

MEMORANDUM

DATE	January 17, 2020	PROJECT NO.	18052
TO	Alyson Hunter, Senior Planner	PROJECT	Pacific Grove Historic Resources Inventory Update Survey
OF	City of Pacific Grove Community Development Department 300 Forest Ave, 2 nd Floor Pacific Grove, CA 93950	FROM	Hannah Simonson, Architectural Historian/ Cultural Resources Planner Page & Turnbull
CC	Ruth Todd, Principal, Page & Turnbull Christina Dikas, Associate Principal, Page & Turnbull	VIA	Email

REGARDING: **218 Park Street**

Brief Description

218 Park Street is a Vernacular wood frame building with a “barn-like” flared gable roof, board and batten siding, and an interior brick chimney located at the southwest corner of Park and Short streets. The Pacific Grove HRI Database (accessed June 19, 2018 from the City of Pacific Grove) indicates that the building was originally constructed in 1897; this date is likely based on the fact that the 1897 Sanborn map is the first time the building appears in records. Monterey County Assessor records indicate 1910 as the year built, which may correspond with the year that the building was relocated to the present site. Although currently used a duplex, based on the 1897 Sanborn fire insurance map, the building was originally constructed as a single family residence, then used as a storage shed, then as an automobile garage, before being converted back to a residence (**Figure 1-Figure 5**). The building was also moved from its original location mid-block between Park Street and Congress Avenue (set back from Short Street) to its current location at the corner of Park and Short Streets sometime between 1905 and 1924.

Known Alterations

In addition to the building being moved and converted to several different uses, a DPR 523A form prepared by Kent Seavey in 2010 indicates that a new concrete foundation was built in 1969. At an unknown date, the building was re-clad with horizontal shiplap wood siding. During a 2011 remodel, the shiplap siding was removed, revealing that the building had originally been clad in wood board and batten siding—typical of early Pacific Grove residential construction. During the remodel, all of the siding was replaced with new board and batten siding (building permit application number AP 11-1201 indicates that the Building Department determined that the original board and batten siding was “beyond repair”). All original wood casement windows were replaced with new divided-lite casement windows. While the number and operation of the new windows corresponds with the

original windows, some of the new windows have different patterns of lites and/or are different sizes than the original windows. The remodel also included infilling two doorways on the west façade, installation of new doors at the north and south facades, and construction of new exterior stairs.

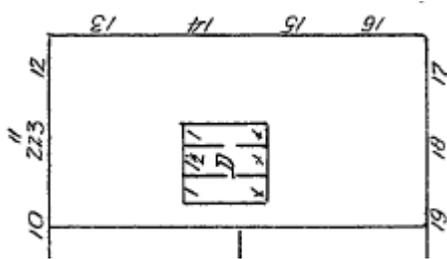


Figure 1: 1897 Sanborn fire insurance map of building at original location between Park and Congress. Building is indicated as a single-family residence with a central half-story or attic.

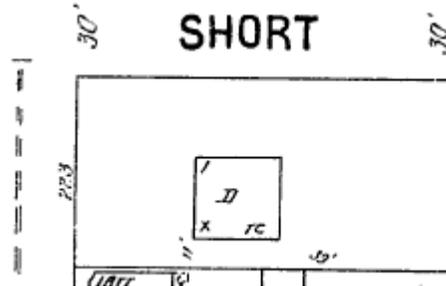


Figure 2: 1905 Sanborn fire insurance map of building at original location. Building is indicated as a single-family residence.

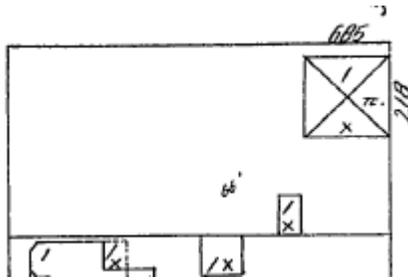


Figure 3: 1914 Sanborn fire insurance map of building at current location. Building is indicated as a shed.

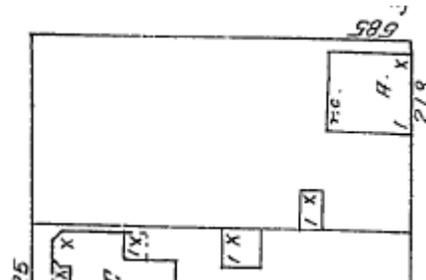


Figure 4: 1926 Sanborn fire insurance map of building at current location. Building is indicated as an automobile garage.

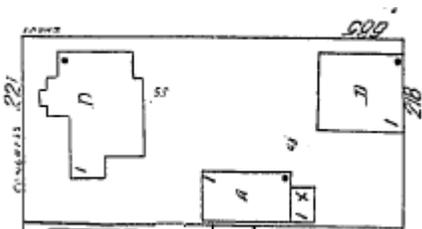


Figure 5: 1962 Sanborn fire insurance map of building at current location. Building is indicated as a single-family residence.



Figure 6: East (Park Street) façade of 218 Park Street, June 2011. Source: Google Street View.



Figure 7: North (Short Street) façade of 218 Park Street, June 2011. Source: Google Street View.



Figure 8: West façade of 218 Park Street, June 2011. Source: Google Street View.



Figure 9: South and east facades of 218 Park Street, October 2018. Source: Google Street View.



Figure 10: North and west facades of 218 Park Street, October 2018. Source: Google Street view.

Historic Evaluation

Page & Turnbull prepared DPR forms for 218 Park Street as part of the 2018-2019 Pacific Grove Historic Resources Inventory Update Survey. The DPR forms for 218 Park Street submitted as part of the Public Review Draft assigned the property a status code of “6Z” and recommended the property for removal from the HRI. Three comments during the public comment period specifically addressed 218 Park Street and objected to the recommendation to remove the building from the HRI.

While individual building research was not part of the scope of the Pacific Grove HRI Update Survey, Page & Turnbull has since reviewed all available Sanborn maps, Google Street View imagery, the previous DPR form prepared by Kent Seavey (2010), a building permit application for the 2011 renovation (application number AP 11-1201), and a Focused Phase II Assessment by Kent Seavey of a proposed two-story addition in 2012 that was never constructed. Based on the available evidence, Page & Turnbull finds that this building may have historic significance as a unique Vernacular residence in Pacific Grove, however, the building lacks sufficient historic integrity to

remain eligible for listing on the HRI due to the alterations previously described. Although the new board and batten siding and windows are generally compatible in style, due to the complete removal of all exterior historic fabric the building cannot be said to retain integrity of materials or craftsmanship (“the physical evidence of the crafts of a particular culture or people during any given period in history”).¹ As such, the building’s historic integrity is compromised with regard to materials, craftsmanship, design, feeling, and association; overall, the building lacks historic integrity.

Therefore, Page & Turnbull recommends that 218 Park Street be removed from the Pacific Grove Historic Resources Inventory. 218 Park Street may be a candidate for the Pacific Grove Neighborhood Character List, as the massing and unique roofline contribute to the general character and aesthetics of the neighborhood, which contains many of Pacific Grove’s older homes.²

¹ Page & Turnbull, *2018-2019 Pacific Grove Historic resources Inventory Update Survey Report*, prepared for City of Pacific Grove (October 18, 2019), 14

² *2018-2019 Pacific Grove Historic resources Inventory Update Survey Report*, 34.