



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 st St.	006-223-002	Garland, V & G	No historic significance	c. 1925
2.	222 1 st St.	066-242-010	Leo, L	Extensive alterations; effect. demolished	1903
3.	523 2 nd St.	006-515-009	Hyde, R & McLean, L	Extensive alterations; lost integrity	1930
4.	132 4 th St.	006-229-003	O'Neil, R & M	Cumulative alterations; lost integrity	1892
5.	315 5 th St.	006-257-006	Dietz, M & S	Heavily Modified; lost integrity	1910
6.	414 9 th St.	006-501-005	Bitter, R & Devine, K	Extensive alterations; lost integrity	1922
7.	160 11 th St.	006-197-008	Laiolo, C	Cumulative alterations; lost integrity	1910
8.	308 14 th St.	006-285-004	Anderson, T & R	Cumulative alterations; lost integrity	1906
9.	315 14 th 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

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

Page 1 of 2 *Resource Name or #: 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">- Architectural Style(s): Colonial Revival- Construction Type: Wood Frame- Number of Stories: 2- Basement: No- Garage: Detached- Roof Type(s): Gable, Saltbox- Roof Material(s): Asphalt Shingle- Wall Material(s): Wood Drop- Window Type(s): Hung- Window Material(s): Wood | <ul style="list-style-type: none">- Architectural Features: Entry Portico- Decorative Details: Classical Columns/Pilasters, Pediment- Alterations: Altered Form or Roofline, Altered Pattern of Windows or Doors, Incompatible Addition, Replacement Cladding, Replacement Door(s), Replacement Window(s)- Additional Remarks: |
|--|---|

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



- ***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 CONTINUATION SHEET	Primary # _____ HRI # _____ Trinomial _____
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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.

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

Page 1 of 2 *Resource Name or #: 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">- Architectural Style(s): Vernacular- Construction Type: Wood Frame- Number of Stories: 1- Basement: No- Garage: Attached- Roof Type(s): Gable- Roof Material(s): Asphalt Shingle- Wall Material(s): Stucco- Window Type(s): Casement, Hung- Window Material(s): Vinyl, Wood	<ul style="list-style-type: none">- Architectural Features: Enclosed Porch- Decorative Details:- Alterations: Incompatible Addition- Additional Remarks:
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***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 CONTINUATION SHEET	Primary # _____ HRI # _____ Trinomial _____
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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.

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

Page 1 of 2 *Resource Name or #: 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">- Architectural Style(s): Vernacular- Construction Type: Wood Frame- Number of Stories: 1- Basement: Yes- Garage: Attached- Roof Type(s): Gable, Shed- Roof Material(s): Asphalt Shingle- Wall Material(s): Board and Batten- Window Type(s): Casement, Fixed- Window Material(s): Wood | <ul style="list-style-type: none">- Architectural Features: Open Porch- 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, 8/29/2018.

***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 CONTINUATION SHEET	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.

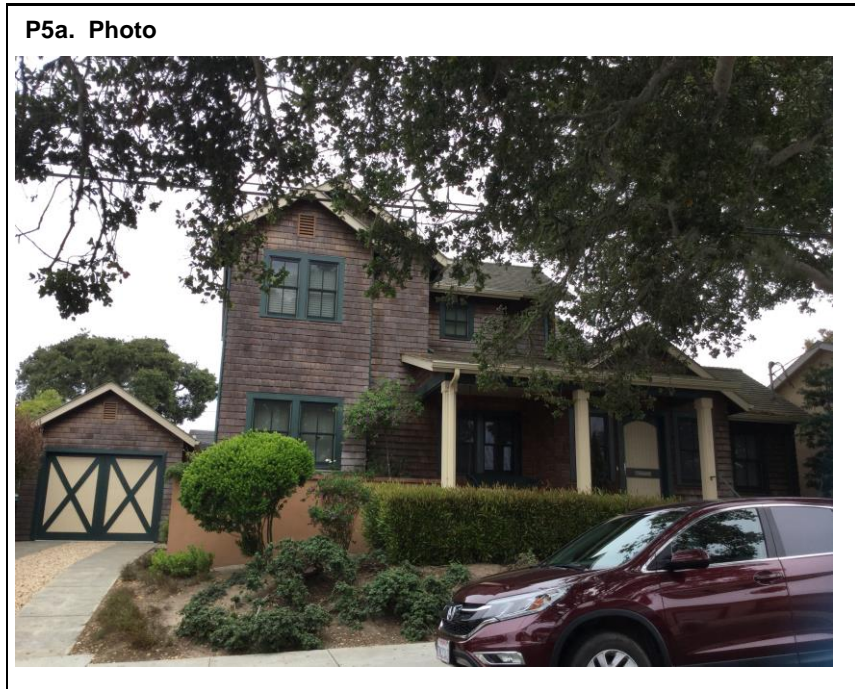
References: Page & Turnbull. *City of Pacific Grove Historic Context Statement*. Prepared for City of Pacific Grove, CA.
Approved by City Council October 19, 2011.

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

Page 1 of 2 *Resource Name or #: 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">- Architectural Style(s): Shingle- Construction Type: Wood Frame- Number of Stories: 2- Basement: Not Visible- Garage: Detached- Roof Type(s): Gable- Roof Material(s): Asphalt Shingle- Wall Material(s): Wood Shingle- Window Type(s): Hung- Window Material(s): Wood | <ul style="list-style-type: none">- Architectural Features: Open Porch- Decorative Details: Gable Trim- Alterations: Incompatible Addition, Altered Form or Roofline- Additional Remarks: |
|--|--|

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



- *P5b. Description of Photo:**
Primary façade, 8/1/2018.
- *P6. Date Constructed/Age & Sources:**
- | | |
|--|--|
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Protohistoric |
| <input checked="" type="checkbox"/> Historic | <input type="checkbox"/> 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 CONTINUATION SHEET	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.

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

Page 1 of 2 *Resource Name or #: 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">- Architectural Style(s): Vernacular- Construction Type: Wood Frame- Number of Stories: 2- Basement: Not Visible- Garage: None- Roof Type(s): Gable, Hipped- Roof Material(s): Asphalt Shingle- Wall Material(s): Brick, Wood Bevel- Window Type(s): Fixed, Hung, Pivot- Window Material(s): Wood | <ul style="list-style-type: none">- Architectural Features: Bay Window(s), Enclosed Porch- Decorative Details: Exposed Rafter Tails- 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, 8/29/2018.
- ***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 CONTINUATION SHEET	Primary # _____ HRI # _____ Trinomial _____
---	---

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.

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

Page 1 of 2 *Resource Name or #: 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"> - Architectural Style(s): No Identifiable Style - Construction Type: Wood Frame - Number of Stories: 2 - Basement: Not Visible - Garage: Detached - Roof Type(s): Gable - Roof Material(s): Asphalt Shingle - Wall Material(s): Wood Bevel - Window Type(s): Fixed, Hung - Window Material(s): Wood | <ul style="list-style-type: none"> - Architectural Features: Balcony, Chimney, Open Porch - Decorative Details: Elaborated Gable End - Alterations: Altered Pattern of Windows or Doors, Incompatible Addition, Altered Form or Roofline, Replacement Cladding, Replacement Window(s) - Additional Remarks: Effectively demolished. |
|--|---|

*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

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 CONTINUATION SHEET	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.

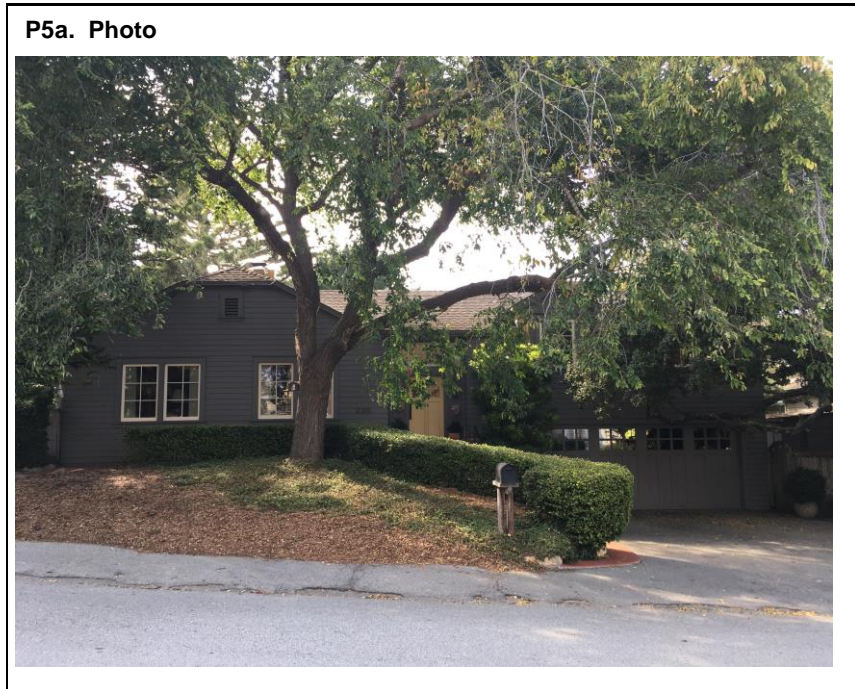
References: Page & Turnbull. *City of Pacific Grove Historic Context Statement*. Prepared for City of Pacific Grove, CA. Approved by City Council October 19, 2011.

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

Page 1 of 2 *Resource Name or #: 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">- Architectural Style(s): Vernacular- Construction Type: Wood Frame- Number of Stories: 1.5- Basement: Not Visible- Garage: Attached- Roof Type(s): Jerkinhead- Roof Material(s): Asphalt Shingle- Wall Material(s): Wood Bevel- Window Type(s): Casement- Window Material(s): Wood | <ul style="list-style-type: none">- Architectural Features: Recessed Entrance- Decorative Details: Transom- Alterations: Incompatible Addition, Altered Form or Roofline- Additional Remarks: |
|--|--|

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



- ***P5b. Description of Photo:**
Primary façade, 8/27/2018.
- ***P6. Date Constructed/Age & Sources:**
- | | |
|--|--|
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Protohistoric |
| <input checked="" type="checkbox"/> Historic | <input type="checkbox"/> 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 CONTINUATION SHEET	Primary # _____ HRI # _____ Trinomial _____
---	---

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

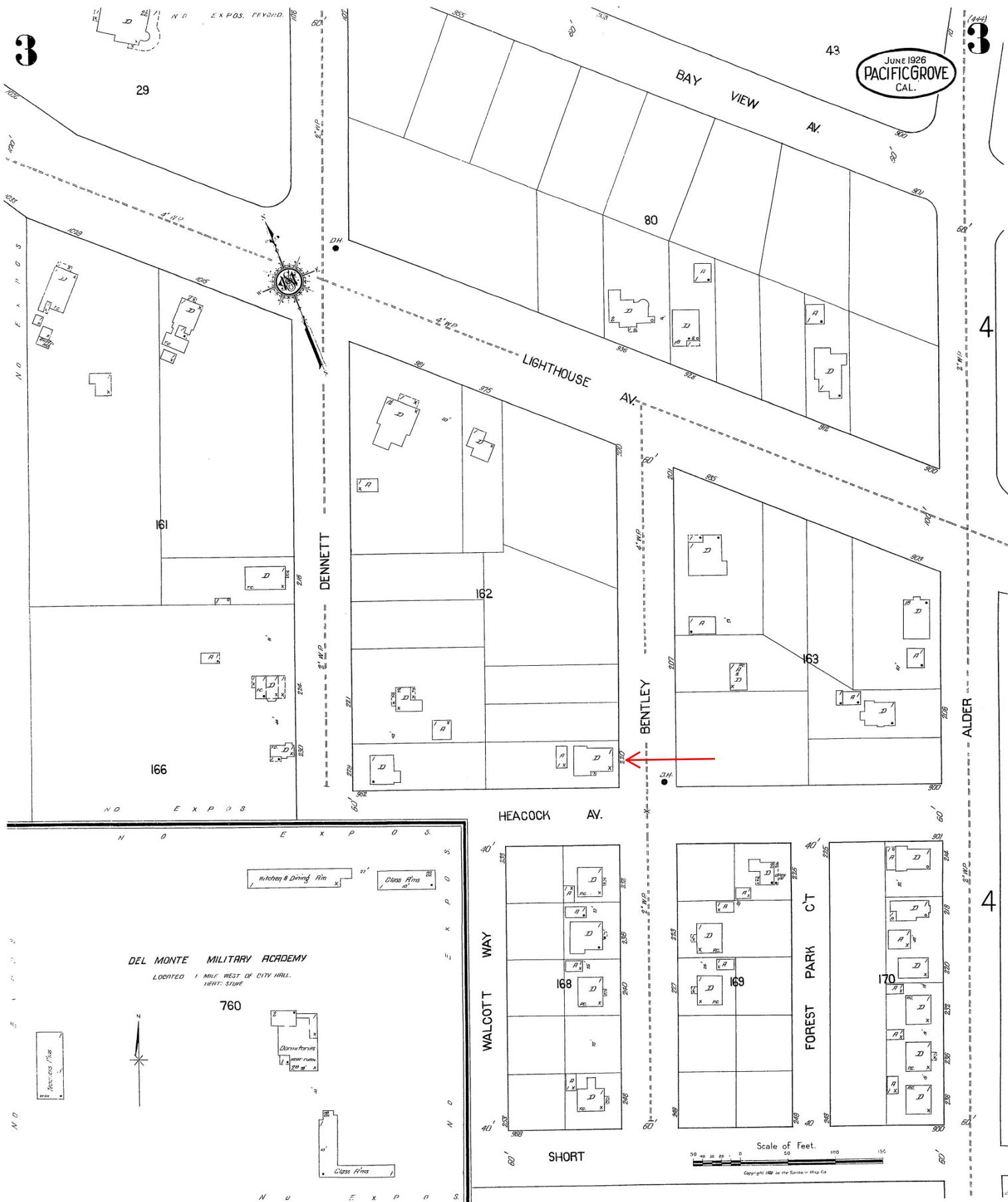
Appears Individually Eligible for National Register and/or California Register: No

California Historic Resource Status Codes: 6Z

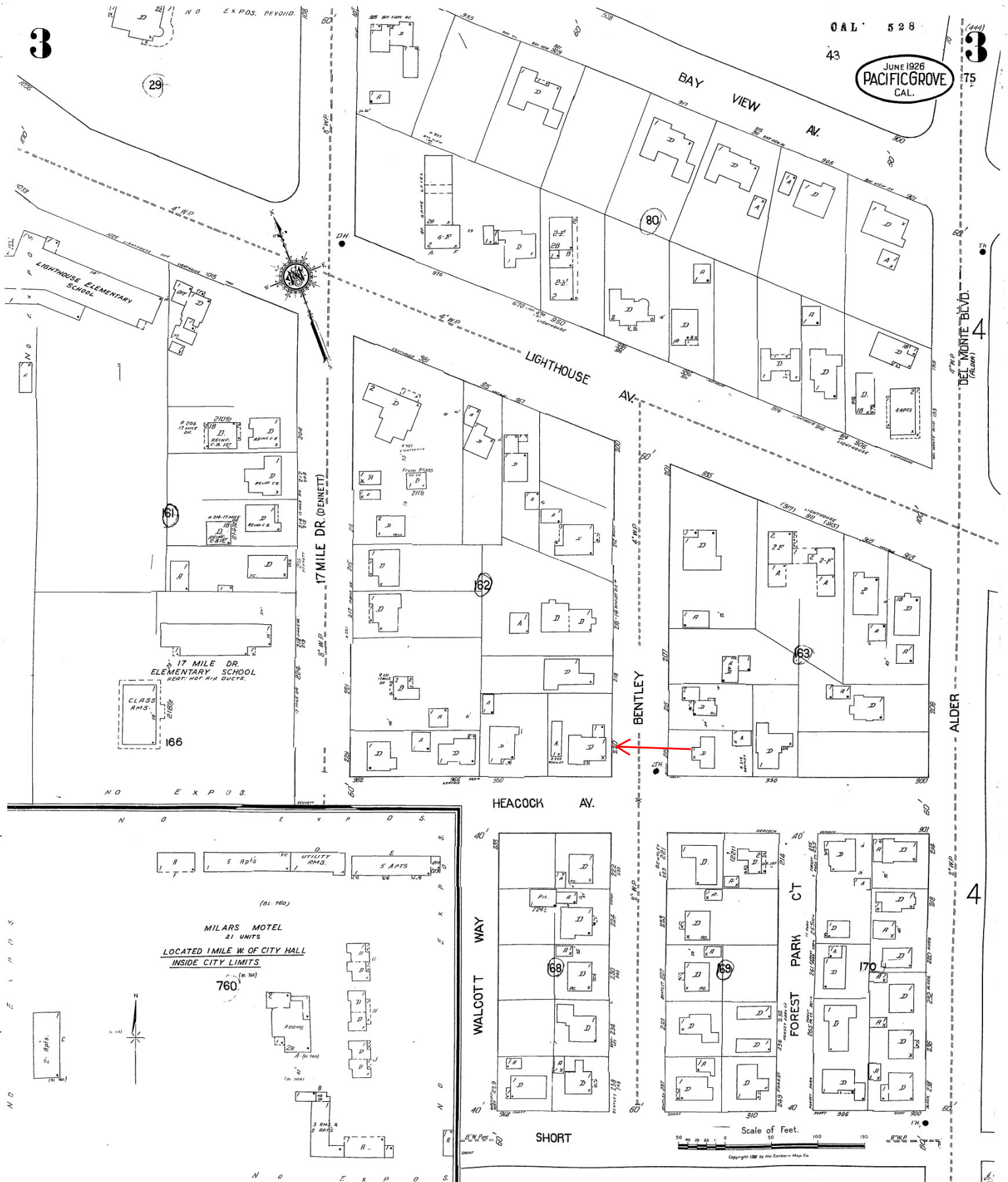
Evaluation Notes: Large side addition obscures the historic form, design, and roofline of the residence, resulting in the loss of historic integrity.

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.



1962



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.

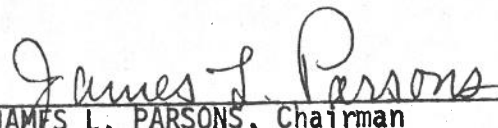
PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF PACIFIC GROVE this 16th day of June, 1977, by the following vote:

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

Permit No. **17-10077**
 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
III	R-1	SFD

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

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	
	30,000
FEES	
PERMIT	175.00
PLAN CK.	87.50
SUB-TOTAL	
SMIP	2.10
PENALTIES	
TOTAL	264.60

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

BUILDING INSPECTOR

Date **12-20-77**

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**

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.

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 TR
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
THAT I 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

APPLICATION FOR BUILDING PERMIT CITY OF PACIFIC GROVE

Item No. 10C

DATE 2-1-78 Page 25 of 75

PERMIT NO. 02077

TRACT Belton Acres

ASSESSOR'S NO. 6-341-8

Location Of Work 220 Centley

Lot per 7, 48

Block 312

Owner Greg & Robin Heschelton

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

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

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 boards + battens 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

Building Inspector

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.

1675

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

Page 1 of 2 *Resource Name or #: 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:

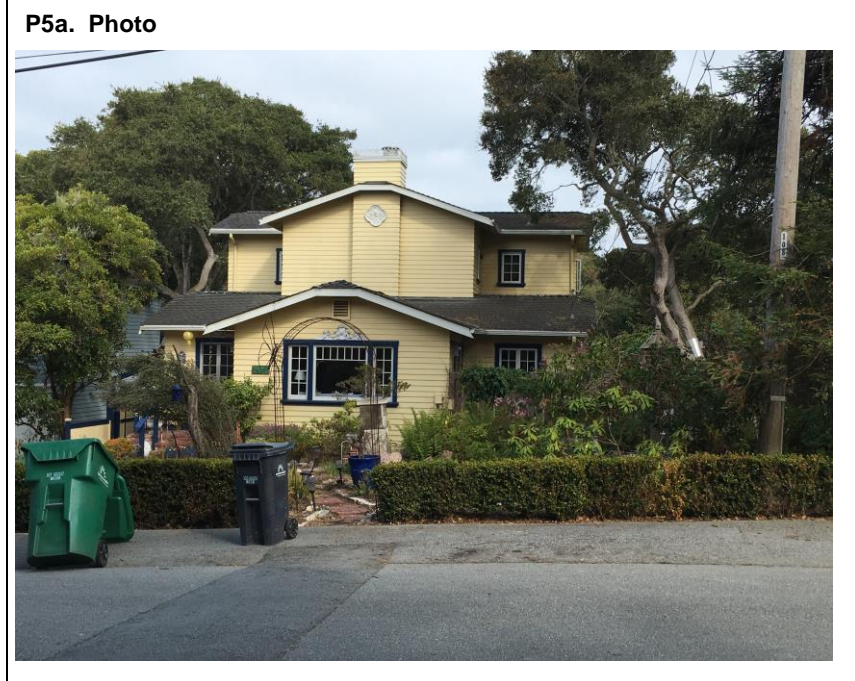
e. Other Locational Data: Latitude, Longitude (Decimal Degrees) 36.6244360657777, -121.926895441514

***P3a. Description:**

- | | |
|---|---|
| <ul style="list-style-type: none">- Architectural Style(s): Vernacular- Construction Type: Wood Frame- Number of Stories: 2- Basement: Not Visible- Garage: None- Roof Type(s): Jerkinhead- Roof Material(s): Asphalt Shingle- Wall Material(s): Wood Bevel- Window Type(s): Casement, Fixed- Window Material(s): Wood | <ul style="list-style-type: none">- Architectural Features: Chimney, Overhanging Eaves- Decorative Details:- Alterations: Incompatible Addition, Altered Form or Roofline- Additional Remarks: |
|---|---|

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

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



***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 CONTINUATION SHEET	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.

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

Page 1 of 2 *Resource Name or #: 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:

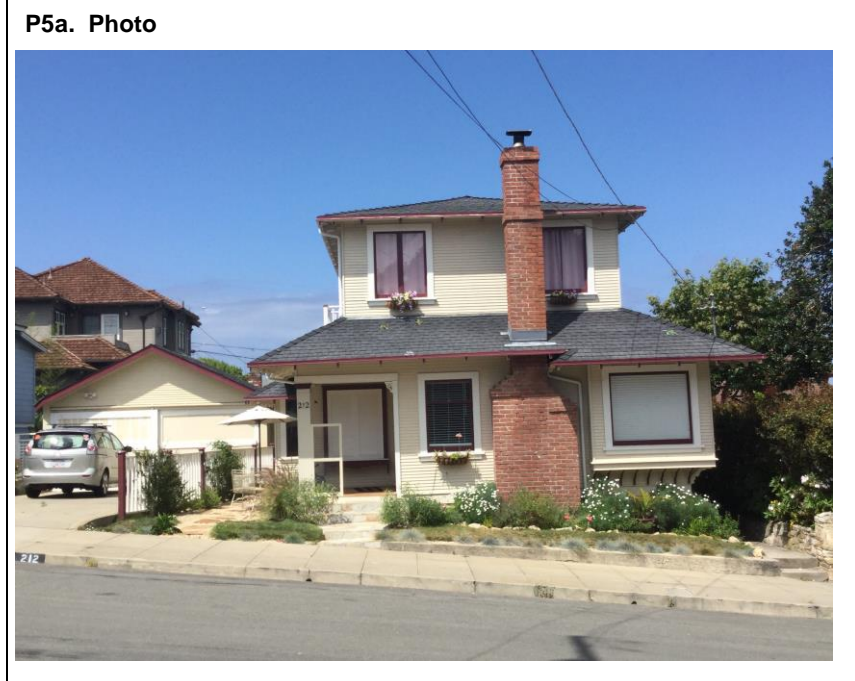
e. Other Locational Data: Latitude, Longitude (Decimal Degrees) 36.6190118275457, -121.914649779882

***P3a. Description:**

- | | |
|--|---|
| <ul style="list-style-type: none">- Architectural Style(s): Vernacular- Construction Type: Wood Frame- Number of Stories: 2- Basement: Not Visible- Garage: Detached- Roof Type(s): Hipped- Roof Material(s): Asphalt Shingle- Wall Material(s): Wood Bevel- Window Type(s): Casement, Hung- Window Material(s): Wood | <ul style="list-style-type: none">- Architectural Features: Chimney, Open Porch, Overhanging Eaves- Decorative Details: Exposed Rafter Tails- Alterations: Incompatible Addition, Altered Form or Roofline- Additional Remarks: Projecting window at front façade has supporting brackets. Partial enclosure of front porch. |
|--|---|

*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 CONTINUATION SHEET	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.

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

Page 1 of 2 *Resource Name or #: 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">- Architectural Style(s): Eclectic Mediterranean- Construction Type: Wood Frame- Number of Stories: 2- Basement: Yes- Garage: Detached- Roof Type(s): Gable, Pyramid Hip- Roof Material(s): Asphalt Shingle, Clay Tile- Wall Material(s): Stucco- Window Type(s): Casement, Fixed, Hung- Window Material(s): Wood | <ul style="list-style-type: none">- Architectural Features: Chimney, Overhanging Eaves- Decorative Details: Brackets- Alterations:- Additional Remarks: |
|--|--|

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



- ***P5b. Description of Photo:**
Primary façade, 8/3/2018.
- ***P6. Date Constructed/Age & Sources:**
- | | |
|--|--|
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Protohistoric |
| <input checked="" type="checkbox"/> Historic | <input type="checkbox"/> 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 CONTINUATION SHEET	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.

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

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

- | | |
|--|--|
| <ul style="list-style-type: none">- 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 | <ul style="list-style-type: none">- 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 CONTINUATION SHEET	Primary # _____ HRI # _____ Trinomial _____
---	---

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.

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

Page 1 of 2 *Resource Name or #: 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">- Architectural Style(s): Shingle- Construction Type: Wood Frame- Number of Stories: 2- Basement: Not Visible- Garage: Attached- Roof Type(s): Hipped- Roof Material(s): Asphalt Shingle- Wall Material(s): Wood Shingle- Window Type(s): Casement, Fixed, Pivot- Window Material(s): Wood | <ul style="list-style-type: none">- Architectural Features: Chimney, Open Porch, Overhanging Eaves- Decorative Details: Exposed Rafter Tails- Alterations: Incompatible Addition, Altered Form or Roofline- Additional Remarks: |
|---|--|

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

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



***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 CONTINUATION SHEET	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.

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

Page 1 of 2 *Resource Name or #: 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">- Architectural Style(s): Craftsman- Construction Type: Wood Frame- Number of Stories: 2- Basement: Not Visible- Garage: Attached- Roof Type(s): Gable- Roof Material(s): Asphalt Shingle- Wall Material(s): Wood Bevel- Window Type(s): Hung- Window Material(s): Wood | <ul style="list-style-type: none">- Architectural Features: Open Porch, Overhanging Eaves- Decorative Details: Battered Columns, Masonry Columns, Trellis- Alterations: Incompatible Addition, Altered Form or Roofline- Additional Remarks: |
|--|---|

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



- ***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 CONTINUATION SHEET	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.

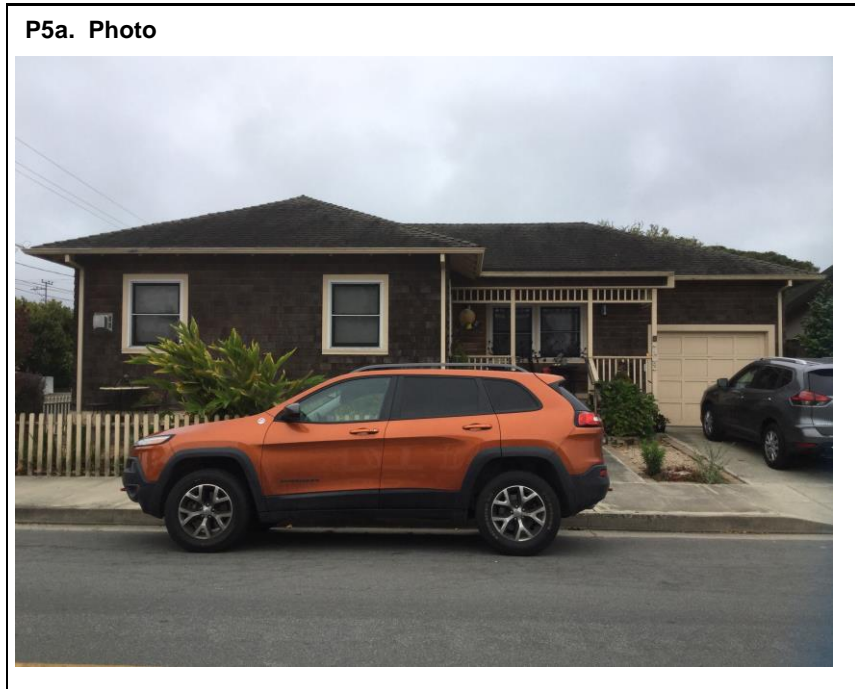
References: Page & Turnbull. *City of Pacific Grove Historic Context Statement*. Prepared for City of Pacific Grove, CA.
Approved by City Council October 19, 2011.

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # _____ HRI # _____ Trinomial _____ NRHP Status Code <u>6L</u> _____ Other Listings _____ Review Code _____ Reviewer _____ Date _____
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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">- Architectural Style(s): Vernacular- Construction Type: Wood Frame- Number of Stories: 1- Basement: Not Visible- Garage: None- Roof Type(s): Hipped- Roof Material(s): Asphalt Shingle- Wall Material(s): Wood Shingle- Window Type(s): Hung- Window Material(s): Wood | <ul style="list-style-type: none">- Architectural Features: Open Porch, Overhanging Eaves- Decorative Details: Exposed Rafter Tails- Alterations: Incompatible Addition, Altered Form or Roofline- Additional Remarks: |
|--|---|

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



- ***P5b. Description of Photo:**
Primary façade, 8/27/2018.
- ***P6. Date Constructed/Age & Sources:**
- | | |
|--|--|
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Protohistoric |
| <input checked="" type="checkbox"/> Historic | <input type="checkbox"/> 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 CONTINUATION SHEET	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

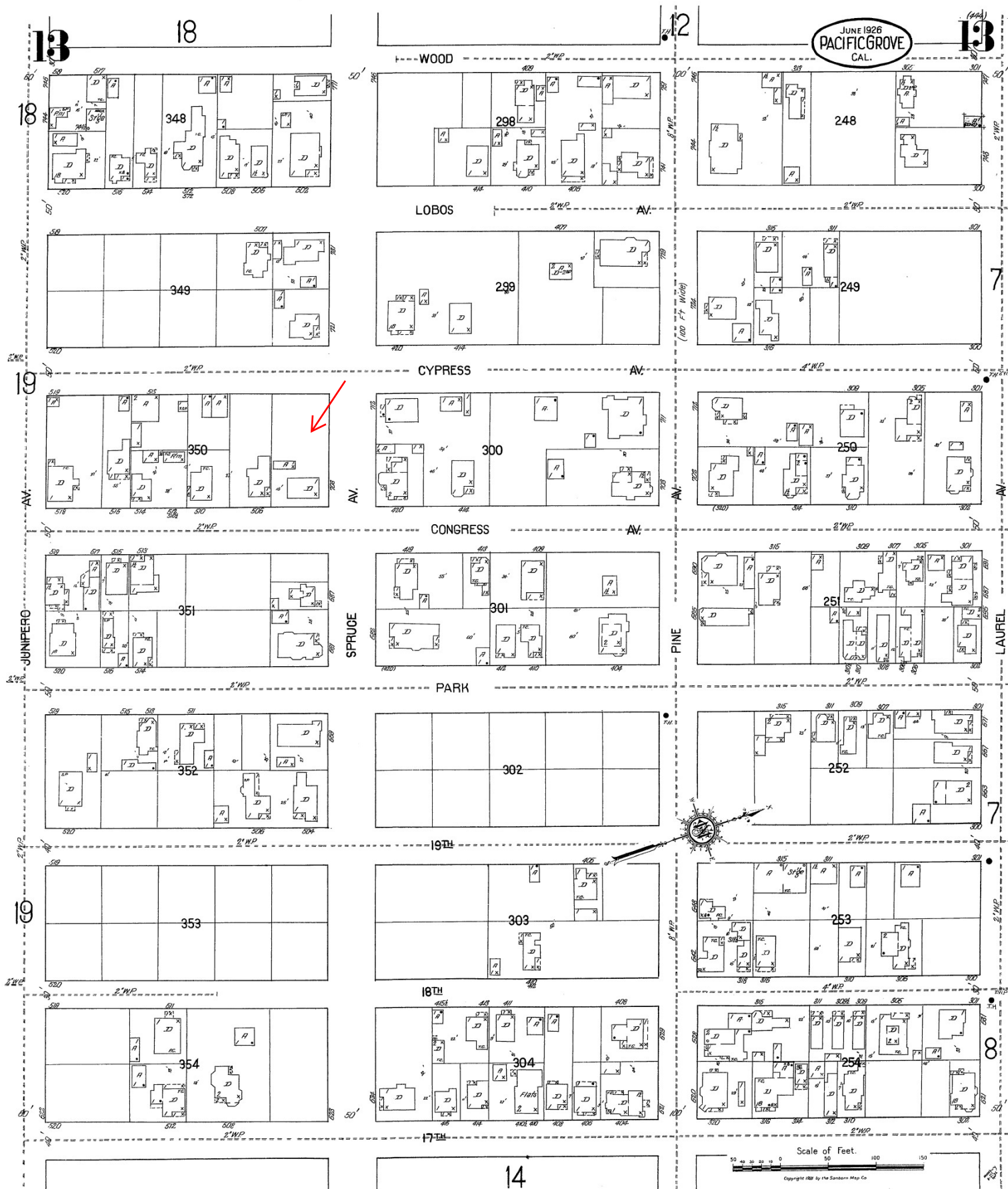
Appears Individually Eligible for National Register and/or California Register: No

California Historic Resource Status Codes: 6L

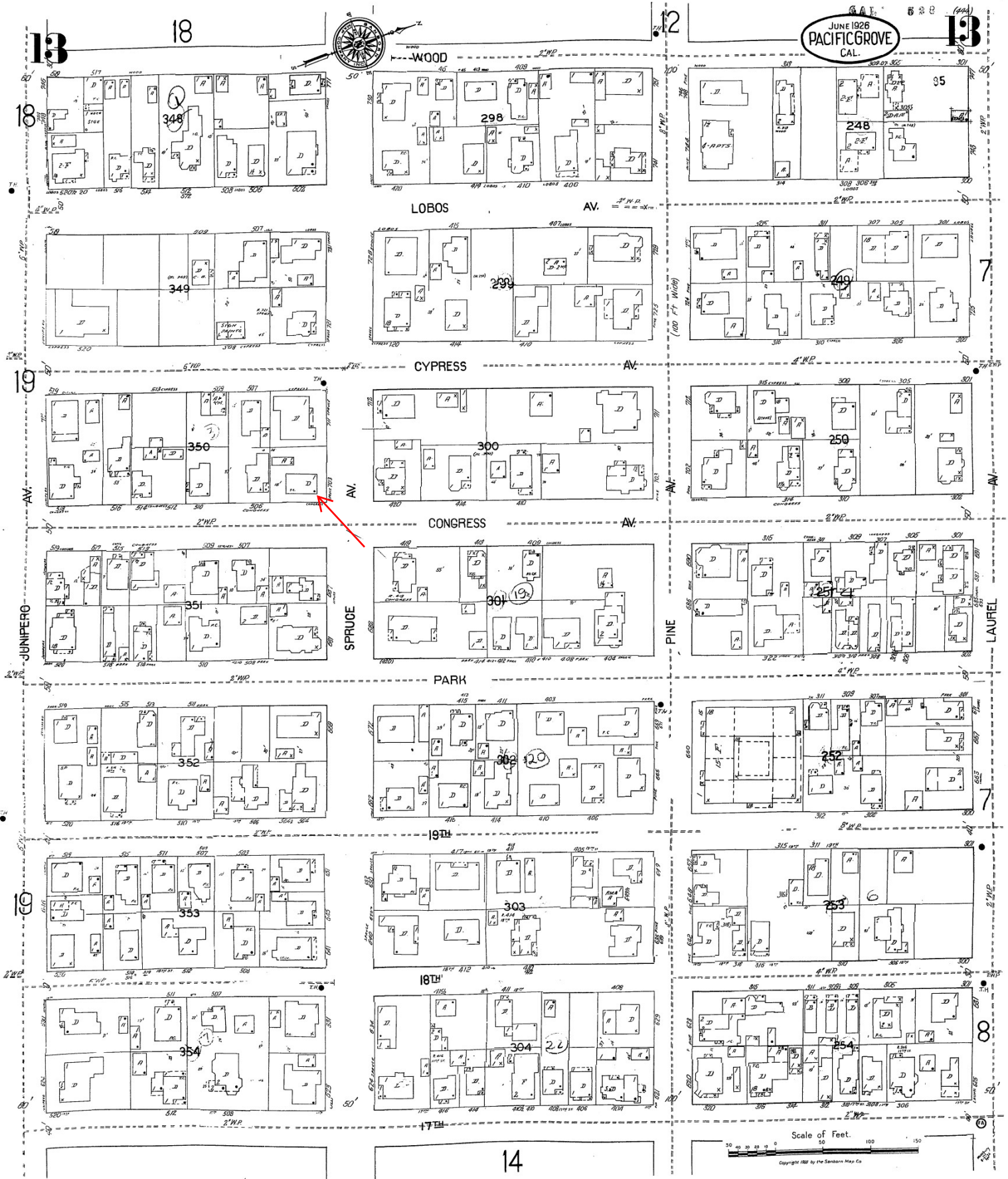
Evaluation Notes: The 1926 Sanborns depicts the extant front wing. An addition was constructed post-1926 that infilled/extended to the garage structure. Large size of addition results in loss of historic integrity.

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 Repairs a building on
Lot No. _____ in Block No. #703 Addition to Pacific
Grove Retreat Grounds, at No. (12. Mark.) 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.

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 & 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>P.C.G. 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>NOTICE</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

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

Page 1 of 2 *Resource Name or #: 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"> - Architectural Style(s): Vernacular - Construction Type: Wood Frame - Number of Stories: 1 - Basement: Yes - Garage: Attached - Roof Type(s): Gable - Roof Material(s): Asphalt Shingle - Wall Material(s): Wood Bevel - Window Type(s): Fixed, Hung, Sliding - Window Material(s): Vinyl, Wood | <ul style="list-style-type: none"> - Architectural Features: Enclosed Porch, Entry Portico - Decorative Details: - Alterations: Altered Entry, Enclosed Porch, Incompatible Addition, Altered Pattern of Windows or Doors, Replacement Window(s), Raised Foundation - Additional Remarks: |
|---|---|

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



- ***P5b. Description of Photo:**
Primary façade, 8/2/2018.
- ***P6. Date Constructed/Age & Sources:**
☐ 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 CONTINUATION SHEET	Primary # _____ HRI # _____ Trinomial _____
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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 dark ink, appearing to read "Krist L. Sealey". The signature is written in a cursive, flowing style with a long horizontal stroke at the end.

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: _____

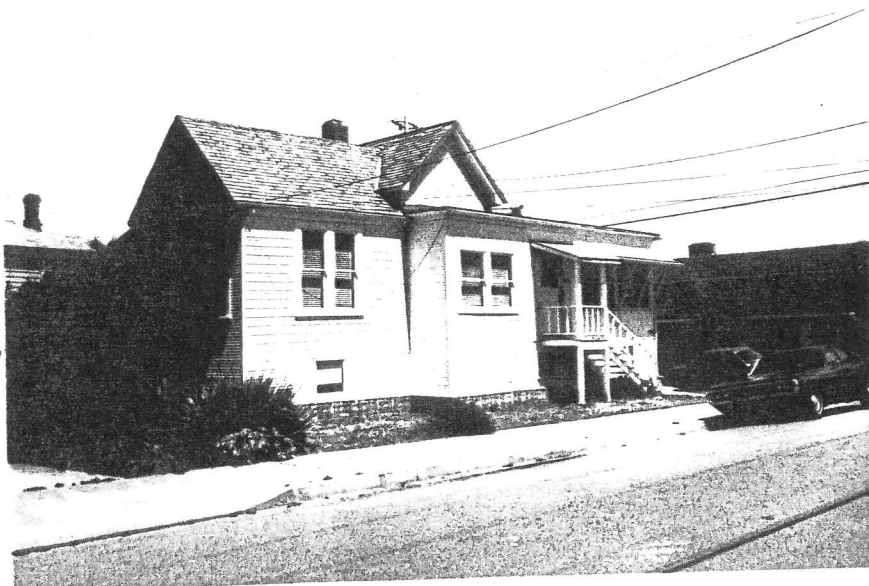
DESCRIPTION

- 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 asphal				Other	X	Dormers		Gable trim
	Clapboard		Gambrel		Slate						Balcony		Gable end
	Shingle		Other		Tar and Gravel						Other:		Corbels
	Other:				Other								Parapet

0 060

- ☒ (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.

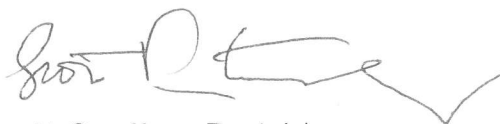
The improvements on the property are from a mix of eras comprised of numerous additions. What was once a single family residence, was cut into a duplex in the 1960's and substantially transformed, and that work removed some exterior features and added mismatched and inferior materials. The property was 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.

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: Fulvio Picerno Esq.

Copy: SGPPG1706



**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.

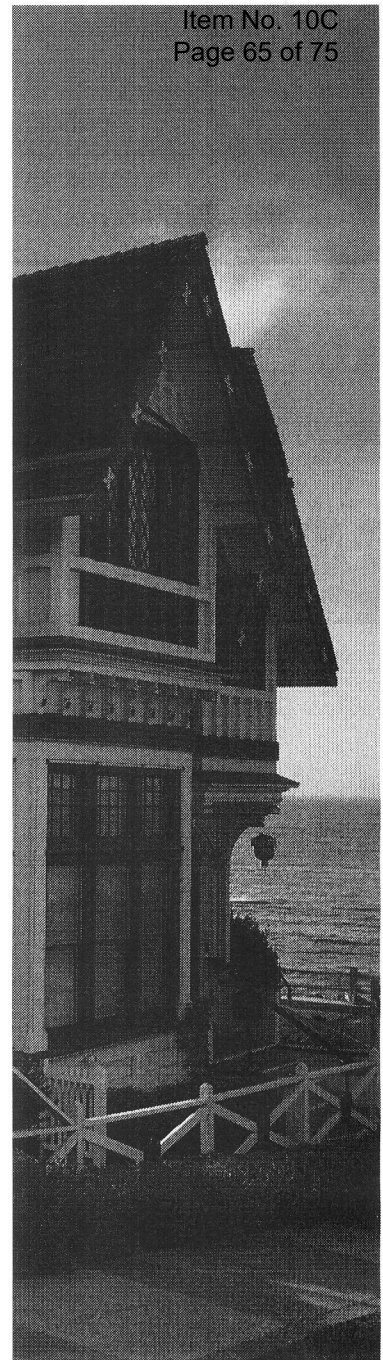
How do I get more information?

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	

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

Page 1 of 2 *Resource Name or #: 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:

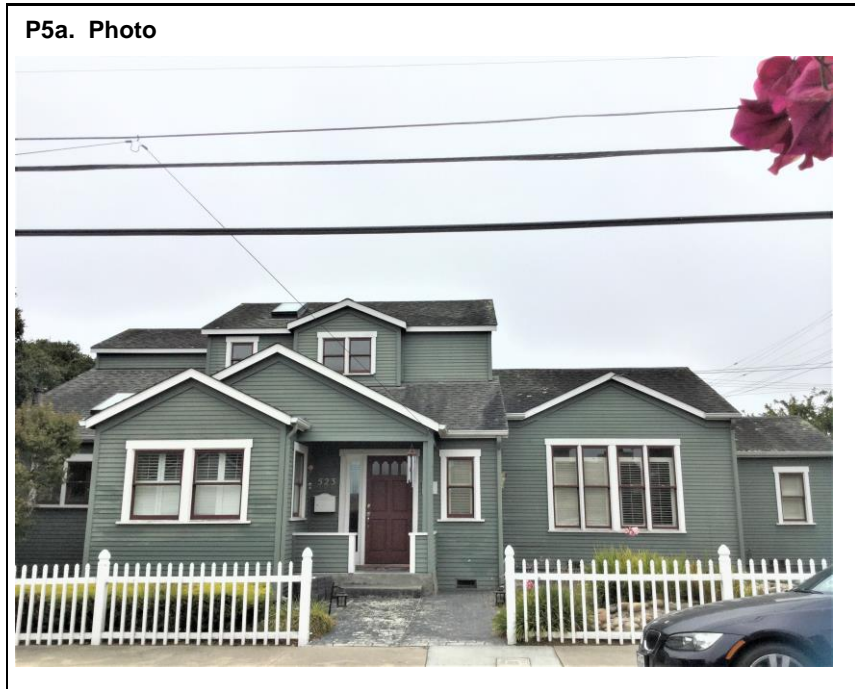
e. Other Locational Data: Latitude, Longitude (Decimal Degrees) 36.6145108262446, -121.910555969879

***P3a. Description:**

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

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

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



***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 CONTINUATION SHEET	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.

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

Page 1 of 2 *Resource Name or #: 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">- Architectural Style(s): No Identifiable Style- Construction Type: Wood Frame- Number of Stories: 2- Basement: Yes- Garage: None- Roof Type(s): Flat, Hipped- Roof Material(s): Asphalt Shingle- Wall Material(s): Stucco- Window Type(s): Fixed, Hung, Pivot, Sliding, Storefront- Window Material(s): Steel, Vinyl, Wood | <ul style="list-style-type: none">- Architectural Features: Open Porch- Decorative Details:- Alterations: Incompatible Addition- Additional Remarks: Addition extends around corner to 15th Street façade. |
|--|---|

- *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 CONTINUATION SHEET	Primary # _____ HRI # _____ Trinomial _____
---	---

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.

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

Page 1 of 2 *Resource Name or #: 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">- Architectural Style(s): Craftsman- Construction Type: Wood Frame- Number of Stories: 1.5- Basement: Not Visible- Garage: Attached- Roof Type(s): Gable, Hipped- Roof Material(s): Asphalt Shingle- Wall Material(s): Wood Bevel- Window Type(s): Casement, Hung- Window Material(s): Wood | <ul style="list-style-type: none">- Architectural Features: Chimney, Overhanging Eaves, Recessed Entrance- Decorative Details: Brackets- Alterations: Incompatible Addition, Altered Form or Roofline- Additional Remarks: |
|--|---|

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

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



***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 CONTINUATION SHEET	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 st St.	006-223-002	Garland, V & G	No historic significance	c. 1925
2.	222 1 st St.	066-242-010	Leo, L	Extensive alterations; effect. demolished	1903
3.	523 2 nd St.	006-515-009	Hyde, R & McLean, L	Extensive alterations; lost integrity	1930
4.	132 4 th St.	006-229-003	O'Neil, R & M	Cumulative alterations; lost integrity	1892
5.	315 5 th St.	006-257-006	Dietz, M & S	Heavily Modified; lost integrity	1910
6.	414 9 th St.	006-501-005	Bitter, R & Devine, K	Extensive alterations; lost integrity	1922
7.	160 11 th St.	006-197-008	Laiolo, C	Cumulative alterations; lost integrity	1910
8.	308 14 th St.	006-285-004	Anderson, T & R	Cumulative alterations; lost integrity	1906
9.	315 14 th 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

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 26th day of February, 2020, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

APPROVED:

ATTEST:

Claudia Sawyer, Chair

Alyson Hunter, Senior Planner