Asphalt Shingle
- Wall Material(s): Wood Bevel
- Window Type(s): Sliding
- Window Material(s): Vinyl
- Architectural Features: Balcony, Dormers
- Decorative Details:
- Alterations: Demolished/Effectively Demolished
- Additional Remarks:

*P3b. Resource Attributes: HP03 (Multiple family property)

*P4. Resources Present: ☑ Building ☑ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photo

*P5b. Description of Photo:
Primary façade, 8/28/2018.

*P6. Date Constructed/Age & Sources:
- Historic
- 1990. Sources: Monterey County Assessor's Records.

*P7. Owner and Address:
Modest Michael F & Monika K Trs
801 Lighthouse Ave #109
Monterey, CA 93940

*P8. Recorded by:
Katherine Wallace, Page & Turnbull
170 Maiden Lane, 5th Floor
San Francisco, CA 94108

*P9. Date Recorded: 8/28/2018
Finalized: 10/18/2019

*P10. Survey Type: Reconnaissance


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

DPR523A (1/95)

*Required Information
**Historic Name:** Garber House  
**Original Use:** Residential  
**Present Use:** Residential  
**Original Owner:**  
**Architect/Builder:**  

### Significance

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

- **Period of Development:** Not Applicable  
- **Integrity:** Demolished  
- **Eligible for Pacific Grove HRI:** No  
- **Level of Significance:** Not Applicable

**Appears Individually Eligible for National Register and/or California Register:** No  
**California Historic Resource Status Codes:** 6Z  
**Evaluation Notes:** Historic residence built in 1898 has been demolished. Multi-family residential building constructed in 1990.

<table>
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Approved by City Council October 19, 2011.
HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: 

2. Historic name, if known: Gorber, (Harry C) House

3. Street or rural address: 517 Fountain Ave.
   City: Pacific Grove, Ca
   ZIP: 93950
   County: Monterey

4. Present owner, if known: Manuel & Mary Seguaria
   Address: 137 10th St.
   City: Pacific Grove, Ca
   ZIP: 93950
   Ownership is: Public □ Private □

5. Present Use: Private Residence
   Original Use: Private Residence

Other past uses:

DESCRIPTION

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

This is a one story house, "L" shaped, with front porch, medium hipped roof with decorative boxed cornices, horizontal siding, segmented windows 1/1 and a cement foundation.

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

   NORTH

8. Approximate property size:
   Lot size (in feet) Frontage: 60
   Depth: 60
   Borax acreage □
   on: (check one)
   a. Listed □ b. Good □ c. Fair □
   d. Listed □ e. No longer in existence □
   e. Feature a. Altered? □ b. Unaltered? □
   f. Landscaping: (Check more than one if necessary)
   Open land □ b. Scattered buildings □
   Commercial □ f. Industrial □
   Other □

   Threats to site:
   a. None known □ b. Private development □
   c. Zoning □ d. Public Works project □
   e. Vandalism □ f. Other □

9. Date(s) of enclosed photograph(s): 1977

10. Photograph(s) of item:

   PR 523 (Rev. 7/75)
NOTE: The following (Items 14-19) are for structures only.

16. Year of initial construction: □ This date is: a. Factual □ b. Estimated □
17. Architect (if known):
18. Builder (if known):

SIGNIFICANCE

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

This house, being of Victorian style, adds to the total character of the city.


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

Monterey County Assessor’s Records

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

(State Use Only)
CITY OF PACIFIC GROVE
ASSessor's No. 6484-03

Applicant to complete numbered spaces only.

JOE ADDRESS

LEGAL
LOT NO.
USE

OWNER
MAIL ADDRESS
PHONE
LICENSE NO.

CONTRACTOR
MAIL ADDRESS
PHONE
LICENSE No.

ARCHITECT OR DESIGNER
MAIL ADDRESS
PHONE
LICENSE No.

ENGINEER
MAIL ADDRESS
PHONE
LICENSE No.

LENDER
MAIL ADDRESS

USE OF BUILDING

CLASS OF WORK:

NEW
ADDITION
ALTERATION
REPAIR
MOVE
REMOVE

Describe work:

10 Change of use from

Change of use to

11 Valuation of work: $1,000

SPECIAL CONDITIONS:

APPICATION ACCEPTED BY
PLANS CHECKED BY
APPROVED FOR INSURANCE BY

NOTICE
THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED. I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRECLUDE THE GOVERNMENT OR ANY OTHER STATE OR LOCAL LAW REQUIRING CONSTRUCTION OR PERFORMANCE OF CONSTRUCTION.

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT (DATE)

LICENSED CONTRACTORS DECLARATION
I hereby affirms that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Licence Number

OWNER-BUILDER DECLARATION
I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7003.1, Business and Professions Code).

Owner-Builder License Number

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7003.1, Business and Professions Code).

Owner-Builder License Number

WORKERS' COMPENSATION DECLARATION
I hereby affirm that I am a harbor; or; we have a certificate of insurance or a certificate of Workers' Compensation insurance, or a certificate of self-insurance (Sec. 3600, Lab C).

Policy No.

NOTICE TO APPLICANT: If, after making the Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions and this permit shall be invalid and cancelled.

WHEN PROPERLY VALIDATED (IN THIS SPACE) THIS IS YOUR PERMIT

PERMIT VALIDATION

WARRING: Trees on the streets of Pacific Grove are public property and under City control. Removal of trees of the streets may be obtained only from the City.

This permit does not include any signs or flood lighting grade lines as shown on drawings accompanying this application are assumed to be correct if actual grade lines are not the same as shown, revised drawings showing correct grade lines, cuts and fills, together with complete details of retaining walls and wall footings required must be resubmitted to this Division for approval.

CONSTRUCTION LENDING AGENCY
I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ.C).
APPLICATION FOR BUILDING PERMIT
CITY OF PACIFIC GROVE
ASSSESSOR'S NO. 006-484-03

Owner
2  FONTAIN MILL
MAIL ADDRESS 317-3935 3000 17
PHONE 373-659 3000 17

Construction
ARCHITECT OR DESIGNER
3  JOHN MAXNAM
MAIL ADDRESS 317-3935 3000 17
PHONE 373-659 3000 17

Lender
4  USE OF BUILDING
MAIL ADDRESS 317-3935 3000 17
PHONE 373-659 3000 17

Change of use to
11  Change of use to

Valuation of work: $3000

Special Conditions

APPLICATION ACCEPTED

NOTICE

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not prejudice the owner to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Signature of contractor or authorized agent

LICENSED CONTRACTOR DECLARATION

I hereby declare that I am licensed under the provisions of Chapter 9 of the Business and Professional Code, and that my license is in full force and effect.

License Class

Owner-Builder Declaration

I hereby declare that I am exempt from the Contractor's License Law of the following section (Sec. 7031.6, Business and Professional Code). Any city or county may require a bond to construct, alter, improve, demolish, or repair any structure, prior to the issuance, site plan approval, or permit for any construction, addition, alteration, or demolition. If any of these requirements are not met, the owner-builder is subject to a civil penalty of not more than five hundred dollars ($500).

I am not an owner or occupant of the property, or my employees or any other persons whom we compensate, shall be required to obtain a license for the work. The owner-builder shall have the burden of proving that the permit is not required.

The owner-builder is not required to apply for a permit in any manner so as to be subject to the Contractor's License Law.

Applicant

Workers' Compensation Declaration

I hereby declare that I have a certificate of insurance with a minimum coverage of $100,000 for each occurrence and a minimum coverage of $100,000 for each accident as required by law.

Policy No.

CERTIFICATES OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

This section shall not apply to officers, directors, partners, or members of a partnership or corporation.

Owner's Name

NOTICE TO APPLICANTS: If upon review of this application, you determine that it is subject to the Workers' Compensation provisions of the Labor Code, you must immediately inform the owner of the above facts.

WHEN PROPERLY VALIDATED (IN THIS SPACE) THIS IS YOUR PERMIT

PERMIT VALIDATION

Item No. 10B
Page 29 of 91

Page 60 of 122
Primary # ____________________________
HRI # ____________________________
Trinomial ____________________________
NRHP Status Code 6Z

Other Listings

Review Code ____________ Reviewer ____________ Date ____________

Page 1 of 2 "Resource Name or #: 125 Grand Ave (APN 006158013000)

P1. Other Identifier:
P2. Location: □ Not for Publication  ✓ Unrestricted  «a. County: Monterey
  * b. USGS Quad(s): Monterey, California (1997)
  * c. Address: 125 Grand Ave, Pacific Grove, CA 93950 (APN 006158013000)
  * d. UTM:
    e. Other Locational Data: Latitude, Longitude (Decimal Degrees) 36.6231576611497, -121.915967027702

P3a. Description:
  - Architectural Style(s): Vernacular
  - Construction Type: Wood Frame
  - Number of Stories: 2
  - Basement: Not Visible
  - Garage: Attached
  - Roof Type(s): Gable
  - Roof Material(s): Asphalt Shingle
  - Wall Material(s): Board and Batten
  - Window Type(s): Fixed, Sliding
  - Window Material(s): Vinyl
  - Architectural Features: Overhanging Eaves
  - Decorative Details:
  - Alterations: Incompatible Addition, Altered Form or Roofline, Replacement Window(s)
  - Additional Remarks:

P3b. Resource Attributes: HP02 (Single family property)

P4. Resources Present: ✓ Building □ Structure □ Object □ Site □ District □ Element of District □ Other (isolates, etc.)

P5a. Photo

P5b. Description of Photo:
Primary façade, 8/2/2018.

P6. Date Constructed/Age & Sources:
  □ Prehistoric   □ Protohistoric
  ✓ Historic   □ Unknown

P7. Owner and Address:
  Downey Rose Mary Tr
  125 Grand Ave
  Pacific Grove, CA 95060

P8. Recorded by:
  Hannah Simonson, Page & Turnbull
  170 Maiden Lane, 5th Floor
  San Francisco, CA 94108

P9. Date Recorded: 8/2/2018
  Finalized: 10/18/2019

P10. Survey Type: Reconnaissance


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

DPR523A (1/95)  *Required Information
**Historic Name:** Mitchell House  
**Original Use:** Residential  
**Original Owner:**  
**Present Use:** Residential  
**Architect/Builder:**

### Significance

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

<table>
<thead>
<tr>
<th>Period of Development</th>
<th>Integrity</th>
<th>Eligible for Pacific Grove HRI</th>
<th>Period of Significance</th>
<th>Level of Significance</th>
<th>Appears Individually Eligible for National Register and/or California Register</th>
<th>California Historic Resource Status Codes</th>
<th>Evaluation Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not Applicable</td>
<td>Demolished</td>
<td>No</td>
<td>Not Applicable</td>
<td>Not Applicable</td>
<td>No</td>
<td>6Z</td>
<td>A very small square, one-story residence is shown on the 1905 Sanborn map. The residence was somewhat expanded by 1914. The current house is a large, 2-story L-plan house that does not resemble the historic house, and Assessor records indicate that it was built in 1988. The historic house appears to have been demolished.</td>
</tr>
</tbody>
</table>

### National/California Register

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

HISTORIC RESOURCES INVENTORY

IDENTIFICATION


3. Street or rural address: 125 Grand

4. Present owner, if known: Robt & Rose Downey
   Address: PO Box 01

5. City: Pacific Grove, Ca
   ZIP: 93950
   County: Monterey
   Ownership is: Public [ ] Private [X]
   Other past uses: Private Residence

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:
   This is a one story house with medium pitched roof, plain boxed cornice, board and batten siding, new windows and 2 additions on the back.

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

8. Approximate property size:
   Lot size (in feet) 60
   Frontage 60
   Depth
   or approx. acreage

9. Condition: (check one)
   a. Fair [X]
   b. Good [ ]
   c. Fair [ ]
   e. No longer in existence [ ]
   Indentings: (Check more than one if necessary)
   a. en land [ ] b. Scattered buildings [ ]
   c. Mostly built-up [ ] d. Residential [X]
   e. Commercial [ ] f. Industrial [ ]
   g. Other [ ]
   Site to:
   a. None known [X] b. Private development [ ]
   c. Zoning [ ] d. Public Works project [ ]
   Vandalism [ ] f. Other [ ]

x(s) of enclosed photograph(s): 1977
NOTE: The following (Items 14-19) are for structures only.

   f. Other [ ]


16. Year of initial construction 1899 This date is: a. Factual [x] b. Estimated [ ]

17. Architect (if known):_________________________________________________________

18. Builder (if known):__________________________________________________________

19. Related features: a. Barn [ ] b. Carriage house [ ] c. Outhouse [ ] d. Shed(s) [ ] e. Formal garden(s) [ ]
   f. Windmill [ ] g. Water tower/ tankhouse [ ] h. Other [ ] garage [ ] i. None [ ]

SIGNIFICANCE

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

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

21. Main theme of the historic resource: (Check only one): a. Architecture [x] b. Arts & Leisure [ ]
    g. Religion [ ] h. Social/Education [ ]

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

   Monterey County Assessor's Records

23. Date form prepared: ____________________________ By (name): ______________________

   Address: __________________________________ City ______________________ ZIP: ______

   Phone: ____________________________ Organization: ____________________________

(State Use Only)
<table>
<thead>
<tr>
<th>Item</th>
<th>Date</th>
<th>Inspector</th>
</tr>
</thead>
<tbody>
<tr>
<td>Foundation</td>
<td>1-10-89</td>
<td>R66</td>
</tr>
<tr>
<td>Trench</td>
<td>1-10-89</td>
<td>R66</td>
</tr>
<tr>
<td>Reinforcing</td>
<td>1-10-89</td>
<td>R66</td>
</tr>
<tr>
<td>Foundation Wall and Site Work</td>
<td>1-10-89</td>
<td>R66</td>
</tr>
</tbody>
</table>

Pour no concrete until above has been signed

<table>
<thead>
<tr>
<th>Item</th>
<th>Date</th>
<th>Inspector</th>
</tr>
</thead>
<tbody>
<tr>
<td>Concrete Sidewalk</td>
<td>1-13-90</td>
<td></td>
</tr>
<tr>
<td>Plumbing (Groundwork)</td>
<td>1-13-90</td>
<td></td>
</tr>
<tr>
<td>Gas Piping (Groundwork)</td>
<td>1-13-90</td>
<td></td>
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</tbody>
</table>

Do not pour floor until above has been signed

<table>
<thead>
<tr>
<th>Item</th>
<th>Date</th>
<th>Inspector</th>
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<tbody>
<tr>
<td>Rough Electrical</td>
<td>1-13-90</td>
<td></td>
</tr>
<tr>
<td>Rough Plumbing</td>
<td>1-13-90</td>
<td></td>
</tr>
<tr>
<td>Rough Gas Piping</td>
<td>1-13-90</td>
<td></td>
</tr>
<tr>
<td>Rough Heating and Ventilation (Above must be signed prior to framing inspections)</td>
<td>1-13-90</td>
<td></td>
</tr>
<tr>
<td>Framing</td>
<td>1-17-90</td>
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</tbody>
</table>

Cover no work until above has been signed

<table>
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<tr>
<th>Item</th>
<th>Date</th>
<th>Inspector</th>
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<tbody>
<tr>
<td>Lath and Plaster (Interior)</td>
<td>1-25-90</td>
<td></td>
</tr>
<tr>
<td>Lath</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Scratch Coat</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Brown Coat</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Finish Coat</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wallboard</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lath and Plaster (Exterior)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lath</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Scratch Coat</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Brown Coat</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Finish Coat</td>
<td></td>
<td></td>
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<tr>
<td>Miscellaneous</td>
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<td></td>
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<tr>
<td>Roofing</td>
<td>10/4/89</td>
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<tr>
<td>Siding</td>
<td></td>
<td></td>
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<tr>
<td>Sidewalk</td>
<td></td>
<td></td>
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<tr>
<td>Electrical Underground</td>
<td></td>
<td></td>
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<tr>
<td>Final</td>
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<tr>
<td>Driveways</td>
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<tr>
<td>Electrical Fixtures</td>
<td></td>
<td></td>
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<tr>
<td>Plumbing Fixtures</td>
<td></td>
<td></td>
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<tr>
<td>Gas Piping</td>
<td></td>
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<tr>
<td>Heating and Ventilation</td>
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Job Completed
Occupancy Granted 8-5-90

---

**Permit Fee**

<table>
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<tr>
<th>Occupancy</th>
<th>Group</th>
<th>Division</th>
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<tbody>
<tr>
<td>Commercial</td>
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<table>
<thead>
<tr>
<th>No. of Stories</th>
<th>Max. Load</th>
<th>Fire Sprinklers</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>150</td>
<td>Yes</td>
</tr>
</tbody>
</table>

**Offstreet Parking Spaces:**

<table>
<thead>
<tr>
<th>Covered</th>
<th>Uncovered</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>No</td>
</tr>
</tbody>
</table>

---

**Lines:** Trees on the streets of Pacific Grove are public property and under City control. Permission to remove trees may be obtained only from the City.

It is permit does not include any signs or flood lighting.

**Construction Lending Agency**
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with, whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.
Job Address: 125 1st St. 
Type: Residential 
Occupancy: 

Use of Building: SFD 

Date Issued: 5-20-89 

Owner: J. Downey 
Contractor: J. Downey 

Inspector must sign all spaces pertaining to this job 

<table>
<thead>
<tr>
<th>Foundation</th>
<th>Setback</th>
<th>Trench</th>
<th>Reinforcing</th>
<th>Foundation Wall</th>
<th>Site Work</th>
</tr>
</thead>
</table>

Pour no concrete until above has been signed 

Concrete Slab Floor 

Electrical (Groundwork) 

Plumbing (Groundwork) 

Gas Piping (Groundwork) 

Do not pour floor until above has been signed 

Rough Electrical 

Rough Plumbing 

Rough Gas Piping 

Rough Heating and Ventilation 

(Above must be signed prior to framing inspection) 

Framing 

Cover no work until above has been signed 

Lath and Plaster (Interior) 

Lath 

Scratch Coat 

Brown Coat 

Finish Coat 

Wallboard 

Lath and Plaster (Exterior) 

Lath 

Scratch Coat 

Brown Coat 

Finish Coat 

Miscellaneous 

Roofing 

Sewer 

Sidewalks 

Electrical Underground 

Paving 

Driveways 

Electrical Fixtures 

Plumbing Fixtures 

Gas Piping 

Heating and Ventilation 

Construction Completed 

Job Completed 

Occupancy Granted 

| PERMIT FEE | 15.00 |

Occupancy Group | Division |
---|---|

Num. of Stories | Max. Occ. Load |
---|---|

Use | Fire Sprinklers Required |
---|---|

OFFSTREET PARKING SPACES: 

Covered | Uncovered |
---|---|

Required | Received | Not Required |
---|---|---|

FORM 300.2
APPLICATION FOR BUILDING PERMIT
CITY OF PACIFIC GROVE
ASSESSOR’S NO. 006-158-13

Applicant to complete numbered spaces only.

Legal Description

LOT No. 10B BLK TRACT

MAIL ADDRESS

Owner

MAIL ADDRESS

CONTRACTOR

MAIL ADDRESS

ARCHITECT OR DESIGNER

MAIL ADDRESS

LICENSE NO.

ENGINEER

MAIL ADDRESS

LICENSE NO.

LENDER

MAIL ADDRESS

BRANCH

USE OF BUILDING

SFD

Class of work:

NEW

ADDITION

ALTERATION

REPAIR

MOVE

REMOVE

Describe work:

DEMOLISH EXIST, S.F. RES TO MAKE WAY

For New Use/Residence

Change of use from

Change of use to

11 Valuation of work: $500 00

PLAN CHECK FEE

PERMIT FEE

Type of Const

Occupancy Group

Division

Size of Bldg. (Tota) Sq. Ft

Nu. of Stories

Mez

Occ. Load

Fire Zone

Use Zone

Fire Sprinklers

Required

Yes

OffStreet PARKING SPACES:

Covered

Not Required

Required

Special Approvals

Required

received

Not Required

Zoning

HEALTH DEPT.

FIRE DEPT.

SOIL REPORT

VARIANCE NO.

ARCHITECTURAL APPROVAL NO.

USE PERMIT NO.

COASTAL

ENGINEERING

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under the provisions of Chapter 9 (comprising with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class

Contractor

License Number

OWNERS-BUILDERS DECLARATION

I hereby affirm that I am exempt from the Contractor’s License Law for the following reason: Sec. 7031-3, Business and Professions Code. Any city which requires or permits to construct, alter, improve, demolish, or repair any structure prior to its issuance, also requires the applicant for such permit to file a written statement that he is a licensed contractor to the provisions of the Contractor’s License Law (Chapter 9—commencing with Section 7000) of the Business and Professions Code, so that it is a exempt from the requirement and the fees of the applicant. No violation of Section 7031-3 by any applicant for which permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

I, as owner of the property, or my employees with whose work on the property, this will work, and the structure is not intended to

Section 7044, Business and Professions Code. The Contractor’s License Law does not apply to an owner of property who builds or improves it, and the work is done as his own employer, provided that such improvements are not intended or intended for sale. 2. Owner examiner of building is sold within a year of completion, the owner examiner will have the burden of proving the exemption.

(x) Yes, I agree to sign a written statement that I am an owner of property, or my employees with whose work on the property, this will be done as my own employer, and the work is being done as my own employer, provided that such improvements are not intended or intended for sale

(x) Yes, I agree to sign a written statement that I am an owner of property, or my employees with whose work on the property, this will be done as my own employer, and the work is being done as my own employer, provided that such improvements are not intended or intended for sale.

WARRANTS Trees on the streets of Pacific Grove are public property and under City control. Permission to remove trees may be obtained only from the City.

This permit does not include any signs or fixed fighting GRADING LINES as shown in drawings accompanying this APPLICATION are assumed to be correct if actual grade lines are the same as shown. Revised drawings showing correct grade lines, cuts and fills, together with complete details of retaining walls and footings required must be resubmitted to this division for approval.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil C.).

Lender’s Name

Lender’s Address

Permit Number

Permit Issued

Permit Valid

Permit Renewal

Permit Expired

Permit Duration

WHEN PROPERLY VALIDATED (IN THIS SPACE) THIS IS YOUR PERMIT

PERMIT VALIDATION INSPECTOR:
**P1. Other Identifier:**
- **Resource Name or #:** 210 Grand Ave (APN 006282005000)

**P2. Location:**
- Not for Publication
- Unrestricted
- **a. County:** Monterey
- **b. USGS Quad(s):** Monterey, California (1997)
- **c. Address:** 210 Grand Ave, Pacific Grove, CA 93950 (APN 006282005000)
- **d. UTM:**
  - **e. Other Locational Data:** Latitude, Longitude (Decimal Degrees) 36.6205585206214, -121.917581133404

**P3a. Description:**
- Architectural Style(s): Not Applicable
- Construction Type: Not Applicable
- Number of Stories: Not Applicable
- Basement: Not Applicable
- Garage: Not Applicable
- Roof Type(s): Not Applicable
- Roof Material(s): Not Applicable
- Wall Material(s): Not Applicable
- Window Type(s): Not Applicable
- Window Material(s): Not Applicable
- Architectural Features:
- Decorative Details:
- Alterations: Demolished/Effectively Demolished
- Additional Remarks: Surface parking lot. No extant building.

**P3b. Resource Attributes:** HP39 (Other)

**P4. Resources Present:**
- Building ☑
- Structure
- Object
- Site
- District
- Element of District
- Other (isolates, etc.)

---

**P5a. Photo**

---

**P5b. Description of Photo:***

- Primary façade, 8/3/2018.

**P6. Date Constructed/Age & Sources:**
- Prehistoric
- Protohistoric
- Historic ☑
- Unknown
- Not Applicable. Sources: Not Applicable.

**P7. Owner and Address:**

- 561 Lighthouse Investors LLC
- 6425 Christie Ave Ste 220
- Emeryville, CA 94608

**P8. Recorded by:**

- Hannah Simonson, Page & Turnbull
- 170 Maiden Lane, 5th Floor
- San Francisco, CA 94108

**P9. Date Recorded:** 8/3/2018

**P10. Survey Type:** Reconnaissance


**Attachments:**
- None ☐
- Location Map
- Sketch Map ☑
- Continuation Sheet ☑
- Building, Structure, and Object Record ☑
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- Photograph Record
- Other:
**State of California - The Resources Agency**  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

**Resource Name or #:** 210 Grand Ave (APN 006282005000)  
*Recorded By:* Hannah Simonson  
*Date Recorded:* 8/3/2018  
*Finalized:* 10/18/2019

**Historic Name:**

- **Original Use:** Commercial  
- **Present Use:** Other

**Significance**

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

- **Period of Development:** Not Applicable
- **Integrity:** Demolished
- **Eligible for Pacific Grove HRI:** No
- **Level of Significance:** Not Applicable
- **Appears Individually Eligible for National Register and/or California Register:** No
- **California Historic Resource Status Codes:** 6Z

**Evaluation Notes:** Historic building (originally constructed in 1892) has been demolished. Currently a surface parking lot.

<table>
<thead>
<tr>
<th>National/California Register</th>
<th>PG Municipal Code §23.76</th>
<th>Significance</th>
<th>Discussion of Individual Eligibility</th>
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</tbody>
</table>

Page 1 of 2 *Resource Name or #: 301 Grand Ave (APN 006287012000)

P1. Other Identifier:
*P2. Location: □ Not for Publication □ Unrestricted □ a. County: Monterey
* b. USGS Quad(s): Monterey, California (1997)
  c. Address: 301 Grand Ave, Pacific Grove, CA 93950 (APN 006287012000)
 d. UTM:
  e. Other Locational Data: Latitude, Longitude (Decimal Degrees) 36.6194090750804, -121.9175205181

*P3a. Description:
- Architectural Style(s): Not Applicable
- Construction Type: Not Applicable
- Number of Stories: Not Applicable
- Basemen: Not Applicable
- Garage: Not Applicable
- Roof Type(s): Not Applicable
- Roof Material(s): Not Applicable
- Wall Material(s): Not Applicable
- Window Type(s): Not Applicable
- Window Material(s): Not Applicable
- Architectural Features:
- Decorative Details:
- Alterations: Demolished/Effectively Demolished
- Additional Remarks: Empty lot; construction site.

*P3b. Resource Attributes: HP39 (Other)

*P4. Resources Present: □ Building □ Structure □ Object □ Site □ District □ Element of District □ Other (isolates, etc.)

P5a. Photo

*P5b. Description of Photo:
Primary façade, 8/29/2018.

*P6. Date Constructed/Age & Sources:
□ Prehistoric □ Protohistoric
☑ Historic □ Unknown
Not Applicable. Sources: Not Applicable.

*P7. Owner and Address:
Sorensen Peder Scott Tr
1814 Franklin St Ste 310
Oakland, CA 94612

*P8. Recorded by:
Katherine Wallace, Page & Turnbull
170 Maiden Lane, 5th Floor
San Francisco, CA 94108

*P9. Date Recorded: 8/29/2018
Finalized: 10/18/2019

*P10. Survey Type: Reconnaissance


*Attachments: □ None □ Location Map □ Sketch Map □ Continuation Sheet □ Building, Structure, and Object Record
□ Archaeological Record □ District Record □ Linear Feature Record □ Milling Station Record □ Rock Art Record
□ Artifact Record □ Photograph Record □ Other:
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Page 2 of 2  *Resource Name or #: 301 Grand Ave (APN 006287012000)
*Recorded By: Katherine Wallace  *Date Recorded: 8/29/2018  Finalized: 10/18/2019

Historic Name:
Original Use: Commercial  Present Use: Other
Original Owner:  Architect/Builder:

Significance

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

Period of Development: Not Applicable  Period of Significance: Not Applicable
Integrity: Demolished  Level of Significance: Not Applicable
Eligible for Pacific Grove HRI: No
Appears Individually Eligible for National Register and/or California Register: No
California Historic Resource Status Codes: 6Z
Evaluation Notes: Historic building (originally built in 1913) has been demolished.

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December 15, 2017

CITY OF PACIFIC GROVE
COMMUNITY DEVELOPMENT DEPARTMENT
300 FOREST AVENUE
PACIFIC GROVE, CALIFORNIA 93950
TELEPHONE (831) 646-3190
FAX (831) 648-3184

Manal Mansour, TR
301 Grand Ave
Pacific Grove, CA 93950

RE: 301 Grand Ave
Pacific Grove, CA 93950
APN: 006.287.012.000
Notice to Vacate/Demolish Structure

Dear Manal Mansour TR:

Our records indicate that you are the owner of the above-referenced property. On December 13, 2017 a site inspection was conducted by the Building Official, Structural Engineer and Project Manager at the above-referenced property. Based on this site inspection and consultation with the Structural Engineer (latter attached), the Building Official of the City of Pacific Grove determined that this structure is dilapidated and has become so out of repair, that it is deemed to be dangerous, unsanitary, unsafe, or otherwise unfit for human habitation or occupancy.

Due to the conditions stated above, this building is ordered to be vacated and demolished in accordance with Section 108 and Section 110 of the 2015 International Property Maintenance Code (IPMC). A brief description of the conditions found to render this structure unsafe, unfit for human occupancy and potentially dangerous is as follows:

Section 108.1.5 and Section 110 IPMC- Dangerous structure or premises:

A. The buildings lack a proper foundation (304.5 IPMC, 2015);
B. the exterior surfaces have decayed to a point of allowing water to enter the building (304.2 IPMC, 2015);
C. the structural members are not properly maintained and are in a deteriorated condition (304.4 IPMC, 2015); and
D. the existing building lacks the required occupancy separations.

As such, the Building Official of the City of Pacific Grove has determined that the structure is ordered to be vacated and demolished in accordance with Section 108 and Section 110 of the 2015 International Property Maintenance Code (IPMC).

As such, you are required to comply with the following by January 31, 2018:

- Vacate the 3-residential units;
• remove the “eyebrow” door covers on the Laurel St frontage;
• contact Water Management (658.5601) for inspection and to document all plumbing fixtures;
• complete a hazardous material survey and application with the Air Pollution Control District (MBUAPCD/647,9411) for demolition approval PRIOR to removing any material from the building;
• contact the Sewer Agency, (MRWPCA/372.3367) to advise of the demolition;
• contact PG&E to obtain a utility disconnect letter; and
• acquire a demolition permit from the Building Department

Any person having any record title or legal interest in the building may appeal from this notice and order or any action of the Building Official to the Board of Appeals, provided the appeal is made in writing as provided in the International Property Maintenance Code, 2015 and filed with the Building Official within 20 days from the date of service of this notice and order.

Failure to appeal will constitute a waiver of all right to an administrative hearing and determination of the matter.

Filing of an appeal does not negate the requirement to take the above-required actions within the times specified.

If the above deadlines are not met you will be subject to the payment of fines and all costs incurred by the City of Pacific Grove to abate this matter. The City of Pacific Grove reserves the right to file a lien in accordance with the International Property Maintenance Code, 2015, Section 106.3, which states: "Any action taken by the authority having jurisdiction on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate."

Please call our office at (831) 646.5642 if you have any questions regarding this matter.

Sincerely,

[Signature]

John D. Kuehl
Building Official

JDK:If

c: Tenants (3): 301 Grand Ave., Pacific Grove, CA 93950
   Water Management: 5 Harris Ct., Bldg G, Monterey, CA 93940
   MRWPCA (Sewer): 5 Harris Ct., Bldg D, Monterey, CA 93940
   MBUAPCD (Air Pollution Control): 24580 Silver-Cloud Ct., Monterey, CA 93940
   PG&E: 2311 Garden Rd., Monterey, CA 93940

e: Mark Brodeur, Director Community and Economic Development
   Terri Schaeffer, Housing Program Coordinator/Code Compliance Officer
December 14, 2017

Mr. John Kuehl  
City of Pacific Grove, Building Official  
City Hall  
300 Forest Avenue, 2nd Floor  
Pacific Grove, CA 93950

RE: 301 GRAND AVENUE, PACIFIC GROVE, CALIFORNIA

Dear Mr. John Kuehl:

On November 20, 2017 and December 13, 2017, I inspected the mixed use commercial/residential building located along Laurel Avenue between Grand and Fountain Avenues in Pacific Grove. The existing structure consists of a multi-story wood framed structure with two story portions along Grand and Fountain Avenues (commercial use at the first level and residential use on the second level). The two story portions are connected by a single story wood framed structure previously used as a commercial space that fronts along Laurel Avenue. The structure is in clear view of a public way and the dilapidation and deterioration of the exterior finish is evident. The differential settlement of the exterior walls and framing is evident. The main level commercial areas (except for the salon along Grand Avenue) have been vacated over a period of time and ordinary maintenance has not been completed. The ceiling and upper level floor framing members have been exposed and are not sufficient to support the anticipated design loads. The underfloor area has been exposed and the existing floor framing members are not sufficient to support the required design loads. A continuous perimeter foundation does not exist and in areas where sections of concrete exists under the exterior wall, the concrete configuration, dimensions and anchorage is inadequate to act as foundation support.

This structure can be declared a substandard structure under the California Health and Safety Code Sections 17920.3 (a) 13, (b) 1, 2, 4, 5, and 6, (g) which read:

17920.3 (a) 13 General dilapidation or improper maintenance.
17920.3 (b) 1 Deteriorated or inadequate foundations.
17920.3 (b) 2 Defective or deteriorated flooring or floor supports.
17920.3 (b) 4 Members or walls, partitions, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration.
17920.3 (b) 6 Members of ceilings, roofs, ceilings and roof supports, or other horizontal members which sag, split, or buckle due to defective material or deterioration.
December 14, 2017
Page 2

17920.3 (b) 7 Members of ceiling, roofs, ceiling and roof supports, or other horizontal members that are of insufficient size to carry imposed loads with safety.

17920.3 (g) Faulty weather protection, which shall include, but not limited to, the following:
(1) Deteriorated, crumbling, or loose plaster.
(2) Deteriorated or ineffective waterproofing of exterior walls, roof, foundations, or floors, including broken windows or doors.
(3) Defective or lack of weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint or other approved protective covering.
(4) Broken, rotted, split, or buckled exterior wall coverings or roof coverings.

The 2016 California Historic Building Code, Section 8-102.1.5 states “a qualified historical building or property is determined to be unsafe as defined in the regular code, the requirements of the CHBC are applicable to the work necessary to correct the unsafe condition.” Section 8-703.1 and Section 8-705 identifies the requirements to survey the structure for load path continuity, deterioration, and signs of distress. The existing residence has signs of distress in the ceiling framing, wall framing, and floor framing. The vertical load path has been compromised by the deterioration of the existing wall support system and lack of foundation. The lateral-force-resisting system does not have a complete and continuous load path, including connections, from every portion of the structure to the ground.

The existing structure is in the advanced stages of dilapidation and deterioration that would require a complete structural frame to remove the structural deficiencies of the structure. The repair necessary to provide a structural frame adequate to resist the design loads will require the dismantling of the existing structure. This structure is beyond standard repair of “replace in-kind.”

It is my opinion the necessary improvements to the existing structure to remove the dangers to life, health and safety to the public and occupants (including persons performing the repair) would include a complete structural frame and re-build of the entire structure.

If you need any additional information, please contact my office at 831-754-0545.

Sincerely,

TALUBAN ENGINEERING, INC.

Belinda A. Taluban, P.E. President

Co: Mark Brodeur, Director Community & Economic Development Department
Safwat Malek, Enviro International, Inc.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Page 1 of 2 *Resource Name or #: 263 Grove Acre Ave (APN 006361034000)

P1. Other Identifier:
*P2. Location: ☑ Not for Publication ☑ Unrestricted ☑ a. County: Monterey
b. USGS Quad(s): Monterey, California (1997)
c. Address: 263 Grove Acre Ave, Pacific Grove, CA 93950 (APN 006361034000)
d. UTM:
e. Other Locational Data: Latitude, Longitude (Decimal Degrees) 36.626547179794, -121.930878696353

*P3a. Description:
- Architectural Style(s): Not Applicable
- Construction Type: Not Applicable
- Number of Stories: Not Applicable
- Basement: Not Applicable
- Garage: Not Applicable
- Roof Type(s): Not Applicable
- Roof Material(s): Not Applicable
- Wall Material(s): Not Applicable
- Window Type(s): Not Applicable
- Window Material(s): Not Applicable
- Architectural Features:
- Decorative Details:
- Alterations: Demolished/Effectively Demolished
- Additional Remarks: No extant buildings. Currently used for a butterfly sanctuary.

*P3b. Resource Attributes: HP39 (Other)
*P4. Resources Present: ☑ Building ☑ Structure ☑ Object ☑ Site ☑ District ☑ Element of District ☑ Other (isolates, etc.)

P5a. Photo

*P5b. Description of Photo:
Primary façade, 8/27/2018.

*P6. Date Constructed/Age & Sources:
☐ Prehistoric ☑ Historic ☑ Unknown
Not Applicable. Sources: Not Applicable.

*P7. Owner and Address:
City Of Pacific Grove
Pacific Grove, CA 93950

*P8. Recorded by:
Hannah Simonson, Page & Turnbull
170 Maiden Lane, 5th Floor
San Francisco, CA 94108

*P9. Date Recorded: 8/27/2018
Finalized: 10/18/2019

*P10. Survey Type: Reconnaissance


*Required Information
**Historic Name:** Del Monte Military Academy

**Original Use:** Institutional  
**Present Use:** Other

**Original Owner:**  
**Architect/Builder:**

**Significance**

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

- **Period of Development:** Not Applicable
- **Integrity:** Demolished
- **Eligible for Pacific Grove HRI:** No
- **Appear Individually Eligible for National Register and/or California Register:** No
- **California Historic Resource Status Codes:** 6Z

**Evaluation Notes:** According to City, the Del Monte Military Academy building (built in 1914) was demolished c. 2013 when the Chief Building Office deemed it a safety hazard. Site now functions as a butterfly sanctuary.

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**References:** Page & Turnbull. *City of Pacific Grove Historic Context Statement.* Prepared for City of Pacific Grove, CA.  
Approved by City Council October 19, 2011.
**Resource Name or #:** 560 Junipero Ave #3 (APN 006487006000)

**Other Identifier:** 518 Grand Ave

**Location:** ☐ Not for Publication ☑ Unrestricted  
* a. County: Monterey
* b. USGS Quad(s): Monterey, California (1997)
* c. Address: 560 Junipero Ave #3, Pacific Grove, CA 93950 (APN 006487006000)
* d. UTM:
* e. Other Locational Data: Latitude, Longitude (Decimal Degrees) 36.6169749870388, -121.919153944577

**Description:**
- Architectural Style(s): Vernacular
- Construction Type: Wood Frame
- Number of Stories: 1
- Basement: Yes
- Garage: Attached
- Roof Type(s): Flat
- Roof Material(s): Not Visible
- Wall Material(s): Stucco, Wood Bevel
- Window Type(s): Fixed, Sliding
- Window Material(s): Vinyl
- Architectural Features: Entry Portico, Overhanging Eaves
- Decorative Details:
- Alterations: Demolished/Effectively Demolished
- Additional Remarks:

**Resource Attributes:** HP02 (Single family property)

**Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

**Photo:** Primary façade, 8/28/2018.

**Date Constructed/Age & Sources:**
- Historic
- Unknown

1962. Sources: Monterey County Assessor's Records.

**Owner and Address:**
Van De Velde Virginia M Tr
344 Crest Dr
San Jose, CA 95127

**Recorded by:**
Katherine Wallace, Page & Turnbull
170 Maiden Lane, 5th Floor
San Francisco, CA 94108

**Date Recorded:** 8/28/2018

Finalized: 10/18/2019

**Survey Type:** Reconnaissance

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

**Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☐ Building, Structure, and Object Record
- Archival Material
- Architectural Record
- District Record
- Linear Feature Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- Photograph Record
- Other:
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Page 2 of 2 *Resource Name or #: 560 Junipero Ave #3 (APN 006487006000)
*Recorded By: Katherine Wallace

*Date Recorded: 8/28/2018   Finalized: 10/18/2019

Historic Name:
Original Use: Residential
Original Owner:
Present Use: Residential
Architect/Builder:

Significance

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

Period of Development: Not Applicable
Integrity: Demolished
Eligible for Pacific Grove HRI: No
Appears Individually Eligible for National Register and/or California Register: No
California Historic Resource Status Codes: 6Z

Evaluation Notes: Historic residence built in 1903 was demolished and replaced with new residence in 1962. The extant 1962 building does not appear to meet eligibility requirements, as it is not a good or representative example of an architectural style or property type of the period of development.

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Approved by City Council October 19, 2011.
*Resource Name or #: 209 Monterey Ave (APN 006262009000)

**P1. Other Identifier:**
*P2. Location: [ ] Not for Publication [ ] Unrestricted  *a. County: Monterey
* b. USGS Quad(s): Monterey, California (1997)
c. Address: 209 Monterey Ave, Pacific Grove, CA 93950 (APN 006262009000)
d. UTM:
e. Other Locational Data: Latitude, Longitude (Decimal Degrees) 36.6189039194622, -121.913144082923

**P3a. Description:**
- Architectural Style(s): Neo-Victorian
- Construction Type: Wood Frame
- Number of Stories: 1.5
- Basement: Yes
- Garage: Attached
- Roof Type(s): Gable
- Roof Material(s): Asphalt Shingle
- Wall Material(s): Board and Batten
- Window Type(s): Fixed, Hung
- Window Material(s): Wood
- Architectural Features: Dormers, Flared Eaves, Open Porch
- Decorative Details:
- Alterations: Demolished/Effectively Demolished
- Additional Remarks:

**P3b. Resource Attributes:** HP02 (Single family property)

**P4. Resources Present:** [ ] Building [ ] Structure [ ] Object [ ] Site [ ] District [ ] Element of District [ ] Other (isolates, etc.)

**P5a. Photo**

**P5b. Description of Photo:**
Primary façade, 8/1/2018.

**P6. Date Constructed/Age & Sources:**
[ ] Prehistoric [ ] Protohistoric
[ ] Historic [ ] Unknown

**P7. Owner and Address:**
Herrera Ted M & Susan M
209 Monterey Ave
Pacific Grove, CA 93950

**P8. Recorded by:**
Hannah Simonson, Page & Turnbull
170 Maiden Lane, 5th Floor
San Francisco, CA 94108

**P9. Date Recorded:** 8/1/2018
Finalized: 10/18/2019

**P10. Survey Type:** Reconnaissance


**Attachments:** [ ] None [ ] Location Map [ ] Sketch Map [ ] Continuation Sheet [ ] Building, Structure, and Object Record [ ] Archaeological Record [ ] District Record [ ] Linear Feature Record [ ] Milling Station Record [ ] Rock Art Record [ ] Artifact Record [ ] Photograph Record [ ] Other:
State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET  

Page 2 of 2  
"Resource Name or #: 209 Monterey Ave (APN 006262009000)  
*Recorded By: Hannah Simonson  
*Date Recorded: 8/1/2018  
Finalized: 10/18/2019

<table>
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<tr>
<td>Original Use: Residential</td>
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<td>Original Owner:</td>
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**Significance**

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

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<td>Integrity: Demolished</td>
<td>Period of Significance: Not Applicable</td>
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<tr>
<td>Eligible for Pacific Grove HRI: No</td>
<td>Level of Significance: Not Applicable</td>
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<td>Appears Individually Eligible for National Register and/or California Register: No</td>
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<td>California Historic Resource Status Codes: 6Z</td>
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<td>Evaluation Notes: Historic building was demolished. Current residence built in 2009, according to Monterey County Assessor’s Records and real estate websites.</td>
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WHEREAS, Peter Davis and Marshall Harris, have made application to the Pacific Grove Architectural Review Board for an historic preservation permit in accordance with Title 23 of the Pacific Grove Municipal Code for proposed relocation, on the same site, of a single-family dwelling with nonconforming setbacks, which is listed on the Historic Resources Inventory. The project includes the demolition and reconstruction of an enclosed front porch and first and second story additions, including a two-car garage. The relocated building encroaches into the required front yard, rear yard and north side yard setbacks. The proposed project includes the removal of eight Coast live oak and ten Monterey cypress trees, generally located at 209 Monterey Avenue, in the City of Pacific Grove, County of Monterey, State of California.

WHEREAS, the Architectural Review Board held a duly noticed public hearing at the meeting of December 13, 2005.

NOW, THEREFORE, THE ARCHITECTURAL REVIEW BOARD OF THE CITY OF PACIFIC GROVE DOES RESOLVE AS FOLLOWS:

This Architectural Review Board has found and determined that the granting of the Historic Relocation, Historic Preservation and Tree Permit Applications will be consistent with Sections 23.76.100, 23.76.060 and 12.16.2120 of the Pacific Grove Municipal Code and bases said findings and conclusions on the following facts.

FINDING FOR THE APPROVAL OF A HISTORIC RELOCATION PERMIT
The proposed relocation is consistent with the purposes and goals of the City’s historic preservation policies because:

1. The proposed project is consistent with the purposes of Municipal Code Section 23.76.010, and the General Plan as cited in this report;

2. As conditioned, relocating the structure on the same site does not diminish the historic character of the building nor its relationship to the immediate streetscape, because a defined pattern to the placement of historic building is not present within the immediate vicinity of the subject site.

FINDINGS FOR THE APPROVAL OF THE HISTORIC PRESERVATION PERMIT
Granting the requested exceptions is necessary for the preservation and restoration of the historic building because:
1. The proposed project includes the construction of a new foundation and restoration and rehabilitation of the original materials and features of the residence which furthers the City’s goals of maintaining historic structures in good repair;

2. The placement of the proposed additions minimizes impact to the historic integrity of the existing structure.

3. Approval allows the property owner to construct improvements to the site and dwelling while preserving character-defining features of the historic residence that are consistent with the traditional scale of development on the site and in the neighborhood.

**FINDING FOR THE APPROVAL OF TREE REMOVAL PERMIT APPLICATION**

As conditioned, approval of the tree permit allows reasonable development of improvements to the site because:

1. The trees, due to their location with respect to setbacks, topography and the existing buildings on the site prevent reasonable development of the site;

2. The site is not capable of supporting and maintaining healthy replacement trees at a ratio of two to one;

This Architectural Review Board hereby grants and issues Historic Relocation Permit No. 05-56, Historic Preservation Permit No. 05-0195, and Tree Removal No. CDD 58229 subject to the following conditions of approval.

**Standard Conditions:**

1. This permit shall be revoked if a building permit is not applied for within one year from date of approval. Application for extension of this approval must be made prior to the expiration date.

2. Review and approval by the Public Works Department is required prior to issuance of a building permit. If required, the applicant shall obtain an encroachment permit from the Public Works Department prior to issuance of the building permit.

3. Construction shall not commence until a copy of the resolution signed by the permittee or authorized agent, acknowledging receipt of the permits and acceptance of the terms and conditions, is returned to the Community Development Department.

4. All construction must occur in strict compliance with the proposal as set forth in the applications for permits, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Architectural Review Board approval.

5. These terms and conditions shall be perpetual, and it is the intention of the Architectural Review Board and the permittee to bind all future owners and possessors of the subject property to these terms and conditions.
Special Conditions of Approval:

1. Prior to issuance of the building permit, the building shall be properly braced and reinforced, subject to review and approval of the Chief Building Inspector, to prevent incidental damage from occurring to the historic structure during its relocation on the site.

2. Prior to issuance of the tree removal permit, the applicant shall submit to the City of Pacific Grove, in-lieu fees for 21 replacement trees to be replanted elsewhere in the City under the direction of the Department of Public Works.

3. No trees shall be removed from the site prior to issuance of the building permit.

Standard Tree Protection Measures:

1. Erect chain link, snowdrift or field fence around all trees on the site. Fencing shall not be located closer than 5' from the outside edge of the trunk unless a lesser distance is recommended by a licensed arborist qualified by the City and shown on the project plans. Fencing shall be rigidly supported and shall stand a minimum height of 4' above grade. Fencing shall be installed prior to issuance of a building permit and shall remain in place until final approval of the building permit.

2. Submit a trenching pathway plan including tree and root zone location to the Public Works Department for review and approval prior to issuance of a building permit.

3. Excavation/trenching within 3x’s the diameter of a tree shall be staked for review and approved by the Public Works Department Director prior to issuance of a building permit.

4. Water is required to drain away from the base of any tree.

5. Roots larger than 2" in diameter encountered during excavation/trenching are required to be bridged or tunneled. The Public Works Department Director, his designate, or a certified arborist is required to be present during excavation/trenching. The applicant/property owner, or their representative, shall schedule the excavation/trenching work with the Public Works Department Director a minimum of five working days prior to the commencement of work.

6. Roots approved to be cut are required to be clean cut and sealed.

7. Fill dirt shall not be placed within 10 feet of the base of any tree.

8. Root crown grade is required to remain at the same level and shall not be raised or lowered.

9. Signs, wires, pulleys, etc. are not to be fastened to trees.

10. Paintbrushes and tools shall not be cleaned over tree roots.

11. Spray the lower 6’ of trees scheduled for preservation with an appropriate insecticide as recommended by a licensed pest control advisor.
12. Chemical wastes (paint thinner, etc.) shall be disposed of properly and shall not be drained on the site. Consult Monterey Regional Waste Management District for information concerning disposal of chemical wastes.

PASSED AND ADOPTED BY THE ARCHITECTURAL REVIEW BOARD OF THE CITY OF PACIFIC GROVE this 13th day of December, 2005, by the following vote for Historic Relocation Permit:

AYES: Billstrom, Hinshaw, Howe, Prew, and Spradling
NOES: Tarmina
ABSTAIN: None

PASSED AND ADOPTED BY THE ARCHITECTURAL REVIEW BOARD OF THE CITY OF PACIFIC GROVE this 13th day of December, 2005 by the following vote for Historic Preservation Permit:

AYES: Billstrom, Hinshaw, Prew, Spradling and Tarmina
NOES: Howe
ABSTAIN: None

PASSED AND ADOPTED BY THE ARCHITECTURAL REVIEW BOARD OF THE CITY OF PACIFIC GROVE this 13th day of December, 2005, by the following vote for Tree Removal Permit:

AYES: Billstrom, Hinshaw, Howe, Prew, and Spradling
NOES: Tarmina
ABSTAIN: None

__________________________________________________________
Doug Howe, Chairperson

ATTEST:

______________________________  ________________________________
Sally Rideout, Acting Secretary

This permit is hereby accepted upon the express terms and conditions hereof, and shall have no force or effect unless and until agreed to, in writing, by applicant and property owner(s). The undersigned hereby acknowledge the approved terms and conditions, and, agree to fully conform to and comply with said terms and conditions.

________________________________________  ___________________________
Applicant’s Signature  Date

________________________________________  ___________________________
Property Owner’s Signature  Date
**State of California - The Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**
**PRIMARY RECORD**

<table>
<thead>
<tr>
<th>Primary #</th>
<th>HRI #</th>
<th>Trinomial</th>
<th>NRHP Status Code</th>
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<td></td>
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<td>6Z</td>
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**Other Listings**

<table>
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<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
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<tbody>
<tr>
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</tbody>
</table>

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**Page 1 of 2**

**Resource Name or #:** 541 Pine Ave (APN 006483012000)

**P1. Other Identifier:**

- **Location:** Not for Publication  Unrestricted
  - **a. County:** Monterey
  - **b. USGS Quad(s):** Monterey, California (1997)
  - **c. Address:** 541 Pine Ave, Pacific Grove, CA 93950 (APN 006483012000)
  - **d. UTM:**
  - **e. Other Locational Data:** Latitude, Longitude (Decimal Degrees) 36.618327692365, -121.917847840097

**P3a. Description:**

- Architectural Style(s): No Identifiable Style
- Construction Type: Wood Frame
- Number of Stories: 2
- Basement: Not Visible
- Garage: None
- Roof Type(s): Gable
- Roof Material(s): Asphalt Shingle
- Wall Material(s): Wood Drop
- Window Type(s): Hung
- Window Material(s): Vinyl
- Architectural Features: Balcony, Dormers
- Decorative Details:
- Alterations: Demolished
- Additional Remarks: Historic property demolished and replaced with new construction.

**P3b. Resource Attributes:** HP03 (Multiple family property)

**P4. Resources Present:**

- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (isolates, etc.)

**P5a. Photo**

- Primary façade, 8/29/2018.

**P5b. Description of Photo:**

- Historic

**P6. Date Constructed/Age & Sources:**

- Historic

**P7. Owner and Address:**

- Bodington Jeffrey C & Cecile O Trs
- 50 California St Ste 630
- San Francisco, CA 94111

**P8. Recorded by:**

- Katherine Wallace, Page & Turnbull
- 170 Maiden Lane, 5th Floor
- San Francisco, CA 94108

**P9. Date Recorded:** 8/29/2018

- Finalized: 10/18/2019

**P10. Survey Type:** Reconnaissance


**Attachments:**

- None
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- Photograph Record
- Other:
Historic Name: William H. Murray House

Original Use: Residential

Present Use: Residential

Original Owner: 

Architect/Builder: 

Significance

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

Period of Development: Not Applicable

Integrity: Demolished

Period of Significance: Not Applicable

Eligible for Pacific Grove HRI: No

Level of Significance: Not Applicable

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

California Historic Resource Status Codes: 6Z

Evaluation Notes: Historic residence from 1900 was demolished and replaced with a multi-family residential complex in 1987.

<table>
<thead>
<tr>
<th>National/ California Register</th>
<th>PG Municipal Code §23.76</th>
<th>Significance</th>
<th>Discussion of Individual Eligibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>A/1</td>
<td>A, B</td>
<td>Events, Patterns &amp; Trends</td>
<td>Not found to be eligible under these criteria during the course of this survey.</td>
</tr>
<tr>
<td>B/2</td>
<td>C</td>
<td>Persons</td>
<td>Not found to be eligible under these criteria during the course of this survey.</td>
</tr>
<tr>
<td>C/3</td>
<td>D, E, F, G, H, I</td>
<td>Architecture &amp; Design</td>
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<td>D/4</td>
<td>Information Potential</td>
<td>Properties were not evaluated for significance under these criteria as part of this survey.</td>
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Page 1 of 2 *Resource Name or #: 218 Park St (APN 006304002000)

P1. Other Identifier:

*P2. Location: □ Not for Publication  ✔ Unrestricted  *a. County: Monterey

*b. USGS Quad(s): Monterey, California (1997)

c. Address: 218 Park St, Pacific Grove, CA 93950 (APN 006304002000)

d. UTM:

e. Other Locational Data: Latitude, Longitude (Decimal Degrees) 36.6213458055933, -121.920814943326

*P3a. Description:

- Architectural Style(s): Vernacular
- Construction Type: Wood Frame
- Number of Stories: 1
- Basement: No
- Garage: None
- Roof Type(s): Gable
- Roof Material(s): Asphalt Shingle
- Wall Material(s): Board and Batten
- Window Type(s): Casement
- Window Material(s): Wood

- Architectural Features: Chimney
- Decorative Details:
- Alterations: Replacement Window(s)
- Additional Remarks: Windows are compatible replacement.

*P3b. Resource Attributes: HP02 (Single family property)

*P4. Resources Present:  ✔ Building  □ Structure  □ Object  □ Site  □ District  □ Element of District  □ Other (isolates, etc.)

P5a. Photo

*P5b. Description of Photo:

Primary façade, 8/27/2018.

*P6. Date Constructed/Age & Sources:

□ Prehistoric  □ Protohistoric

✔ Historic  □ Unknown

1897. Sources: PG HRI Database (6/19/18).

*P7. Owner and Address:

Mannina Kenneth W Et Al
1872 Homestead Rd
Santa Clara, CA 95050

*P8. Recorded by:

Hannah Simonson, Page & Turnbull
170 Maiden Lane, 5th Floor
San Francisco, CA 94108

*P9. Date Recorded: 8/27/2018

Finalized: 10/18/2019

*P10. Survey Type: Reconnaissance


*Attachments: □ None  □ Location Map  □ Sketch Map  ✔ Continuation Sheet  □ Building, Structure, and Object Record

□ Archaeological Record  □ District Record  □ Linear Feature Record  □ Milling Station Record  □ Rock Art Record

□ Artifact Record  □ Photograph Record  □ Other:
State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Page 2 of 2 *Resource Name or #: 218 Park St (APN 006304002000)

*Recorded By: Hannah Simonson  
*Date Recorded: 8/27/2018  
Finalized: 10/18/2019

Historic Name:
Original Use: Residential  
Original Owner:  
Architect/Builder:  

Significance

Pacific Grove Historic Context Statement Theme: Residential Development

Period of Development: Early Development of Pacific Grove (1873-1902)
Integrity: Fair  
Period of Significance: 1897
Eligible for Pacific Grove HRI: Yes  
Level of Significance: Local
Appears Individually Eligible for National Register and/or California Register: No

California Historic Resource Status Codes: 5S1

Evaluation Notes: Earlier Sanborn maps indicate a building at a different location on the lot. 1926 Sanborn indicates an automobile garage in location of current building, and by 1962 it appears to have been converted to a residence. Building retains overall form and design with sufficient integrity for the Pacific Grove HRI.

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<td>C/3</td>
<td>D, E, F, G, H, I</td>
<td>Architecture &amp; Design</td>
<td>Eligible for the Pacific Grove HRI. Significant for Vernacular design expressed by intact stylistic features, forms and/or construction methods. Good example of type and/or style from Early Development of Pacific Grove (1873-1902) development period and retains sufficient historic integrity.</td>
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<tr>
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<td></td>
<td>Properties were not evaluated for significance under these criteria as part of this survey.</td>
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</table>

Approved by City Council October 19, 2011.
P1. Other Identifier:

*P2. Location:  
- Not for Publication  
- Unrestricted
  * a. County: Monterey
  * b. USGS Quad(s): Monterey, California (1997)
  * c. Street: 218 Park St, Pacific Grove, CA 93950 (APN 006304002000)
  * d. UTM:
  * e. Other Locational Data: Latitude, Longitude (Decimal Degrees) 36.6213458055933, -121.920814943326

*P3a. Description:

- Architectural Style(s): Vernacular
- Construction Type: Wood Frame
- Number of Stories: 1
- Basement: No
- Garage: None
- Roof Type(s): Gable
- Roof Material(s): Asphalt Shingle
- Wall Material(s): Board and Batten
- Window Type(s): Casement
- Window Material(s): Wood

- Architectural Features: Chimney
- Decorative Details:
- Alterations: Replacement Window(s)
- Additional Remarks: Windows are compatible replacement.

*P3b. Resource Attributes: HP02 (Single family property)

*P4. Resources Present:  
- Building
- Structure
- Object
- Site
- District
- Element of District
- Other (isolates, etc.)

*P5a. Photo

*P5b. Description of Photo:
Primary façade, 8/27/2018.

*P6. Date Constructed/Age & Sources:
- Prehistoric
- Protohistoric
- Historic
- Unknown
- 1897. Sources: PG HRI Database (6/19/18).

*P7. Owner and Address:
Mannina Kenneth W Et Al
1872 Homestead Rd
Santa Clara, CA 95050

*P8. Recorded by:
Hannah Simonson, Page & Turnbull
417 Montgomery Street, 8th Floor
San Francisco, CA 94104

*P9. Date Recorded: 8/27/2018

*P10. Survey Type: Reconnaissance


*Attachments:  
- None
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- Photograph Record
- Other:
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

*Resource Name or #: 218 Park St (APN 006304002000)
*Recorded By: Hannah Simonson  *Date: 8/27/2018

Page 2 of 2

Historic Name:
Original Use: Residential  Present Use: Residential
Original Owner: Architect/Builder:

**Significance**

Pacific Grove Historic Context Statement Theme:

Period of Development:
Integrity: No Integrity  Period of Significance:
Eligible for Pacific Grove HRI: No

Appears Individually Eligible for National Register/California Register: No  Level of Significance:
California Historic Resource Status Codes: 6Z

Evaluation Notes: Earlier Sanborns indicate a building at a different location on the lot. 1926 Sanborn indicates an automobile garage in location of current building, and by 1962 it appears to have been converted to a residence.

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</table>

Approved by City Council October 19, 2011.
December 1, 2011

Ms. Ashley Hefner
Acting Senior Planner / Planning Division
City of Pacific Grove
300 Forest Ave.
Pacific Grove, CA 93950

Dear Ms. Hafner:

Introduction:

This Focused Phase II Assessment has been prepared on behalf of Mr. Ken Mannina, et. al. as part of an application to replace the severely deteriorated exterior wall cladding on the historic property located at 218 Park St. (APN# 006-304-002), in Pacific Grove.

Historical Background & Description:

The subject property, an altered c. 1897 wood-framed vernacular cottage, remodeled to a duplex in c. 1926. It is listed as #1145 in the Pacific Grove Historic Resource Survey, dated January 1, 2007. Character-defining features of the property include pre-1926 vertical board-and-batten wall cladding (removed), barn-like flared roof, central interior brick chimney, and tall, single, paired and banked wood casement windows.

Evaluation:

In question is the full replacement of the exterior wall cladding with new, in-kind board-and-batten wood siding, similar in material (redwood), appearance and character to that found on the building envelope prior to 1926.

The existing exterior wood siding was removed by the applicants to apply a substrate of waterproof membrane to the building envelope prior to the reapplication of the original wall cladding.
During this process the Pacific Grove Building Inspector, Mr. David Cushman found that much of the early siding was damaged beyond repair. A recent reinspection of the remaining wall cladding by Mr. Cushman, on 10/13/2011, found that this material was also damaged beyond repair.

Standard #6 of the Secretary of the Interior’s Standards for Rehabilitation states that, “deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature (in this instance the exterior wall cladding) the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. The Standards also recommend replacing, in kind, an entire wood feature that is too deteriorated to repair—if the overall form and detailing are still evident—using physical evidence to guide the new work.

Impacts of the Proposed Project:

The original board-and-batten exterior wall-cladding is of generally 1” circular-sawn redwood, in random lengths and widths. The owners propose to employ 1” by 12” circular-sawn redwood for the replacement material. Their intention is to rip some 8” boards from the 1” by 12” material for battens, and to return the exterior appearance of the siding to its earlier random width appearance.

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 historic resource will not be obscured, damaged or destroyed. The proposed alteration is reversible. As proposed the new work will not cause a significant change to the historic building and will not create a significant adverse effect on the environment.

Mitigation:

The proposed project is in conformance with the Secretary of the Interior’s Standards for the treatment of Historic Properties under the standard for Rehabilitation (see supporting documentation attached). No mitigation is needed for this project.

respectfully Submitted,

[Signature]

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<table>
<thead>
<tr>
<th>Page 1 of 3</th>
<th>Resource Name or #: (Assigned by recorder) 21B-216A Park Street</th>
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</thead>
</table>

**P2. Location:**
- a. County Monterey
- b. USGS 7.5' Quad
- c. Address: 21B Park Street
- d. UTM: (Give more than one for large and linear resources)
- e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

- **Blk 48 Lots 2 & 4 Pacific Grove Tract**

- **Parcel No.:** 006-304-002

**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, side-gabled vernacular style residential duplex, square in plan, resting on a concrete foundation (1969). The exterior wall cladding is a medium-width ship lap wood siding with corner boards. The medium-pitched side-gabled roof is flared toward the eaves. There is no roof overhang. There is one interior brick chimney present. It is centered in the ridge line towards the east end of the building envelope. Fenestration is irregular, with a combination of small, single and paired four light wood windows, tall, paired single light wood windows, and single and banked tall, multi-paned wood windows. Raised entry doors are found on the north facing facade and rear (south) elevations, toward the east side of the duplex. The Short St. entry is accessed by a set of side-approach wooden stairs with a small landing. The stairs have a simple wood railing with with balusters. The entry on the rear (south) elevation is approached by a simple wood step. Neither of the entry doors appear to be original to the building. Two five-panel wood doors, on either side of the west side-elevation do appear to be original to the building. Available Sanborn insurance maps show that the subject property was moved from the middle of Short St., between Congress and Park to its present location c. 1910. It is sited at the edge of an empty lot at the immediate corner of Park and Short Sts., with one mature cack tree on site. It is located in a residential neighborhood of one and two-story homes of varying ages, sizes & styles.

**P3b. Resource Attributes:** (List attributes and codes) **HP3 - Multiple Family Property**

**P4. Resources Present**
- [x] Building
- [x] Structure
- [x] Object
- Site
- District
- [x] Element of District
- [x] Other (Isolates, etc.)

**P5b. Description of Photo:** (View data accession#)

- Looking SW at the north facing facade, Kent Seavey, 9/15/2010

**P6. Date Constructed/Age and Sources**
- [x] Prehistoric
- [x] Historic
- [x] Both

- c. 1897, moved c. 1910, remodeled to duplex c. 1926-Sanborn maps

**P7. Owner and Address**

- Mr. Ken Manning, Jr., et al.
- 1523 Montalban Drive
- San Jose, CA 95120

**P8. Recorded by:** (Name, affiliation, and address)

- Kent Seavey
- Preservation Consultant
- 310 Lighthouse Ave.
- Pacific Grove, CA 93950

**P9. Date Recorded:** 9/29/2010

**P10. Survey Type:** (Describe)

- Intensive-required CEQA review

**Page 95 of 122**
B1. Historic Name: 
B2. Common Name: 
B3. Original Use: residence 
B4. Present Use: residential duplex 
B5. Architectural Style: Vernacular 
B6. Construction History: (Construction date, alterations, and date of alterations) 
Constructed c. 1897 (Sanborn maps); It was moved to its present location c. 1910 (Assessor's records); By 1914 was used as a storage facility (Sanborn maps); Does not appear as residence until 1930 (Polk directories); Foundation added 1899 (Assessor's records).
B7. Moved? ☐ No ☑ Yes ☐ Unknown Date: c. 1910 
Original Location: Short St. w/Congress Ave. address 
B8. Related Features:

B9a. Architect: Unknown 
B9b. Builder: Unknown

B10. Significance: Theme: Architectural Development 
Area: Pacific Grove 
Period of Significance: c.1926 
Property Type: residential duplex 
Applicable Criteria: CR3
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

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

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

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

B12. References:
Monterey County Assessor's records, Mo. Co. Assessor's off., Salinas
Polk business directories for Monterey Peninsula, 1926-27 through 1960
Sanborn insurance maps of Pacific Grove, 1892 through 1926-1962


B14. Evaluator: Kent Seavey 
Date of Evaluation: 9/29/2010
B10 (cont.) Of interest historically is the several uses for the property over time, from single family residence to utility building then back to residential use as a duplex apartment. Character-defining features include its horizontal ship lap wood siding, barn-like flared gable roof, central interior brick chimney, and c.1926 tall, single, paired and banked wood casement windows. The subject property is significant at the local level as an early, if altered, example of regional (New England) vernacular architecture remaining in Pacific Grove. It is listed in the January, 2007 Pacific Grove Historic Resource Survey as #1145.
March 21, 2012

Ms. Ashley Hefner  
Acting Senior Planner/Planning Division  
City of Pacific Grove  
300 Forest Ave.  
Pacific Grove, CA 93950

Dear Ms. Hefner:

This letter will act as an addendum, addressing window changes on Short St., to the Focused Phase II Assessments already submitted on behalf of Mr. Ken Mannina, et. al. as part of an application for the rehabilitation the historic property located at 218 Park St. (APN# 006-304-002), in Pacific Grove.

The following analysis is based on review of Appendix I: Working With Buildings On The Historic Resource Inventory of Pacific Grove’s 1998 Architectural Review Guidelines.

Guideline #3 encourages the preservation of distinctive features, finishes, and construction techniques that serve to characterize and define properties of historic significance. Likewise, the city discourages the addition of inappropriate features or architectural elements from other buildings.

Because of obvious window changes to the subject property over time, the Focused Phase II letter I prepared for 218 Park, dated 12/1/2011, identified the tall, single, paired and banked wood casement windows on the residence as character-defining features. During discovery, the single light windows, along Short St., were determined to be of modern vintage, and the multi-paned windows on the building envelope to be the earliest remaining fenestration, being among the distinctive features that characterize the property.

Guideline #3 also notes that new additions and alterations should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, damaged or destroyed.

In spite of the required removal of both the 1926 and later exterior wall cladding, due to deterioration and infestation, the tall windows continued to evoke the character of the residence.
However, with the removal of the horizontal wood siding, it was determined that there were discrepancies in the window trim dimensions, provided in the approved plans and drawings, and the trim found on the earlier the board-and-batten construction. The physical condition of the window trim was also compromised by severe deterioration. For details of this discovery see Mr. Hurt’s E-mail dated 3/20/2011 to Senior Planner Ashley Hefner attached. The above accounts for the slight change in dimensions of concern to the planning staff.

The window changes on Short St., appear to be consistent with guideline #3, Preservation of character-defining features.

Guideline #4 states that additions and remodels should be compatible with the original historic building, without compromising the architectural integrity of the original. In this instance, much of the original building material has already been compromised due to deterioration. However, in keeping with the intent of Guideline #4, the new exterior wall-cladding will appropriately reproduce the historic feature, as will the new Short St. windows, as they match, in kind, the remaining earlier windows (see plans & drawings provided).

Guideline #5 addresses replacement features, including windows. The windows on Short St. match in kind and in materials those remaining character-defining windows on the building envelope.

The Pacific Grove Architectural Review Guidelines for historic resources were drawn from the Secretary of the Interiors Standards for the Treatment of Historic Properties, and are therefore consistent with those employed by the California Environmental Quality Act (CEQA).

The window changes in 218 Park, along the Short St. elevation, preserve the distinctive character-defining features of the subject property. They do not radically change, obscure, damage or have they destroyed significant historic fabric. Their replacement of the existing windows, with minor size and trim differentiation, was predicated on the discovery of dimensional differences between the deteriorated horizontal wood siding that was removed from the building, after plan approval, and the board-and-batten siding found beneath. The windows were matched in design and material as appropriate, to those found on the east elevation of the residence for maintaining the historic character of the property.

The work, as executed, is consistent with both the Pacific Grove and CEQA guidelines for the treatment of historic properties.

Respectfully Submitted,

[Signature]

Page 103 of 122
November 8, 2018

Planning Department
City of Pacific Grove
300 Forest Avenue
Pacific Grove, CA 93950

To Whom It May Concern:

Introduction:

This Focused Phase II Assessment has been prepared on behalf of Robert Gionfriddo as part of an application to connect an existing (and previously remodeled) historic building with two residential units to a proposed adjoining addition, increasing the overall building size significantly. The addition would incorporate the one unit along Park Street into its interior while not altering the remaining unit along Short Street. The subject property is located at 218 Park Street (APN: 006-304-002), in Pacific Grove, and would remain a two-unit residence after the remodel.

Historic Background and Description:

The subject property, an altered c. 1897 wood-framed vernacular cottage, remodeled to a duplex in c. 1926, is listed as #1145 in the Pacific Grove Historic Resource Survey dated January 1, 2007. Character-defining features of the property include pre-1926 vertical board-and-batten wall cladding (covered over with horizontal wood siding in later years), barn-like flared roof, central brick chimney, and tall, single, paired and banked wood casement windows. It should be noted that a major remodel, approved by the City of Pacific Grove in 2012, saw most of the original exterior materials of the historic building removed and replaced with matching materials and finishes, due to the unsalvageable condition of the original wood, which included extensive dry rot and lead-based paint residue. The exterior of the remodel, though largely of new materials, preserved the size, architectural character and exterior appearance of the original walls and roof, including the locations and configurations of the windows, doors and porches. The replacement board-and-batten material was solid redwood with a circular sawn texture applied to match that of the original wood siding. The original brick chimney was unaltered.
Evaluation:

In question is the proposed construction of a new addition adjoining the rear portion of the existing building along its south and west sides which would envelope approximately one quarter of the perimeter into the interior of the single-story portion of the proposed addition. A two-story portion as proposed is further back on the property and does not adjoin the one-story historic building, a sensitive arrangement respecting the lower building height of the existing building, which remains largely intact and maintains its visual prominence on the corner of Park Street and Short Street.

The exterior wall materials of the addition are a combination of board-and-batten siding at the first floor perimeter and wood shingles at the second floor perimeter. The first floor siding will be resawn plywood with applied battens that are narrower in profile than the wider battens of the existing building. The existing siding is slid redwood distinguished by a circular sawn texture that had been present in the original materials replaced in 2012. The second floor of the addition shall have panelized cedar shingle siding. All the new materials shall be compatible with but clearly distinguishable from the materials on the historic building, as is recommended by the Secretary of the Interior’s Standard #10 for Rehabilitation to differentiate new work from old. The existing painted finish and color will be carried through to the addition, and the roof materials will match that of the existing as well.

The gable roof of the new addition at the first floor portion that adjoins the existing building is lower in height than the existing gable roof profile, largely masking the new roof profile from both streets. The new second story portion is placed farther back and will be masked from public rights of way by a mature oak tree along Park Street and a large setback along Short Street. It should be noted that the prominent forward corner location of the existing building, nearly on the property lines along both streets, results in a visual presence at the street intersection that dominates the view of the overall structure, even the two-story portion placed farther back toward the opposite corner of the property.

About one quarter of the original building’s perimeter walls will be incorporated into the interior of the new addition. These are not prominent street facing walls but rather face the interior of the lot at the rear corner, opposite and farthest back from the street intersection. Four existing windows and one entry door will be removed and re-used at new locations at the addition. It should be noted that these are replacement units that were installed in the 2012 remodel project, and are not original (see DPR on file). The impact of the proposed addition is mitigated by the sensitive scale and arrangement of the new structure, and by the fact that the existing building is not original but a rebuilt structure that was previously remodeled in 2012.

Submitted by: Kent Seavey
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # ____________________________
HRI # ______________________________
Trinomial ___________________________
NRHP Status Code 6Z

P1. Other Identifier:
*P2. Location: ☑ Unrestricted ☐ Not for Publication  ☑ Monterey County
* b. USGS Quad(s): Monterey, California (1997)
 c. Address: 155 14th St, Pacific Grove, CA 93950 (APN 006176006000)
 d. UTM:
 e. Other Locational Data: Latitude, Longitude (Decimal Degrees) 36.6205279533611, -121.91528957901

*P3a. Description:
- Architectural Style(s): Folk Victorian
- Construction Type: Wood Frame
- Number of Stories: 1
- Basement: No
- Garage: Attached
- Roof Type(s): Gable, Hipped
- Roof Material(s): Asphalt Shingle, Rolled Asphalt
- Wall Material(s): Wood Bevel, Wood Drop, Wood Shingle
- Window Type(s): Casement, Fixed
- Window Material(s): Aluminum, Vinyl
- Architectural Features: Chimney, Overhanging Eaves
- Decorative Details: Brackets, Cornice, Elaborated Gable End
- Alterations: Incompatible Addition, Altered Form or Roofline
- Additional Remarks:

*P3b. Resource Attributes: HP02 (Single family property)

*P4. Resources Present:
☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photo

*P5b. Description of Photo:
Primary façade, 8/3/2018.

*P6. Date Constructed/Age & Sources:
☑ Historic ☐ Prehistoric ☐ Protohistoric ☐ Unknown
1895. Sources: PG HRI Database (6/19/18).

*P7. Owner and Address:
Locascio James Jason & Nina Hoa
607 Tami Wy
Mountain View, CA 94041

*P8. Recorded by:
Katherine Wallace, Page & Turnbull
170 Maiden Lane, 5th Floor
San Francisco, CA 94108

*P9. Date Recorded: 8/3/2018
Finalized: 10/18/2019

*P10. Survey Type: Reconnaissance


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

DPR523A (1/95)

*Required Information
The Resource Name or #: 155 14th St (APN 006176006000)

*Recorded By: Katherine Wallace
*Date Recorded: 8/3/2018

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<td>Information Potential</td>
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DPR523L (1/95)
Sprague, (Mrs. Nellie M.) House

155 14th St.
Pacific Grove, CA  93950
County: Monterey

Harold & Larie Green
P.O. Box 427
Pacific Grove, CA  93950
Ownership: Public

Private Residence

This is a one story house painted white with yellow trim. It displays a gable roof, a front section added, horizontal siding, aluminum windows with carved shutters, window box, gable with carved triangle and sunburst in gable, plain frieze, fish scale shingles below gable, roof beams extend beyond projecting roof edge and carved brackets on original front.

Lot size (in feet)  Frontage: 45'
Depth: 60';
or approx. acreage ________.

Excellent ☐  Good ☐  Fair ☐
Deteriorated ☐  No longer in existence ☐

Altered? ☒  Unaltered? ☐

Surroundings: (Check more than one if necessary)
Open land ☐  Scattered buildings ☐
Densely built-up ☐  Residential ☒
Commercial ☐  Industrial ☐
Other ☐

Threats to site:
None known ☐  Private development ☐
Zoning ☐  Public Works project ☐
Vandalism ☐  Other ☐

Date(s) of enclosed photograph(s):
NOTE: The following (Items 14-19) are for structures only.

   f. Other □


16. Year of initial construction □1895□ This date is: a. Factual □ b. Estimated □

17. Architect (if known):

18. Builder (if known):

   f. Windmill □ g. Watertower/tankhouse □ h. Other □ i. None □

SIGNIFICANCE

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

This house is situated in one of the early sections of the Pacific Grove Retreat area, among buildings of its same period.

21. Main theme of the historic resource: (Check only one): a. Architecture □ b. Arts & Leisure □
   g. Religion □ h. Social/Education □

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

Monterey County Assessor's Records

23. Date form prepared: __________ By (name): ____________________________
   Address: ____________________________ City ____________________________ ZIP: _________
   Phone: ____________________________ Organization: ____________________________

(State Use Only)
August 31, 2018

James Locascio
155 14th St.
Pacific Grove, CA 93950

Re: Phase Two Historic Assessment for 155 14th Street, Pacific Grove, CA
APN. 006-176-006-000

Dear Mr. Locascio:

This letter evaluates the proposed alterations to the property located at 155 14th Street, in Pacific Grove, CA. PAST Consultants, LLC (PAST) completed a site visit to the property on February 17, 2017 to view the property’s existing conditions. The subject property contains a modified Queen Anne-style single-family house (1895) and guesthouse that have received substantial alterations since the house’s original construction. The following report updates the previous Phase Two report dated March 28, 2018 because of code-required modifications to the initial rehabilitation design of the main house and required design changes to the rear guesthouse.

The subject property encompasses Block 36, Lots 9 and 11 of the Pacific Grove retreat grounds and is on the City of Pacific Grove’s Historic Resources Inventory (HRI). Monterey County Assessor records, City of Pacific Grove Planning Department files, Pacific Grove Heritage Society records and relevant Sanborn maps were consulted for this report. An early DPR523 form is on file and lists the house as constructed in 1895 for Mrs. Nellie M. Sprague.

The following Phase Two Historic Assessment provides a description and summary history of the property; a chronology of the changes made to all buildings on the subject property; a list of the property’s remaining character-defining features; a list of proposed alterations; and an evaluation of the proposed alterations to the property’s historic buildings for conformance with the Secretary of the Interior’s Standards for Rehabilitation.

The Secretary of the Interior’s Standards

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 proposed project, the treatment approach is rehabilitation. The Standards describe rehabilitation as:

In Rehabilitation, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation; however, an assumption is made prior to 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.¹

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 materials, 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 or elements from other historic properties, will not be undertaken.
4. Changes to a 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 historic 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. Archeological 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.

¹ The Secretary of the Interior’s Standards for the Treatment of Historic Properties (accessed via http://www.nps.gov/hps/tps/standguide/).
Summary of Property History: 1897 and 1905 Sanborn Maps

The 1897 and 1905 Sanborn maps appear below (Figures 1 and 2).

Figures 1 and 2. Cropped images of the 1897 Sanborn map (top) and the 1905 Sanborn map (bottom) showing the subject property with arrows. The original house had a corner tower and small, centered front porch. A rear addition was installed by 1905.
Summary of Property History: 1914 and 1926 Sanborn Maps

The 1914 and 1926 Sanborn maps appear below (Figures 3 and 4).

Figures 3 and 4. Cropped images of the 1914 Sanborn map (top) and 1926 Sanborn map (bottom) showing the subject property with arrows. The primary change to the site is the addition of a small outbuilding at the southeast corner.
Sanborn Map Analysis: Conclusions

The subject property was constructed circa-1895 as a cross-gable, Queen Anne-styled residence with a corner tower, central front porch and two small rear porches (Figure 5). The rear addition was installed by 1905. The outbuilding to the rear appears by 1914. The available scan of the 1926 (updated 1962) map does not show the two circa-1950s front additions that removed the tower and front porch from the residence and added the garage; possibly due to an error when scanning the original map books, which would contain paste-overs on properties showing changes from earlier editions.

Figure 5. Historic photograph of 14th Street, showing the subject property. Note the centered front porch, Queen Anne-style corner tower and one-over-one wood sash windows.
Existing Site Conditions

The present house presents a jumbled composition of mid-century building elements placed in front of the circa-1895 Queen Anne-style residence. Few stylistic features of the earlier building remain, except the roof massing, wood exterior siding, decorative trim and several windows on the north elevation (Figures 6 and 7).

Figures 6 and 7. Left image shows the front (west) elevation with circa-1958 gable-roofed and garage additions dominating the front elevation. The guesthouse is located behind the garage (arrow). Right image details the north elevation, showing an original window surround and one-over-one, double-hung sash (arrow).

The area occupying the south side of the property is paved and contains an entrance to the house on the right side elevation, as well as the guesthouse (Figure 8). The guesthouse contains mid-century materials and is not the outbuilding shown on the 1914 and 1926 Sanborn maps (Figure 9).

Figures 8 and 9. Left image details the south elevation, showing a single door punctuating the 1895 building wall. The circa-1905 rear addition used similar materials and echoed the support brackets of the earlier residence (arrow). Right image shows the guesthouse.
Construction Chronology

Figures 10 and 11. Left image details the north elevation’s circa-1905 rear addition, showing the replaced wood siding installed when the window openings were modified (arrows). Right image details the south elevation at the guesthouse, showing replaced siding boards and a new window opening (arrows).

Based on a records search of files at the Pacific Grove Community Development Department and Pacific Grove Heritage and coordinated with existing Sanborn maps and the site visit, the following lists the exterior modifications. Estimated dates for the undated additions are based on the material conditions found on the building during the site visit and the available historical record.

- No Permit, Circa-1895: Construction of Queen Anne-style residence.
- No Permit, Circa-1905: Install rear addition.
- No Permit, Circa-1914: Install outbuilding at southeast site corner.
- Permit #2639, 4/1/1947: Reconstruct foundation.
- No Permit, Circa-1950s. Construct garage at front of driveway (Figure 6).
- Permit #1943, 11/3/1958: Install front addition and guesthouse at rear of property (Figure 9).
- Permit #1083, 3/18/1974: Remodeling permit, with no other details. This may be the remodeling of the rear guesthouse, which has replaced windows, a flat roof constructed of modern materials and a small north addition.
- Permit #95-0398, 10/23/1995: Reroof house.
- No Permit: Circa 1990s: Add new window openings to the circa-1905 rear addition’s north and south elevations. Replace siding boards on both the north and south walls (Figures 10 and 11).
- Permit #99-0103, 3/10/1999: Electrical interior work.
- Permit #06-0723, 9/28/2006: Remodel interior of guesthouse.
Remaining Character-defining Features

The subject 1895 house has undergone substantial modifications when the 1958 front addition removed the corner tower and front porch. While the front addition has achieved 50 years of age, it has virtually removed all of the integrity of the 1895 house and has created a confused design with the earlier house hidden behind the 1958 addition.

Remaining character-defining features are:

- Cross-gable roof massing.
- Fishscale shingles and decorative vergeboard in the gable ends.
- Exposed wood cornice brackets.
- Rustic wood siding exterior wall cladding on the main house.
- Remaining window surrounds and two wood one-over-one, double-hung sash windows on north elevation.

Summary of Proposed Alterations

Revised design drawings by designer, James Locascio, dated 8/29/2018, were evaluated for this Phase Two Historic Assessment. The proposed alterations affecting the exterior are described below.

**Figure 12.** View of front elevation showing locations of proposed changes. The garage will be removed and replaced with a parking structure. The 1958 porch addition (arrow) will be remodeled and a new front entrance and entry porch constructed. The gable roof will be converted to a shed roof in order to see the existing Victorian cornice brackets.

- Remove circa-1950s garage and replace it with an open, wood-frame parking structure.
- Remodel 1958 front bedroom addition by reducing the size of the 1958 addition’s mass to create a small corner front porch and entrance in the original building wall. The gable roof of the 1958 addition will change to a shed roof with a new, smaller casement window on the front elevation.
- Add window to south elevation wall where the garage is removed. Restore rustic wood siding.
• Construct front addition to guesthouse and connect guesthouse north wall to the main house.
• Rehabilitate existing wood window surrounds, remaining wood windows and doors, existing wood details and rustic siding on the building. Replicate missing fishscale shingles and vergeboard in the gable ends and replicate missing cornice brackets where the original tower was removed.

Evaluation of Proposed Alterations

The following lists the ten Standards for rehabilitation in italics, with an evaluation given below each Standard.

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.
   The proposed alterations will allow the building to keep its residential use, while retaining the existing character-defining features and satisfying 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 proposed rehabilitation design does not remove any of the remaining character-defining features of the existing building. The 1958 front bedroom addition removed the historic corner tower and several cornice brackets, creating a jumbled composition that hides the original building. For this reason the 1958 front bedroom addition is not historic and the proposed alterations to this addition return a more appropriate look to the building. For these reasons, the proposed alterations satisfy this Standard.

The rear guesthouse was modified in the 1970s and is not character defining to the site. Constructing a front addition to the guesthouse and connecting to the existing house removes a portion of the circa-1905 addition’s non-original exterior siding boards. These siding boards were installed sometime in the 1990s when the window openings were modified on both the north and south elevations of the circa-1905 addition.

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.
   The proposed alterations do not add conjectural features or elements from other historic properties that would confuse the remaining character-defining features of the subject property.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
   The proposed alterations do not impact any changes to the building that have acquired historic significance. The circa-1950s front garage and the 1958 front bedroom addition severely impacted the house’s integrity of design by removing significant earlier character-defining features, such as the corner tower and front porch. The later changes to the building are not historic for these reasons.
and their alteration returns the subject house to a design more appropriate to the original building’s Victorian heritage.

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

The proposed rehabilitation design does not alter any of the remaining distinctive materials, or historic construction detailing of the subject residence, satisfying this Standard. The conversion of the 1958 front addition’s gable roof to a shed roof will make the original, character-defining cornice brackets more visible, which helps highlight them as a significant remaining historic detail.

Connection of the guesthouse to the main house’s south elevation effects a wall that was altered previously in the 1990s for installation of new window openings.

6. Deteriorated historic 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.

With the exceptions noted above, the proposed alterations will rehabilitate the existing wood windows, wood details and existing wood siding in keeping with this Standard.

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.

Physical treatments to repair existing wood siding and wood details will be undertaken with methods that do not impact the wood substrate. Missing cornice brackets, fishscale shingles and vergeboard will be replicated in-kind to match the original details.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

This Standard does not apply, as archaeological features are not identified at the site.

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.

The proposed remodel of the 1958 front addition will return the building to a more appropriate scale with the original building. The removal of the garage and installation of the new corner front porch will make the Victorian details of the subject house more visible and return the building to a design more consistent with the earlier building prior to the 1958 alterations. The detailing of the front porch columns, rails and stairs is kept deliberately simple to differentiate it from how a period Victorian front porch would appear.

The new addition to the rear guesthouse impacts a front wall that has been altered previously and therefore does not remove character-defining features from the guesthouse. The siding boards are clearly differentiated between the main house and the guesthouse and further differentiation of the guesthouse’s front addition will be achieved using modern fenestration.
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 proposed front remodeling design could be reversed in the future, if so-desired. However, the present additions to the building have confused the historic look of the original Victorian residence. Returning poor additions to a building is not a likely alternative in this case, given how dramatically the original building has been modified. In addition, the proposed remodeling design will retain and rehabilitate the remaining exterior character-defining features of the property, allowing it to maintain adequate historic integrity and satisfy this Standard.

The rear guesthouse is not character defining to the site, due to alterations made over time. A front addition to the guesthouse and connection to the main house could be reversed in the future, if desired. However, since the guesthouse is not historic, reversal is not necessary.

Conclusion

In conclusion, the proposed design alterations to the historic single-family residence and guesthouse at 155 14th St., Pacific Grove meets the Secretary of the Interior’s Standards for Rehabilitation. The proposed changes do not impact the remaining character-defining features or overall historic integrity of the property’s altered historic building. Because the proposed alterations to the building meet the Standards, the alterations are considered as mitigated to a level of less than a significant impact on the historic resource and do not constitute a substantial adverse change to the historic resource, thus conforming to the requirements of the California Environmental Quality Act (CEQA).

Please contact me if you have any questions about this evaluation.

Sincerely,

Seth A. Bergstein, Principal

Cc: City of Pacific Grove, Community Development Department
RESOLUTION NO. 20-01

HISTORIC DETERMINATION FOR THE DELETION OF THIRTEEN (13) PROPERTIES FROM THE CITY OF PACIFIC GROVE’S HISTORIC RESOURCES INVENTORY AS REFERENCED IN THE TABLE BELOW

FACTS

1. In 2018, the City Council of the City of Pacific Grove directed the Community Development Department to undertake the task of updating the City’s Historic Resources Inventory (Inventory).

2. To assist with the effort, the City contracted with Page & Turnbull, a qualified historic consulting firm which, as a result of field work and research, prepared the Historic Resources Inventory Update Survey Report (Report) which was finalized and accepted by the City Council on November 20, 2019.

3. The Report analyzed every one of the 1,303 buildings currently on the Inventory, prepared Dept. of Parks & Recreation (DPR) Form 523 documents for each property, and recommended the removal of 371 (28%) of the properties from the Inventory due to changes over time resulting in the loss of historic integrity and/or significance.

4. The following table represents the thirteen (13) properties recommended for removal due to the demolition of the original resource or another error. Numbers 14 and 15 below were added to this review as the owners are currently in the process of obtaining permits for approved exterior alterations; these properties are recommended for removal by the consultant.

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<th>Property Owner</th>
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<tr>
<td>3 871 Balboa Av.</td>
<td>006-064-004</td>
<td>Frances, G. &amp; B.</td>
<td>Effectively demolished</td>
<td>1943 (newer constr.)</td>
</tr>
<tr>
<td>6 517 Fountain Av.</td>
<td>006-484-003</td>
<td>Modest, M. &amp; M.</td>
<td>3 buildings demolished 1987</td>
<td>1990 (new constr.)</td>
</tr>
<tr>
<td>8 210 Grand Av.</td>
<td>006-282-005</td>
<td>561 Lighthouse Invest.</td>
<td>Resource demolished</td>
<td>Bank parking lot</td>
</tr>
<tr>
<td>10 263 Grove Acre</td>
<td>006-361-034 (1073 LH Av.)</td>
<td>City of Pacific Grove</td>
<td>Del Monte Military Academy demolished c. 2013</td>
<td>Butterfly Sanctuary</td>
</tr>
<tr>
<td>13 541 Pine Av.</td>
<td>006-483-012</td>
<td>Boddington, J. &amp; C.</td>
<td>Resource demolished</td>
<td>Apts built 1987</td>
</tr>
<tr>
<td>14 218 Park St.</td>
<td>006-304-002</td>
<td>Gionfriddo, R. &amp; D.</td>
<td>Reconstructed in 2012</td>
<td>Significant addition authorized by HRC 2018</td>
</tr>
<tr>
<td>15 155 14th St.</td>
<td>006-176-006</td>
<td>Locasio, J &amp; N.H.</td>
<td>Heavily modified</td>
<td>Significant alterations authorized by HRC 2018</td>
</tr>
</tbody>
</table>
FINDINGS

1. The Historic Resources Committee has determined that the properties listed above shall be removed from Pacific Grove’s Historic Resources Inventory based on the criteria listed in PGMC 23.76.025 and the recommendation of the qualified consultant, Page & Turnbull, on the individual properties’ DPR 523 Forms of “6L” or “6Z” signifying ineligibility for local, state or national listing.

2. The Historic Resources Committee has determined that this action does not constitute a “Project” as defined under 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 Inventory in error or the property no longer retains historic integrity and/or significance and cannot be considered a historic resource.

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

1. On January 22, 2020, the Historic Resources Committee determined that, based on observation and the information on the DPR forms provided, the buildings listed herein be removed from the Historic Resources Inventory per PGMC 23.76.030. This administrative action is not a “Project” per 15378 of the CEQA Guidelines.

2. The Historic Resources Committee further 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.

3. The properties referenced in the table above no longer meet the criteria for eligibility per PGMC §23.76.025.

4. 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 January, 2020, by the following vote:

AYES:
NOES:
ABSTENTIONS:
ABSENT:

APPROVED:

_______________________________
Claudia Sawyer, Chair

ATTEST:

_______________________________
Alyson Hunter, Senior Planner