

TO:

**CITY OF PACIFIC GROVE** 

300 Forest Avenue, Pacific Grove, California 93950

## AGENDA REPORT

Chair Sawyer and Members of the Historic Resources Committee

FROM:	Alyson Hunter, Senior Planner			
MEETING DATE:	January 22, 2020			
PERMIT TYPE & LOCATION	Historic Determination	ion (HD) permits for the follow	ing 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.	Ī	
PROJECT	Historic Determination	ion (HD) for Fifteen (15) Prope	erties	
<b>DESCRIPTION:</b>	Recommended for R	Removal from the Historic Reso	ources Inventory	
	(HRI) due to Lack o			
APPLICANT/OWNER:	City of Pacific Grove / Various Owners			
ZONING/LAND USE:	Various Zoning Dist	tricts		
CEQA:	Not a "Project" per Act (CEQA) Guidel	§ 15378 of the California Envir ines.	onmental Quality	

## 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) <u>§ 23.76.030</u> 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 been 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 <u>Final HRI Survey Update Report</u> (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 <sup>th</sup> St.	006-151-011	Pentz, G. & C	Resource demolished 1990	1990 (new constr.)
2	405 19 <sup>th</sup> 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	Resource demolished	Bank parking lot
			Invest.		
9	301 Grand Av.	006-287-012	Mansour, M.	Resource demolished 2018	New develop. under
					constr.
10	263 Grove Acre	006-361-034	City of Pacific Grove	Del Monte Military Academy	Butterfly Sanctuary
		(1073 LH Av.)		demolished c. 2013	
11	560 Junipero Av.	006-487-006	Van De Velde, V.	Resource demolished 1962	Existing triplex built 1962
12	209 Monterey	006-262-009	Herrera, T. & S.	Resource demolished	2009 (new constr.)
	Av.				
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 <sup>th</sup> 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 <u>website</u>.

## 218 Park Street and 155 14<sup>th</sup> Street

<u>218 Park Street</u> – 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.

<u>155 14<sup>th</sup> Street</u> – 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 <u>Architectural Review Guidelines for Single-Family Residences</u> and could include <u>Appendix I</u> 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 <u>non-historic</u> 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 <u>Chapter 23.70</u> 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

Alyson Hunter, Senior Planner

State of California - The Resources Ag DEPARTMENT OF PARKS AND RECRE		HF		
PRIMARY RECORD		NF		SZ
	Other Listings _ Review Code	Reviewe	er	Date
Page 1 of 2 *Resource Name or #: 124 1				
<ul> <li>P1. Other Identifier:</li> <li>* P2. Location: Not for Publication</li> <li>* b. USGS Quad(s): Monterey, Californ</li> <li>c. Address: 124 19th St, Pacific Grove</li> <li>d. UTM:</li> <li>e. Other Locational Data: Latitude, Locational Data</li> </ul>	ia (1997) e, CA 93950 (APN 0	06151011000)		19194289904
*P3a. Description:				
<ul> <li>Architectural Style(s): No Identifiab</li> <li>Construction Type: Wood Frame</li> <li>Number of Stories: 2.5</li> <li>Basement: Not Visible</li> <li>Garage: Attached</li> <li>Roof Type(s): Gable, Hipped</li> <li>Roof Material(s): Asphalt Shingle</li> <li>Wall Material(s): Board and Batten</li> <li>Window Type(s): Casement</li> <li>Window Material(s): Wood</li> </ul>		<ul> <li>Architectural Fea</li> <li>Decorative Deta</li> <li>Alterations: Dem</li> <li>Additional Rema</li> </ul>	ils: nolished/Effectively	Demolished
<ul> <li>* P3b. Resource Attributes: HP02 (Single</li> <li>* P4. Resources Present:</li></ul>		ect Site Dis	<ul> <li>*P5b. Descriptio</li> <li>Oblique view, so</li> <li>*P6. Date Constru</li> <li>□ Prehistoric</li> <li>☑ Historic</li> </ul>	
			*P7. Owner and Pentz George B 354 Bachman C Los Gatos, CA S *P8. Recorded b	8 & Cheryl Ct 95030 <b>y:</b>
			170 Maiden Lar San Francisco,	CA 94108
			*P9. Date Record	ded: 8/2/2018 ized: 10/18/2019
	LAASTER			be: Reconnaissance
* P11. Citation: Page & Turnbull. "Pacific Grove, October 18, 2019		ource Inventory (H		
* Attachments: None Location M		Continuation	Sheet 🗌 Buildir	ng, Structure, and Object Record

\* 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:

Finalized: 10/18/2019

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

\*Date Recorded: 8/2/2018

Period of Significance: Not Applicable

Level of Significance: Not Applicable

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

\*Recorded By: Katherine Wallace

Historic Name: Original Use: Residential Original Owner: Significance

Present Use: Residential Architect/Builder:

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

Period of Development: Not Applicable

Integrity: Demolished

Eligible for Pacific Grove HRI: No

Appears Individually Eligible for National Register and/or California Register:  $\ensuremath{\mathsf{No}}$ 

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 Eligiblity
A/1	Α, Β	Events, Patterns & Trends	Not found to be eligible under these criteria during the course of this survey.
B/2	С	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.

15	20/17 0-191-1	* 5	Ser		9716		WIO.		
DE	tate of California – The Resources Agency ARTMENT OF PARKS AND RECREATION	e only)	UTM		Q				
HIS.	FORIC RESOURCES INVENTORY	(State use			Lon _T3 Cat		Era		
IDENTI	FICATION		UTM	10/59	657/4053	350			
1.	Common name:	1.1.1		÷.	10 - 10 - 10 - 10 - 10 - 10 - 10 - 10 -				
	Historic name, if known:								
3.	Street or rural address 124 19th	<u>st.</u>							
	City: Pacific Grove, Ca		IP: 93		County: _			terey	
4	Present owner, if known: Jessie Abroh	an et	al	Addre	ess:	122	19th	st.	
	City: Pacific Grove, Ca	z	(IP:		Ownership is			Private	K
5.	Present Use: Private Residence	C	)riginal Us	e: Pri	vate Res	idend	10		
	Other past uses:								

#### DESCRIPTION

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

This is a 1 story house with medium pitched roof, degrative 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.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks): NORTH	8. Approximate property size: Lot size (in feet) Frontage' Depth74'; 
	pn: (check one)
	illent D. Good C. Fair
	Prioratede. No longer in existence
	feature a. Altered? 🔀 b. Unaltered?
	undings: (Check more than one if necessary)
	en land . b. Scattered buildings
	nsely built-up 🗌 d. Residential 🗶
	mmercialf. Industrial
	her
	its to site:
	b. Private development
	ning d. Public Works project
	andalism f. Other
DPR 523 (Rev. 7/75)	13. Date(s) of enclosed photograph(s):

	TE: The following (Items 14-19) are for structures only.	Item No. 10B Page 8 of 91
	Primary exterior building material: a. Stone b. Brick c. Stucco d. Adobe e. Wood	×
	f. Other	•
	Is the structure: a. On its original site? As of 1900 this house does not oppoor on the accessor's records Year of initial construction 1905 This date is: a. Factual 0. Estimated X	
	Architect (if known):	
	Builder (if known):	
	Related features: a. Barn b. Carriage house c. Outhouse d. Shed(s) e. Formal gard	ien (s)
19.	, nelateu leatures. a. bain _ b. cantage neare _ b. cantage neare	None
	IFICANCE	
20.	. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site wh	ien known):
	This house is of historical importance as it typifies the early sty Pacific Grove houses.	yle of
21.	. Main theme of the historic resource: (Check only one): a. Architecture <b>*</b> b. Arts & Leisure <b>•</b> c. Economic/Industrial <b>•</b> d. Exploration/Settlement <b>•</b> e. Government <b>•</b> f. Military <b>•</b> g. Religion <b>•</b> h. Social/Education <b>•</b>	
22	2. Sources: List books, documents, surveys, personal interviews, and their dates:	
22.	, Sources. List books, documents, surveys, personal interview, and anon anon anon	
	Walking Survey	
23.	By (name): City ZIP:	
	Address:         City         ZIP:           Phone:         Organization:	
	(State Use Only)	
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APPLICATION FOR BUILDING PERMIT C: 375-4196 CITY OF PACIFIC GROVE ASSESSOR'S NO. 006-151-11 No. 90-0101								
plicant to complete		OR'S NO. 006-	131-11					0000
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DESCEN. 11 56 P.G. Retreat						R		
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OWNER     MAIL ADDRESS     ZIP     PHONE       2     THROGMORTON     BARRY RO. BOX 1476     CARMEL, CA. 93921       CONTRACTOR     MAIL ADDRESS     PHONE     LICENSE NO.       3     OWNER BUELDER     MAIL ADDRESS     PHONE     LICENSE NO.						1		
OWNER BUTCHER								
ARCHITECT OR DESIGNER MAIL ADDRESS PHONE LICENSE NO.						71		
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Change of use to	)TE	mo						
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State of California - The Resources Ag	ency	F	Primary #		1
DEPARTMENT OF PARKS AND RECRE	ATION		IRI #		
PRIMARY RECORD			rinomial		
			IRHP Status Code 6	<u>5Z</u>	
	Other Listings _ Review Code		ver	Date	
				Date	1
age 1 of 2 *Resource Name or #: 405 1	19th St (APN 00647	/2010000)			
P1. Other Identifier: P2. Location:	✓ Unrestricted	*a. County: M	onterev		
* <b>b. USGS Quad(s):</b> Monterey, Californi		a obany. M	lontory		
<b>c. Address:</b> 405 19th St, Pacific Grove		06472010000)			
d. UTM:	, ( -	,			
e. Other Locational Data: Latitude, Lo	ongitude (Decimal I	Degrees) 36.619	030, -121.920841		
P3a. Description:					
- Architectural Style(s): Vernacular			eatures: Chimney, Er	nclosed Porch,	
<ul> <li>Construction Type: Wood Frame</li> <li>Number of Stories: 2</li> </ul>		<ul> <li>Overhanging Eav</li> <li>Decorative Det</li> </ul>		Tails, Elaborated Gable	
- Basement: Not Visible		End			
- Garage: Detached			molished/Effectively l	Demolished	
<ul> <li>Roof Type(s): Gable, Shed</li> <li>Roof Material(s): Asphalt Shingle</li> </ul>		- Additional Rem	harks:		
- Wall Material(s): Wood Shingle, Bo	pard and Batten				
<ul> <li>Window Type(s): Casement, Fixed</li> </ul>					
- Window Material(s): Vinyl					
P3b. Resource Attributes: HP02 (Single	e family property): H	HP04 (Ancillarv bu	uildina)		
P4. Resources Present: 🗹 Building				District  Other (isolates, etc.)	.)
P5a. Photo			*P5b. Description	n of Photo:	
	-	Marken Pare Tree	Primary façade,	8/27/2018.	
		A light and		ucted/Age & Sources:	
	7	1111 610		Protohistoric	
	1		<ul> <li>Historic</li> </ul>	Unknown	
		11-1-20		s: Monterey County Assessor's	
			Records.		
	A MAR				
		and the state	*P7. Owner and		
			Armstrong Cath		
1. A.M.			10101 Bodega H Sebastopol, CA		
				<b>L</b>	

\*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:

Ρ

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

CONTINUATION SHEET

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

Primary #

HRI # \_\_\_\_ Trinomial

aluation 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 Eligiblity
A/1	А, В	Events, Patterns & Trends	Not found to be eligible under these criteria during the course of this survey.
B/2	С	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.

3 104/5.7 State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION HISTORIC RESOURCES INVENTORY	Site         NR         Implicit         NR         Imp
IDENTIFICATION 1. Common name:	UTM 10/59661/405297
3. Street or rural address 405 19th Street	Lydic H.) House
City:City:	
5. Present Use: Private Residence Other past uses:	
DESCRIPTION 6. Briefly describe the present physical appearance of the si condition:	ite or structure and describe any major alterations from its original
This is an "L" shaped one story hom roof, exposed rafgers, board and ba	e with front porch, medium pitched tten siding and segmented windows 6/6.
3	

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):	8. Approximate property size: Lot size (in feet) Frontage <u>60</u> Depth <u>60</u> ; prox. acreage
	on: (check one) ellent b. Good c. Fair c reriorated e. No longer in existence c feature a. Altered? b. Unaltered? bundings: (Check more than one if necessary) pen land b. Scattered buildings c ensely built-up d. Residential c commercial f. Industrial c
	Other
DPR 523 (Rev. 7/75)	13. Date(s) of enclosed photograph(s):

						Page 13 of
	E: The following (Items 14-1	_	<b>—</b> —–			. []
14. <b>F</b>	Primary exterior building ma	terial: a. Stone	b. Brick	c. Stucco 🚺 d. Ad	obe 🦲 e. Wood	· . X
	f. Other			11-1-1-2		
	s the structure: a. On its or			. Unknown?		
	Year of initial construction			b. Estimated		
17. /	Architect (if known):					
18. 6	Builder (if known):					
<b>19</b> . 1	Related features: a. Barn [ f. Windmill 🗌 g. Wa	b. Carriage hous	se 🕱 c. Outho	7		arden(s)
GNIF	ICANCE					
	Briefly state historical and/o	r architectural import	ance (include dates,	events, and persons asso	ciated with the site	when known):
	This house, bein of Pacific Grove	ng of victori				
				- 40		
	Main theme of the historic r c. Economic/Industrial g. Religion h. Socia Sources: List books, docum	d. Exploration	/Settlement	e. Government	_eisure f. Military	
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CONTRACTOR 3 Carry m	arotta	MAIL ADDRESS	A-1031 DI PHONE	mer, re	LICENSE NO.	14	Barrel
ARCHITECT OR DESIGNER 4 T. R. LARSDI ENGINEER	N 5471/2	MAIL ADDRESS	PHONE 372- PHONE	9811	LICENSE NO.		Nell
5 USE OF BUILDING 6 S.F.R.							· · · ·
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SIGNATURE OF OWNER (IF OWN	ER BUILDER)	(DATE)					
I hereby affirm that I am licensed und Professions Code, and my license is in License Class	LICENSED CONTRACTORS I ler the provisions of Chapter 9 (commin full force and effect.	DECLARATION encing with Section 7000) of Division License Number		Narning: Trees on th and under City con			
	ATION			bbtained only from the This permit does	e City.		

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

WORKERS' C I hereby affirm that I have a certificate of consent i certified copy thereof (Sec. 3800, Lab. C).	COMPENSATION DECLARATION to self-insure or a certificate of Worker's C	ompensation Insurance, or a
Policy No.	CompanyCOmpany_COmpany_COmpanyC	ding inspection department o $1 - 6 - 91$
Applicant CENTIFICATE OF EXEMPTION (This section need not be completed if the permit is i i certify that in the performance of the work for which become subject to the Workers' Compensation Law	FROM WORKERS' COMPENSATION INS for one hundred dollars (\$100) or less). this permit is issued, I shall not employe any f	

Owner \_\_\_\_\_\_ Date\_\_\_\_\_ NOTICE TO APPLICANT: If, after making this Certificate of Ememption, 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. 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 RESUB-MITTED 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 OC CUPANCY OF BUILDING

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3 W.J.N. ENTERPRISES 117 PIEDMON	F P.L. 93950.	3720523	5818	37	50	40	
<sup>3</sup> W.J. N. ENTERPRISES <u>INT PIEDMONT PIE 93,50.3720523</u> 58,1837 ARCHITECT OR DESIGNER 4 T.P. LARSON 5471/2 LICHTHOUSE PIG. 372.481 LICENSE NO. ENGINEER MAIL ADDRESS END ENDIE LICENSE NO.							
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	Applicant	Date
	WORKERS' COMPE	ENSATION DECLARATION
	I hereby affirm that I have a certificate of consent to self- certified copy thereof (Sec. 3800, Lab. C).	insure or a certificate of Worker's Compensation Insurance, or a
-	Policy No	Company
-		CompanyCertified copy is filed with the city building Inspection department o
and the second s	Applicant no Malmely	Date 7 29 972
	CERTIFICATE OF EXEMPTION FROM	WORKERS' COMPENSATION INSURANCE
	(This section need not be completed if the permit is for one	hundred dollars (\$100) or less). mit is issued, I shall not employe any person in any manner so as to

Owner \_\_\_\_\_ Date\_\_\_\_ Date\_\_\_\_\_ Date\_\_\_\_\_ Date\_\_\_\_\_ Date\_\_\_\_\_ Date\_\_\_\_\_\_ Date\_\_\_\_\_ Date\_\_\_\_\_\_ Date\_\_\_\_\_\_\_ Date\_\_\_\_\_\_ Date\_\_\_\_\_\_\_ Date\_\_\_\_\_\_ Date\_\_\_\_\_\_ Date\_\_\_\_\_ Date\_\_\_\_\_ Date\_\_\_\_\_ Date\_\_\_

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 OC-CUPANCY OF BUILDING

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TOTAL 2,09	16.27

ate of California - The Resources Agency EPARTMENT OF PARKS AND RECREATION <b>RIMARY RECORD</b>		Primary # HRI # Trinomial	
FRIMART RECORD		NRHP Status Co	ode 6Z
	Other Listings		
	Review Code	Reviewer	Date
Page 1 of 2 *Resource Name or #: 871	Balboa Ave (APN 0060	54004000)	
<ul> <li>P1. Other Identifier:</li> <li>*P2. Location: Not for Publication</li> <li>*b. USGS Quad(s): Monterey, Califorr</li> <li>c. Address: 871 Balboa Ave, Pacific 0</li> <li>d. UTM:</li> <li>e. Other Locational Data: Latitude, L</li> </ul>	nia (1997) Grove, CA 93950 (APN (		21.92288189411
* P3a. Description:			
<ul> <li>Architectural Style(s): No Identifia</li> <li>Construction Type: Wood Frame</li> <li>Number of Stories: 2</li> <li>Basement: Yes</li> <li>Garage: Attached</li> <li>Roof Type(s): Gable</li> <li>Roof Material(s): Asphalt Shingle</li> <li>Wall Material(s): Board and Batter</li> <li>Window Type(s): Casement, Fixer</li> <li>Window Material(s): Aluminum, V</li> </ul>	- E - A - A d, Sliding	rchitectural Features: Balcon lecorative Details: Iterations: Demolished/Effect dditional Remarks:	
* <b>P3b. Resource Attributes:</b> HP02 (Sing			
* P3b. Resource Attributes: HP02 (Sing * P4. Resources Present: ☑ Building [ P5a. Photo		* <b>P5b. Desci</b> Primary fa	ription of Photo: çade, 8/27/2018. onstructed/Age & Sources: oric Protohistoric
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\* 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

CONTINUATION SHEET

Page 2 of 2 *Resource Name or #: 871 Balboa Av	ve (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:	
<u>Significance</u>		
Pacific Grove Historic Context Statement Theme	e: Property does not appear to meet any criteria histo	pric 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 Regist	er and/or California Register: No	
California Historic Resource Status Codes: 67		

Primary #

HRI # Trinomial

**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 Eligiblity
A/1	А, В	Events, Patterns & Trends	Not found to be eligible under these criteria during the course of this survey.
B/2	С	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.

		_	-	e 18 of	
State of California - The Resources Ag DEPARTMENT OF PARKS AND RECRE	•		Primary # HRI #		
PRIMARY RECORD			Trinomial		
FRIMART RECORD			NRHP Status Code 6Z		
	Other Listings Review Code	Review	er Date		
Page 1 of 2 *Resource Name or #: 512 (	Chestnut St (APN 00644	47010000)			
P1. Other Identifier: 572 Chestnut St * P2. Location: Not for Publication * b. USGS Quad(s): Monterey, Californ	ia (1997)	-			
c. Address: 512 Chestnut St, Pacific G d. UTM:					
e. Other Locational Data: Latitude, Lo	ongitude (Decimal Degr	ees) 36.6196	6982488055, -121.92755397012		
P3a. Description:					
<ul> <li>Architectural Style(s): No Identifiab</li> <li>Construction Type: Wood Frame</li> <li>Number of Stories: 2</li> <li>Basement: Not Visible</li> <li>Garage: Attached</li> <li>Roof Type(s): Hipped</li> <li>Roof Material(s): Asphalt Shingle</li> <li>Wall Material(s): Fixed, Sliding</li> <li>Window Material(s): Vinyl</li> </ul>	- D - A	ecorative Deta	nolished/Effectively Demolished		
* P4. Resources Present: 🗹 Building	Structure Dbject		strict Element of District Other (isolate *P5b. Description of Photo: Primary façade, 8/28/2018.	s, etc.	
			*P6. Date Constructed/Age & Sources:         □ Prehistoric       □ Protohistoric         ☑ Historic       □ Unknown		
State -			1990. Sources: Monterey County Asses Records.	ssor's	
			*P7. Owner and Address:		
		4	Gasperson Gary & Jane Trs PO Box 1470 Monterey, CA 93940		
	512				
A Service Property of			*P8. Recorded by:		
			Hannah Simonson, Page & Turnbull 170 Maiden Lane, 5th Floor San Francisco, CA 94108		
and the second sec			*P9. Date Recorded: 8/28/2018		
		The second second	Finalized: 10/18/2019		
			*P10. Survey Type: Reconnaissance	- <i></i>	
* P11. Citation: Page & Turnbull. "Pacific Grove, October 18, 2019		ce Inventory (H	HRI) Survey Report." Prepared for the City of F	acific	
* Attachments: 🗌 None 📃 Location M		Continuation	Sheet 🛛 Building, Structure, and Object I	Record	

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 Other:

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

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:
<u>Significance</u>	
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 Eligiblity
A/1	А, В	Events, Patterns & Trends	Not found to be eligible under these criteria during the course of this survey.
B/2	С	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.

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	APPL	ICATION FOR BI	JILDING PERM	IT			No. 10B 20 of 91
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(Total) Sq. Ft. Stories Occ. Load					-	Fire Sprinkler	
MINNBEEN							
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WHEN PROPERLY VALIDATED (IN THIS SPACE) THIS IS YOUR PERMIT

PERMIT VALIDATION

VALUATION
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SMIP. 50
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012-11-770

3/ Item No. 10B Page 21 of 91 APPLICATION FOR BUILDING PERMIT TONE: 375-4196 CITY OF PACIFIC GROVE ASSESSOR'S NO. 006-447-0210 No. 90-012 OWNER 200 ADORESS Applicant to complete numbered spaces JOB ADDR EST ChesTNOT LEGAL DESCR. SEE ATTACHED SHEETI ton 000 2 8 HONE A SPER SOM 649 3 LICEMAR 37 ma 11 9323 MAIL ADDRESS 5 LENDER MAIL ADORESS BRANCH 6 . ATION DINEW 8 Class of work: **ADDITION** ALTERATION C REPAIR **MOVE** REMOVE 1000 9 **Describe work:** New single FAMILY 9 OPAR 10 Change of use from 1-29-90 #1013 Change of use to PLAN CHECK FEE 00 Valuation of work: \$ 1 0 PERMIT FEE SPECIAL CONDITIONS: Type of Occupancy Group Const Division Size of Bidg. (Total) Sq. Ft No. of Max Occ, Load Stories Fire Use Fire Sprinklers APPLICATION ACCEPTED BY PLANS CHECKED BY APPROVED FOR ISSUANCE R Required []ves Zone Zone DNa KD-OFFSTREET PARKING SPACES No. of **Owelling Units** Covered Uncovered Special Approvals Received Required Not Required NOTICE ZONING THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUC-TION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A 6.00 HEALTH DEPT. FIRE DEPT 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. SOIL REPORT VARIANCE NO. ARCHITECTURAL Oselfie APPROVAL NO USE PERMIT NO. COASTAL SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT (DATE) Vern Maglison SIGNATURE OF OWNER (IF OWNER BUILDER) (DATE) LICENSED CONTRACTORS DECLARATION 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. I hereby affirm that I am licensed under the provisions of Chapter 9 (com Professions Code: and my license is in full force and effect. ncing with Section 7000) of Division 3 of the Business of License Class License Number \_ 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 COR-RECT GRADE LINES, CUTS AND FILLS, TOGETHER WITH COMPLETE DETAILS OF RETAINING WALLS AND WALL FOOTINGS REQUIRED MUST BE RESUBMITTED TO THIS DIVISION FOR APPROVAL. OWNER-BUILDER DECLARATION I hereby offirm that I am exempt from the Contractor's License Law for the following reason (Sec. 703).5, Business and Professions Cade Any, city which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the appli-cant 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 Cade) or that he is exempt therefrom and the basis for the ulleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than live hundred dollars (\$500): The humane control (1500): 1. 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 sole (Sec. 7044, Business and Professions Code). The Contractor's License Low 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 sole (F 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 sole). **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.). I am exempt under Ser B. & P.C. for this reason Lender's Name . Vary WROHENSATION DECLARATION Date Lender's Address I hereby affirm that I have a certificate of con thereof (Sec. 3800, Lob C): nsent to self-insure or a certificate of Worker's Ca on Insurance, or a certified copy VALUATION THE ABOVE APPROVAL GRANTS PERMISSION TO DO THE WORK COVERED BY THIS APPRICATION IN A C-CORDANCE WITH PLANS AS APPROVED AND ALL'AP-PLICABLE COUNTY AND STATE ORDINANCES, REGU-INDIANA AND AND OC-CONSTRUCTION AND OC-CUPANCY OF BUILDING. Policy No \_\_\_\_\_\_\_\_\_ Certified Copy is hereby furnished. Company \_\_\_\_\_\_ Control Company \_\_\_\_\_\_ Control Company \_\_\_\_\_\_ Control Company \_\_\_\_\_\_ Control Company Co 140,408. 00 FEES 72 PERMIT 1043. 678,42 PLAN CHK: 9 83 SMIP. 97 1731. WHEN PROPERLY VALIDATED (IN THIS SPACE) THIS IS YOUR PERMIT TOTAL Due #2,556.97 PERMIT VALIDATION 25,00

INSPECTOR.

State of California - The Resources A DEPARTMENT OF PARKS AND RECORD		Primary # HRI # Trinomial NRHP Status Code 6Z
	Other Listings Review Code	
Page 1 of 2 *Resource Name or #: 126		
<ul> <li>P1. Other Identifier:</li> <li>*P2. Location: Not for Publicatio</li> <li>*b. USGS Quad(s): Monterey, Califo</li> <li>c. Address: 126 Forest Ave, Pacific</li> <li>d. UTM:</li> </ul>	rnia (1997) Grove, CA 93950 (APN 00	6156027000)
e. Other Locational Data: Latitude, * P3a. Description:	Longitude (Decimal Degre	es) 36.6234272165937, -121.917055451083
<ul> <li>Architectural Style(s): No Identifia</li> <li>Construction Type: Wood Frame</li> <li>Number of Stories: 2</li> <li>Basement: No</li> <li>Garage: None</li> <li>Roof Type(s): Gable</li> <li>Roof Material(s): Asphalt Shingle</li> <li>Wall Material(s): Board and Batterial</li> </ul>	e - De - Al - Ac	chitectural Features: Chimney corative Details: Balconette erations: Demolished/Effectively Demolished ditional Remarks:
<ul> <li>Window Type(s): Casement, Hur</li> <li>Window Material(s): Aluminum</li> </ul>	ıg	
<ul> <li>Window Type (s): Casement, Hur</li> <li>Window Material(s): Aluminum</li> <li>* P3b. Resource Attributes: HP03 (Mul</li> </ul>	tiple family property)	Site District Element of District Other (isolates, etc. <b>*P5b. Description of Photo:</b> Primary facade 8/2/2018
<ul> <li>Window Type (s): Casement, Hur</li> <li>Window Material(s): Aluminum</li> <li>* P3b. Resource Attributes: HP03 (Mul</li> <li>* P4. Resources Present:  Building</li> </ul>	tiple family property)	<ul> <li>*P5b. Description of Photo: Primary façade, 8/2/2018.</li> <li>*P6. Date Constructed/Age &amp; Sources:         <ul> <li>Prehistoric</li> <li>Prehistoric</li> <li>Unknown</li> <li>Circa 1974. Sources: Monterey County Assessor's Records.</li> </ul> </li> <li>*P7. Owner and Address: Broenkow William Walter &amp; Susan C Trs 2935 Sloat Rd</li> </ul>
<ul> <li>Window Type(s): Casement, Hur</li> <li>Window Material(s): Aluminum</li> <li>* P3b. Resource Attributes: HP03 (Mul</li> <li>* P4. Resources Present:  Building</li> <li>P5a. Photo</li> </ul>	tiple family property)	<ul> <li>*P5b. Description of Photo: Primary façade, 8/2/2018.</li> <li>*P6. Date Constructed/Age &amp; Sources: Prehistoric Protohistoric ✓ Historic Unknown Circa 1974. Sources: Monterey County Assessor's Records.</li> <li>*P7. Owner and Address: Broenkow William Walter &amp; Susan C Trs</li> </ul>

 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:

Finalized: 10/18/2019

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

\*Date Recorded: 8/2/2018

Period of Significance: Not Applicable

Level of Significance: Not Applicable

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

\*Recorded By: Katherine Wallace

Historic Name: Original Use: Residential Original Owner: Significance

Present Use: Residential Architect/Builder:

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

Period of Development: Not Applicable

Integrity: Demolished

Eligible for Pacific Grove HRI: No

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

California Historic Resource Status Codes: 6Z

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

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

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>		F T	Primary # HRI # Trinomial NRHP Status Code 6Z
	Other Listings _ Review Code	Reviev	ewer Date
Page 1 of 2 *Resource Name or #: 517 F	ountain Ave (APN	006484003000)	
<ul> <li>P1. Other Identifier:</li> <li>* P2. Location: Dot for Publication</li> <li>* b. USGS Quad(s): Monterey, California</li> <li>c. Address: 517 Fountain Ave, Pacific of d. UTM:</li> <li>e. Other Locational Data: Latitude, Locational Data: Latitude, Locational Data</li> </ul>	a (1997) Grove, CA 93950	(APN 006484003(	3000)
* P3a. Description:			
<ul> <li>Architectural Style(s): No Identifiable Vernacular</li> <li>Construction Type: Wood Frame</li> <li>Number of Stories: 1.5</li> <li>Basement: Yes</li> <li>Garage: Attached</li> <li>Roof Type(s): Gable, Hipped</li> <li>Roof Material(s): Asphalt Shingle</li> <li>Wall Material(s): Wood Bevel</li> <li>Window Type(s): Sliding</li> <li>Window Material(s): Vinyl</li> </ul> * P3b. Resource Attributes: HP03 (Multip)		- Decorative Det	emolished/Effectively Demolished
· ·	Structure 🗌 Obj	ect 🗌 Site 🗌 Di	District Element of District Other (isolates, e
P5a. Photo			* <b>P5b. Description of Photo:</b> Primary façade, 8/28/2018.
	*		<ul> <li>*P6. Date Constructed/Age &amp; Sources:</li> <li>Prehistoric</li> <li>Protohistoric</li> <li>✓ Historic</li> <li>Unknown</li> <li>1990. Sources: Monterey County Assessor Records.</li> </ul>
			* <b>P7. Owner and Address:</b> Modest Michael F & Monika K Trs 801 Lighthouse Ave #109 Monterey, CA 93940
			* <b>P8. Recorded by:</b> Katherine Wallace, Page & Turnbull 170 Maiden Lane, 5th Floor San Francisco, CA 94108
		and the second s	*P9. Date Recorded: 8/28/2018
A CARLES AND A CARLES AND A		Training and the second second	Finalized: 10/18/2019
* P11. Citation: Page & Turnbull. "Pacific	Grove Historic Res	source Inventory (	*P10. Survey Type: Reconnaissance (HRI) Survey Report." Prepared for the City of Paci

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 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:
<u>Significance</u>	
Pacific Grove Historic Context Statement Them	ne: 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 Regis	ter 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 Eligiblity
A/1	А, В	Events, Patterns & Trends	Not found to be eligible under these criteria during the course of this survey.
B/2	С	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.

State of California – The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Ster         Ster         NR         SternsNo.         10B           UTM         Q         NR         SternsNo.         10B           g         Lat         Lon         Era         Sig           g         Lat         Cat         HABS         HAEB         Fed
HISTORIC RESOURCES INVENTORY	AdmT2T3CatHABSHAERFed UTH 10/59687/405271
IDENTIFICATION	
1. Common name:	
<ol> <li>Historic name, if known: <u>Garber, (Horry</u>)</li> <li>Street or rural address <u>517 Fountain A</u></li> </ol>	C) Nouse Ve.
City: Pacific Grove, Ca	ZIP: 93950 County: Monterey
4. Present owner, if know	
City: <u>Pacific Grove, Ca</u> 5. Present Use: <u>Private Residence</u>	ZIP: <u>93950</u> Ownership is: Public Private 运 Original Use: <b>Private Residence</b>
Other past uses:	

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

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

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):	<ol> <li>Approximate property size:</li> <li>Lot size (in feet) Frontage</li> <li>Depth';</li> <li>Drox. acreage</li> </ol>
	on: (check one) ellentb. Goodc. Fair X erioratede. No longer in existence e feature a. Altered?b. Unaltered? X
	oundings: (Check more than one if necessary)         )pen land       b. Scattered buildings         Densely built-up       d. Residential         Commercial       f. Industrial
	Other Areats to site: None known b. Private development Zoning d. Public Works project Vandalism f. Other
DPR 523 (Rev. 7/75)	13. Date(s) of enclosed photograph(s):

VIOTE The following (there 14.10) are fer structures only Page 27	
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 🔀	
15. Is the structure: a. On its original site? 🙀 b. Moved? 🔲 c. Unknown? 🗌	
16. Year of initial construction 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)	<u> </u>   ସ
f. Windmill g. Watertower/tankhouse h. Otheri. None	2
SIGNIFICANCE	
20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known is a state of the site when known is a state of the site of the s	wv (1) a
This house, being of Victorian style, adds to the total character of the City.	
g. Religion h. Social/Education 22. Sources: List books, documents, surveys, personal interviews, and their dates:	
23. Date form prepared: By (name):	
Address:         City         ZIP:           Phone:         Organization:	
(State Use Only)	
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State of California - The Resources Ag	jency		Primary #		
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PRIMARY RECORD			Trinomial	07	
	Other Listings		NRHP Status Cod	e <u>62</u>	
	Review Code		ewer	Date	
Page 1 of 2 *Resource Name or #: 125	Grand Ave (APN 00	6158013000)			
<ul> <li>P1. Other Identifier:</li> <li>* P2. Location: Not for Publication</li> <li>* b. USGS Quad(s): Monterey, Californ</li> <li>c. Address: 125 Grand Ave, Pacific G</li> <li>d. UTM:</li> <li>a. Other Locational Paters Lotitude</li> </ul>	ia (1997) rove, CA 93950 (AF	N 00615801300	00)	015067027702	
e. Other Locational Data: Latitude, L *P3a. Description:	ongitude (Decimar L	Jegrees) 36.62	31370011497, -12	.915967027702	
<ul> <li>Architectural Style(s): Vernacular</li> <li>Construction Type: Wood Frame</li> <li>Number of Stories: 2</li> <li>Basement: Not Visible</li> <li>Garage: Attached</li> <li>Roof Type(s): Gable</li> <li>Roof Material(s): Asphalt Shingle</li> <li>Wall Material(s): Board and Batter</li> <li>Window Type(s): Fixed, Sliding</li> <li>Window Material(s): Vinyl</li> </ul>		- Decorative De	compatible Additio	ging Eaves n, Altered Form or Roofline,	
<ul> <li>* P3b. Resource Attributes: HP02 (Singl</li> <li>* P4. Resources Present:  ✓ Building</li> <li>P5a. Photo</li> </ul>		ect 🗌 Site 🗌 I	*P5b. Descrip		etc.)
			*P6. Date Con Prehistori Historic	structed/Age & Sources:	r's
			* <b>P7. Owner a</b> Downey Ros 125 Grand A Pacific Grove	e Mary Tr ve	
			170 Maiden	<b>d by:</b> onson, Page & Turnbull ∟ane, 5th Floor ∞, CA 94108	
	and the second second	the second second	*P9. Date Rec	orded: 8/2/2018	
			Fi	nalized: 10/18/2019	
* P11. Citation: Page & Turnbull. "Pacific Grove, October 18, 2019		ource Inventory	-	<b>Type:</b> Reconnaissance rt." Prepared for the City of Paci	fic
* Attachments: None Location M Archaeological Record Dis Artifact Record Photograph	lap 🗌 Sketch Map strict Record 🔲 Li	near Feature Re		lding, Structure, and Object Rec tation Record  □ Rock Art Rec	

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

HRI # \_\_\_\_\_ Trinomial \_\_\_\_\_

Primary #

Page 2 of 2 *Resource Name or #: 125 Grand Ave (APN 006158	3013000)	
*Recorded By: Hannah Simonson	*Date Recorded: 8/2/2018 Finalize	ed: 10/18/2019
Historic Name: Mitchell House		
Original Use: Residential Pr	esent Use: Residential	
Original Owner: Ar	chitect/Builder:	
Significance		
Pacific Grove Historic Context Statement Theme: Property do	es not appear to meet any criteria historic signifi	cance.
Period of Development: Not Applicable		
Integrity: Demolished	Period of Significance: Not Applie	cable
Eligible for Pacific Grove HRI: No	Level of Significance: Not Applic	cable
Appears Individually Eligible for National Register and/or Cali	iornia Register: No	
California Historic Resource Status Codes: 6Z		
	own on the 1905 Sanborn map. The residence v ge, 2-story L-plan house that does not resemble ras built in 1988. The historic house appears to h	the historic

National/ California Register	PG Municipal Code §23.76	Significance	Discussion of Individual Eligiblity
A/1	Α, Β	Events, Patterns & Trends	Not found to be eligible under these criteria during the course of this survey.
B/2	С	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.

State of California – The Resources Agency DEPARTMENT OF PARKS AND RECREATION HISTORIC RESOURCES INVENTORY	UTM0         NR         Item Nol 10B           B         LatLonEra_         Page 32 of 91           V         Adm T2         T2
	ن المعام المع
IDENTIFICATION	UTM 10/59703/405344
1. Common name:	
2. Historic name, if known: Mitchell,	(R.G.) House
3. Street or rural address 125 Grand	
	ZIP: 93950 County: _Monterey
4. Present owner, if known: Robt & Rose Dow	
City: <u>Pacific Grave. Ca</u>	
	Original Use: Private Residence
Other past uses:	
DESCRIPTION	
	e site or structure and describe any major alterations from its original
condition:	um pitched roof, plain boxed cornice.
* a	
2 PR	
<ol><li>Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):</li></ol>	8. Approximate property size:
NORTH	Lot size (in feet) Frontage
. ][	Depth'; or approx. acreage
	9. Condition: (check one)
	b. Good c. Fair
	riorated e. No longer in existence
where the state of	feature a. Altered? 🔀 b. Unaltered? 🗌
	andings: (Check more than one if necessary)
	en land b. Scattered buildings
	nsely built-up 🗌 d. Residential 🗶
	ommercial 🔲 f. Industrial 🛄
	ther
	ats to site:
	Ione known 🖄 b. Private development
a manager of the	Zoningd. Public Works project ✓andalismf. Other
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	te(s) of enclosed photograph(s):

107E: The bollowing (Hams 14 19) and for throatmate only.       Page 33 of 91         4. Privary veterior building matrixit: a. Storne			
4. Primary exterior building material: a. Suble b. Brite c. Unknown?         f. Other         g. Is the structure: a. On its original site? X       b. Moved? c. Unknown?			d Adobe e wood
5. Is the structure: a. On its original site? X b. Moved? c. Unknown?   6. Year of initial construction 1899 This date is: a. Factual X b. Estimated   7. Architect (if known):	<b></b>	al: a. Stone b. Brick c. Stucco _	
6. Is the structure: a. Officiend and action in the structure interviews in the interviews intervie	-		
3. Year of initial construction			
Builder (if known):   9. 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   NIFICANCE 0. 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 E. 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): City City ZIP: City ZIP: Phone:	<ol> <li>Year of initial construction</li> </ol>	1699 This date is: a. Factual 🔏 b. Estima	
9. 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   UIFICANCE   0. 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 K 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):   City   ZIP:	7. Architect (if known):		
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Job Address 125 Gran	1			PHONE		92	
Nature of Work New SF		Type Occupancy	13950	372.	7411	à m	
Use of Building SFP				LICENSE NO	).	2	
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Site Work	11-10-84	Rob		NUVE			
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Plumbing (Groundwork) Gas Piping (Groundwork)	7-2-29	2 Martin					
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Rough Electrical	1-13-90		-				
ough Gas Piping	1-17-90.0			PERMIT FE	E		
ough Heating and Ventilation	1-13-90	PK /	Occupancy		During and	-	
bove must be signed prior to aming inspection)	1-17-90		Group	( P.)	Division	1	
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Wallboard	1-25-90					-	
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Gas Piping			is permit does r	ot include a	ny signs or flood		
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CITY OF PACIFI	CGROVE	No.	88-	-02100 Page	NO2 101
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OWNER	Box DI 9	13950	372-	7411	N N
CONTRACTOR MAIL ADDRESS	PHONE		LICENSE NO.		2
Finel			LICENSE NO.		211
ARCHITECT OR DESIGNER MAIL ADDRESS	C+ 757-7	024		0	28
Tom Jason 137 Abbott Mail ADDRESS	St. 757-2	Chard 1	LICENSE NO.		4 5
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9 Describe work: New horne set	ame the	Hq-et	e mo	in She to	
10 Change of use from	8-28-07				
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11 Valuation of work: \$ 100.00	PLAN CHECK FEE			E	
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AND AND	Dweiling Units	Covered	Receiv		Required
NOTICE	Special Approvals ZONING	Required	WNEY.		and to
THE DEPART RECOMES NULL AND VOID IF WORK OR CONSTRUC-	HEALTH DEPT.				r I
TION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A	FIRE DEPT.	01300	1670000		\$25.00
DEDIOD OF 190 DAYS AT ANY TIME AFTER WORK IS COMMENCED.	SOIL REPORT				- 3E 60
I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND	VARIANCE NO.	TOTAL	TENDERS	B	\$25 AG
AND ORDINANCES GOVERNING THIS THE OF WORK THE DE GRANTING OF A PERMIT	ARCHITECTURAL APPROVAL NO.	XARHAND	H 3 J . A.	7 4/2/2	8 10 00
	USE PERMIT-NO.	1. Contraction			
PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.	COASTAL	× Brain	THAN	K YBU	all the
	ENGINEERING	NAWES	( MET)	OCHED.	
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT (DATE)					- autom
SIGNATURE OF CONTINUE ON NOTIFICATION OF CARDINAL STATE	·				
SIGNATURE OF OWNER (IF OWNER BUILDER)			1		
LICENSED CONTRACTORS DECLARATION		100			
I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Divisions Professions Code, and my license is in full force and effect.	DP	arning: Trees a	City control.	Permission to ren	ve are pub nove trees m
License Class License Number	be	obtained only fr This permit does	om the City.		
Contractor		AND INTO AS SI	JOWAL ON D	PAWING ACCOM	PANYING IT
OWNER-BUILDER DECLARATION I hereby offirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Busine Any city which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance Any city which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance Any city which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance of the contractor's License and th	also movines the appli-	E NOT THE SAME A			
Any city which requires a permit to construct, other, improve, centous, or topic of the provisions of the Contractor's Li cant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's Li	cense Law (Chapter 9 - RE	E NOT THE SAME A CT GRADE LINES, TAILS OF RETAININ	G WALLS AND	WALL FOUTINGS	REQUIRED MU
alleged exemption. Any violation of Section 7031.5 by any appricant for a partial section and		RESUBMITTED TO		ENDING AGE	NCY
1 I as owner of the property, or my employees with wages as their sole compensation, will do the work, and the s	tructure is not intended or er of property who builds	construction the construction of the construct	at there is a	construction le	nding agen
or improves thereon, and who does such work number of infogen in our interview of completion, the owner-builde	ar will have the burden of fa	r the performa	nce of the w	ork for which	this permit
		sued (Sec. 3097	, Civ.C.).		
for such projects with a contractor(s) licensed pursuant to the Contractor's license law)	Le	nder's Name _			
I am exempt under Sec B, & P.C. for this reason	Le	ender's Address			
Trating Parts Supplies I prove set and Date -	5 1- 3 1188			VALUATIO	W
Applicant WORKERS*COMPENSATION DECLARATION I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insu	3 "	THE ABOVE APPR	OVAL	CALL LA LA	eu.
I hereby affirm that I have a certificate of consent to self-insure or a certificate or worker's compensation may thereof (Sec. 3800, Lab C).		GRANTS PERMISSION		FEES	
Policy NoCompany ☐ Certified Copy is hereby furnished. ☐ Certified copy is filed with the city building inspection deg	partment or	APPLICATION IN CORDANCE WITH PLA APPROVED AND AL	NS AS		64
Date		STATE ORDINANCES,	REGU-		0.3
Applicant CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURAN (This section need not be completed if the permit is for one hundred dollars (\$100) or less). I cortify that in the performance of the work for which this permit is issued, I shall not employ any person in any m		GOVERNING LOCA	AWS, PLA	N CHK. 484	P 10
ject to the Workers' Compensation Laws of Cultoring.	180	CONSTRUCTION AND		P	1
Owner NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Worker NOTICE TO APPLICANT: If, after making this Certificate of Exemptions, you should become subject to the Worker	s' Compensation provisions	# 111	TOT	AL 12 3	1.40
NOTICE TO APPLICANT: If, after making this Contificate of Exemption, you should be used by the revoked 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 PI		-	-	1 20	00
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INSPECTOR:

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Use of Building SFD Date Issued 5-20-	88			at a second second	1-001 583	10
Owner Downey				34-48	382.000	1 2
Contractor Owner			- 100	LICENSE NO	3.	5
Inspector mut INSPECTION	st sign all spaces pertaining DATE	g to this job INSPECTOR	649-	2349		5
Foundations:	1			LICENSE NO		4
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Concrete Slab Floor	1					
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Plumbing (Groundwork)					-	
Gas Piping (Groundwork)						
Do not pour floor until above	has been signed					
Rough Electrical						
Rough Plumbing						
Rough Gas Piping			A		1 1	~
Rough Heating and Ventilation_				PERMIT FE	E 15.0	10
(Above must be signed prior to framing inspection)			Occupancy		1.12	
Framing			Group		Division	
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CITY	OF PACIE	IC GROV	E	88-0	Item Page	No. 10B
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Applicant to complete numbered spaces only.	,					
125 Grand AVE	TRACT		() • • • • • • • • • • • • • • • • • • •	D SHEET)		17
2 POPER DOLDNEY PO	BOX IT	P.6. 939	50 2	PHONE	011	4 01
CONTRACTOR MA 3. OWNER	IL ADDRESS	PHONE		945-48	32 400	KA
ARCHITECT OR DESIGNER ALQUSTING ACUNC ENGINEER	16 ADDRESS 225 Ca	nnery Roc	N 649-	LICENSE NO		and
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10 Change of use from						
Change of use to			~ 1			
11 Valuation of work: \$ 500.00 SPECIAL CONDITIONS.		PLAN CHECK FEE		PERMIT FE	e 15.	00
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		(Total) Sq. Ft. Fire	Stories	Stories Occ. Load		
APPLICATION ACCEPTED BY PLANS CHECKED BY APPL	ROVED FOR ISSUANCE BY	Zone No. of	Use Fire Sprink Zone Required [ OFFSTREET PARKING SPACES:		Required [_]v	
	1. A	Dwelling Units Special Approvals	Covered Required	Receive		Required
THIS PERMIT BECOMES NULL AND VOID IF WORK		ZONING HEALTH DEPT.		34	5116	ayard
TION AUTHORIZED IS NOT COMMENCED WITHIN CONSTRUCTION OR WORK IS SUSPENDED OR AB	ANDONED FOR A	FIRE DEPT.		1		/
PERIOD OF 180 DAYS AT ANY TIME AFTER WORK I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THI	S APPLICATION AND	SOIL REPORT				
KNOW THE SAME TO BE TRUE AND CORRECT. ALL PRO AND ORDINANCES GOVERNING THIS TYPE OF WORK	WILL BE COMPLIED	ARCHITECTURAL				12
WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRAN DOES NOT PRESUME TO GIVE AUTHORITY*TO VIOLAT	TE OR CANCEL THE	APPROVAL NO.	1132 37 4	11222	B: Rox fac	Cal
PROVISIONS OF ANY OTHER STATE OR LOCAL CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCT		USE PERMIT NO. COASTAL			IED BUL	
		ENGINEERING	WANER	ATYPE C. M	1211 0 12	
Rase Mary Laconer 1	112/88					
LICENSED CONTRACTORS DECLA					1	
I hereby offirm that I am licensed under the provisions of Chapter 9 (commencing Professions Code, and my license is in full force and effect. License Class	g with Section 7000) of Division : icense Number		<b>Narning:</b> Trees on property and under C ae obtained only from	ity control. Pe		
Confroctor OWNER-BUILDER DECLARATION			This permit does n GRADE LINES AS SHO	WN ON DRA	WING ACCOMPAN	NYING THIS
I hereby affirm that I am exempt from the Contractor's License Law for the followin Any city which requires a permit to construct, alter, improve, demolish, or repair an cant for such permit to file-o signed statement that he is licensed pursuant to the pr commencing with Section 7000) al Division. 3 of the Business and Professions Code alleged exemption Any violation of Section 7031.5 by any applicant for a permit s	y structure, prior to its issuance, a ovisions of the Contractor's Licens ) or that he is exempt therefrom	iso requires the appli- ie Law (Chapter 9 — F and the basis for the F	APPLICATION ARE ASSU ARE NOT THE SAME AS LECT GRADE LINES, CO DETAILS OF RETAINING	SHOWN, REVISI	ED DRAWINGS SHO 5, TOGETHER WITH ALL FOOTINGS REQ	WING COR-
five hundred dollars (\$500): 1 a sowner of the property, or my employees with wages as their sole compensativ "offered for sole (Sec. 7044, Business and Profession Code: The Contractor's License	on, will do the work, and the struct Law does not apply to an owner o	ture is not intended or f property who builds	CONSTRUC		DR APPROVAL	CY
or improves therean, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale 1f, however, the building or improves for the purpose of sale). Proving that he did not build or improve for the purpose of sale).						
issued (Sec. 3097, Civ.C.).						
(Applicant Day & WIARY & Deerily	Date HI	12/88	ender's Address _			
Applicant 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). THE ABOVE APPROVAL GRANTS PERMISSION TO DO						
Policy No Company Company THE WORK COVERED BY THIS A PPLICATION IN AC- Certified Copy is hereby lurnished Certified copy is filed with the city building inspection deportment or CORDANCE WITH PLANS A APPROVED AND ALL AP- PERMIT 15000						0
Applicant CERTIFICATE OF EXEMPTION FROM WORKERS' CO (This section need not be completed if the parmit is for one hundred dollars (\$1) I certify that in the performance of the work for which this permit is issued, I shall not jet to the Worker's Compensation Laws of California.	00) or less).	so as to become sub-	PLICABLE COUNTY AN STATE ORDINANCES, REG LATIONS AND LAW GOVERNING LOCATIO CONSTRUCTION AND G	S, PLAN CH	(T)	
	ate ecome subject to the Workers' Cor it shall be deemed revoked.	npensation provisions	CUPANCY OF BUILDING	SMIP. TOTAL	1 -	50
WHEN PROPERLY VALIDATED (IN THIS SPAC		IIT to the second	833			
INSPECTOR:			AT.	G	5-20-	AU)

State of California - The Resources A DEPARTMENT OF PARKS AND RECE PRIMARY RECORD		HRI Trin	л	
	Other Listings Review Code	Reviewer		Date
Page 1 of 2 *Resource Name or #: 210	Grand Ave (APN 00628	32005000)		
<ul> <li>P1. Other Identifier:</li> <li>* P2. Location:  Not for Publication</li> <li>* b. USGS Quad(s): Monterey, Califor</li> <li>c. Address: 210 Grand Ave, Pacific C</li> <li>d. UTM:</li> </ul>	nia (1997) Grove, CA 93950 (APN (			
e. Other Locational Data: Latitude, I	Longitude (Decimal Deg	rees) 36.620558	5206214, -121.917	581133404
*P3a. Description:				
<ul> <li>Architectural Style(s): Not Applicate</li> <li>Construction Type: Not Applicable</li> <li>Number of Stories: Not Applicable</li> <li>Basement: Not Applicable</li> <li>Garage: Not Applicable</li> <li>Roof Type(s): Not Applicable</li> <li>Roof Material(s): Not Applicable</li> <li>Window Type(s): Not Applicable</li> <li>Window Material(s): Not Applicable</li> </ul>	e - [ e - / - /		: lished/Effectively De	emolished lot. No extant building.
* P3b. Resource Attributes: HP39 (Othe * P4. Resources Present: 🗹 Building   P5a. Photo			P5b. Description	of Photo:
			<ul><li>□ Prehistoric</li><li>☑ Historic</li></ul>	ted/Age & Sources: Protohistoric Unknown Sources: Not Applicable.
		*	<b>P7. Owner and Ac</b> 561 Lighthouse In 6425 Christie Ave Emeryville, CA 94	vestors LLC Ste 220
			<b>P8. Recorded by:</b> Hannah Simonsor 170 Maiden Lane, San Francisco, C/	
		*	P9. Date Recorde	<b>d:</b> 8/3/2018
				ed: 10/18/2019
* P11. Citation: Page & Turnbull. "Pacifi Grove, October 18, 201				Reconnaissance repared for the City of Pacific

\* 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:

Primary # \_\_\_\_\_ HRI # \_\_\_\_\_ Trinomial

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

Period of Significance: Not Applicable

Level of Significance: Not Applicable

Historic Name: Original Use: Commercial Original Owner: Significance

Present Use: Other Architect/Builder:

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

Period of Development: Not Applicable

Integrity: Demolished

Eligible for Pacific Grove HRI: No

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

California Historic Resource Status Codes: 6Z

Evaluation Notes: Historic 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 Eligiblity
A/1	Α, Β	Events, Patterns & Trends	Not found to be eligible under these criteria during the course of this survey.
B/2	С	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.

				Page 40 of 9
State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION			Primary # HRI #	
PRIMARY RECORD	-		Trinomial	
	Oth on Lintin vo		NRHP Status Code	<u>6Z</u>
	Other Listings _ Review Code	Revi	ewer	Date
Page 1 of 2 *Resource Name or #: 301 C	Grand Ave (APN 00	6287012000)		
<ul> <li>P1. Other Identifier:</li> <li>* P2. Location: Not for Publication</li> <li>* b. USGS Quad(s): Monterey, Californi</li> <li>c. Address: 301 Grand Ave, Pacific Gr</li> <li>d. UTM:</li> <li>e. Other Locational Data: Latitude, Locational Data</li> </ul>	ia (1997) ove, CA 93950 (AP	PN 0062870120	00)	9175205181
*P3a. Description:				
<ul> <li>Architectural Style(s): Not Applicable</li> <li>Construction Type: Not Applicable</li> <li>Number of Stories: Not Applicable</li> <li>Basement: Not Applicable</li> <li>Garage: Not Applicable</li> <li>Roof Type(s): Not Applicable</li> <li>Roof Material(s): Not Applicable</li> <li>Window Type(s): Not Applicable</li> <li>Window Material(s): Not Applicable</li> </ul>				
* P3b. Resource Attributes: HP39 (Other * P4. Resources Present: ☑ Building ☐ P5a. Photo		ect 🗌 Site 🗌	*P5b. Descripti	on of Photo:
			<ul><li>Prehistoric</li><li>Historic</li></ul>	e, 8/29/2018. ructed/Age & Sources: Protohistoric Unknown ble. Sources: Not Applicable.
			* <b>P7. Owner and</b> Sorensen Ped 1814 Franklin Oakland, CA 9	er Scott Tr St Ste 310
			* <b>P8. Recorded</b> Katherine Wal 170 Maiden La San Francisco	lace, Page & Turnbull ane, 5th Floor
			*P9. Date Reco	rded: 8/29/2018
			Fina	alized: 10/18/2019
* D11 Citation: Dags 9 Turshull "Dart"				ype: Reconnaissance
* P11. Citation: Page & Turnbull. "Pacific Grove, October 18, 2019			(IRI) Survey 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:

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 Original Owner: Significance

Present Use: Other Architect/Builder:

Primary #

HRI # Trinomial

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
 Applicable

 California Historic Resource Status Codes:
 6Z
 E

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

National/ California Register	PG Municipal Code §23.76	Significance	Discussion of Individual Eligiblity
A/1	А, В	Events, Patterns & Trends	Not found to be eligible under these criteria during the course of this survey.
B/2	С	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.

Item No. 10B Page 42 of 91

BUILDING INSPECTION (831) 648-3183 HOUSING PROGRAMS

(831) 648-3190 PLANNING/ZONING

(831) 648-3190



December 15, 2017

CITY OF PACIFIC GROVE COMMUNITY DEVELOPMENT DEPARTMENT

Manal Mansour, TR 301 Grand Ave Pacific Grove, CA 93950 300 FOREST AVENUE PACIFIC GROVE, CALIFORNIA 93950 TELEPHONE (831) 648-3190 FAX (831) 648-3184

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;

1

- 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

# Taluban Engineering, Inc.. P.O. Box 292 Saltnas, 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, CALFORNIA

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 the existing floor framing members are not sufficient to support the required design loads. A continuous perimeter foundation does not exist and in areas where sections of concrete exists under the exterior wall, the concrete configuration, dimensions and anchorage is inadequate to act as foundation support.

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

17920,3 (a) 13	General dilapidation or improper maintenance.
17920.3 (b) 1	Deteriorated or inadequate foundations.
17920.3 (b) 2	Defective or deteriorated flooring or floor supports.
17920.3 (b) 4	Members or walls, partitions, or other vertical supports that split,
	lean, list, or buckle due to defective material or deterioration.
17920.3 (b) б	Members of ceilings, roofs, ceilings and roof supports, or other
	horizontal members which sag, split, or buckle due to defective
	material or deterioration.

Itr CBO Structural Evaluation Historic Structure

1

December 14, 2017 Page 2

17920.3 (b) 7 Members of celling, 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, crumbing, 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.

No. 44217 Exp. **(430)19** 

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.

Itr\_CBO\_Structural Evaluation\_Historic Structure

State of California - The Resources Age DEPARTMENT OF PARKS AND RECRE <b>PRIMARY RECORD</b>	-	HR Trii	mary #   # nomial HP Status Code 6Z	
	Other Listings _ Review Code	Reviewe		Date
Page 1 of 2 *Resource Name or #: 263 G	Grove Acre Ave (AP	N 006361034000)		
<ul> <li>P1. Other Identifier:</li> <li>*P2. Location: Not for Publication</li> <li>*b. USGS Quad(s): Monterey, Californi</li> <li>c. Address: 263 Grove Acre Ave, Pacif</li> <li>d. UTM:</li> </ul>		-		
e. Other Locational Data: Latitude, Lo	ngitude (Decimal E	Degrees) 36.62654	7179794, -121.9308	78696353
P3a. Description:				
<ul> <li>Architectural Style(s): Not Applicable</li> <li>Construction Type: Not Applicable</li> <li>Number of Stories: Not Applicable</li> <li>Basement: Not Applicable</li> <li>Garage: Not Applicable</li> <li>Roof Type(s): Not Applicable</li> <li>Roof Material(s): Not Applicable</li> <li>Window Type(s): Not Applicable</li> <li>Window Material(s): Not Applicable</li> </ul>			s: blished/Effectively De ks: No extant buildin	emolished gs. Currently used for
P3b. Resource Attributes: HP39 (Other) P4. Resources Present: ☑ Building ☐ P5a. Photo		ect 🗌 Site 🗌 Distr	ict Element of D * <b>P5b. Description</b> Primary façade, 8	of Photo:
		and the second sec	*P6. Date Construc Prehistoric	ted/Age & Sources: Protohistoric Unknown Sources: Not Applicable.
			*P7. Owner and Ac City Of Pacific Gro	
			Pacific Grove, CA	93950
			* <b>P8. Recorded by:</b> Hannah Simonsor 170 Maiden Lane, San Francisco, C/	
			*P9. Date Recorde	<b>d:</b> 8/27/2018
			Finalize	ed: 10/18/2019
* P11 Citation: Dage & Turphull "Desifie	Grove Historia Boo		*P10. Survey Type	
* <b>P11. Citation:</b> Page & Turnbull. "Pacific Grove, October 18, 2019	[Final Report].		RI) Survey Report." P	repar

\* 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:

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 Present Use: Other Original Use: Institutional **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

Primary #

HRI # Trinomial

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.

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

National/ California Register	PG Municipal Code §23.76	Significance	Discussion of Individual Eligiblity
A/1	Α, Β	Events, Patterns & Trends	Not found to be eligible under these criteria during the course of this survey.
B/2	С	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.

\*Required Information

	Records.
	* <b>P7. Owner and Address:</b> Van De Velde Virginia M Tr 344 Crest Dr San Jose, CA 95127
	* <b>P8. Recorded by:</b> Katherine Wallace, Page & Turnbull 170 Maiden Lane, 5th Floor San Francisco, CA 94108
	*P9. Date Recorded: 8/28/2018
the second s	Finalized: 10/18/2019
	*P10. Survey Type: Reconnaissance
Grove Historic Resource Inventory (H Final Report].	RI) Survey Report." Prepared for the City of Pacific
	Sheet Duilding, Structure, and Object Record rd Dilling Station Record Rock Art Record
	*Required Information

			Page 48 of 9
State of California - The Resources Age DEPARTMENT OF PARKS AND RECREA PRIMARY RECORD		Primary # HRI # Trinomial NRHP Status Co	
	Other Listings Review Code	Reviewer	Date
Page 1 of 2 *Resource Name or #: 560 Ju	inipero Ave #3 (AP	N 006487006000)	
<ul> <li>P1. Other Identifier: 518 Grand Ave</li> <li>* P2. Location: Not for Publication</li> <li>* b. USGS Quad(s): Monterey, California</li> <li>c. Address: 560 Junipero Ave #3, Pacif</li> <li>d. UTM:</li> <li>e. Other Locational Data: Latitude, Lor</li> <li>* P3a. Description:</li> </ul>	c Grove, CA 93950		21.919153944577
<ul> <li>Architectural Style(s): Vernacular</li> <li>Construction Type: Wood Frame</li> <li>Number of Stories: 1</li> <li>Basement: Yes</li> <li>Garage: Attached</li> <li>Roof Type(s): Flat</li> <li>Roof Material(s): Not Visible</li> <li>Wall Material(s): Stucco, Wood Bev</li> <li>Window Type(s): Fixed, Sliding</li> <li>Window Material(s): Vinyl</li> </ul>	-	Architectural Features: Entry P Decorative Details: Alterations: Demolished/Effect Additional Remarks:	

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

\* P4. Resources Present: 🗹 Building 🗌 Structure 🗌 Object 🗌 Site 🗌 District 🔲 Element of District 🗌 Other (isolates, etc.)



\*P6. Date Constructed/Age & Sources: Prehistoric Protohistoric

✓ Historic Unknown

\*P5b. Description of Photo:

Primary façade, 8/28/2018.

1962. Sources: Monterey County Assessor's

\* P11. Citation: Page & Turnbull. "Pacific C Grove, October 18, 2019 [

\* Attachments: None Location Ma Archaeological Record Dist Artifact Record Photograph

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: P	roperty does not appear to meet any criteria histo	pric 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 an	nd/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 a	

Primary #

HRI # Trinomial

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 Eligiblity
A/1	А, В	Events, Patterns & Trends	Not found to be eligible under these criteria during the course of this survey.
B/2	С	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 Ag DEPARTMENT OF PARKS AND RECRE <b>PRIMARY RECORD</b>	ATION	Primary # HRI # Trinomial NRHP Status Co	de <u>6Z</u>
	Other Listings Review Code	Reviewer	Date
Page 1 of 2 *Resource Name or #: 209 N	Nonterey Ave (APN 00	06262009000)	
<ul> <li>P1. Other Identifier:</li> <li>* P2. Location: Not for Publication</li> <li>* b. USGS Quad(s): Monterey, Californi</li> <li>c. Address: 209 Monterey Ave, Pacific</li> </ul>	a (1997)	* <b>a. County:</b> Monterey	
d. UTM:		11000202000000	
e. Other Locational Data: Latitude, Lo	ongitude (Decimal De	grees) 36.6189039194622, -12	1.913144082923
*P3a. Description:			
<ul> <li>Architectural Style(s): Neo-Victorial</li> <li>Construction Type: Wood Frame</li> <li>Number of Stories: 1.5</li> <li>Basement: Yes</li> <li>Garage: Attached</li> <li>Roof Type(s): Gable</li> <li>Roof Material(s): Asphalt Shingle</li> <li>Wall Material(s): Board and Batten</li> <li>Window Type(s): Fixed, Hung</li> <li>Window Material(s): Wood</li> </ul>	-	Architectural Features: Dormers Decorative Details: Alterations: Demolished/Effectiv Additional Remarks:	-
* P3b. Resource Attributes: HP02 (Single * P4. Resources Present:  Building			
P5a. Photo			<b>ption of Photo:</b> ade, 8/1/2018.
		* <b>P6. Date Cor</b> ☐ Prehistor ✔ Historic	nstructed/Age & Sources:
		209 Monter	I M & Susan M
		170 Maiden	ed by: nonson, Page & Turnbull Lane, 5th Floor sco, CA 94108
		*P9. Date Re	corded: 8/1/2018
			inalized: 10/18/2019 / <b>Type:</b> Reconnaissance

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

Finalized: 10/18/2019

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

\*Date Recorded: 8/1/2018

Period of Significance: Not Applicable

Level of Significance: Not Applicable

Page 2 of 2 \*Resource Name or #: 209 Monterey Ave (APN 006262009000)

\*Recorded By: Hannah Simonson

Historic Name: Original Use: Residential Original Owner: Significance

Present Use: Residential Architect/Builder:

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

Period of Development: Not Applicable

Integrity: Demolished

Eligible for Pacific Grove HRI: No

Appears Individually Eligible for National Register and/or California Register:  $\ensuremath{\mathsf{No}}$ 

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 Eligiblity
A/1	А, В	Events, Patterns & Trends	Not found to be eligible under these criteria during the course of this survey.
B/2	С	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 13<sup>th</sup> 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 13<sup>th</sup> day of December, 2005 by the following vote for Historic Preservation Permit:

AYES:Billstrom, Hinshaw, Prew, Spradling and TarminaNOES:HoweABSTAIN:None

**PASSED AND** ADOPTED BY THE ARCHITECTURAL REVIEW BOARD OF THE CITY OF PACIFIC GROVE this 13<sup>th</sup> 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

	Page 56 of 9
State of California - The Resources Agency	Primary #
	HRI # Trinomial
PRIMARY RECORD	NRHP Status Code 6Z
Other Listing	
Review Code	
Page 1 of 2 *Resource Name or #: 541 Pine Ave (APN	06483012000)
<ul> <li>P1. Other Identifier:</li> <li>* P2. Location: □ Not for Publication ✓ Unrestric</li> <li>* b. USGS Quad(s): Monterey, California (1997)</li> <li>c. Address: 541 Pine Ave, Pacific Grove, CA 93950 (a. UTM:</li> <li>e. Other Locational Data: Latitude, Longitude (Decimal Context Context</li></ul>	PN 006483012000)
* P3a. Description:	
<ul> <li>Architectural Style(s): No Identifiable Style</li> <li>Construction Type: Wood Frame</li> <li>Number of Stories: 2</li> <li>Basement: Not Visible</li> <li>Garage: None</li> <li>Roof Type(s): Gable</li> <li>Roof Material(s): Asphalt Shingle</li> <li>Wall Material(s): Wood Drop</li> <li>Window Type(s): Hung</li> <li>Window Material(s): Vinyl</li> </ul>	<ul> <li>Architectural Features: Balcony, Dormers</li> <li>Decorative Details:</li> <li>Alterations: Demolished</li> <li>Additional Remarks: Historic property demolished and replaced with new construction.</li> </ul>
<ul> <li>* P3b. Resource Attributes: HP03 (Multiple family prope</li> <li>* P4. Resources Present:</li></ul>	ty) Dbject Site District Element of District Other (isolates, etc.) *P5b. Description of Photo: Primary façade, 8/29/2018.
	*P6. Date Constructed/Age & Sources:         □ Prehistoric         □ Prehistoric         □ Historic         □ Historic         □ Historic         □ 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
Cara Cara	*P9. Date Recorded: 8/29/2018
	Finalized: 10/18/2019
* D44 Citations Dame & Transbull UD 111 O	*P10. Survey Type: Reconnaissance
* P11. Citation: Page & Turnbull. "Pacific Grove Historic Grove, October 18, 2019 [Final Report].	Resource Inventory (HRI) Survey Report." Prepared for the City of Pacific

\* 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:

Primary # \_\_\_\_\_ HRI # \_\_\_\_\_ Trinomial

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

Period of Significance: Not Applicable

Level of Significance: Not Applicable

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

\*Recorded By: Katherine Wallace

Historic Name: William H. Murray House Original Use: Residential

Original Owner:

Significance

Present Use: Residential Architect/Builder:

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

Period of Development: Not Applicable

Integrity: Demolished

Eligible for Pacific Grove HRI: No

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

California Historic Resource Status Codes: 6Z

Evaluation Notes: Historic residence 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 Eligiblity
A/1	А, В	Events, Patterns & Trends	Not found to be eligible under these criteria during the course of this survey.
B/2	С	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 Ag DEPARTMENT OF PARKS AND RECRE PRIMARY RECORD	-		Primary # HRI # Trinomial NRHP Status Code 5S1	
	Other Listings _ Review Code	Revi	ewer	Date
Page 1 of 2 *Resource Name or #: 218 F	Park St (APN 00630	04002000)		
<ul> <li>P1. Other Identifier:</li> <li>* P2. Location: Dot for Publication</li> <li>* b. USGS Quad(s): Monterey, Californi</li> <li>c. Address: 218 Park St, Pacific Grove</li> <li>d. UTM:</li> <li>e. Other Locational Data: Latitude, Locational Data: Latitude, Locational Data</li> </ul>	ia (1997) e, CA 93950 (APN (	006304002000)		943326
* P3a. Description:				
<ul> <li>Architectural Style(s): Vernacular</li> <li>Construction Type: Wood Frame</li> <li>Number of Stories: 1</li> <li>Basement: No</li> <li>Garage: None</li> <li>Roof Type(s): Gable</li> <li>Roof Material(s): Asphalt Shingle</li> <li>Wall Material(s): Board and Batten</li> <li>Window Type(s): Casement</li> <li>Window Material(s): Wood</li> </ul>		<ul><li>Decorative D</li><li>Alterations: F</li></ul>	Features: Chimney etails: Replacement Window(s) emarks: Windows are compa	tible replacement.
<ul> <li>* P3b. Resource Attributes: HP02 (Single</li> <li>* P4. Resources Present:</li></ul>		ect 🗌 Site 🗌	* <b>P5b. Description of P</b> Primary façade, 8/27/2	<b>hoto:</b> 2018.
			Historic U	<b>'Age &amp; Sources:</b> rotohistoric nknown HRI Database (6/19/18).
			* <b>P7. Owner and Addre</b> Mannina Kenneth W E 1872 Homestead Rd Santa Clara, CA 9505	Et Al
			* <b>P8. Recorded by:</b> Hannah Simonson, Pa 170 Maiden Lane, 5th San Francisco, CA 94	Floor
			*P9. Date Recorded: 8	8/27/2018
			Finalized: 1	
* P11. Citation: Page & Turnbull. "Pacific Grove, October 18, 2019		ource Inventory	*P10. Survey Type: F (HRI) Survey Report." Prepared	

\* 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:

Primary # \_\_\_\_\_ HRI # \_\_\_\_\_ Trinomial

Period of Significance: 1897

Level of Significance: Local

Present Use: Residential

Architect/Builder:

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

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

\*Recorded By: Hannah Simonson

Historic Name: Original Use: Residential Original Owner:

Significance

Pacific Grove Historic Context Statement Theme: Residential Development

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

Integrity: Fair

Eligible for Pacific Grove HRI: Yes

Appears Individually Eligible for National Register and/or California Register:  $\ensuremath{\mathsf{No}}$ 

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 Eligiblity
A/1	Α, Β	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.

				Page 60 of
State of California - The Resources Ag DEPARTMENT OF PARKS AND RECRE PRIMARY RECORD	-		Primary # HRI # Trinomial	
	Other Listings		NRHP Status	Code <u>6</u> Z
	Other Listings Review Code	Revie	ewer	Date
Page 1 of 2 *Resource Name or #: 218 F	Park St (APN 006304	4002000)		
<ul> <li>P1. Other Identifier:</li> <li>* P2. Location: Dot for Publication</li> <li>* b. USGS Quad(s): Monterey, Californ</li> <li>c. Address: 218 Park St, Pacific Grove</li> <li>d. UTM:</li> <li>e. Other Locational Data: Latitude, Locational Data</li> </ul>	ia (1997) e, CA 93950 (APN 00	06304002000)		-121.920814943326
*P3a. Description:				
<ul> <li>Architectural Style(s): Vernacular</li> <li>Construction Type: Wood Frame</li> <li>Number of Stories: 1</li> <li>Basement: No</li> <li>Garage: None</li> <li>Roof Type(s): Gable</li> <li>Roof Material(s): Asphalt Shingle</li> <li>Wall Material(s): Board and Batten</li> <li>Window Type(s): Casement</li> <li>Window Material(s): Wood</li> </ul>		<ul> <li>Decorative D</li> <li>Alterations: F</li> </ul>	Replacement W	-
<ul> <li>* P3b. Resource Attributes: HP02 (Single</li> <li>* P4. Resources Present:</li></ul>		ct 🗌 Site 🗌	* <b>P5b. Des</b> Primary	ment of District Dother (isolates, etc.) Cription of Photo: façade, 8/27/2018. Constructed/Age & Sources:
			☐ Prehis ✔ Histor	storic 🗌 Protohistoric
			Mannina 1872 Ho Santa Cl * <b>P8. Reco</b> Hannah 417 Mon San Frai * <b>P9. Date</b>	er and Address: Kenneth W Et Al mestead Rd lara, CA 95050 rrded by: Simonson, Page & Turnbull tgomery Street, 8th Floor ncisco, CA 94104 Recorded: 8/27/2018 vey Type: Reconnaissance
* P11. Citation: Page & Turnbull. Pacific (	Grove Historic Reso	urce Inventory	 (HRI) Survey R	eport. Prepared for the City of Pacific

\* 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:

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

*Recorded By: Hannah Simonson		* <b>Date:</b> 8/27/2018
Historic Name:		
Original Use: Residential	Present Use: Residen	tial
Original Owner:	Architect/Builder:	
<u>Significance</u>		
Pacific Grove Historic Context Statement Th	eme:	
Period of Development:		
Integrity: No Integrity	Period	of Significance:
Eligible for Pacific Grove HRI: No		
Appears Individually Eligible for National Re	gister/California Register: No	Level of Significance:
California Historic Resource Status Codes:	6Z	

Primary #

HRI # \_\_\_\_ Trinomial

**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	Α, Β	Events, Patterns & Trends	Not found to be eligible under these criteria during the course of this survey.
B/2	С	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

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

DEC 1 ZUN

COMMUNITY DEV. DEPT.

Dear Ms. Hafner:

# Introduction:

This Focused Phase II Assessment has been prepared an 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,

East S. Searcy

								tem N	o. 10B
State of California – The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD		Prir HRI	nary # #				P	age 64	4 of 91
Frinkri Mevur		Tric	nomiai					·	]
		NRI	HP Status	Code	9	55	2		
Other	Listings								
Revie	w Code	Reviev	wer				Date _		
Page 1 of 3 Resourt P1. Other Identifier: P2. Location: Not for Publication and (P2b and P2c or P2d. Attach a b. USGS 7.5' Quad		estricte	da.Co	ounty	Monterey			a 5	B.M.
c. Address: 218 Park Street			Cit	v Pac	ific Grove	Z	ip <i>93950</i>		
d. UTM: (Give more than one for large and/li	inear resource	s)	-	2		mE/	•	mN	
e. Other Locational Data (Enter Parcel #, le	gal description	n, direction	s to resour	ce, elev	vation, etc.	., as appropria	te)		
Blk 48 Lots 2 & 4 Pacific Grove Tract						Parcel No	. 006-304	1-002	

#### P3. Description (Describeresource and its majorelements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, side-gabled vernacular style residential duplex, square in plan, resting on a concrete foundation (1969). The exterior wall cladding is a medium-width ship lap wood siding with corner boards. The medium-pitched side-gabled roof is flared toward the eaves. There is no roof overhang There is one interior brick chimney present. It is centered in the ridge line towards the east end of the building envelope. Fenestration is irregular, with a combination of small, single and paired four light wood windows, tall, paired single light wood windows, and single and banked tall, multi-paned wood windows. Raised entry doors are found on the north facing facade and rear (south) elevations, toward the east side of the duplex. The Short St. entry is accessed by a set of side-approach wooden stairs with a small landing. The stairs have a simple wood railing with with balusters. The entry on the rear (south) elevation is approached by a simple wood 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.)



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 Linear Feature Record Milling Station Record T Photograph Record

 Rock Art Record
 Artifact Record C Other: (List)

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 S Historic Both

c. 1897. moved c. 1910. remodeled to duplex c. 1926-Sanbornmaps

P7. Owner and Address Mr. Ken Mannina, et. al. 1523 Montalban Drive San Jose, GA 95120

P8. Recorded by: (Name, affiliation, and address) KentSeavev Preservation Consultant 310 Liahthouse Ave. Pacific Grove, CA 93950

P9. Date Recorded: 9/29/2010

P10. Survey Type: (Describe) Intensive-required CEQA review

		Item No. 10B
State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary #	Page 65 of 91
BUILDING, STRUCTURE, AND OBJECT R	ECORD HRI #	
Page 2 of 3	NRHP Status Code	5S2
Resource Name or #:	(Assigned by recorder) 218-218A Park	Street
B1. Historic Name:		
B2. Common Name:		
B3. Original Use: residence	B4. Present Use: residential duple	!x
B5. Architectural Style: Vernacular		
B6. Construction History: (Construction date, alterations, ar		
Constructed c. 1897 (Sanborn maps); It was moved to its pres storage facility (Sanborn maps); Does not appear as residence		
records). <b>B7. Moved?</b> □ No ⊠ Yes □ Unknown Date : c. 1910	Original Location: Short St. w	Congress Ave. address
B8. Related Features:	Original Education. On or or w	Congress Ave. address
B9a. Architect: Unknown	b. Builder: Unknown	
B10. Significance: Theme: Architectural Development	Area: Pacific Grove	
Period of Significance: c. 1926 Property Typ (Discuss importance in terms of historical or architectural context as define		licable Criteria: CR3 address integrity.)
218 Park Street is significant under California Register criterio	on 3, in the area of architecture as an ea	arly example of Vernacular
residential housing in Pacific Grove. Monterey County Assessor's and Pacific Grove property file	a ara muta an tha original a 1907 buil	ding history of the subject
property, but show it in service in 1910. However, Sanborn fire		
building, first as a single family residence with a 223 Congress	s Ave. address, then as a moved structu	ire employed as a storage
unit by 1914, and by 1926 returned to residential use as a o	luplex. It does not appear in local busine	ess directories until 1930,
when a Mr. George Kranzthor is in occupancy at 218, and 218		
By 1933 Ms. Lulu B. Peregrine, an employee of Holman's Dep		
no profession mentioned, at 218 1/2. Periods of full occupa property is listed on PG 2007 Hist Resource Survey as #1145.		
were listed as drivers in a 1907 business directory. The re-		
one-and-one-half-story, suggesting that the barn-like roof st		
upper floor or loft. The windows and doors along the west side		
The tall, single, paired and banked windows on the other three		
chimney may derive from New England hall and parlor plans or siding as well, suggesting the builder was a new arrival from the		
that might have been. The original quarter block lot was large fu		

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

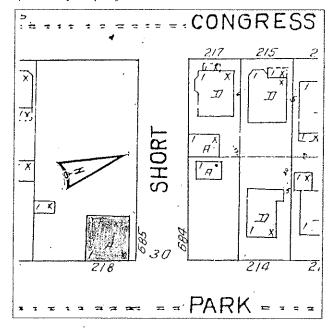
Polk business directories for Monterey Peninsula, 1926-27 through 1960

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

B13. Remarks: Zoning R-2

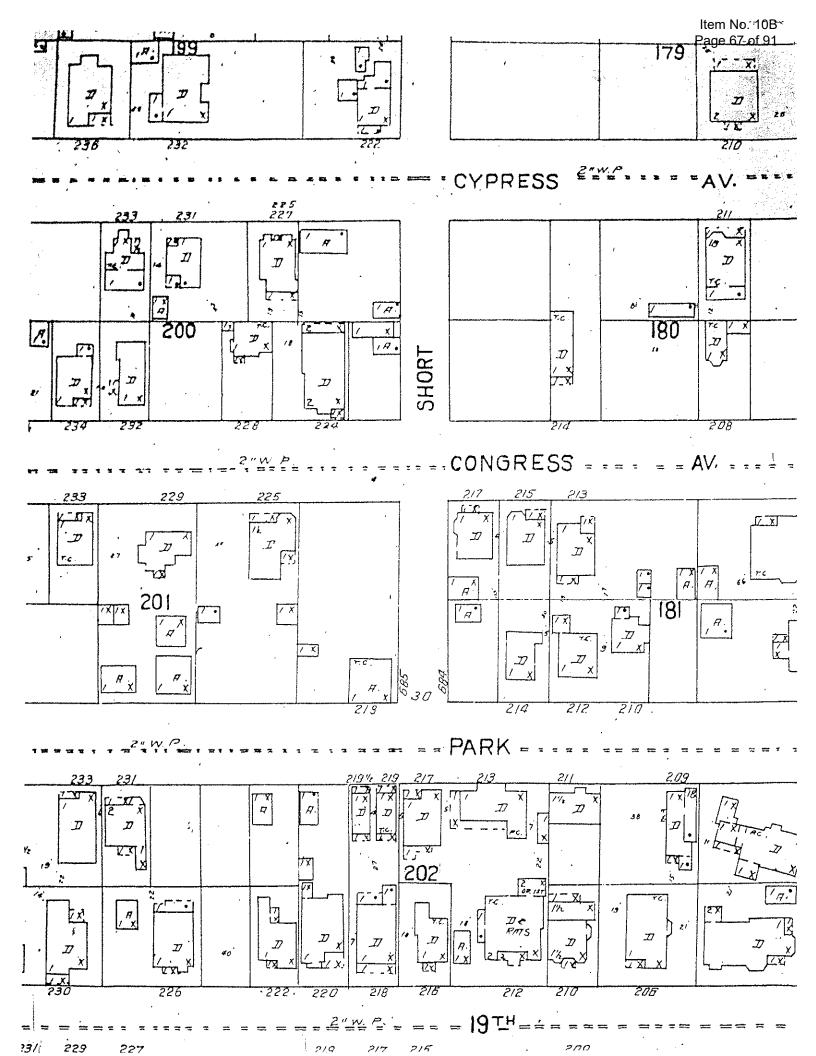
# **B14.** Evaluator: Kent Seavey **Date of Evaluation**: 9/29/2010

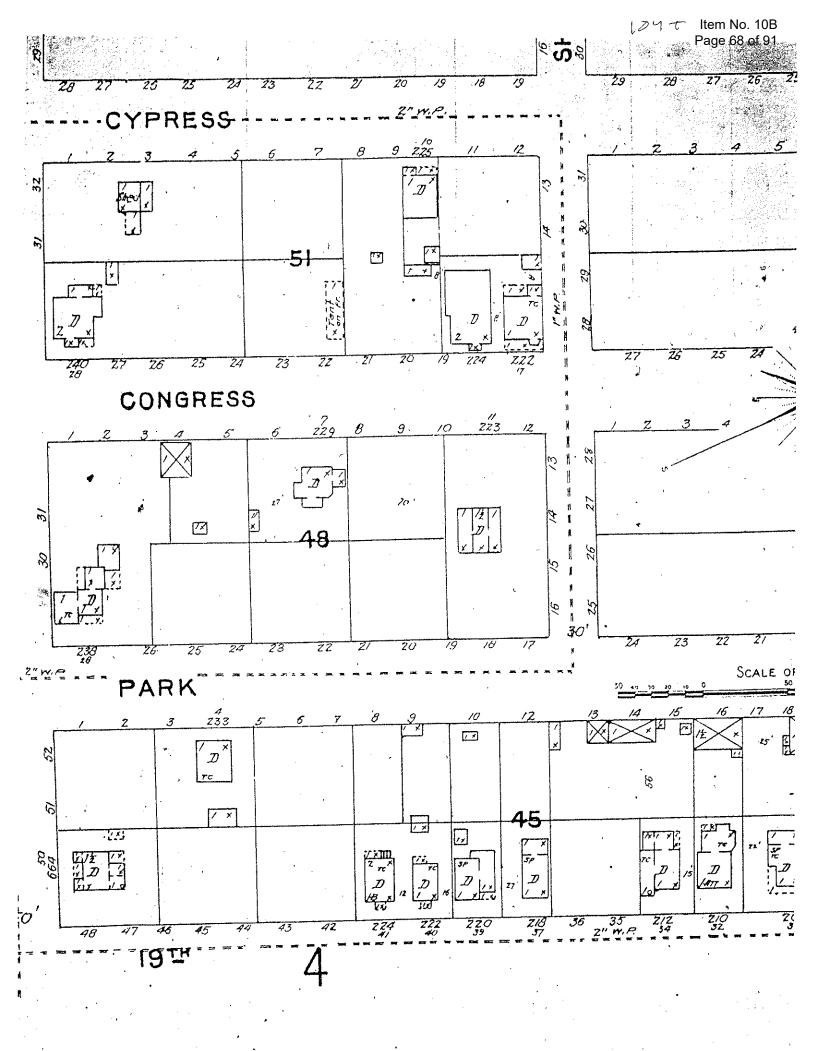
(This space reserved for official comments.)

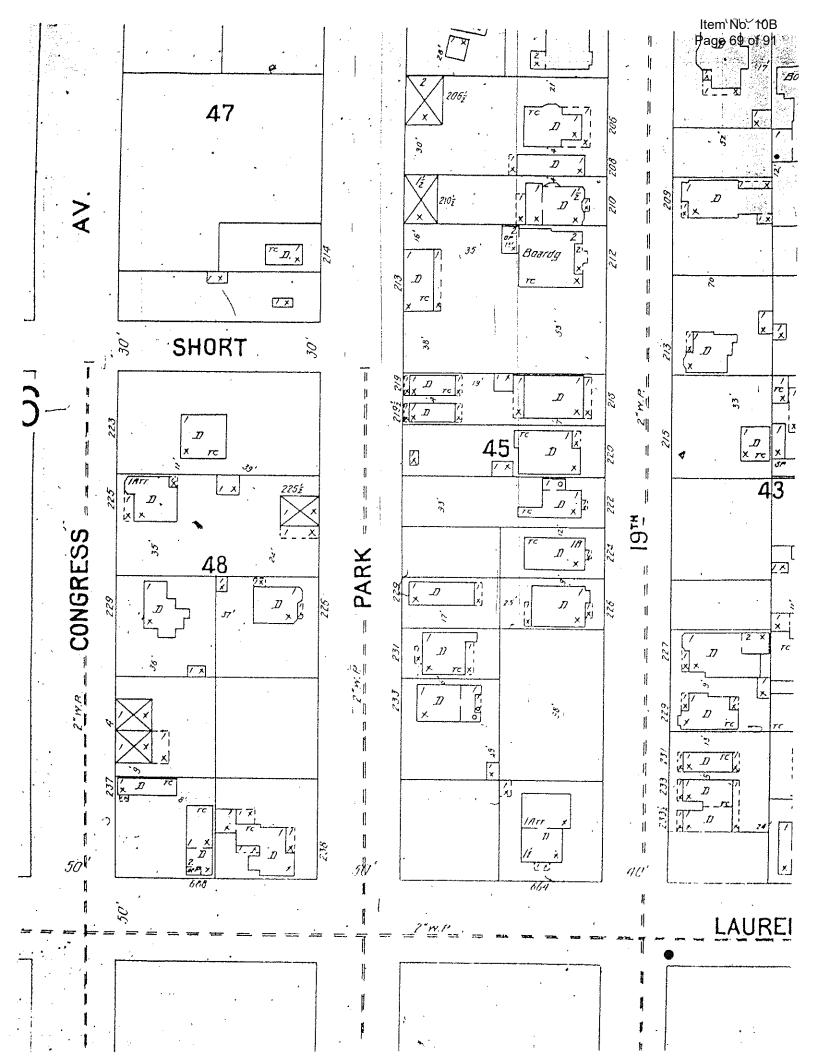


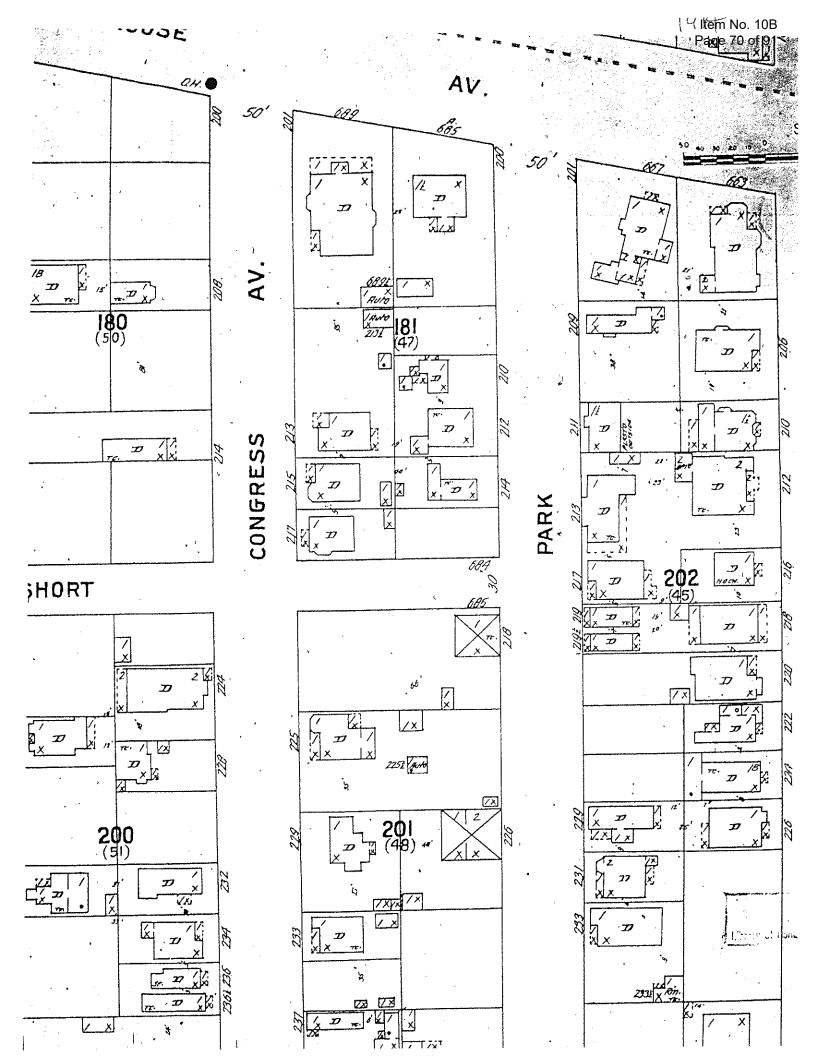
		Item No. 10B
State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # Page 66 of	Page 66 of 91
CONTINUATION SHEET	HRI # Trinomial	
Page 3 of 3 Resource Name or #: (Assig	ned by recorder) 218-218A Park Street	
Recorded by: Kent Seavey	Date 9/29/2010 Continuation Update	

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.









# 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 Email 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 of 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,

Kent S. Sacen

#### KENTL. SEAVEY

#### 310 LICHTHOUSE AVENUE PACIFIC GROVE, CALIFORNIA 93950 (831)375-8739

November 8, 2018

.31

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

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

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

Submitted by: Kent Seavey

State of California - The Resources A DEPARTMENT OF PARKS AND RECR			rimary # RI #	
PRIMARY RECORD			inomial	
		N	RHP Status Code 6Z	
	Other Listings _ Review Code	Review	er	Date
Page 1 of 2 *Resource Name or #: 155				
-		000000)		
<ul> <li>P1. Other Identifier:</li> <li>* P2. Location: Not for Publication</li> <li>* b. USGS Quad(s): Monterey, Californ</li> <li>c. Address: 155 14th St, Pacific Grov</li> <li>d. UTM:</li> <li>e. Other Locational Data: Latitude, L</li> </ul>	nia (1997) e, CA 93950 (APN (	006176006000)		8957901
*P3a. Description:				
<ul> <li>Architectural Style(s): Folk Victoria</li> <li>Construction Type: Wood Frame</li> <li>Number of Stories: 1</li> <li>Basement: No</li> <li>Garage: Attached</li> <li>Roof Type(s): Gable, Hipped</li> <li>Roof Material(s): Asphalt Shingle,</li> <li>Wall Material(s): Wood Bevel, Wood Shingle</li> <li>Window Type(s): Casement, Fixe</li> <li>Window Material(s): Aluminum, V</li> </ul>	Rolled Asphalt ood Drop, Wood d	- Decorative Deta	atures: Chimney, Overh ills: Brackets, Cornice, I ompatible Addition, Alter arks:	Elaborated Gable End
<ul> <li>* P3b. Resource Attributes: HP02 (Sing</li> <li>* P4. Resources Present:</li></ul>		ect 🗌 Site 🗌 Dis	* <b>P5b. Description of</b> Primary façade, 8/3	<b>f Photo:</b> 3/2018.
			✓ Historic	Protohistoric Unknown
		1 1 1		'G HRI Database (6/19/18).
			* <b>P7. Owner and Add</b> Locascio James Ja 607 Tami Wy Mountain View, CA	son & Nina Hoa
			* <b>P8. Recorded by:</b> Katherine Wallace, 170 Maiden Lane, 5 San Francisco, CA	5th Floor
			*P9. Date Recorded	: 8/3/2018
			Finalized	l: 10/18/2019
* <b>D14</b> Ottotions Date 0 T - 1 11 11D - 11			*P10. Survey Type:	
* P11. Citation: Page & Turnbull. "Pacific Grove, October 18, 2019		Source Inventory (F	ואו) Survey Report." Pre	epared for the City of Pacific
* Attachments: None Location M				Structure, and Object Record Record 🗌 Rock Art Record

Artifact Record Photograph Record Other:

\*Required Information

Period of Development: Early Development of Pacific Grove (1873-1902)				
0,	0	,	Period of Significance: Not Applicable	
Eligible for Pa	cific Grove H	RI: No	Level of Significance: Not Applicable	
<b>Appears Indiv</b>	idually Eligib	le for National	Register and/or California Register: No	
California His	toric Resourc	e Status Codes	s: 6Z	
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 Eligiblity	
A/1	А, В	Events, Patterns & Trends	Not found to be eligible under these criteria during the course of this survey.	

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

CONTINUATION SHEET

HRI # Trinomial 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

Primary #

Not found to be eligible under these criteria during the course of this survey.

Not found to be eligible under these criteria during the course of this survey due to

Properties were not evaluated for significance under these criteria as part of this

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

survey.

loss of historic integrity.

D/4

B/2

C/3

С

D. E. F.

G, H, I

Persons

Architecture

& Design

Information

Potential

R 36/5, ½, 11 6-176-6 State of California – The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Ser         Site         Mo.         Item, No.         10B           UTM         Q          NR          SHL
HISTORIC RESOURCES INVENTORY	g         Lat         Lon         Era         Sig           Xi         Adm         T2         T3         Cat         HAER         Fed
IDENTIFICATION	UTN 10/59709/405313
1. Common name:	
2. Historic name, if known: Spragu	e, (Mrs. Nellie M.) House
3. Street or rural address 155 1	4th St.
City: Pacific Grove, CA	ZIP: 93950 County: Monterey
4. Present owner, if known: <u>Narola &amp; Lar</u>	oie Green Address: P.O. Box 427
City: Pacific Grove, CA	ZIP: 93950 Ownership is: Public Private
5. Present Use: <u>Private Residence</u>	Original Use: <u>Private Residence</u>
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 i triangle and sunburst in gable, plain frieze, fishscale shingles below gable, roof beams extend beyond projecting roof edge and carved brackets on original front.

<ol><li>Locational sketch map (draw and label site and</li></ol>	<ol><li>Approximate property size:</li></ol>
surrounding streets, roads, and prominent landma	
	TH Depth';
	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 🗌
фа	g. Other
	12. Threats to site:
	a. None known 🔊 b. Private development
	c. Zoningd. Public Works project
	e. Vandalismf. Other
°R 523 (Rev. 7/75)	13. Date(s) of enclosed photograph(s):

Item No. 10B Page 78 of 91

ŵ.

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 🙀
15. Is the structure: a. On its original site? 🔀 b. Moved? 🗌 c. Unknown?
16. Year of initial construction <b>1895</b> This date is: a. Factual 🔀 b. Estimated 🗌
17. Architect (if known):
18. Builder (if know.i):
19. Related features: a. Barn 🗌 b. Carriage house 📄 c. Outhouse 🗌 d. Shed(s) 🗌 e. Formal garden(s) 🗌
f. Windmillg. Watertower/tankhouseh. Otheri. Nonei. Nonei.
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

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

# Monterey County Assessor's Records

g. Religion h. Social/Education

23.	Date form prepared:	
	Address:	City ZIP:
	Phone:	Organization:
-		

(State Use Only)



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.<sup>1</sup>

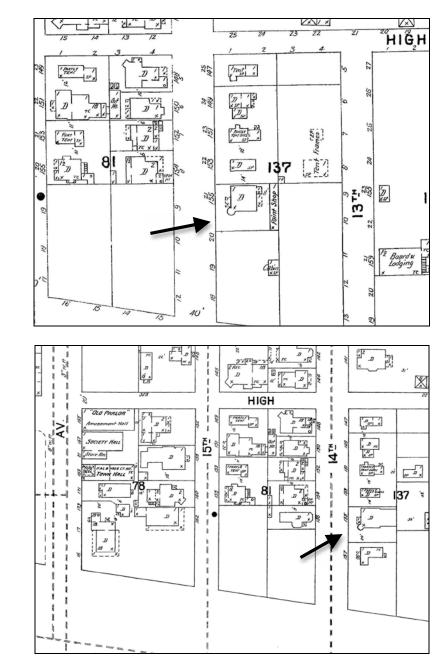
The ten *Standards* for rehabilitation are:

- 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.

<sup>&</sup>lt;sup>1</sup> 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



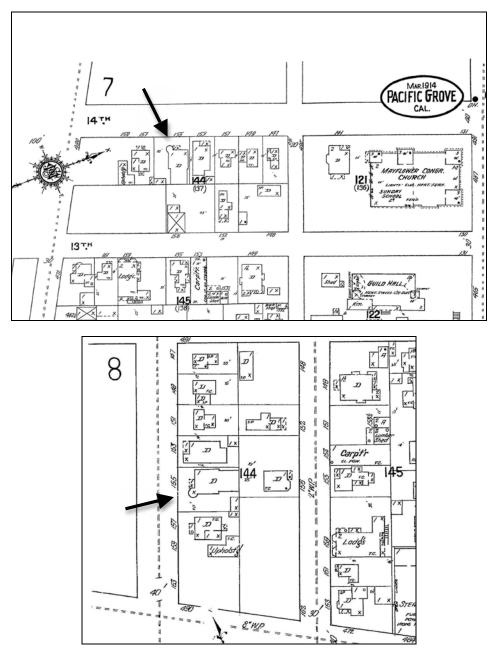
The 1897 and 1905 Sanborn maps appear below (Figures 1 and 2).

**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 14<sup>th</sup> 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 Bergstein

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 <sup>th</sup> St.	006-151-011	Pentz, G. & C	Resource demolished 1990	1990 (new constr.)
2	405 19 <sup>th</sup> 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 <sup>th</sup> 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 22<sup>nd</sup> day of January, 2020, by the following vote:

AYES: NOES:

ABSTENTIONS:

ABSENT:

APPROVED:

Claudia Sawyer, Chair

ATTEST:

Alyson Hunter, Senior Planner