



## NOTICE OF MEETING

# CITY OF PACIFIC GROVE HISTORIC RESOURCES COMMITTEE REGULAR MEETING AGENDA

3:00 p.m., Wednesday, February 26, 2020

Council Chambers – City Hall – 300 Forest Avenue, Pacific Grove, CA

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

**1. Call to Order - 3:00 p.m.**

**2. Roll Call**

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

**3. Approval of Agenda**

**4. Committee Member and Staff Announcements (City-Related Items Only)**

**5. General Public Comment**

*General Public Comment must deal with matters subject to the jurisdiction of the City and the HRC that are not on the Regular Agenda. This is the appropriate place to comment as to items on the Consent Agenda, only if you do not wish to have the item pulled for individual consideration by the HRC. Comments from the public will be limited to three minutes and will not receive HRC action. Comments regarding items on the Regular Agenda shall be heard prior to the HRC's consideration of such items at the time such items are called. Whenever possible, written correspondence should be submitted to the HRC in advance of the meeting, to provide adequate time for its consideration.*

**6. Reports of Council Liaison**

**7. Items to be Continued or Withdrawn - None**

**8. Consent Agenda**

*The Consent Agenda deals with routine and non-controversial matters, and may include action on public hearings for which testimony is not anticipated. The vote on the Consent Agenda shall apply to each item that has not been removed. Any member of the Committee, staff, or the public may remove an item from the Consent Agenda for individual consideration. When items are pulled for discussion, they will be automatically placed at the end of their respective section within the Regular Agenda. One motion shall be made to adopt all non-removed items on the Consent Agenda.*

**a. Approval of January 22, 2019, HRC Minutes**

Recommended Action: Approve minutes

CEQA Status: Does not constitute a "Project" as defined by CEQA Guidelines §15378

Staff Reference: Alex Othon, Assistant Planner

**b. Initial Historic Screening Request No. IHS 20-0083, 1223 Surf Ave.**

Description: Initial Historic Screening

Applicant/Owner: Jim Musbach

CEQA status: Not a project under CEQA per §15378

Staff reference: Alyson Hunter, Senior Planner

Recommended action: Determine ineligible for the Historic Resources Inventory

9. Continued Items - None

10. Regular Agenda

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

a. Election of Officers

Recommendation: Hold an election for Chair, Vice Chair, and Secretary

Reference: Alyson Hunter, Senior Planner

CEQA Status: Does not constitute a “Project” as defined by CEQA Guidelines Section 15378

b. Architectural Permit 19-0683, 228 1<sup>st</sup> Street, APN 006-242-007

Description: An Architectural Permit (AP) for a 64 sq. ft. second-story, rear addition.

Applicant/Owner: Suzanne Weichert

CEQA status: Not a project per CEQA Guidelines, Sections 15301(e)(1) and 15331

Staff reference: Alex Othon, Assistant Planner

Recommended action: Approve the permit subject to findings, conditions, and Class 3 and 31 CEQA Exemptions.

c. Removal of Twenty (20) Heavily Modified Properties from the Historic Resources Inventory (HRI)

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

Recommendation: Consider the evidence provided, remove the subject properties from the HRI per PGMC § 23.76.030 and adopt Resolution 20-02 memorializing this action.

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

Staff Reference: Alyson Hunter, Senior Planner | [ahunter@cityofpacificgrove.org](mailto:ahunter@cityofpacificgrove.org) | 831-648-3127

	Property Address	Assessor Parcel No.	Property Owner	Reason for Removal from the HRI	Approx. Year Built
1.	200 1 <sup>st</sup> St.	006-223-002	Garland, V & G	No historic significance	c. 1925
2.	222 1 <sup>st</sup> St.	066-242-010	Leo, L	Extensive alterations; effect. demolished	1903
3.	523 2 <sup>nd</sup> St.	006-515-009	Hyde, R & McLean, L	Extensive alterations; lost integrity	1930
4.	132 4 <sup>th</sup> St.	006-229-003	O’Neil, R & M	Cumulative alterations; lost integrity	1892
5.	315 5 <sup>th</sup> St.	006-257-006	Dietz, M & S	Heavily Modified; lost integrity	1910
6.	414 9 <sup>th</sup> St.	006-501-005	Bitter, R & Devine, K	Extensive alterations; lost integrity	1922
7.	160 11 <sup>th</sup> St.	006-197-008	Laiolo, C	Cumulative alterations; lost integrity	1910
8.	308 14 <sup>th</sup> St.	006-285-004	Anderson, T & R	Cumulative alterations; lost integrity	1906
9.	315 14 <sup>th</sup> St.	006-279-008	Williams, M	Addition results in loss of integrity	1940
10.	219 Bentley St.	006-342-008	Dunn, M	Cumulative alterations; lost integrity	1926
11.	220 Bentley St.	006-341-008	Aeschliman, G & R	Addition results in loss of integrity	1925
12.	212 Carmel Av.	006-274-004	Dwyer, W	Addition results in lost integrity	1912
13.	522 Central Av.	006-181-009	Center for Spiritual Awakening	Additions over time result in lost integrity	1939
14.	409 Chestnut St.	006-443-010	White, R & S	Alterations; lost integrity	1907
15.	864 Laurel Ave.	006-333-006	Davis, M & J	Alteration to original form; lost integrity	1900
16.	562 Park Pl.	006-157-013	Kohlmanslehner, S	Significant alterations; lost integrity	1906
17.	315 Pine Ave.	006-504-001	Davalos, E & Krienke, D	Cumulative alterations; lost integrity	1922
18.	1125 Pico Ave.	006-422-002	O’Rourke, H	Highly visible additions; lost integrity	1922
19.	703 Spruce Ave.	006-466-002	Balison, B & R	Large addition results in lost integrity	1910
20.	731 Spruce Ave.	006-467-001	Mrizek, A & Grenfell, S	Cumulative alterations; lost integrity	1918-1928



**11. Presentations and Trainings**

**a. Coastal Development Permit (CDP) Tutorial**

Recommendation: Receive training on CDP procedure, process.

Reference: Alyson Hunter, Senior Planner

CEQA Status: Does not constitute a “Project” per § 15378 of the CEQA Guidelines.

**12. Adjournment. Next meeting is date is March 25, 2020 at 3:00 p.m.**

NOTICE OF ADA COMPLIANCE: Pursuant to Title II of the Americans with Disabilities Act (Codified At 42 United States Code Section 12101 and 28 Code of Federal Regulations Part 35), and Section 504 of the Rehabilitation Act of 1973, the City of Pacific Grove does not discriminate on the basis of race, color, religion, national origin, ancestry, sex, disability, age or sexual orientation in the provision of any services, programs, or activities. The City of Pacific Grove does not discriminate against persons with disabilities. City Hall is an accessible facility. A limited number of assisted listening devices will be available at this meeting. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting or provide the requested agenda format.

**Item No. 8A**  
**1-22-20 HRC Minutes**



# DRAFT MINUTES

## CITY OF PACIFIC GROVE

### HISTORIC RESOURCES COMMITTEE

3:00 p.m., Wednesday, January 22, 2020

Council Chambers – City Hall – 300 Forest Avenue, Pacific Grove, CA

**1. Call to Order - 3:00 p.m.**

**2. Roll Call**

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

**3. Approval of Agenda**

On a motion by Vice-Chair Sheridan, seconded by Member Welch, the Committee voted 7-0 to move Item 8b to the Regular Agenda (became Item 10a). separate 218 Park from Item 10b, to become Item 10d, separate the provided Resolution 20-01 for 10b and make it its own item, 10e, and approve the agenda as amended.

Motion passed.

**4. Committee Member and Staff Announcements (City-Related Items Only) - None.**

**5. General Public Comment**

Lisa Ciani spoke on the Holman Building.  
Bill Peake, Mayor, thanks Committee members for renewing their seats.

**6. Reports of Council Liaison**

Councilmember Tomlinson provided an update on the January 15<sup>th</sup> City Council meeting.

**7. Items to be Continued or Withdrawn - None**

**8. Consent Agenda**

**a. Approval of December 18, 2019, HRC Minutes**

Recommended Action: Approve minutes

CEQA Status: Does not constitute a "Project" as defined by CEQA Guidelines §15378

Staff Reference: Haroon Noori, Management Analyst

**b. Initial Historic Screening Request No. IHS 20-0012, 641 Eardley Ave.**

Description: Initial Historic Screening

Applicant/Owner: Nathalia Holt

CEQA status: Not a project under CEQA per §15378

Staff reference: Alyson Hunter, Senior Planner

Recommended action: Determine ineligible for the Historic Resources Inventory

**On a motion my Vice- Chair Sheridan, seconded by Member Travaille, the Committee voted 7-0 to approve the Consent Agenda as amended, with Item 8a moved to the Regular Agenda and becoming Item 10a.**

## 9. Continued Items

None

## 10. Regular Agenda

### a. Initial Historic Screening Request No. IHS 20-0012, 641 Eardley Ave.

Description: Initial Historic Screening

Applicant/Owner: Nathalia Holt

CEQA status: Not a project under CEQA per §15378

Staff reference: Alyson Hunter, Senior Planner

The Committee discussed the Item.

The Chair opened the floor to public comment.

The Chair closed the floor to public comment.

The Committee discussed the item.

**On a motion by Vice-Chair Sheridan, seconded by Member Rock, the Committee voted 7-0 to establish that a determination of eligibility for the Historic Resources Inventory could not be made. Motion passed.**

### b. Adopt HRC Resolution 19-02

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

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

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

Staff Reference: Alyson Hunter, Senior Planner | [ahunter@cityofpacificgrove.org](mailto:ahunter@cityofpacificgrove.org) | 831-648-3127

Alyson Hunter, Senior Planner, provided a staff report.

The Chair opened the floor to public comment.

There was no public comment.

The Chair closed the floor to public comment.

The Committee discussed the item.

**On a motion by Member Rock, seconded by Member Welch, the Committee voted 7-0 to adopt the resolution. Motion passed.**

### c. Removal of Thirteen (13) Demolished and One (1) Heavily Modified Properties from the Historic Resources Inventory (HRI)

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

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

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

**Staff Reference:** Alyson Hunter, Senior Planner | [ahunter@cityofpacificgrove.org](mailto:ahunter@cityofpacificgrove.org) | 831-648-3127

	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
15.	155 14 <sup>th</sup> St.	006-176-006	Locasio, J & N.H.	Heavily modified	Significant alterations authorized by HRC 2018

Alyson Hunter, Senior Planner, provided a staff report.

The Chair opened the floor to public comment.

The following members of the public spoke on the item;

Ted Herrera  
James Locassio

The Chair closed the floor to public comment.

**On a motion by Member Rock, seconded by Member Steres, the Committee voted 7-0 to approve the item as amended. Motion passed.**

#### **d. Removal of One (1) Heavily Modified Property from the Historic Resources Inventory (HRI)**

	Property Address	Assessor Parcel No.	Property Owner	Reason for Removal from the HRI	Year Built
1.	218 Park St	006-304-002	Gionfriddo, R. & D.	Reconstructed in 2012, significant addition authorized by HRC in 2018.	2018

Alyson Hunter, Senior Planner, provided a staff report.



The Chair opened the floor to public comment.

The following members of the public commented on the item:

Lisa Ciani

Cyndi Adams

The Chair closed the floor to public comment.

The Committee discussed the item.

**On a motion by Vice-Chair Sheridan, seconded by Member Kliess, the Committee voted 6-1 (Steres dissenting) to remove the property from the HRI and recommend its placement on the Neighborhood Character list. Motion passed.**

**e. Adopt HRC Resolution 20-01**

Project Description: HRC Resolution 20-01 has been created as a follow-up to the action that the HRC took on January 22, 2020, pertaining to the removal of ten (15) properties from the Historic Resources Inventory. This resolution is the record which will be kept in each property's file that indicates the process by which the properties were removed.

Recommendation: Staff recommends that the HRC adopt Resolution 20-01 to memorialize its action on January 2, 2020.

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

Staff Reference: Alyson Hunter, Senior Planner | [ahunter@cityofpacificgrove.org](mailto:ahunter@cityofpacificgrove.org) | 831-648-3127

Alyson Hunter, Senior Planner, provided a staff report.

The Chair opened the floor to public comment.

There was no public comment.

The Chair closed the floor to public comment.

**On a motion by Member Rock, seconded by Vice-Chair Sheridan, the Committee voted 7-0 to adopt HRC Resolution 20-01 as amended, with 218 Park recommended for the Neighborhood Character list. Motion passed.**

**11. Presentations and Trainings**

None

**12. Adjournment – 4:13pm.**

**Next meeting is date is February 26, 2020 at 3:00 p.m.**

**Item No. 8B**  
IHS No. 20-0083 for  
1223 Surf Ave



## CITY OF PACIFIC GROVE

### Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

T :: 831.648.3190 • F :: 831.648.3184 • www.ci.pg.ca.us/cdd

### Initial Historic Screening Determination

Address: 1223 Surf Ave. APN: 006-013-005  
Owner: Jim Musbach Applicant: Mark Thompson

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#### HISTORIC RESOURCES COMMITTEE (HRC) RECOMMENDATION:

At the February 26, 2020, HRC meeting, the Committee prepared the following Preliminary Determination of Ineligibility and forwarded the recommendation to the Community Development Director:

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

HRC Comments:

\_\_\_\_\_  
Claudia Sawyer, HRC Chair

\_\_\_\_\_  
Date

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

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

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

\_\_\_\_\_  
Anastazia Aziz, AICP, Director

\_\_\_\_\_  
Date



# CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

Tel: 831.648.3190 • Fax: 831.648.3184 • www.cityofpacificgrove.org/cedd

## Permit Application

Application # IHS 20-0083  
Date: 2-11-2020  
Total Fees: \$452.00

<b>APPLICANT/OWNER:</b>	Project Address: <u>1223 SURF AVENUE</u> APN: <u>006-013-005-000</u>					
	Project Description: <u>ADDITION/REMODEL TO EXISTING RESIDENCE</u>					
<b>PLANNING STAFF USE ONLY:</b>	Will the project create, add, or replace impervious surface? <input type="checkbox"/> Yes <input type="checkbox"/> No Will the project impact any tree(s) on site? <input type="checkbox"/> Yes <input type="checkbox"/> No					
	<div style="display: inline-block; width: 45%; text-align: left;"> <b>Applicant</b>            Name: <u>MARK THOMPSON DESIGN</u>            Phone: <u>831-897-7981</u>            Email: <u>ON FILE</u>            Mailing Address: <u>PO BOX 2171</u>  <u>MONTEREY, CA. 93942</u> </div> <div style="display: inline-block; width: 45%; text-align: left;"> <b>Owner</b>            Name: <u>JIM MUEBACH</u>            Phone: <u>831-281-6917</u>            Email: <u>ifly1m@earthlink.net</u>            Mailing Address: <u>1223 SURF AVE</u>  <u>PACIFIC GROVE, CA. 93950</u> </div>					
	<b>Permit Request:</b> <input type="checkbox"/> CRD: Counter Determination <input type="checkbox"/> SP: Sign Permit <input checked="" type="checkbox"/> IHS: Initial Historic Screening <input type="checkbox"/> VAR: Variance <input type="checkbox"/> AP: Architectural Permit <input type="checkbox"/> UP: Use Permit <input type="checkbox"/> HPP: Historic Preservation <input type="checkbox"/> MMP: Mitigation Monitoring <input type="checkbox"/> AAP: Administrative AP <input type="checkbox"/> AUP: Administrative UP <input type="checkbox"/> A: Appeal <input type="checkbox"/> Stormwater Permit <input type="checkbox"/> ADC: Arch Design Change <input type="checkbox"/> ADU: Acc. Dwelling Unit <input type="checkbox"/> TPD: Tree Permit W/ Dev't <input type="checkbox"/> Other: _____ <input type="checkbox"/> ASP: Admin Sign Permit <input type="checkbox"/> LLA: Lot Line Adjustment <input type="checkbox"/> EIR: Environmental Impact <input type="checkbox"/> Other: _____					
	<table border="0" style="width:100%;"> <tr> <td style="width: 25%; vertical-align: top;"> <b>CEQA Determination:</b>  <input type="checkbox"/> Exempt  <input type="checkbox"/> Initial Study &amp; Mitigated Negative Declaration  <input type="checkbox"/> Environmental Impact Report         </td> <td style="width: 25%; vertical-align: top;"> <b>Review Authority:</b>  <input type="checkbox"/> Staff    <input type="checkbox"/> HRC  <input type="checkbox"/> ZA    <input type="checkbox"/> PC  <input type="checkbox"/> SPRC    <input type="checkbox"/> CC  <input type="checkbox"/> ARB    <input type="checkbox"/> _____         </td> <td style="width: 25%; vertical-align: top;"> <b>Active Permits:</b>  <input type="checkbox"/> Active Planning Permit  <input type="checkbox"/> Active Building Permit  <input type="checkbox"/> Active Code Violation            Permit #: _____         </td> <td style="width: 25%; vertical-align: top;"> <b>Overlay Zones:</b>  <input type="checkbox"/> Butterfly Zone  <input type="checkbox"/> Coastal Zone  <input type="checkbox"/> Area of Special Biological Significance (ASBS)  <input type="checkbox"/> Environmentally Sensitive Habitat Area (ESHA)         </td> </tr> </table>		<b>CEQA Determination:</b> <input type="checkbox"/> Exempt <input type="checkbox"/> Initial Study & Mitigated Negative Declaration <input type="checkbox"/> Environmental Impact Report	<b>Review Authority:</b> <input type="checkbox"/> Staff <input type="checkbox"/> HRC <input type="checkbox"/> ZA <input type="checkbox"/> PC <input type="checkbox"/> SPRC <input type="checkbox"/> CC <input type="checkbox"/> ARB <input type="checkbox"/> _____	<b>Active Permits:</b> <input type="checkbox"/> Active Planning Permit <input type="checkbox"/> Active Building Permit <input type="checkbox"/> Active Code Violation Permit #: _____	<b>Overlay Zones:</b> <input type="checkbox"/> Butterfly Zone <input type="checkbox"/> Coastal Zone <input type="checkbox"/> Area of Special Biological Significance (ASBS) <input type="checkbox"/> Environmentally Sensitive Habitat Area (ESHA)
	<b>CEQA Determination:</b> <input type="checkbox"/> Exempt <input type="checkbox"/> Initial Study & Mitigated Negative Declaration <input type="checkbox"/> Environmental Impact Report	<b>Review Authority:</b> <input type="checkbox"/> Staff <input type="checkbox"/> HRC <input type="checkbox"/> ZA <input type="checkbox"/> PC <input type="checkbox"/> SPRC <input type="checkbox"/> CC <input type="checkbox"/> ARB <input type="checkbox"/> _____	<b>Active Permits:</b> <input type="checkbox"/> Active Planning Permit <input type="checkbox"/> Active Building Permit <input type="checkbox"/> Active Code Violation Permit #: _____	<b>Overlay Zones:</b> <input type="checkbox"/> Butterfly Zone <input type="checkbox"/> Coastal Zone <input type="checkbox"/> Area of Special Biological Significance (ASBS) <input type="checkbox"/> Environmentally Sensitive Habitat Area (ESHA)		
	<b>Property Information</b> Lot: <u>5</u> Block: <u>355</u> Tract: <u>Fairway Homes</u> ZC: <u>R-1-H</u> GP: _____ Lot Size: _____					
	<input type="checkbox"/> Historic Resources Inventory <input type="checkbox"/> Archaeologically Sensitive Area					
	<b>Staff Use Only:</b> Received by: _____ Assigned to: <u>AD</u>					
	<div style="border: 2px solid blue; padding: 10px; display: inline-block;"> <b>RECEIVED</b>  <b>FEB 11 2020</b>  <b>CITY OF PACIFIC GROVE</b>  <b>COMMUNITY DEV DEPT</b> </div> <div style="margin-left: 20px;"> <b>\$ PAID</b>  <u>452.00</u>  <u>2-11-2020</u> </div>					

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

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

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

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

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

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

Applicant Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Owner Signature (Required): \_\_\_\_\_

Date: 02/09/2020



# **CITY OF PACIFIC GROVE**

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

Tel: 831.648.3190 • Fax: 831.648.3184 • www.cityofpacificgrove.org/cedd

Application # \_\_\_\_\_

Date: \_\_\_\_\_

Total Fees: \$ 452.00





**City of Pacific Grove  
Community Development Department  
300 Forest Ave., Pacific Grove, CA 93950**

**Report of Initial Historic Screening**

Address      1223 Surf Ave      APN   006-013-005  
Block 355      Lot5      Date   2/13/2020

**City of Pacific Grove CDD Office Data:**

<u>Assessors Maps</u>	<u>Yes</u>	<u>Historic Files</u>	<u>No</u>
<u>1978 Historic Inventory</u>	<u>No</u>	<u>1928 Block Files</u>	<u>No</u>
<u>Assessment files by APN</u>	<u>Yes</u>	<u>Alpha by owner</u>	<u>Yes</u>
<u>Mo. Co. Assessor File</u>	<u>          </u>	<u>1947-1967 Building Permit register</u>	<u>N/A</u>
<u>Building Permit #</u>	<u>01759</u>	<u>Date</u> <u>5-30-1977</u>	<u>Project</u> <u>Addition</u>
<u>Owner</u>	<u>John Pepperdine</u>	<u>Builder</u>	<u>Owner</u>
<u>Building Permit #</u>	<u>99-0546</u>	<u>Date</u> <u>12-8-1999</u>	<u>Project</u> <u>Reroof</u>
<u>Owner</u>	<u>John Pepperdine</u>	<u>Builder</u>	<u>Williams Roofing</u>
<u>Building Permit #</u>	<u>08-0553</u>	<u>Date</u> <u>10-05-2008</u>	<u>Project</u> <u>Replace deck</u>
<u>Owner</u>	<u>Rose Pepperdine</u>	<u>Builder</u>	<u>Owner</u>
<u>Building Permit #</u>	<u>          </u>	<u>Date</u> <u>          </u>	<u>Project</u> <u>          </u>
<u>Owner</u>	<u>          </u>	<u>Builder</u>	<u>          </u>

## Heritage Society Barn Materials:

<u>Sanborn Maps</u>	No Records: <input checked="" type="checkbox"/>	1888: <input type="checkbox"/>	1892: <input type="checkbox"/>	1897: <input type="checkbox"/>
	1905: <input type="checkbox"/>	1914: <input type="checkbox"/>	1926: <input type="checkbox"/>	1962: <input type="checkbox"/>
<u>Assessors files</u>	<input type="text" value="N/A"/>	<u>Property Files by Address</u>	<input type="text" value="N/A"/>	
<u>Name (and Topic) files</u>	<input type="text" value="N/A"/>	<u>Board and Batten Index</u>	<input type="text" value="No"/>	
<u>Photo Collection Index</u>	<input type="text" value="N/A"/>	<u>P.G. Directory 1903</u>	<input type="text" value="N/A"/>	<u>1906</u> <input type="text" value="N/A"/>
<u>Mo. Co. Census 1900</u>	<input type="text" value="N/A"/>	<u>Polk Directory 1889</u>	<input type="text" value="N/A"/>	<u>1907</u> <input type="text" value="N/A"/>
<u>Howard Research Books</u>	<input type="text" value="N/A"/>	<u>Grove Acres Map (1926)</u>	<input type="text" value="N/A"/>	

## Pacific Grove Library Data

<u>Polk Directories 1926 to 1988</u>	<input type="text" value="N/A"/>	<u>Historic Index Card File</u>	<input type="text" value="N/A"/>
<u>Newspaper Microfilm</u>	<input type="text" value="N/A"/>	<u>Mo. Co Directory 1875</u>	<input type="text" value="N/A"/>
<u>Greater Register of Mo. Co 1875</u>	<input type="text" value="N/A"/>	<u>Tuttle Photo Collection</u>	<input type="text" value="N/A"/>
<u>Library Photo Collection</u>	<input type="text" value="N/A"/>		

Steve Honegger, Heritage Society of Pacific Grove





6-013-5

## CITY OF PACIFIC GROVE

LOT 5

BLOCK 355

ADD. FAIRWAY HOMES TRACT

DATE	OWNER	ADDRESS
	D M P Co.	Del Monte, Calif.
7/28/47	Mabel <sup>A</sup> .Graham	
6/22/48	Lamar L.& Jessie M.Jones	
3/30/53	Weldon E. Shankle	
12/2/53	Mary C.Dracos	
3/2/55	John F. & Battrice P. Testa	

Sketch of Lot	Year	Real Estate	Improvements	Personal Prop	Exemption	TOTAL
	1933	280				280
	1934	280				280
	1935	280				280
	1936	280				280
	1937	280				280
	1938	280				280
	1939	280				280
	1940	280				280
	1941	280				280
	1942	280				280

District \_\_\_\_\_ Asst. No. \_\_\_\_\_ Original Amt. \$ \_\_\_\_\_ Int. \_\_\_\_\_ %

Year									
Principal									
Interest									
TOTAL									

District \_\_\_\_\_ Asst. No. \_\_\_\_\_ Original Amt. \$ \_\_\_\_\_ Int. \_\_\_\_\_ %

Year									
Principal									
Interest									
TOTAL									

Add Fireway Homes Lot 5 Block 355 Owner John F. & Beatrice P. Testa

6-013-5

Sketch of Lot	Year	Real Estate	Improvements	Personal Prop.	Exemption	TOTAL
	1943	280				280
	1944	280				280
	1945	280				280
	1946	280				280
	1947	320				320
	1948	320				320
	1949	320				320
	1950	320				320
	1951	320				320
	1952	360				360
	1956	360	3700	400		
	5-7	360	3700	400		

District \_\_\_\_\_ Asst. No. \_\_\_\_\_ Original Amt. \$ \_\_\_\_\_ Int. \_\_\_\_\_ %

Year									
Principal									
Interest									
TOTAL									



# APPLICATION FOR BUILDING PERMIT CITY OF PACIFIC GROVE

Item No. 8B77  
Page 9 of 12

PERMIT NO. **01759**

ASSESSOR'S NO. 6-013-5

TRACT Rainway Homes

Location Of Work 1223 Surf. Lot 5 Block 355

Owner Mrs. John Peppendene Address \_\_\_\_\_ Phone \_\_\_\_\_

Contractor Owner Address \_\_\_\_\_ Phone \_\_\_\_\_

Eng./Arch. \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_ Financed by \_\_\_\_\_

RECEIPT NO.	STORIES	TYPE	SITE DIMENSIONS & AREA

SET BACKS IN FEET				COVERAGE DATA
FRONT	SIDE	SIDE	REAR	
				ALLOWED
				EXISTING
				NEW
				TOTAL

FIRE ZONE	USE ZONE	BLDG. TYPE
<u>II</u>	<u>R-1</u>	<u>SFD</u>

**OWNER BUILDER SURCHARGE**

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

VALUATION	
FEES	
PERMIT	<u>\$125.00</u>
PLAN CK.	<u>62.50</u>
SUB-TOTAL	
SMIP	<u>140</u>
PENALTIES	
TOTAL	<u>\$187.50</u>

**TYPE IMPROVEMENT**

☐ BUILD ☐ REMODEL ☒ ADD TO ☐ REPAIR ☐ ALTER

☐ MOVE ☐ DEMOLISH ☐ OTHER

## DESCRIPTION OF WORK AUTHORIZED

DWVY. PERMIT NO. \_\_\_\_\_

ELE CONTR. \_\_\_\_\_

MECH. CONT. \_\_\_\_\_

PLUMB. CONT. \_\_\_\_\_

VARIANCE NO. \_\_\_\_\_ DATE \_\_\_\_\_

ARCHITECTURAL APPROVAL NO. \_\_\_\_\_ DATE \_\_\_\_\_

USE PERMIT NO. \_\_\_\_\_ DATE \_\_\_\_\_

TREE PERMIT NO. \_\_\_\_\_

CURB GUTTER & SIDEWALK PERMIT NO. \_\_\_\_\_

## EXPIRATION OF PERMIT

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

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

**This permit does not include any signs or flood lighting.**

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

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

- (1) CERTIFICATE OF CONSENT OF SELF-INSURED ISSUED BY THE DIRECTOR OF INDUSTRIAL RELATIONS.
- (2) CERTIFICATE (OR EXACT DUPLICATE COPY) OF WORKMEN'S COMPENSATION INSURANCE ISSUED BY AN ADMITTED INSURER.
- ☐ (3) THE COST OF THE WORK TO BE PERFORMED IS \$100 OR LESS.
- ☐ (4) I CERTIFY THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED THAT I SHALL NOT EMPLOY ANY PERSON IN ANY MANNER SO AS TO BECOME SUBJECT TO THE WORKMEN'S COMPENSATION LAWS OF CALIFORNIA.
- ☐ (5) I CERTIFY THAT THE APPLICANT IS LICENSED UNDER THE PROVISIONS OF CHAPTER 9 (COMMENCING AT SECTION 7000) OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE, AND SAID APPLICANT'S CALIFORNIA STATE CONTRACTOR'S.

HALF DAY NOTICE IS REQUIRED FOR ALL INSPECTIONS.

LICENSE NO. \_\_\_\_\_ EFFECT \_\_\_\_\_ CLASSIFICATION IS IN FULL FORCE AND

APPLICANT'S SIGNATURE John H. Peppendene

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

Application Approved [Signature] Date 3-30-77

BUILDING INSPECTOR

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

TAX CODE AREA 400

4/92

ASSESSOR'S MAP  
BOOK 6 PAGE 01  
CITY OF PACIFIC GROVE  
CALIFORNIA

THIS MAP IS INTENDED TO BE USED FOR  
PROPERTY TAX ASSESSMENT PURPOSES ONLY.

SHORELINE

PARK

AVE

ASILOMAR

7-01

U.S. LIGHTHOUSE RESERVATION





PHONE: (831) 648-3183

APPLICATION FOR BUILDING PERMIT  
CITY OF PACIFIC GROVE

Item No. 8B  
Page 11 of 12  
No. 09-058

ASSESSORS' NO. 006-013-005-000

Applicant to complete numbered spaces which apply

1	JOB ADDRESS 1223 SURF AVE PG 93950 372-8483	OWNER 1223 SURF AVE - ROSE PEPPERDENE
2	OWNER ROSE PEPPERDENE TR 3728483	MAIL ADDRESS ZIP PHONE
3	CONTRACTOR OWNER	MAIL ADDRESS PHONE LICENSE NO.
4	ARCHITECT OR DESIGNER N/A	MAIL ADDRESS PHONE LICENSE NO.
5	ENGINEER N/A	MAIL ADDRESS PHONE LICENSE NO.
6	USE OF BUILDING RESIDENCE	
7	Class of Work: <input type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> REMODEL <input checked="" type="checkbox"/> REPAIR <input type="checkbox"/> ALTER <input type="checkbox"/> REMOVE <input checked="" type="checkbox"/> REPLACE	
8	Describe Work: REPLACE EXISTING ROTTED DECK	
9	Change of use from:	PLAN CHECK FEE 124.81 PERMIT FEE 106.41
	Change of use to:	Type of Const. Occupancy Group Division
10	Valuation of work: \$ 2,000.00	Size of Bldg. (Total) Sq. Ft. No. of Stories Max. Occ. Load
SPECIAL CONDITIONS NONE - No change in materials or expansion		Fire Zone Use Zone Fire Sprinklers Required <input type="checkbox"/> Yes <input type="checkbox"/> No
APPLICATION ACCEPTED BY 10/06/08		PLANS CHECKED BY 10/06/08
APPROVED FOR ISSUANCE BY 10/06/08		Special Approvals ZONING VARIANCE NO. USE PERMIT NO. ARCHITECTURAL APPROVAL NO. MIT. MEASURES DEED RESTRICTION SOIL REPORT COASTAL REVIEW HEALTH DEPT. WATER MGMT. MRWPCA FIRE DEPT. PUBLIC WORKS SEWER LAT VIDEO ENCROACH PERMIT TREE PERMIT TREE PROTECTION
NOTICE: THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED. I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.		Required Received Not Required
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT D.W. Pepperdene 9/10/08		
SIGNATURE OF OWNER (IF OWNER BUILDER) Rose Pepperdene 9/10/08		

LICENSED CONTRACTORS' DECLARATION

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

License Class \_\_\_\_\_ License Number \_\_\_\_\_

Contractor \_\_\_\_\_

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (§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 §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 §7031.5 by any applicant for a permit subjects the applicant 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 (§7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).

☒ I am exempt under Sec. \_\_\_\_\_ B. & P.C. for this reason \_\_\_\_\_

Applicant \_\_\_\_\_ Date 10/06/08

☐ You will be contacted by  
MRWPCA Source Control Division

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

This permit does not include any signs or flood lighting GRADE LINES AS SHOWN ON DRAWING ACCOMPANYING THIS APPLICATION ARE ASSUMED TO BE CORRECT IF ACTUAL GRADE LINES ARE NOT THE SAME AS SHOWN. REVISED DRAWINGS SHOW CORRECT GRADE LINES, CUTS AND FILLS, TOGETHER WITH COMPE DETAILS OF RETAINING WALLS AND WALL FOOTINGS REQUIRED MUST RESUBMITTED TO THIS DIVISION FOR APPROVAL.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for performance of the work for which this permit is issued (Sec. 30 Civ. C.).

Lender's Name \_\_\_\_\_

Lender's Address \_\_\_\_\_

VALUATION	2,000.00
FEEES	
PERMIT	106.41
PLAN CHK.	124.81
SMIP.	
SEWER	
DEPOSIT	186.17
TOTAL	291.22

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

Rail.dw-205.05



APPLICATION FOR BUILDING PERMIT  
**CITY OF PACIFIC GROVE**  
ASSESSORS'S NO. 006-013-05

No. 99-0546

648-3183

Applicant to complete numbered spaces which apply

JOB ADDRESS 1 <u>1223 Surf Ave</u>		MAIL ADDRESS	ZIP	PHONE	
OWNER 2 <u>Mr. JOHN Peppendene Same</u>	<u>93950</u>				
CONTRACTOR 3 <u>Williams Roofing Inc</u>	<u>1125 Commercial Pky</u>	<u>758-2749</u>	<u>373 575</u>		
ARCHITECT OR DESIGNER 4					
ENGINEER 5					
USE OF BUILDING 6 <u>SFD</u>					
7 Class of work: <input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input checked="" type="checkbox"/> REPAIR <input type="checkbox"/> MOVE <input type="checkbox"/> REMOVE					
8 Describe work: <u>Reroof Tdg - Tdg</u> <u>no change in Pitch</u>					
9 Change of use from <u>0</u>					
Change of use to <u>0</u>					
10 Valuation of work: \$ <u>2,286</u>		PLAN CHECK FEE <u>12-8-99</u> PERMIT FEE <u>62.10</u>			
SPECIAL CONDITIONS <u>NOT ON SITE 12/8/99</u>		Type of Const.	Occupancy Group	Division	
		Size of Bldg. (Total) Sq. Ft.	No. of Stories	Max. Occ. Load	
		Fire Zone	Use Zone	Fire Sprinklers Required <input type="checkbox"/> Yes <input type="checkbox"/> No	
APPLICATION ACCEPTED BY <u>376</u> 12-8-99		PLANS CHECKED BY <u>376</u> 12-8-99	APPROVED FOR ISSUANCE BY <u>[Signature]</u>		
<b>NOTICE</b> THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED. I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. <u>Robert List</u> 12-8-99 SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT (DATE)  SIGNATURE OF OWNER (IF OWNER BUILDER) (DATE)		No. of Dwelling Units	OFFSTREET PARKING SPACES: Covered _____ Uncovered _____		
		Special Approvals	Required	Received	Not Required
		ZONING			
		HEALTH DEPT.			
		FIRE DEPT.			
		SOIL REPORT			
		VARIANCE NO.			
		ARCHITECTURAL APPROVAL NO.			
		USE PERMIT NO.			
		COASTAL TREE			

LICENSED CONTRACTORS DECLARATION

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

License Class C-39 License Number 373575

Contractor Williams Roofing

OWNER-BUILDER DECLARATION

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

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).

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

Applicant \_\_\_\_\_ Date \_\_\_\_\_

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

CONSTRUCTION LENDING AGENCY

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

Lender's Name \_\_\_\_\_

Lender's Address \_\_\_\_\_

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

VALUATION	2286.00
FEES	
PERMIT	62.10
PLAN CHK.	
SMIP.	.50
SEWER	
DEPOSIT	
TOTAL	62.60

☐ You will be contacted by  
MRWPCA Source Control Division

# **Item No. 10A**

## **Election of Officers**





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

**AGENDA REPORT**

**TO:** Chair Sawyer and Members of the Historic Resources Committee

**FROM:** Alyson Hunter, Senior Planner

**MEETING DATE:** February 26, 2020

**SUBJECT:** Election of Officers

**CEQA:** Does not constitute a "Project" under California Environmental Quality Act (CEQA) Guidelines Section 15378

**RECOMMENDATION**

Hold an election of Chair, Vice Chair, and Secretary in accordance to the directions in the City's [Boards, Committees and Commissions Handbook](#) adopted by the City Council in March 2019 and reiterated below.

**DISCUSSION**

**Officer Elections**

Charter committees must elect a Chairperson, or Chair, to serve a one-year term at the first meeting in February (PGMC § 3.02.050). This is also the practice of other committees, like the Historic Resources Committee (HRC).

The Committee Chair or, if there is no Chair, the person who called the meeting to order, will ask for nominations for the office of Chair. Any member of the Committee may nominate himself/herself or any other member of the Committee; no second is required. Once nominations are complete, the Chair will close nominations, announce the slate of nominees, and ask for a vote on the nominees in the order of nomination.

Each voting member of the Committee shall have one vote. The nominee receiving votes from a majority of the members in attendance shall be declared the winner. If no member receives a majority, the process shall be repeated, except in the event of a tie between the top two vote-getters, in which case a run-off shall be held. The winner shall assume the office of Chair immediately.

Using the same procedure, the new Chair shall secure the election of a Vice Chair. The Committee may also appoint a Secretary.

**Chairperson**

The Chair is responsible to preside at meetings, establish the agenda with input from Council, staff and other Committee members, call special meetings, sign Committee documents and report to City Council as needed. The Chair is responsible for the timely filing of minutes with the City Clerk. Staff may assist in this responsibility upon request of the Chair.

**Vice-Chairperson**

The Vice-Chair assumes the Chair's duties in their absence. The Vice-Chair shall succeed the Chair if they vacate office before the term is completed and shall serve the unexpired term. A new Vice-Chair shall be elected at the next regular meeting.

**Secretary**

If a Secretary is appointed by the Committee, the Secretary is responsible for meeting minutes, which are forwarded to the City Clerk upon Committee approval. However, without a Secretary, preparation of minutes may be fulfilled by staff liaison at the request of the Chair.

RESPECTFULLY SUBMITTED,

Alyson Hunter

Alyson Hunter, Senior Planner  
Community Development Department

**Item No. 10B**  
**AP 19-0683 - 228 1st St**



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

**AGENDA REPORT**

**TO:** Chair Sawyer and Members of the Historic Resources Committee

**FROM:** Alex Othon, Assistant Planner

**MEETING DATE:** February 26, 2020

**PERMIT & APPLICATION NO.:** Architectural Permit (AP) Application No. 19-0683

**LOCATION:** 228 1<sup>st</sup> St, Pacific Grove, CA 93950  
(APN 006-242-007)

**PROJECT DESCRIPTION:** An Architectural Permit for a second story addition of 64 sq. ft. to an existing two-story, single-family residence which is listed on the City of Pacific Grove's Historic Resources Inventory.

**APPLICANT/OWNER:** Suzanne Weichert (Applicant) / Rudolph Weichert Trust (Owner)

**ZONING/LAND USE:** Residential Multi-Family (R-2) / High Density Residential (21.8 du/acre)

**CEQA:** Exempt per §15301(e)(1) and §15331, Categorical Exemptions for Minor Residential Additions and Historic Resources Restoration/Rehabilitation, respectively.

**RECOMMENDATION**

Staff recommends that the Historic Resources Committee (HRC) approve the Architectural Permit for the proposed addition subject to findings, conditions, and Classes 1 and 31 CEQA categorical exemptions.

**PROJECT DESCRIPTION**

The proposed project consists of a second-story addition of an approximately 64 square feet to the rear of an existing two-story, single-family residence which is currently listed on the City's Historic Resources Inventory. No other alterations are proposed.

**BACKGROUND**

**Site Description**

The subject property is approximately 14,465 sq. ft. in size and zoned R-2. The existing two-story residence is approximately 3,375 sq. ft. and built in 1910. The American Foursquare-style home is included on the City's Historic Resources Inventory (HRI).

### **Surrounding Land Uses**

The subject property is a through-lot and on a corner, with 1<sup>st</sup> St. to the east, 2<sup>nd</sup> St. to the west, and Laurel Ave to the south. The property is surrounded by other two-story, single-family residences as well as three multi-family complexes.

## **DISCUSSION**

### **Applicable General Plan Policies**

The Pacific Grove General Plan provides a framework for future growth and development within the City. The Land Use Element includes goals and policies that call for orderly, well-planned, and balanced development, consistent with the historic nature of Pacific Grove, the capacity of the City's infrastructure, and ability to assimilate new growth. The property has a general plan designation of Residential High-Density with an allowed density of up to 21.8 dwelling units per acre.

### **Applicable Zoning Code Regulations**

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

Chapter 23.20 of the PGMC describes the permitted uses and development standards of the R-2 zoning district. Per Section [23.20](#) of the PGMC, the intent of this chapter is to regulate uses within the single-family zoning district. The applicant has provided a Project Data Sheet indicating that the development standards of the zoning district, including building coverage, site coverage and gross floor area, have been met. The maximum allowed Gross Floor Area for this property is 4,419 sq. ft. At project completion, the residence will be at the maximum allowed Gross Floor Area. The project is asking for no exceptions to the zoning code.

### **Architecture and Historic Resources**

The applicant enlisted PAST Consultants, a qualified firm, to prepare a Phase II historic assessment to address the proposed modification. This report (attached) concluded that the impact of the proposed addition will not cause a significant change to the historic building and will not create a significant adverse effect on the environment.

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

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

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

### **Guideline No. 27: *A building should be in scale with its site.***

While the proposed addition will bring the property to its maximum allowed Gross Floor Area, the lot is still large enough to provide open space to complement the residence and provide plenty of privacy to adjacent neighbors.

**Guideline No. 28: *An addition should complement and balance the overall form mass, and composition of the existing building.***

The proposed addition is very minor and will not have any negative affect on the bulk and massing of the existing residence.

**Guideline No. 31: *Additions should be designed so that the pitch of the new roof matches or complements the pitch of the existing roof lines.***

The roof pitch of the proposed addition will match that of the existing home and will not look out of place.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

The proposed project is found to be exempt under the Class 31, CEQA Guidelines Categorical Exemption, Section 15331, *Historical Resources Restoration/Rehabilitation*, and the Class 1, Section 15301(e)(1) exemption for *Existing Facilities*.

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

The Class 1 exemption consists of alterations to existing facilities, including additions of up to 50% of the existing floor area. The addition of 64 square feet will not place the addition over this limit. The proposed project is consistent with the General Plan and the neighborhood within which the project is located is not environmentally sensitive.

The exceptions to exemptions in Section 15300.2 of the CEQA Guidelines do not apply to this project except for (f) which pertains to historic resources. The applicant's qualified historic consultant states that the proposed project will not result in an adverse impact to the historic resource and is in compliance with the Secretary's Standards for Rehabilitation (PAST Consultants, January 2020).

**ATTACHMENTS**

- A. Application
- B. Project Data Sheet
- C. Draft Permit
- D. CEQA Exemption Form
- E. PAST Consultants Historic Assessment (January, 2020)
- F. Site Plan & Elevations

RESPECTFULLY SUBMITTED:



Alex Othon, Assistant Planner



# CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

Tel: 831.648.3190 • Fax: 831.648.3184 • www.cityofpacificgrove.org/cedd

## Permit Application

Application # AP 19-0683  
Date: 11/6/19  
Total Fees: \$3,744.70

Project Address: 228 1st St, Pacific Grove, CA 93950 APN: 006-242-007-000

Project Description: 70 SF Upper Level Addition to the rear of an existing Single Family Residence.  
The Addition is not visible from 1st St

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

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

### Applicant

Name: Rudolph Frederick Weichert IV Trust

Phone: 831 402-7877 (Suzanne Weichert)

Email: sfweichert@aol.com rweichert@aol.com

Mailing Address: \_\_\_\_\_

228 1st St, Pacific Grove, CA 93950

### Owner

Name: Rudolph Frederick Weichert IV

Phone: 831 402-8755

Email: rweichert@aol.com

Mailing Address: \_\_\_\_\_

228 1st St, Pacific Grove, CA 93950

### Permit Request:

- |  |   |  |   |
|--|---|--|---|
| <input type="checkbox"/> CRD: Counter Determination          | <input type="checkbox"/> SP: Sign Permit          | <input type="checkbox"/> IHS: Initial Historic Screening | <input type="checkbox"/> VAR: Variance              |
| <input checked="" type="checkbox"/> AP: Architectural Permit | <input type="checkbox"/> UP: Use Permit           | <input type="checkbox"/> HPP: Historic Preservation      | <input type="checkbox"/> MMP: Mitigation Monitoring |
| <input type="checkbox"/> AAP: Administrative AP              | <input type="checkbox"/> AUP: Administrative UP   | <input type="checkbox"/> A: Appeal                       | <input type="checkbox"/> Stormwater Permit          |
| <input type="checkbox"/> ADC: Arch Design Change             | <input type="checkbox"/> ADU: Acc. Dwelling Unit  | <input type="checkbox"/> TPD: Tree Permit W/ Dev't       | <input type="checkbox"/> Other: _____               |
| <input type="checkbox"/> ASP: Admin Sign Permit              | <input type="checkbox"/> LLA: Lot Line Adjustment | <input type="checkbox"/> EIR: Environmental Impact       | <input type="checkbox"/> Other: _____               |

### CEQA Determination:

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

### Review Authority:

- ☐ Staff ☒ HRC  
☐ ZA ☐ PC  
☐ SPRC ☐ CC  
☐ ARB ☐ \_\_\_\_\_

### Active Permits:

- ☐ Active Planning Permit  
☐ Active Building Permit  
☐ Active Code Violation  
Permit #: \_\_\_\_\_

### Overlay Zones:

- ☐ Butterfly Zone  
☐ Coastal Zone  
☒ Area of Special Biological Significance (ASBS)  
☐ Environmentally Sensitive Habitat Area (ESHA)

### Property Information

Lot: 19-26

Block: 1

Tract: 1st Add

ZC: R-2

GP: High Density Res

Lot Size: 14,401

- ☒ Historic Resources Inventory ☐ Archaeologically Sensitive Area

### Staff Use Only:

Received by: AO

Assigned to: \_\_\_\_\_

RECEIVED

NOV 06 2019

CITY OF PACIFIC GROVE  
COMMUNITY DEV DEPT

**PAID**  
3,744.70  
11-6-19



Application # AP 19-0683

### INDEMNIFICATION CONDITION

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

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

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

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

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

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

Applicant Signature: 

Date: 10/31/19

Owner Signature (Required): 

Date: 10/31/19

W





# CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

Tel: 831.648.3190 • Fax: 831.648.3184 • [www.cityofpacificgrove.org/cdd](http://www.cityofpacificgrove.org/cdd)

Application #

Item No. 10B

Page 6 of 18

AP 19-0683

## Planning Permit Fee Calculation

Permit	Select	Fee
Architectural Permit – Single Family	<input checked="" type="checkbox"/>	\$3,052
Administrative Architectural Permit	<input type="checkbox"/>	\$1,469
Architectural Design Change	<input type="checkbox"/>	\$1,469
Counter Review & Determination – no new square footage	<input type="checkbox"/>	\$212
Counter Review & Determination – new square footage	<input type="checkbox"/>	\$856
Initial Historic Screening	<input type="checkbox"/>	\$452
Sign Permit	<input type="checkbox"/>	\$2,241
Administrative Sign Permit	<input type="checkbox"/>	\$1,241
Use Permit and Amendments – Single Family	<input type="checkbox"/>	\$1,832
Major Administrative Use Permit	<input type="checkbox"/>	\$1,184
Minor Administrative Use Permit	<input type="checkbox"/>	\$1,199
Variance and Amendment	<input type="checkbox"/>	\$2,548
Administrative Variance and Amendment	<input type="checkbox"/>	\$1,425
Inquiry Fee	<input type="checkbox"/>	\$334
Historic Preservation Permit	<input type="checkbox"/>	\$1,735
Accessory Dwelling Unit Permit	<input type="checkbox"/>	\$1,783
Tree Permit with Development	<input type="checkbox"/>	\$272
Appeal	<input type="checkbox"/>	25% of base permit fee or \$1,045 whichever is greater plus noticing costs
Other	<input type="checkbox"/>	

## Additional Fees

General Plan Update Fee	5% of Permit Fee	<input checked="" type="checkbox"/>	\$152.60
CEQA Exemption Fee	\$278	<input checked="" type="checkbox"/>	\$278
Butterfly Buffer Zone	5% of Permit Fee	<input type="checkbox"/>	
Coastal Zone	25% of Permit Fee	<input type="checkbox"/>	
Area of Special Biological Significance	5% of Permit Fee	<input checked="" type="checkbox"/>	\$152.60
Environmentally Sensitive Habitat Area	15% of Permit Fee	<input type="checkbox"/>	
Noticing – Mailings	\$0.55 * (# of Mailings)	<input checked="" type="checkbox"/>	\$5.50
Noticing – Herald Ad	\$349	<input type="checkbox"/>	
Stormwater Fee	Varies	<input type="checkbox"/>	
County filing fee	Varies	<input checked="" type="checkbox"/>	\$50
File maintenance fee	Varies	<input checked="" type="checkbox"/>	\$50
Other	Varies	<input type="checkbox"/>	

Total Fees: \$3,744.70

### PROJECT DATA SHEET

Project Address: \_\_\_\_\_ Submittal Date: \_\_\_\_\_  
Applicant(s): \_\_\_\_\_ Permit Type(s) & No(s): \_\_\_\_\_

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District				
Building Site Area				
Density (multi-family projects only)				
Building Coverage				
Site Coverage				
Gross Floor Area				
Square Footage not counted towards Gross Floor Area				
Impervious Surface Area Created and/or Replaced				
Exterior Lateral Wall Length to be demolished in feet & % of total*	_____	_____	____ ft/ ____ %	
Exterior Lateral Wall Length to be built	_____	_____		
Building Height				
Number of stories				
Front Setback				
_____ Side Setback (specify side)				
_____ Side Setback (specify side)				
Rear Setback				
Garage Door Setback				
Covered Parking Spaces				
Uncovered Parking Spaces				
Parking Space Size (Interior measurement)	9' x 20'			
Number of Driveways	1			
Driveway Width(s)				
Back-up Distance				
Eave Projection (Into Setback)	3' maximum			
Distances Between Eaves & Property Lines	3' minimum			
Open Porch/Deck Projections				
Architectural Feature Projections				
Number & Category of Accessory Buildings				
Accessory Building Setbacks				
Distance between Buildings				
Accessory Building Heights				
Fence Heights				

\*If project proposes demolition to an HRI structure, also indicate % of proposed demolition of the surface of all exterior walls facing a public street or streets, if applicable.

[Rev. 01/14/14]

# PROJECT DATA SHEET

**Project Address:** 228 1st St, Pacific Grove, CA 93950 **Submittal Date:**  
**Applicant(s):** Rudolph Frederick Weichert IV Trust **Permit Type(s) & No(s):** Architectural Permit

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
<b>Zone District</b>	R2	R2	R2	
<b>Building Site Area</b>	4,000 SF	14,401 SF	14,401 SF	
<b>Density (multi-family projects only)</b>	N/A	N/A	N/A	
<b>Building Coverage</b>	7,200 SF	2,908 SF	2,908 SF	
<b>Site Coverage</b>	8,641 SF	4,148 SF	4,148 SF	
<b>Gross Floor Area</b>	4,485 SF	3,533 SF	3,603 SF	
<b>Square Footage not counted towards Gross Floor Area</b>	N/A	N/A	N/A	
<b>Impervious Surface Area Created and/or Replaced</b>	N/A	N/A	N/A	
<b>Exterior Lateral Wall Length to be demolished in feet &amp; % of total*</b>	N/A	393'	5' ft/ 1 %	
<b>Exterior Lateral Wall Length to be built</b>	N/A	N/A	10'-9"	Addition
<b>Building Height</b>	27'-6"	27'-6"	27'-6"	at Addition
<b>Number of stories</b>	2	2	2	
<b>Front Setback</b>	15'	15'	15'	No work proposed in front
Laurel Av Side Setback (specify side)	10'	12'	12'	No change to existing
Interior Side Setback (specify side)	10'	58'	58'	No change to existing
<b>Rear Setback</b>	15'	46'	46'	
<b>Garage Door Setback</b>		4'	4'	No change to existing
<b>Covered Parking Spaces</b>		3	3	No change to existing
<b>Uncovered Parking Spaces</b>		1	1	No change to existing
<b>Parking Space Size (Interior measurement)</b>	9' x 20'	9'x20'	9'x20'	No change to existing
<b>Number of Driveways</b>	1	1	1	No change to existing
<b>Driveway Width(s)</b>		12	12'	No change to existing
<b>Back-up Distance</b>		N/A	N/A	No change to existing
<b>Eave Projection (Into Setback)</b>	3' maximum	1'	1'	No change to existing
<b>Distances Between Eaves &amp; Property Lines</b>	3' minimum	9' at Laurel	9' at Laurel	No change to existing
<b>Open Porch/Deck Projections</b>	N/A	N/A	N/A	No Change to existing
<b>Architectural Feature Projections</b>	N/A	N/A	N/A	No Change to existing
<b>Number &amp; Category of Accessory Buildings</b>		3	3	No change to existing
<b>Accessory Building Setbacks</b>		See Site Plan		See Site Plan, No Change
<b>Distance between Buildings</b>		See Site Plan		See Site Plan, No Change
<b>Accessory Building Heights</b>		14'-6" garage	11'-10" cottage	No Change to existing
<b>Fence Heights</b>		See Site Plan		No Change to existing

\*If project proposes demolition to an HRI structure, also indicate % of proposed demolition of the surface of all exterior walls facing a public street or streets, if applicable.

[Rev. 01/14/14]

**Notice of Exemption****Appendix E**

**To:** Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

County Clerk

County of: Monterey

**From:** (Public Agency): City of Pacific Grove  
300 Forest Ave  
Pacific Grove, CA 93950

(Address)

Project Title: Weichert Residence Addition

Project Applicant: Suzanne Weichert

Project Location - Specific:

228 1st Street, between Laurel Ave and Lighthouse Ave.

Project Location - City: Pacific Grove Project Location - County: Monterey

Description of Nature, Purpose and Beneficiaries of Project:

A 64 sq. ft. addition to an existing two-story single-family residence currently listed on the City of Pacific Grove's Historic Resources Inventory

Name of Public Agency Approving Project: City of Pacific Grove

Name of Person or Agency Carrying Out Project: Suzanne Weichert

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: 15301(e) and 15331
- ☐ Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

The addition is less than 50% of the existing home and the provided Phase II historic report from PAST Consultants concludes the addition will meet the Secretary of the Interior's Standards for Rehabilitation.

Lead Agency

Contact Person: Alex Othon Area Code/Telephone/Extension: 8316483193

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Title: Assistant Planner

☐ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: \_\_\_\_\_





Seth A. Bergstein  
415.515.6224  
seth@pastconsultants.com

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January 18, 2020

Suzanne Weichert  
228 1<sup>st</sup> Street  
Pacific Grove, CA 93950

Re: Focused Historic Assessment for 228 1<sup>st</sup> Street, Pacific Grove, CA  
APN. 006-242-007-000

Dear Ms. Weichert:

This letter evaluates the proposed rear addition to the property located at 228 1<sup>st</sup> Street, in Pacific Grove, California. PAST Consultants, LLC (PAST) attended a site visit on September 12, 2019 to photograph the property and assess its existing condition. This focused Phase Two Historic Assessment letter addresses a proposed small second-story rear addition of 64 square feet.

Located on Lots 19-26, Block 1 of the first addition, the subject property contains a 1910 house and garage in the American Four-Square subtype of the Colonial Revival Style and is listed on the Pacific Grove Historic Resources Inventory (HRI). The house received several additions circa-1950s and a large, two-story right-side/rear studio addition in 1988 (**Figures 1 and 2**).



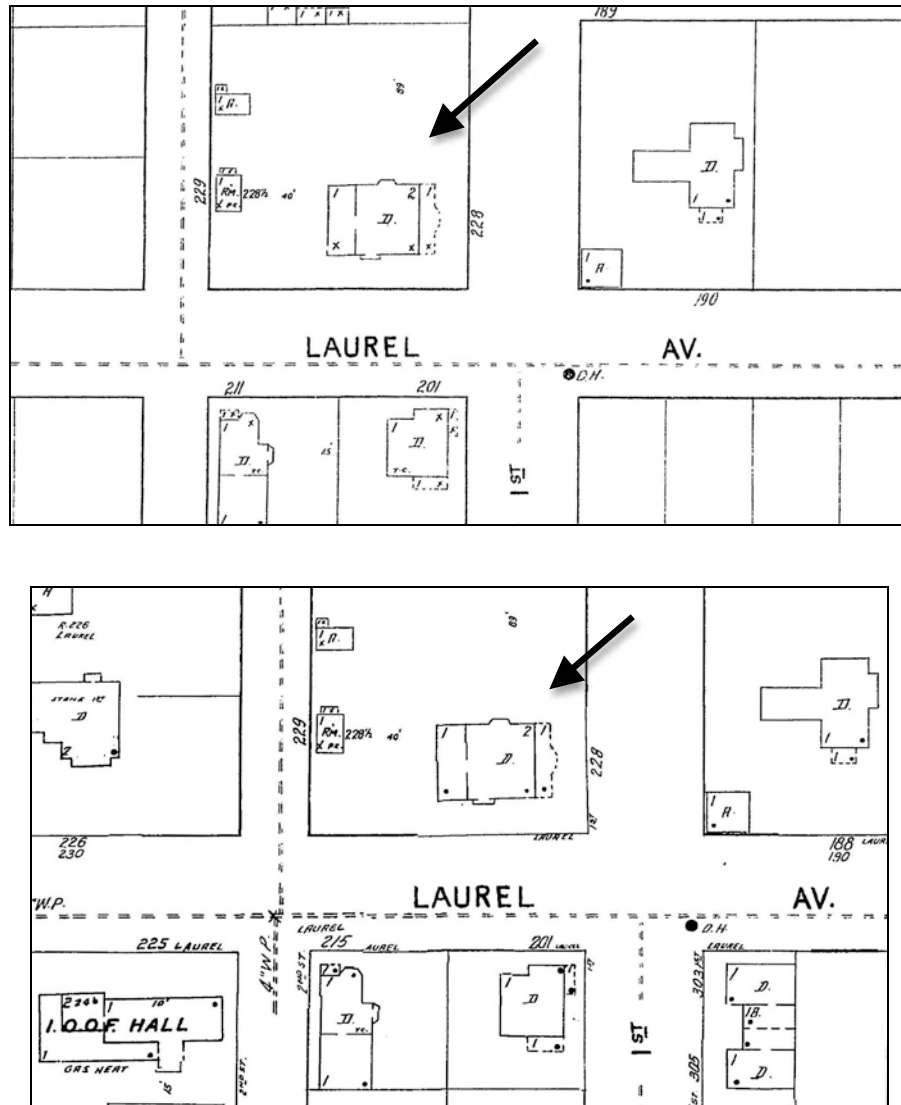
**Figures 1 and 2.** Left image shows details the 1988 two-story rear addition. Right image details the second-story dormer that was enclosed in the 1940s and further altered in 1989, with the 1988 two-story addition at the extreme left. The proposed rear addition will occupy the space between the enclosed dormer and the 1988 two-story addition (arrow).

---

P.O. Box 721  
Pacific Grove, CA 93950  
www.pastconsultants.com

## Building Chronology

Sanborn maps showing the property from 1926 and 1926-updated 1962 appear below (**Figures 3 & 4**). The building footprint looks largely unchanged between 1926 and 1962.



**Figures 3 and 4.** Top image shows the cropped 1926 Sanborn map, with the subject property shown by an arrow. The bottom image shows the property on the 1926 (updated in 1962) Sanborn map.

A records search at the City of Pacific Grove Planning Department reveals the following construction permits.

- No Original Permit, 1910: Construct two-story residence in the Four-Square variant of the Colonial Revival Style.
- Permit #123, 12/10/1928: Construct garage.

- No Permit, circa-1940s: Enclose second-story, rear dormer porch. Date estimated based on window types in the rear dormer.
- Permit #88-0520, 7/8/1988: Construct two-story, right side/rear studio addition.
- Permit #89-0430, 9/19/1989: Extend enclosed second-story rear dormer for closet addition.
- Permit #GE14-0091, 1/6/2015: Add solar panels to roof.

### **Character Defining Features**

Since the proposed rear addition will be impacting two areas of the building that were altered in 1988 and 1989, all Four Square and Colonial Revival character defining features on the primary elevations will remain unchanged. These features include the hipped roof massing with wide roof overhangs and exposed rafter tails, the full-width, projecting and curved front porch on Colonial Revival columns, the upper-floor open deck above the front porch, arched window openings, multi-pane wood windows, and wood-shingle cladding.

### **City of Pacific Grove Historic Resources Inventory (HRI) Update Status**

PAST reviewed the City of Pacific Grove's recent submittal of the Historic Resources Inventory Update. The DPR523a form prepared for the subject property states that the building is not eligible for the National or California registers, but should remain on the Historic Resources Inventory (HRI) as it is a representative property type illustrating the theme, "Pacific Grove Comes of Age (1903-1926).

### **Proposed Rear Addition**

Design drawings by Ed Nimis, Architect were evaluated for this report. The proposed Scope of Work is the following:

- Construct 64-sf, second-floor rear (west elevation) addition. The addition impacts previously altered areas of the building.
- No impact proposed on any of the primary elevations.
- Remodel second floor interior spaces (with no impact to the remaining exterior elevations).

### **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>1</sup> *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (accessed via <http://www.nps.gov/hps/tps/standguide/>).

## Evaluation of Proposed Alterations



**Figures 5 and 6.** Left image shows the rear elevation, with the area for the proposed addition shown by an arrow. The addition will be placed between the 1988 two-story addition and the second story rear dormer that was altered in 1989. Right image details the proposed addition's location.

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 rear addition impacts a previously altered secondary elevation and will not impact any of the historic character-defining features or spatial relationships of the building, in compliance with 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 character defining features or historic details of the subject building, in keeping with this *Standard*.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The proposed addition does not add any conjectural details or features that would create a false sense of historical development, as it is being placed within areas of the building that have been altered recently in the 1980s.

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

This *Standard* does not apply because no changes to the property have acquired historic significance.

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 distinctive materials, or historic construction detailing of the original residence, satisfying this *Standard*. The area impacted is in a small, upper-floor location between the altered dormer and the 1988 two-story addition.

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.*

Existing character defining features and historic details are in good condition and will not require restoration, unless minor wood repair will be required during construction.

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.*

If rehabilitation of the existing decorative woodwork is necessary, it will be performed using the gentlest means possible, with non-abrasive paint removal techniques that will not damage the wood substrate.

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 rear addition is in scale and massing with the adjacent dormer and larger, two-story 1988 addition and does not alter any of the historic features and details of the original building. Because the addition will be nestled between two areas of the building that were altered previously in 1988 and 1989, differentiation is not necessary. For these reasons, the proposed rear addition meets this *Standard*.

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 minimal rear addition could be reversed in the future, in keeping with this *Standard*. It should be noted that the character-defining features of the primary elevations, such as the Colonial Revival front porch, arched window openings, Craftsman-style wood-shingle cladding and historic windows, are not proposed to be impacted by this project.

In conclusion, the proposed alterations to the property located at 228 1<sup>st</sup> Street meet the *Secretary of the Interior's Standards for Rehabilitation*. The proposed alterations will not impact the historic integrity of the subject building, nor will it impact the subject property's listing on the Pacific Grove HRI.

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

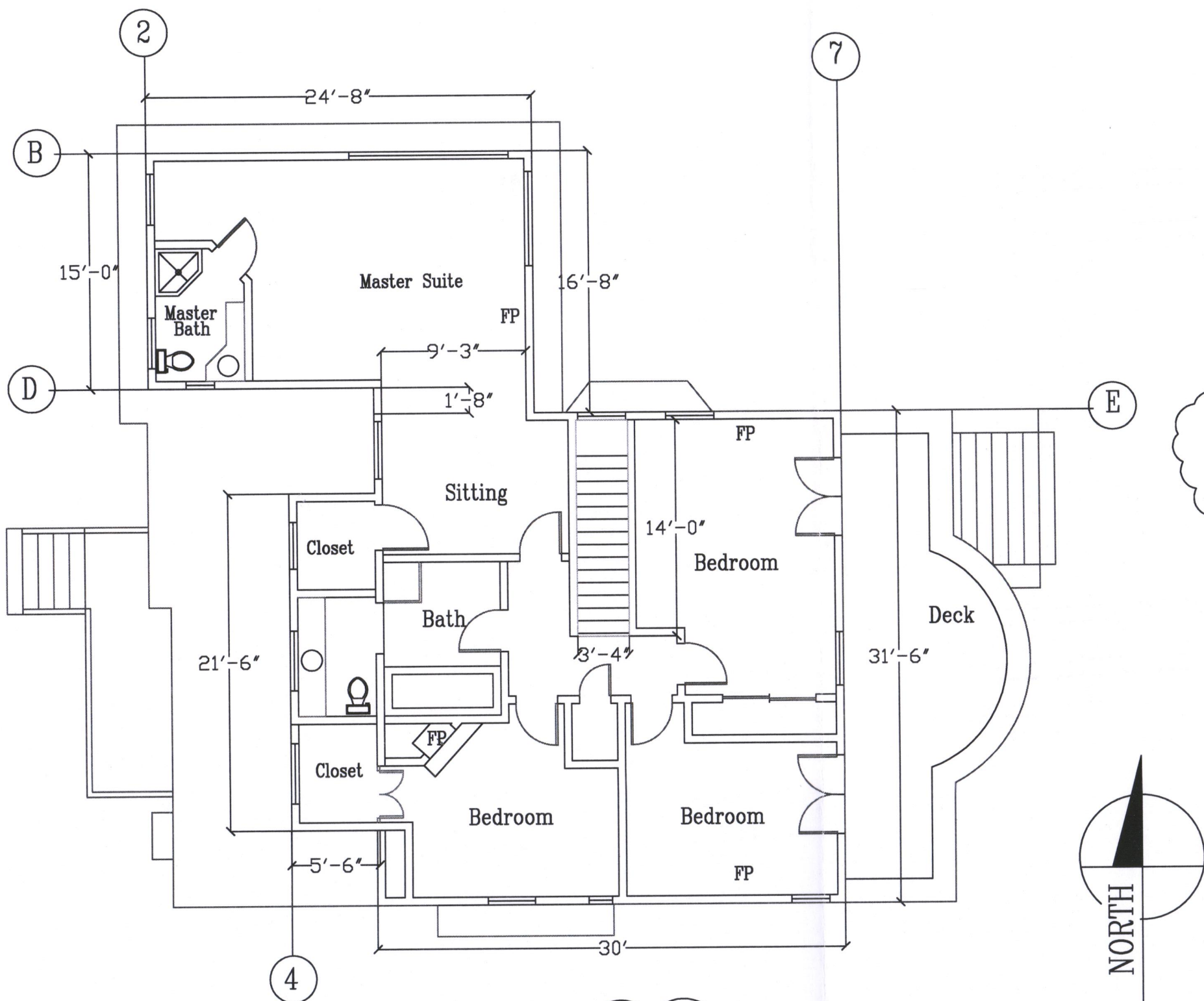
Sincerely,



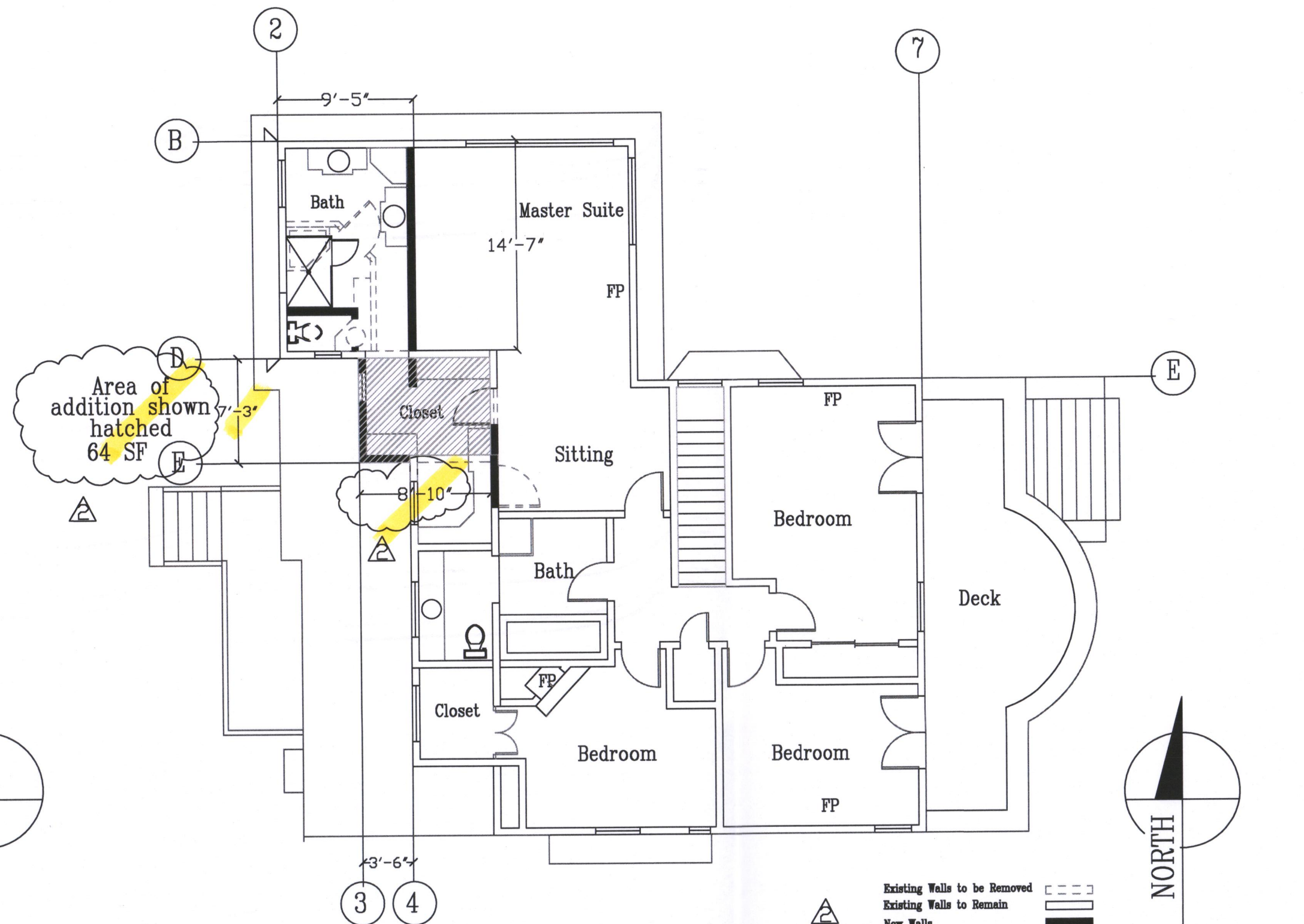
Seth A. Bergstein  
Principal

Cc: City of Pacific Grove Planning Department; Ed Nimis, Architect

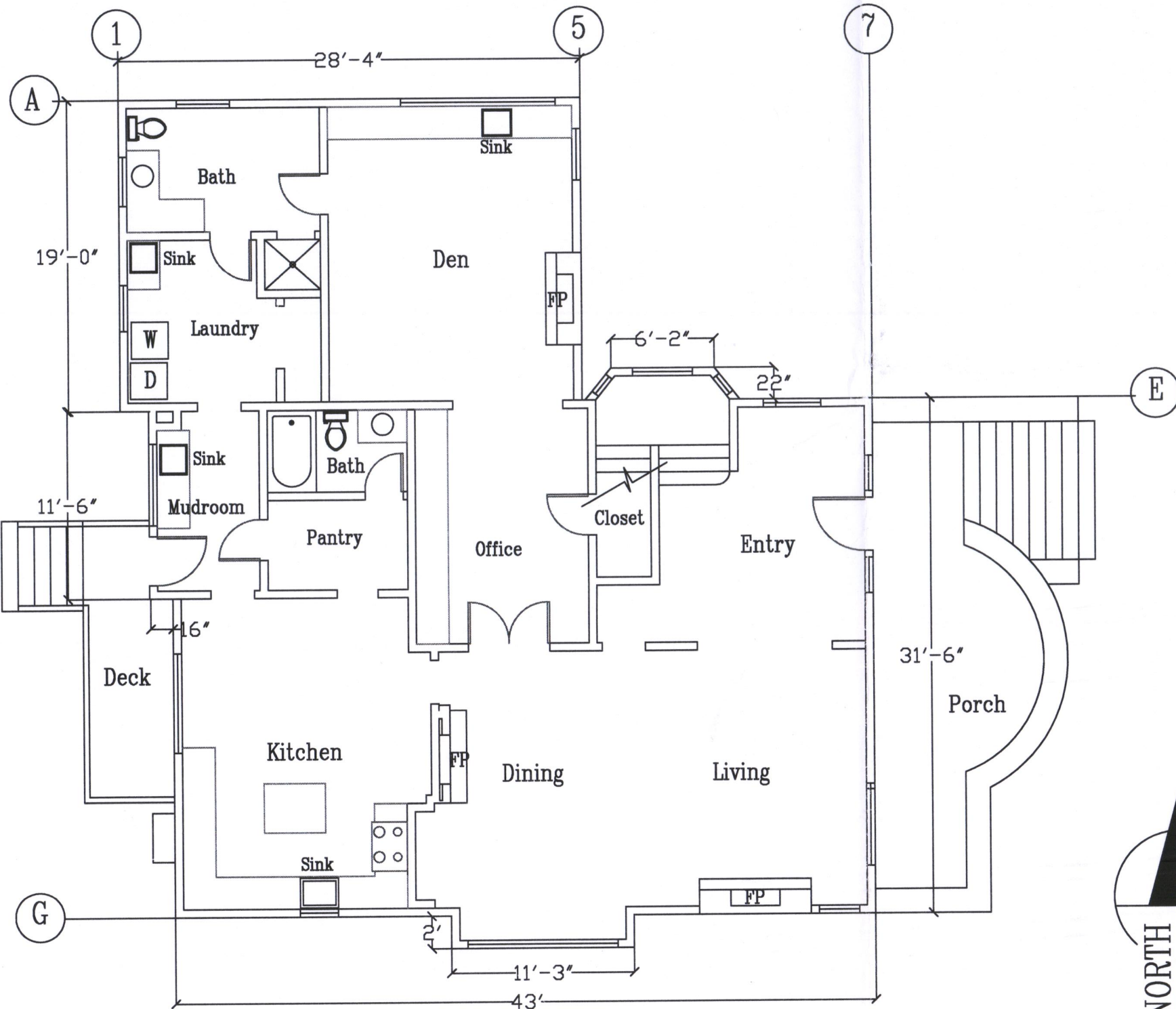




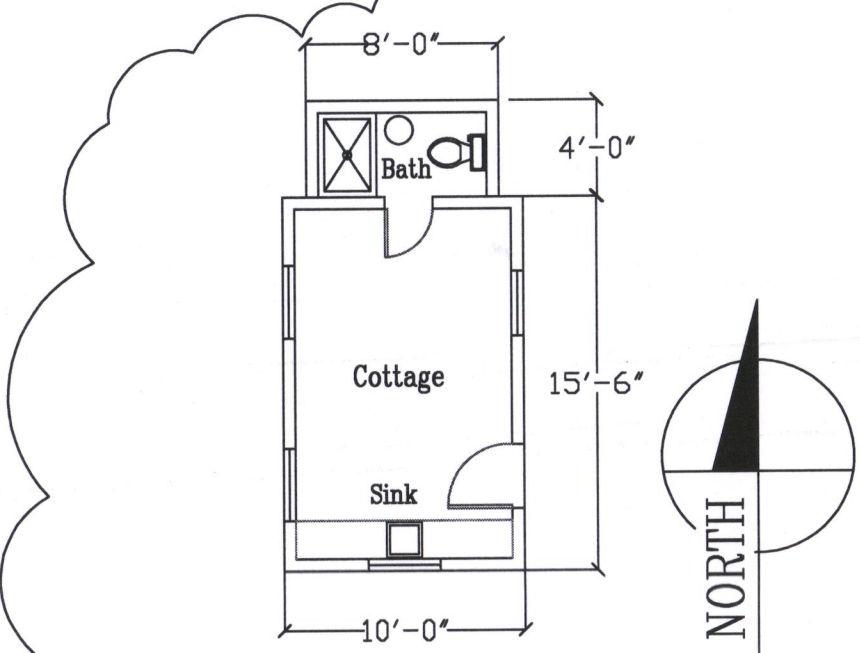
Existing Upper Floor Plan 1,449 SF



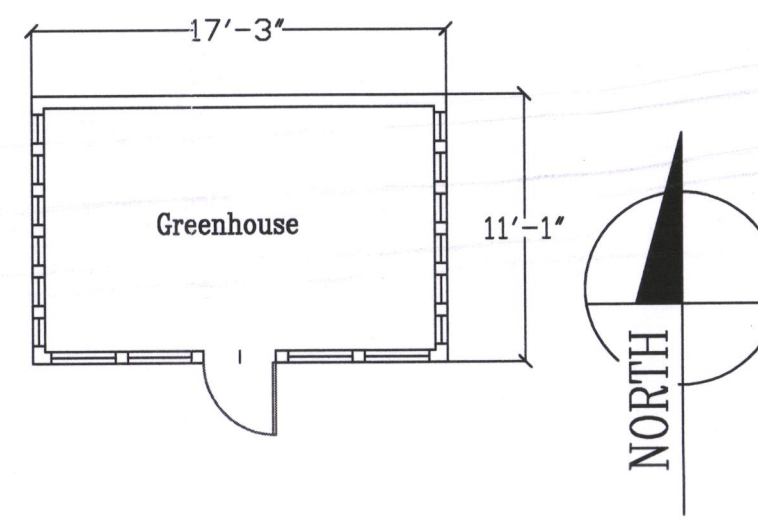
Proposed Upper Floor Plan 1,513 SF



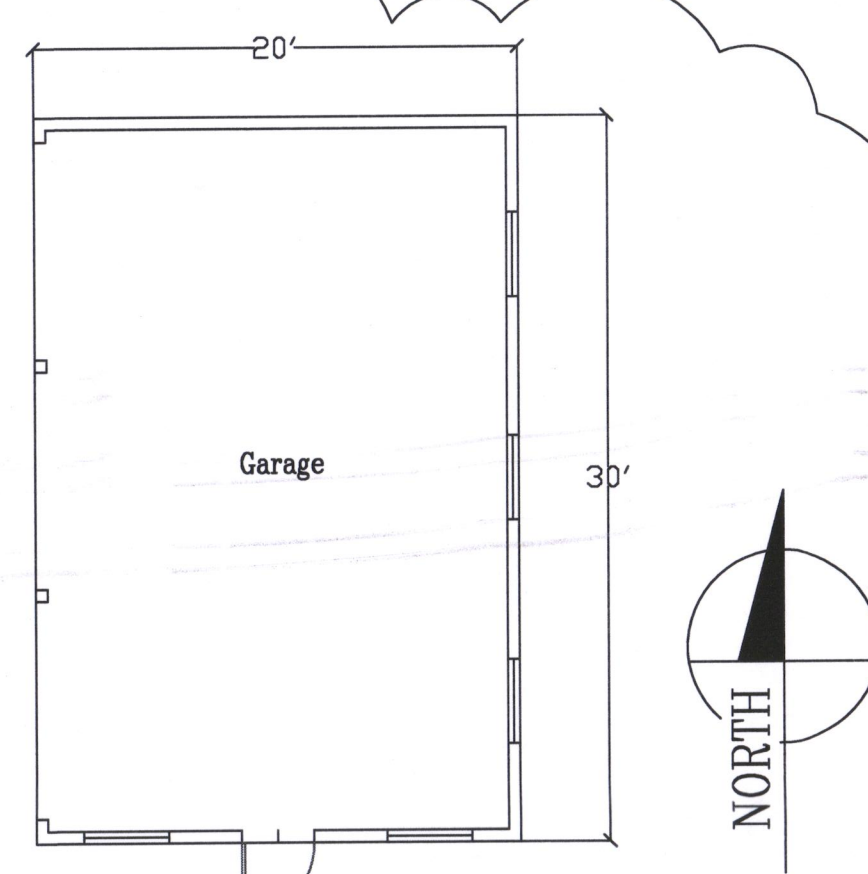
Existing Lower Floor Plan 1,926 SF NO CHANGE



Existing Cottage Plan 188 SF No Change



Existing Greenhouse Plan 192 SF No Change



Existing Garage Plan 600 SF No Change

Plumbing Fixture Units

Existing	Value
6 Lavatories	6
5 Toilets	9
2 Tub	4
3 Shower	6
1 Kitchen Sink/DW	2
1 Washer Hookup	2
2 Utility Sink	4
1 Bar Sink/Veg Sink	1
Total F.U.	34

Proposed	Value
5 Lavatories	5
2 Lavs / Master Bth	1
5 Toilets	9
2 Tub	4
3 Shower	6
1 Kitchen Sink/DW	2
2 Washer Hookup	2
2 Utility Sink	4
1 Bar Sink/Veg Sink	1
Total F.U.	34

BUILDING COVERAGE

Residence Footprint	2,378 SF
Cottage Footprint	188 SF
Garage Footprint	600 SF
Greenhouse Footprint	192 SF
TOTAL PROPOSED	3,358 SF
ALLOWED	7,200 SF

Residence	3,439 SF
Cottage	188 SF
Garage	600 SF
Greenhouse	192 SF
TOTAL PROPOSED	4,419 SF
ALLOWED	4,419 SF

SITE COVERAGE

Residence Footprint	2,378 SF
Cottage Footprint	188 SF
Garage Footprint	600 SF
Greenhouse Footprint	192 SF
Paving	1,240 SF
TOTAL PROPOSED	4,598 SF
ALLOWED	8,641 SF

## WEICHERT RESIDENCE ADDITION

OWNER: Rudolph Frederick Weichert IV Trust

PROJECT ADDRESS/ APN 228 1st St, Pacific Grove, CA 93950  
006-242-007-000

ARCHITECT: Edward B. Nimis, Architect ebnimis@sbcglobal.net, 831 809-8459  
PO Box 7153  
Spreckels, CA 93962

PROJECT SCOPE: 64 SF Upper Floor Addition to an existing 3,375 SF Single Family Residence. The Area of Work is at the upper level at the rear of the house not visible from 1st St. Photos submitted.

TREE REMOVAL: None Proposed  
GRADING: None Proposed  
RETAINING WALLS: None Proposed

ZONING: R2

SETBACKS: 15' Front, 15' Rear, 10% Side (inside PL, max 10'), 20% Side (@ Street, max 10') No Change to Existing

HEIGHT: 30' Max., No Change to Existing.

LOT SIZE: 14,401 SF

SITE COVERAGE: 60% (8,641 SF) Allowed, 4,598 SF Proposed (See Site Coverage Table on this sheet)

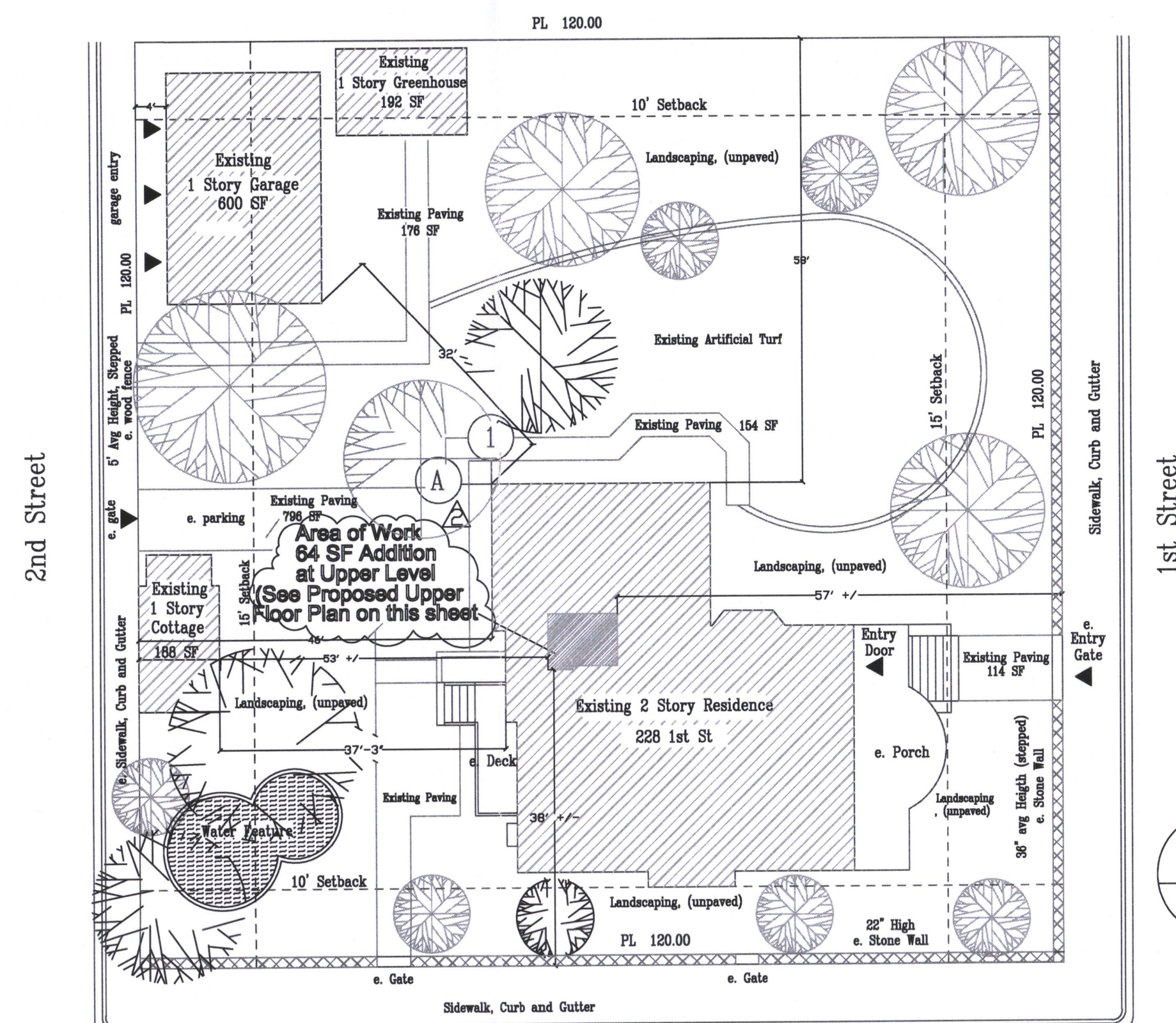
GROSS FLOOR AREA: 4,419 SF Allowed, 4,419 SF Proposed ( 3,439 SF Residence, 188 SF Cottage, 600 SF Garage, 192 SF Greenhouse)

PARKING: No Change to existing

CODES: All work shall be performed in accordance with:  
2016 CBC, 2016 CMC & CPC 2016 CEC and 2016 Title 24 Energy  
Regulations 2016 Fire Code, 2016 CA Green Building Standards.

CONSTRUCTION TYPE: VN OCCUPANCY TYPE: R-3/U

SHEET LIST:  
A1 SITE PLAN, PROJECT DATA  
EXISTING FLOOR PLANS, PROPOSED FLOOR PLANS  
A2 EXISTING ELEVATIONS, PROPOSED ELEVATIONS, EXISTING ROOF PLAN,  
PROPOSED ROOF PLAN



64 SF Addition at rear of property

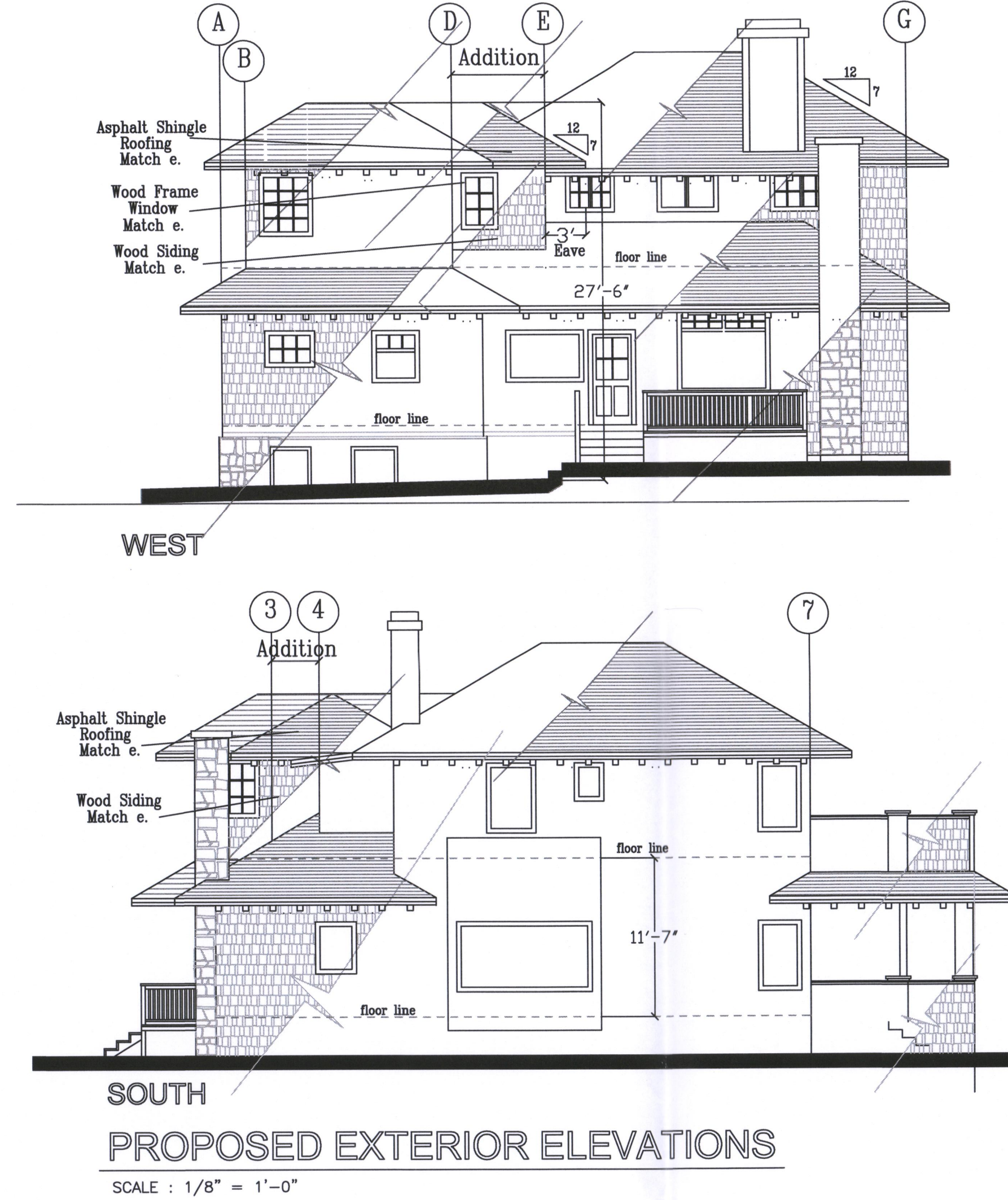
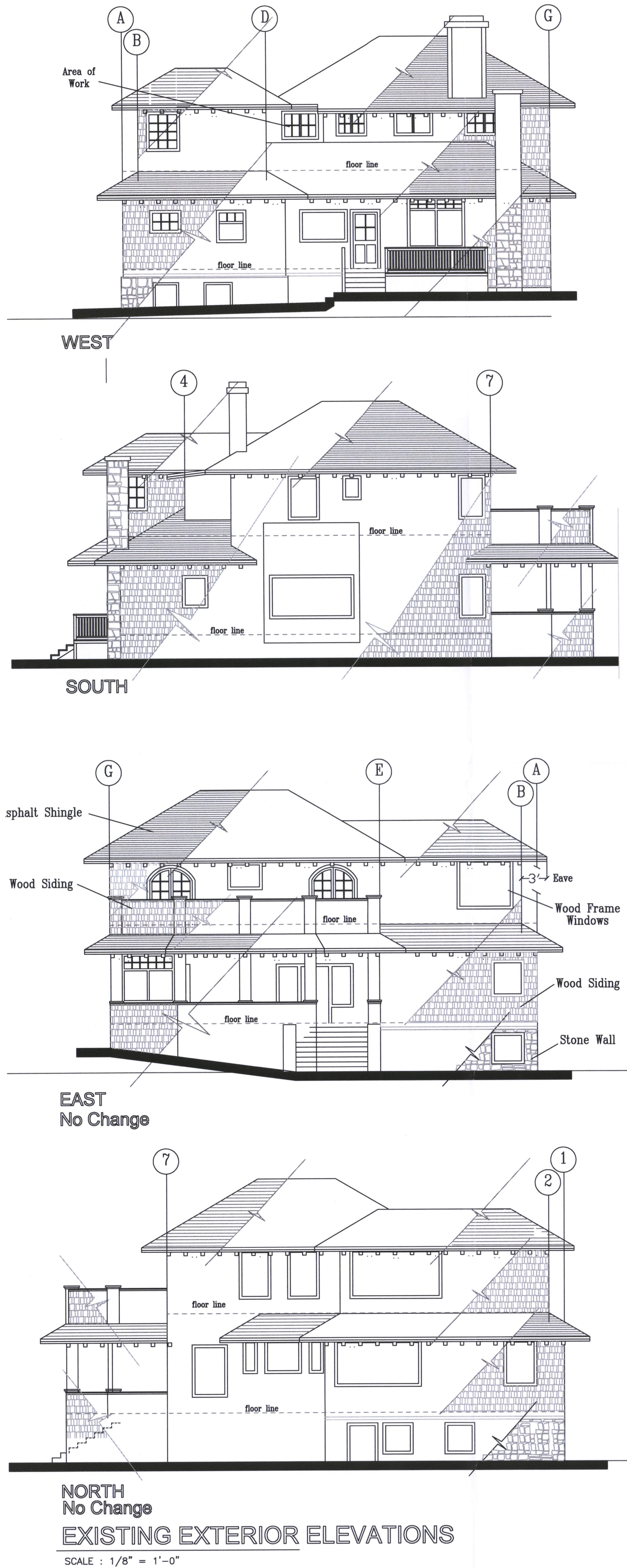
EDWARD B. NIMIS, ARCHITECT  
Spreckels, CA 93962  
PO Box 7153  
831 809-8459

Site Plan/Floor Plans

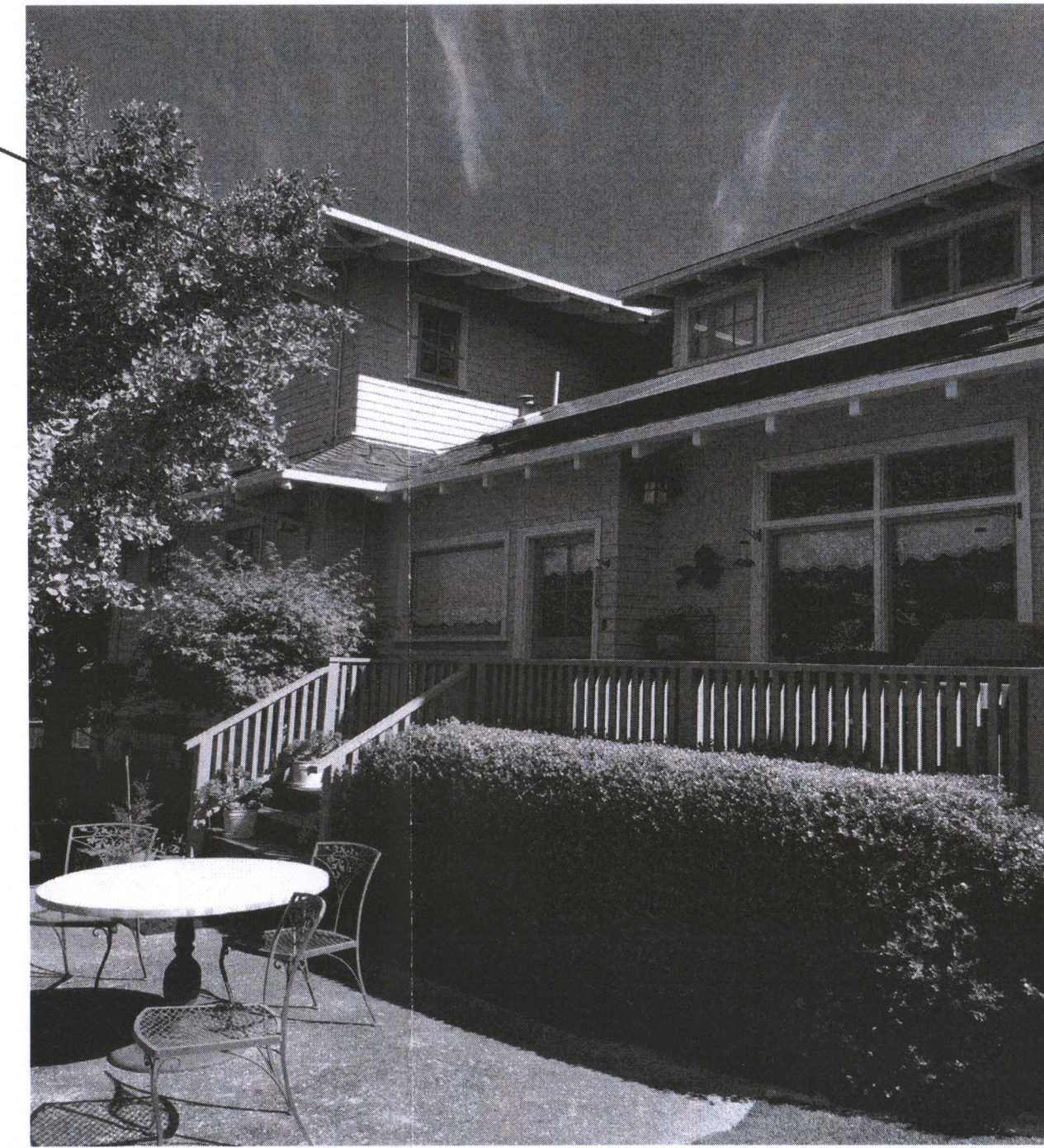
A1 1 of 2 01/05/20



THE USE OF THESE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED, AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. RE-USE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT, AND VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FIDE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



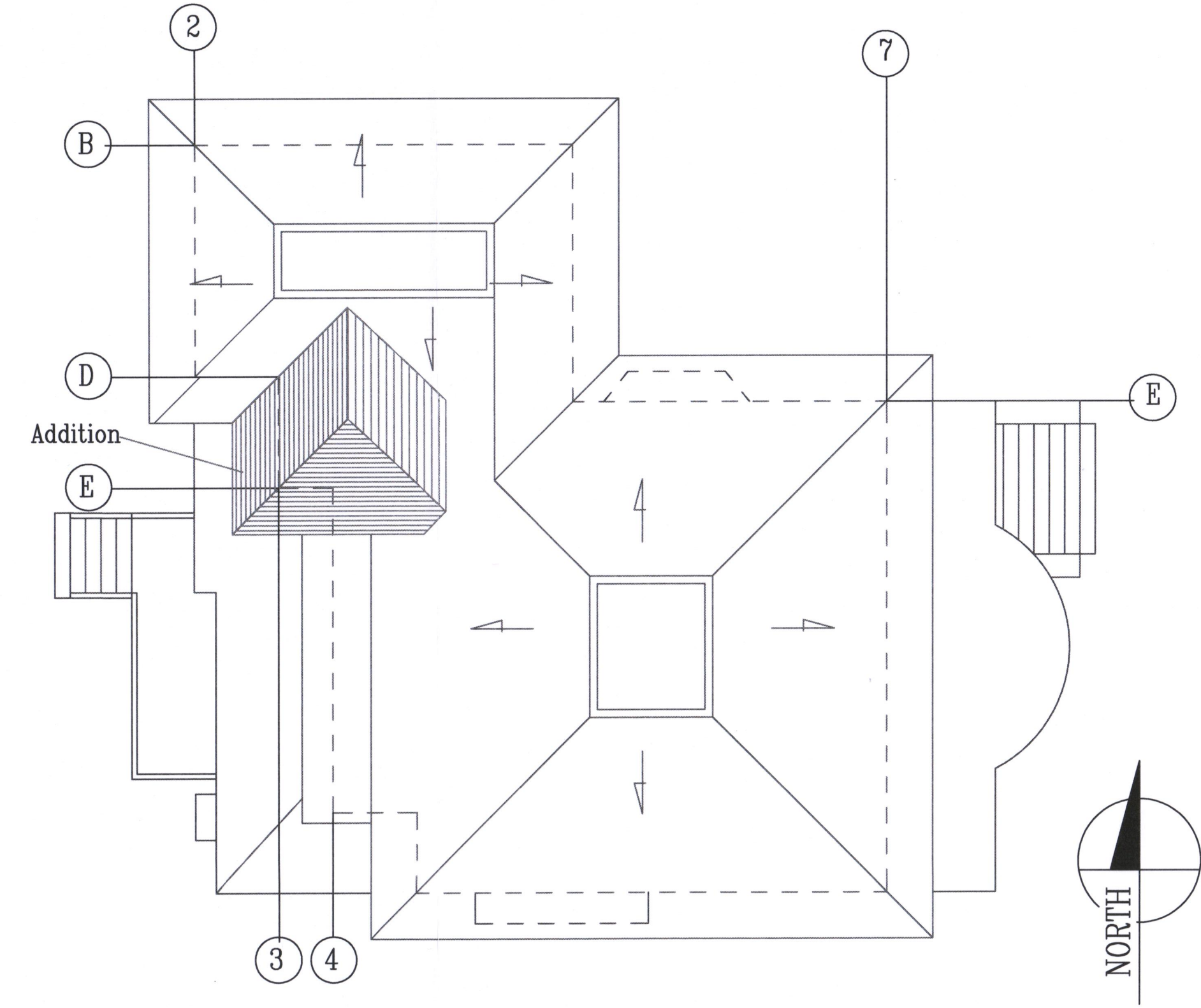
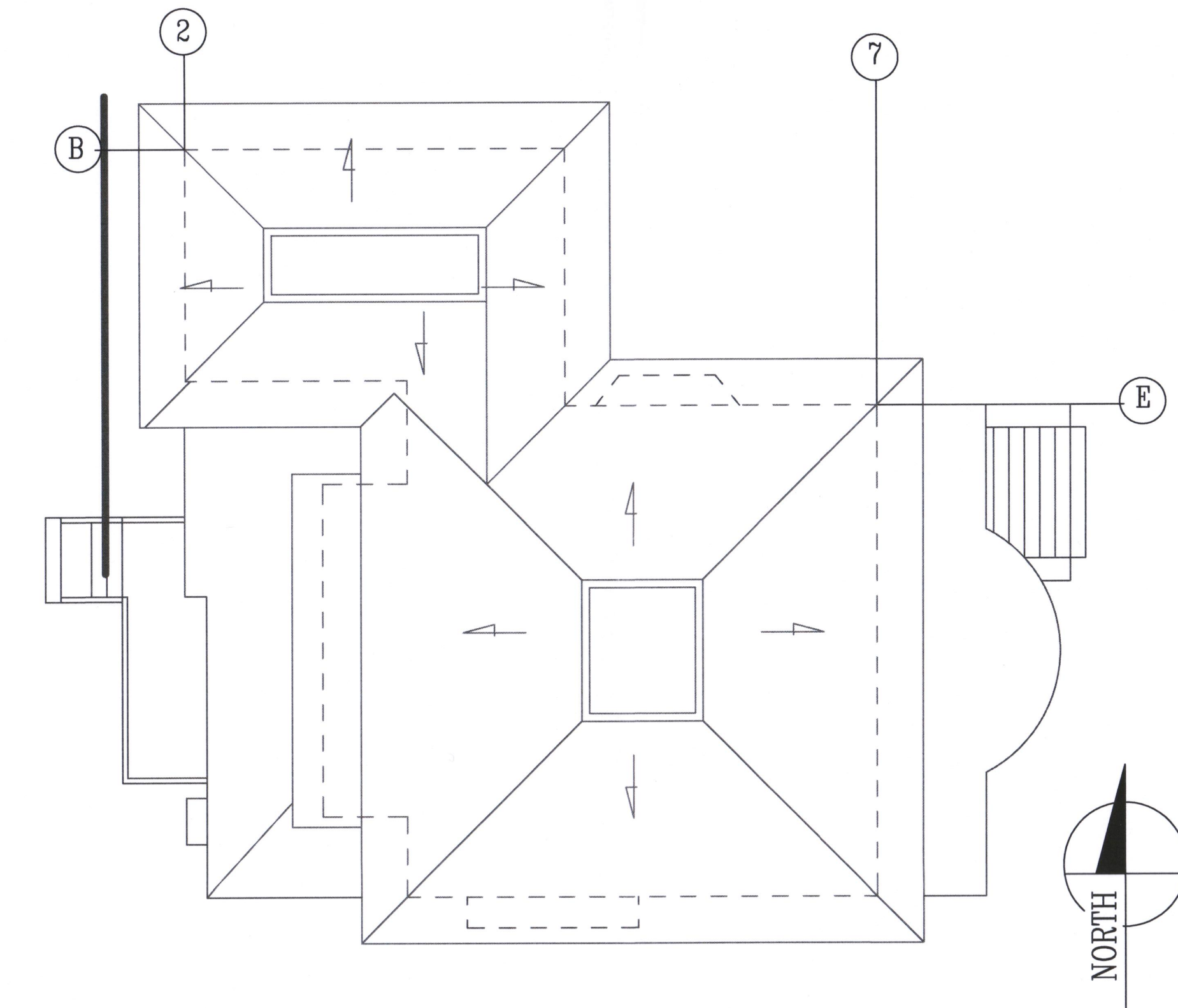
Area of Work



View from Southwest

Materials Used at the Addition to match existing

Asphalt Shingle Roofing: Style and Color to match existing  
Overhang and Rafter Tails to match existing  
Wood Siding Style and Color to match existing  
Window Style and Color to match existing



64 SF Addition at rear of property

EDWARD B. NIMS, ARCHITECT  
SPRACKLE, CA 93662  
PO Box 7153  
ednb@ednb.com

Proposed: Floor Plan, Roof Plan, Elevations

A2 2 OF 2 2/01/05/20

Walden Residence Water Side  
228 1st Street, Pacific Grove, CA 93950



# **Item No. 10C**

## **HRI Deletions**



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

**AGENDA REPORT**

**TO:** Chair Sawyer and Members of the Historic Resources Committee  
**FROM:** Alyson Hunter, Senior Planner  
**MEETING DATE:** February 26, 2020

**PERMIT TYPE & LOCATION**

Historic Determination (HD) permits for the following properties:

	Property Address	Reason for Removal from the HRI		Property Address	Reason for Removal from the HRI
1	200 1st St.	No historic significance	11	220 Bentley St.	Addition results in loss of integrity
2	222 1st St.	Extensive alterations; effect. demolished	12	212 Carmel Av.	Addition results in lost integrity
3	523 2nd St.	Extensive alterations; lost integrity	13	522 Central Av.	Additions over time result in lost integrity
4	132 4th St.	Cumulative alterations; lost integrity	14	409 Chestnut St.	Alterations; lost integrity
5	315 5th St.	Heavily Modified; lost integrity	15	864 Laurel Ave.	Alteration to original form; lost integrity
6	414 9th St.	Extensive alterations; lost integrity	16	562 Park Pl.	Significant alterations; lost integrity
7	160 11th St.	Cumulative alterations; lost integrity	17	315 Pine Ave.	Cumulative alterations; lost integrity
8	308 14th St.	Cumulative alterations; lost integrity	18	1125 Pico Ave.	Highly visible additions; lost integrity
9	315 14th St.	Addition results in loss of integrity	19	703 Spruce Ave.	Large addition results in lost integrity
10	219 Bentley St.	Cumulative alterations; lost integrity	20	731 Spruce Ave.	Cumulative alterations; lost integrity

**PROJECT DESCRIPTION:** Historic Determination (HD) for Twenty (20) Properties Recommended for Removal from the Historic Resources Inventory (HRI) due to Lack of Eligibility  
**APPLICANT/OWNER:** City of Pacific Grove / Various Owners  
**ZONING/LAND USE:** Various Zoning Districts  
**CEQA:** Not a "Project" per § 15378 of the California Environmental Quality Act (CEQA) Guidelines.

**RECOMMENDATION**

Through the adoption of Resolution 20-02, approve the Historic Determination permits and remove the subject properties from the Historic Resources Inventory (HRI) subject to the requirements of the Pacific Grove Municipal Code (PGMC) [§ 23.76.030](#) and a finding that the removal of the subject properties is not a project per § 15378 of the CEQA Guidelines.

**DISCUSSION**

**Background**

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

### **Benefits of the HRI Update**

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

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

### **HRI Update Project**

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

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

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

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



As a result of the City Council's action on November 20, 2019, wherein the Council accepted the [Final HRI Survey Update Report](#) (and provided separately), the HRC is directed to begin the formal removal of those properties in category (2) above. The subject group of properties, shown in the table below, are those that the consultant has identified as either demolished (the former resource was demolished and the HRI not correctly updated so that new development has retained its place on the Inventory) or that the City has an active Building or Planning Permit on and removal could affect the scope of the project currently underway.

	Property Address	Assessor Parcel No.	Property Owner	Reason for Removal from the HRI	Approx. Year Built
1.	200 1 <sup>st</sup> St.	006-223-002	Garland, V & G	No historic significance	c. 1925
2.	222 1 <sup>st</sup> St.	066-242-010	Leo, L	Extensive alterations; effect. demolished	1903
3.	523 2 <sup>nd</sup> St.	006-515-009	Hyde, R & McLean, L	Extensive alterations; lost integrity	1930
4.	132 4 <sup>th</sup> St.	006-229-003	O'Neil, R & M	Cumulative alterations; lost integrity	1892
5.	315 5 <sup>th</sup> St.	006-257-006	Dietz, M & S	Heavily Modified; lost integrity	1910
6.	414 9 <sup>th</sup> St.	006-501-005	Bitter, R & Devine, K	Extensive alterations; lost integrity	1922
7.	160 11 <sup>th</sup> St.	006-197-008	Laiolo, C	Cumulative alterations; lost integrity	1910
8.	308 14 <sup>th</sup> St.	006-285-004	Anderson, T & R	Cumulative alterations; lost integrity	1906
9.	315 14 <sup>th</sup> St.	006-279-008	Williams, M	Addition results in loss of integrity	1940
10.	219 Bentley St.	006-342-008	Dunn, M	Cumulative alterations; lost integrity	1926
11.	220 Bentley St.	006-341-008	Aeschliman, G & R	Addition results in loss of integrity	1925
12.	212 Carmel Av.	006-274-004	Dwyer, W	Addition results in lost integrity	1912
13.	522 Central Av.	006-181-009	Center for Spiritual Awakening	Additions over time result in lost integrity	1939
14.	409 Chestnut St.	006-443-010	White, R & S	Alterations; lost integrity	1907
15.	864 Laurel Ave.	006-333-006	Davis, M & J	Alteration to original form; lost integrity	1900
16.	562 Park Pl.	006-157-013	Kohlmannslehner, S	Significant alterations; lost integrity	1906
17.	315 Pine Ave.	006-504-001	Davalos, E & Krienke, D	Cumulative alterations; lost integrity	1922
18.	1125 Pico Ave.	006-422-002	O'Rourke, H	Highly visible additions; lost integrity	1922
19.	703 Spruce Ave.	006-466-002	Balison, B & R	Large addition results in lost integrity	1910
20.	731 Spruce Ave.	006-467-001	Mrizek, A & Grenfell, S	Cumulative alterations; lost integrity	1918-1928

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

### Neighborhood Character List

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

**Note: Only 703 Spruce Ave. has been proposed by the consultant to be added to the NCL.**

## **Resolution 20-02**

The attached Resolution 20-02 reflects the action of the HRC on January 22, 2020. This Resolution, and those following, will be added to each property file in an effort to ensure that accurate record keeping occurs moving forward in the deletion process.

### **California Environmental Quality Act (CEQA)**

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

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

### **ATTACHMENTS**

- A. DPR Forms and City Records for the Individual Properties
- B. Resolution 20-02

RESPECTFULLY SUBMITTED:

*Alyson Hunter*

Alyson Hunter, Senior Planner

# **Attachment A**

## DPR Forms and City Records for the Individual Properties

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

Page 1 of 2 \*Resource Name or #: 132 4th St (APN 006229003000)

- P1. Other Identifier:**
- \***P2. Location:** ☐ Not for Publication ☒ Unrestricted \***a. County:** Monterey
- \***b. USGS Quad(s):** Monterey, California (1997)
- c. Address:** 132 4th St, Pacific Grove, CA 93950 (APN 006229003000)
- d. UTM:**
- e. Other Locational Data:** Latitude, Longitude (Decimal Degrees) 36.6194154095378, -121.909337958426
- \***P3a. Description:**

- |  |   |
|--|---|
| <ul style="list-style-type: none"><li>- Architectural Style(s): Colonial Revival</li><li>- Construction Type: Wood Frame</li><li>- Number of Stories: 2</li><li>- Basement: No</li><li>- Garage: Detached</li><li>- Roof Type(s): Gable, Saltbox</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): Wood</li></ul> | <ul style="list-style-type: none"><li>- Architectural Features: Entry Portico</li><li>- Decorative Details: Classical Columns/Pilasters, Pediment</li><li>- Alterations: Altered Form or Roofline, Altered Pattern of Windows or Doors, Incompatible Addition, Replacement Cladding, Replacement Door(s), Replacement Window(s)</li><li>- Additional Remarks:</li></ul> |
|--|---|

- \***P3b. Resource Attributes:** HP02 (Single family property); HP04 (Ancillary building)
- \***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)



- \***P5b. Description of Photo:**  
Primary façade, 8/3/2018.
- \***P6. Date Constructed/Age & Sources:**  
☐ Prehistoric ☐ Protohistoric  
☒ Historic ☐ Unknown  
1892. Sources: PG HRI Database (6/19/18).
- \***P7. Owner and Address:**  
O'Neil Robert & Margaret C Trs  
4915 El Sereno Ave  
La Crescenta, CA 91214
- \***P8. Recorded by:**  
Hannah Simonson, Page & Turnbull  
170 Maiden Lane, 5th Floor  
San Francisco, CA 94108
- \***P9. Date Recorded:** 8/3/2018  
Finalized: 10/18/2019
- \***P10. Survey Type:** Reconnaissance

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



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

Page 2 of 2 \*Resource Name or #: 132 4th St (APN 006229003000)

\*Recorded By: Hannah Simonson

\*Date Recorded: 8/3/2018

Finalized: 10/18/2019

**Historic Name:**

**Original Use:** Residential

**Present Use:** Residential

**Original Owner:**

**Architect/Builder:**

**Significance**

***Pacific Grove Historic Context Statement Theme:*** Residential Development

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

**Integrity:** No Historic Integrity

**Period of Significance:** Not Applicable

**Eligible for Pacific Grove HRI:** No

**Level of Significance:** Not Applicable

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

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

**Evaluation Notes:** Residence has a saltbox roof that is obscured by recent additions. All windows have been replaced with a different pattern of lites. Hung windows on primary façade replaced with French doors. One story side bay has new two story addition and garage addition. These cumulative additions and alterations have resulted in the loss of historic integrity.

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

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

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

Page 1 of 2 \*Resource Name or #: 315 Pine Ave (APN 006504001000)

**P1. Other Identifier:**

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

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

**c. Address:** 315 Pine Ave, Pacific Grove, CA 93950 (APN 006504001000)

**d. UTM:**

**e. Other Locational Data:** Latitude, Longitude (Decimal Degrees) 36.6166418935162, -121.91189001463


\***P3a. Description:**

<ul style="list-style-type: none"><li>- Architectural Style(s): Vernacular</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</li><li>- Roof Material(s): Asphalt Shingle</li><li>- Wall Material(s): Stucco</li><li>- Window Type(s): Casement, Hung</li><li>- Window Material(s): Vinyl, Wood</li></ul>	<ul style="list-style-type: none"><li>- Architectural Features: Enclosed Porch</li><li>- Decorative Details:</li><li>- Alterations: Incompatible Addition</li><li>- Additional Remarks:</li></ul>
---	---

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

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

**P5a. Photo**



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

\***P6. Date Constructed/Age & Sources:**  
☐ Prehistoric ☐ Protohistoric  
☒ Historic ☐ Unknown  
1922. Sources: PG HRI Database (6/19/18).

\***P7. Owner and Address:**  
Davalos Edward P & Debra L Krienke  
315 Pine Ave  
Pacific Grove, CA 93950

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

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

\***P10. Survey Type:** Reconnaissance

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

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

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

Page 2 of 2 \*Resource Name or #: 315 Pine Ave (APN 006504001000)

\*Recorded By: Katherine Wallace

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

**Historic Name:**

**Original Use:** Residential

**Present Use:** Residential

**Original Owner:**

**Architect/Builder:**

**Significance**

***Pacific Grove Historic Context Statement Theme:*** Residential Development

**Period of Development:** Pacific Grove Comes of Age (1903-1926)

**Integrity:** No Historic Integrity

**Period of Significance:** Not Applicable

**Eligible for Pacific Grove HRI:** No

**Level of Significance:** Not Applicable

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

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

**Evaluation Notes:** According to the 1926 Sanborn map, this property was originally addressed as 403 7th Street. The lot featured a one-story, one-room structure. By 1962, the property was addressed 315 Pine (and 403 7th as well), and featured an irregular-plan building and detached garage. The structures appear to have been joined at an unknown date after 1962. Cumulative additions and alterations have resulted in the loss of historic integrity.

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

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

<b>State of California - The Resources Agency</b> <b>DEPARTMENT OF PARKS AND RECREATION</b> <b>PRIMARY RECORD</b>	<b>Primary #</b> _____ <b>HRI #</b> _____ <b>Trinomial</b> _____ <b>NRHP Status Code</b> <u>6Z</u> _____ <b>Other Listings</b> _____ <b>Review Code</b> _____ <b>Reviewer</b> _____ <b>Date</b> _____
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Page 1 of 2 \*Resource Name or #: 315 14th St (APN 006279008000)

**P1. Other Identifier:**

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

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

c. Address: 315 14th St, Pacific Grove, CA 93950 (APN 006279008000)

d. UTM:

e. Other Locational Data: Latitude, Longitude (Decimal Degrees) 36.618453156752, -121.91618900622

\*P3a. Description:

- |  |   |
|--|---|
| <ul style="list-style-type: none"><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): Gable, Shed</li><li>- Roof Material(s): Asphalt Shingle</li><li>- Wall Material(s): Board and Batten</li><li>- Window Type(s): Casement, Fixed</li><li>- Window Material(s): Wood</li></ul> | <ul style="list-style-type: none"><li>- Architectural Features: Open Porch</li><li>- Decorative Details:</li><li>- Alterations: Incompatible Addition</li><li>- Additional Remarks:</li></ul> |
|--|---|

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

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



\*P5b. Description of Photo:

Primary façade, 8/29/2018.

\*P6. Date Constructed/Age & Sources:

- ☐ Prehistoric ☐ Protohistoric  
☒ Historic ☐ Unknown

1940. Sources: PG HRI Database (6/19/18).

\*P7. Owner and Address:

Cynthia Williams Family Limited Partnership Et Al  
68 Hwy 1  
Carmel, CA 93923

\*P8. Recorded by:

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

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

Finalized: 10/18/2019

\*P10. Survey Type: Reconnaissance

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

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



State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>CONTINUATION SHEET</b>	Primary # _____ HRI # _____ Trinomial _____
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Page 2 of 2 \*Resource Name or #: 315 14th St (APN 006279008000)

\*Recorded By: Katherine Wallace

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

**Historic Name:**

**Original Use:** Residential

**Present Use:** Residential

**Original Owner:**

**Architect/Builder:**

**Significance**

***Pacific Grove Historic Context Statement Theme:*** Residential Development

**Period of Development:** City of Homes (1927-1945)

**Integrity:** No Historic Integrity

**Period of Significance:** Not Applicable

**Eligible for Pacific Grove HRI:** No

**Level of Significance:** Not Applicable

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

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

**Evaluation Notes:** According to Sanborn maps, the front addition was constructed after 1962, resulting in a loss of historic integrity.

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

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

<b>State of California - The Resources Agency</b> <b>DEPARTMENT OF PARKS AND RECREATION</b> <b>PRIMARY RECORD</b>	<b>Primary #</b> _____ <b>HRI #</b> _____ <b>Trinomial</b> _____ <b>NRHP Status Code</b> <u>6Z</u> _____ <b>Other Listings</b> _____ <b>Review Code</b> _____ <b>Reviewer</b> _____ <b>Date</b> _____
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Page 1 of 2 \*Resource Name or #: 315 5th St (APN 006257006000)

**P1. Other Identifier:**

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

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

c. Address: 315 5th St, Pacific Grove, CA 93950 (APN 006257006000)

d. UTM:

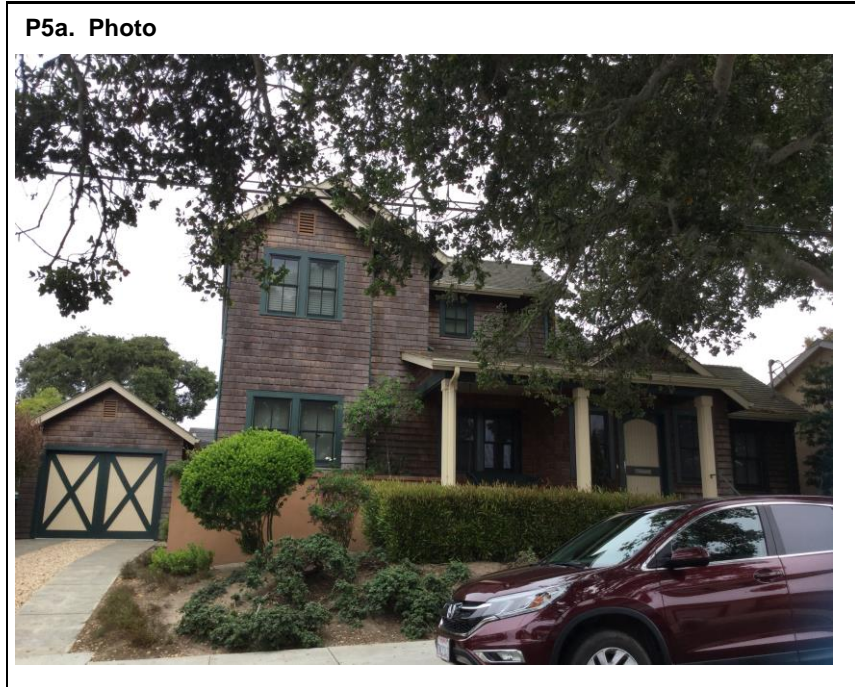
e. Other Locational Data: Latitude, Longitude (Decimal Degrees) 36.6169319383359, -121.910651778795

\*P3a. Description:

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>- Architectural Style(s): Shingle</li> <li>- Construction Type: Wood Frame</li> <li>- Number of Stories: 2</li> <li>- Basement: Not Visible</li> <li>- Garage: Detached</li> <li>- Roof Type(s): Gable</li> <li>- Roof Material(s): Asphalt Shingle</li> <li>- Wall Material(s): Wood Shingle</li> <li>- Window Type(s): Hung</li> <li>- Window Material(s): Wood</li> </ul> | <ul style="list-style-type: none"> <li>- Architectural Features: Open Porch</li> <li>- Decorative Details: Gable Trim</li> <li>- Alterations: Incompatible Addition, Altered Form or Roofline</li> <li>- Additional Remarks:</li> </ul> |
|---|---|

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

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



\*P5b. Description of Photo:

Primary façade, 8/1/2018.

\*P6. Date Constructed/Age & Sources:

- ☐ Prehistoric ☐ Protohistoric  
☒ Historic ☐ Unknown

1910. Sources: PG HRI Database (6/19/18).

\*P7. Owner and Address:

Dietz Martin E & Sheila Y Trs  
1427 W Big Sandy Rd  
Fresno, CA 93711

\*P8. Recorded by:

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

\*P9. Date Recorded: 8/1/2018

Finalized: 10/18/2019

\*P10. Survey Type: Reconnaissance

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

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

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>CONTINUATION SHEET</b>	Primary # _____ HRI # _____ Trinomial _____
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Page 2 of 2 \*Resource Name or #: 315 5th St (APN 006257006000)

\*Recorded By: Katherine Wallace

\*Date Recorded: 8/1/2018

Finalized: 10/18/2019

**Historic Name:**

**Original Use:** Residential

**Present Use:** Residential

**Original Owner:**

**Architect/Builder:**

**Significance**

***Pacific Grove Historic Context Statement Theme:*** Residential Development

**Period of Development:** Pacific Grove Comes of Age (1903-1926)

**Integrity:** No Historic Integrity

**Period of Significance:** Not Applicable

**Eligible for Pacific Grove HRI:** No

**Level of Significance:** Not Applicable

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

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

**Evaluation Notes:** According to the 1914 Sanborn map, the dwelling was originally one story with a different footprint. Cumulative additions and alterations have resulted in the loss of historic integrity.

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

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

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

Page 1 of 2 \*Resource Name or #: 308 14th St (APN 006285004000)

- P1. Other Identifier:**
- \***P2. Location:** ☐ Not for Publication ☒ Unrestricted \***a. County:** Monterey
- \***b. USGS Quad(s):** Monterey, California (1997)
- c. Address:** 308 14th St, Pacific Grove, CA 93950 (APN 006285004000)
- d. UTM:**
- e. Other Locational Data:** Latitude, Longitude (Decimal Degrees) 36.6188534568465, -121.916370571899
- \***P3a. Description:**

- |  |   |
|--|---|
| <ul style="list-style-type: none"><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: None</li><li>- Roof Type(s): Gable, Hipped</li><li>- Roof Material(s): Asphalt Shingle</li><li>- Wall Material(s): Brick, Wood Bevel</li><li>- Window Type(s): Fixed, Hung, Pivot</li><li>- Window Material(s): Wood</li></ul> | <ul style="list-style-type: none"><li>- Architectural Features: Bay Window(s), Enclosed Porch</li><li>- Decorative Details: Exposed Rafter Tails</li><li>- Alterations: Incompatible Addition</li><li>- Additional Remarks:</li></ul> |
|--|---|

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



- \***P5b. Description of Photo:**  
Primary façade, 8/29/2018.
- \***P6. Date Constructed/Age & Sources:**  
☐ Prehistoric ☐ Protohistoric  
☒ Historic ☐ Unknown  
1906. Sources: PG HRI Database (6/19/18).
- \***P7. Owner and Address:**  
Anderson Thomas R & Rebecca J Trs  
20 Via Rubino  
Newport Coast, CA 92657
- \***P8. Recorded by:**  
Katherine Wallace, Page & Turnbull  
170 Maiden Lane, 5th Floor  
San Francisco, CA 94108
- \***P9. Date Recorded:** 8/29/2018  
Finalized: 10/18/2019
- \***P10. Survey Type:** Reconnaissance

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

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



State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>CONTINUATION SHEET</b>	Primary # _____ HRI # _____ Trinomial _____
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Page 2 of 2 \*Resource Name or #: 308 14th St (APN 006285004000)

\*Recorded By: Katherine Wallace

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

**Historic Name:**

**Original Use:** Residential

**Present Use:** Residential

**Original Owner:**

**Architect/Builder:**

**Significance**

***Pacific Grove Historic Context Statement Theme:*** Residential Development

**Period of Development:** Pacific Grove Comes of Age (1903-1926)

**Integrity:** No Historic Integrity

**Period of Significance:** Not Applicable

**Eligible for Pacific Grove HRI:** No

**Level of Significance:** Not Applicable

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

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

**Evaluation Notes:** Cumulative alterations, including replacement vinyl windows and second story addition, have resulted in loss of historic integrity.

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

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

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

Page 1 of 2 \*Resource Name or #: 222 1st St (APN 006242010000)

**P1. Other Identifier:**

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

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

c. Address: 222 1st St, Pacific Grove, CA 93950 (APN 006242010000)

d. UTM:

e. Other Locational Data: Latitude, Longitude (Decimal Degrees) 36.617517346725, -121.908516752403

\*P3a. Description:

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <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: Detached</li> <li>- Roof Type(s): Gable</li> <li>- Roof Material(s): Asphalt Shingle</li> <li>- Wall Material(s): Wood Bevel</li> <li>- Window Type(s): Fixed, Hung</li> <li>- Window Material(s): Wood</li> </ul> | <ul style="list-style-type: none"> <li>- Architectural Features: Balcony, Chimney, Open Porch</li> <li>- Decorative Details: Elaborated Gable End</li> <li>- Alterations: Altered Pattern of Windows or Doors, Incompatible Addition, Altered Form or Roofline, Replacement Cladding, Replacement Window(s)</li> <li>- Additional Remarks: Effectively demolished.</li> </ul> |
|--|---|

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

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

**P5a. Photo**



\*P5b. Description of Photo:

Primary façade, 8/1/2018.

\*P6. Date Constructed/Age & Sources:

- ☐ Prehistoric ☐ Protohistoric  
☒ Historic ☐ Unknown

1903. Sources: PG HRI Database (6/19/18).

\*P7. Owner and Address:

Rohrer Christian Leo & Lisa Leo  
222 1st St  
Pacific Grove, CA 93950

\*P8. Recorded by:

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

\*P9. Date Recorded: 8/1/2018

Finalized: 10/18/2019

\*P10. Survey Type: Reconnaissance

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

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

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>CONTINUATION SHEET</b>	Primary # _____ HRI # _____ Trinomial _____
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Page 2 of 2 \*Resource Name or #: 222 1st St (APN 006242010000)

\*Recorded By: Hannah Simonson

\*Date Recorded: 8/1/2018

Finalized: 10/18/2019

**Historic Name:**

**Original Use:** Residential

**Present Use:** Residential

**Original Owner:**

**Architect/Builder:**

**Significance**

***Pacific Grove Historic Context Statement Theme:*** Residential Development

**Period of Development:** Pacific Grove Comes of Age (1903-1926)

**Integrity:** No Historic Integrity

**Period of Significance:** Not Applicable

**Eligible for Pacific Grove HRI:** No

**Level of Significance:** Not Applicable

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

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

**Evaluation Notes:** Extensive alterations, including replacement wood windows, replacement cladding, and numerous additions which completely change the form, design, and roofline, have resulted in loss of historic integrity. Alterations from 1998 amount to an effective demolition. 2014 DPR form prepared by Rick Steres was consulted, and includes pre-1998 photographs.

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

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

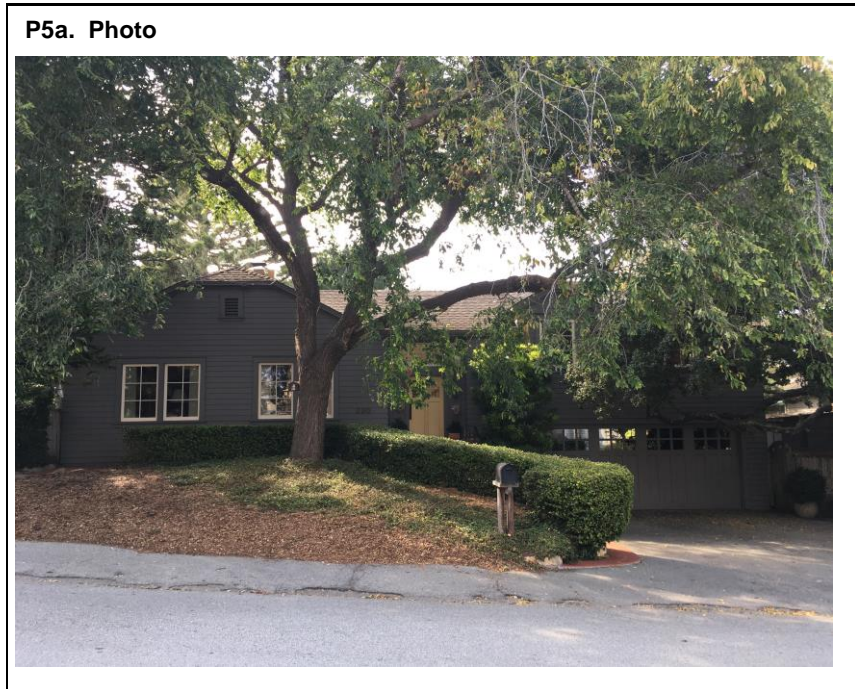
<b>State of California - The Resources Agency</b> <b>DEPARTMENT OF PARKS AND RECREATION</b> <b>PRIMARY RECORD</b>	<b>Primary #</b> _____ <b>HRI #</b> _____ <b>Trinomial</b> _____ <b>NRHP Status Code</b> <u>6Z</u>
<b>Other Listings</b> _____ <b>Review Code</b> _____ <b>Reviewer</b> _____ <b>Date</b> _____	

Page 1 of 2 \*Resource Name or #: 220 Bentley St (APN 006341008000)

- P1. Other Identifier:**
- \***P2. Location:** ☐ Not for Publication ☒ Unrestricted \***a. County:** Monterey
- \***b. USGS Quad(s):** Monterey, California (1997)
- c. Address:** 220 Bentley St, Pacific Grove, CA 93950 (APN 006341008000)
- d. UTM:**
- e. Other Locational Data:** Latitude, Longitude (Decimal Degrees) 36.6246209371625, -121.927317467317
- \***P3a. Description:**

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>- Architectural Style(s): Vernacular</li> <li>- Construction Type: Wood Frame</li> <li>- Number of Stories: 1.5</li> <li>- Basement: Not Visible</li> <li>- Garage: Attached</li> <li>- Roof Type(s): Jerkinhead</li> <li>- Roof Material(s): Asphalt Shingle</li> <li>- Wall Material(s): Wood Bevel</li> <li>- Window Type(s): Casement</li> <li>- Window Material(s): Wood</li> </ul> | <ul style="list-style-type: none"> <li>- Architectural Features: Recessed Entrance</li> <li>- Decorative Details: Transom</li> <li>- Alterations: Incompatible Addition, Altered Form or Roofline</li> <li>- Additional Remarks:</li> </ul> |
|---|---|

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



- \***P5b. Description of Photo:**  
Primary façade, 8/27/2018.
- \***P6. Date Constructed/Age & Sources:**
- ☐ Prehistoric ☐ Protohistoric  
☒ Historic ☐ Unknown
1925. Sources: Heritage Society's Green Plaque List.
- \***P7. Owner and Address:**  
 Aeschliman Gregory J & Robin J Trs  
 220 Bentley St  
 Pacific Grove, CA 93950

- \***P8. Recorded by:**  
 Hannah Simonson, Page & Turnbull  
 170 Maiden Lane, 5th Floor  
 San Francisco, CA 94108
- \***P9. Date Recorded:** 8/27/2018  
 Finalized: 10/18/2019
- \***P10. Survey Type:** Reconnaissance

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

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



State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>CONTINUATION SHEET</b>	Primary # _____ HRI # _____ Trinomial _____
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Page 2 of 2 \*Resource Name or #: 220 Bentley St (APN 006341008000)

\*Recorded By: Hannah Simonson

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

**Historic Name:**

**Original Use:** Residential

**Present Use:** Residential

**Original Owner:** Jenny Coburn

**Architect/Builder:**

**Significance**

***Pacific Grove Historic Context Statement Theme:*** Residential Development

**Period of Development:** Pacific Grove Comes of Age (1903-1926)

**Integrity:** No Historic Integrity

**Period of Significance:** Not Applicable

**Eligible for Pacific Grove HRI:** No

**Level of Significance:** Not Applicable

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

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

**Evaluation Notes:** Large side addition obscures the historic form, design, and roofline of the residence, resulting in the loss of historic integrity.

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

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





CITY OF PACIFIC GROVE  
PLANNING COMMISSION RESOLUTION NO. 77-308  
RESOLUTION GRANTING VARIANCE.

WHEREAS, by Variance Application No. 77-308, GREG and ROBIN AESCHLIMAN seek variance for the property at 220 Bentley Avenue (Lots 7 and 8, Block 312, Pacific Grove Acres) from Sections 23.16.060B and 23.16.060D of the Municipal Code so as to respectively allow:

1. Side yard of 6 feet instead of 10; and
2. Garage opening setback of 6 feet instead of 20 feet.

AND WHEREAS, the Planning Commission finds that the qualifications of Section 23.72.090 of the Municipal Code apply to the land, building, or use for which variance is sought and such variance is in harmony with the general purposes of Title 23 of said Code:

Applicant is replacing a part of this older structure with a new 2-car garage with a master bedroom and bath above. Thus an extra covered parking space is created.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF PACIFIC GROVE DOES RESOLVE AS FOLLOWS:

Variance Application No. 77-308 is hereby granted.

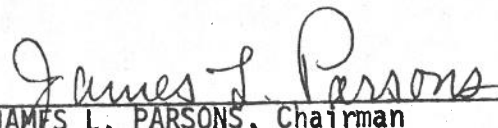
PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF PACIFIC GROVE this 16th day of June, 1977, by the following vote:

AYES: Corsaut, Hauk, Parsons, Robertson, Russell, and Smith

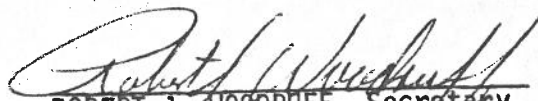
NOES: None

ABSENT: McIntyre

APPROVED: June 16, 1977

  
JAMES L. PARSONS, Chairman

ATTEST:

  
ROBERT J. WOODRUFF, Secretary



# APPLICATION FOR BUILDING PERMIT CITY OF PACIFIC GROVE

Item No. 1077  
DATE Page 23 of 25  
PERMIT NO. **02077**  
TRACT Be Grov. Acres

ASSESSOR'S NO. 6-341-8

Location Of Work 220 Bentley Lot per 7, \$8 Block 312  
Owner Greg & Robin Aschellman Address \_\_\_\_\_ Phone 375-2302  
Contractor ROBERT BONAFANT Address 1841 VIA MARTINO Phone \_\_\_\_\_  
Eng./Arch. \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_ Financed by \_\_\_\_\_

RECEIPT NO.	STORIES	TYPE	SITE DIMENSIONS & AREA

SET BACKS IN FEET				COVERAGE DATA
FRONT	SIDE	SIDE	REAR	
				ALLOWED
				EXISTING
				NEW
				TOTAL

FIRE ZONE	USE ZONE	BLDG. TYPE
<u>III</u>	<u>R-1</u>	<u>SFD</u>

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

VALUATION	
	<u>30,000</u>
FEES	
PERMIT	<u>175.00</u>
PLAN CK.	<u>87.50</u>
SUB-TOTAL	
SMIP	<u>2.10</u>
PENALTIES	
TOTAL	<u>264.60</u>

TYPE IMPROVEMENT  
☐ BUILD ☐ REMODEL ☒ ADD TO ☐ REPAIR ☐ ALTER  
☐ MOVE ☐ DEMOLISH ☐ OTHER

## DESCRIPTION OF WORK AUTHORIZED

DVWY. PERMIT NO.  
 ELE CONTR.  
 MECH. CONT.  
 PLUMB. CONT.  
 VARIANCE NO. 77-308 DATE 6-16-77  
 ARCHITECTURAL APPROVAL NO. DATE  
 USE PERMIT NO. DATE  
 TREE PERMIT NO.  
 CURB GUTTER & SIDEWALK PERMIT NO.

addition, garage & bedroom

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

Application Approved [Signature] Date 12-20-77  
 BUILDING INSPECTOR

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

## EXPIRATION OF PERMIT

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

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

**This permit does not include any signs or flood lighting.**

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

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

- (1) CERTIFICATE OF CONSENT OF SELF-INSURED ISSUED BY THE DIRECTOR OF INDUSTRIAL RELATIONS
- (2) CERTIFICATE (OR EXACT DUPLICATE COPY) OF WORKMEN'S COMPENSATION INSURANCE ISSUED BY AN ADMITTED INSURER.
- ☐ (3) THE COST OF THE WORK TO BE PERFORMED IS \$100 OR LESS.
- ☐ (4) I CERTIFY THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED THAT I SHALL NOT EMPLOY ANY PERSON IN ANY MANNER SO AS TO BECOME SUBJECT TO THE WORKMEN'S COMPENSATION LAWS OF CALIFORNIA.
- ☒ (5) I CERTIFY THAT THE APPLICANT IS LICENSED UNDER THE PROVISIONS OF CHAPTER 9 (COMMENCING AT SECTION 7000) OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE, AND SAID APPLICANT'S CALIFORNIA STATE CONTRACTOR'S.

HALF DAY NOTICE IS REQUIRED FOR ALL INSPECTIONS.

LICENSE NO. \_\_\_\_\_ CLASSIFICATION IS IN FULL FORCE AND EFFECT  
 APPLICANT'S SIGNATURE Robin Aschellman

PHONE: 648

Phone: 648-3183 Permit No. 97-0345

Item No. 10C  
Page 24 of 75

POST THIS CARD AT OR NEAR FRONT OF BUILDING

# CITY OF PACIFIC GROVE

COMMUNITY DEVELOPMENT DEPT.

Building Division

## INSPECTION RECORD

Job Address 220 BENTLEY ST  
Nature of Work NEW ROOF  
Use of Building SFD  
Owner GREG AESCHLIMAN  
Contractor C.L. FROST  
Date Issued 9-22-97

Inspector must sign all spaces pertaining to this job

INSPECTION DATE INSPECTOR

Foundations:		
Setback		
Trench		
Reinforcing		
Foundation Wall and		
Site Work		

Pour no concrete until above has been signed

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

Do not pour floor until above has been signed

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

Cover no work until above has been signed

Lath and Plaster (Interior)		
Lath		
Scratch Coat		
Brown Coat		
Finish Coat		
Wallboard		
Lath and Plaster (Exterior)		
Lath		
Scratch Coat		
Brown Coat		
Finish Coat		
Miscellaneous		
Roofing		
Sewer		
Sidewalks		
Electrical Underground		
Fireplace		
Driveways		
Electrical Final		
Plumbing Final		
Gas Piping Final		
Heating and Ventilation Final		
Life Safety Items Final		
Final Inspection	10-9-97	MORRIS TA
Occupancy Granted		

Applicant to complete

1 JOB ADDRESS Greg A  
2 OWNER C.L. Frost  
3 CONTRACTOR  
4 ARCHITECT OR DESIGNER  
5 ENGINEER SFD  
6 USE OF BUILDING  
7 Class of work: ☐  
8 Describe work: ☒  
9 Change of use from  
Change of use to  
10 Valuation of work: \$  
SPECIAL CONDITIONS  
ON HIST.  
APPLICATION ACCEPTED BY  
TA 0269

THIS PERMIT BECOMES  
AUTHORIZED IS NOT  
OR WORK IS SUSPENDED  
DAYS AT ANY TIME  
I HEREBY CERTIFY  
TION AND KNOW THE  
OF LAWS AND ORDINANCES  
COMPLIED WITH WHEN  
OF A PERMIT DOES  
OR CANCEL THE PERMIT  
REGULATING CONSTRUCTION

JOB ADDRESS 220 BENTLEY ST.  
OWNER GREG AESCHLIMAN  
Load  
Sprinklers required ☐ Yes ☐ No  
Covered  
Not Required  
9.9.97



# APPLICATION FOR BUILDING PERMIT CITY OF PACIFIC GROVE

Item No. 10C

DATE 2-14-78 Page 25 of 75

PERMIT NO. 02077

TRACT Section 4 Area 5

ASSESSOR'S NO. 6-341-8

Location Of Work 220 Centley

Lot per 7, 48

Block 312

Owner Greg & Robin Aschellman

Address

Phone 375-2302

Contractor Robert Bonaventura

Address 1841 Via...

Phone

Eng./Arch. \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_ Financed by \_\_\_\_\_

RECEIPT NO.	STORIES	TYPE	SITE DIMENSIONS & AREA

SET BACKS IN FEET				COVERAGE DATA
FRONT	SIDE	SIDE	REAR	
				ALLOWED -
				EXISTING
				NEW
				TOTAL

FIRE ZONE	USE ZONE	BLDG. TYPE
<u>III</u>	<u>R-1</u>	<u>SPD</u>

OWNER BUILDER  
SURCHARGE

VALUATION

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

FEES

PERMIT 175.00  
PLAN CK. 87.50  
SUB-TOTAL  
OWN-BLDG. 2.10  
PENALTIES  
TOTAL 264.60

TYPE IMPROVEMENT

☐ BUILD ☐ REMODEL ☒ ADD TO ☐ REPAIR ☐ ALTER  
☐ MOVE ☐ DEMOLISH ☐ OTHER

SETBACK FOUNDATION FORMS

INSP. [Signature] DATE 12-30-77

GARAGE FORMS

ELECTRIC GROUND

**POUR NO CONCRETE UNTIL ABOVE HAS BEEN SIGNED**

ELEC. PLUMB. HEATING

CONCRETE SLAB FLOORS

**DO NOT POUR FLOOR UNTIL ABOVE HAS BEEN SIGNED**

CONC. FORMS & REINF.

CONC. BLOCK & REINF.

FIREPLACE & CHIMNEY

FRAMING - FLOOR

ROUGH PLUMBING

GAS PIPING

ROUGH HEATING

FRAMING - WALL & PARTITION

FRAMING - ROOF

SHEATHING - ROOF

LATH/SHEATHING - EXTERIOR

VENTS & FIRE STOPS

**ELECTRICIAN - NO ROUGH WIRING UNTIL THIS SPACE SIGNED**

ELECTRIC SERVICE PANEL

ROUGH ELECTRIC

GROUND FAULT CIRCUIT

**COVER NO WALLS UNTIL ABOVE HAS BEEN SIGNED**

LATH/WALLBOARD INTERIOR

LATH/TUB & SHOWER

PLUMBING FIXTURES

WATER HEATER

FURNACE

GAS APPLIANCES

ELECTRICAL FIXTURES

ELECTRICAL APPLIANCES

WATER PRESSURE

GAS PRESSURE

GAS METER AUTHORIZED

ELECTRIC METER AUTHORIZED

INSP. [Signature] DATE 2-1-78

[Signature] 2-1-78

[Signature] 2-2-78

[Signature] " "

OK TO OCCUPY:

FINAL INSPECTION:

DATE

DATE 9-14-78



# CITY OF PACIFIC GROVE

## BUILDING PERMIT

In Compliance With Building Ordinance No. 246, Zoning Ordinance No. 251, and All Ordinances Supplementary Thereto.

Location 220 Bentley Street

Lot Ely 1/2 of lot adjoining on North Block 312 Tract

Nature of Improvement Additions to residence ZONE

No. Rooms 2 rooms + bath Out Buildings

Dimensions 16' x 17'

Set Backs—Front St. 10 ft. Side St. Side Yds. 3 ft.

No. Stories 1 Floors main

Foundation concrete Roof tar + gravel

Walls board + batten Chimneys blue

Outside Finish " Toilets

Inside Finish " Remarks

This Permit is granted upon the condition that the undersigned owner or builder agrees to comply with all Ordinances and regulations covering the location, construction and use of buildings. This Permit may be revoked upon violation of any of said provisions.

Owner Thos. A. Sommerson Builder C. W. Dempsey

Estimated Cost \$ 700.00 Date Feb 4, 1935

Fee of 2.00 Paid Building Inspector Permit No. 921



# Petition for Building Permit under Ordinance No. 149 of the City of Pacific Grove, California

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

Application is hereby made for a permit to erect House & Garage a building on  
Lot No. 11 & 12 in Block No. 237 Add #1 - Forest Park Addition to Pacific  
Grove Retreat Grounds, at No. 220, Bentley Street, according to Plans  
and Specifications herewith presented, as follows:

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

Size	<u>31 X 27</u>	Size of flues	
Stories	<u>1</u>	Fireplaces	<u>1</u>
Foundation	<u>Cement</u>	Toilets	<u>1</u>
Basement	<u>-</u>	Baths	<u>1</u>
Sides	<u>Rustic</u>	Outside Finish	<u>Painted</u>
Roof	<u>Shingle</u>	Inside Finish	<u>Plaster</u>
Floors	<u>Oak</u>	Time necessary to do the work	
Number of Rooms	<u>5</u>	Estimated Cost	<u>\$2000-</u>
Chimneys	<u>Brick</u>		

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

Dated April 6 - 1925

Edwin P. Whitney  
Petitioner.

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

Page 1 of 2 \*Resource Name or #: 219 Bentley St (APN 006342008000)

**P1. Other Identifier:**

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

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

c. Address: 219 Bentley St, Pacific Grove, CA 93950 (APN 006342008000)

d. UTM:

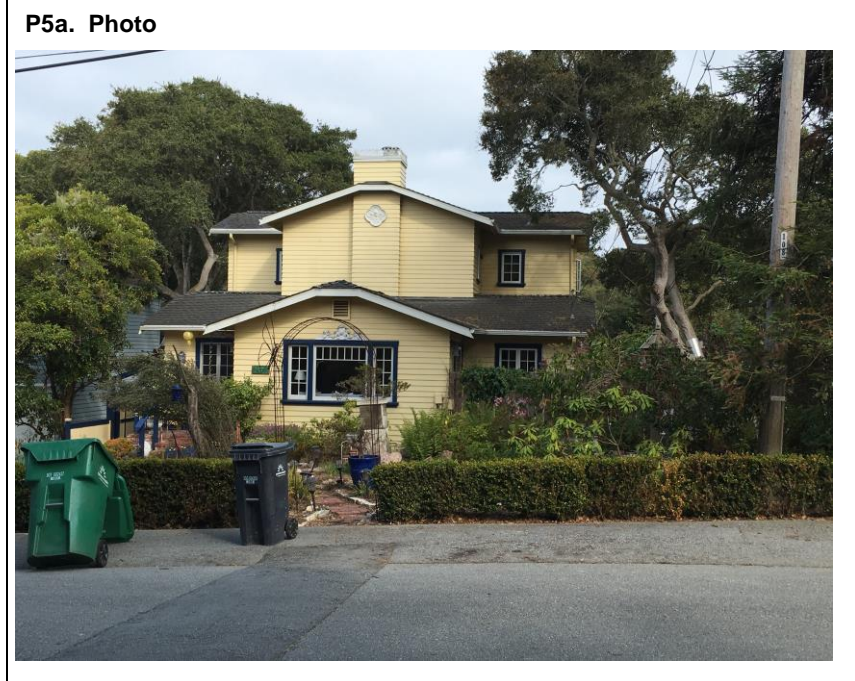
e. Other Locational Data: Latitude, Longitude (Decimal Degrees) 36.6244360657777, -121.926895441514

**\*P3a. Description:**

- |   |   |
|---|---|
| <ul style="list-style-type: none"><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: None</li><li>- Roof Type(s): Jerkinhead</li><li>- Roof Material(s): Asphalt Shingle</li><li>- Wall Material(s): Wood Bevel</li><li>- Window Type(s): Casement, Fixed</li><li>- Window Material(s): Wood</li></ul> | <ul style="list-style-type: none"><li>- Architectural Features: Chimney, Overhanging Eaves</li><li>- Decorative Details:</li><li>- Alterations: Incompatible Addition, Altered Form or Roofline</li><li>- Additional Remarks:</li></ul> |
|---|---|

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

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



**\*P5b. Description of Photo:**

Primary façade, 8/27/2018.

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

- ☐ Prehistoric ☐ Protohistoric  
☒ Historic ☐ Unknown

Circa 1926. Sources: Monterey County Assessor's Records.

**\*P7. Owner and Address:**

Strouse Warren L & Sharon L Trs  
219 Bentley St  
Pacific Grove, CA 93950

**\*P8. Recorded by:**

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

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

Finalized: 10/18/2019

**\*P10. Survey Type:** Reconnaissance

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

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

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>CONTINUATION SHEET</b>	Primary # _____ HRI # _____ Trinomial _____
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Page 2 of 2 \*Resource Name or #: 219 Bentley St (APN 006342008000)

\*Recorded By: Hannah Simonson

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

**Historic Name:**

**Original Use:** Residential

**Present Use:** Residential

**Original Owner:**

**Architect/Builder:**

**Significance**

***Pacific Grove Historic Context Statement Theme:*** Residential Development

**Period of Development:** Pacific Grove Comes of Age (1903-1926)

**Integrity:** No Historic Integrity

**Period of Significance:** Not Applicable

**Eligible for Pacific Grove HRI:** No

**Level of Significance:** Not Applicable

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

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

**Evaluation Notes:** Second-story addition overwhelms historic house. Original form and massing is obscured. Cumulative additions and alterations have resulted in the loss of historic integrity.

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

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



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

Page 1 of 2 \*Resource Name or #: 212 Carmel Ave (APN 006274004000)

**P1. Other Identifier:**

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

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

c. Address: 212 Carmel Ave, Pacific Grove, CA 93950 (APN 006274004000)

d. UTM:

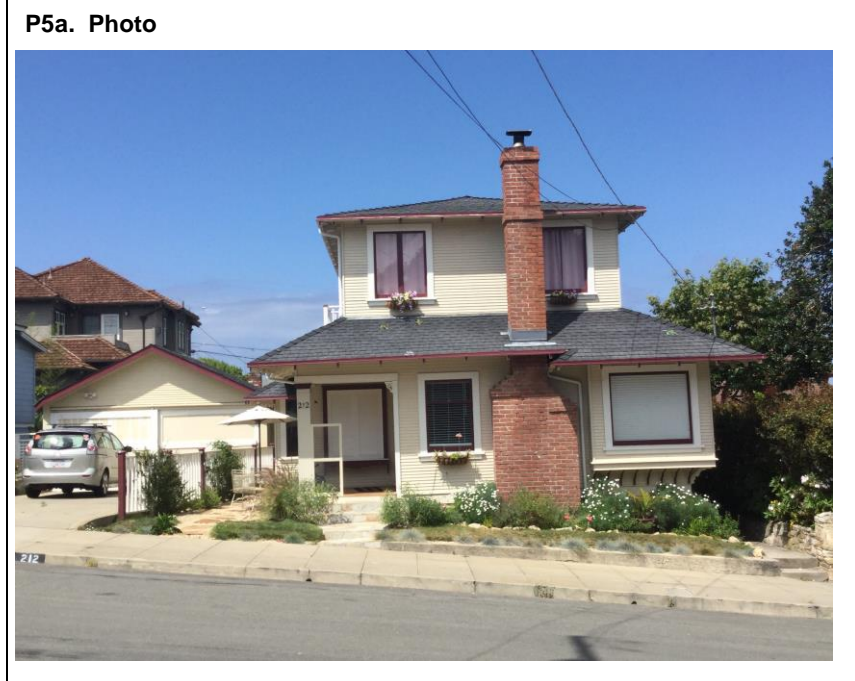
e. Other Locational Data: Latitude, Longitude (Decimal Degrees) 36.6190118275457, -121.914649779882

\*P3a. Description:

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <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: Detached</li> <li>- Roof Type(s): Hipped</li> <li>- Roof Material(s): Asphalt Shingle</li> <li>- Wall Material(s): Wood Bevel</li> <li>- Window Type(s): Casement, Hung</li> <li>- Window Material(s): Wood</li> </ul> | <ul style="list-style-type: none"> <li>- Architectural Features: Chimney, Open Porch, Overhanging Eaves</li> <li>- Decorative Details: Exposed Rafter Tails</li> <li>- Alterations: Incompatible Addition, Altered Form or Roofline</li> <li>- Additional Remarks: Projecting window at front façade has supporting brackets. Partial enclosure of front porch.</li> </ul> |
|---|--|

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

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



\*P5b. Description of Photo:

Primary façade, 8/29/2018.

\*P6. Date Constructed/Age & Sources:

- ☐ Prehistoric ☐ Protohistoric  
☒ Historic ☐ Unknown

Circa 1912. Sources: Monterey County Assessor's Records.

\*P7. Owner and Address:

Tegtmeier Thelma  
212 Carmel Ave  
Pacific Grove, CA 93950

\*P8. Recorded by:

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

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

Finalized: 10/18/2019

\*P10. Survey Type: Reconnaissance

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

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



State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>CONTINUATION SHEET</b>	Primary # _____ HRI # _____ Trinomial _____
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Page 2 of 2 \*Resource Name or #: 212 Carmel Ave (APN 006274004000)

\*Recorded By: Katherine Wallace

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

**Historic Name:**

**Original Use:** Residential

**Present Use:** Residential

**Original Owner:**

**Architect/Builder:**

**Significance**

***Pacific Grove Historic Context Statement Theme:*** Residential Development

**Period of Development:** Pacific Grove Comes of Age (1903-1926)

**Integrity:** No Historic Integrity

**Period of Significance:** Not Applicable

**Eligible for Pacific Grove HRI:** No

**Level of Significance:** Not Applicable

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

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

**Evaluation Notes:** Second story addition is prominent and visible, and obscures the original form and roofline of the residence.

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

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

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

Page 1 of 2 \*Resource Name or #: 200 1st St (APN 006223002000)

- P1. Other Identifier:** 113 2nd St
- \***P2. Location:** ☐ Not for Publication ☒ Unrestricted \***a. County:** Monterey
- \***b. USGS Quad(s):** Monterey, California (1997)
- c. Address:** 200 1st St, Pacific Grove, CA 93950 (APN 006223002000)
- d. UTM:**
- e. Other Locational Data:** Latitude, Longitude (Decimal Degrees) 36.6198072883832, -121.907678292395
- \***P3a. Description:**

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>- Architectural Style(s): Eclectic Mediterranean</li> <li>- Construction Type: Wood Frame</li> <li>- Number of Stories: 2</li> <li>- Basement: Yes</li> <li>- Garage: Detached</li> <li>- Roof Type(s): Gable, Pyramid Hip</li> <li>- Roof Material(s): Asphalt Shingle, Clay Tile</li> <li>- Wall Material(s): Stucco</li> <li>- Window Type(s): Casement, Fixed, Hung</li> <li>- Window Material(s): Wood</li> </ul> | <ul style="list-style-type: none"> <li>- Architectural Features: Chimney, Overhanging Eaves</li> <li>- Decorative Details: Brackets</li> <li>- Alterations:</li> <li>- Additional Remarks:</li> </ul> |
|---|---|

- \***P3b. Resource Attributes:** HP02 (Single family property); HP04 (Ancillary building)
- \***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)



- \***P5b. Description of Photo:**  
Primary façade, 8/3/2018.
- \***P6. Date Constructed/Age & Sources:**
- ☐ Prehistoric ☐ Protohistoric  
☒ Historic ☐ Unknown
- Circa 1925. Sources: Monterey County Assessor's Records.

- \***P7. Owner and Address:**  
Drummond Carol A Co-Tr Et Al  
572 Lighthouse Ave  
Pacific Grove, CA 93950
- \***P8. Recorded by:**  
Katherine Wallace, Page & Turnbull  
170 Maiden Lane, 5th Floor  
San Francisco, CA 94108

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

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

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

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

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>CONTINUATION SHEET</b>	Primary # _____ HRI # _____ Trinomial _____
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Page 2 of 2 \*Resource Name or #: 200 1st St (APN 006223002000)

\*Recorded By: Katherine Wallace

\*Date Recorded: 8/3/2018

Finalized: 10/18/2019

**Historic Name:**

**Original Use:** Residential

**Present Use:** Residential

**Original Owner:**

**Architect/Builder:**

**Significance**

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

**Period of Development:** Not Applicable

**Integrity:** Not Applicable

**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:** No Significance. Does not appear to meet eligibility requirements. Not a good or representative example of an architectural style or property type of the period of development.

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

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



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

Page 1 of 2 \*Resource Name or #: 160 11th St (APN 006197008000)

- P1. Other Identifier:**
- \***P2. Location:** ☐ Not for Publication ☒ Unrestricted \***a. County:** Monterey
- \***b. USGS Quad(s):** Monterey, California (1997)
- c. Address:** 160 11th St, Pacific Grove, CA 93950 (APN 006197008000)
- d. UTM:**
- e. Other Locational Data:** Latitude, Longitude (Decimal Degrees) 36.6198849829772, -121.913649173259
- \***P3a. Description:**
- Architectural Style(s): Vernacular
  - Construction Type: Wood Frame
  - Number of Stories: 2
  - Basement: No
  - Garage: Attached
  - Roof Type(s): Gable, Hipped
  - Roof Material(s): Asphalt Shingle
  - Wall Material(s): Wood Flush, Wood Shingle
  - Window Type(s): Hung, Sliding
  - Window Material(s): Vinyl, Wood
  - Architectural Features: Balcony, Chimney, Overhanging Eaves
  - Decorative Details:
  - Alterations: Incompatible Addition
  - Additional Remarks:

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

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



\***P5b. Description of Photo:**

Primary façade, 8/3/2018.

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

- ☐ Prehistoric ☐ Protohistoric  
☒ Historic ☐ Unknown

1910. Sources: PG HRI Database (6/19/18).

\***P7. Owner and Address:**

Laiolo Christopher  
160 11th St  
Pacific Grove, CA 93950

\***P8. Recorded by:**

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

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

Finalized: 10/18/2019

\***P10. Survey Type:** Reconnaissance

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

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

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>CONTINUATION SHEET</b>	Primary # _____ HRI # _____ Trinomial _____
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Page 2 of 2 \*Resource Name or #: 160 11th St (APN 006197008000)

\*Recorded By: Katherine Wallace

\*Date Recorded: 8/3/2018

Finalized: 10/18/2019

**Historic Name:**

**Original Use:** Residential

**Present Use:** Residential

**Original Owner:**

**Architect/Builder:**

**Significance**

***Pacific Grove Historic Context Statement Theme:*** Residential Development

**Period of Development:** Pacific Grove Comes of Age (1903-1926)

**Integrity:** No Historic Integrity

**Period of Significance:** Not Applicable

**Eligible for Pacific Grove HRI:** No

**Level of Significance:** Not Applicable

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

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

**Evaluation Notes:** Cumulative alterations have resulted in loss of historic integrity.

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

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

<b>State of California - The Resources Agency</b> <b>DEPARTMENT OF PARKS AND RECREATION</b> <b>PRIMARY RECORD</b>	<b>Primary #</b> _____ <b>HRI #</b> _____ <b>Trinomial</b> _____ <b>NRHP Status Code</b> <u>6Z</u> _____ <b>Other Listings</b> _____ <b>Review Code</b> _____ <b>Reviewer</b> _____ <b>Date</b> _____
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Page 1 of 2 \*Resource Name or #: 864 Laurel Ave (APN 006333006000)

**P1. Other Identifier:**

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

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

c. Address: 864 Laurel Ave, Pacific Grove, CA 93950 (APN 006333006000)

d. UTM:

e. Other Locational Data: Latitude, Longitude (Decimal Degrees) 36.6221087630261, -121.925893172573

\*P3a. Description:

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>- Architectural Style(s): Shingle</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): Wood Shingle</li> <li>- Window Type(s): Casement, Fixed, Pivot</li> <li>- Window Material(s): Wood</li> </ul> | <ul style="list-style-type: none"> <li>- Architectural Features: Chimney, Open Porch, Overhanging Eaves</li> <li>- Decorative Details: Exposed Rafter Tails</li> <li>- Alterations: Incompatible Addition, Altered Form or Roofline</li> <li>- Additional Remarks:</li> </ul> |
|--|---|

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

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



\*P5b. Description of Photo:

Primary façade, 8/28/2018.

\*P6. Date Constructed/Age & Sources:

- ☐ Prehistoric ☐ Protohistoric  
☒ Historic ☐ Unknown

Circa 1900. Sources: Monterey County Assessor's Records.

\*P7. Owner and Address:

Davis Mark & Davis Julie  
864 Laurel Ave  
Pacific Grove, CA 93950

\*P8. Recorded by:

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

\*P9. Date Recorded: 8/28/2018

Finalized: 10/18/2019

\*P10. Survey Type: Reconnaissance

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

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



State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>CONTINUATION SHEET</b>	Primary # _____ HRI # _____ Trinomial _____
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Page 2 of 2 \*Resource Name or #: 864 Laurel Ave (APN 006333006000)

\*Recorded By: Hannah Simonson

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

**Historic Name:**

**Original Use:** Residential

**Present Use:** Residential

**Original Owner:**

**Architect/Builder:**

**Significance**

***Pacific Grove Historic Context Statement Theme:*** Residential Development

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

**Integrity:** No Historic Integrity

**Period of Significance:** Not Applicable

**Eligible for Pacific Grove HRI:** No

**Level of Significance:** Not Applicable

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

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

**Evaluation Notes:** The original form, mass and design are no longer legible due to alterations and the large two-story addition, resulting in the loss of historic integrity.

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

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

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

Page 1 of 2 \*Resource Name or #: 731 Spruce Ave (APN 006467001000)

- P1. Other Identifier:**
- \***P2. Location:** ☐ Not for Publication ☒ Unrestricted \***a. County:** Monterey
- \***b. USGS Quad(s):** Monterey, California (1997)
- c. Address:** 731 Spruce Ave, Pacific Grove, CA 93950 (APN 006467001000)
- d. UTM:**
- e. Other Locational Data:** Latitude, Longitude (Decimal Degrees) 36.6188550414207, -121.923339858978
- \***P3a. Description:**

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>- Architectural Style(s): Craftsman</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): Wood Bevel</li> <li>- Window Type(s): Hung</li> <li>- Window Material(s): Wood</li> </ul> | <ul style="list-style-type: none"> <li>- Architectural Features: Open Porch, Overhanging Eaves</li> <li>- Decorative Details: Battered Columns, Masonry Columns, Trellis</li> <li>- Alterations: Incompatible Addition, Altered Form or Roofline</li> <li>- Additional Remarks:</li> </ul> |
|---|--|

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



- \***P5b. Description of Photo:**  
Primary façade, 8/27/2018.
- \***P6. Date Constructed/Age & Sources:**
- ☐ Prehistoric ☐ Protohistoric  
☒ Historic ☐ Unknown
1918. Sources: 1928 Block Files.

- \***P7. Owner and Address:**  
Henderson William H & Henderson Yelena V & Henders  
731 Spruce Ave  
Pacific Grove, CA 93950

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

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

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

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

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

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>CONTINUATION SHEET</b>	Primary # _____ HRI # _____ Trinomial _____
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Page 2 of 2 \*Resource Name or #: 731 Spruce Ave (APN 006467001000)

\*Recorded By: Hannah Simonson

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

**Historic Name:**

**Original Use:** Residential

**Present Use:** Residential

**Original Owner:**

**Architect/Builder:**

**Significance**

**Pacific Grove Historic Context Statement Theme:** Residential Development

**Period of Development:** Pacific Grove Comes of Age (1903-1926)

**Integrity:** No Historic Integrity

**Period of Significance:** Not Applicable

**Eligible for Pacific Grove HRI:** No

**Level of Significance:** Not Applicable

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

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

**Evaluation Notes:** Large two-story addition at side (east) façade is minimally set back and resulted in a significant alteration to the form and massing of the residence. Furthermore, the open entry porch is not original (not illustrated in available 1926 or 1962 Sanborn maps). Cumulatively, these alterations have resulted in a loss of historic integrity.

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

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



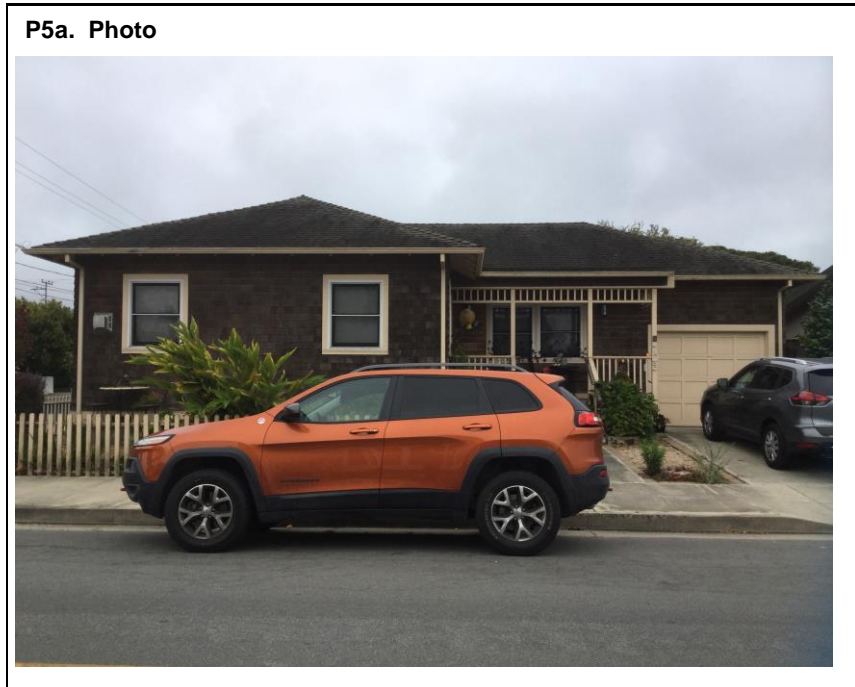
<b>State of California - The Resources Agency</b> <b>DEPARTMENT OF PARKS AND RECREATION</b> <b>PRIMARY RECORD</b>	<b>Primary #</b> _____ <b>HRI #</b> _____ <b>Trinomial</b> _____ <b>NRHP Status Code</b> <u>6L</u> _____ <b>Other Listings</b> _____ <b>Review Code</b> _____ <b>Reviewer</b> _____ <b>Date</b> _____
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Page 1 of 2 \*Resource Name or #: 703 Spruce Ave (APN 006466002000)

- P1. Other Identifier:**
- \***P2. Location:** ☐ Not for Publication ☒ Unrestricted \***a. County:** Monterey
- \***b. USGS Quad(s):** Monterey, California (1997)
- c. Address:** 703 Spruce Ave, Pacific Grove, CA 93950 (APN 006466002000)
- d. UTM:**
- e. Other Locational Data:** Latitude, Longitude (Decimal Degrees) 36.6186484566729, -121.922599056064
- \***P3a. Description:**

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>- Architectural Style(s): Vernacular</li> <li>- Construction Type: Wood Frame</li> <li>- Number of Stories: 1</li> <li>- Basement: Not Visible</li> <li>- Garage: None</li> <li>- Roof Type(s): Hipped</li> <li>- Roof Material(s): Asphalt Shingle</li> <li>- Wall Material(s): Wood Shingle</li> <li>- Window Type(s): Hung</li> <li>- Window Material(s): Wood</li> </ul> | <ul style="list-style-type: none"> <li>- Architectural Features: Open Porch, Overhanging Eaves</li> <li>- Decorative Details: Exposed Rafter Tails</li> <li>- Alterations: Incompatible Addition, Altered Form or Roofline</li> <li>- Additional Remarks:</li> </ul> |
|---|--|

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



- \***P5b. Description of Photo:**  
Primary façade, 8/27/2018.
- \***P6. Date Constructed/Age & Sources:**  
☐ Prehistoric ☐ Protohistoric  
☒ Historic ☐ Unknown  
 1910. Sources: 1928 Block Files.
- \***P7. Owner and Address:**  
 Balison Barbara M Tr  
 703 Spruce Ave  
 Pacific Grove, CA 93950
- \***P8. Recorded by:**  
 Katherine Wallace, Page & Turnbull  
 170 Maiden Lane, 5th Floor  
 San Francisco, CA 94108
- \***P9. Date Recorded:** 8/27/2018  
 Finalized: 10/18/2019
- \***P10. Survey Type:** Reconnaissance

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

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>CONTINUATION SHEET</b>	Primary # _____ HRI # _____ Trinomial _____
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Page 2 of 2 \*Resource Name or #: 703 Spruce Ave (APN 006466002000)

\*Recorded By: Katherine Wallace

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

**Historic Name:**

**Original Use:** Residential

**Present Use:** Residential

**Original Owner:**

**Architect/Builder:**

**Significance**

***Pacific Grove Historic Context Statement Theme:*** Residential Development

**Period of Development:** Pacific Grove Comes of Age (1903-1926)

**Integrity:** No Historic Integrity

**Period of Significance:** Not Applicable

**Eligible for Pacific Grove HRI:** No

**Level of Significance:** Not Applicable

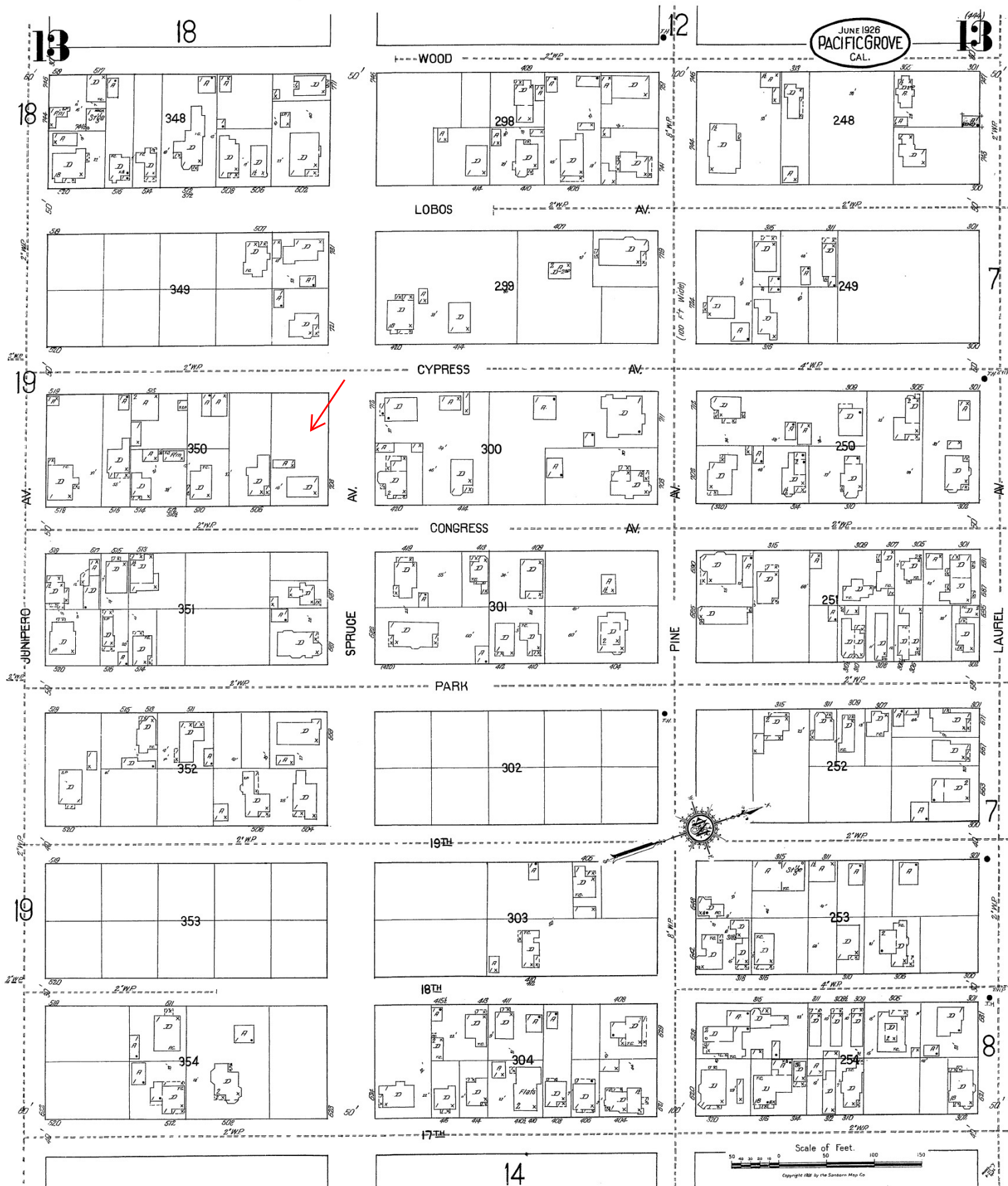
**Appears Individually Eligible for National Register and/or California Register:** No

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

**Evaluation Notes:** The 1926 Sanborns depicts the extant front wing. An addition was constructed post-1926 that infilled/extended to the garage structure. Large size of addition results in loss of historic integrity.

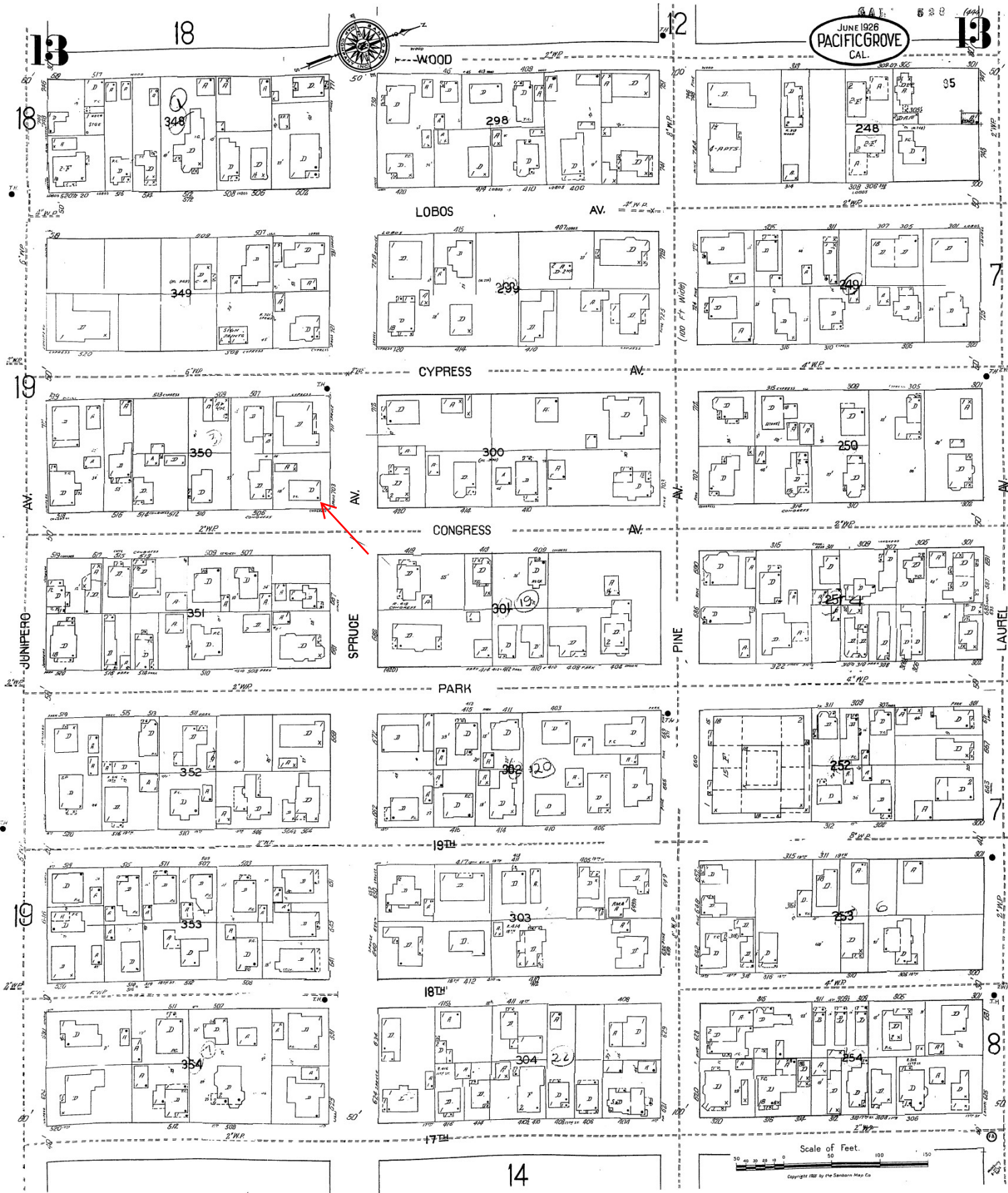
National/ California Register	PG Municipal Code §23.76	Significance	Discussion of Individual Eligibility
A/1	A, B	Events, Patterns & Trends	Not found to be eligible under these criteria during the course of this survey.
B/2	C	Persons	Not found to be eligible under these criteria during the course of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

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





1962



**CITY OF PACIFIC GROVE**  
**APPLICATION FOR ARCHITECTURAL APPROVAL**  
**OF DESIGN CHANGES**  
(Municipal Code Chapter 23.73)

*Amend*  
CDD Use only

A.A. APPLICATION NO. 2545-99

FEE 55.00  
Account No. 1-3001-610

Project Location 703 SPRUCE AVE.

Date Design Changes Submitted 5/20/99

Applicant KENT KNOLL

Applicant's Mailing Address 1007 BENITO AVE

PACIFIC GROVE, CA

**VII. SUBCOMMITTEE REPORTS**

*ARB 8/10/99*

\* Project Address: 703 Spruce Avenue

Amend Architectural Approval No. 2545-99 for proposed design changes for an addition, including an attached one-car garage, and remodel to an existing single-family dwelling listed on the Pacific Grove Historic Resources Inventory.

Applicant: Kent Knoll

Staff reported subcommittee approval of the windows on the north elevation and panel garage door.

Subcommittee: Billstrom and Hinshaw

family dwelling listed on the Pacific Grove Historic Resources Inventory.

Kent Knoll, designer, presented the application.

**On a motion by Billstrom, seconded by Williams Fay, the Board voted 4-0, to grant final approval subject to the windows at the north elevation and the use of a panel garage door.**

Applicant: Kent Knoll



# PETITION FOR BUILDING PERMIT

UNDER ORDINANCE NO. 149 OF THE CITY OF PACIFIC GROVE, CALIFORNIA



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

Application is hereby made for a permit to Repair a building on  
Lot No. #703 in Block No. (D. Mark.) Addition to Pacific  
Grove Retreat Grounds, at No. Cor Spruce & Congress Street, according to Plans  
and Specifications herewith presented, as follows:

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

Size	Size of Flues
Stories	Fireplaces
Foundation	Toilets
Basement	Baths
Sides	Outside Finish
Roof	Inside Finish
Floors	Time necessary to do the work
Number of Rooms	Estimated Cost <u>4500</u>
Chimneys	

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

Dated 2/23 \_\_\_\_\_ N. E. Ellis \_\_\_\_\_  
Petitioner.



**CITY OF PACIFIC GROVE**  
**APPLICATION FOR ARCHITECTURAL APPROVAL**  
(Municipal Code Chapter 23.73)

CDD Use only  
A.A. APPLICATION NO. 2545-99

FEE \$60.00  
ACCOUNT NO. 01-413-01

Project Location 703 SPRUCE AVE APN 006-466-002

Brief Description of Project ADDITION TO S.F.D.

Applicant KENT KNOLL

Applicant's Address 1007 BENITO AVE  
PACIFIC GROVE, CA

Applicant's Daytime Phone No. 373-8509

Property Owner JOE DASILVA & MANUEL BETENCOURT

Property Owner's Address 827 CONGRESS AVE P.G.

8. \*Project Address: **703 Spruce Avenue** 5/11/99

Architectural Approval Application No. 2545-99 for a proposed addition, including an attached one-car garage, and remodel to an existing single-family dwelling listed on the Pacific Grove Historic Resources Inventory.

Kent Knoll, designer, presented the application.

Hinshaw stated he appreciates the scale of the addition, but wants to see wood windows used in the building.

Moore stated she loves the idea of keeping the house historic.

Billstrom expressed concern with the design of the garage door. The type proposed may not be appropriate for the historic structure.

**On a motion by Moore, seconded by Hinshaw, the Board voted 5-0 to grant final approval subject to subcommittee approval of the windows and garage door.**

Applicant: Kent Knoll

Subcommittee: Hinshaw and Billstrom

*Subcommittee Approved*  
*8-3-99*  
*HINSHAW, Billstrom*

12/10  
Phone: 648-3183 Permit No. 91-0199

POST THIS CARD AT OR NEAR FRONT OF BUILDING

# CITY OF PACIFIC GROVE

COMMUNITY DEVELOPMENT DEPT.

Building Division

## INSPECTION RECORD

Job Address 703 Spruce  
Nature of Work Repair porch  
Use of Building SFD  
Owner Rutledge  
Contractor owner  
Date Issued 6-27-91

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

### Foundations:

Setback		
Trench		
Reinforcing		
Foundation Wall and		
Site Work		

Pour no concrete until above has been signed

### Concrete Slab Floor

Electrical (Groundwork)		
Plumbing (Groundwork)		
Gas Piping (Groundwork)		

Do not pour floor until above has been signed

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

Cover no work until above has been signed

Lath and Plaster (Interior)		
Lath		
Scratch Coat		
Brown Coat		
Finish Coat		
Wallboard		

Lath and Plaster (Exterior)		
Lath		
Scratch Coat		
Brown Coat		
Finish Coat		

Miscellaneous		
Roofing		
Sewer		
Sidewalks		
Electrical Underground		
Fireplace		
Driveways		
Electrical Final		
Plumbing Final		
Gas Piping Final		
Heating and Ventilation Final		
Life Safety Items Final		

Final Inspection	9-24-91	
Occupancy Granted	9-23-91	

No. 91-0199

☐ SEE ATTACHED SHEET

PHONE

(408) 325-5216

LICENSE NO.

1 Collect (907) 464-4444

LICENSE NO.

LICENSE NO.

BRANCH

OVE ☐ REMOVE

### PERMIT FEE

Occupancy  
Group R

Division 3

No. of  
Stories N.C.

Max  
Occ. Load N.C.

Use  
Zone

Fire Sprinklers  
Required ☐ Yes ☒ No

OFFSTREET PARKING SPACES



57 HBI  
**Petition for Building Permit Under Ordinance No. 149 of the City of  
Pacific Grove, California**

—\*—

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

Application is hereby made for a permit to Build on to a building on  
Lot No. 2 in Block No. 99 3rd Addition to Pacific  
Grove Retreat Grounds, at No. 703 Spruce Street, according to Plans  
and Specifications herewith presented, as follows:

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

Size <u>8X10</u>	Size of flues _____
Stories <u>1</u>	Fireplaces _____
Foundation <u>Rw.</u>	Toilets _____
Basement _____	Baths _____
Sides _____	Outside Finish _____
Roof _____	Inside Finish _____
Floors _____	Time necessary to do the work <u>10 days</u>
Number of Rooms _____	Estimated Cost <u>40.00</u>
Chimneys _____	

To properly carry on said work it will be necessary to partially obstruct \_\_\_\_\_

\_\_\_\_\_ Street \_\_\_\_\_ for a period of \_\_\_\_\_ days. I therefore ask permission to obstruct said  
Street \_\_\_\_\_ during the period necessary for doing said work, diligently prosecuted, under the conditions and re-  
straints provided for in Ordinance No. 149 of the City of Pacific Grove.

Dated July 28-1919

[Signature]  
Petitioner.

385



# APPLICATION FOR BUILDING PERMIT

## CITY OF PACIFIC GROVE

ASSESSORS'S NO. 006-466-001

No. 99-0328

648-3183

Want to complete numbered spaces which apply

1 JOB ADDRESS <u>703 SPRUCE P.G. 93950</u>		OWNER <u>JOE DASILVA</u>	MAIL ADDRESS <u>827 CONGRESS, P.G. 93950</u>	ZIP <u>93950</u>	PHONE <u>372-6856</u>
2 CONTRACTOR <u>JOE DASILVA</u>		MAIL ADDRESS <u>827 CONGRESS, P.G. 93950</u>	PHONE <u>372-6856</u>	LICENSE NO.	
3 ARCHITECT OR DESIGNER <u>KENT KNOX</u>		MAIL ADDRESS <u>1007 BENITO AVE. P.G. 93950</u>	PHONE <u>373-8501</u>	LICENSE NO.	
4 ENGINEER		MAIL ADDRESS	PHONE	LICENSE NO.	
5 USE OF BUILDING <u>S.F.D.</u>					
6 Class of work: <input type="checkbox"/> NEW <input checked="" type="checkbox"/> ADDITION <input checked="" type="checkbox"/> ALTERATION <input type="checkbox"/> REPAIR <input type="checkbox"/> MOVE <input type="checkbox"/> REMOVE					
8 Describe work: <u>ADD. BEDROOMS &amp; ONE CAR GARAGE</u>					
9 Change of use from: <u>NO CHANGE</u>					
Change of use to: <u>  </u>					
10 Valuation of work: \$ <u>78000</u>		PLAN CHECK FEE <u>655.99</u>		PERMIT FEE <u>874.65</u>	
SPECIAL CONDITIONS <u>ON HISTORIC RESOURCES INVENTORY</u>		Type of Const.	Occupancy Group	Division	
<u>CHANGES IN ADDRESS REQUIRE ARD APPROVAL.</u>		Size of Bldg. (Total) Sq. Ft.	No. of Stories	Max. Occ. Load	
APPLICATION ACCEPTED BY <u>6-25-99</u>		Fire Zone	Use Zone	Fire Sprinklers Required <input type="checkbox"/> Yes <input type="checkbox"/> No	
PLANS CHECKED BY <u>REC. 7/28/99</u>		No. of Dwelling Units	OFFSTREET PARKING SPACES: Covered	Uncovered	
APPROVED FOR ISSUANCE BY <u>7/28/99</u>		Special Approvals	Required	Received	Not Required
<p><b>NOTICE</b></p> <p>THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED.</p> <p>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.</p>		ZONING	<u>July 20, 1999</u>	<u>7/16/99</u>	
		HEALTH DEPT.			
		FIRE DEPT.			
		SOIL REPORT			
		VARIANCE NO.			
		ARCHITECTURAL APPROVAL NO.	<u>A.A. No. 2545-99</u>	<u>6/22/99</u>	
		USE PERMIT NO.			
COASTAL					
TREE					

JOB ADDRESS  
703 Spruce  
OWNER  
Dasilva

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

Page 1 of 2 \*Resource Name or #: 562 Park PI #A (APN 006157013000)

- P1. Other Identifier:** 562 Park PI
- \***P2. Location:** ☐ Not for Publication ☒ Unrestricted \***a. County:** Monterey
- \***b. USGS Quad(s):** Monterey, California (1997)
- c. Address:** 562 Park PI #A, Pacific Grove, CA 93950 (APN 006157013000)
- d. UTM:**
- e. Other Locational Data:** Latitude, Longitude (Decimal Degrees) 36.622756182237, -121.916631834038
- \***P3a. Description:**

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <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): Gable</li> <li>- Roof Material(s): Asphalt Shingle</li> <li>- Wall Material(s): Wood Bevel</li> <li>- Window Type(s): Fixed, Hung, Sliding</li> <li>- Window Material(s): Vinyl, Wood</li> </ul> | <ul style="list-style-type: none"> <li>- Architectural Features: Enclosed Porch, Entry Portico</li> <li>- Decorative Details:</li> <li>- Alterations: Altered Entry, Enclosed Porch, Incompatible Addition, Altered Pattern of Windows or Doors, Replacement Window(s), Raised Foundation</li> <li>- Additional Remarks:</li> </ul> |
|---|---|

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



- \***P5b. Description of Photo:**  
Primary façade, 8/2/2018.
- \***P6. Date Constructed/Age & Sources:**  
☐ Prehistoric ☐ Protohistoric  
☒ Historic ☐ Unknown  
 1906. Sources: PG HRI Database (6/19/18).
- \***P7. Owner and Address:**  
 Partridge Scott G  
 562 Park PI  
 Pacific Grove, CA 93950
- \***P8. Recorded by:**  
 Hannah Simonson, Page & Turnbull  
 170 Maiden Lane, 5th Floor  
 San Francisco, CA 94108
- \***P9. Date Recorded:** 8/2/2018  
 Finalized: 10/18/2019
- \***P10. Survey Type:** Reconnaissance

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

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

Page 2 of 2 \*Resource Name or #: 562 Park PI #A (APN 006157013000)

\*Recorded By: Hannah Simonson

\*Date Recorded: 8/2/2018

Finalized: 10/18/2019

**Historic Name:** Clifford House

**Original Use:** Residential

**Present Use:** Residential

**Original Owner:**

**Architect/Builder:**

**Significance**

***Pacific Grove Historic Context Statement Theme:*** Residential Development

**Period of Development:** Pacific Grove Comes of Age (1903-1926)

**Integrity:** No Historic Integrity

**Period of Significance:** Not Applicable

**Eligible for Pacific Grove HRI:** No

**Level of Significance:** Not Applicable

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

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

**Evaluation Notes:** Cumulative alterations, including reconfigured entry, enclosed porch, flat roof addition, introduction of new windows and doors, and raised foundation for garage, result in a loss of historic integrity.

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

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



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

September 22, 2019

Sharon Kohlmannslehner  
P.O. Box 421  
Cupertino, CA 95015

Dear Ms. Kohlmannslehner:

Thank you for the opportunity to prepare a Phase I Historic Resource Assessment for your residential duplex property, located at 562 Park Pl. (APN# 006-157-013) in Pacific Grove, as required by the California Environmental Quality Act (CEQA) and the City of Pacific Grove. (Application No. CRD 18-0664). The residence is not significant.

According to Monterey County Assessor's and Pacific Grove real estate records, the subject property was constructed in 1906 as a single family residence. Subsequent to that time a series of additions and alterations occurred, with a major remodeling in 1950 (PGBP #4087), that may represent the change in occupancy from a residence to a duplex. The original owner was the Reverend George Clifford of Alameda, first president of the Pacific Grove Retreat Association, founded in 1875. No specific architects or builders has been identified.

The residence is listed in the 2007 Pacific Grove Historic Resource Inventory (HRI). However, a California DPR 523A prepared in 1977 clearly stated that the subject property had, and was having at the time significant alterations to make it into a two-story duplex (see DPR523A provided). The disparity in historic designation appears to have begun with a 2003 request of then owner Mr. Scott Partridge who specifically requested historic listing. The Community Development Dept. prepared a Historic Resources Inventory Eligibility Worksheet for the property, which made no determination whether to add or not add the property to the Inventory (see document provided). It appears that it was added, despite its clear lack of historic integrity.

Subsequent to the HRI listing, in September of 2017 the owner, Mr. Partridge requested that the property be removed from the HRI. He submitted a two-page letter making the removal request based on what he determined to be erroneous advice from a San Francisco historic preservation architect, as well as the obvious changes to the original building envelope (see letter provided).

The current owner purchased the property in December of 2017. At that time the City of Pacific Grove Residential Zoning Records Report, and the Pacific Grove Property Database both noted that the subject property was not listed in the HRI (see reports provided). The 2019 Page & Turnbull Pacific Grove HRI update recommended the removal of 562 Park Ln. from the 2007 HRI for its “incompatible Addition, Altered Pattern of Windows and Doors, Replacement Windows”, citing its loss of integrity (see all attachments provided).

The California Environmental Quality Act (CEQA), PRC Sec.21084.1 requires all properties fifty years of age or older to be reviewed for potential historic significance. Criteria for that significance is addressed in PRC Sec. 5024.1 (a). It asks, did any event important to the region, state or nation occur on the property. Did anyone important to the region, state or nation occupy the property during the productive period of their lives. Does the building represent an important architectural type, period or method of construction, or is it a good example of the work of a noted architect or master-builder. The criteria also asks. if the property is likely to yield information significant to the understanding of the areas history.

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

Integrity is measured by the application of seven aspects, defined by the National Register Criteria for Evaluation.

They include: Location, the place where the historic property was constructed, or an historic event occurred; Design, the combination of elements that create the form, plan, space, structure, and style of a building; Setting, the physical environment of the historic property; Materials, the physical elements that were combined during a particular period of time and in a particular pattern or configuration to form a historic property; Workmanship, the physical evidence of the crafts of a particular culture or people during any given period in history; Feeling & Association are subjective elements that assess a resources ability to evoke a sense of time and place.

The subject property is not included in the California Office of Historic Preservation-maintained "Historic Data File for Monterey County" (updated May, 2018). It is not listed in the California Register, or the National Register of Historic Places, but it does appear in the 2007 Pacific Grove Historic Resources Inventory.

Regarding the necessary seven aspects of integrity, the subject property retains its original location, its setting has been modified by adjacent new construction. As clearly noted in the 1977 DPR 523, and substantiated in the 2019 Pacific Grove HRI Update Survey by Page & Turnbull, there have been significant additions and alterations over time, which have modified its original materials, workmanship, and design. No architects or builders have been identified with the property, and the residence lacks any high artistic value. Nor does the property evoke a strong sense of time and place, or of feeling and association with its 1906 period of construction.

No event of significance to the nation, state or region, nor any significant individuals during the productive period of their lives have been identified with the property. Reverend George Clifford and the original Executive Board of the Pacific Grove Retreat Association met and signed its charter in San Francisco in June of 1875, when he was still living and working in Alameda. Before Pacific Grove became a city in 1889 it had been under management as a Christian seaside retreat through a number of excellent Methodist Clergymen, none of which were Rev. Clifford, who retired to the grove in the first decade of the twentieth century. As noted above, loss of integrity, if sufficiently great, will overwhelm the historic significance a resource may possess and render it ineligible for historic listing. Likewise, a resource can have complete integrity, but if it lacks significance, it must also be considered ineligible.



Lacking both physical integrity and historic significance, the subject property does not meet the necessary criterion for listing in the National or California Registers of Historical Resources. Nor, in my professional opinion, does it meet the criterion established by the City of Pacific Grove to qualify for inclusion in the Pacific Grove Historic Resources Inventory, and therefore cannot be considered a historic resource as defined by CEQA.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Krist L. Seely".

## 562 Park Place-Pacific Grove



Photo #1. Looking NW at the south facing facade & east side-elevation, note modern porch additions, staircases, window additions & double garage doors below grade, Kent Seavey, September, 2019.

(State use only)  
Ser \_\_\_\_\_ Site \_\_\_\_\_ Mo. \_\_\_\_\_ Yr. \_\_\_\_\_  
UTM \_\_\_\_\_ Q \_\_\_\_\_  
Lat \_\_\_\_\_ Lon \_\_\_\_\_ Era \_\_\_\_\_ Sig \_\_\_\_\_  
Adm \_\_\_\_\_ T2 \_\_\_\_\_ T3 \_\_\_\_\_ Cat \_\_\_\_\_ HABS \_\_\_\_\_ HAER \_\_\_\_\_ Fed \_\_\_\_\_  
UTM 10/59706/405338

## HISTORIC RESOURCES INVENTORY

### IDENTIFICATION

- Common name: Clifford, (George) House
- Historic name, if known: \_\_\_\_\_
- Street or rural address: 562 (&562 B) Park  
City: Pacific Grove, Ca ZIP: 93950 County: Monterey  
Hendrick & Lucille Garcia Address: 124 3rd St.
- Present owner, if known: \_\_\_\_\_  
City: Pacific Grove, Ca ZIP: 93950 Ownership is: Public ☐ Private ☒
- Present Use: Multiple Residence Original Use: Single Family Residence  
Other past uses: \_\_\_\_\_

### DESCRIPTION

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

This structure was originally a long, rectangular, single story house with raised foundation, narrow lapped siding and 2 central gables, with a brick chimney. Older windows are 1/1, grouped in pairs. Several alterations have been made -- once a wide open porch with round columns has in recent times been closed in; windows and a shed roof were added. Modern windows are in the basement now; a brick covering for the foundation is being laid. To make the change to 2 apartments, new siding has been put on. The steps and portico over both apartments are new, as are several windows. A garage has been added under the house.

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

△ NORTH



- Approximate property size:

Lot size (in feet) Frontage 36  
Depth 60

approx. acreage \_\_\_\_\_

dition: (check one)

xcellent ☒ b. Good ☐ c. Fair ☐

eteriorated ☐ e. No longer in existence ☐

he feature a. Altered? ☒ b. Unaltered? ☐

oundings: (Check more than one if necessary)

Open land ☐ b. Scattered buildings ☐

Densely built-up ☐ d. Residential ☒

Commercial ☐ f. Industrial ☐

Other ☐

peats to site:

None known ☒ b. Private development ☐

oning ☐ d. Public Works project ☐

e. Vandalism ☐ f. Other ☐

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



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

Item No. 10C

Page 58 of 75

14. Primary exterior building material: a. Stone ☐ b. Brick ☐ c. Stucco ☐ d. Adobe ☐ e. Wood ☒ f. Other ☐
15. Is the structure: a. On its original site? ☒ b. Moved? ☐ c. Unknown? ☐
16. Year of initial construction 1894 This date is: a. Factual ☒ b. Estimated ☐  
1906
17. Architect (if known): \_\_\_\_\_
18. Builder (if known): \_\_\_\_\_
19. Related features: a. Barn ☐ b. Carriage house ☐ c. Outhouse ☐ d. Shed(s) ☐ e. Formal garden(s) ☐ f. Windmill ☐ g. Watertower/tankhouse ☐ h. Other ☐ i. None ☒

#### SIGNIFICANCE

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

The structure has been greatly altered from its original appearance. The open porch must have been one of the more distinctive features of the home, but it is greatly modernized in its present glass enclosed design. Modern windows and very stark entranceways speak of the last 10 years or so - not the last century.

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

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

#### Monterey County Assessor's Records

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

(State Use Only)

**CITY OF PACIFIC GROVE  
COMMUNITY DEVELOPMENT DEPARTMENT  
HISTORIC RESOURCES INVENTORY  
ELIGIBILITY WORKSHEET**

**Agenda Item No.** 7E

Date: February 3, 2003  
Completed By: Sally Rideout

PROPERTY DATA	CURRENT OWNER DATA
Street Address: 562 A and B Park Place	Current owner's names: Scott Partridge and Stephanie Christenberry
Assessor's Parcel Number: 006-157-13 Portions of Lots: 36 and 38    Block : B Tract : Pacific Grove Retreat	Mailing Address: 36 Forrest Avenue Los Gatos CA 95032 (verified by Monterey County Assessor's Office -1-23-03) Daytime telephone: Not provided



**562 A&B PARK PLACE**

**RECORDS INFORMATION**

Estimated Date of Construction: Circa 1906.

**Sources referenced (check all that apply):**

- ☒ 1926 Sanborn Map
- ☒ 1928 Building Classification and Computation Worksheet
- ☒ DPR 523 Form
- ☐ Building permit
- ☒ Information from the Heritage Society of Pacific Grove
- ☒ Other: 1892, 1897, 1905, 1914, and 1926 Sanborn Map with 1962 modifications

**PRESENT EXTERIOR CHARACTERISTICS**

Presence of each is indicated by a check in left column

	Siding Material		Roof Style		Roof Material		Windows		Foundation		Architectural Features		Decorative Details
	Board and Batten	X	Gable		Wood Shake	X	Wood	X	Masonry		Chimney		Bargeboard
	Plaster/stucco		Hipped		Wood Shingle		Steel		Mudsill		Open Porch		Finial
X	Grooved		Flat	X	Comp	X	Aluminum		Post and Pier		Enclosed Porch		Turned Spindle
X	Shiplap		Mansard		Rolled Comp		Vinyl		None		Bay Windows		Knee braces
	Lapped	X	Shed		Rooled asphalt				Other	X	Dormers		Gable trim
	Clapboard		Gambrel		Slate						Balcony		Gable end
	Shingle		Other		Tar and Gravel						Other:		Corbels
	Other:				Other								Parapet

0 060

02/03/03

- ☒ (j) Whether it contributes to the architectural aesthetics and continuity of the street.

Evidence: The subject property is located in the Pacific Grove Retreat, one of the oldest areas of the City. Despite several inappropriate alterations that have occurred to the structure, the property contributes to the historic character of the street because the original footprint, roof shapes, and exterior materials are still present. These and similar features are shared by historic properties in this area of the City.

- ☒ (k) Whether it is located within a geographically definable area possessing a concentration of historic properties which visually contribute to each other and are unified aesthetically.

Evidence: The subject property is located in the Pacific Grove Retreat, one of the oldest areas of the City that contains a large concentration of historic properties. Review of available records for the 22 parcels located in the immediate vicinity of the subject property (Grand Avenue between Park Place and Ocean View Boulevard) reveals 17 properties that are included on the City's Historic Resources Inventory.

Determination

Based on the criteria and evidence cited above, the historic resources committee made the following determination at a public hearing held February 3, 2003:

The property at 562 A&B Park Place ☐ shall ☐ shall not be added to the city of Pacific Grove historic resources inventory.



To: Historic Resource Committee  
City of Pacific Grove

RECEIVED Date: Sept 18, 2017

Fr: Scott Partridge  
PO Box 1969  
Los Gatos, Ca. 95031

OCT 04 2017

CITY OF PACIFIC GROVE  
COMMUNITY DEV DEPT

Re: 562 Park Pl. deletion from Historic Resources Inventory per  
Title 23 Zoning regulation 76.030 (b) \*

Historic Resources Committee,

I own 562 Park Place Pacific Grove. I am requesting that the property be removed from the Historic Resources Inventory.

I purchased the property in 1998. It was not listed in the Historic Resources Inventory at that time. In 2003, I personally requested that it be added to the inventory.

I requested it be added on the professional advice and recommendation of an architect based in San Francisco, on a list of architects maintained with the Heritage Society here in town.

I trusted this individual to map out a future for the property. I learned subsequently this architect knew little of Pacific Grove historical designations. As I dug further into his resume, I learned he listed himself with the Heritage Society while regularly visiting his mother in an assisted living facility in Monterey. He had no other experience in Pacific Grove. Consistent with this discovery, and in that same year, I no longer retained him. This was all back in 2003, and I have not revisited the issue until lately, and have maintained the property as a duplex rental.

The improvements on the property are from a mix of eras comprised of numerous additions. What was once a single family residence, was cut into a duplex in the 1960's and substantially transformed, and that work removed some exterior features and added mismatched and inferior materials. The property was not listed on the inventory for a reason, as it was not historic. It is in poor shape and much of the prior workmanship was poor.

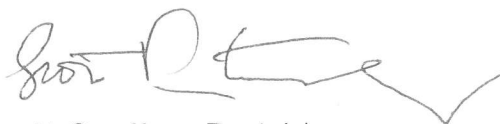
Page 1 of 2

This summer I have documented statements and letters by real estate, architectural, design, engineering and building professionals, here in PG, that the designation of 562 Park Place, as on the Historic Resources Inventory, impacts the property negatively, by dramatically increasing the cost of bringing it to modern, safe, use, and possibly memorializing a structure that is not historic. The false Historic Resources Inventory designation causes it to be worth less right now. Further, all say that compliance (soft) and construction costs soar when a property is so designated. Some vendors are not interested in historic projects. Already it has been recommended by PG Planning that I hire a historian!

I am not a rich person, a speculator or a real estate professional. I teach Advanced Placement Government in a public high school. Costs are already at the very edge of my horizon of possibilities as I aim to make this my home in retirement.

I appreciate your action in removing 562 Park Place from the designation as historic as listed on the Pacific Grove Historic Resources inventory, and returning it to it's prior designations as not listed. It was my error. My request for removal is reasonable and appropriate.

Sincerely,



Scott Geoffrey Partridge

Citations:

\*2376.030

(b) Property owners may request that their property be deleted from the historic resources inventory by submitting a written request to the historic resources committee. The historic resources committee shall determine, following hearing, whether or not the property should be deleted based on the criteria listed in PGMC 23.76.025. [Ord. 01-25 § 1, 2001; Ord. 97-23 § 1, 1997].

Copies:

Original: Historic Resources Committee City of Pacific Grove

Copy: City of Pacific Grove Planning Department permanent file

Copy: Fulio Picerno Esq.

Copy: SGPPG1706

Page 2 of 2



**CITY OF PACIFIC GROVE  
RESIDENTIAL ZONING RECORDS REPORT**

DATE: November 07, 2017  
ADDRESS: 562 PARK PL PACIFIC GROVE CA

RZRR #: PZR-17-2213  
SEND REPORT: joywelch@redshift.com

PARCEL: 006157013000  
APPLICANT: JOY WELCH - JOYWELCH@REDSHIFT.COM  
OWNER: PARTRIDGE SCOTT G  
RZRR FEE: \$170.00

PHONE #: (831)214-0105  
PHONE #:

Zone: R-3-PGR Use or Occupancy: SFR

Special Permits/Restrictions:

Yes Archaeologically Sensitive Area

Yes Coastal Zone

Yes Drainage into ASBS Watershed

NO Historical Resources Inventory\* (HRI)

\*If building is greater than or equal to 50 years of age and not on HRI, an Initial Historic Screening or Phase 1 Historic Assessment may be required prior to exterior alterations to the building. See a planner for more information.

Very High Fire Hazard Zone: NO

Signature of Inspector: Kevin Morgan

Date: 11/14/17

I ACKNOWLEDGE THAT I HAVE RECEIVED AND READ A COPY OF THIS REPORT:

Signature of Buyer/Agent: \_\_\_\_\_

Date: \_\_\_\_\_

AFTER SIGNATURE OF

AGENT/BUYER RETURN REPORT TO:

CITY OF PACIFIC GROVE BUILDING DEPARTMENT  
300 FOREST AVENUE  
PACIFIC GROVE, CA 93950

VIOLATIONS REQUIRING PERMIT FOR IMMEDIATE CORRECTION: None Found

*Note: Trellis/arbor structure in back yard does not comply with current zoning code. No permits or approvals on file for trellis. May be required to be lowered, re-configured or taken down in the future.*

A thirty (30) day period is given to make the necessary corrections. A reinspection will then be made to ensure compliance.

Sewer lateral needs replacement Yes

Sewer line replaced 11/13/17

Backwater Valve needed Yes Sewer Relief Vent needed Yes

Permit # PGEN-17-2230 / PGPP-17-2231

*Pacific Grove City Municipal Code Section 9.20.030 requires that, if necessary, a building be protected from sewage backflow by installation of an approved device. Compliance with this ordinance is the responsibility of the property owners. Owners will be responsible for any damage resulting from any sewer backup if this device is not installed and working properly.*

FOR REINSPECTION ONLY (if applicable):

SIGNATURE OF INSPECTOR: \_\_\_\_\_

DATE: \_\_\_\_\_

This report does not cover maintenance, obsolescence or other conditions but only report visible violations of City regulations or obvious safety hazards detected on EXTERIOR inspection. Prior inspection errors or omissions shall not prevent the City from abating any noted violations on the property against the seller, buyer or any subsequent owner.



CITY OF  
*Pacific Grove*

## Online Property Database

Access basic property information without having to leave home.



### Property Details

**APN:** 006157013000  
**Site Address:** 562 PARK PL #A  
**City:** PACIFIC GROVE  
**Zip Code:** 93950  
**Approx. Lot Size (Sq. Ft.):** 3456.31  
**Archaeological Zone:** Yes  
**Coastal Zone:** Yes  
**Historic Resources Inventory:** No  
**Area of Special Biological Significance Watershed:** Yes  
**Butterfly Habitat:** No  
**Environmentally Sensitive Habitat Area:** No  
**Septic:** No  
**Runoff Retention Required:** No  
**Land Use:** High Dens 29.0 DU/ac  
**Lot/Block:** PACIFIC GROVE RETREAT SE 56 FT 36 & 38 BLK B  
**Zoning:** R-3-PGR

### Building Details

#### Unit Details

**Unit Sequence Number:** 1  
**Unit Size (Sq. Ft.):** 1314  
**Number of Bedrooms:** 2  
**Number of Full Bathrooms:** 2  
**Number of Half Bathrooms:** 0  
**Number of Total Rooms:** 8  
**Number of Fireplaces:** 1

If you type in an address or APN that returns no results, make sure that you have entered in the information correctly. If the search still results in no matches, please click on the "Provide Feedback" link, and submit a brief message with the address that you are trying to locate.

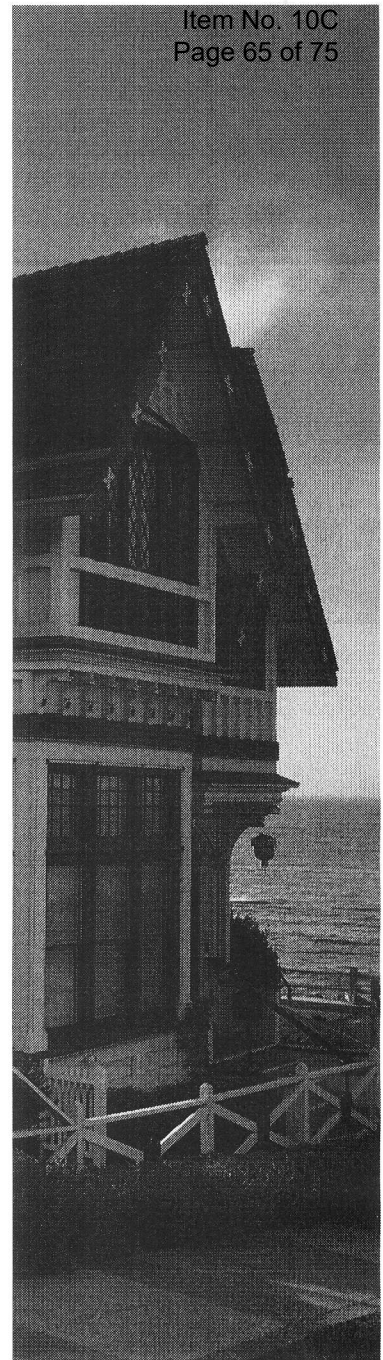
#### How do I get more information?

The information found in this database is updated regularly and originates from the Monterey County Assessor. Further details on property information can be attained by coming to the City of Pacific Grove Community Development Department, 300 Forest Avenue, Pacific Grove, CA 93940, during Planning Counter Hours, Monday-Friday 8 am to noon on business days, or by contacting the Monterey County Assessor directly. The Monterey County Assessor can be contacted as follows:

PACIFIC GROVE  
HISTORIC RESOURCES INVENTORY UPDATE  
SURVEY REPORT

PACIFIC GROVE, CALIFORNIA  
[18052]

PREPARED FOR:  
CITY OF PACIFIC GROVE



PAGE & TURNBULL

imagining change in historic environments through design, research, and technology

FEBRUARY 19, 2019

PUBLIC REVIEW DRAFT

Pacific Grove HRI Update Survey

Properties Recommended for Removal from Pacific Grove HRI

Public Review Draft

Address	APN	Year Built	Historic Name	Reason for Removal	Survey Notes	Alterations	Evaluation Notes
689 Ocean View Blvd	006081001000	1923		No Integrity		Incompatible Addition, Altered Form or Roofline, Replacement Window(s)	
707 Ocean View Blvd	006073009000	1904	Eugenia Riddell House	No Integrity		Incompatible Addition, Altered Form or Roofline, Replacement Window(s), Replacement Door(s)	
152 Pacific Ave	006142042000	1889	Garrett House	No Integrity		Incompatible Addition, Altered Form or Roofline, Altered Pattern of Windows or Doors, Replacement Window(s), Replacement Door(s), Replacement Cladding	
153 Pacific Ave	006143010000	1887	Mc Kee House	No Integrity		Incompatible Addition, Altered Form or Roofline, Replacement Window(s), Replacement Door(s), Enclosed Porch, Altered Entry	
157 Pacific Ave	006143008000	1891	Lawrey House	No Integrity	Prominent non-original, raised open porch.	Replacement Door(s), Raised Foundation, Incompatible Addition, Altered Entry, Steps and/or Porch Replaced	Cumulative alterations, particularly the raised foundation for garage and prominent porch addition, result in loss of integrity.
163 Pacific Ave	006143005000	1927		No Integrity		Compatible Addition, Replacement Window(s), Replacement Door(s)	The building is not depicted on the 1926 Sanborn map. The 1962 Sanborn map depicts a two-story dwelling with unique projecting v- shape front facade.
172 Pacific Ave	006142034000	1915		No Integrity		Replacement Window(s), Replacement Door(s), Other	Based on Sanborn map evidence, the property originally featured two narrow dwellings side by side. The two dwellings were joined at an unknown date between 1915 and 1926.
562 Park Pl #A	006157013000	1906	Clifford House	No Integrity		Incompatible Addition, Altered Pattern of Windows or Doors, Replacement Window(s)	
209 Park St	006291022000	1888	Kent House	No Integrity		Incompatible Addition, Altered Form or Roofline, Replacement Window(s), Enclosed Porch, Altered Entry, Raised Foundation	
211 Park St	006291021000	1887		No Integrity		Incompatible Addition, Altered Form or Roofline	
218 Park St	006304002000	1897		No Integrity	Windows are compatible replacement.	Replacement Window(s)	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.
231 Park St	006291017000	Circa 1912		No Integrity		Replacement Window(s), Replacement Door(s), Incompatible Addition	



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

Page 1 of 2 \*Resource Name or #: 523 2nd St (APN 006515009000)

**P1. Other Identifier:**

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

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

c. Address: 523 2nd St, Pacific Grove, CA 93950 (APN 006515009000)

d. UTM:

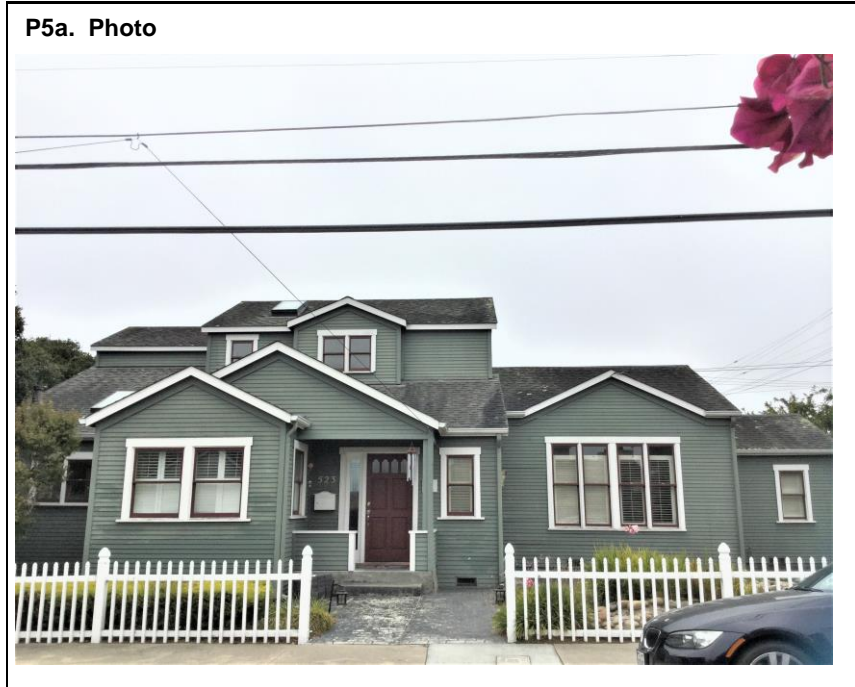
e. Other Locational Data: Latitude, Longitude (Decimal Degrees) 36.6145108262446, -121.910555969879

**\*P3a. Description:**

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <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): Wood Bevel</li> <li>- Window Type(s): Hung</li> <li>- Window Material(s): Wood</li> </ul> | <ul style="list-style-type: none"> <li>- Architectural Features: Open Porch</li> <li>- Decorative Details: Gable Trim, Sidelight(s)</li> <li>- Alterations: Incompatible Addition, Altered Form or Roofline, Skylight(s), Steps and/or Porch Replaced</li> <li>- Additional Remarks:</li> </ul> |
|--|---|

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

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



**\*P5b. Description of Photo:**

Primary façade, 8/1/2018.

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

- ☐ Prehistoric ☐ Protohistoric  
☒ Historic ☐ Unknown

1930. Sources: PG HRI Database (6/19/18).

**\*P7. Owner and Address:**

Hyde Robert J & Mclean L Trs  
523 2nd St  
Pacific Grove, CA 93950

**\*P8. Recorded by:**

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

**\*P9. Date Recorded:** 8/1/2018

Finalized: 10/18/2019

**\*P10. Survey Type:** Reconnaissance

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

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

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>CONTINUATION SHEET</b>	Primary # _____ HRI # _____ Trinomial _____
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Page 2 of 2 \*Resource Name or #: 523 2nd St (APN 006515009000)

\*Recorded By: Katherine Wallace

\*Date Recorded: 8/1/2018

Finalized: 10/18/2019

**Historic Name:**

**Original Use:** Residential

**Present Use:** Residential

**Original Owner:**

**Architect/Builder:**

**Significance**

**Pacific Grove Historic Context Statement Theme:** Residential Development

**Period of Development:** City of Homes (1927-1945)

**Integrity:** No Historic Integrity

**Period of Significance:** Not Applicable

**Eligible for Pacific Grove HRI:** No

**Level of Significance:** Not Applicable

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

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

**Evaluation Notes:** Significant additions include a several of new masses that obscure the original form, roofline and design of the historic house. Based on comparison with the 1962 Sanborn, the projecting gable-roofed volume at the front is not original. Cladding also appears to have been replaced. Cumulative additions and alterations have resulted in a loss of historic integrity.

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

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

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

Page 1 of 2 \*Resource Name or #: 522 Central Ave (APN 006181009000)

- P1. Other Identifier:** 124 15th Ave
- \*P2. Location:** ☐ Not for Publication ☒ Unrestricted **\*a. County:** Monterey
- \*b. USGS Quad(s):** Monterey, California (1997)
- c. Address:** 522 Central Ave, Pacific Grove, CA 93950 (APN 006181009000)
- d. UTM:**
- e. Other Locational Data:** Latitude, Longitude (Decimal Degrees) 36.6220710229242, -121.915612882433
- \*P3a. Description:**
- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>- Architectural Style(s): No Identifiable Style</li> <li>- Construction Type: Wood Frame</li> <li>- Number of Stories: 2</li> <li>- Basement: Yes</li> <li>- Garage: None</li> <li>- Roof Type(s): Flat, Hipped</li> <li>- Roof Material(s): Asphalt Shingle</li> <li>- Wall Material(s): Stucco</li> <li>- Window Type(s): Fixed, Hung, Pivot, Sliding, Storefront</li> <li>- Window Material(s): Steel, Vinyl, Wood</li> </ul> | <ul style="list-style-type: none"> <li>- Architectural Features: Open Porch</li> <li>- Decorative Details:</li> <li>- Alterations: Incompatible Addition</li> <li>- Additional Remarks: Addition extends around corner to 15th Street façade.</li> </ul> |
|---|--|

- \*P3b. Resource Attributes:** HP06 (1-3 story commercial building)
- \*P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)



- \*P5b. Description of Photo:**  
Primary façade, 8/2/2018.
- \*P6. Date Constructed/Age & Sources:**
- |  |  |
|--|--|
| <input type="checkbox"/> Prehistoric         | <input type="checkbox"/> Protohistoric |
| <input checked="" type="checkbox"/> Historic | <input type="checkbox"/> Unknown       |
- Circa 1939. Sources: Monterey County Assessor's Records.
- \*P7. Owner and Address:**  
Pacific Coast Church  
522 Central Ave  
Pacific Grove, CA 93950
- \*P8. Recorded by:**  
Katherine Wallace, Page & Turnbull  
170 Maiden Lane, 5th Floor  
San Francisco, CA 94108
- \*P9. Date Recorded:** 8/2/2018  
Finalized: 10/18/2019
- \*P10. Survey Type:** Reconnaissance

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



State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>CONTINUATION SHEET</b>	Primary # _____ HRI # _____ Trinomial _____
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Page 2 of 2 \*Resource Name or #: 522 Central Ave (APN 006181009000)

\*Recorded By: Katherine Wallace

\*Date Recorded: 8/2/2018

Finalized: 10/18/2019

**Historic Name:**

**Original Use:** Commercial

**Present Use:** Institutional

**Original Owner:**

**Architect/Builder:**

**Significance**

***Pacific Grove Historic Context Statement Theme:*** Commercial Development

**Period of Development:** City of Homes (1927-1945)

**Integrity:** No Historic Integrity

**Period of Significance:** Not Applicable

**Eligible for Pacific Grove HRI:** No

**Level of Significance:** Not Applicable

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

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

**Evaluation Notes:** Original building has a hipped roof. Flat roof additions have surrounded the original building on all sides, such that none of the original facades are extant. These additions and alterations have resulted in the loss of historic integrity.

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

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

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

Page 1 of 2 \*Resource Name or #: 409 Chestnut St (APN 006443010000)

**P1. Other Identifier:**

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

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

c. Address: 409 Chestnut St, Pacific Grove, CA 93950 (APN 006443010000)

d. UTM:

e. Other Locational Data: Latitude, Longitude (Decimal Degrees) 36.6205025085436, -121.926806168218

**\*P3a. Description:**

- |  |   |
|--|---|
| <ul style="list-style-type: none"><li>- Architectural Style(s): Craftsman</li><li>- Construction Type: Wood Frame</li><li>- Number of Stories: 1.5</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): Wood Bevel</li><li>- Window Type(s): Casement, Hung</li><li>- Window Material(s): Wood</li></ul> | <ul style="list-style-type: none"><li>- Architectural Features: Chimney, Overhanging Eaves, Recessed Entrance</li><li>- Decorative Details: Brackets</li><li>- Alterations: Incompatible Addition, Altered Form or Roofline</li><li>- Additional Remarks:</li></ul> |
|--|---|

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

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



**\*P5b. Description of Photo:**

Primary façade, 8/28/2018.

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

- ☐ Prehistoric ☐ Protohistoric  
☒ Historic ☐ Unknown

1907. Sources: Heritage Society's Green Plaque List.

**\*P7. Owner and Address:**

White Robert E & Sherri G  
409 Chestnut St  
Pacific Grove, CA 93950

**\*P8. Recorded by:**

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

**\*P9. Date Recorded:** 8/28/2018

Finalized: 10/18/2019

**\*P10. Survey Type:** Reconnaissance

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

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

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>CONTINUATION SHEET</b>	Primary # _____ HRI # _____ Trinomial _____
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Page 2 of 2 \*Resource Name or #: 409 Chestnut St (APN 006443010000)

\*Recorded By: Hannah Simonson

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

**Historic Name:**

**Original Use:** Residential

**Present Use:** Residential

**Original Owner:** Adelaide Dillon

**Architect/Builder:**

**Significance**

***Pacific Grove Historic Context Statement Theme:*** Residential Development

**Period of Development:** Pacific Grove Comes of Age (1903-1926)

**Integrity:** No Historic Integrity

**Period of Significance:** Not Applicable

**Eligible for Pacific Grove HRI:** No

**Level of Significance:** Not Applicable

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

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

**Evaluation Notes:** 1914 Sanborn shows a one-story, rectangular-plan dwelling with a recessed open porch at the northwest corner. Several additions, including the side garage and front projecting section, have obscured the original design, form, and massing of the house. The front door has been replaced and full-height windows and a second fully glazed door have been introduced at the primary façade, significantly altering the design. The chimney is large and appears out of scale with the original house. Cumulative alterations have resulted in loss of historic integrity.

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

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



# **Attachment B**

## **HRC Resolution 20-02**

## RESOLUTION NO. 20-02

### 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.

	Property Address	Assessor Parcel No.	Property Owner	Reason for Removal from the HRI	Approx. Year Built
1.	200 1 <sup>st</sup> St.	006-223-002	Garland, V & G	No historic significance	c. 1925
2.	222 1 <sup>st</sup> St.	066-242-010	Leo, L	Extensive alterations; effect. demolished	1903
3.	523 2 <sup>nd</sup> St.	006-515-009	Hyde, R & McLean, L	Extensive alterations; lost integrity	1930
4.	132 4 <sup>th</sup> St.	006-229-003	O'Neil, R & M	Cumulative alterations; lost integrity	1892
5.	315 5 <sup>th</sup> St.	006-257-006	Dietz, M & S	Heavily Modified; lost integrity	1910
6.	414 9 <sup>th</sup> St.	006-501-005	Bitter, R & Devine, K	Extensive alterations; lost integrity	1922
7.	160 11 <sup>th</sup> St.	006-197-008	Laiolo, C	Cumulative alterations; lost integrity	1910
8.	308 14 <sup>th</sup> St.	006-285-004	Anderson, T & R	Cumulative alterations; lost integrity	1906
9.	315 14 <sup>th</sup> St.	006-279-008	Williams, M	Addition results in loss of integrity	1940
10.	219 Bentley St.	006-342-008	Dunn, M	Cumulative alterations; lost integrity	1926
11.	220 Bentley St.	006-341-008	Aeschliman, G & R	Addition results in loss of integrity	1925
12.	212 Carmel Av.	006-274-004	Dwyer, W	Addition results in lost integrity	1912
13.	522 Central Av.	006-181-009	Center for Spiritual Awakening	Additions over time result in lost integrity	1939
14.	409 Chestnut St.	006-443-010	White, R & S	Alterations; lost integrity	1907
15.	864 Laurel Ave.	006-333-006	Davis, M & J	Alteration to original form; lost integrity	1900
16.	562 Park Pl.	006-157-013	Kohlmanslehner, S	Significant alterations; lost integrity	1906
17.	315 Pine Ave.	006-504-001	Davalos, E & Krienke, D	Cumulative alterations; lost integrity	1922
18.	1125 Pico Ave.	006-422-002	O'Rourke, H	Highly visible additions; lost integrity	1922
19.	703 Spruce Ave.	006-466-002	Balison, B & R	Large addition results in lost integrity	1910
20.	731 Spruce Ave.	006-467-001	Mrizek, A & Grenfell, S	Cumulative alterations; lost integrity	1918-1928

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 table above represents the twenty (20) properties recommended for removal due to extensive alterations resulting in the loss of historic significance and/or historic integrity.

Number 19 (703 Spruce Ave.) has been recommended by the consultant for consideration to be added to the new Neighborhood Character List.

### **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 February 26, 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 26<sup>th</sup> day of February, 2020, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

APPROVED:

ATTEST:

\_\_\_\_\_  
Claudia Sawyer, Chair

\_\_\_\_\_  
Alyson Hunter, Senior Planner



# **Item No. 11A**

## **CDP Process Review**



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

**AGENDA REPORT**

**TO:** Chair Sawyer and Members of the Historic Resources Committee

**FROM:** Alyson Hunter, Senior Planner

**MEETING DATE:** February 26, 2020

**SUBJECT:** Coastal Development Permit Process Review

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

**RECOMMENDATION**

Receive as information only.

**DISCUSSION**

The City-adopted Local Coastal Program (LCP) is on-track to be certified by the Coastal Commission at its March meeting. Immediately thereafter, the Planning Commission will become the review authority for Coastal Development Permits (CDPs). The Planning Commission will also be the final review authority on Architectural Permits (AP) when a CDP is included; the Historic Resources Committee (HRC) and the Architectural Review Board (ARB) will provide a recommendation similar to the current process involving a combined AP and Use Permit.

To assist the various review authorities, potential applicants, and the general public, staff has prepared a Frequently Asked Questions (FAQ) handout (attached) that addresses a variety of questions, procedures, and processes including the basics: *What is a CDP? What is ESHA? What role does the Coastal Commission play post-certification?*

Like all discretionary permits that the HRC reviews, there are special findings that will need to be made and an appeal process to be followed, among other procedural steps that are described further in the Implementation Plan of the LCP.

In summary, the addition of a CDP to the City's existing entitlement process will not result in the reinvention of the wheel - we have the necessary administrative protocols in place to undertake the permitting process and assert local authority.

**CITY COUNCIL GOAL ALIGNMENT**

**Goal 3.** City Asset Stewardship: Adopt a certified Local Coastal Program

**ATTACHMENTS**

1. CDP Frequently Asked Questions (FAQ) Handout

RESPECTFULLY SUBMITTED,

*Alyson Hunter*

Alyson Hunter, Senior Planner, Community Development Department



## CITY OF PACIFIC GROVE

### Community Development Department

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## Coastal Development Permit (CDP) FAQ

### Frequently Used Acronyms

**LCP:** Local Coastal Program

**LUP:** Land Use Plan [component of the LCP]

**IP:** Implementation Plan (development standards, design guidelines, and other implementing actions)

**ESHA:** Environmentally Sensitive Habitat Area

The **Local Coastal Program**, inclusive of the LUP and the IP, are located on the City's website:

<https://www.cityofpacificgrove.org/living/community-development/planning>

**For more information on the City's CDP authority and application requirements, please contact the Community Development Department at Pacific Grove City Hall, 300 Forest Avenue | 831-648-3183**

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### 1. What is a CDP?

A CDP is a discretionary permit for development within the Coastal Zone. Development is broadly defined by the Coastal Act ([PRC § 30106](#)) as follows:

"Development" means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act, and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan.

As used in this section, "structure" includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.

As indicated in the City's adopted Local Coastal Program (LCP), the Planning Commission is the review authority for CDPs.

### 2. Are there exemptions to CDP requirements?

Pursuant to Coastal Act § 30610 and Title 14 of the California Code of Regulations (CCR) and the City's LCP, the following projects are exempt from the requirements to obtain a CDP:

- A. Interior improvements to existing single-family residences that do not result in an intensification or expansion of use (ex. lowering existing kitchen or bathroom counter to accommodate a wheelchair does not require a CDP, etc.);
- B. Improvements to other existing structures;





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- C. Repair or maintenance activities (ex. the *in-kind* replacement of existing horizontal wood siding for new siding that matches the old in size, finish, and reveal does not require a CDP, etc.) ;
- D. Replacement of destroyed structures (in compliance with § 23.90.040.D and, within the Asilomar Dunes Residential Area, § 23.90.180.4.I, of the LCP); and
- E. Temporary events.

There are a variety of **exceptions** to these exemptions which apply to projects within Environmentally Sensitive Habitat Areas (ESHA) like the Asilomar Dunes Residential Area, projects that occur within a specified distance from an ESHA, certain public works projects, etc.

In accordance to § 23.90.040 of the IP, staff will make a determination at the time of application submittal as to whether or not the project is exempt from a CDP.

### 3. Do Building Permits Trigger a CDP?

Building Permits for work that is considered “Development”, as defined in 1) above, will trigger a CDP, unless the activity is found to be exempt per 2) above. As with all building permits for new construction or exterior changes to existing buildings, the Building Department will circulate plans to the Planning Department for consistency with zoning. Generally, no Planning permits are required for re-roofing, plumbing and electrical upgrades, minor interior tenant improvements and other minor improvements that do not effect major structural components as defined in § 1.10 of the Land Use Plan (LUP).

### 4. What is a CDP Waiver?

If a project is not exempt from CDP requirements and a complete CDP application has been submitted, the City’s Community Development Director (Director) or designee will review the application to see if the issuance of a *De Minimis Waiver* (waiver) is warranted. The procedures for the issuance of waivers can be found in § 23.90.045 of the LCP’s Implementation Plan (IP). Waivers require public notice, concurrence of applicability by the Executive Director of the Coastal Commission, and review and concurrence by the Planning Commission. The same application materials, including fees, are required for the waiver as for a full CDP.

### 5. What and Where is the Appeal Jurisdiction?

The City’s LCP includes an appeal area map prepared for the City by the Coastal Commission that geographically indicates the automatic appeal jurisdiction. Within this area, the Coastal Commission retains the right to appeal any CDP authorized by the City. Other appeal areas include, but may not be limited to:

- A. Projects located between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line of the sea where there is no beach, whichever is the greater distance.
- B. Projects located on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, or stream, or within 300 feet of the top of the seaward face of any coastal bluff.
- C. Projects in a sensitive coastal resource area (i.e., in the Asilomar Dunes Residential Area or the Asilomar Conference Grounds).

Any aggrieved individual may appeal a CDP to the City Council and to the Coastal Commission once all local administrative remedies have been exhausted. The City’s CDP and CDP appeal fees are indicated on the most recent adopted Fee Schedule. The appeal regulations are further described in § 23.90.100 of the IP.



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#### 6. Is there a map of the Environmentally Sensitive Habitat Areas (ESHA) in the City?

No, but the *Land Habitat Sensitivity Map* (Fig. 5 in the LCP) shows areas of special biological significance and should be used by a developer's professional biologist and/or botanist in the preparation of project-specific reports to identify and properly protect ESHA resources. Sensitive resources can be found anyway in the City and it is incumbent on the development review process, on a case-by-case basis, to identify and protect them wherever they are located.

#### 7. Are there Special CDP Findings?

Yes. In most cases, a CDP will be required in addition to the standard Architectural Permit, Use Permit, Subdivision or other local discretionary permit and will be processed concurrently as part of a consolidated permit package. All permit types have individual findings that must be made in order for the review authority - the Planning Commission in those cases where a CDP is required - to be able to approve the project. The following findings must be made in order to approve a CDP:

- A. LCP Consistency. The project is consistent with the LCP.
- B. Public Views. The project protects or enhances public views.
- C. Habitat Protection. The project protects vegetation, natural habitats and natural resources consistent with LCP.
- D. Design Consistency. The design, location, size, and operating characteristics of the proposed development is consistent with applicable LCP design requirements, including design plans and area plans incorporated into the LCP.
- E. Coastal Access. The project protects or enhances public access to and along the coast.
- F. Visitor Serving. The project supports the LCP goal of providing for visitor-serving needs as appropriate, including providing low and no cost visitor and recreational facilities.
- G. Appropriate Use. The project is consistent with the allowed LCP uses associated with the property.
- H. Coastal Resources. The proposed development protects or enhances coastal resources, where applicable.

#### 8. What is the Coastal Commission's permitting role once the Local Coastal Program is certified?

After a Local Coastal Program is certified, the Commission's coastal permitting authority is transferred to the City. The City interprets the Local Coastal Program and applies the LCP's standards and regulations as required. The Commission retains permanent coastal permit jurisdiction over development proposed on tidelands, submerged lands, and public trust lands. The Coastal Commission is the appeal body for certain CDPs and reviews and approves any amendments to previously certified Local Coastal Programs.