



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

AGENDA REPORT

TO: Chair Sawyer and Members of the Historic Resources Committee

FROM: Alyson Hunter, Senior Planner

MEETING DATE: January 22, 2020

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

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

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 (\pm 1,208 properties) that had been previously identified as historically significant or potentially historically significant were re-evaluated to determine their integrity and eligibility for listing in the updated HRI.

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

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

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

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

	Property Address	Assessor Parcel No.	Property Owner	Reason for Removal from the HRI	Year Built (New Constr.)
1	124 19 th St.	006-151-011	Pentz, G. & C	Resource demolished 1990	1990 (new constr.)
2	405 19 th St.	006-472-010	Campell, D. & R.	Resource demolished 1991	1994 (new constr.)
3	871 Balboa Av.	006-064-004	Frances, G. & B.	Effectively demolished	1943 (newer constr.)
4	512 Chestnut Av.	006-447-010	Gasperson, G. & J.	Resource demolished 1989	1990 (new constr.)
5	126 Forest Av.	006-156-027	Broenkow, W.W.&S.	Resource demolished	1974 (newer constr.)
6	517 Fountain Av.	006-484-003	Modest, M. & M.	3 buildings demolished 1987	1990 (new constr.)
7	125 Grand Av.	006-158-013	Downey, R. M.	Resource demolished 1988	1988 (new constr.)
8	210 Grand Av.	006-282-005	561 Lighthouse Invest.	Resource demolished	Bank parking lot
9	301 Grand Av.	006-287-012	Mansour, M.	Resource demolished 2018	New develop. under constr.
10	263 Grove Acre	006-361-034 (1073 LH Av.)	City of Pacific Grove	Del Monte Military Academy demolished c. 2013	Butterfly Sanctuary
11	560 Junipero Av.	006-487-006	Van De Velde, V.	Resource demolished 1962	Existing triplex built 1962
12	209 Monterey Av.	006-262-009	Herrera, T. & S.	Resource demolished	2009 (new constr.)
13	541 Pine Av.	006-483-012	Boddington, J. & C.	Resource demolished	Apts built 1987
14	218 Park St.	006-304-002	Gionfriddo, R. & D.	Reconstructed in 2012	Significant addition authorized by HRC 2018
15	155 14 th St.	006-176-006	Locasio, J & N.H.	Heavily modified	Significant alterations authorized by HRC 2018

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

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

Page 1 of 2 *Resource Name or #: 124 19th St (APN 006151011000)

- P1. Other Identifier:**
- ***P2. Location:** ☐ Not for Publication ☒ Unrestricted ***a. County:** Monterey
- ***b. USGS Quad(s):** Monterey, California (1997)
- c. Address:** 124 19th St, Pacific Grove, CA 93950 (APN 006151011000)
- d. UTM:**
- e. Other Locational Data:** Latitude, Longitude (Decimal Degrees) 36.6237804898587, -121.919194289904
- ***P3a. Description:**

- | | |
|---|--|
| <ul style="list-style-type: none">- 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 | <ul style="list-style-type: none">- Architectural Features: Chimney- Decorative Details:- Alterations: Demolished/Effectively Demolished- Additional Remarks: |
|---|--|

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



- ***P5b. Description of Photo:**
Oblique view, south and east façades, 8/2/
- ***P6. Date Constructed/Age & Sources:**
☐ Prehistoric ☐ Protohistoric
☒ Historic ☐ Unknown
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:** Page & Turnbull. "Pacific Grove Historic Resource Inventory (HRI) Survey Report." Prepared for the City of Pacific Grove, October 18, 2019 [Final Report].

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

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary # _____ HRI # _____ Trinomial _____
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Page 2 of 2 *Resource Name or #: 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

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: 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.

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

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

HISTORIC RESOURCES INVENTORY

(State use only)
Ser _____ Site _____
UTM _____ Q _____ NR _____
Lat _____ Lon _____ Era _____ Sig _____
Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fed _____
UTM 10/59657/405350

Page 7 of 91

IDENTIFICATION

- Common name: _____
- Historic name, if known: _____
- Street or rural address 124 19th St.
City: Pacific Grove, Ca ZIP: 93950 County: Monterey
- Present owner, if known: Jessie Abraham etal Address: 122 19th St.
City: Pacific Grove, Ca ZIP: 93950 Ownership is: Public ☐ Private ☒
- Present Use: Private Residence Original Use: Private Residence
Other past uses: _____

DESCRIPTION

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

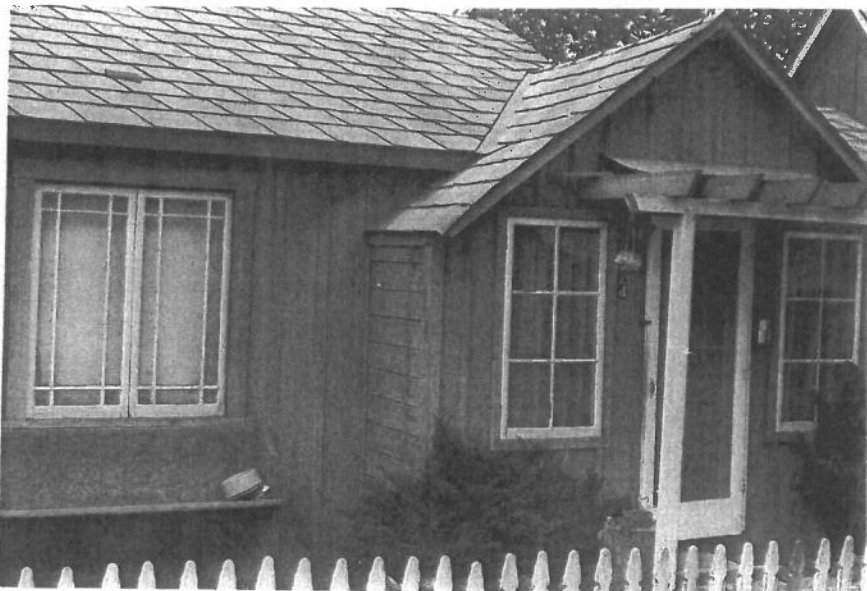
This is a 1 story house with medium pitched roof, decorative board and batten siding on the front and plain board and batten on the sides, new extension over the front door, 6 paned windows and an old looking fence.

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



- Approximate property size:

Lot size (in feet) Frontage 30
Depth 74 ;
approx. acreage _____.



Condition: (check one)

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

Findings: (Check more than one if necessary)

- Open land ☐ b. Scattered buildings ☐
Densely built-up ☐ d. Residential ☒
Commercial ☐ f. Industrial ☐
Other ☐

As to site:

- One known ☒ b. Private development ☐
Mining ☐ d. Public Works project ☐
Landfill ☐ f. Other ☐

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

14. Primary exterior building material: a. Stone ☐ b. Brick ☐ c. Stucco ☐ d. Adobe ☐ e. Wood ☒
f. Other ☐
15. Is the structure: a. On its original site? ☒ b. Moved? ☐ c. Unknown? ☐
16. Year of initial construction 1905 This date is: a. Factual ☐ b. Estimated ☒
As of 1900 this house does not appear on the assessor's records
17. Architect (if known): _____
18. Builder (if known): _____
19. Related features: a. Barn ☐ b. Carriage house ☐ c. Outhouse ☐ d. Shed(s) ☐ e. Formal garden(s) ☐
f. Windmill ☐ g. Watertower/tankhouse ☐ h. Other ☐ 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 ☐
c. Economic/Industrial ☐ d. Exploration/Settlement ☐ e. Government ☐ f. Military ☐
g. Religion ☐ h. Social/Education ☐

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

Walking Survey

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

(State Use Only)

APPLICATION FOR BUILDING PERMIT
 375-4196 CITY OF PACIFIC GROVE

Item No. 10B
 Page 9 of 91

ASSESSOR'S NO. 006-151-11

No. 90-0101

Applicant to complete numbered spaces

JOB ADDRESS
 1 124 19th ST.
 LEGAL DESCR. LOT NO. 11 BLK 56 TRACT P.G. Retreat
 OWNER 2 THROGMORTON BARRY 20. Box 1476 CARMEL, CA. 93921
 CONTRACTOR 3 OWNER/BUILDER
 ARCHITECT OR DESIGNER 4
 ENGINEER 5
 LENDER 6
 USE OF BUILDING 7 SFD
 8 Class of work: ☐ NEW ☐ ADDITION ☐ ALTERATION ☐ REPAIR ☐ MOVE ☒ REMOVE
 9 Describe work: Remove existing SF + 2 car garage
 10 Change of use from
 Change of use to DEMO

Valuation of work: \$
 PLAN CHECK FEE PERMIT FEE
 SPECIAL CONDITIONS: Negative Dec. is on file.
 APPLICATION ACCEPTED BY PLANS CHECKED 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. 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) 3/16/90
 SIGNATURE OF OWNER (IF OWNER-BUILDER) (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
 Contractor
 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. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, 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. B. & P.C. for this reason

Applicant 3/16/90

WORKERS' COMPENSATION DECLARATION
 I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.)
 Policy No. Company
☐ Certified Copy is hereby furnished. ☐ Certified copy is filed with the city building inspection department, or
 Applicant Date
 CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE
 This section need not be completed if the permit is for one hundred dollars (\$100) or less. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.
 Owner Date
 NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

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

PERMIT VALIDATION

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 the work for which this permit is issued (Sec. 3097, Civ.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 COUNTY AND STATE ORDINANCES, REGULATIONS AND LAWS, GOVERNING LOCATION, CONSTRUCTION AND OCCUPANCY OF BUILDING.

VALUATION	
FEES	
PERMIT	15.00
PLAN CHK.	0.00
SMIP.	0.00
TOTAL	15.00

3-16-90

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # _____ HRI # _____ Trinomial _____ NRHP Status Code <u>6Z</u> _____ Other Listings _____ Review Code _____ Reviewer _____ Date _____
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Page 1 of 2 *Resource Name or #: 405 19th St (APN 006472010000)

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *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:**

- | | |
|--|--|
| <ul style="list-style-type: none"> - 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 | <ul style="list-style-type: none"> - 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



***P5b. Description of Photo:**

Primary façade, 8/27/2018.

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

- ☐ Prehistoric ☐ Protohistoric
☒ Historic ☐ Unknown

1994. Sources: Monterey County Assessor's Records.

***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

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

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

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary # _____ HRI # _____ Trinomial _____
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Page 2 of 2 *Resource Name or #: 405 19th St (APN 006472010000)

*Recorded By: Katherine Wallace

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

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

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: 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.

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

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

HISTORIC RESOURCES INVENTORY

(State use only)
Ser _____ Site _____ Inv. _____
UTM _____ Q _____ NR _____
Lat _____ Lon _____ Era _____ Sig _____
Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fed _____
UTM 10/59661/405297

IDENTIFICATION

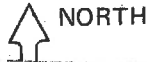
- Common name: _____
- Historic name, if known: Pattison, (Mrs. Lydia H.) House
- Street or rural address 405 19th Street
City: Pacific Grove, Ca ZIP: 93950 County: Monterey
- Present owner, if known: Catherine Crowl Address: Same
City: _____ ZIP: _____ Ownership is: Public ☐ Private ☒
- Present Use: Private Residence Original Use: Private Residence
Other past uses: _____

DESCRIPTION

- 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.

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



- Approximate property size:

Lot size (in feet) Frontage 60
Depth 60

Approx. acreage _____

Condition: (check one)

Excellent ☐ b. Good ☒ c. Fair ☐

Deteriorated ☐ e. No longer in existence ☐

Feature a. Altered? ☐ b. Unaltered? ☒

Foundings: (Check more than one if necessary)

Open land ☐ b. Scattered buildings ☐

Densely built-up ☐ d. Residential ☒

Commercial ☐ f. Industrial ☐

Other ☐

Access to site:

None known ☒ b. Private development ☐

Zoning ☐ d. Public Works project ☐

Vandalism ☐ f. Other ☐

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

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

SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):
This house, being of victorian style, contributes to the total character of Pacific Grove.

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

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

Monterey County Assessor's Records

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

(State Use Only)

48-3183

APPLICATION FOR BUILDING PERMIT

CITY OF PACIFIC GROVE

ASSESSORS'S NO. 006-472-10

No.

91-0346

Item No. 10B
Page 14 of 91

ant to complete numbered spaces which apply

JOB ADDRESS 405 19TH STREET				OWNER ROBERT BARRELL		MAIL ADDRESS 1031 DANIEL, PETALUMA		ZIP 94954		PHONE 372-9811			
CONTRACTOR Larry Marotta				MAIL ADDRESS		PHONE		LICENSE NO.					
ARCHITECT OR DESIGNER T.R. LARSON				MAIL ADDRESS 547 1/2 LIGHTHOUSE		PHONE 372-9811		LICENSE NO.					
ENGINEER				MAIL ADDRESS		PHONE		LICENSE NO.					
USE OF BUILDING 6 S.F.R. ✓													
7 Class of work: <input type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> REPAIR <input type="checkbox"/> MOVE <input checked="" type="checkbox"/> REMOVE													
8 Describe work: CLEAR SITE TO BE USED FOR FUTURE USE													
9 Change of use from													
Change of use to													
10 Valuation of work: \$ 4,200.00						PLAN CHECK FEE			PERMIT FEE				
SPECIAL CONDITIONS FIRE DAMAGE EXEMPT FROM DEMO. MORATORIUM AS PER SECTION 2(G)						Type of Const.		Occupancy Group		Division			
						Size of Bldg. (Total) Sq. Ft.		No. of Stories		Max. Occ. Load			
APPLICATION ACCEPTED BY KD						PLANS CHECKED BY [Signature]		APPROVED FOR ISSUANCE BY [Signature]		Fire Zone			
						Fire Zone		Use Zone		Fire Sprinklers Required <input type="checkbox"/> Yes <input type="checkbox"/> No			
						No. of Dwelling Units		OFFSTREET PARKING SPACES: Covered Uncovered					
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 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] 11-6-91 SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT (DATE) SIGNATURE OF OWNER (IF OWNER BUILDER) (DATE)						Special Approvals		Required		Received		Not Required	
						ZONING				B. Oldfield			
						HEALTH DEPT.							
						FIRE DEPT.							
						SOIL REPORT							
						VARIANCE NO.							
						ARCHITECTURAL APPROVAL NO.				B. Oldfield			
						USE PERMIT NO.							
						COASTAL							
						TREE							

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 Contractor 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. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, 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. B. & P.C. for this reason

Applicant Date

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C).

Policy No. Company
☐ Certified Copy is hereby furnished. ☐ Certified copy is filed with the city building inspection department or

Applicant Date 11-6-91

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

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

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 the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name

Lender's Address

VALUATION	
4,200	
FEES	
PERMIT	82.80
PLAN CHK.	0
SMIP.	.50
SEWER	0
DEPOSIT	0
TOTAL	83.30

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.

#6104 11-6-91

ONE: 648-3183

APPLICATION FOR BUILDING PERMIT

CITY OF PACIFIC GROVE

ASSESSORS'S NO. 006-472-10

No. 92-0303

Applicant to complete numbered spaces which apply

JOB ADDRESS 1 405 - 19th STREET Pacific Grove 93950		OWNER 2 ROBT. BARTRELL 1031 DANIEL DR. POTALUMA 94954	
CONTRACTOR 3 W. J. N. ENTERPRISES 1117 PIEDMONT, P.L. 93950 3720523 581837		ARCHITECT OR DESIGNER 4 T. R. LARSON 547 1/2 LIGHTHOUSE P.G. 372-4811 C-5178	
ENGINEER 5 MONTEREY BAY ENGRS 607 CHARLES AVE SEASIDE		USE OF BUILDING 6 SFR	
7 Class of work: <input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> REPAIR <input type="checkbox"/> MOVE <input type="checkbox"/> REMOVE			
8 Describe work: New 2 story Single Family Dwelling to replace one that burned down.			
9 Change of use from Change of use to			
10 Valuation of work: \$ 142,681.00		PLAN CHECK FEE 4250 pd 12/8/92	
SPECIAL CONDITIONS		PERMIT FEE	
Type of Const. V-N		Occupancy Group R-M	
Size of Bldg. (Total) Sq. Ft. 631 833		No. of Stories 2	
Fire Zone N.A.		Use Zone	
No. of Dwelling Units 1		OFFSTREET PARKING SPACES: Covered 2 Uncovered	
APPROVAL NO. A.A. 11202-91		FIRE SINKERS Required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
ZONING		Required	
HEALTH DEPT.		Received	
FIRE DEPT.		Not Required	
SOIL REPORT			
VARIANCE NO.			
ARCHITECTURAL			
USE PERMIT NO.			
COASTAL			
TREE			
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 PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. J. W. J. Malmoney 7-24-92 SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT (DATE) SIGNATURE OF OWNER (IF OWNER BUILDER) (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 B License Number 581837

Contractor W. J. Malmoney

OWNER-BUILDER DECLARATION

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☐ 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. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, 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. B. & P.C. for this reason

Applicant Date

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C).

Policy No. Company
☐ Certified Copy is hereby furnished. ☐ Certified copy is filed with the city building inspection department or

Applicant Date 7-29-92

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) or less).
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Owner Date
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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

VALUATION	
142,681.00	
FEES	
PERMIT	1,204.00
PLAN CHK.	903.00
SMIP.	14.27
SEWER	0
DEPOSIT	25.00
TOTAL	2,096.27

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.

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

Page 1 of 2 *Resource Name or #: 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:

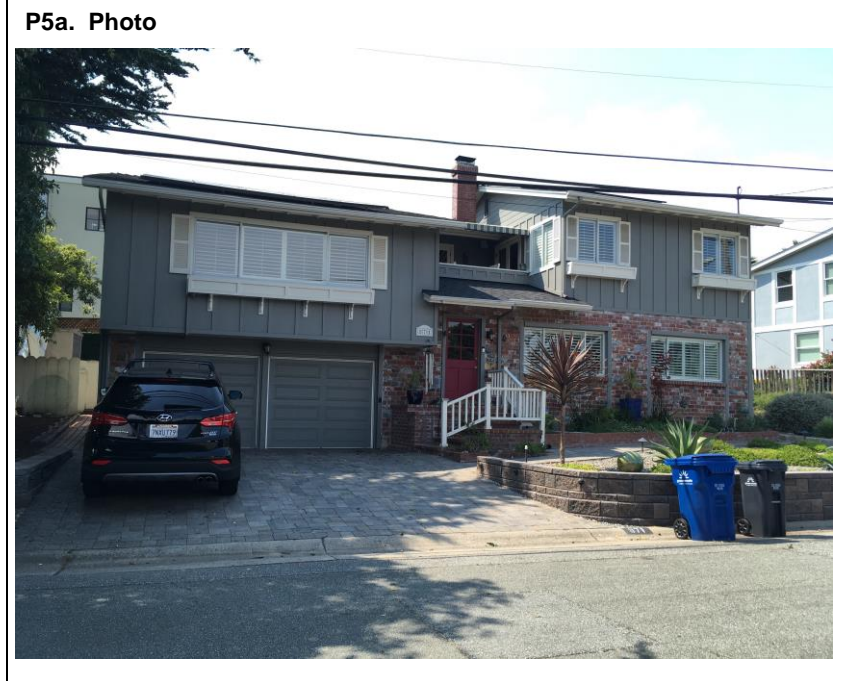
e. Other Locational Data: Latitude, Longitude (Decimal Degrees) 36.6292544942792, -121.92288189411

***P3a. Description:**

- | | |
|--|---|
| <ul style="list-style-type: none">- 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 | <ul style="list-style-type: none">- 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.)



***P5b. Description of Photo:**

Primary façade, 8/27/2018.

***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

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

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

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary # _____ HRI # _____ Trinomial _____
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Page 2 of 2 *Resource Name or #: 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.

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 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.

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

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

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

Page 1 of 2 *Resource Name or #: 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:**

- | | |
|--|---|
| <ul style="list-style-type: none">- 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 | <ul style="list-style-type: none">- 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.)



***P5b. Description of Photo:**

Primary façade, 8/28/2018.

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

- ☐ Prehistoric ☐ Protohistoric
☒ 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

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

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

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary # _____ HRI # _____ Trinomial _____
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Page 2 of 2 *Resource Name or #: 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

Period of Significance: Not Applicable

Eligible for Pacific Grove HRI: No

Level of Significance: Not Applicable

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

California Historic Resource Status Codes: 6Z

Evaluation Notes: Historic residence built in 1891 has been demolished, and was replaced with new construction in 1990.

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

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

375-4196 APPLICATION FOR BUILDING PERMIT
CITY OF PACIFIC GROVE

12/12 KD
Item No. 10B
Page 20 of 91

ASSESSOR'S NO. 006-447-02

No. 89-0645

OWNER
JOB ADDRESS

to complete numbered spaces

ADDRESS

512 Chestnut

LEGAL DESCR.	LOT NO.	BLK	TRACT	<input type="checkbox"/> SEE ATTACHED SHEET	
OWNER	10 & 12, 14, 16	81	Third Addition	MAIL ADDRESS	PHONE
2	GARY GASPENSON	#1 STAG LN, MTV, CA. 93340	649-5141	MAIL ADDRESS	PHONE
3	OWNER			MAIL ADDRESS	PHONE
4	ARCHITECT OR DESIGNER			MAIL ADDRESS	PHONE
5	ENGINEER			MAIL ADDRESS	PHONE
6	LENDER			MAIL ADDRESS	BRANCH
7	USE OF BUILDING	Duplex	Cat. 1		
8	Class of work:	<input type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> REPAIR <input type="checkbox"/> MOVE <input checked="" type="checkbox"/> REMOVE			
9	Describe work:	Demolition of existing structures			
10	Change of use from				
	Change of use to				

Valuation of work: \$ 5,000-

PLAN CHECK FEE

PERMIT FEE

SPECIAL CONDITIONS:

Prior to Demo
CHECK WITH MPWPA + WATER
MANAGEMENT FOR CREDITS

Type of Const.

Occupancy Group

Division

Size of Bldg. (Total) Sq. Ft.

No. of Stories

Max Occ. Load

Fire Zone

Use Zone

Fire Sprinklers Required ☐ Yes ☐ No

No. of Dwelling Units

OFFSTREET PARKING SPACES:

Covered Uncovered

Special Approvals

Required

Received

Not Required

ZONING

HEALTH DEPT.

FIRE DEPT.

SOIL REPORT

VARIANCE NO.

ARCHITECTURAL APPROVAL NO.

USE PERMIT NO.

COASTAL

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 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)

SIGNATURE OF OWNER (IF OWNER BUILDER) (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

Contractor

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. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, 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.

B. & P.C. for this reason

Applicant

Date

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab C).

Policy No.

Company

☐ Certified Copy is hereby furnished.

☐ Certified copy is filed with the city building inspection department or

Applicant

Date

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Owner

Date

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

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

PERMIT VALIDATION

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 the work for which this permit is issued (Sec. 3097, Civ.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 COUNTY AND STATE ORDINANCES, REGULATIONS AND LAWS, GOVERNING LOCATION, CONSTRUCTION AND OCCUPANCY OF BUILDING.

VALUATION	
5,000.00	
FEES	
PERMIT	72.00
PLAN CHK.	0
SMIP.	.50
TOTAL	72.50

PHONE: 375-4196 CITY OF PACIFIC GROVE
ASSESSOR'S NO. 006-447-0210 No. 90-0121

Applicant to complete numbered spaces

JOB ADDRESS
1 512 Chestnut

LEGAL DESCR. LOT NO. BLK TRACT
10 E 12 81 Third Addition

OWNER
2 GARY GASPERSON #1 STAG Lane, Mtg. Co. 649-5141

CONTRACTOR
3 STEVE SWEET 19750 Wild Rink, Salinas 663-4346

ARCHITECT OR DESIGNER
4 Herman Lewis 375-9323

ENGINEER
5

LENDER
6 FIRST NATIONAL BANK

USE OF BUILDING
7

8 Class of work: ☒ NEW ☐ ADDITION ☐ ALTERATION ☐ REPAIR ☐ MOVE ☐ REMOVE

9 Describe work: New single family

10 Change of use from
Change of use to 1-29-90 #1013

Valuation of work: \$ 140,408.00

PLAN CHECK FEE \$25 deposit

PERMIT FEE

SPECIAL CONDITIONS:

Type of Const.	Occupancy Group	Division	
Size of Bldg. (Total) Sq. Ft.	No. of Stories	Max Occ. Load	
Fire Zone	Use Zone R-1	Fire Sprinklers Required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
No. of Dwelling Units	OFFSTREET PARKING SPACES: Covered	Uncovered	
Special Approvals	Required	Received	Not Required
ZONING		6 12 1/2	
HEALTH DEPT.			
FIRE DEPT.			
SOIL REPORT			
VARIANCE NO.			
ARCHITECTURAL APPROVAL NO.			5 12 1/2
USE PERMIT NO.			
COASTAL			

APPLICATION ACCEPTED BY K.D.

PLANS CHECKED BY [Signature]

APPROVED FOR ISSUANCE BY [Signature]

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 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) Gary Gasperson

SIGNATURE OF OWNER (IF OWNER BUILDER) (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. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, 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. _____ B. & P.C. for this reason _____

Applicant Gary Gasperson Date _____

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Policy No. _____ Company _____

☐ Certified copy is hereby furnished. ☐ Certified copy is filed with the city building inspection department or

Applicant _____ Date _____

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Owner Gary Gasperson Date _____

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Lender's Address _____

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VALUATION	
140,408.00	
FEES	
PERMIT	1043.72
PLAN CHK.	678.42
SMIP.	9.83
TOTAL	1731.97
	< 25.00 >

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

PERMIT VALIDATION INSPECTOR. Due #2556.97

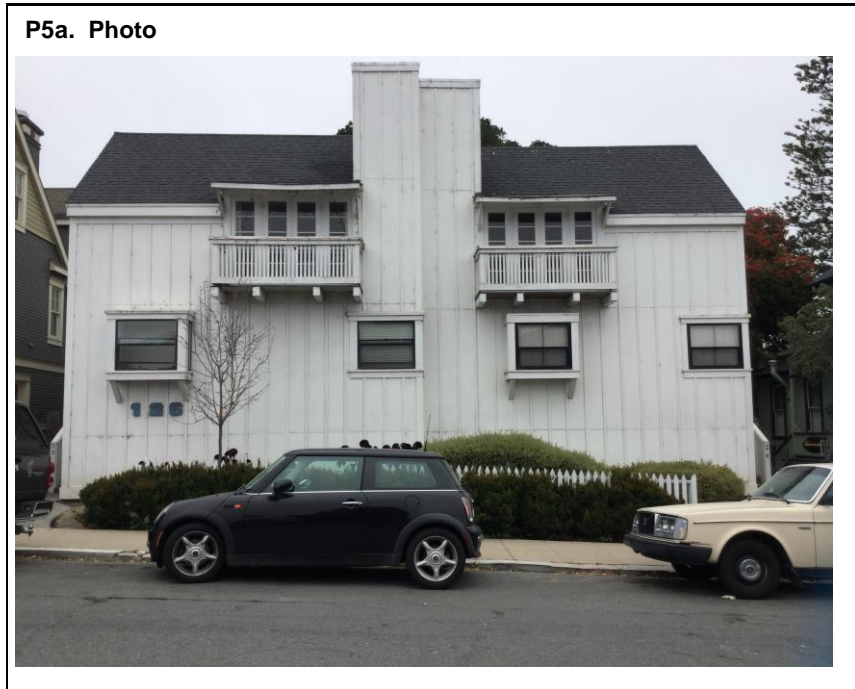
State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # _____ HRI # _____ Trinomial _____ NRHP Status Code <u>6Z</u> _____
Other Listings _____	
Review Code _____	Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: 126 Forest Ave (APN 006156027000)

- 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:**

- | | |
|---|---|
| <ul style="list-style-type: none">- 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 | <ul style="list-style-type: none">- 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.)



- ***P5b. Description of Photo:**
Primary façade, 8/2/2018.
- ***P6. Date Constructed/Age & Sources:**
- | | |
|--|--|
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Protohistoric |
| <input checked="" type="checkbox"/> Historic | <input type="checkbox"/> Unknown |
- Circa 1974. 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

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

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

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary # _____ HRI # _____ Trinomial _____
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Page 2 of 2 *Resource Name or #: 126 Forest Ave (APN 006156027000)

*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

Period of Significance: Not Applicable

Eligible for Pacific Grove HRI: No

Level of Significance: Not Applicable

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

California Historic Resource Status Codes: 6Z

Evaluation Notes: A 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.

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

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

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

Page 1 of 2 *Resource Name or #: 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:**

- | | |
|--|---|
| <ul style="list-style-type: none">- 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 | <ul style="list-style-type: none">- 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.)



- ***P5b. Description of Photo:**
Primary façade, 8/28/2018.
- ***P6. Date Constructed/Age & Sources:**
☐ Prehistoric ☐ Protohistoric
☒ Historic ☐ Unknown
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

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

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

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

Page 2 of 2 *Resource Name or #: 517 Fountain Ave (APN 006484003000)

*Recorded By: Katherine Wallace

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

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

Period of Significance: Not Applicable

Eligible for Pacific Grove HRI: No

Level of Significance: Not Applicable

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

California Historic Resource Status Codes: 6Z

Evaluation Notes: Historic residence built in 1898 has been demolished. Multi-family residential building constructed in 1990.

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

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

HISTORIC RESOURCES INVENTORY

(State use only)
UTM _____ Q _____ NR _____
Lat _____ Lon _____ Era _____ Sig _____
Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fed _____
UTM 10/59687/405271

IDENTIFICATION

- Common name: _____
- Historic name, if known: Garber, (Harry C.) House
- Street or rural address 517 Fountain Ave.
City: Pacific Grove, Ca ZIP: 93950 County: Monterey
- Present owner, if known: Manuel & Mary Segueria Address: 137 10th St.
City: Pacific Grove, Ca ZIP: 93950 Ownership is: Public ☐ Private ☒
- Present Use: Private Residence Original Use: Private Residence
Other past uses: _____

DESCRIPTION

- 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.

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

△ NORTH



- Approximate property size:

Lot size (in feet) Frontage 60
Depth 60

Prox. acreage _____

Condition: (check one)

Excellent ☐ b. Good ☐ c. Fair ☒

Deteriorated ☐ e. No longer in existence ☐

Feature a. Altered? ☐ b. Unaltered? ☒

Foundings: (Check more than one if necessary)

Open land ☐ b. Scattered buildings ☐

Densely built-up ☐ d. Residential ☒

Commercial ☐ f. Industrial ☐

Other ☐

Threats to site:

None known ☒ b. Private development ☐

Zoning ☐ d. Public Works project ☐

Vandalism ☐ f. Other ☐

- Date(s) of enclosed photograph(s): 1977

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

14. Primary exterior building material: a. Stone ☐ b. Brick ☐ c. Stucco ☐ d. Adobe ☐ e. Wood ☒
f. Other ☐
15. Is the structure: a. On its original site? ☒ b. Moved? ☐ c. Unknown? ☐
16. Year of initial construction 1898 This date is: a. Factual ☒ b. Estimated ☐
17. Architect (if known): _____
18. Builder (if known): _____
19. Related features: a. Barn ☐ b. Carriage house ☐ c. Outhouse ☐ d. Shed(s) ☐ e. Formal garden(s) ☐
f. Windmill ☐ g. Watertower/tankhouse ☐ h. Other ☐ i. None ☒

SIGNIFICANCE

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

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

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

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

Monterey County Assessor's Records

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

CITY OF PACIFIC GROVE

ASSESSOR'S NO.

- 6484-03

No. 87-0047

Applicant to complete numbered spaces only.

JOB ADDRESS
517 FOUNTAIN AVE PACIFIC GROVE

LEGAL DESCR. LOT NO. BLK TRACT ☐ SEE ATTACHED SHEET

OWNER MAIL ADDRESS ZIP PHONE
2 TOWN TROVATO 1017 JEROME 03950 3736251

CONTRACTOR MAIL ADDRESS PHONE LICENSE NO.
3 TROVATO CONSTRUCTION SAME

ARCHITECT OR DESIGNER MAIL ADDRESS PHONE LICENSE NO.
4 N/A

ENGINEER MAIL ADDRESS PHONE LICENSE NO.
5 N/A

LENDER MAIL ADDRESS BRANCH
6 N/A

USE OF BUILDING
7 REMOTE MULTI-FAMILY

8 Class of work: ☐ NEW ☐ ADDITION ☐ ALTERATION ☐ REPAIR ☐ MOVE ☒ REMOVE

9 Describe work: DEMOLITION OF WALL BORDINGS & REMOVAL ON SITE

10 Change of use from
Change of use to
NO CHANGE

11 Valuation of work: \$ 1000 -

SPECIAL CONDITIONS: Demolition of wall boardings & removal on site

PLAN CHECK FEE PERMIT FEE

Type of Const.	Occupancy Group	Division
Size of Bldg. (Total) Sq. Ft.	No. of Stories	Max. Occ. Load
Fire Zone	Use Zone	Fire Sprinklers Required <input type="checkbox"/> Yes <input type="checkbox"/> No
No. of Dwelling Units	OFFSTREET PARKING SPACES: Covered Uncovered	

Special Approvals	Required	Received	Not Required
ZONING	X		
HEALTH DEPT.			
FIRE DEPT.			
SOIL REPORT			
VARIANCE NO.			
ARCHITECTURAL APPROVAL NO.			
USE PERMIT NO.			
COASTAL			
ENGINEERING			

APPLICATION ACCEPTED BY PLANS CHECKED BY APPROVED FOR ISSUANCE BY

1/29/87

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SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT (DATE) 1/29/87

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License Class License Number

Contractor

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☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law)

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

Applicant Date

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Lender's Address

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VALUATION 10000

FEES 25.50

PERMIT

PLAN CHK.

SMIP.

TOTAL 25.50

1/29/87

375-4196

APPLICATION FOR BUILDING PERMIT

Item 3/69 K-10B
Page 29 of 91

CITY OF PACIFIC GROVE

ASSESSOR'S NO.

006-484-03

No.

89-0119

to complete numbered spaces only.

ADDRESS

517 FOUNTAIN AVE

LEGAL
DESCR.

LOT NO.

BLK

TRACT

(SEE ATTACHED SHEET)

OWNER

MAIL ADDRESS

ZIP

PHONE

2 Tom Travato

1017 Jewell

373-6251

340017

CONTRACTOR

MAIL ADDRESS

PHONE

LICENSE NO.

3 Owner

ARCHITECT OR DESIGNER

MAIL ADDRESS

PHONE

LICENSE NO.

4 John Matthews

573 Lighthouse

646-1261

ENGINEER

MAIL ADDRESS

PHONE

LICENSE NO.

5

LENDER

MAIL ADDRESS

BRANCH

6

USE OF BUILDING

7 Multi?

Cat. 1

8 Class of work:

☐ NEW☐ ADDITION☐ ALTERATION☐ REPAIR☐ MOVE☒ REMOVE

Demo

9 Describe work:

REMOVE THREE BUILDINGS ON PROPERTY

(RENEW FORMER DEMO PERMIT APPROVED)

10 Change of use from

Change of use to

11 Valuation of work: \$

3000

PLAN CHECK FEE

0

PERMIT FEE

27.00

SPECIAL CONDITIONS:

REFER TO PERMIT 87-0097

Type of
Const.Occupancy
Group

Division

Size of Bldg.
(Total) Sq. Ft.No. of
StoriesMax.
Occ. LoadFire
ZoneUse
ZoneFire Sprinklers
Required ☐ Yes ☐ NoNo. of
Dwelling UnitsOFFSTREET PARKING SPACES:
Covered

Uncovered

Special Approvals

Required

Received

Not Required

ZONING

HEALTH DEPT.

FIRE DEPT.

SOIL REPORT

VARIANCE NO.

ARCHITECTURAL
APPROVAL NO.

USE PERMIT NO.

COASTAL

ENGINEERING

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 PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

Tom Travato 6-9-89

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT (DATE)

SIGNATURE OF OWNER (IF OWNER BUILDER) (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

B

License Number

340017

Contractor

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. 7044, Business and Professions Code: The Contractor's license Law does not apply to an owner of property who builds or improves thereon, 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, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044, Business and Professions Code: The Contractor's license Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law)

☐ I am exempt under Sec. _____ B. & P.C. for this reason _____

Applicant

Date

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab C).

Policy No.

Company

☐ Certified Copy is hereby furnished.☐ Certified copy is filed with the city building inspection department or

Applicant

Date

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Owner Tom Travato 6-9-89

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

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

PERMIT VALIDATION

INSPECTOR

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 the work for which this permit is issued (Sec. 3097, Civ.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 COUNTY AND STATE ORDINANCES, REGULATIONS AND LAWS, GOVERNING LOCATION, CONSTRUCTION AND OCCUPANCY OF BUILDING.

VALUATION	
	3000.00
FEES	
PERMIT	27.00
PLAN CHK.	0
SMIP.	.50
TOTAL	27.50

PAID

No Employees
#3994

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

Page 1 of 2 *Resource Name or #: 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:**

- | | |
|--|---|
| <ul style="list-style-type: none">- 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 | <ul style="list-style-type: none">- 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.)



- ***P5b. Description of Photo:**
Primary façade, 8/2/2018.
- ***P6. Date Constructed/Age & Sources:**
☐ Prehistoric ☐ Protohistoric
☒ Historic ☐ Unknown
1988. Sources: Monterey County Assessor's Records.
- ***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

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

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

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary # _____ HRI # _____ Trinomial _____
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Page 2 of 2 *Resource Name or #: 125 Grand Ave (APN 006158013000)

*Recorded By: Hannah Simonson

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

Historic Name: Mitchell 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: 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.

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

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

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____
2. Historic name, if known: Mitchell, (R.G.) House
3. Street or rural address: 125 Grand
- City: Pacific Grove, Ca ZIP: 93950 County: Monterey
4. Present owner, if known: Robt & Rose Downey Address: PO Box 01
- 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 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) Frontage 60
Depth 60
or approx. acreage _____

9. Condition: (check one)

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

Findings: (Check more than one if necessary)

Open land ☐ b. Scattered buildings ☐
Densely built-up ☐ d. Residential ☒
Commercial ☐ f. Industrial ☐
Other ☐

Access to site:

Already known ☒ b. Private development ☐
Zoning ☐ d. Public Works project ☐
Vandalism ☐ f. Other ☐

Date(s) of enclosed photograph(s):

1977

(State use only)

UTM _____ Q _____ NR _____
Lat _____ Lon _____ Era _____
Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fed _____
UTM 10/59703/405344

Item No. 10B
Page 32 of 91

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

14. Primary exterior building material: a. Stone ☐ b. Brick ☐ c. Stucco ☐ d. Adobe ☐ e. Wood ☒
f. Other ☐
15. Is the structure: a. On its original site? ☒ b. Moved? ☐ c. Unknown? ☐
16. Year of initial construction 1899 This date is: a. Factual ☒ b. Estimated ☐
17. Architect (if known): _____
18. Builder (if known): _____
19. Related features: a. Barn ☐ b. Carriage house ☐ c. Outhouse ☐ d. Shed(s) ☐ e. Formal garden(s) ☐
f. Windmill ☐ g. Watertower/tankhouse ☐ h. Other ☐ 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 ☒ b. Arts & Leisure ☐
c. Economic/Industrial ☐ d. Exploration/Settlement ☐ e. Government ☐ f. Military ☐
g. Religion ☐ h. Social/Education ☐

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

Monterey County Assessor's Records

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

(State Use Only)

Phone: 375-4196 Permit No. 88-0296

POST THIS CARD AT OR NEAR FRONT OF BUILDING

CITY OF PACIFIC GROVE

COMMUNITY DEVELOPMENT DEPT.

Building Division

INSPECTION RECORD

Job Address 125 Grand
Nature of Work New SFD
Use of Building SFD
Date Issued 6-24-88
Owner Downey
Contractor Owner

Inspector must sign all spaces pertaining to this job

INSPECTION	DATE	INSPECTOR
Foundations:		
Setback	1-10-89	RBB
Trench	1-10-89	RBB
Reinforcing	1-10-89	RBB
Foundation Wall and Site Work	1-10-89	RBB

Pour no concrete until above has been signed

Concrete Slab Floor	2-8-89	
Electrical (Groundwork)	2-8-89	
Plumbing (Groundwork)	2-8-89	
Gas Piping (Groundwork)	2-8-89	

Do not pour floor until above has been signed

Rough Electrical	1-17-90	
Rough Plumbing	1-17-90	
Rough Gas Piping	1-17-90	
Rough Heating and Ventilation (Above must be signed prior to framing inspection)	1-17-90	
Framing	2-8-89	

Cover no work until above has been signed

Lath and Plaster (Interior)		
Lath		
Scratch Coat		
Brown Coat		
Finish Coat	1-25-90	
Wallboard	1-25-90	
Lath and Plaster (Exterior)		
Lath		
Scratch Coat		
Brown Coat		
Finish Coat	11/28/89	R&S
Miscellaneous		
Roofing	10/4/89	R&S
Sewer		
Sidewalks		
Electrical Underground		
Final Driveways		
Electrical Fixtures		
Plumbing Fixtures		
Gas Piping		
Heating and Ventilation	7-24-90	
Job Completed		
Occupancy Granted	8-17-90	

No. 88-0296

SEE ATTACHED SHEET

PHONE 375-4196
LICENSE NO.

LICENSE NO.

LICENSE NO.

BRANCH

VE REMOVE

PERMIT FEE

Occupancy Group	Division
No. of Stories	Max. Occ. Load
Use Zone	Fire Sprinklers Required Yes No

OFFSTREET PARKING SPACES:

Covered	Uncovered
Required	Received
Received	Not Required

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. The lines as shown on drawing accompanying this permit 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 plans of retaining walls and wall footings required must be submitted to this division for approval.

CONSTRUCTION LENDING AGENCY

CITY OF PACIFIC GROVE

ASSESSOR'S NO.

006-158-13

No. 88-0286 Page 35 of 91

Applicant to complete numbered spaces only.

JOB ADDRESS
125 Grand ave

LEGAL DESCR. LOT NO. BLK TRACT ☐ SEE ATTACHED SHEET

OWNER MAIL ADDRESS ZIP PHONE
2 Bobt & Rose Mary Downey P.O. Box DI 93950 372-7411

CONTRACTOR MAIL ADDRESS PHONE LICENSE NO.
3

ARCHITECT OR DESIGNER MAIL ADDRESS PHONE LICENSE NO.
4 Tom Jason 137 Abbott St. 757-2034

ENGINEER MAIL ADDRESS PHONE LICENSE NO.
5

LENDER MAIL ADDRESS BRANCH
6

USE OF BUILDING
7 Single Family Dwelling C-1

8 Class of work: ☒ NEW ☐ ADDITION ☐ ALTERATION ☐ REPAIR ☐ MOVE ☐ REMOVE

9 Describe work: New home old home being demolished

10 Change of use from 8-28-87
Change of use to Deposit #563

11 Valuation of work: \$ ~~25,000.00~~ 81,600.00 PLAN CHECK FEE 25.00 PERMIT FEE

SPECIAL CONDITIONS:

Type of Const.	Occupancy Group	Division
V-N	R-M	
Size of Bldg. (Total) Sq. Ft.	No. of Stories	Max. Occ. Load
Fire Zone	Use Zone	Fire Sprinklers Required <input type="checkbox"/> Yes <input type="checkbox"/> No
APPLICATION ACCEPTED BY	PLANS CHECKED BY	APPROVED FOR ISSUANCE BY
KM	HW	
No. of Dwelling Units	OFFSTREET PARKING SPACES:	
1	Covered	Uncovered

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 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)
Rose Mary Downey 6/24/88

SIGNATURE OF OWNER (IF OWNER BUILDER) (DATE)
Tom Jason 6/24/88

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 (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. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, 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, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law)

☐ I am exempt under Sec. _____ B. & P.C. for this reason _____

Applicant _____ Date 6/24/88

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab C).

Policy No. _____ Company _____

☐ Certified Copy is hereby furnished. ☐ Certified copy is filed with the city building inspection department or _____

Applicant _____ Date _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Owner _____ Date 6/24/88

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

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

PERMIT VALIDATION INSPECTOR:

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 the work for which this permit is issued (Sec. 3097, Civ.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 COUNTY AND STATE ORDINANCES, REGULATIONS AND LAWS, GOVERNING LOCATION, CONSTRUCTION AND OCCUPANCY OF BUILDING.

VALUATION	
	81,600.00
FEES	
PERMIT	711.64
PLAN CHK.	189.36
SMIP.	5.71
TOTAL	12,34.40

PAID

Phone: 375-4196

POST THIS CARD AT

CITY OF I

COMMUNITY

Build

INSPECTION RECORD

Job Address 125 Grand

Nature of Work Demo. SFD

Use of Building SFD

Date Issued 5-20-88

Owner Downey

Contractor Owner

Type Occupancy

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

Foundations:		
Setback		
Trench		
Reinforcing		
Foundation Wall and		
Site Work		

Pour no concrete until above has been signed

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

Do not pour floor until above has been signed

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

Cover no work until above has been signed

Lath and Plaster (Interior)		
Lath		
Scratch Coat		
Brown Coat		
Finish Coat		
Wallboard		
Lath and Plaster (Exterior)		
Lath		
Scratch Coat		
Brown Coat		
Finish Coat		
Miscellaneous		
Roofing		
Sewer		
Sidewalks		
Electrical Underground		
Final		
Driveways		
Electrical Fixtures		
Plumbing Fixtures		
Gas Piping		
Heating and Ventilation		
Construction Completed	11/22/88	RLS
Job Completed		
Occupancy Granted		

FORM 300.2

Save until
whole project
done
11-29-88

No.

88-0245

SEE ATTACHED SHEET

PHONE

LICENSE NO.

LICENSE NO.

LICENSE NO.

BRANCH

REMOVE Demo.

make way

PERMIT FEE 15.00

Occupancy Group	Division
No. of Stories	Max Occ. Load
Use Zone	Fire Sprinklers Required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
OFFSTREET PARKING SPACES:	
Covered	Uncovered
Required	Received
	Not Required

ASSESSOR'S NO. 006-158-13

No. 88-0243

Applicant to complete numbered spaces only.

JOB ADDRESS 125 Grand Ave			
1 LEGAL DESCR.	LOT NO.	BLK	TRACT
<input type="checkbox"/> SEE ATTACHED SHEET			
2 OWNER MR & MRS ROBT. DOWNEY	MAIL ADDRESS P.O. BOX DL PG.		ZIP 93950
CONTRACTOR Owner		MAIL ADDRESS	PHONE 372-7411
ARCHITECT OR DESIGNER Augustine Acuña		MAIL ADDRESS 225 Cannery Row	PHONE 649-3344
ENGINEER		MAIL ADDRESS	PHONE
LENDER		MAIL ADDRESS	BRANCH
USE OF BUILDING SFD Cat. 1			
8 Class of work: <input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> REPAIR <input type="checkbox"/> MOVE <input checked="" type="checkbox"/> REMOVE Demol.			
9 Describe work: DEMOLISH EXIST. S.F. RES to make way FOR NEW S.F. Residence.			
10 Change of use from			
Change of use to			
11 Valuation of work: \$ 500.00		PLAN CHECK FEE 0	PERMIT FEE 15.00
SPECIAL CONDITIONS.		Type of Const.	Occupancy Group
		Size of Bldg. (Total) Sq. Ft.	No. of Stories
		Fire Zone	Use Zone
APPLICATION ACCEPTED BY		PLANS CHECKED BY	APPROVED FOR ISSUANCE BY
NOTICE		OFFSTREET PARKING SPACES:	
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.		Covered	
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT (DATE)		Uncovered	
X Rose Mary Downey 4/12/88		Special Approvals	
SIGNATURE OF OWNER (IF OWNER-BUILDER) (DATE)		Required	
		Received	
		Not Required	
		ZONING	
		HEALTH DEPT.	
		FIRE DEPT.	
		SOIL REPORT	
		VARIANCE NO.	
		ARCHITECTURAL APPROVAL NO. 1132 37 411228 B. J. J. J.	
		USE PERMIT NO.	
		COASTAL WAIVER ATTACHED B. J. J. J.	
		ENGINEERING	

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

Contractor

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. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, 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, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.

☐ I am exempt under Sec.

B. & P.C. for this reason

Applicant

Date

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab C).

Policy No.

Company

☐ Certified Copy is hereby furnished.☐ Certified copy is filed with the city building inspection department or

Applicant

Date

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) or less).

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Owner

Date

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

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

PERMIT VALIDATION
INSPECTOR:

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 the work for which this permit is issued (Sec. 3097, Civ.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 COUNTY AND STATE ORDINANCES, REGULATIONS AND LAWS, GOVERNING LOCATION, CONSTRUCTION AND OCCUPANCY OF BUILDING

VALUATION	
500.00	
FEES	
PERMIT	15.00
PLAN CHK.	0
SMIP.	.50
TOTAL	15.50

PAID
5-20-88

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

Page 1 of 2 *Resource Name or #: 210 Grand Ave (APN 006282005000)

- P1. Other Identifier:**
- ***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:**

- | | |
|---|---|
| <ul style="list-style-type: none">- 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 | <ul style="list-style-type: none">- 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.)



- ***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
Finalized: 10/18/2019

- ***P10. Survey Type:** Reconnaissance

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

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

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary # _____ HRI # _____ Trinomial _____
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Page 2 of 2 *Resource Name or #: 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

Original Owner:

Architect/Builder:

Significance

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

Period of Development: Not Applicable

Integrity: Demolished

Period of Significance: Not Applicable

Eligible for Pacific Grove HRI: No

Level of Significance: Not Applicable

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

California Historic Resource Status Codes: 6Z

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

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

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

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

Page 1 of 2 *Resource Name or #: 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:

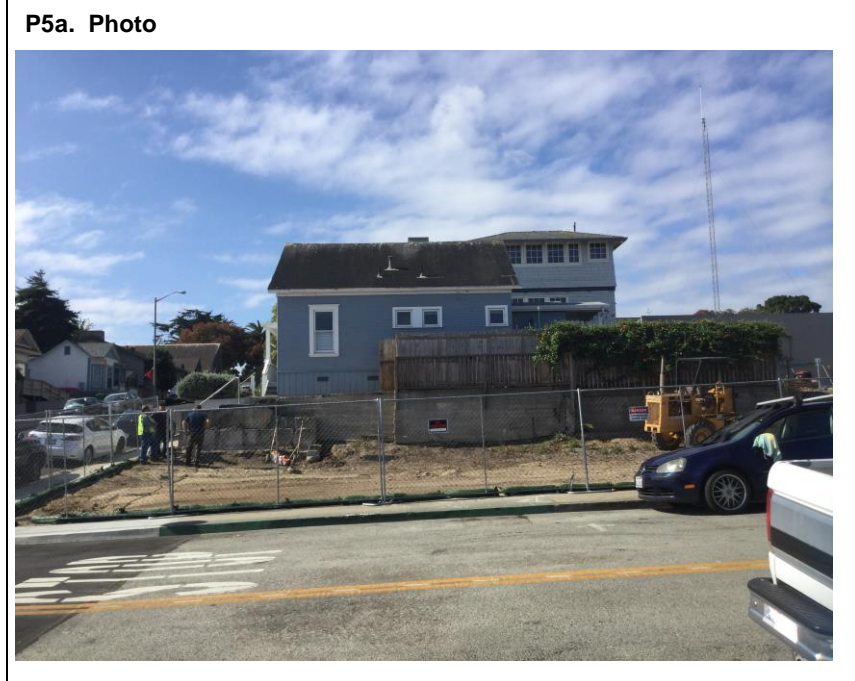
e. Other Locational Data: Latitude, Longitude (Decimal Degrees) 36.6194090750804, -121.9175205181

***P3a. Description:**

- | | |
|---|--|
| <ul style="list-style-type: none">- 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 | <ul style="list-style-type: none">- 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.)



***P5b. Description of Photo:**

Primary façade, 8/29/2018.

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

- | | |
|--|--|
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Protohistoric |
| <input checked="" type="checkbox"/> Historic | <input type="checkbox"/> 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

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

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

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary # _____ HRI # _____ Trinomial _____
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Page 2 of 2 *Resource Name or #: 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

Integrity: Demolished

Period of Significance: Not Applicable

Eligible for Pacific Grove HRI: No

Level of Significance: Not Applicable

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

California Historic Resource Status Codes: 6Z

Evaluation Notes: Historic building (originally built in 1913) has been demolished.

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

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



December 15, 2017

CITY OF PACIFIC GROVE
COMMUNITY DEVELOPMENT DEPARTMENT

300 FOREST AVENUE
PACIFIC GROVE, CALIFORNIA 93950
TELEPHONE (831) 648-3190
FAX (831) 648-3184

BUILDING INSPECTION
(831) 648-3183
HOUSING PROGRAMS
(831) 648-3190
PLANNING/ZONING
(831) 648-3190

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

NOTICE AND ORDER
NOTICE TO VACATE
NOTICE TO DEMOLISH

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.

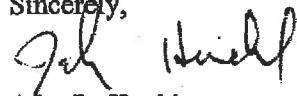
Failure to appeal will constitute a waiver of all right to an administrative hearing and determination of the matter.

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,



John D. Kuehl
Building Official

JDK:lf

- 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

Tafuban Engineering, Inc.

P.O. Box 292
Salinas, CA 93902
831-754-0545

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

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.

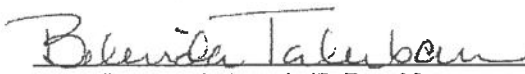
The existing structure is in the advanced stages of dilapidation and deterioration that would require a complete structural frame to remove the structural deficiencies of the structure. The repair necessary to provide a structural frame adequate to resist the design loads will require the dismantling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



Cc: 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	Primary # _____ HRI # _____ Trinomial _____ NRHP Status Code <u>6Z</u> _____
Other Listings _____	
Review Code _____	Reviewer _____ Date _____

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:

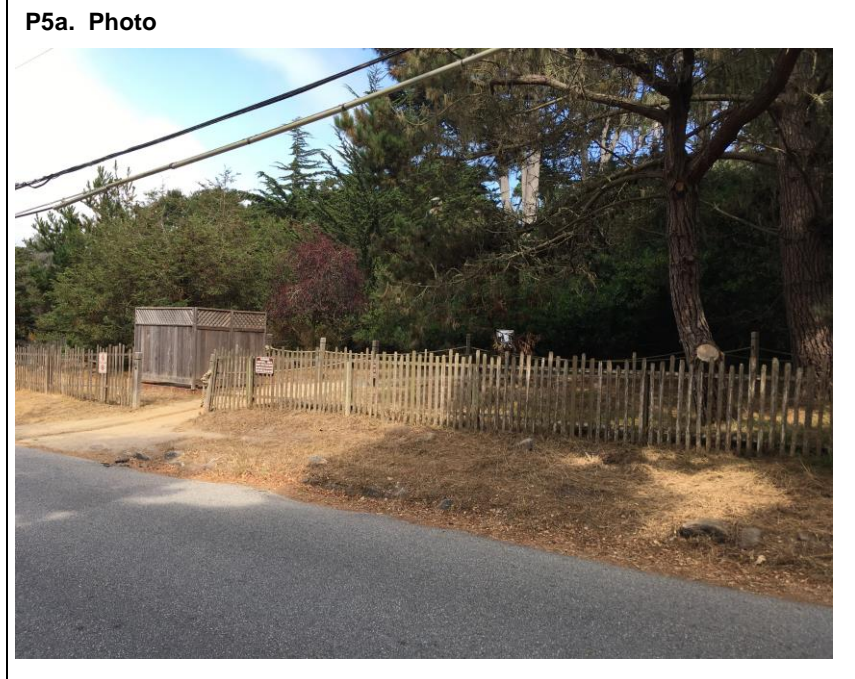
e. Other Locational Data: Latitude, Longitude (Decimal Degrees) 36.626547179794, -121.930878696353

***P3a. Description:**

- | | |
|---|---|
| <ul style="list-style-type: none">- 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 | <ul style="list-style-type: none">- 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.)



***P5b. Description of Photo:**

Primary façade, 8/27/2018.

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

- ☐ Prehistoric ☐ Protohistoric
☒ 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

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

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

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary # _____ HRI # _____ Trinomial _____
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Page 2 of 2 *Resource Name or #: 263 Grove Acre Ave (APN 006361034000)

*Recorded By: Hannah Simonson

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

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

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: 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.

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

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

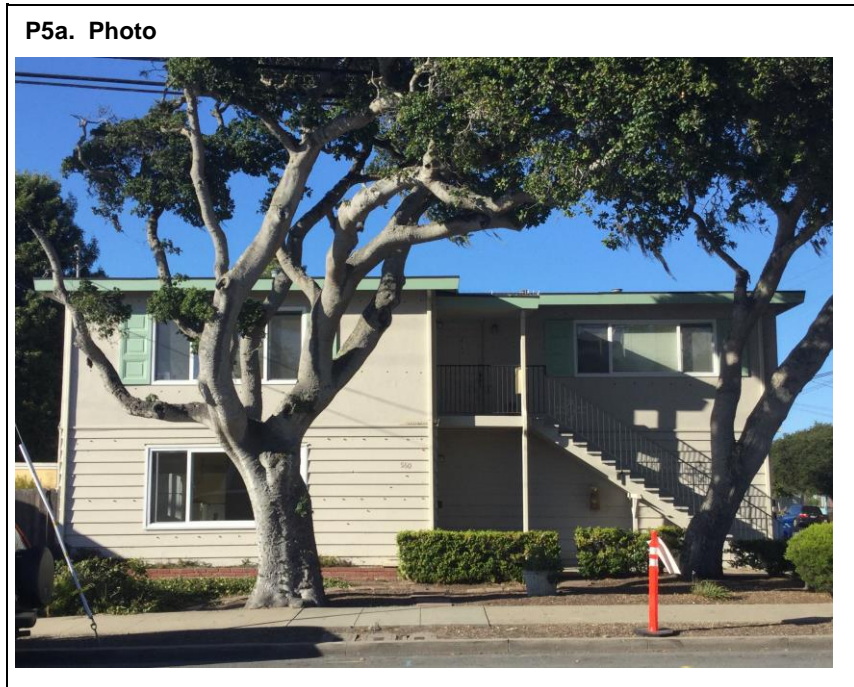
State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # _____ HRI # _____ Trinomial _____ NRHP Status Code <u>6Z</u> _____ Other Listings _____ Review Code _____ Reviewer _____ Date _____
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Page 1 of 2 *Resource Name or #: 560 Junipero Ave #3 (APN 006487006000)

- P1. Other Identifier:** 518 Grand Ave
- ***P2. 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
- ***P3a. Description:**

- | | |
|--|--|
| <ul style="list-style-type: none"> - Architectural Style(s): Vernacular - Construction Type: Wood Frame - Number of Stories: 1 - Basement: Yes - Garage: Attached - Roof Type(s): Flat - Roof Material(s): Not Visible - Wall Material(s): Stucco, Wood Bevel - Window Type(s): Fixed, Sliding - Window Material(s): Vinyl | <ul style="list-style-type: none"> - Architectural Features: Entry Portico, 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.)



- ***P5b. Description of Photo:**
Primary façade, 8/28/2018.
- ***P6. Date Constructed/Age & Sources:**
- | | |
|--|--|
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Protohistoric |
| <input checked="" type="checkbox"/> Historic | <input type="checkbox"/> Unknown |
1962. Sources: Monterey County Assessor's Records.
- ***P7. Owner and Address:**
Van De Velde Virginia M Tr
344 Crest Dr
San Jose, CA 95127
- ***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

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

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

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary # _____ HRI # _____ Trinomial _____
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Page 2 of 2 *Resource Name or #: 560 Junipero Ave #3 (APN 006487006000)

*Recorded By: Katherine Wallace

*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

Period of Significance: Not Applicable

Eligible for Pacific Grove HRI: No

Level of Significance: Not Applicable

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

California Historic Resource Status Codes: 6Z

Evaluation Notes: Historic residence built in 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.

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

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

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

Page 1 of 2 *Resource Name or #: 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:**

- | | |
|---|--|
| <ul style="list-style-type: none">- 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 | <ul style="list-style-type: none">- 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.)



- ***P5b. Description of Photo:**
Primary façade, 8/1/2018.
- ***P6. Date Constructed/Age & Sources:**
☐ Prehistoric ☐ Protohistoric
☒ Historic ☐ Unknown
2009. Sources: Monterey County Assessor's Records.
- ***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

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

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

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary # _____ HRI # _____ Trinomial _____
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Page 2 of 2 *Resource Name or #: 209 Monterey Ave (APN 006262009000)

*Recorded By: Hannah Simonson

*Date Recorded: 8/1/2018

Finalized: 10/18/2019

Historic Name:

Original Use: Residential

Present Use: Residential

Original Owner:

Architect/Builder:

Significance

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

Period of Development: Not Applicable

Integrity: Demolished

Period of Significance: Not Applicable

Eligible for Pacific Grove HRI: No

Level of Significance: Not Applicable

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

California Historic Resource Status Codes: 6Z

Evaluation Notes: Historic building was demolished. Current residence built in 2009, according to Monterey County Assessor's Records and real estate websites.

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

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

RESOLUTION NO. 05-117
RESOLUTION OF THE ARCHITECTURAL REVIEW BOARD OF THE CITY OF
PACIFIC GROVE, STATE OF CALIFORNIA
HISTORIC RELOCATION PERMIT APPLICATION NO. 05-56
HISTORIC PRESERVATION PERMIT APPLICATION NO. 05-0195
AND TREE REMOVAL PERMIT APPLICATION NO. CDD 58229

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	Primary # _____ HRI # _____ Trinomial _____ NRHP Status Code <u>6Z</u> _____
Other Listings _____	
Review Code _____	Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: 541 Pine Ave (APN 006483012000)

P1. Other Identifier:

*P2. 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:**

- | | |
|--|---|
| <ul style="list-style-type: none">- Architectural Style(s): No Identifiable Style- Construction Type: Wood Frame- Number of Stories: 2- Basement: Not Visible- Garage: None- Roof Type(s): Gable- Roof Material(s): Asphalt Shingle- Wall Material(s): Wood Drop- Window Type(s): Hung- Window Material(s): Vinyl | <ul style="list-style-type: none">- 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



***P5b. Description of Photo:**

Primary façade, 8/29/2018.

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

- ☐ Prehistoric ☐ Protohistoric
☒ Historic ☐ Unknown

1987. Sources: Monterey County Assessor's Records.

***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

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

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

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary # _____ HRI # _____ Trinomial _____
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Page 2 of 2 *Resource Name or #: 541 Pine Ave (APN 006483012000)

*Recorded By: Katherine Wallace

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

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.

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

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

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # _____ HRI # _____ Trinomial _____ NRHP Status Code <u>5S1</u>
Other Listings _____	
Review Code _____	Reviewer _____ Date _____

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:**

- | | |
|--|--|
| <ul style="list-style-type: none">- 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 | <ul style="list-style-type: none">- 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.)



- ***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

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

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary # _____ HRI # _____ Trinomial _____
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Page 2 of 2 *Resource Name or #: 218 Park St (APN 006304002000)

*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: 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.

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

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

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

- | | |
|--|--|
| <ul style="list-style-type: none">- 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 | <ul style="list-style-type: none">- 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.)



- ***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

- ***P11. Citation:** Page & Turnbull. Pacific Grove Historic Resource Inventory (HRI) Survey Report. Prepared for the City of Pacific Grove, December 10, 2018 [ADMIN DRAFT].
- ***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other:

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary # _____ HRI # _____ Trinomial _____
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Page 2 of 2 *Resource Name or #: 218 Park St (APN 006304002000)

*Recorded By: Hannah Simonson

*Date: 8/27/2018

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.

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

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

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

December 1, 2011

RECEIVED

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

DEC 1 2011

COMMUNITY DEV. DEPT.

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:

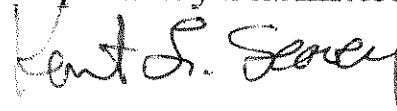
The original board-and-batten exterior wall-cladding is of generally 1" circular-sawn redwood, in random lengths and widths. The owners propose to employ 1" by 12" circular-sawn redwood for the replacement material. Their intention is to rip some 8" boards from the 1" by 12" material for battens, and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



PRIMARY RECORD

Item No. 10B
Page 64 of 91

Primary # _____
HRI # _____

Trinomial _____

NRHP Status Code 5S2

Other Listings

Review Code _____ Reviewer _____ Date _____

Page 1 of 3

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

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address: 218 Park Street City Pacific Grove Zip 93950

d. UTM: (Give more than one for large and/linear resources) _____ ; _____ mE/ _____ mN

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 balusters. The entry on the rear (south) elevation is approached by a simple wood stoop. 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 oak 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 ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession#)
Looking SW at the north facing facade, Kent Seavey,
9/15/2010

P6. Date Constructed/Age and Sources

☐ Prehistoric ☒ Historic ☐ Both

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

P7. Owner and Address

Mr. Ken Mannina, 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

P11. Report Citation: (Cite survey report and other sources, or enter "none")

Pacific Grove Historic Resources Survey, 1/1/2007, #1145

Attachments

- ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI # _____

Page 2 of 3

NRHP Status Code

552

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

B1. Historic Name:

B2. Common Name:

B3. Original Use: residence

B4. Present Use: residential duplex

B5. Architectural Style: Vernacular

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

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

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

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

B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

B10. Significance: Theme: Architectural Development

Area: Pacific Grove

Period of Significance: c.1926

Property Type: residential duplex

Applicable Criteria: CR3

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

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

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

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

B12. References:

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

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

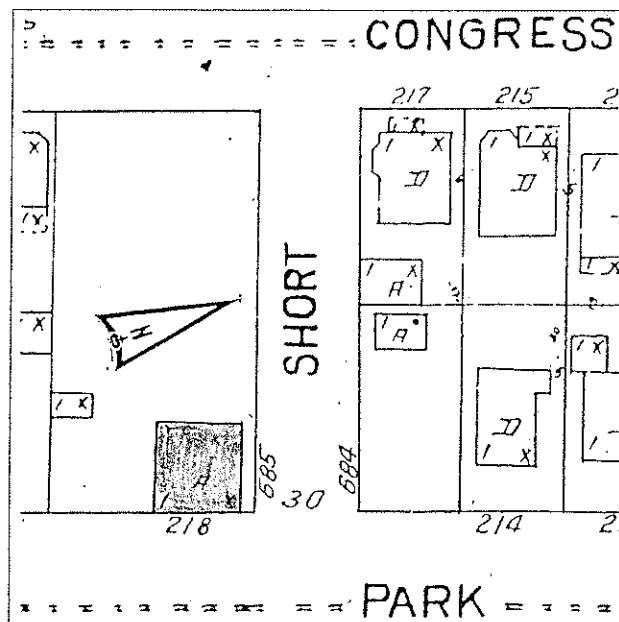
Sanborn insurance maps of Pacific Grove, 1892 through 1926-1962

B13. Remarks: Zoning R-2

B14. Evaluator: Kent Seavey

Date of Evaluation: 9/29/2010

(This space reserved for official comments.)



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

Primary # _____
HRI # _____
Trinomial _____

CONTINUATION SHEET

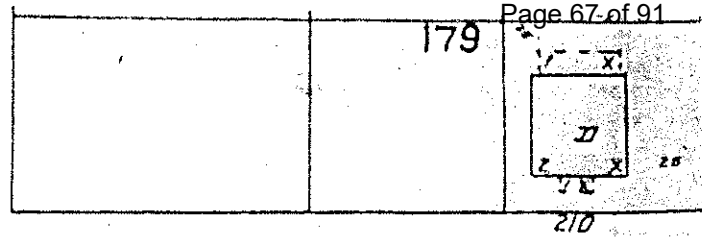
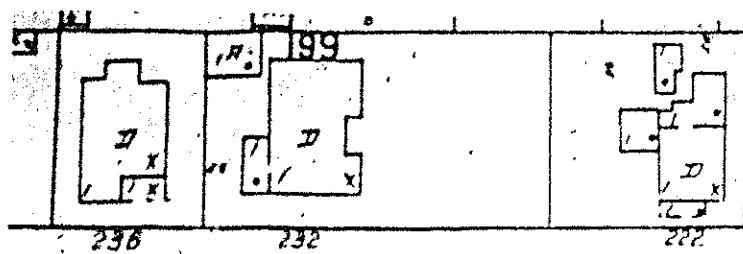
Page 3 of 3 Resource Name or #: (Assigned by recorder) 218-218A Park Street

Recorded by: Kent Seavey

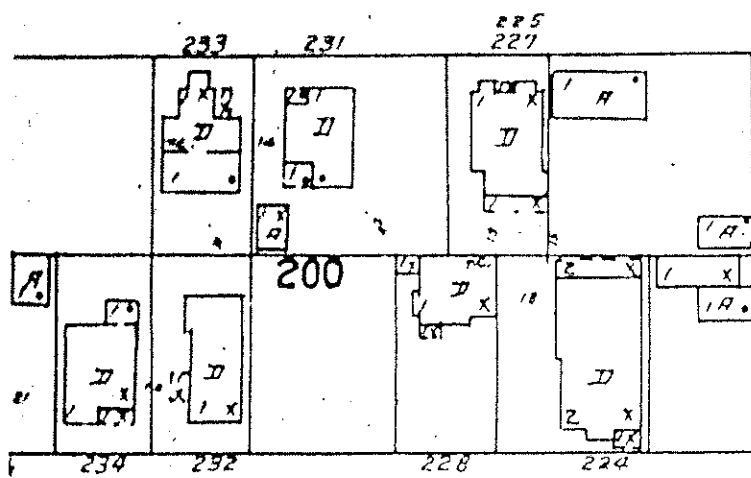
Date 9/29/2010

☒ Continuation ☐ Update

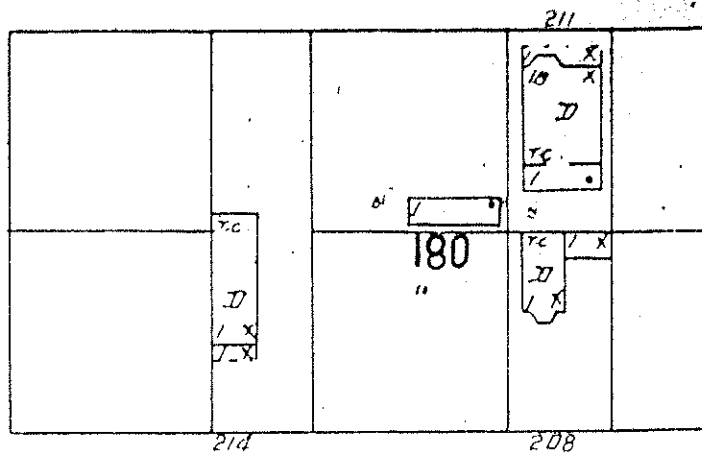
B10 (cont.) Of interest historically is the several uses for the property over time, from single family residence to utility building then back to residential use as a duplex apartment. Character-defining features include its horizontal ship lap wood siding, barn-like flared gable roof, central interior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



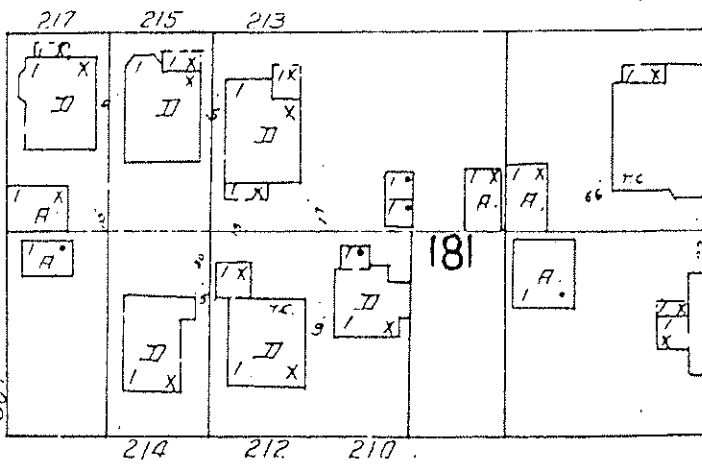
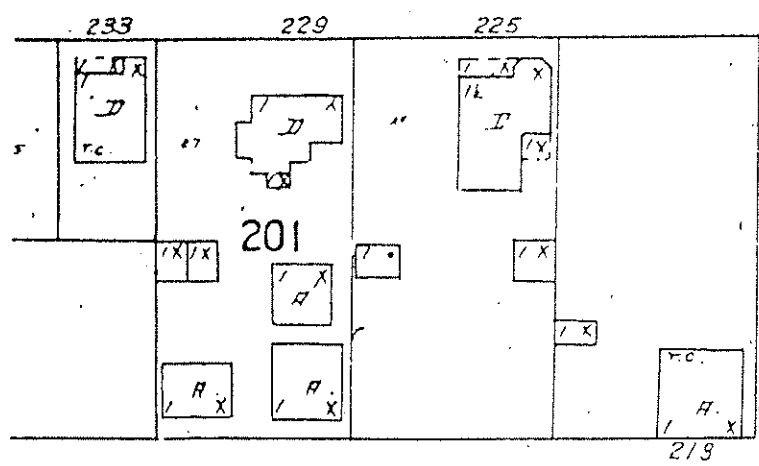
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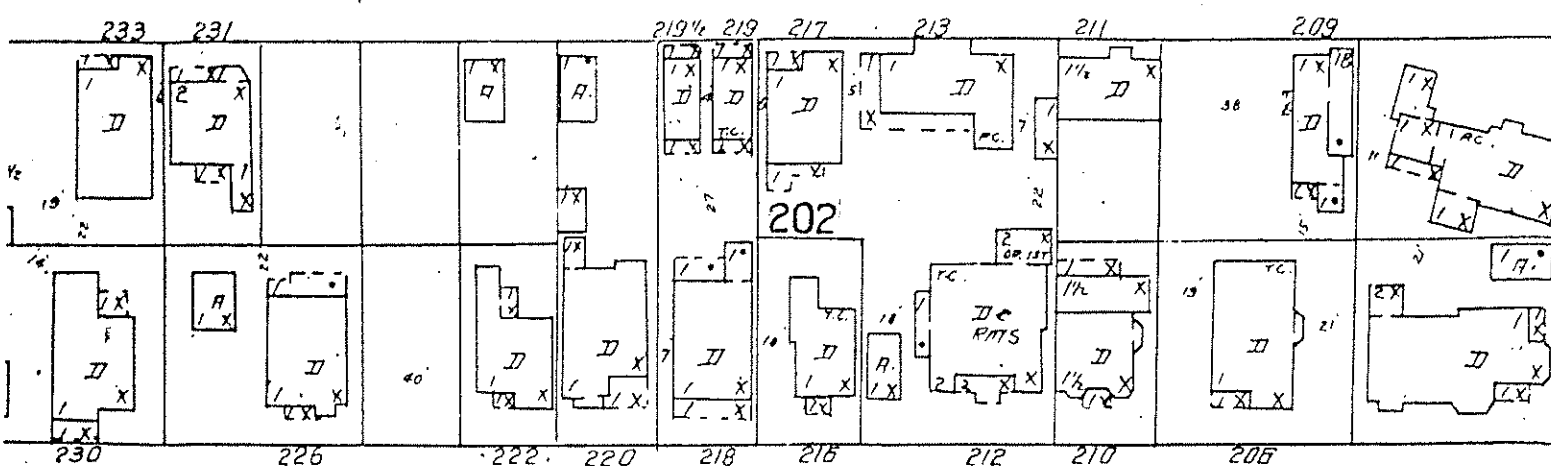
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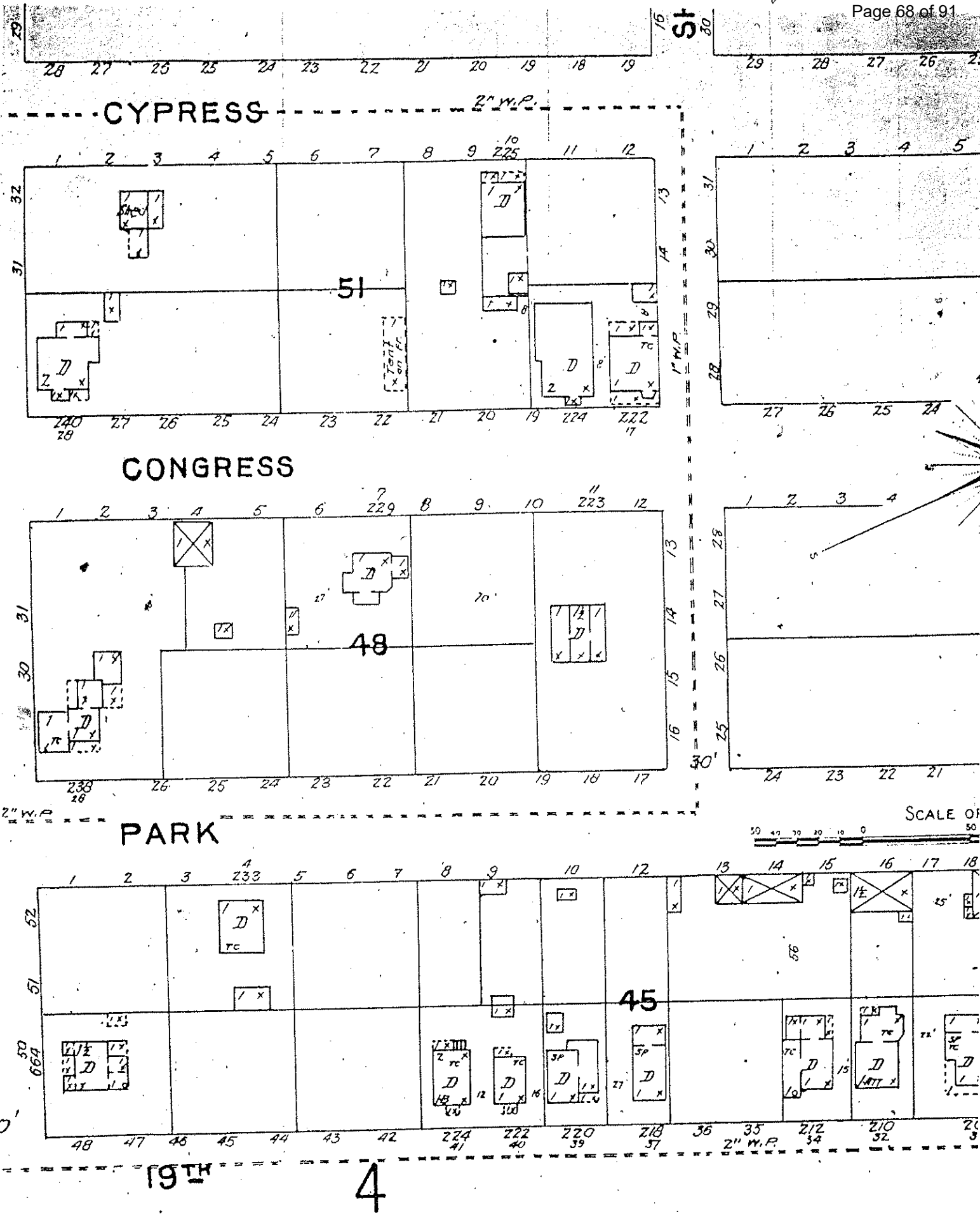
----- 2" W.P. ----- CONGRESS AV. -----



----- 2" W.P. ----- PARK -----



----- 2" W.P. ----- 19TH -----



4

AV.

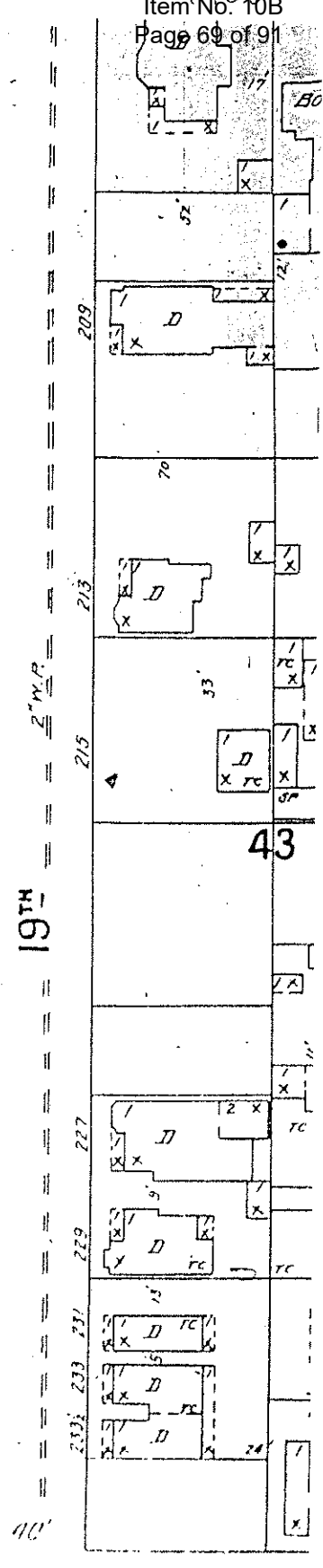
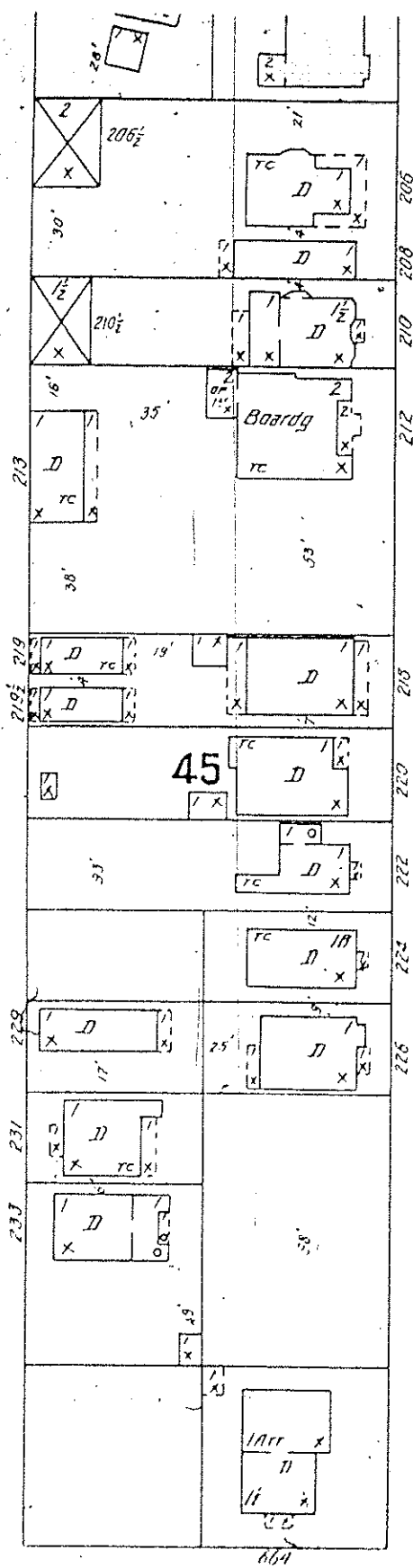
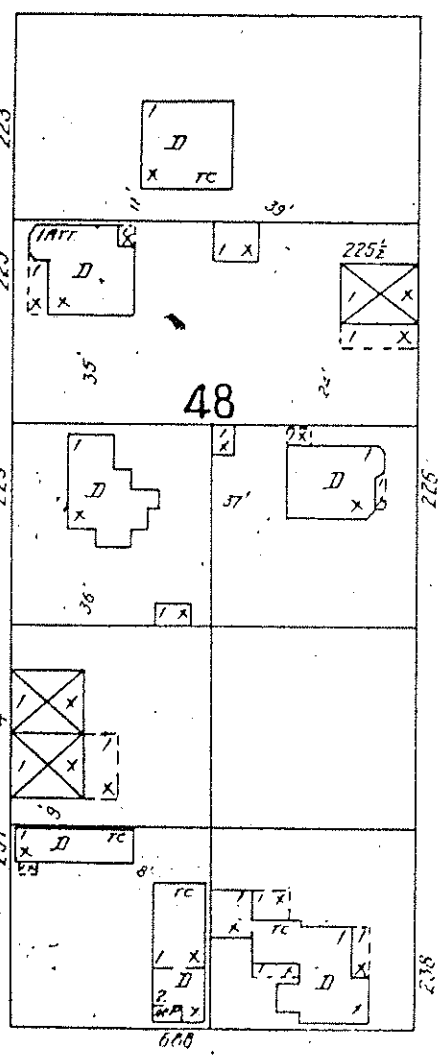
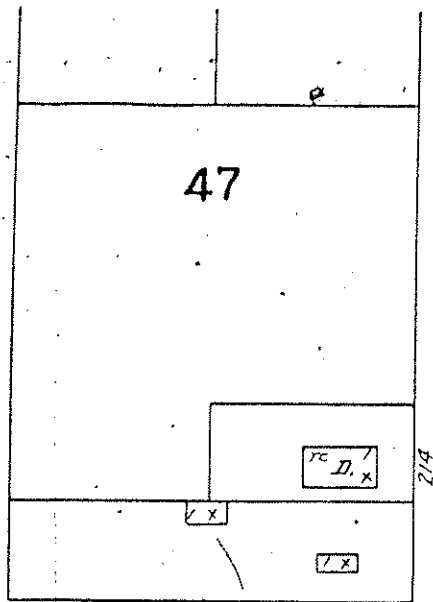
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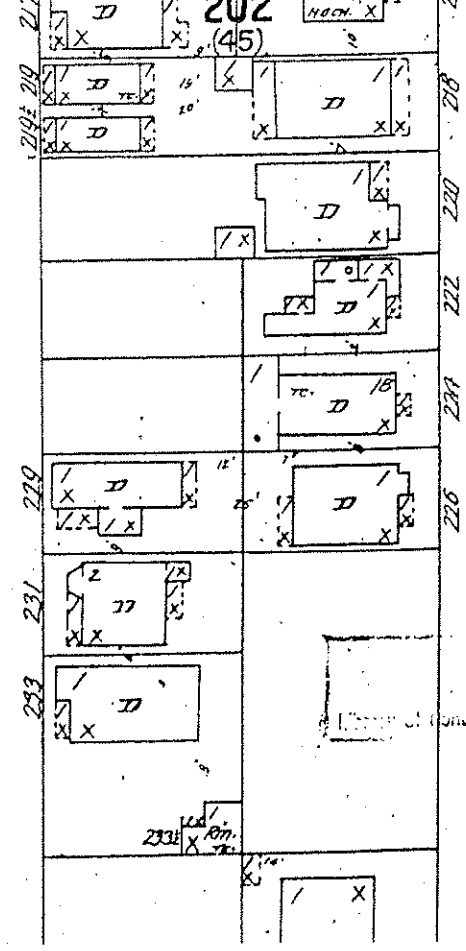
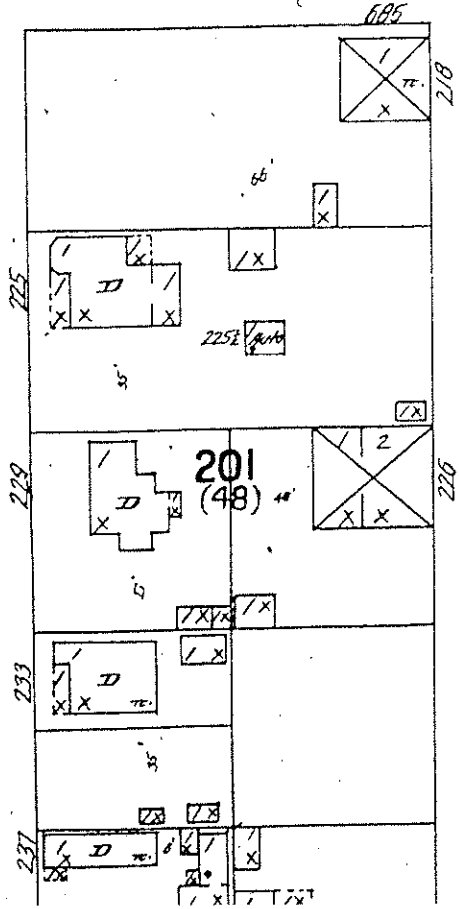
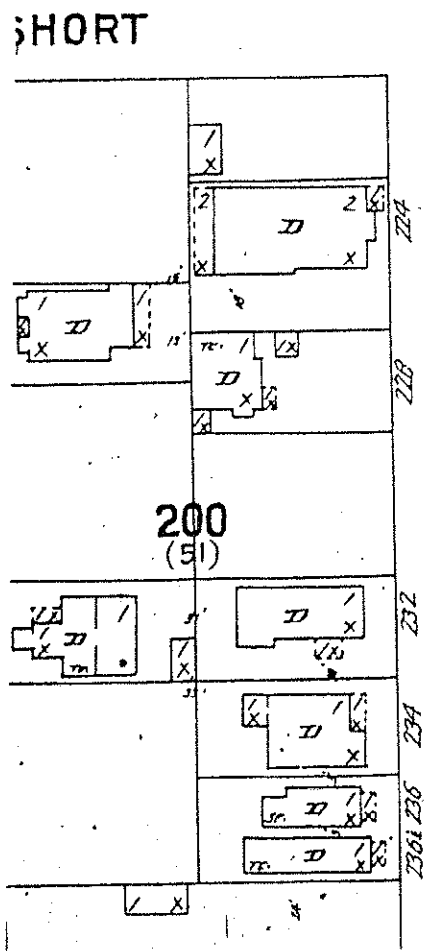
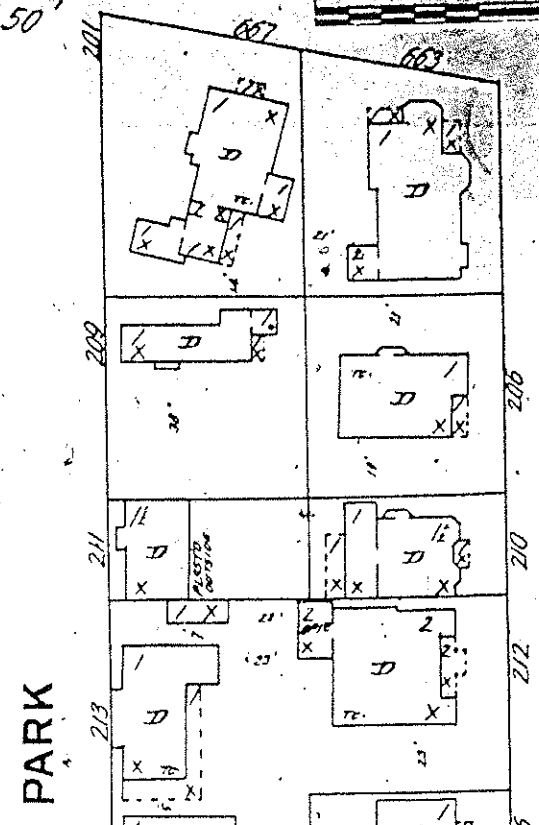
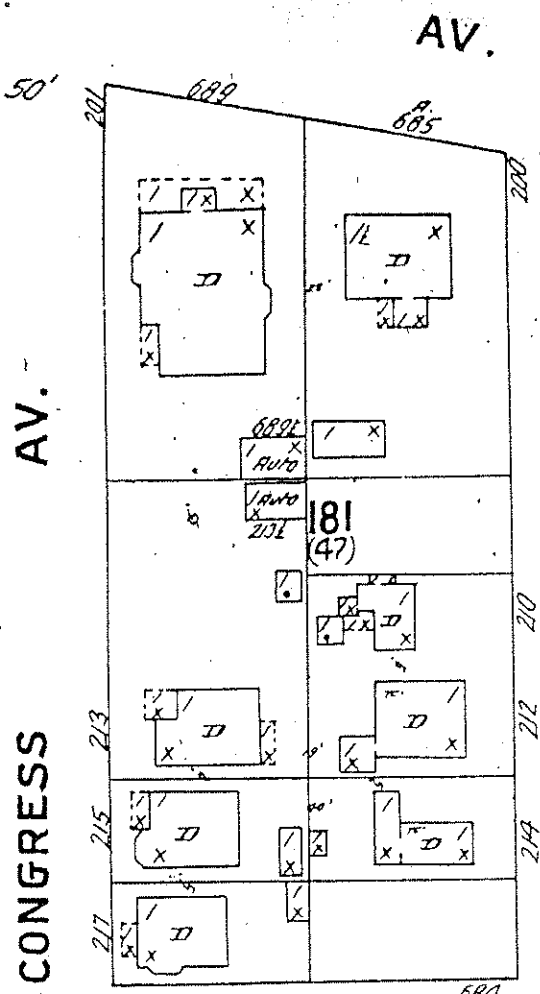
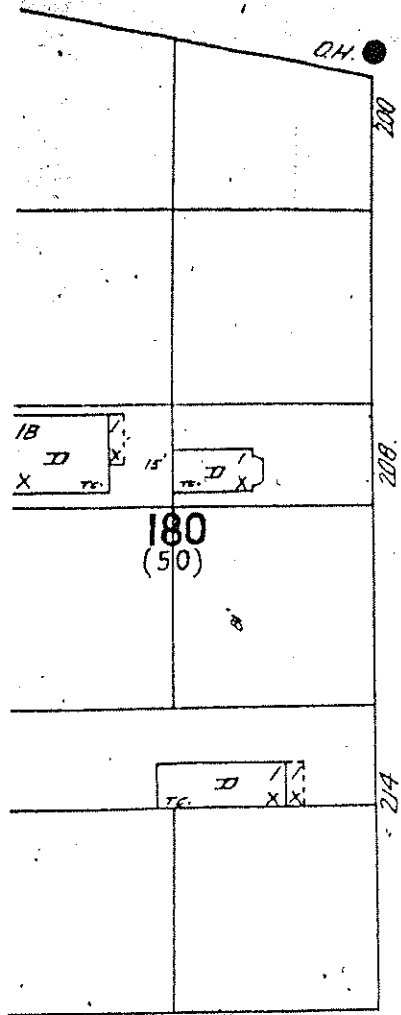
CONGRESS

PARK

19TH

LAUREL





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

March 21, 2012

RECEIVED

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

MAR 21 2012

COMMUNITY DEV. DEPT.

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).

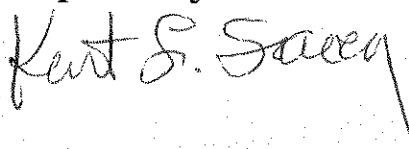
Guideline #5 addresses replacement features, including windows. The windows on Short St. match in kind and in materials those remaining character-defining windows on the building envelope.

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,

A handwritten signature in dark ink, appearing to read "Kurt S. Sorey". The signature is written in a cursive, flowing style with a long, sweeping underline that extends to the right.

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

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.

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

Page 1 of 2 *Resource Name or #: 155 14th St (APN 006176006000)

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Monterey

*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:**

- | | |
|---|---|
| <ul style="list-style-type: none">- 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 | <ul style="list-style-type: none">- 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:**

- ☐ Prehistoric ☐ Protohistoric
☒ Historic ☐ 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

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

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

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary # _____ HRI # _____ Trinomial _____
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Page 2 of 2 *Resource Name or #: 155 14th St (APN 006176006000)

*Recorded By: Katherine Wallace

*Date Recorded: 8/3/2018

Finalized: 10/18/2019

Historic Name: Sprague House

Original Use: Residential

Present Use: Residential

Original Owner:

Architect/Builder:

Significance

Pacific Grove Historic Context Statement Theme: Residential Development

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

Integrity: No Historic Integrity

Period of Significance: Not Applicable

Eligible for Pacific Grove HRI: No

Level of Significance: Not Applicable

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

California Historic Resource Status Codes: 6Z

Evaluation Notes: According to Sanborn maps, the residence formerly had a round turret or bay window at the southwest corner and an open entry portico. Since 1962, the house has been significantly altered and the round turret or bay removed, and two additions constructed at the front façade. The original design and massing are no longer legible, and as such, the building no longer has historic integrity.

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

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

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____
2. Historic name, if known: Sprague, (Mrs. Nellie M.) House
3. Street or rural address: 155 14th St.
- City: Pacific Grove, CA ZIP: 93950 County: Monterey
4. Present owner, if known: Harold & Marie Green Address: P.O. Box 427
- 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 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, fishscale shingles below gable, roof beams extend beyond projecting roof edge and carved brackets on original front.

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



8. Approximate property size:

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

9. Condition: (check one)

a. Excellent ☐ b. Good ☒ c. Fair ☐
d. Deteriorated ☐ e. No longer in existence ☐

10. Is the feature a. Altered? ☒ b. Unaltered? ☐

11. Surroundings: (Check more than one if necessary)

a. Open land ☐ b. Scattered buildings ☐
c. Densely built-up ☐ d. Residential ☒
e. Commercial ☐ f. Industrial ☐
g. Other ☐ _____

12. Threats to site:

a. None known ☒ b. Private development ☐
c. Zoning ☐ d. Public Works project ☐
e. Vandalism ☐ f. Other ☐ _____

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

1077

(State use only)

Ser _____ Site _____ Mo. _____ Item No. 10B
UTM _____ Q _____ NR 4 SHL _____
Lat _____ Lon _____ Era _____ Sig _____
Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fed _____
UTM 10/59709/405313

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

14. Primary exterior building material: a. Stone ☐ b. Brick ☐ c. Stucco ☐ d. Adobe ☐ e. Wood ☒
f. Other ☐
15. Is the structure: a. On its original site? ☒ b. Moved? ☐ c. Unknown? ☐
16. Year of initial construction 1895 This date is: a. Factual ☒ b. Estimated ☐
17. Architect (if known): _____
18. Builder (if known): _____
19. Related features: a. Barn ☐ b. Carriage house ☐ c. Outhouse ☐ d. Shed(s) ☐ e. Formal garden(s) ☐
f. Windmill ☐ g. Watertower/tankhouse ☐ h. Other ☐ i. None ☐

SIGNIFICANCE

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

This house 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 ☐
c. Economic/Industrial ☐ d. Exploration/Settlement ☐ e. Government ☐ f. Military ☐
g. Religion ☐ h. Social/Education ☐

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

Monterey County Assessor's Records

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

(State Use Only)

P A S T
CONSULTANTS LLC

Seth A. Bergstein
415.515.6224
seth@pastconsultants.com

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

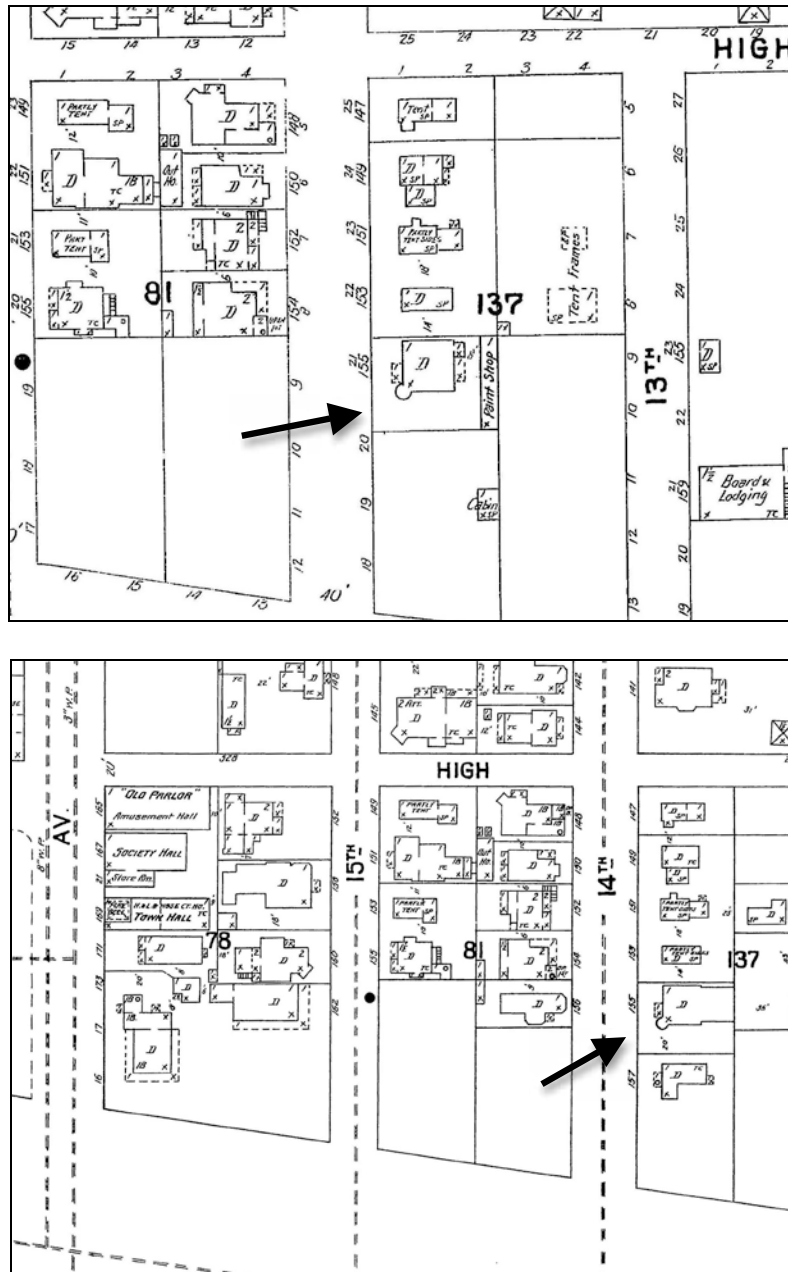
The ten *Standards* for rehabilitation are:

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

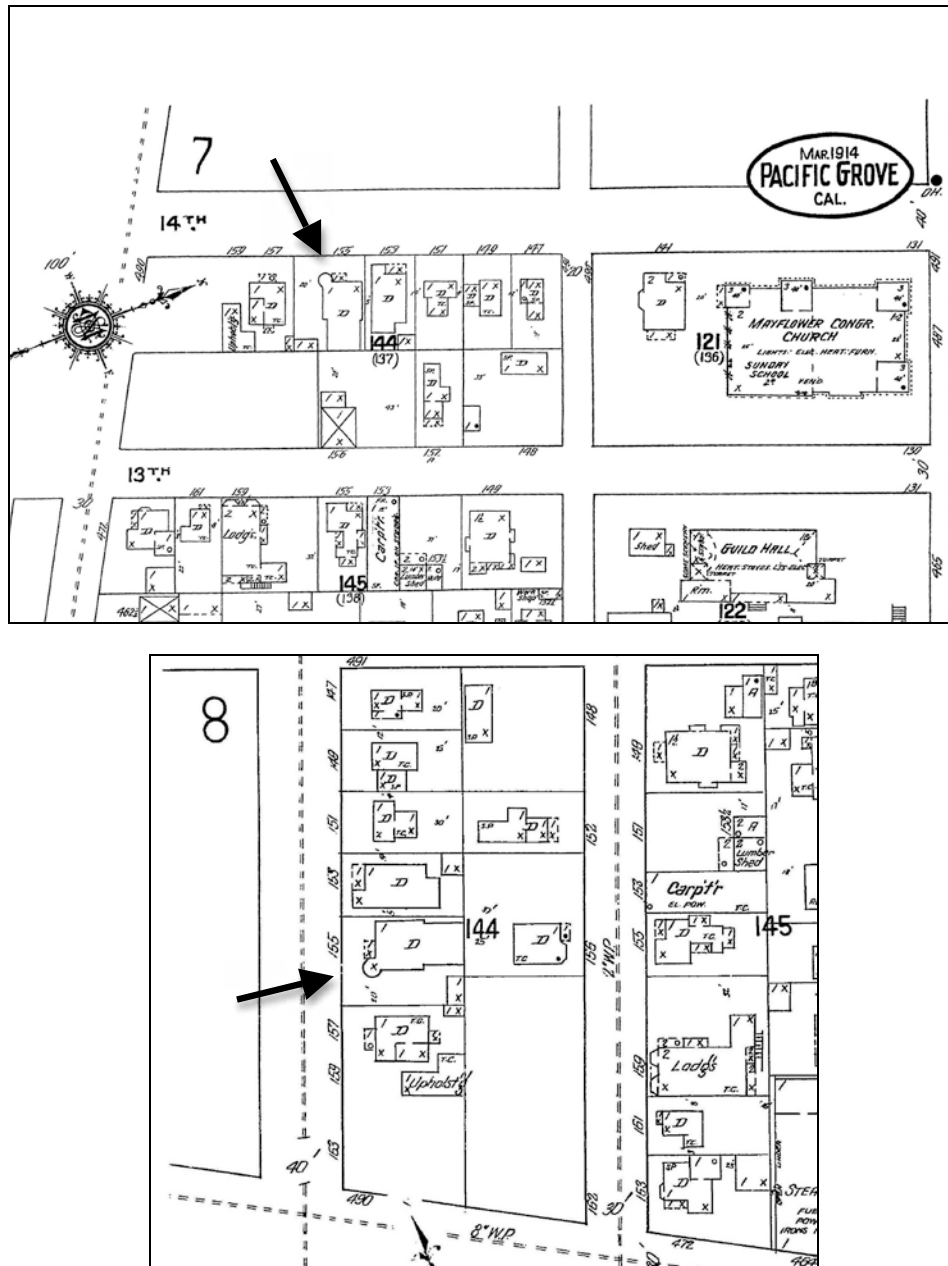
The 1897 and 1905 Sanborn maps appear below (Figures 1 and 2).



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

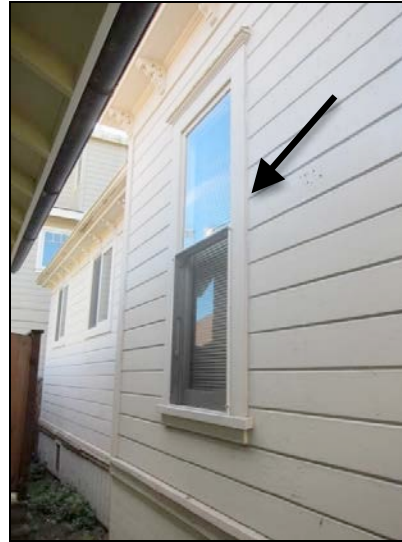
The subject property was constructed circa-1895 as a cross-gable, Queen Anne-styled residence with a corner tower, central front porch and two small rear porches (**Figure 5**). The rear addition was installed by 1905. The outbuilding to the rear appears by 1914. The available scan of the 1926 (updated 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.

	Property Address	Assessor Parcel No.	Property Owner	Reason for Removal from the HRI	Year Built (New Constr.)
1	124 19 th St.	006-151-011	Pentz, G. & C	Resource demolished 1990	1990 (new constr.)
2	405 19 th St.	006-472-010	Campell, D. & R.	Resource demolished 1991	1994 (new constr.)
3	871 Balboa Av.	006-064-004	Frances, G. & B.	Effectively demolished	1943 (newer constr.)
4	512 Chestnut Av.	006-447-010	Gasperson, G. & J.	Resource demolished 1989	1990 (new constr.)
5	126 Forest Av.	006-156-027	Broenkow, W.W.&S.	Resource demolished	1974 (newer constr.)
6	517 Fountain Av.	006-484-003	Modest, M. & M.	3 buildings demolished 1987	1990 (new constr.)
7	125 Grand Av.	006-158-013	Downey, R. M.	Resource demolished 1988	1988 (new constr.)
8	210 Grand Av.	006-282-005	561 Lighthouse Invest.	Resource demolished	Bank parking lot
9	301 Grand Av.	006-287-012	Mansour, M.	Resource demolished 2018	New develop. under constr.
10	263 Grove Acre	006-361-034 (1073 LH Av.)	City of Pacific Grove	Del Monte Military Academy demolished c. 2013	Butterfly Sanctuary
11	560 Junipero Av.	006-487-006	Van De Velde, V.	Resource demolished 1962	Existing triplex built 1962
12	209 Monterey Av.	006-262-009	Herrera, T. & S.	Resource demolished	2009 (new constr.)
13	541 Pine Av.	006-483-012	Boddington, J. & C.	Resource demolished	Apts built 1987
14	218 Park St.	006-304-002	Gionfriddo, R. & D.	Reconstructed in 2012	Significant addition authorized by HRC 2018
15	155 14 th St.	006-176-006	Locasio, J & N.H.	Heavily modified	Significant alterations authorized by HRC 2018

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